



REPORT DATE: September 2, 2008

TO: Planning Commission Chair and Members

FROM: Steve Chase, Planning and Environmental Services Director

CONTACT: Patricia S. Miller, Manager, Current Planning Division
Shine Ling, Assistant Planner

SUBJECT: Case No. 08-057-GPA, -RZ: Harwin/Aero Camino General Plan Amendment and Rezone located at 6390, 6398, and 6416 Hollister Avenue; APN 073-070-024, -021, -005

RECOMMENDATION

The Planning Commission's action should include the following:

1. Adopt Planning Commission Resolution 08-___ (Attachment 1), entitled "A Resolution of the Planning Commission of the City Of Goleta Recommending to the City Council Approval of Various Actions Related to the Harwin/Aero Camino General Plan Amendment And Rezone; Case No. 08-045-GPA, -RZ; 6390, 6398, and 6416 Hollister Avenue; APN 073-070-024, -021, -005".

Refer back to staff for appropriate findings if the Planning Commission takes other than the recommended action.

APPLICANT

Steve Welton
Suzanne Elledge Planning and Permitting Services
800 Santa Barbara St.
Santa Barbara, CA 93101

REQUEST

A hearing on the request of Steve Welton of Suzanne Elledge Planning and Permitting Services, agent for Lisa Harwin of the Harwin Family Trust, property owner, to consider the following:

- A General Plan Amendment to change the General Plan land use designation of the property at 6390 Hollister Avenue (APN: 073-070-005) from General Industrial (I-G) to General Commercial (C-G); and
- A rezone of the subject property from M-1 (Light Industry) to C-3 (General Commercial).

The request is also to accept a CEQA exemption pursuant to Section 15061(b)(3) of the California Environmental Quality Act Implementation Guidelines (finding of no possibility of significant impact).

Application Filed: April 1, 2008
Application Complete: May 28, 2008
Processing Deadline: 60 days from acceptance of the CEQA Notice of Exemption

JURISDICTION

Pursuant to State Planning Law, adoption of any amendment to the City's General Plan is the responsibility of the City Council. Final action on any request for a rezone is also the responsibility of the City Council pursuant to Section 35-325 of the City's Inland Zoning Ordinance. The Planning Commission acts in an advisory capacity on this case, and as such, is charged with the responsibility for making a recommendation on the entire case to the City Council.

PROJECT DESCRIPTION

General Plan Amendment: The applicant requests a change to the General Plan Land Use Element Figure 2-1, the Land Use Plan Map. The request is to change the land use designation of the applicant's property from General Industrial (I-G) to General Commercial (C-G). This change would allow retail trade and service uses as well as auto-related and wholesale trade uses.

Rezone: The applicant also requests a rezone of the subject property to C-3 (General Commercial), a zone district that would be consistent with the General Commercial (C-G) land use designation.

To provide for geographical continuity and best planning practices, staff also recommends that the two neighboring properties at 6398 Hollister (APN 073-070-021) and 6416 Hollister (APN 073-070-005) also be designated General Commercial (C-G) and rezoned to C-3 (General Commercial). The background and analysis of the re-designation and rezoning for all three properties is provided below.

No new development or changes to existing development is proposed in this project. The City Council initiated processing of the General Plan Amendment as recommended by staff at its meeting of July 15, 2008.

BACKGROUND

The subject lots are located near the corner of Aero Camino and Hollister Avenue, and encompass a total area of approximately 2 acres. The lots were initially created in 1958 by the recordation of the tract map for the Santa Barbara Industrial Center Tract (Record Map Book 50, Page 11). The lots on the northeastern corner of Hollister Avenue and Aero Camino (6390 and 6398 Hollister) were reconfigured in a lot line adjustment approved in 1993 (93-LLA-008). These properties include a private passenger bus company (Student Transportation of America), an auto repair shop (Casey’s Garage), and a building supporting various service and light industrial uses (currently, Ocean Glass and Screen).

For all of the properties along Aero Camino, including the subject parcels, the General Plan land use designation is General Industrial (I-G), and the existing zoning is M-1 (Light Industry). Historically, the zoning has been M-1 (Light Industry) since 1955. From approximately 1982 to 1993, the zoning was M-RP (Industrial Research Park). In 1993, the Aero Camino properties were rezoned back to M-1 with the adoption of the Goleta Community Plan.

Despite the industrial zone designation, Land Use Riders were issued by the County of Santa Barbara for commercial uses on these lots. In the early 1960s, gasoline stations were first permitted and developed on the corner lots, and a pizza parlor was permitted on the lot at 6390 Hollister Avenue. In 1979, the County amended the zoning ordinance in force at the time (Ordinance No. 661) to allow C-2 zone uses (generally retail commercial in nature) only by a Conditional Use Permit. In 1981, a Conditional Use Permit was approved for Casey’s Garage at 6398 Hollister Avenue, pursuant to this provision. This provision was removed with the adoption of the County’s contemporary zoning ordinance (Article III of Chapter 35).

PROJECT INFORMATION

| | |
|--|--|
| Location | 6390, 6398, and 6416 Hollister Avenue |
| General Plan Land Use Designation | General Industrial (I-G) |
| Ordinance, Zoning District | Article III, M-1 (Light Industry) |
| Site Size | ~2 acres total |
| Present Development and Use | Plate glass manufacturer/wholesaler (6390 Hollister) Auto repair shop (6398 Hollister) Private bus company (6416 Hollister) |
| Surrounding Zoning/Uses | <i>North:</i> M-1 (Light Industry); Industrial uses <i>East:</i> M-RP (Industrial Research Park); Raytheon research park <i>South:</i> Hollister Avenue; Santa Barbara Airport <i>West:</i> PRD (Plannd Residential Development); Willow Springs apartments |

ISSUES

Land Use

The applicant, the Harwin Family Trust, owns the property at 6390 Hollister Avenue (APN 073-070-024). The 4,840-square foot building has historically supported service-based uses from approximately 1963, including a pizza parlor, a dance school, and a print shop. In 1995, a wholesale/retail glass shop, Ocean Glass and Screen, opened on the east side of the building and currently occupies about half of the available space.

The applicant believes that the relatively small size of the parcel and its location along the Hollister Avenue corridor makes it more conducive to retail commercial and smaller food service uses, rather than light industrial uses. Therefore, the applicant requests a General Plan Amendment to allow for such commercial uses on its property, which are not currently allowed for properties in the General Industrial (I-G) land use category.

Staff concurs with the applicant's rationale and supports the amendment for the change in the property's land use designation and the associated rezone to C-3 (General Commercial). The land use designation of General Commercial (C-G) would be the most appropriate one for the three subject parcels. The uses allowed in the C-G category include retail trade and service uses that would serve the Willow Springs residential neighborhood and employees at the neighboring business parks and industrial areas, as well as customers passing by along Hollister Avenue.

Additionally, to provide for geographical continuity and best planning practices, staff also recommends that the two neighboring properties at 6398 Hollister (the auto repair shop; APN 073-070-021) and 6416 Hollister (the passenger bus operation; APN 073-070-005) also be designated General Commercial (C-G) and rezoned to C-3. Staff has contacted the owners of these two properties and has advised them of the proposed re-designation and rezone. All of the current uses of the three subject properties would continue to be allowed uses in the C-G land use category and C-3 zone district.

Traffic, Parking, and Circulation

No new significant traffic or circulation impacts are anticipated with the proposed re-designation and rezoning of the subject properties for commercial uses. Since commercial uses have historically been supported on the subject properties, the traffic volumes will generally remain the same. No change to vehicle access or circulation is proposed as no new development is proposed, and uses onsite are not expected to intensify impacts on access or circulation.

Parking demand for possible commercial uses on the subject properties would not increase significantly and would not exceed the current supply of parking spaces on-site. The table below summarizes the amount of parking required and currently provided by uses on each of the three properties:

| | <i>Parking standard (Zoning Ordinance)</i> | <i>No. of Spaces Required</i> | <i>No. of Spaces Provided</i> |
|---|--|--|-----------------------------------|
| 6390 Hollister (Harwin) | 1 space per 500 square feet of gross floor area (for retail businesses and general commercial uses) | 10 spaces (based on 4,800 square feet gross floor area) | 13 spaces |
| 6398 Hollister (Casey's Garage) | 1 space per 1,000 square feet of gross floor area (for motor vehicle service uses) | 3 spaces (based on ~2,600 square feet gross floor area) | More than 3 spaces |
| 6416 Hollister (STA Transportation) | 1 space per 4 employees (for other industrial uses) | Unknown | More than 20 spaces |

ANALYSIS

Environmental Analysis

The proposed project qualifies for an exemption from the California Environmental Quality Act (CEQA) Guidelines pursuant to the general rule that "CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." (CEQA Implementation Guidelines §15061[b][3]).

The land use re-designation of the property and the rezoning of the property would not cause a significant land use/zoning impact, as proposed. The existing uses on the three subject lots would be consistent with the proposed General Plan land use designation and zoning. As discussed above, the potential impacts related to traffic would be minimal to none

There is no possibility that the project would have a significant impact in the following areas: aesthetics, agricultural resources, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, mineral resources, population and housing, recreation, and utilities and service systems. Therefore, the project may be considered exempt from the provisions of the California Environmental Quality Act.

General Plan Consistency Analysis

The objective of Land Use Element Policy 1, "Land Use Plan Map and General Policies", is "to maintain a land use pattern that provides continuity with the past and present use and development of the city and locates the various uses in a manner that is consistent with the fundamental goals and principles of the plan."

In the City's General Plan, the General Industrial (I-G) designation was given to the properties along Aero Camino, to be consistent with the M-1 zoning that has existed for most of the time since zoning ordinances have been in effect. The proposed amendment to re-designate the properties to General Commercial (C-G) category, however, can be found to be consistent with the overall objective of Policy LU 1 for two reasons. First, commercial uses have historically been present on the subject lots, so the re-designation would be consistent with the past use and development of these lots. Second, the introduction of a small commercial component to the area will round out the mix of land uses for the neighborhood, balancing out the industrial uses to the north and east of the subject lots and the residential neighborhood to the west. This would also be consistent with Policy LU 1.6, which states in part that "[t]he priority for new commercial uses shall be for the types that will meet local needs and those that provide goods and services not now available in the city."

The General Commercial land use designation is intended to provide appropriate sites to accommodate a diverse set of commercial uses including those that may involve activities that reduce compatibility with other uses. General commercial uses may serve as a buffer between industrial activities or major transportation corridors and residential areas. Allowed uses in this designation include a broad range of retail trade, services including offices, lodging and services, auto-related uses, wholesale trade and storage, residential uses, and other uses. The existing uses on the three subject lots would all be permitted uses in the C-G land use category; no nonconformities would be created as a result of a re-designation to C-G.

Zoning Ordinance Consistency Analysis

The existing uses on the three subject lots would all be permitted uses in the C-3 zone district; no nonconformities would be created as a result of a rezone to C-3. The purpose and intent of the C-3 zone district is to provide areas for wholesale and heavy commercial uses and services within the City but which are not suited to the light commercial district. The C-3 zone district also allows for all uses permitted in the C-2 (Retail Commercial) zone district.

No new development on any of the three subject lots is proposed. The existing development on all three lots generally conforms to the development standards and parking requirements for the C-3 zone district.

SUMMARY AND CONCLUSION

The proposed re-designation of the three subject lots would be consistent with the overall goals and objectives of the General Plan. The proposed General Plan Amendment and Rezone are determined to be in the public interest and are consistent with good zoning and planning practices, and are therefore recommended for approval to the City Council by the Planning Commission.

APPEALS PROCEDURE

The Planning Commission's action on the request is advisory to the City Council and will automatically be forwarded to the City Council. No appeal would be necessary in order for the City Council to hear this matter.

Submitted By:

Approved By:

Shine Ling
Assistant Planner

Patricia S. Miller
Planning Commission Secretary

ATTACHMENTS

1. Planning Commission Resolution 08-__
2. CEQA Notice of Exemption
3. Vicinity Map

ATTACHMENT 1

Planning Commission Resolution 08-__

**PLANNING COMMISSION
RESOLUTION NO. 08-__**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GOLETA
RECOMMENDING TO THE CITY COUNCIL APPROVAL OF VARIOUS ACTIONS
RELATED TO THE HARWIN/AERO CAMINO GENERAL PLAN AMENDMENT AND
REZONE; CASE NO. 08-057-GPA, - RZ;
6390, 6398, AND 6416 HOLLISTER AVENUE;
APN 073-070-024, -021, -005**

WHEREAS, an application was submitted on April 1, 2008 by Steve Welton of Suzanne Elledge Planning and Permitting Services, agent for Lisa Harwin of the Harwin Family Trust, property owner, requesting approval of a General Plan Amendment and Rezone; and

WHEREAS, the application was found complete for processing on May 28, 2008; and

WHEREAS, the application is for a General Plan Amendment to change the General Plan land use designation of the property at 6390 Hollister Avenue (APN: 073-070-005) from General Industrial (I-G) to General Commercial (C-G); and a rezone of the subject property from M-1 (Light Industry) to C-3 (General Commercial); and

WHEREAS, the City Council of the City of Goleta initiated processing of the applicant's request for a General Plan Amendment at its meeting of July 15, 2008, and at the same time also initiated study of a change in General Plan land use designation of the properties at 6398 Hollister (APN 073-070-021) and 6416 Hollister (APN 073-070-005) from General Industrial (I-G) to General Commercial (C-G);

WHEREAS, the procedures for processing the project application have been followed as required by state and local laws; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on the project application on September 8, 2008, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Planning Commission has considered the entire administrative record, including application materials, staff report, the CEQA exemption, and oral and written testimony from interested persons; and

WHEREAS, the Planning Commission finds that approval of Case No. 08-057-GPA, -RZ would be consistent with the City's General Plan, the provisions of Article III, Chapter 35 of the Goleta Municipal Code (the Inland Zoning Ordinance); and the ability to make the required findings, including findings pursuant to the California Environmental Quality Act (CEQA).

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF GOLETA AS FOLLOWS:

Section 1. Recommendation for Acceptance of the CEQA Exemption.

The Planning Commission hereby recommends that the City Council adopt the CEQA findings set forth in Exhibit 1 to this resolution, pursuant to Section 15061(b)(3) of the State Guidelines for Implementation of the California Environmental Quality Act.

Section 2. Recommendation for the General Plan Amendment.

The Planning Commission hereby recommends that the City Council adopt the findings set forth in Exhibit 1 of this resolution pursuant to Section 65358 of the Government Code for an amendment to the General Plan Land Use Plan Map (Figure 2-1) to change the land use designation of the three subject properties from General Industrial (I-G) to General Commercial (C-G) as requested by the applicant and augmented by City staff.

Section 3. Recommendation for Rezoning.

The Planning Commission hereby recommends that the City Council adopt the findings for a rezoning of the three subject properties, set forth in Exhibit 1 to this resolution, pursuant to Section 35-325 of Chapter 35, Article III, the Inland Zoning Ordinance, of the Goleta Municipal Code.

Section 4. Documents. The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the City Clerk, City of Goleta, 130 Cremona Drive, Suite B, Goleta, California, 93117.

Section 5. The City Clerk shall certify to the adoption of this resolution.

PASSED, APPROVED AND ADOPTED this ____ day of _____, 2008.

KENNETH KNIGHT, CHAIR

ATTEST:

APPROVED AS TO FORM:

DEBORAH CONSTANTINO
CITY CLERK

TIM W. GILES
CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) ss.
CITY OF GOLETA)

I, DEBORAH CONSTANTINO, City Clerk of the City of Goleta, California, DO HEREBY CERTIFY that the foregoing Planning Commission Resolution No. 08-__ was duly adopted by the Planning Commission of the City of Goleta at a regular meeting held on the ___ day of _____, 2008, by the following vote of the Commission members:

AYES:

NOES:

ABSENT:

(SEAL)

DEBORAH CONSTANTINO
CITY CLERK

**EXHIBIT 1
FINDINGS
HARWIN/AERO CAMINO GENERAL PLAN AMENDMENT AND REZONE
6390, 6398, and 6416 HOLLISTER AVENUE
APN 073-070-024, -021, -005
CASE NO. 08-057-GPA, -RZ**

1.0 CEQA Findings

As discussed in the staff report for the hearing of August 11, 2008, the proposed project qualifies for an Exemption from the California Environmental Quality Act (CEQA) Guidelines pursuant to the general rule that “CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.” (CEQA Implementation Guidelines §15061[b][3]).

The land use re-designation of the property and the rezoning of the property would not cause a significant land use/zoning impact, as proposed. The existing uses on the three subject lots would be consistent with the proposed General Plan land use designation and zoning. The potential impacts related to traffic would be minimal to none as commercial uses have historically been supported by the subject lots and no significant increase in traffic impacts is anticipated.

There is no possibility that the project would have a significant impact in the following areas: aesthetics, agricultural resources, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, mineral resources, population and housing, recreation, and utilities and service systems. Therefore, the project may be considered exempt from the provisions of the California Environmental Quality Act pursuant to Section 15061(b)(3) of the State CEQA Guidelines.

ADMINISTRATIVE FINDINGS

2.0 General Plan Amendment: Government Code Section 65358 requires that any adopted general plan amendment must be in the public interest.

The proposed amendment to the land use plan map would provide the three subject properties with a more appropriate land use designation for existing and proposed uses on site. The relatively small size of the subject lots and their location along the Hollister Avenue corridor make it more conducive to retail commercial and smaller food service uses, rather than light industrial uses. Commercial uses have been supported on the subject lots in the past, so the re-designation would be consistent with the past use and development of these lots. The introduction of a small commercial component to the area will round out the

mix of land uses for the neighborhood, balancing out the industrial uses to the north and east of the subject lots and the residential neighborhood to the west. The proposed amendment would be consistent with Policy LU 1.6, which states in part that “[t]he priority for new commercial uses shall be for the types that will meet local needs and those that provide goods and services not now available in the city. Therefore, this amendment would be in the public interest in that intended uses for the property will be allowed on the property now and in the future.

3.0 Rezone: Pursuant to City of Goleta Municipal Code, Article III, Section 35-325.5, a Rezone shall be approved only if all of the following findings can be made:

3.1 The request is in the interest of the general community welfare.

The proposed rezone would provide the three subject properties with a more zoning for existing and proposed uses on site. The relatively small size of the subject lots and their location along the Hollister Avenue corridor make it more conducive to retail commercial and smaller food service uses, rather than light industrial uses. Commercial uses have been supported on the subject lots in the past, so the rezoning would be consistent with the past use and development of these lots. The introduction of a small commercial component to the area will round out the mix of land uses for the neighborhood, balancing out the industrial uses to the north and east of the subject lots and the residential neighborhood to the west. Therefore, the proposed rezone would be in the interest of the general community welfare in that intended uses for the property will be allowed on the property now and in the future.

3.2 The request is consistent with the General Plan, the requirements of State planning and zoning laws, and this Article.

The request for a Rezone will be consistent with the General Plan if the General Plan Amendment is approved as specified in the Planning Commission staff report. The proposal is consistent with the requirements of State planning and zoning laws, and Article III, Chapter 35 of the Goleta Municipal Code.

3.3 The request is consistent with good zoning and planning practices.

The proposed zoning designation of C-3 (General Commercial) would be consistent with the historical and proposed uses on the subject properties. The three subject properties all have frontage on Hollister Avenue, and the rezoning of all three properties would create a consistent zone district that provides a buffer between the industrial zones to the north and east and the residential neighborhood to the west.

ATTACHMENT 2

CEQA Notice of Exemption



NOTICE OF EXEMPTION

Planning and Environmental Services
130 Cremona Drive, Suite B, Goleta, CA 93117
Phone: (805) 961-7500 Fax: (805) 961-7551

PROJECT DESCRIPTION

Case No. 08-057-GPA, -RZ: Harwin/Aero Camino General Plan Amendment and Rezone; 6390, 6398, and 6416 Hollister Avenue; APN 073-070-024; -021; -005

A General Plan Amendment to change the General Plan land use designation of the three subject properties from General Industrial (I-G) to General Commercial (C-G) is proposed. A rezone of the subject properties from M-1 (Light Industry) to C-3 (General Commercial) is also proposed. The purpose of this request is to bring the General Plan land use designation and zoning consistent with uses of the properties supported historically and contemplated in the future. No new square footage or changes to existing development are proposed with this request.

FINDING

The Planning and Environmental Services Department of the City of Goleta has reviewed the above proposed project and found it to be exempt from the provisions of the California Environmental Quality Act (CEQA).

- Ministerial Project
- Categorical Exemption, Section 15311(a)
- Statutory Exemption
- Emergency Project
- Disapproval [CEQA Guidelines, Section 15270]
- No Possibility of Significant Effect [CEQA Guidelines, §15061(b)(3)]

SUPPORTING REASONS

The land use re-designation of the property and the rezoning of the property would not cause a significant land use/zoning impact, as proposed. The existing uses on the three subject lots would be consistent with the proposed General Plan land use designation and zoning. The potential impacts related to traffic would be minimal to none as commercial uses have historically been supported by the subject lots and no significant increase in traffic impacts is anticipated.

There is no possibility that the project would have a significant impact in the following areas: aesthetics, agricultural resources, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, mineral resources, population and housing, recreation, and utilities and service systems. Therefore, the project may be considered exempt from the provisions of the California Environmental Quality Act

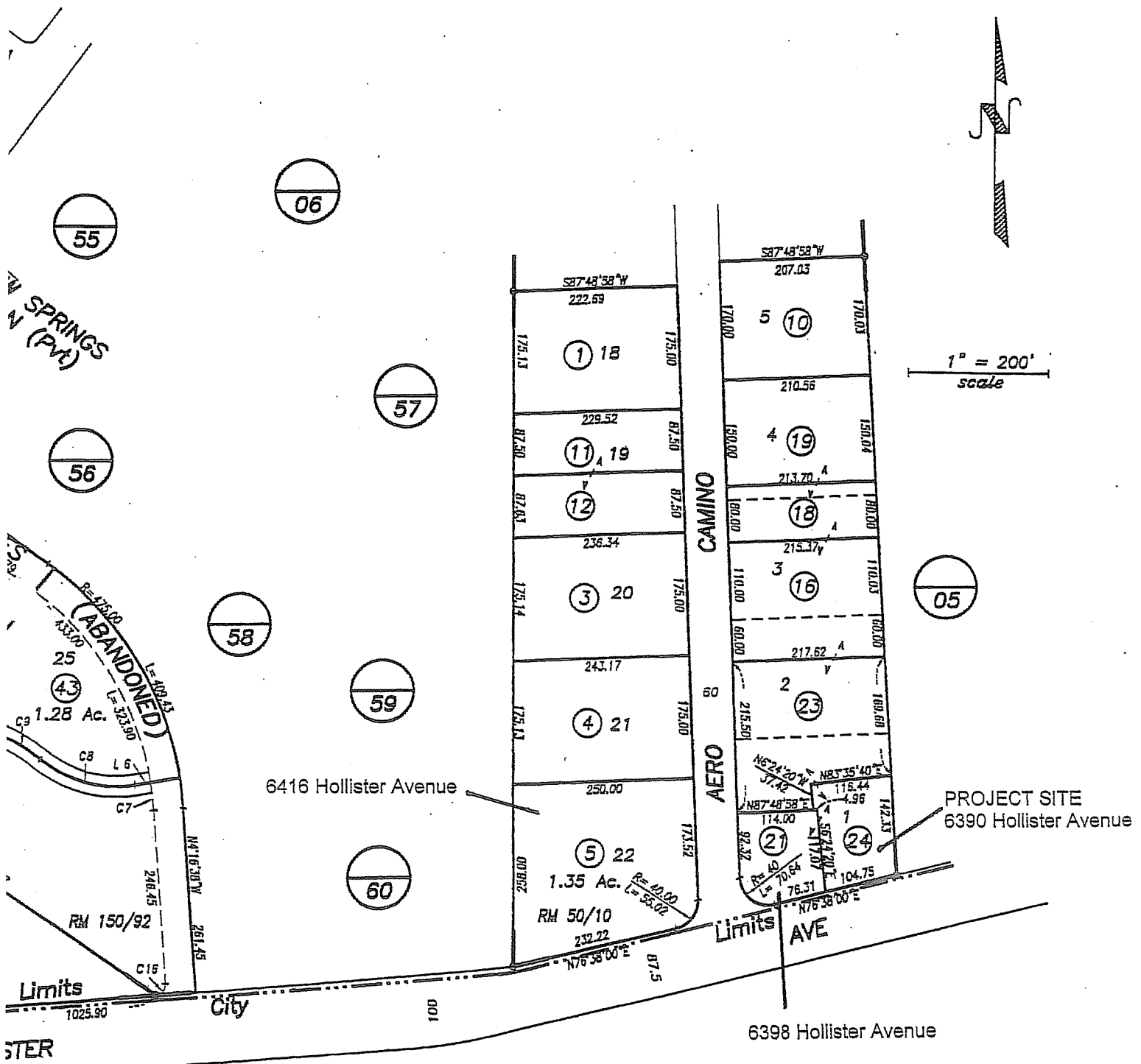
Patricia S. Miller
Manager, Current Planning Division

Date

Note: A copy must be filed with the County Clerk of the Board after project approval and posted by the Clerk of the Board for a period of 30 days to begin a 35-day statute of limitations on legal challenges.

ATTACHMENT 3

Vicinity Map



NOTICE
 These are for tax assessment
 and do not indicate either
 a valid building site.

City of Goleta
 Assessor's Map Bk, 073-Pg, 07
 County of Santa Barbara, Calif.

LD/06 42 into new pgs 55-60