



City of Santa Barbara
Airport Department

Meeting: 0/21/18
Agenda Item No. 11

DATE: February 21, 2018
TO: Airport Commission
FROM: Hazel Johns, Airport Director
SUBJECT: Automobile Dealership at 6210-6290 Hollister Avenue

RECOMMENDATION:

That Airport Commission receive a presentation on the status of the automobile dealership approved for development at 6210-6290 Hollister Avenue.

DISCUSSION:

On February 8, 2018 the Planning Commission approved a Development Plan for a 40,477-square foot automobile dealership at 6210-6290 Hollister Avenue.

Project Description

The project consists of the construction of a new 40,477 net square foot of automobile dealership on 6 acres of Santa Barbara Airport property. The project would include the construction of two buildings separated by a service driveway for automobile sales and service. Both buildings would be oriented with show rooms on the south side of the building (facing Hollister Avenue) with parts and service components located on the north side. The west building would be a 26-foot tall two-story building with architectural features extending to 31 feet, and the east building would be a 30-foot tall single story building with architectural features extending to 36 feet. These two buildings would be occupied by up to six automobile brands.

The project includes 184 parking spaces and 71 inventory spaces. The project would also rely upon an existing lease of 200 parking spaces from the Airport at 200 Frederick Lopez Road for storage of inventory off-site.

Background

In 1971 Vista Volkswagen constructed an 18,211-square foot automobile dealership at 6290 Hollister Avenue. This automobile dealership had become a Jeep/Chrysler dealership by the time the Airport Industrial Area Specific Plan was adopted in 1998. The

vision for this area of the Specific Plan was to retain an automobile dealership and construct light industrial or commercial uses next door.

In 2009 the Jeep Dealership closed. Federal guidance for maintenance and protection of Runway Protection Zones (RPZs) was updated in 2012 to reduce ambiguity and provide more stringent land use recommendations. As a result, the Airport Department demolished the vacant structure in 2013 because it was located in the RPZ for Runway 15L.

Growth Management Program (GMP)

In 1989 the voters of the City of Santa Barbara approved Measure E, the Growth Management Ordinance. While this measure was replaced by the Growth Management Program (GMP) in 2012, the intent remains the same, to slow the rate of commercial and industrial growth in the community while still encouraging the development of needed housing. In order to approve a Development Plan for a non-residential project, Planning Commission must find that an adequate floor area allocation exists.

The 40,477 square feet of non-residential floor area allocation was found to be available from four categories:

GMP Category	Floor Area
Previous Development (Demolished)	18,211 sf
Small Addition (2,000 sf x 3 lots)	6,000
Minor Addition (1,000 sf x 3 lots)	3,000
Airport Vacant Property Allocation	13,266
Total	40,477 sf

100,000 square feet of floor area was allocated to the Airport Vacant Property Category at the time of the adoption of the Specific Plan adoption in 1998. Since then, 13,526 square feet has been allocated to new development. With Planning Commission's approval of this Development Plan, 73,208 square feet remains available in the Airport Vacant Property Category

Traffic Analysis

Planning Commission considered compliance with two distinct transportation regulations: Specific Plan Policy VC2 and the California Environmental Quality Act (CEQA). Compliance with Policy VC2 requires comparing the project's traffic contribution to the traffic generated at the site in 1998, while compliance with CEQA requires comparing the project's traffic contribution to the existing condition.

Specific Plan Policy VC2 requires contributions to two projects identified in the Goleta Transportation Improvement Program (GTIP) for any project generating new trips - trips greater than those attributed to the site at the time of Specific Plan adoption. While the net traffic generation is lower than the gross traffic generation, the threshold of any trip requires contribution to the GTIP.

CEQA has thresholds of significance which are locally adopted and implemented through the Traffic Management Strategy. The traffic study prepared for this project found that the project would not cause a significant impact nor contribute to a significant cumulative impact. Therefore, no traffic mitigation was required in order to comply with CEQA.

	Specific Plan (VC2)	EIR Addendum (TMS)
Baseline Traffic	1998	2016
Threshold	Any new trips	Goleta/SB thresholds
Traffic Contribution	54 net new PM PHT	155 new PM PHT
Affected intersections	2	0
Mitigation Required	Fair-share	None

A condition of Planning Commission’s approval of the automobile dealership requires payment of \$148,067.27 to the City of Goleta’s GTIP fund prior to issuance of a building permit. This fee requirement was calculated using the same formula applied to the Airport’s industrial project at 6100 Hollister Avenue.

Goleta Staff Concerns

On February 7, 2018 the City Manager of the City of Goleta submitted a letter to the Planning Commission in opposition to the proposed automobile dealership. The letter challenged the adequacy of the environmental review and asserted that the City of Goleta’s per-trip fee ought to be applied and the total contribution should be \$2,044,930.

While Planning Commission appreciated concerns raised by Goleta staff, the Planning Commission chose to approve the Development Plan subject to conditions of approval with additional requirements to install bus shelters, include an employee patio area, and designate a car carrier drop-off/pick-up location, and a request to install solar panels on the roof.

PREPARED BY: Facility Planning & Development