



**City of Santa Barbara**  
Airport Department

**DATE:** March 28, 2018  
**TO:** Airport Commission  
**FROM:** Hazel Johns, Airport Director   
**SUBJECT:** Airport Industrial Area Specific Plan (SP-6) Update

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**RECOMMENDATION:**

That Commission receive a presentation on the status of the proposed update to the Airport Industrial Specific Plan (SP6-AI).

Background

The Airport Industrial Area Specific Plan (SP6-AI) 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 SP6-AI 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 SP6-AI has not been realized and is no longer considered viable by Airport Staff.

Additionally the environmental review for SP6-AI 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 consequences.

Plan Update Considerations

The vision contained in SP6-AI 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 SP6-AI 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 few undeveloped parcels.

On July 19, 2017 Airport Commission unanimously recommended that City Council initiate an update to the SP6-AI. City Council will consider initiation on April 10, 2018.

#### Consultant Selection

In October 2017, the Airport solicited for planning and services associated with this project. Consistent with federal requirements, the consultant selection process followed federal guidelines, which require selection based on the qualifications of the consultant, not a fee-based bid. The fee is negotiated after the best-qualified consultant is identified.

Requests for Proposals were sent to qualified firms, and one response was received. The responding firm was interviewed and RRM Design Group was determined to be qualified to perform the work involved. A contract for the first of three phases was negotiated and will be reviewed by City Council on April 10, 2018.

#### Plan Update Schedule

The first phase of the Specific Plan will begin this spring. It will include a market analysis, stakeholder group meetings, and an opportunities/constraints analysis at a cost of \$53,000. The second phase of the update will include the preparation of draft chapters of the new Specific Plan and will begin in fall 2018 at a cost of approximately \$115,000. The last phase of the process is environmental review pursuant to the California Environmental Quality Act. The last phase is anticipated to begin in 2019 and to take approximately two years to complete at a cost of approximately \$185,000.

**PREPARED BY:** Facility Planning and Development