



**City of Santa Barbara**  
Airport Department

**DATE:** July 19, 2017  
**TO:** Airport Commission  
**FROM:** Hazel Johns, Airport Director  
**SUBJECT:** Airport Industrial Area Specific Plan (SP-6) Update

---

**RECOMMENDATION:**

That Commission receive a presentation on a proposed update to the Airport Industrial Specific Plan (SP-6) and recommend to City Council initiation of a Specific Plan revision.

**DISCUSSION:**

Background

The Airport Industrial Area Specific Plan (SP-6) was adopted by City Council in October 1998 to identify appropriate land uses and locations where implementation would assist in revenue generation for the Airport's operation, maintenance, and capital improvement. The intent of SP-6 is "to improve existing and add new square footage for commercial, industrial, and/or aviation related uses (through 2010) in a manner that would take into account City and County goals and policies."

The Illustrative Plan for SP-6 included an expanded golf course, multiplex cinema, a new fire station, an air cargo terminal, US Forest Service ramp, and a light industrial/commercial park on Airport Parcel 22 (the block bound by Hollister Avenue, and Francis Botello Road between David Love Place and Frederick Lopez Road). While the fire station was constructed, every other component of SP-6 has not been realized and is no longer considered viable by Airport Staff.

Additionally the environmental review for SP-6 has been subject to several addenda in order to update the traffic and air quality analyses completed in 1994. In light of concerns voiced by the City of Goleta, Airport Staff believe an updated plan with an updated environmental analysis would better reflect environmental affects using current data.

### Plan Update Considerations

The vision contained in SP-6 is out of step with our community's development needs. With the sale and construction of the Direct Relief Headquarters and Warehouse project, and with increased building standards and restrictions with respect to flooding and aviation safety, Airport staff believe that significant revisions to SP-6 are necessary to provide for a realistic plan for future development.

Also, zoning restrictions in some places have precluded development that might have been appropriate for the pattern of development north of Hollister. Lastly, with the development of the property at Airport Parcel 22 and the proposed construction of a new Chrysler dealership to replace the one that had been in the Runway 15L-33R Runway Protection Zone, the Airport Industrial Area will have very few undeveloped parcels. Airport Staff believe a plan for orderly redevelopment as the need arises is necessary.

### Next Steps

Airport staff will distribute a Request for Qualifications from environmental planning firms in order to select a consultant and begin negotiation of a contract to prepare the proposed update. Once the negotiated contract is approved by City Council, Airport Staff will return to Airport Commission to request the selection of Commissioners to sit on an advisory committee.

One of the powers and duties assigned to the Airport Commission is to advise the City Council regarding airport development plans (SBMC §18.44.070 E.). Therefore Airport Staff recommend that Airport Commission recommend initiation of a Specific Plan revision in order to better prepare the Airport Department for its development needs in the next 15-20 years.

**PREPARED BY:** Facilities Planning & Development Division