



ZONING ADMINISTRATOR Staff Report

DATE: November 2, 2020

TO: Peter T. Imhof, Director

FROM: Brian Hiefield, Associate Planner

SUBJECT: Kellogg Auto Center Parcel Map to divide the property into three lots and three associated Development Plans
495 South Kellogg Avenue (APN 071-140-068)
AKA: 475 South Kellogg Avenue (Honda)
AKA: 425 South Kellogg Avenue (Nissan)
AKA: 5611 Hollister Avenue (Toyota)
Case Nos. 19-072-TPM
19-073-DP (Honda)
19-074-DP (Toyota)
19-075-DP (Nissan)

RECOMMENDATION

Staff recommends that the Zoning Administrator:

1. Adopt Tentative Parcel Map (TPM) Findings, Development Plan (DP) Findings, CEQA Finding, and Design Review Board (DRB) Preliminary Findings provided in Attachment A.
2. Approve TPM (Case No. 19-072-TPM) and DPs (Case Nos. 19-073-DP, 19-074-DP, and 19-075-DP) based on the findings provided in Attachment A, subject to the conditions included in Attachments B through E.
3. Accept the CEQA Notice of Exemption in Attachment F.

If the Zoning Administrator takes other than the recommended action, refer the matter back to staff for the preparation of appropriate findings and conditions.

APPLICANT

Catalina Barber Corporation
Property Owner
P.O. Box 450001
Bakersfield, CA 93384

AGENT

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JURISDICTION

The Zoning Administrator is authorized to hear this request pursuant to Goleta Municipal Code Title 17 (Zoning Ordinance), Section 17.59.020(B)(1)(b).

REQUEST SUMMARY

The proposed project requests approval of a new three-lot parcel map, three development plans, new landscaping at all dealerships, and additions at Honda and Toyota. The proposed additions at Honda are a 1,735 S.F. showroom and 5,125 S.F. unenclosed canopy space for auto services. The proposed addition at Toyota is a 3,000 S.F. service bay.

In order to facilitate these changes, the applicant requests approval of: (1) a TPM under Goleta Municipal Code Title 16 Subdivisions (Subdivision Regulations) for three new lots; and (2) a DP for each new lot under Zoning Ordinance, Section 17.59 Development Plans, to reflect the as-built dealerships and the proposed additional building square footage and landscaping.

BACKGROUND

The project site is a 7.82-acre lot located along S. Kellogg Avenue at the corner of Hollister Avenue in Old Town. The site is currently developed with three existing automobile dealerships as follows:

- **Toyota Dealership:** The Toyota dealership includes approximately 19,994 square feet of showroom, offices, and service areas. This existing development includes a 3,000-square foot open-air service bay that will be relocated out of the 100-foot riparian setback as part of the proposed project.
- **Nissan Dealership:** The Nissan dealership includes approximately 17,826 square feet of showroom, offices, and service areas.
- **Honda Dealership:** The Honda site is currently being used as an automobile sales and service dealership comprised of an 8,700 square foot sales showroom/parts building and two enclosed service bay buildings totally 10,150 square feet. The service bays are accessed through an open-air drive with a total of (18) service stalls. The total area of the existing development is approximately 18,820 square feet.

The dealerships are located on a single lot and operate under a single DP, 87-DPF-057, as approved by Santa Barbara County in 1987. Further, Santa Barbara County approved a Final Map to subdivide the property into three separate lots; however, the Final Map was never recorded with the Santa Barbara County Clerk Recorder's Office and has since expired. Thus, the site remains as a single lot.

PROJECT DESCRIPTION

Tentative Parcel Map

The applicant is requesting approval of a Tentative Parcel Map (TPM) to divide the property identified as APN 071-140-068, -067, -081, and 002 totaling approximately 7.82 acres, into three parcels of 2.62 acres, 2.31 acres, and 2.89 acres. The three existing automobile dealerships will each be located on their own parcel as a result of the proposed TPM approval and subsequent recordation of the Final Map. The square footage of the existing buildings by address and proposed parcel number is shown in the table below:

**Table 1
Parcel Site Statistics**

	<i>Proposed Lot 1</i>	<i>Proposed Lot 2</i>	<i>Proposed Lot 3</i>
<i>Building Address</i>	5611 Hollister Ave. (Toyota Dealership)	425 S. Kellogg Ave. (Nissan Dealership)	475 S. Kellogg Ave. (Honda Dealership)
<i>Proposed Lot Size</i>	2.62 acres	2.31 acres	2.89 acres
<i>Building Size</i>	15,203 square feet	19,052 square feet	18,934 square feet
<i>Building Use</i>	Automobile Sales	Automobile Sales	Automobile Sales

The property is split into two zoning districts, namely, Old Town Zoning District (the area encompassing the Toyota and Nissan dealerships) and General Commercial (Honda dealership). With approval of the TPM and subsequent recordation of the Final Map, the Toyota and Nissan dealership parcels will remain within the Old Town (OT) Zoning District. The Honda Dealership parcel will remain within the General Commercial (CG) Zoning District. The TPM Project Plans can be viewed in Attachment G.

Development Plans

In addition to the TPM, individual Development Plans are proposed for each existing dealership. Further, additional building square footage is proposed at the Honda and Toyota dealerships. Lastly, landscape changes are proposed at each of the dealership properties. The changes are outlined in the table below for each dealership and the project plans can be viewed in Attachments H, I and J. Further summary of the project follows the table below.

**Table 2
Development Plan Site Statistics**

	<i>19-074-DP</i>	<i>19-075-DP</i>	<i>19-073-DP</i>
<i>Building Address</i>	5611 Hollister Ave. (Toyota Dealership)	425 S. Kellogg Ave. (Nissan Dealership)	475 S. Kellogg Ave. (Honda Dealership)
<i>Proposed Parcel No.</i>	1	2	3
<i>Additional Square Footage</i>	3,674 square feet	None	6,860 square feet

<u>Parcel Size*</u>	2.62 acres	2.31 acres	2.89 acres
<u>Building Coverage (including additions)*</u>	18,877 square feet (16.5%)	19,052 square feet (18.97%)	25,838 square feet (20.5%)
<u>Landscaping*</u>	5,670 square feet (4.96%)	7,659 square feet (7.68%)	13,312 square feet (10.59%)
<u>Hardscape*</u>	89,778 square feet (78.54%)	73,705 square feet (73.4%)	86,606 square feet (68.86%)
<u>Parking</u>	Employee: 20 Spaces Customer: 19 Spaces Service: 32 Spaces Display: 104 Spaces Total: 175 Spaces	Employee: 28 Spaces Customer: 17 Spaces Service: 60 Spaces Display: 65 Spaces Total: 170 Spaces	Employee: 21 Spaces Customer: 21 Spaces Service: 33 Spaces Display: 33 Spaces Total: 108 Spaces

* No minimum or maximum standard required for either the OT or CG zoning districts.

A description of the changes/additions proposed at each of the dealerships is provided below.

Honda Dealership

The Honda site is currently being used as an automobile sales and service dealership comprised of approximately 8,659-square foot sales showroom/parts building and two enclosed service bay buildings totally approximately 10,275 square feet. The service bays are accessed through an open-air drive with a total of (18) service stalls. The total area of the existing development is approximately 18,934 square feet.

As part of the Development Plan proposed for the Honda dealership, the Catalina Barber Corporation is requesting approval of a new showroom and additional canopy structures. The new show room space would be created through the enclosure of the existing covered canopy (1,735 S.F.) at the showroom/parts building. The exterior of the showroom will reflect Honda’s current color scheme for their dealerships. The proposed unenclosed canopy structures would accommodate additional auto services and storage. The new additional canopy structures include the following:

- parts department expansion into the showroom/parts building (300 S.F.);
- open service bay addition to the west end of the existing showroom/parts building (1,800 S.F.);

- service building B canopy expansion (625 S.F.);
- new car delivery canopy to northeast elevation of the showroom/parts building (1,200 S.F.); and
- a detail canopy on the southwest corner of the lot (1,200 S.F.).

All new canopy structures will be 20 feet or less in height. Proposed additions total approximately 6,860 square feet. Note that approximately 2,000 square feet of the proposed additions to the showroom and parts building are proposed in areas that are currently under an existing roof/canopy. New landscaping is proposed at the Honda dealership to abate a zoning violation related to previously removed landscaping. This consists primarily of replacing trees around the perimeter of the dealership and adding some low shrubs and grasses to the entire site. Trash facilities will be relocated within a new trash-enclosure. Operating hours will not change.

Toyota Dealership

The Toyota dealership includes approximately 15,203 square feet of showroom, offices, and service areas. The Catalina Barber Corporation is requesting to remove an approximately 2,400 square foot service bay built without the benefit of City review or permits located within the 100-foot streamside protection area. To replace this service bay, an approximately 3,000 square foot service bay will be rebuilt outside the 100' riparian setback at the rear of the Toyota dealership. Also, an unpermitted canopy type structure and a small shed (both with no foundation) currently located in the 100' riparian setback will be removed. Functions currently taking place in the canopy type structure will be incorporated into the new service bay. The colors and materials of the canopy structure will match the existing buildings on site. Operating hours will not change.

This DP includes one request for an adjustment to development standards. The applicant is requesting the Zoning Administrator consider an adjustment to the rear setback development standard, pursuant to Zoning Ordinance Section 17.59.040. Proposed trash facilities will be located within a new trash-enclosure. The new trash enclosure is proposed to be located five (5) feet from the rear property line, within the rear yard setback (10 feet). The applicant's request for an adjustment to the rear setback development standard is provided as Attachment K and an analysis of the request is provided below in the Zoning Regulations Consistency section of the staff report and the Findings in Attachment A.

Nissan Dealership

The Nissan dealership includes approximately 19,052 square feet of showroom, offices, and service areas. New landscaping is proposed at the Nissan dealership to abate a zoning violation related to previously removed landscaping. This consists primarily of replacing trees on the site frontage and adding some low shrubs and grasses to the interior of the site. Operating hours will not change. No additional square footage is proposed.

ANALYSIS

General Plan Consistency

The Land Use Element in the General Plan/Coastal Land Use Plan (GP/CLUP) designates the property as Old Town Commercial (C-OT) and General Commercial (C-G). The C-OT designation permits a wide range of local- and community-serving retail and office uses. A major purpose is to enhance the physical and economic environment for existing businesses and uses of the Old Town commercial district. Land Use Element Policy LU 3.4 allows for a number of retail uses, including automobile sales. Further, LU 3.4(d) recognizes existing heavy commercial uses, such as automobile services and repair, as allowed uses.

The C-G designation also permits a diverse set of commercial uses, including those that involve activities that reduce compatibility with other uses while also allowing limited retail-oriented uses. Land Use Element Policy LU 3.7 allows commercial uses that have similar characteristics as some industrial uses and requires development to be accessible from major arterials. Further, Land Use Element Table 2-2 designates automobile sales and repairs as an allowed use.

The Toyota and Nissan dealership portions of the project comply with the C-OT designation as the existing automobile services and repair uses are not being significantly expanded and are accessory to the existing entitled dealerships. The Honda dealership portion of the project complies with C-G designation as it is an allowed use and is accessory to the existing entitled dealership.

The three dealerships are adjacent to a stream (Old San Jose Creek) to the west that includes riparian habitat. General Plan Conservation Element CE 2.2 requires protection of such streamside areas by way of a 100-foot Streamside Protection Area (SPA). The improvements for the three dealerships (including the relocated service bay at Toyota) will be outside of the 100-foot SPA. Therefore, the Development Plans are consistent with this policy.

Zoning Regulations Consistency

With approval of the three-lot TPM, the existing DP that describes the three dealerships on one lot will need to be updated. Thus, pursuant to Zoning Ordinance Section 17.59 Development Plans, a DP must be approved for each newly created lot for the existing development therein and the proposed improvements.

Pursuant to Zoning Ordinance Section 17.08.020, the Toyota and Nissan dealerships are designated as Old Town (OT). This designation recognizes the existing automobile dealerships and associated services as permitted uses. Any significant expansion could potentially require the need for a Conditional Use Permit; however, the size of the proposed service bay at Toyota is small (3,000 sq. ft.) and its use is customarily incidental to an automobile dealership. Therefore, the proposed service bay at the Toyota

dealership does not represent a significant expansion and is consistent with this zoning designation without the need for a Conditional Use Permit. The Nissan dealership is also consistent with this zoning designation as it is not proposing any expansion.

The Honda dealership is designated as General Commercial (CG). Automobile sales could potentially require the need for a Conditional Use Permit in this designation; however, since the showroom portion of the proposed improvements is simply enclosing covered space that is already entitled to be showroom space with the existing DP, it does not represent an expansion of the automobile sales and is therefore consistent with this provision without the need for a Conditional Use Permit. Automobile service is a permitted use in CG, so the service and parts area improvements are consistent with this designation.

The following table analyzes consistency with applicable Development Regulations within each of the zone districts identified above and those that apply to multiple districts, pursuant to Zoning Ordinance 17.08.030, 17.38.040, and 17.30.070:

Table 3
Consistency with Applicable Development Regulations

	<i>Toyota Dealership (OT)</i>	<i>Nissan Dealership (OT)</i>	<i>Honda Dealership (CG)</i>
<i>Parking</i>	Required: 38 customer & employee spaces 10 service spaces Proposed: 39 customer & employee spaces 32 service spaces Consistent? Yes	Required (in existing entitlement): 45 customer & employee spaces 60 service spaces Proposed: No proposed expansions to their existing entitled spaces. Consistent? Yes	Required: 42 customer & employee spaces 8 service spaces Proposed: 42 customer & employee spaces 66 service spaces Consistent? Yes
<i>Setbacks</i>	Required: Front 0 ft. Interior Side 0 ft. Street Side 0 ft. Rear 10 ft. Proposed: Front 85 ft. Interior Side 113ft. Street Side 71 ft. Rear 5 ft.	Required (in existing Entitlement): Front 0 ft. Interior Side 0 ft. Street Side 0 ft. Rear 10 ft. Proposed: No proposed changes to the	Required: Front 10 ft. Interior Side 0 ft. Street Side 0 ft. Rear 10 ft. Proposed: Front 98 ft. Interior Side 10 ft. Street Side 72 ft. Rear 35 ft.

	Consistent? Yes (w/ ZA approval of adjustment)	existing entitled setbacks. Consistent? Yes	Consistent? Yes
<i>Building Height</i>	Required: 30 ft. Proposed: 20 ft. Consistent? Yes	Required (in existing Entitlement): 22 ft. Proposed: No proposed changes to the existing entitled building height. Consistent? Yes	Required: 35 ft. Proposed: 27 ft. Consistent? Yes
<i>Streamside Protection Area Buffer</i>	Required: 100 ft. Proposed: 100 ft. Consistent? Yes	N/A No proposed expansions to their existing entitlement. Consistent? Yes	Required: 100 ft. Proposed: 110 ft Consistent? Yes

Note: Neither the OT or the CG zoning designations have a minimum common open space or landscaping, minimum lot area, or maximum lot coverage requirement.

As shown in the table above, the project is consistent with applicable development regulations, pending approval of the requested adjustment to the minimum rear setback from 10 feet to five (5) feet for the Toyota dealership. The proposed trash enclosure for Toyota is located five (5) feet from the rear property line, within the 10-foot setback area required by the OT zoning designation. This location, while in the required setback, is the most ideal for the following reasons:

- 1) **Aesthetics:** The proposed location along the rear property line shared with Nissan will have negligible aesthetic effects as it is over 150 feet from City right-of-way and not easily visible from the Toyota dealership frontage. Any alternative location closer to the S. Kellogg Avenue frontage and out of the 10-foot rear setback may have negative effects on aesthetics. In addition to the distance from City right-of-way, the proposed location will be screened by the existing showroom buildings and the inventory of vehicles in the lot for sale.
- 2) **Circulation:** The location allows for easier access by the trash hauler. It does not require circulation through the vehicle service parking area that would likely have insufficient turnaround space for a large trash truck.
- 3) **Avoidance of the 100-foot Streamside Protection Area Buffer (SPA Buffer):** The proposed location is outside of the required 100-foot SPA Buffer and does not require the trash hauler to circulate through the SPA buffer. Any alternative locations would likely either be within the SPA Buffer or require the trash hauler to circulate through the SPA Buffer.

Based on the merits listed above, staff recommends the Zoning Administrator make the required finding for the requested adjustment to the rear yard setback standard. The required finding for adjustments to development standards is included in Attachment A.

FINDINGS

Tentative Parcel Map

The Tentative Parcel Map subdivision will subdivide the existing property into three new lots, each containing one of the existing dealerships. Each of the proposed lots is of adequate size, shape, and dimensions to accommodate the existing development. In addition, each lot has appropriate access and utilities to serve the development. Drainage and storm water will continue to be handled via the existing infrastructure onsite. Attachment A provides project consistency for findings required for approval of a Tentative Parcel Map.

Development Plans

The required findings for the Development Plans reflecting the newly created parcels, existing buildings and associated improvements can be made pursuant to Zoning Ordinance Section 17.59.030, as the project site continues to be consistent with the General Plan and zoning and is adequate in size, shape, and location to accommodate the density and intensity of the project. With the approval of the Parcel Map and the three, separate Development Plans, each dealership would stand on its own from a regulatory standpoint. The project is Categorically Exempt from CEQA (more information provided below in the Environmental Review section). Finally, the project will not conflict with any easements required for public access or use. Attachment A provides the findings required for approval of the DPs.

DRB

The DRB reviewed the project on September 22, 2020 and recommended the ZA make the DRB Findings and grant Preliminary Design Review approval pursuant to Zoning Ordinance Section 17.58. Given the de minimis size of the proposed improvement, minimal exterior improvements, replacement of landscaping required under the existing entitlement, and its consistency with applicable zoning and design standards, the DRB made preliminary findings for Neighborhood Compatibility, Quality of Architectural Design, Quality of Landscape Design, and Zoning. Further analysis of the DRB's preliminary findings are included in Attachment A.

ENVIRONMENTAL REVIEW

Pursuant to the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code §§ 21000 et seq.), the regulations promulgated thereunder (14 Cal. Code of Regulations §§ 15000 et seq.), and the City's Environmental Review Guidelines, the project has been found to be exempt from CEQA and a Notice of Exemption is proposed (Attachment F). The City of Goleta is acting as the Lead Agency for this project.

The proposed parcel map is fewer than four parcels (three parcels). The project is in an urbanized area where all public services and facilities are available and is not located within an environmentally sensitive area. The combined total of all proposed development is less than 10,000 S.F. (9,860 S.F.), requiring minimal grading or trenching. The proposed service bay demolition is of an accessory structure. Therefore, the project has been found to be exempt from CEQA pursuant to § 15301(e),(l)(4) (Additions to existing structures & demolition of accessory structures), 15303(c)(e) (Limited commercial buildings & accessory structures), 15304(a)(f) (Minor grading & trenching) and 15315 (Minor Land Divisions).

APPEALS PROCEDURE

The action of the Zoning Administrator may be appealed to the City Council within 10 calendar days following final action.

ATTACHMENTS

- A. Findings
- B. Conditions of Approval – Tentative Parcel Map
- C. Conditions of Approval – Toyota Development Plan
- D. Conditions of Approval – Nissan Development Plan
- E. Conditions of Approval – Honda Development Plan
- F. CEQA Notice of Exemption
- G. Tentative Parcel Map graphic
- H. Honda Project Plans
- I. Toyota Project Plans
- J. Nissan Project Plans
- K. Applicant's Request for Adjustment to Development Standards (Rear Setback for Trash Enclosure)
- L. Santa Barbara County Fire Department Letters August 13, 2019, August 22, 2019, & August 27, 2019
- M. Goleta Water District Letter June 7, 2019