



TO: Mayor and Councilmembers

FROM: Dan Singer, City Manager

CONTACT: Steve Chase, Director, Planning and Environmental Services
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:

- A. Open the public hearing on the Harwin/Aero Camino General Plan Amendment and Rezone.
- B. Allow staff presentation, applicant presentation, and public testimony.
- C. Adopt City Council Resolution 08-___ entitled "A Resolution of the City Council of the City of Goleta, California Amending General Plan/Coastal Land Use Plan Figure 2-1 Land Use Plan Map By Changing the Land Use Designation Applicable to 6390, 6398, and 6416 Hollister Avenue; APN 073-070-024, 073-070-021, 073-070-005." (Attachment 1)
- D. Introduce and conduct the first reading (by title only) and waive further reading of City Council Ordinance 08-___ entitled "An Ordinance of the City Council of the City of Goleta, California Amending the Official Zoning Map Referenced in Section 35-204 of Article III of the Goleta Municipal Code, the Inland Zoning Ordinance, to Change the Zone District Applicable to 6390, 6398, and 6416 Hollister Avenue; 073-070-024, 073-070-021, 073-070-005". (Attachment 2)
- E. Continue the item to November 18, 2008 in order to conduct the second reading and adoption of the ordinance for the rezone.
- F. Close the public hearing.

Refer back to staff if the City Council decides to take action other than the recommended action.

BACKGROUND:

The subject properties are located at 6390, 6398, and 6416 Hollister Avenue, near the corner of Aero Camino and Hollister Avenue, and encompass a total area of approximately 2 acres. These properties include a private passenger bus company (Student Transportation of America), an auto repair shop, 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 zoning, 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).

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.

DISCUSSION:

Project Description

The applicant’s request formally consists of the following:

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. The Planning Commission heard the request on September 8, 2008, and recommended approval to the City Council (see Planning Commission Resolution 08-10 in Attachment 4).

Project Analysis / Issues

Land Use

Staff concurs with the applicant's rationale for this request 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 parking space per 500 square feet of gross floor area (for retail businesses and general commercial uses) 1 off-street loading space for a commercial building that is 3,000 or more square feet in gross floor area	10 parking spaces (based on 4,800 square feet gross floor area) 1 off-street loading space	13 parking spaces 1 off-street loading space
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

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

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.

GOLETA STRATEGIC PLAN:

The Harwin/Aero Camino General Plan Amendment and Rezone would be consistent with the following Goals in the Strategic Plan entitled: "Promote a Healthy Business Climate" and moves the City closer towards realizing its vision as defined in the City's Strategic Plan.

ALTERNATIVES:

None are recommended.

LEGAL REVIEW:

This staff report has been reviewed by the City Attorney.

FISCAL IMPACTS:

The processing costs associated with the Harwin/Aero Camino General Plan Amendment and Rezone are paid by the applicant.

Submitted By:

Reviewed by:

Approved By:

Steve Chase, Director
Planning and Environmental
Services

Michelle Greene, Director
Administrative Services

Daniel Singer
City Manager

ATTACHMENTS:

1. City Council Resolution 08-__ entitled "A Resolution of the City Council of the City of Goleta, California Amending General Plan/Coastal Land Use Plan Figure 2-1 Land Use Plan Map By Changing the Land Use Designation Applicable to 6390, 6398, and 6416 Hollister Avenue; APN 073-070-024, 073-070-021, 073-070-005."
2. City Council Ordinance 08-__ entitled "An Ordinance of the City Council of the City of Goleta, California Amending the Official Zoning Map Referenced in Section 35-204 of Article III of the Goleta Municipal Code, the Inland Zoning Ordinance, to Change the Zone District Applicable to 6390, 6398, and 6416 Hollister Avenue; 073-070-024, 073-070-021, 073-070-005".
3. CEQA Notice of Exemption
4. Planning Commission Resolution 08-06
5. Project Site Plan (for reference only)
6. Vicinity Maps

ATTACHMENT 1

City Council Resolution 08-__ entitled "A Resolution of the City Council of the City of Goleta, California Amending General Plan/Coastal Land Use Plan Figure 2-1 Land Use Plan Map By Changing the Land Use Designation Applicable to 6390, 6398, and 6416 Hollister Avenue; APN 073-070-024, 073-070-021, 073-070-005."

RESOLUTION NO. 08-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GOLETA, CALIFORNIA AMENDING GENERAL PLAN/COASTAL LAND USE PLAN FIGURE 2-1 LAND USE PLAN MAP BY CHANGING THE LAND USE DESIGNATION APPLICABLE TO 6390, 6398, AND 6416 HOLLISTER AVENUE; APN 073-070-024, 073-070-021, 073-070-005

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 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); and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on September 8, 2008, at which time all interested persons were given an opportunity to be heard; and the City of Goleta Planning Commission adopted Resolution 08-10 recommending that the City Council approve the proposed General Plan Amendment; and

WHEREAS, the City Council conducted a duly noticed public hearing on November 4, 2008, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the City Council has considered the entire administrative record, including the staff reports, the CEQA Notice of Exemption, the application materials, the recommendation of the Planning Commission, and oral and written testimony from interested persons.

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

SECTION 1. Recitals

The City Council hereby finds and determines that the foregoing recitals, which are incorporated herein by reference, are true and correct.

SECTION 2. CEQA Findings and Notice of Exemption

The City Council finds that the project will have no possibility of significant effect on the environment and is not subject to the California Environmental Quality Act, pursuant to Section 15061(b)(3) of the CEQA Implementation Guidelines, and hereby accepts the CEQA Notice of Exemption.

SECTION 3. Adoption of Finding

The City Council finds that the proposed General Plan Amendment is in the public interest, pursuant to Government Code Section 65358. The proposed General Plan Amendment would provide the three subject properties with a more appropriate land use category for existing and proposed uses on site. The relatively small size of the subject lots and their location along the Hollister Avenue corridor make them 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 redesignation 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 General Plan Amendment 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.

SECTION 4. Amendment of the General Plan/Coastal Land Use Plan Figure 2-1 Land Use Plan Map

General Plan/Coastal Land Use Plan Figure 2-1, the Land Use Plan Map, is hereby amended as follows and as shown on the map in Exhibit 1, attached hereto and incorporated herein by this reference:

- a. Change the land use designation on the subject properties to General Commercial (C-G).

SECTION 5. 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 6. The City Clerk shall certify to the adoption of this resolution.

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

MICHAEL T. BENNETT, MAYOR

ATTEST:

APPROVED AS TO FORM:

DEBORAH CONSTANTINO
CITY CLERK

TIM W. GILES
CITY ATTORNEY

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

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

AYES:

NOES:

ABSENT:

(SEAL)

DEBORAH CONSTANTINO
CITY CLERK



City Limit

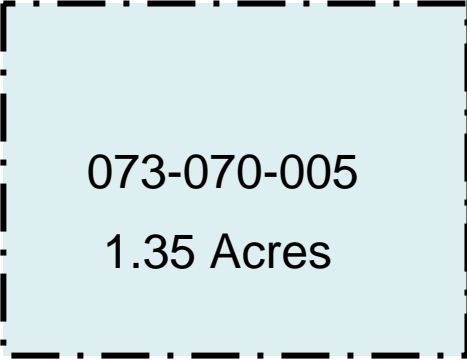


Property Boundary

**Resolution 08-__ Exhibit 1
General Plan Amendment
Harwin/Aero Camino Project
(08-057-GPA)**

Change LU Designation to
General Commercial (C-G)
APNs 073-070-005, -021, -024

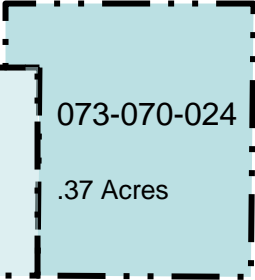
AERO CAMINO



073-070-005
1.35 Acres



073-070-021
.30 Acres



073-070-024
.37 Acres



HOLLISTER AVENUE

AIRPORT

NOT TO SCALE

ATTACHMENT 2

City Council Ordinance 08-__ entitled "An Ordinance of the City Council of the City of Goleta, California Amending the Official Zoning Map Referenced in Section 35-204 of Article III of the Goleta Municipal Code, the Inland Zoning Ordinance, to Change the Zone District Applicable to 6390, 6398, and 6416 Hollister Avenue; 073-070-024, 073-070-021, 073-070-005".

ORDINANCE NO. 08-__

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GOLETA, CALIFORNIA AMENDING THE OFFICIAL ZONING MAP REFERENCED IN SECTION 35-204 OF ARTICLE III OF THE GOLETA MUNICIPAL CODE, THE INLAND ZONING ORDINANCE, TO CHANGE THE ZONE DISTRICT APPLICABLE TO 6390, 6398, AND 6416 HOLLISTER AVENUE; APN 073-070-024, 073-070-021, 073-070-005

WHEREAS, on February 1, 2002, the City Council adopted Ordinance 02-01 entitled "An Ordinance of the City Council of the City of Goleta, California, Adopting by Reference the Santa Barbara County Code and Other Relevant Non-Codified Santa Barbara County Ordinances as City Ordinances," which code and ordinances remain in effect except as expressly repealed or amended by the City; and

WHEREAS, the ordinances adopted by the City included Article III of Chapter 35, referred to as the "Inland Zoning Ordinance;" and

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); and

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 September 8, 2008, at which time all interested persons were given an opportunity to be heard; and the City of Goleta Planning Commission adopted Resolution 08-10 recommending that the City Council approve the proposed rezone; and

WHEREAS, the City Council conducted a duly noticed public hearing on November 4, 2008, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the City Council has considered the entire administrative record, including the application materials, staff reports, the CEQA Notice of Exemption, the recommendation of the Planning Commission, and oral and written testimony from interested persons.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GOLETA FOLLOWS:

SECTION 1. Recitals

The City Council hereby finds and determines that the foregoing recitals, which are incorporated herein by reference, are true and correct.

SECTION 2. CEQA Findings and Notice of Exemption

The City Council finds that the project will have no possibility of significant effect on the environment and is not subject to the California Environmental Quality Act, pursuant to Section 15061(b)(3) of the CEQA Implementation Guidelines, and hereby accepts the CEQA Notice of Exemption.

SECTION 3. Adoption of Findings

The following findings are adopted pursuant to Section 35-325 of Chapter 35, Article III, the Inland Zoning Ordinance, of the Goleta Municipal Code:

- a) The Rezone is in the interest of the general community welfare. The proposed rezone would provide the three subject properties with a more appropriate 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 them 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.

- b) The Rezone is consistent with the General Plan, the requirements of State planning and zoning laws, and Article III, Chapter 35 of the Goleta Municipal Code, the Inland Zoning Ordinance, as specified in the City Council staff report dated November 4, 2008.
- c) The Rezone 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.

SECTION 4. Amendment of the Official Zoning Map Referenced in Section 35-204 of Article III

The zoning map referenced in Section 35-204 of Chapter 35, Article III of the Goleta Municipal Code, the Inland Zoning Ordinance, is hereby amended as follows and as shown on the map in Exhibit 1, attached hereto and incorporated herein by this reference:

- a. Change the zoning on the subject properties to C-3 (General Commercial), as of the effective date of the adopted ordinance.

SECTION 5. 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 6. Effective Date

This ordinance shall take effect on the 31st day following the date of its final adoption.

SECTION 7. Publication

The City Clerk shall certify to the passage of this Ordinance and cause the same to be published and posted in the manner prescribed by California law.

INTRODUCED ON the 4th day of November, 2008.

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

MICHAEL T. BENNETT, MAYOR

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 Ordinance No. 08-__ was duly adopted by the City Council of the City of Goleta at a meeting held on the __ day of _____, 2008, by the following vote of the Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

(SEAL)

DEBORAH CONSTANTINO
CITY CLERK



City Limit

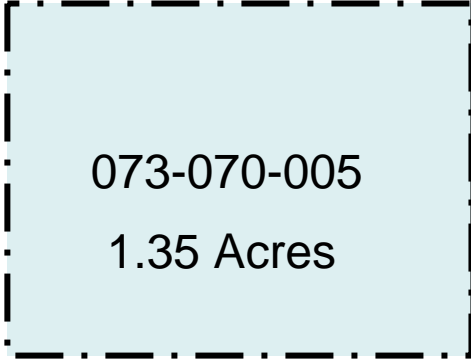


Property Boundary

**Ordinance 08-__ Exhibit 1
Rezone
Harwin/Aero Camino Project
(08-057-GPA)**

Change Zone District to
C-3 (General Commercial)
APNs 073-070-005, -021, -024

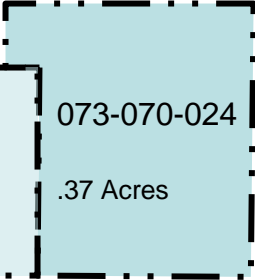
AERO CAMINO



073-070-005
1.35 Acres



073-070-021
.30 Acres



073-070-024
.37 Acres



HOLLISTER AVENUE

AIRPORT

NOT TO SCALE

ATTACHMENT 3

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 4

Planning Commission Resolution 08-10

RESOLUTION NO. 08-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GOLETA, CALIFORNIA 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); and

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 8th day of September, 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)
CITY OF GOLETA) ss.

I, DEBORAH CONSTANTINO, City Clerk of the City of Goleta, California, DO HEREBY CERTIFY that the foregoing Planning Commission Resolution No. 08-10 was duly adopted by the Planning Commission of the City of Goleta at a regular meeting held on the 8th day of September, 2008, by the following vote of the Commission members:

AYES: CHAIR KNIGHT, VICE CHAIR DANIELS COMMISSIONERS EASTON, KAVANAGH, AND KESSLER-SOLOMON,

NOES: NONE

ABSENT: NONE

(SEAL)

DEBORAH CONSTANTINO
CITY CLERK

RESOLUTION NO. 08-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GOLETA, CALIFORNIA 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); and

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.

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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 8th day of September, 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. 08-10 was duly adopted by the Planning Commission of the City of Goleta at a regular meeting held on the 8th day of September, 2008, by the following vote of the Commission members:

AYES: CHAIR KNIGHT, VICE CHAIR DANIELS COMMISSIONERS EASTON, KAVANAGH, AND KESSLER-SOLOMON,

NOES: NONE

ABSENT: NONE

(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.

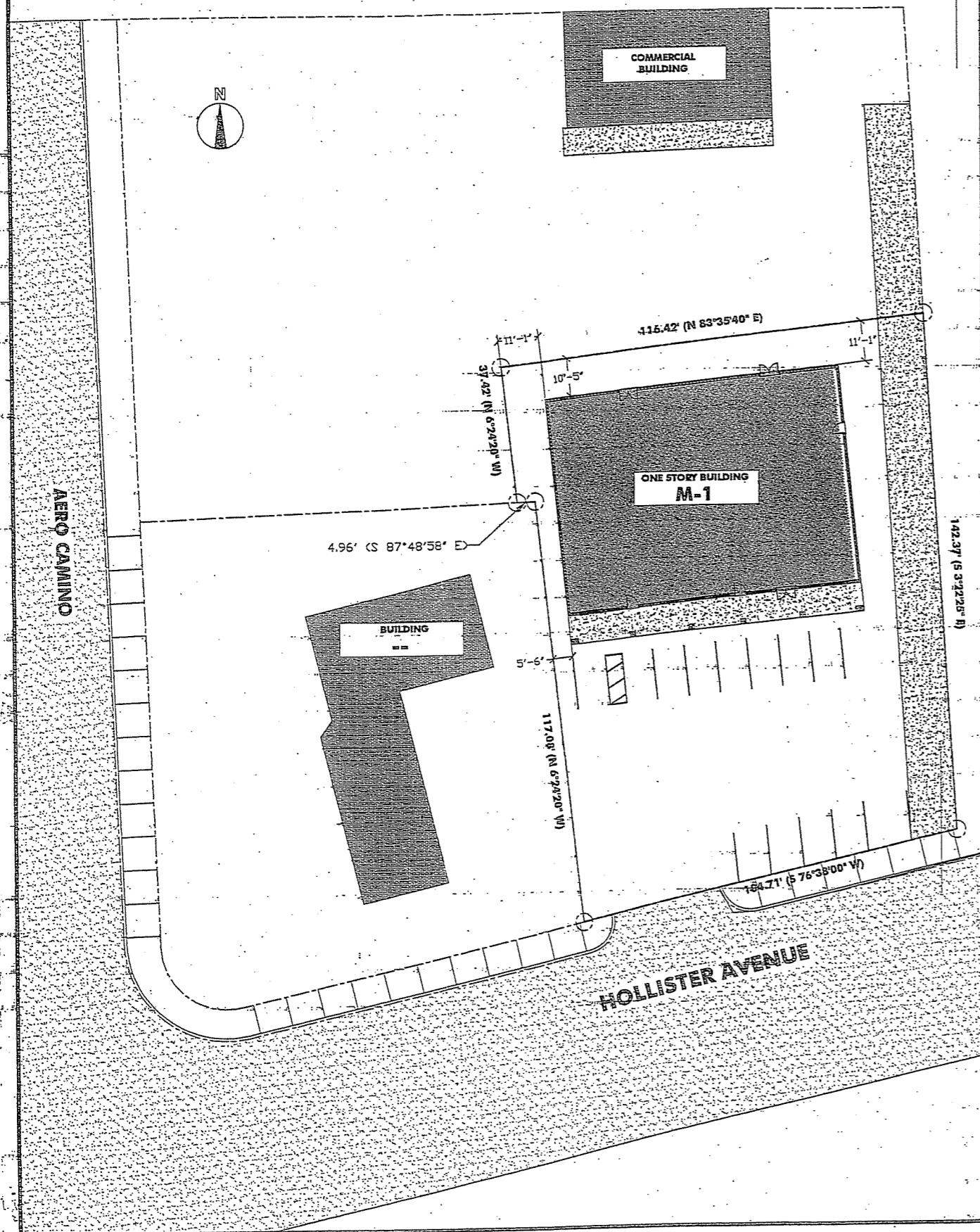
The proposed zoning designation of C-3 (General Commercial) would be consistent with the historical and proposed uses on the subject properties. The three subject properties all have frontage on Hollister Avenue, and the rezoning of all three properties would create a consistent zone district that provides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

ATTACHMENT 5

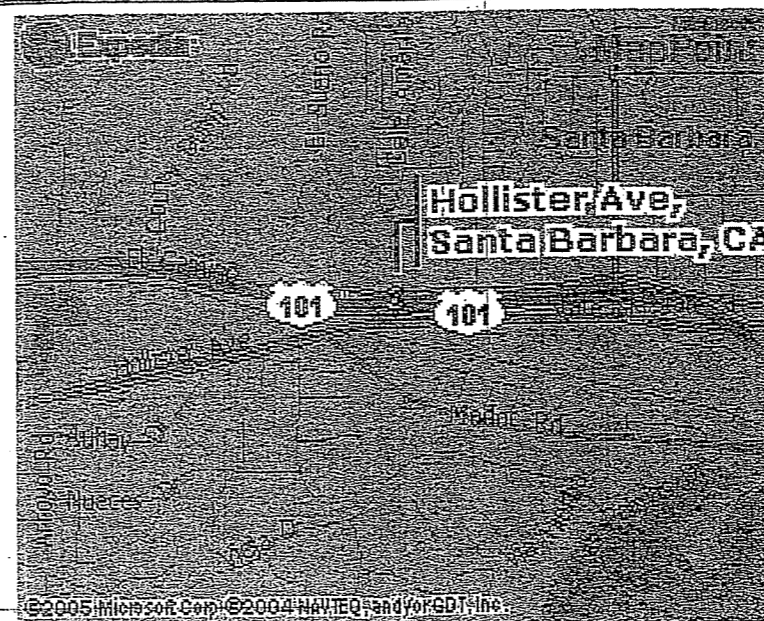
Project Site Plan (for reference only)

SITE PLAN

SCALE: 1/16" = 1'0"



VICINITY MAP



PROJECT INFORMATION

SCOPE OF WORK:
DEVELOPMENT OF SECOND FLOOR TO EXISTING STRUCTURE.

PROPERTY ADDRESS: 6396 HOLLISTER AVE.
GOLETA, CA 93110

PARCEL NUMBER: 073-070-24

LOT SIZE: 18,158 SQ.FT.

ZONING: M-1

EXISTING SQ. FOOTAGE: 4,840 sq. Ft.

SETBACKS

6396 HOLLISTER AVE

REV.	DATE	APPR.
01		
02		
03		

RICHELE DESIGN
 BUILDING DESIGN • INTERIOR • INDUSTRIAL ENGINEERING • PLANS • CAD
 PROJECT (905) 569-9200 • 1625 STATE STREET, SANTA BARBARA, CA 93101
 WWW.RICHELEDESIGN.COM

SHEET INDEX

1. SITE PLAN AND VICINITY MAP
2. EXISTING FLOOR PLAN
3. EXISTING EXTERIOR AND SECTION

EXISTING BUILDING
 COMMERCIAL CMU BUILDING

PROJECT CONTACTS

PROPERTY OWNER
LISA KAY-HARWIN

BUILDING DESIGN
RICHELE DESIGN
RICHELE MAILAND
1625 STATE STREET
SANTA BARBARA, CA. 93101
PHONE: (805) 569-9200

LANDSCAPE ARCHITECT

CIVIL ENGINEER

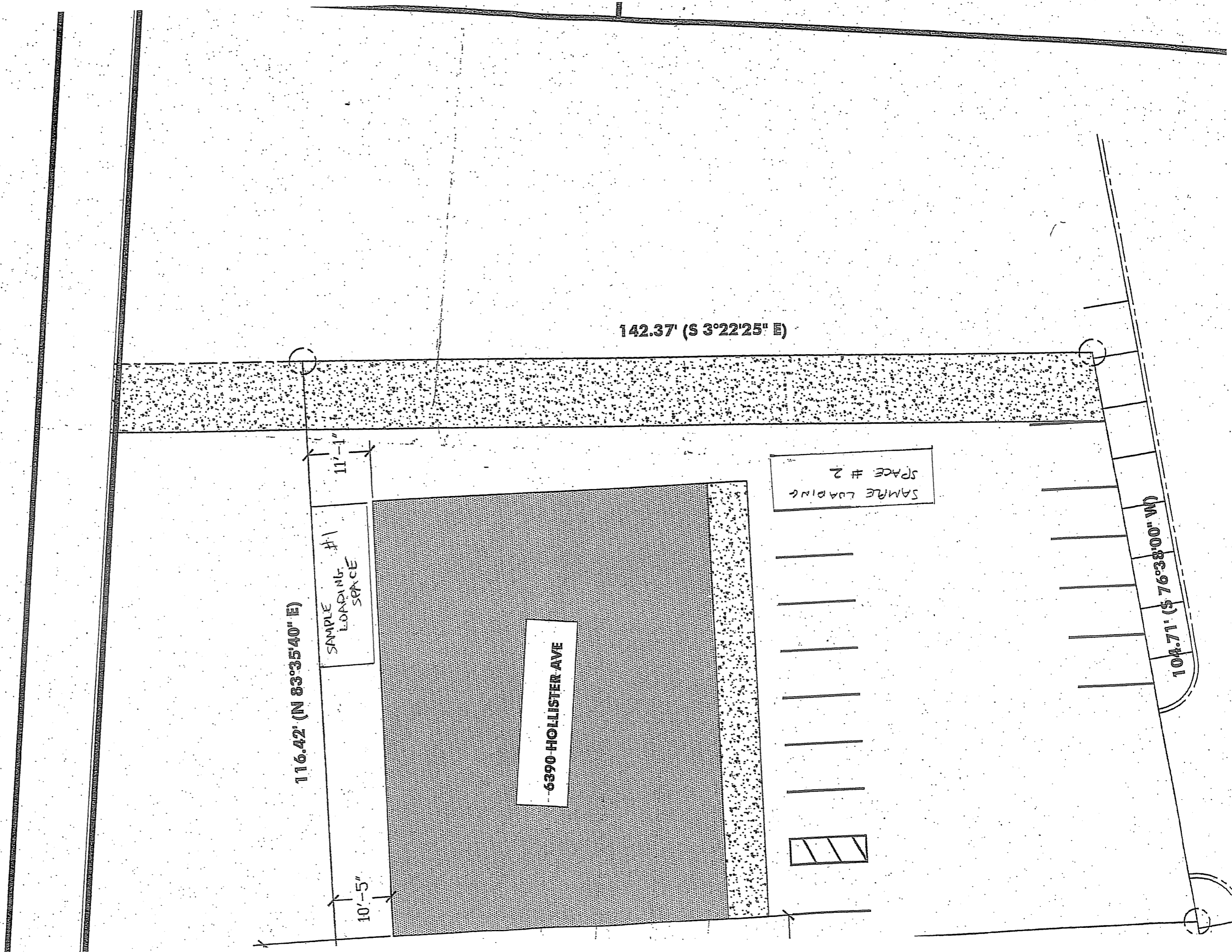
TITLE:
KAY-HARWIN BUILDING
6396 HOLLISTER AVENUE
GOLETA, CA. 93110

RECEIVED

APR 01 2008

City of Goleta
Planning & Environmental Svcs.

DWG. No.	XXX-XX-XXX
Size	D Rev. 01
Drawn By	Richele Mailand
Date	04.12.05
Scale	NOTED
SHT.	OF 03



116.42' (N 83°35'40" E)

SAMPLE LOADING SPACE #1

11'-1"

6390 HOLLISTER AVE

SAMPLE LOADING SPACE #2

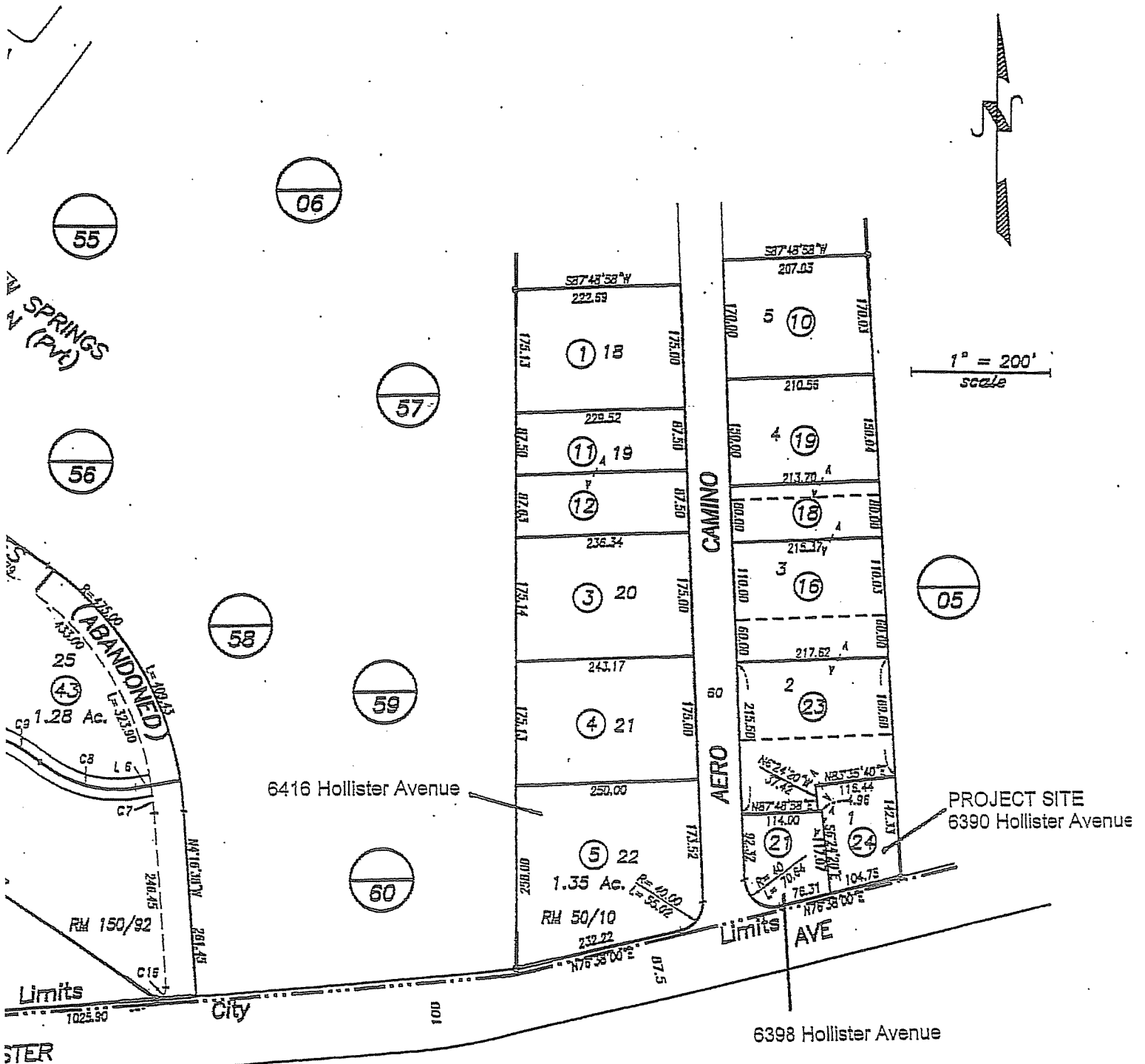
142.37' (S 3°22'25" E)

104.71' (S 76°38'00" W)

10'-5"

ATTACHMENT 6

Vicinity Maps



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

Hollister Ave

Aero Camino