



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 018-16 6100 HOLLISTER AVENUE TENTATIVE SUBDIVISION MAP MARCH 16, 2016

APPLICATION OF CITY OF SANTA BARBARA AIRPORT, 6100 HOLLISTER AVENUE, APN 073-080-065, A-I-1/SP-6 (AIRPORT INDUSTRIAL/AIRPORT INDUSTRIAL AREA SPECIFIC PLAN) ZONES, GENERAL PLAN DESIGNATION: AIRPORT (MST2015-00600)

The proposed project involves a three-lot subdivision of a 14.47 acre parcel located at 6100 Hollister Avenue in Sub-Areas 2 and 3 of the Airport Industrial Area Specific Plan (SP-6). A 54 foot wide road right of way easement would be dedicated to the City of Santa Barbara. Pursuant to the terms and conditions of the Purchase and Sale Agreement between the City of Santa Barbara and Direct Relief, proposed Parcel One would be purchased by Direct Relief. Proposed Parcel Two and Three would be retained by the City of Santa Barbara Airport. No development is proposed as part of the subdivision.

The discretionary application required for this project is a Tentative Subdivision Map to allow a three-lot subdivision (SBMC Chapter 27.07).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15315 (Minor Land Divisions).

WHEREAS, the Staff Hearing Officer has held the required public hearing on the above application, and the Applicant was present.

WHEREAS, no one appeared to speak either in favor or in opposition of the application thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, dated March 9, 2016.
2. Site Plans

NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer:

I. Approved the requested Tentative Subdivision Map making the findings and determinations that:

A. THE TENTATIVE MAP (SBMC §27.07.100)

1. Compliance with State and Local Requirements and Conditions.

As described in Section VI of the staff report dated March 9, 2016, the Tentative Subdivision Map is consistent Title 27 (Subdivisions) of the Municipal Code and the Subdivision Map Act. The tentative subdivision map includes the information necessary to process the proposal to subdivide the parcel with no development proposed. All new parcels will have access to public streets and utilities. A 54-foot wide easement for public road purposes would be dedicated to the City as part of the subdivision.

2. Consistency with General and Specific Plans.

As described in Section VI of the staff report dated March 9, 2016, the Tentative Subdivision Map is consistent with the General Plan and Airport Industrial Area Specific Plan. The subdivision will result in three appropriately sized parcels all served by public utilities and public access. The three-lots and easement for public road purposes is consistent with the policies in the Specific Plan in that it will continue to allow for the development of future uses consistent with the uses allowed in the General Plan and the Airport Industrial Area Specific Plan and strengthen the Airport's revenue base, which is a goal of the Specific Plan.

3. The proposed map is consistent with applicable General and Specific Plans.

See Finding 2 above.

4. The design or improvement of the proposed development is consistent with applicable General and Specific Plans.

As described in Section VI of the staff report dated March 9, 2016, no development is proposed; however, the design of the subdivision is consistent with the General Plan and Specific Plan. The lots to be created will all be served by public roads and served by all utilities.

5. The site is physically suitable for the type of development.

As described in Section VI of the staff report dated March 9, 2016, no development is proposed; however, the size and layout of the proposed parcels is adequate to accommodate future allowed uses. A 54-foot wide easement for public road purposes will be dedicated to the City and would serve all the parcels created by the subdivision.

6. The site is physically suitable for the proposed density of development.

As described in Section VI of the staff report dated March 9, 2016, no development is proposed; however, the size and layout of the proposed parcels is adequate to accommodate future allowed uses. Future amount of development is controlled by the nonresidential development allowed by the City's Growth Management Ordinance, the Airport Industrial Area Specific Plans (SP-6) Zone regulations, and the Specific Plan.

7. The design of the development or the proposed improvements are not likely to cause substantial environmental damage or to substantially and avoidably injure fish or wildlife or their habitat.

As described in Section VII of the staff report dated March 9, 2016, no significant environmental impacts are expected to occur as a result of the three dry-lot subdivision.

8. The design of the development or the type of improvement is not likely to cause serious public health problems.

The proposal is a three dry-lot subdivision, which would not cause public health problems.

9. The design of the development or the type of improvement will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed development; provided however, approval may be granted if it is found that alternative easements, for access of or use, will be provided, and that these will be substantially equivalent to the ones previously acquired by the public.

The three-lot subdivision would not conflict with any existing public easements. A 54-foot wide easement for public road purposes would be dedicated to the City and would serve all the parcels created by the subdivision.

II. Said approval is subject to the following Conditions of Approval:

A. Approval. The approval by the Staff Hearing Officer on March 16, 2016 is limited to a three-lot subdivision of a 14.47 acre parcel located at 6100 Hollister Avenue (APN 073-080-065) as shown on the Tentative Subdivision Map signed by the Staff Hearing Officer on said date and on file at the City of Santa Barbara.

B. Public Works Submittal Prior to Parcel Map Approval. The Owner shall submit the following, or evidence of completion of the following, to the Public Works Department for review and approval, prior to approval of the Parcel Map by the City Council.

1. **Parcel Map.** The Owner shall submit to the Public Works Department for approval, a Parcel Map prepared by a licensed land surveyor or registered Civil Engineer. The Parcel Map shall conform to the requirements of the City Survey Control Ordinance.

2. **Dedication.** Easement, as shown on the approved Tentative Subdivision Map and described as follows, subject to approval of the easement scope and location by the Public Works Department and/or the Building and Safety Division:

A 54-foot wide easement for public road purposes (Wallace Becknell Road) to be dedicated to the City of Santa Barbara.

C. General Conditions.

1. **Compliance with Requirements.** All requirements of the city of Santa Barbara and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met.

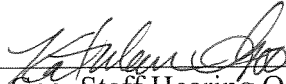
2. **Building Demolition.** The existing building that straddles the property line for Parcel 1 and Parcel 3, commonly known as the Fish and Game building, shall be demolished no later than six (6) months after recordation of the Parcel Map.

3. **Approval Limitations.**

- a. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.
- b. Any deviations from the project description, approved plans or conditions must be reviewed and approved by the City, in accordance with the Planning Commission Guidelines. Deviations may require changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

This motion was passed and adopted on the 16th day of March, 2016 by the Staff Hearing Officer of the City of Santa Barbara.

I hereby certify that this Resolution correctly reflects the action taken by the City of Santa Barbara Staff Hearing Officer at its meeting of the above date.



Kathleen Goo, Staff Hearing Officer Secretary

3/18/16

Date

PLEASE BE ADVISED:

1. This action of the Staff Hearing Officer can be appealed to the Planning Commission or the City Council within ten (10) days after the date the action was taken by the Staff Hearing Officer.
2. If the scope of work exceeds the extent described in the Modification request or that which was represented to the Staff Hearing Officer at the public hearing, it may render the Staff Hearing Officer approval null and void.
3. If you have any existing zoning violations on the property, other than those included in the conditions above, they must be corrected within thirty (30) days of this action.
4. **PLEASE NOTE: A copy of this resolution shall be reproduced on the first sheet of the drawings submitted with the application for a building permit.** The location, size and design of the construction proposed in the application for the building permit shall not deviate from the location, size and design of construction approved in this modification.
5. **NOTICE OF TENTATIVE SUBDIVISION MAP TIME LIMITS:** The Staff Hearing Officer action approving the Tentative Map shall expire two (2) years from the date of approval. The subdivider may request an extension of this time period in accordance with Santa Barbara Municipal Code §27.07.110.