



**Agenda Item D.1
PUBLIC HEARING
Meeting Date: October 21, 2008**

TO: Mayor and Councilmembers

FROM: Dan Singer, City Manager

CONTACT: Steve Chase, Director, Planning & Environmental Services
Patricia S. Miller, Manager, Current Planning
Alan Hanson, Senior Planner

SUBJECT: Case No. 08-109-GP; Jordano's Master Plan General Plan Amendment Initiation; 5324 and 5305 Ekwil Street, APNs 065-090-034 & -036

RECOMMENDATION:

- A. Conduct a public hearing on the Jordano's Master Plan General Plan Amendment Initiation request and receive public testimony; and
- B. Deliberate and move to initiate the proposed General Plan Amendment to change the land use designation to General Industrial for the property on the north side of 5305 Ekwil Street and on the entirety of 5324 Ekwil Street; or
- C. Refer back to staff if the City Council decides to take action other than the recommended action.

BACKGROUND:

The project site is located at the eastern terminus of Ekwil Street and adjacent to Maria Ygnacio Creek. The subject of the general plan amendment initiation request is two parcels located at 5305 and 5324 Ekwil Street. Table 1 and Figure 1 provide parcel information and identify the proposed changes to the land use designations for these parcels per the requested General Plan amendments:

Table 1

Parcel Address	Parcel Size	Existing Uses	Existing LUE Designation	Proposed LUE Designation
5305 Ekwil	6.51 ac (5.25 ac S side of Ekwil; 1.26 ac N side of Ekwil)	79,100 ft ² freezer, warehouse, & office space S of Ekwil— ≈ 1/2 ac of truck parking N side of Ekwil	I-OI (Office & Institutional) N Side Ekwil—I-G (General Industrial) S side Ekwil	I-G (General Industrial) N side of Ekwil—No change S side Ekwil
5324 Ekwil	2.02 ac	6,680 ft ² office space & ≈ 1 ac truck parking	I-OI (Office & Institutional)	I-G (General/Industrial)

Figure 1 graphically shows the areas of each parcel where changes to the existing land use designations are requested:

Figure 1



Application Components

1. General Plan Land Use Designation Amendment: 5324 Ekwil Street is designated as Office & Institutional and zoned PI (Professional & Institutional). 5305 Ekwil Street has a split land use designation; designated as General Industrial and zoned M-1 (Light Industry) on its southern half and Office & Institutional and zoned PI on its northern half (please refer to Figure 1).

The applicant requests initiation of a change to the General Plan Land Use Element Figure 2-1, Land Use Plan Map, to change the land use designation of both 5324 Ekwil Street and the northerly half of 5305 Ekwil Street from Office & Institutional to General Industrial to allow for expansion of their existing warehouse facility.

2. Zoning Designation Change: A rezoning of the project site from PI to M-1 is also necessary to allow the proposed warehouse expansion to go forward if the requested amendments to the Land Use Map are ultimately approved by the City.
3. Other Permits: The application also includes a lot line adjustment (LLA) to adjust the lot line between 5324 and 5305 Ekwil Street, a final development plan (FDP) for the demolition of the existing office buildings on 5324 Ekwil Street and replacement with a two-story office and warehouse building and associated ancillary improvements on the reconfigured lot to the north of Ekwil Street, and an ordinance amendment to amend the current Goleta Growth Management Ordinance (GGMO) to include an exemption from the requirements of the GGMO specific to the proposed Jordano's expansion.
4. Right-of-Way Abandonment: Finally, the applicant, at the direction of City staff, is asking the City to abandon approximately 22,700 SF of public right of way (ROW) easement and 4,700 SF of public ROW held in fee by the City at the easterly terminus of Ekwil Street to accommodate the proposed warehouse facility expansion. In turn, the applicant would construct a new cul-de-sac and dedicate approximately 2,700 SF of their property to the City to accommodate this new cul-de-sac.

It should be noted that at this time only the request to initiate the change in General Plan land use designation is before the City Council. The Zoning Code specifies that a property owner can initiate a rezone; therefore, no Council initiation is required for the rezone portion of the application, or the related permits (final development plan, lot line adjustment, etc). Processing of the ROW abandonment request would occur concurrently with processing of the other requested development permits and would be handled by the Community Services Department. The submitted application includes all of these other components and if the General Plan amendments are initiated as requested, application processing would proceed for all elements of the project.

DISCUSSION:

Currently, 5305 Ekwil Street is a single parcel partitioned into two land use designations and corresponding zone districts (I-G/M-1 and I-OI/PI). This mixing of land use designations and zoning makes it difficult to develop an individual property efficiently and with compatible land uses. In short, such partitioning does not represent good planning practice or efficient and effective use of land and City resources. In the case of 5305 Ekwil Street, this situation is especially problematic since the bulk of the 6½ acre parcel is already developed with warehousing that would not be allowed on the northern portion of the property under the current land use designation and zoning.

To remain economically viable and capable of responding to changing market conditions, Jordano's must expand their existing warehouse facility. Without this ability to expand, Jordano's has indicated to City staff that they will be forced to relocate their facility out of the City, and probably out of the South Coast of Santa Barbara County. Such relocation would result in the loss of a major regional food distribution business currently employing over 200 people within the City. The only property owned by the applicant that can feasibly be used to expand the existing facility within the City consists of the undeveloped portion of 5305 Ekwil Street and 5324 Ekwil Street. As noted above, the partitioning of 5305 Ekwil Street creates significant planning problems for efficient and effective use of that property. Furthermore, even if 5305 Ekwil Street was not so partitioned, the remaining undeveloped portion of that property is not adequate in size to accommodate the scope of facility expansion needed to keep the business healthy and growing. Therefore, redevelopment of 5324 Ekwil Street, coordinated with development of the northern portion of 5305 Ekwil Street, probably represents the only viable option for accommodating the needed facility expansion necessary to retain this business and the jobs it provides within the City.

Finally, when land use designations are assigned as part of any General Plan process, one of the most critical questions to be addressed is whether or not the resulting spatial distribution of land uses retains and respects neighborhood compatibility. Clearly, there are various land uses such as residential and industrial that are not generally compatible, and as such should not be mixed or located in close proximity without adequate buffers. In this particular instance, both 5305 Ekwil Street and 5324 Ekwil Street are separated from the neighboring residential development to the east by the Maria Ygnacio Creek riparian corridor. Both properties are bordered to the north by the Verizon service facility and are opposite the existing Jordano's warehouse facility on the south side of Ekwil Street. Existing development between 5324 Ekwil Street and South Patterson Avenue consists of office space. While a thorough and detailed analysis of neighborhood compatibility will be done as part of environmental review for the project, City staff do not find that on its face, the existing land use pattern in the area of the proposed general plan amendments poses such a clear and significant compatibility issue as to warrant denial of the general plan amendment initiation request.

SUMMARY:

Because the current partitioning of 5305 Ekwil Street into different land use designations creates significant barriers to efficient and effective use of this parcel, and due to the fact that a change in land use for 5324 Ekwil Street would facilitate better coordinated site planning for the needed facility expansion, staff finds that the applicant's request for a General Plan amendment to change the current land use designation of these two properties from Office & Institutional (I-OI) to General Industrial (I-G) has merit and should be initiated.

GOLETA STRATEGIC PLAN:

Not applicable to an initiation hearing.

ALTERNATIVES:

The City Council may elect to decline to initiate the requested General Plan amendments.

LEGAL REVIEW:

This matter was discussed with the City Attorney's office.

FISCAL IMPACTS:

The processing costs associated with the proposed General Plan amendments are paid by the applicant.

Submitted By:

Reviewed by:

Approved By:

Steve Chase,
Planning & Environmental
Services Director

Michelle Greene
Administrative Services
Director

Daniel Singer
City Manager

ATTACHMENTS:

- 1. Vicinity Map
- 2. General Plan Amendment Worksheet
- 3. Jordano's Master Plan (11 x 17 reduction)

ATTACHMENT 1
Vicinity Map

Vicinity Map



ATTACHMENT 2
General Plan Amendment Worksheet

GENERAL PLAN AMENDMENT WORKSHEET (Section 1 of 3)

Analyst:	Alan Hanson		Policy ID #:	LUE Figure 2-1
Contributors :	N/A		Policy Title:	
Date:	5/20/08			
			GP Page #:	Follows 2-4

Policy Objective: *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.*

Policy Text:
Land Use Element (LUE) Figure 2-1, Land Use Plan Map.

Proposed Amendment:
[Revise the land use designation from Office & Institutional to General Industrial for APNs 065-090-034 & 036.](#)

GENERAL PLAN AMENDMENT WORKSHEET (Section 2 of 3)

			Policy ID #:	LUE Figure 2-1
			Policy Title	
Author:	Jordano's			

Author Rationale: Jordano's proposes changing the existing land use designation for the northern, undeveloped portion of 5305 Ekwil Street (APN 065-090-036) to mirror that already assigned to the southern portion of that property (General Industrial) as well as changing from Office & Institutional to General Industrial for 5324 Ekwil Street (APN 065-090-034) to allow this parcel abutting 5305 Ekwil Street to be redeveloped in a coordinated manner with the undeveloped portion of 5305 Ekwil Street as part of the proposed expansion of the existing Jordano's warehouse facility.

Workshop Feedback: N/A

Beta/Lessons Learned: N/A

Further Considerations: N/A

CEQA: The proposed change from Office & Institutional to General Industrial on the project site poses the potential to result in significant environmental impacts that trigger the requirement for environmental review under CEQA.

Track Assignment:

N/A

GENERAL PLAN AMENDMENT WORKSHEET (Section 3 of 3)

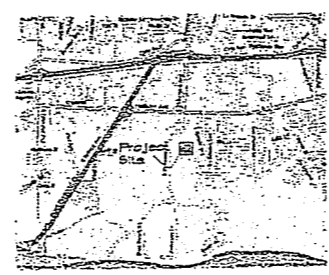
Policy Amendment Summary:			Policy ID #:	LUE Figure 2-1
Continue:	<input type="checkbox"/>	<input type="checkbox"/>	Policy Title	
Edit:	<input type="checkbox"/>	<input type="checkbox"/>		
Deny:	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

Staff Recommendation: It is recommended that consideration of the proposed general plan amendment be initiated.

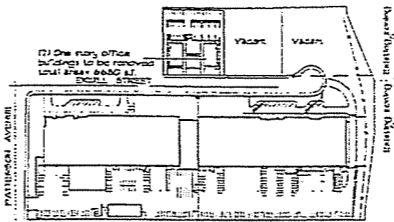
Staff Rationale: Because the current partitioning of 5305 Ekwil Street into different land use designations creates significant barriers to efficient and effective use of this parcel, and due to the fact that a change in land use for 5324 Ekwil Street on its face represents good planning practice since it is under one ownership and will allow for coordinated planning with the abutting parcel to the east, staff finds that the applicant's request to initiate a general plan amendment to change the current land use designation of these two properties from Office & Institutional (I-OI) to General Industrial (I-G) has merit and warrants further consideration.

ATTACHMENT 3
Jordano's Master Plan (11x17 reduction)

Statistics									
APN	550 S. Patterson Ave. 63-090-21		5305 Ekwil St. 63-090-22		5324 Ekwil St. 63-090-24		Total		
Zoning	M-1		M-1		M-1				
General Plan Designation	General Industrial		General Industrial		Office Industrial				
Prior Approvals									
	Existing	Proposed	Existing	Proposed	Net New Other	Existing	Proposed	Net New Other	Net New Other
Site Area									
Site Area (Gross)	543 Acres	536 Acres	703 Acres	525 Acres		1277 Acres	131 Acres		
Site Area (Net)	502 Acres	456 Acres	651 Acres	525 Acres		1227 Acres	131 Acres		
Floor Area									
Ground Floor Warehouse	76,710 sf	16,710 sf	67,350 sf	64,350 sf	-15,000 sf	119,810 sf	45,210 sf	-31,430 sf	
Ground Floor Office	1,533 sf	7,583 sf	8,480 sf	10,280 sf	15,000 sf	6,820 sf	15,520 sf	840 sf	2,440 sf
Second Floor Office	8,235 sf	8,235 sf	2,840 sf	3,750 sf	2,840 sf	3,500 sf	3,500 sf	6,840 sf	6,840 sf
Truck Maintenance	4,400 sf	4,400 sf				8,800 sf	16,000 sf	16,000 sf	
Truck Wash						8,000 sf	16,000 sf	16,000 sf	
Total	91,878 sf	37,924 sf	78,670 sf	88,380 sf	7,840 sf	147,030 sf	87,330 sf	50,270 sf	
Required Parking									
Car/Truck	22	-	127	247	-	376	57	-	
Truck Loading	3	-	3	2	-	5	3	-	
Provided Parking									
Car/Truck	101	53	154	166-14-152*	-	794-151			
Truck Loading	0	1	3	0	-	4			
Site Coverage									
Buildings		3%		3%			3%		
Driveways/Parking		4%		4%			4%		
Landscape/Utilities		1%		1%			1%		
Total									



Vicinity Map
Not to scale

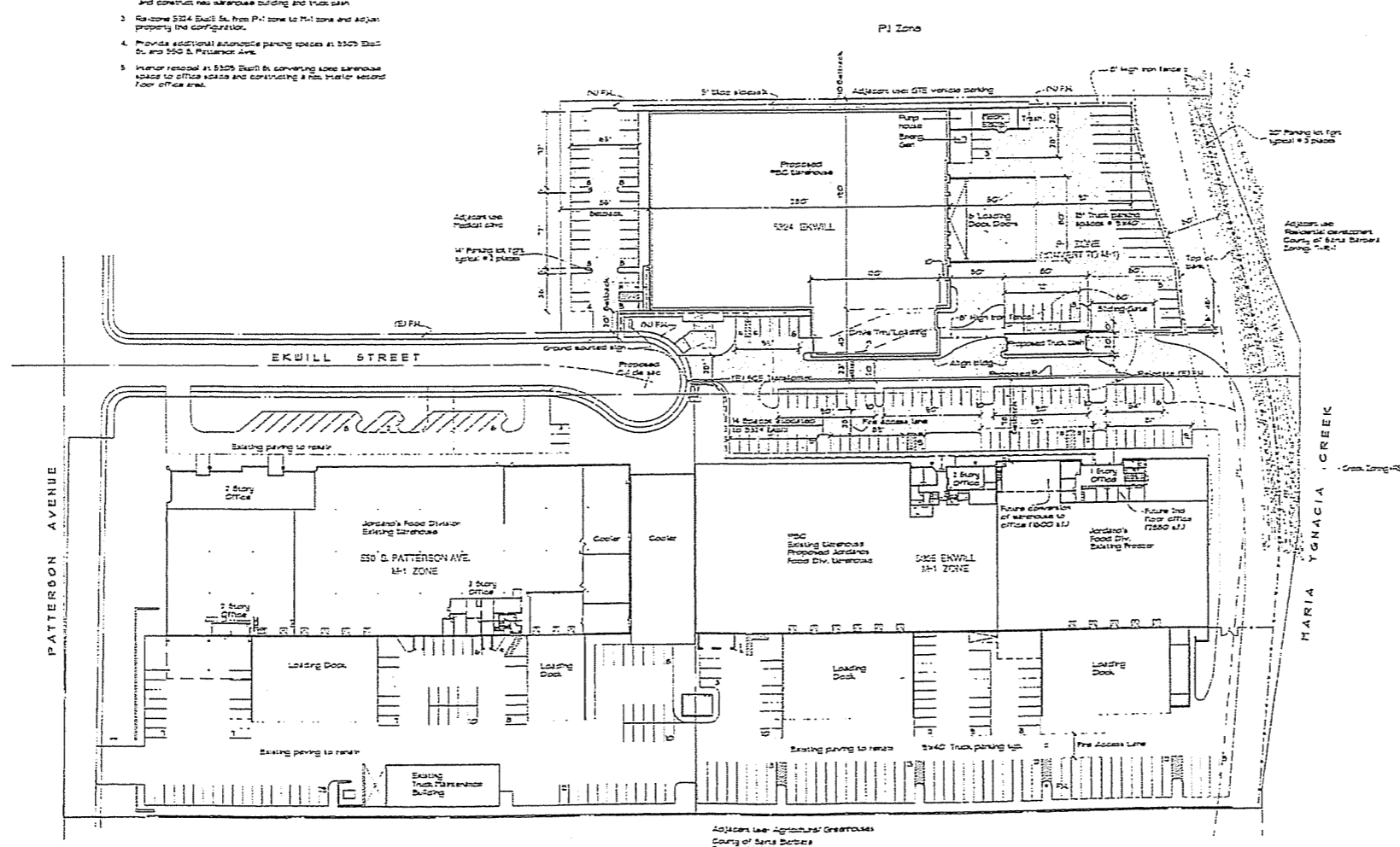


Existing Site Plan
1" = 200'

- Ecologies**
- Per approved Development Plan.
 - Required parking for proposed 3305 Ekwil:
 - Warehouse 64,350 sf @ 500 = 67
 - Warehouse employees 8 @ 4 = 4
 - Office 1250 sf @ 7.50 = 13
 - 24
 - Required parking for proposed 5324 Ekwil:
 - Warehouse 16,710 sf @ 500 = 31
 - Warehouse employees 2 @ 4 = 3
 - Office 1250 sf @ 7.50 = 13
 - 27
 - 4 parking spaces on 5305 Ekwil are allocated to meet the parking requirements for 5324 Ekwil. See plan for location.
 - Remove from P1 to P2.
 - Existing 6460 sf office to be removed.

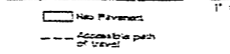
Project Summary

- Abandon portion of Ekwil Street right of way.
- Remove existing one story office building at 5324 Ekwil St. and construct new warehouse building and truck wash.
- Re-zone 5324 Ekwil St. from P1 zone to M-1 zone and adjust property line configuration.
- Provide additional automobile parking spaces at 5305 Ekwil St. and 550 S. Patterson Ave.
- Interior remodel at 5305 Ekwil St. converting some warehouse space to office space and constructing a new trailer second floor office area.



- Notes**
- All Automobile parking spaces are 30'x60'
 - See sheet L Existing conditions etc. for all structures.

Key Site Plan
1" = 50'



List of Drawings

- A1 Site Plan
- A2 Floor Plan
- A3 Exterior Elevations
- C1 Preliminary Grading/Drainage Plan
- C2 Master Utility Plan
- L1 Preliminary Landscape Plan
- 1 Existing Conditions Map
- 2 Lot Line Adjustment Map



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Jordano's Master Plan
Ekwil Street
Santa Barbara, CA

Site Plan Scheme

PROGRESS PRINT
NOT TO BE USED FOR CONSTRUCTION
DATE: May 13, 2008

Scale	As Shown
Drawn by	CSJ
Checked by	DPJ
Date	

A1