



FIRE STATION 10

Case No 17-069-GPA-RZ-DP; 16-044-DRB



Planning Commission Hearing October 8, 2018 Dept. of Neighborhood Services & Public Safety



Goleta Fire Station 10 at 7952 Hollister Ave.

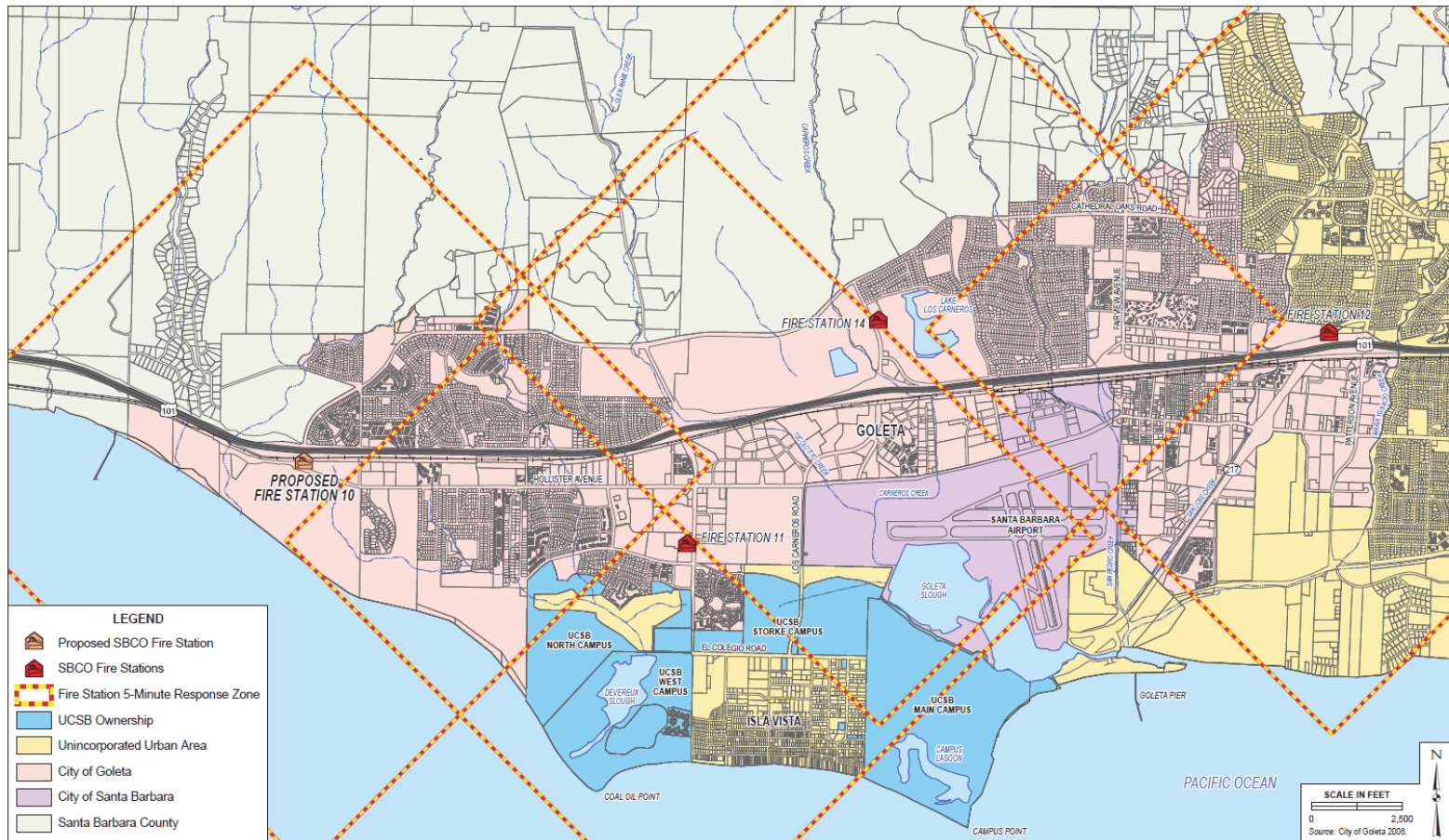
- The purpose of tonight's meeting is to review the adequacy and completeness of the Final EIR and Addendum to the FEIR for the City General Plan/Coastal Land Use Plan; and
- For the Planning Commission to make a recommendation to the City Council on the merits of the project, including the following actions:
 - General Plan Amendment
 - Rezone
 - Development Plan with Modifications



Background:

- 1967: Goleta Valley was surveyed by the National Board of Fire Underwriters for fire protection services for the proposed future development of the Goleta Valley.
- 1980's: Santa Barbara County Fire Department determined that a new fire station was needed in the Western Goleta Valley due to high response times and population growth.
- 2006: City of Goleta included development of FS10 in its General Plan/Coastal Land Use Plan.

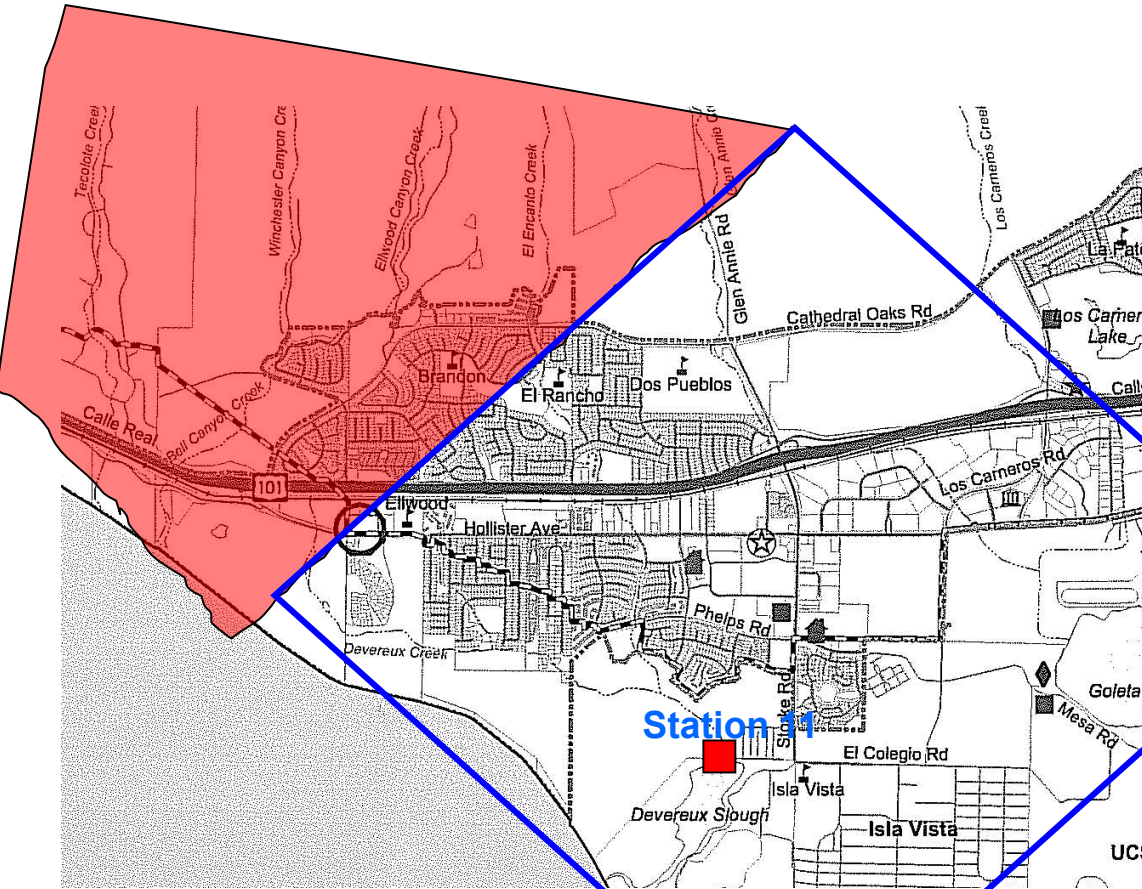
Project Purpose and Need: Meet 5-Minute Response Time in Western Goleta



City of Goleta Fire Station 5-Minute Response Zones
City of Goleta Fire Station 10

**FIGURE
2-2**

- Currently, Fire Station 11 serves a population of 22,469 exceeding the maximum population to firefighter ratio of 4000:1 by 10,469 people.
- Station 11 does not meet the 5-min response time for Western Goleta.



**5-Minute Response
Zone for Station 11**

Development Background for Fire Station 10:

- The Project site, formerly a gas station, has General Plan designation of Visitor-serving Commercial (C-V) and Zoning of Limited Commercial (C-1).
- On May 2, 2017, the City Council initiated a General Plan Amendment and zone change to consider the possible development of a Fire Station.
- In June 2017 and August 2018, the DRB provided conceptual review comments.
- From May 17, 2018 thru July 3, 2018, a draft Environmental Impact Report was circulated for public review and comment.

Fire Station 10 Includes:

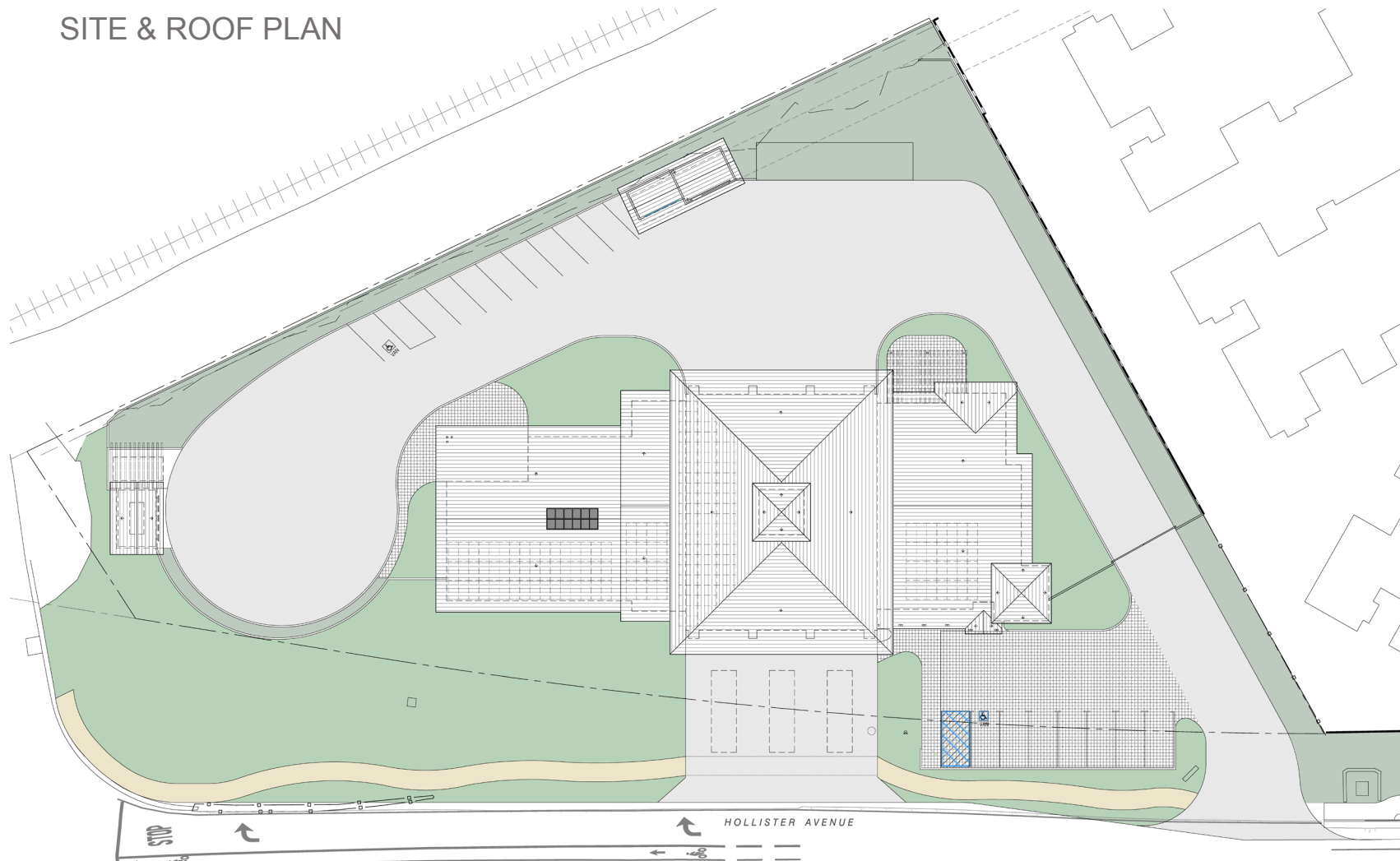
- An 11,600 square-foot fire station with three apparatus bays built to Silver LEED standards and space to accommodate H₂S Monitoring Equipment in the future.
- A community room/training with a 30-person capacity for Fire and City staff to conduct training and hold community meetings related to public safety.
- The facility will contain H₂S Monitoring Equipment.
- Accessory structures include:
 - Outdoor hose drying racks.
 - Trash/Recycling enclosure and storage space.
 - A bifurcated above-ground fuel tank (250-gallon gasoline and 1,000- gallon diesel) and an emergency generator on the west side of the turnaround area.

Fire Station (continued)

Site development also includes:

- A six-foot high security wall (concrete masonry) perimeter wall along the west and northern property line and continuing down the eastern property line to the entry gate planned about 100 feet from Hollister Avenue.
- Soldier pile wall along the northern property line.
- Frontage improvements including a sidewalk, curb and gutter and a bike lane along Hollister Avenue.
- Landscaping plan with removal of 56 Eucalyptus trees and related brush and replacement with a retention basin drought tolerant planting palette that emphasizes native species.

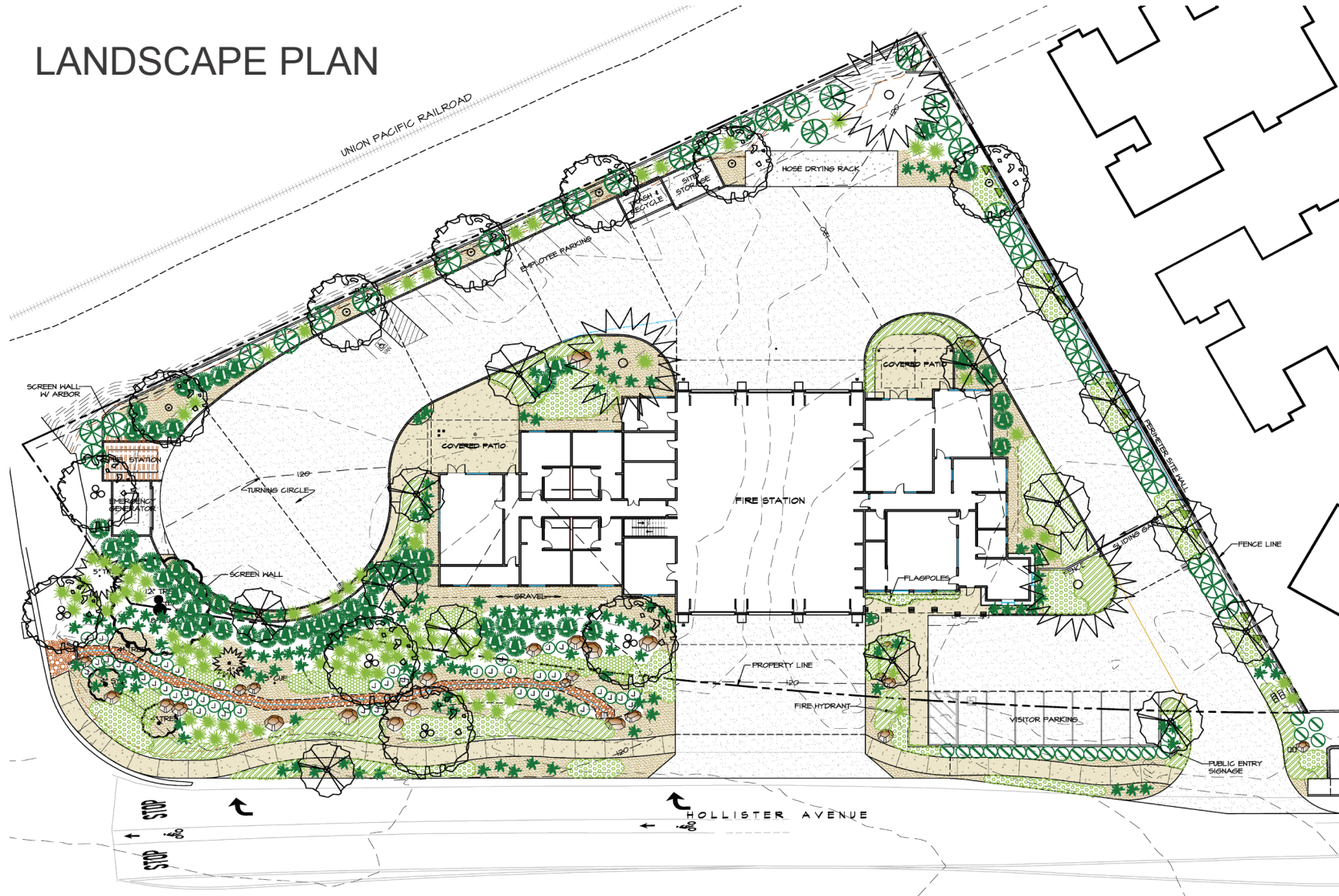
SITE & ROOF PLAN



South Elevation - from Hollister Avenue



LANDSCAPE PLAN



Project Description Actions

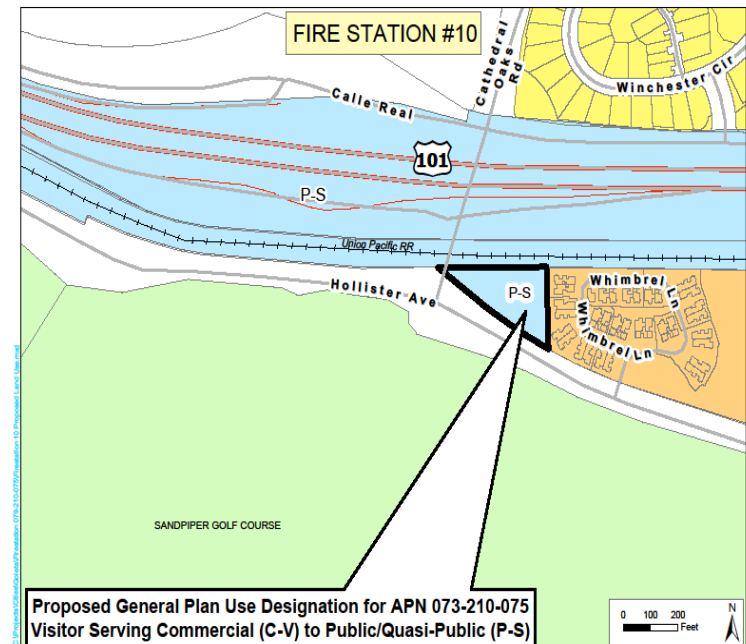
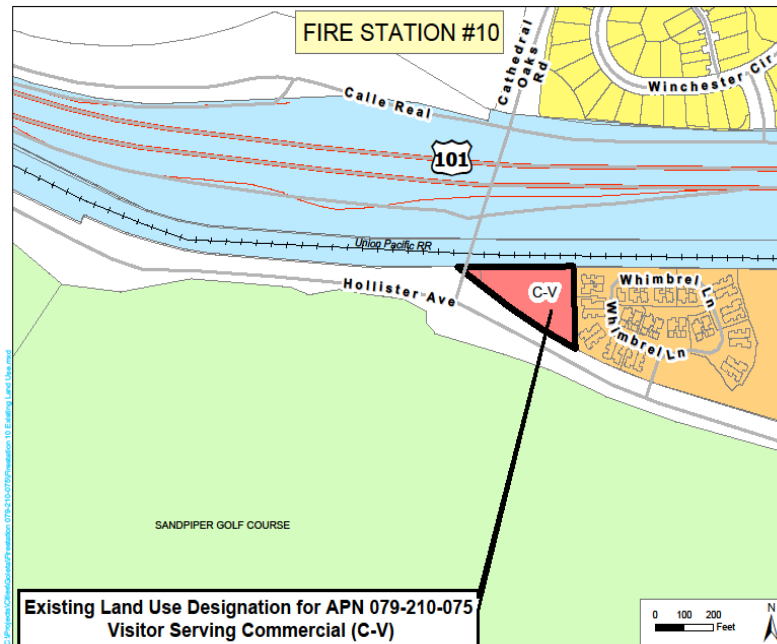
- A **General Plan Amendment** to change land use designation Element Figure 2-1 from Commercial Visitor-serving (C-V) to Public/Quasi-Public (P-S).
- A **Zone Change** from Limited Commercial (C-1) to Professional and Institutional (PI).
- A **Development Plan** for the construction of an 11,600 square foot Fire Station and ancillary structures and infrastructure.
- **Modifications** and a General Plan **Good Cause Finding** to allow front and rear yard setback reductions for parking area and accessory structures behind the Station.

General Plan Amendment

Visitor Serving Commercial (C-V) to Public/Quasi Public (P-S)

Existing:

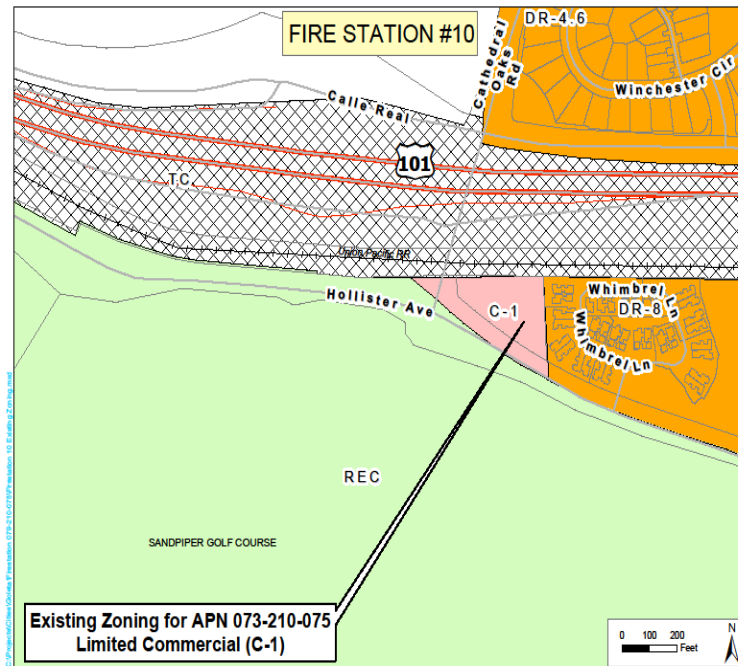
Proposed:



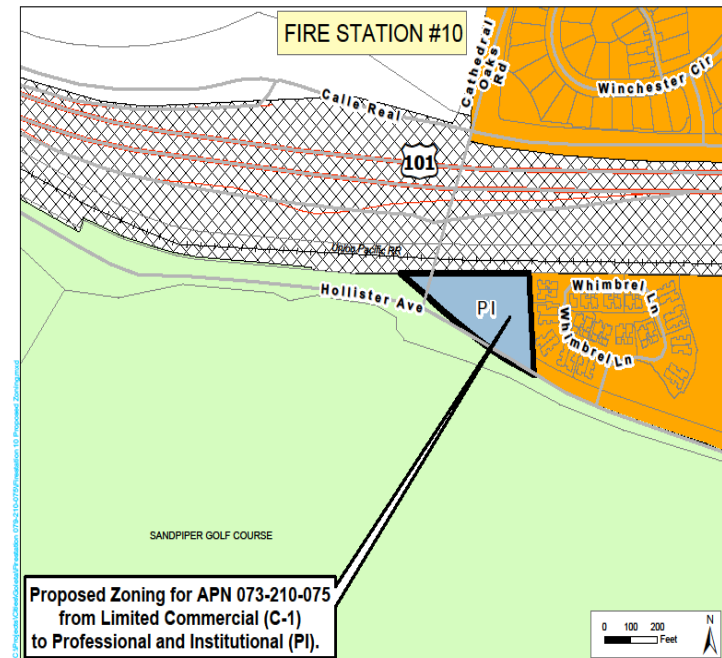
Rezone

Limited Commercial (C-1) to Professional and Institutional (PI)

Existing:



Proposed:



Environmental Review – Addendum

Addendum prepared to City General Plan/Coastal Land Use Plan (GP/CLUP) Final Environmental Impact Report (EIR):

- The range of uses allowed under the proposed land use designation of P-S would have the same or lesser impacts than the range of uses allowed by the existing (C-V) land use designation.
- The proposed GPA would have no new significant environmental effects beyond those identified in the GP/CLUP Final EIR.

Environmental Review – Project Specific FEIR

Class I Impacts:

- Short Term Aesthetics: Change in site until landscaping established
- Short Term Noise: During construction, not upon operation of FS10

Class II Impacts:

- Aesthetics
- Biological Resources
- Cultural Resources
- Geotechnical Design
- Land Use (related to Biological and Cultural Resources)

Environmental Review – Project Specific FEIR

Class III Impacts (Adverse but Less than Significant):

- Aesthetics
- Biological Resources
- Hazardous Materials
- Land Use
- Noise
- Transportation
- Air Quality
- Energy Conservation
- Greenhouse Gas
- Hydrology and Water Quality
- Utilities and Service Systems

Project Specific FEIR (cont.)

Class IV Impacts (Beneficial Impacts):

- Public Services - Increased Fire Protection
- Transportation – for providing new pedestrian and bicycle amenities in the Project Area

Statement of Overriding Considerations:

- To offset Class I impacts, the City Council must adopt these to balance significant impacts with project benefits (see Attachment 1, Exhibit 4).



View: From Across Hollister Avenue

VISUAL SIMULATION



View: Proposed Hollister Ave. looking
West toward Cathedral Oaks Overpass

VISUAL SIMULATION

Recommendation:

That the Planning Commission recommend to the City Council:

- Adoption of the Addendum to the General Plan/Coastal Land Use Plan FEIR;
- Certify the Project specific Final EIR including the Errata presented at the October 8, 2018 public hearing of the Planning Commission;
- Approve the General Plan Amendment from a Visitor-serving Commercial to a Public/Quasi-Public Land Use Designation;
- Approve the Rezone of the site from Limited Commercial (C-1) to Professional and Institutional (PI); and
- Approve the Final Development Plan with Modifications.

End of Presentation