

ATTACHMENT 4

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Planning Commission

FROM: John Zorovich

DATE: July 8, 2011

HEARING DATE: July 20, 2011

RE: Orcutt Key Site 3: 06GPA-00000-00016, 06TRM-00000-00004/TM14,714; 06DVP-00000-00015; 06RZN-00000-00007; 10CUP-00000-00001

I. Recommendation

Your Commission's motion should include the following:

1. Provide direction to staff regarding the proposed redesigned project; and,
2. Continue this item to the October 12, 2011 Planning Commission hearing.

II. Background

On April 13, 2011, the Planning Commission received public comment and then continued this item to allow the applicant time to redesign the project and address the concerns expressed by your Commission. At the hearing some of the Commissioners indicated that the project should closely adhere to Orcutt Community Plan (OCP) policies. Other Commissioners suggested that they would be willing to consider a reduced project design, which pulled back development from Highway 101 and Orcutt Creek, but included some development within the OCP designated open space area. All of the Planning Commissioners supported removal of development south of Orcutt Creek.

The applicant has submitted a letter dated June 30, 2011 (Attachment A), which addresses a number of questions and concerns raised by the Planning Commission. Additionally, the applicant has submitted a conceptual site plan depicting the redesigned project (Figure 1). The applicant is requesting that the Planning Commission provide direction to staff and the applicant on the reconfigured project.

III. Project Redesign

The proposed redesign seeks approval of a Vesting Tentative Tract Map, General Plan Amendment, Rezone, and Development Plan entitlements for the 138.6-acre Key Site 3. The

project proposes to develop 125 homes (reduced from 156 homes) - 85 small and medium single-family homes on the northern portion of the site (reduced from 99) and 40 large single-family homes on the central low-lying portion of the site (reduced from 46). No homes will be developed on the hills south of Orcutt Creek (reduction of 11 homes).

In addition, approximately 99.3 acres (about 72%) of the site is proposed as open space. This exceeds the 98 acres called for by the OCP. The open space area includes the upper mesa bluff area, Orcutt Creek, the hills south of Orcutt Creek, private parks and trails, public multi-use and hiking trails, public hiking and biking staging area with parking for the public, landscaped berms, and natural and restored habitat on hillsides and along the creek.

The project would establish two distinct residential neighborhood areas named Mesa and Creekside.

Mesa Neighborhood. The northern portion of the site, adjacent to Sunny Hills Mobile Home Park, is designed for the development of 85 single-family, detached, cluster homes along with parks trails, and other supporting improvements. Of the 85 units, 36 would be single story homes located on the project perimeter adjacent to the existing mobile home park to the north, existing single family residences to the west, along the bluff to the south and adjacent to the U.S. Hwy 101 to the east. Of the remaining 49 homes, 13 are single story and 36 are two story. The 85 homes range in size from about 1,460 s.f. to 3,150 s.f. All the homes have an enclosed garage for parking two vehicles.

Creekside Neighborhood. The central portion of the site, north of Orcutt Creek proposes 40 large single-family homes along with multi-use trails, parking areas, and other supporting improvements. All the homes would be single story and range in size from about 2,700 s.f. to about 3,300 s.f. The lots sizes in this neighborhood would range from 9,761 s.f. to 20, 407 s.f.

The public open space and trails would be owned and maintained by the County. The HOA would maintain the private roads, trails, parks, and open space.

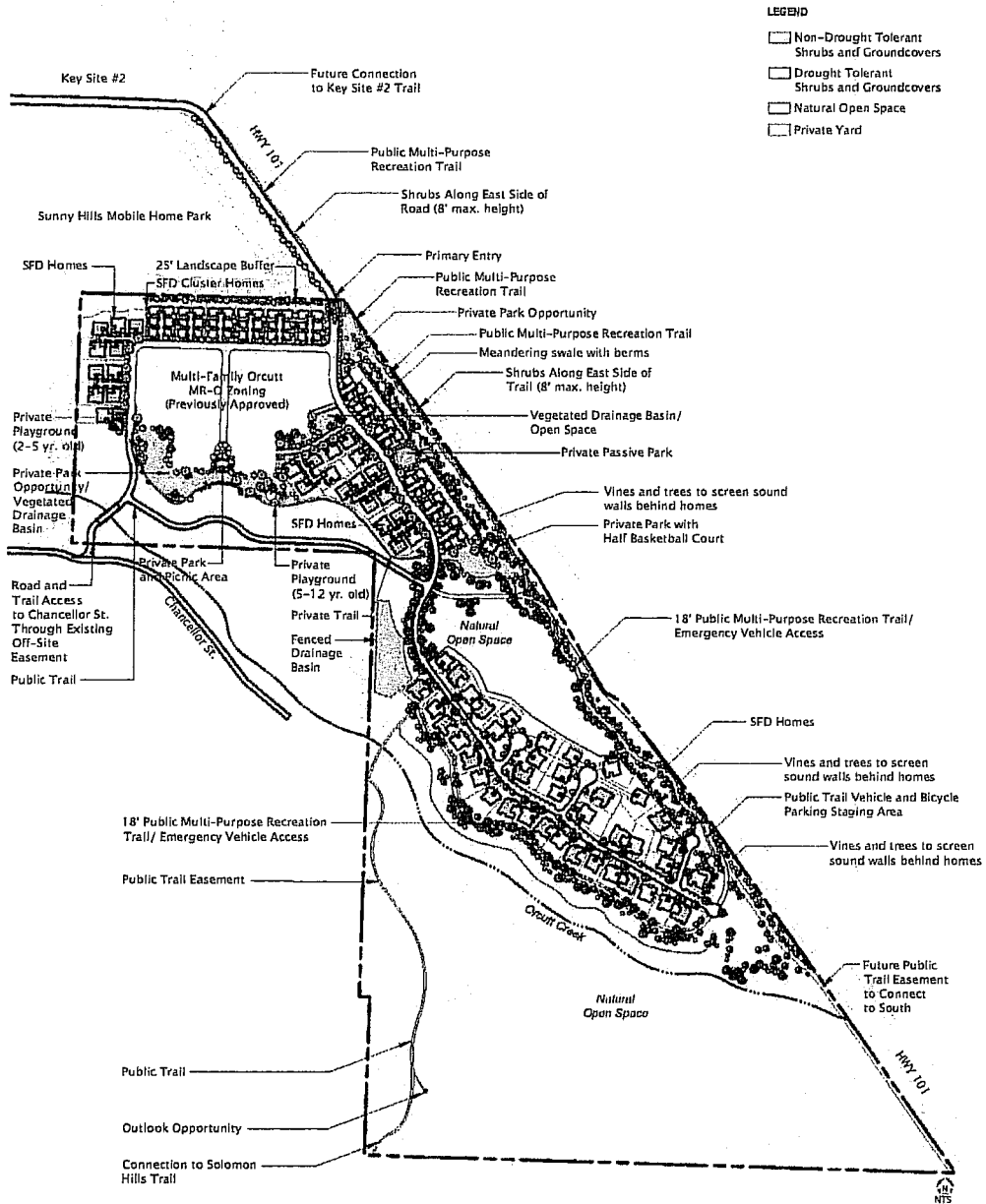
Roadway access would be as previously proposed, except the Chancellor access would not be gated and restricted to emergency access. Instead, it will be open with unrestricted access to the residents of KS-3 consistent with Fire Dept. guidelines.

Overall grading for the site is reduced from the previous project mainly due to the elimination of the homes south of Orcutt Creek and the pull back of the Creekside lots from Orcutt Creek. The exact amount of grading has not been calculated but will probably be in the range of 175,000 cubic yards +/- of cut.

IV. Staff Analysis

As discussed at the April 13th hearing, P&D believes that the intent of the OCP open-space policies and development standards is to provide: 1) a large contiguous amount of open-space

FIGURE 1



Illustrative Site Plan- Full Site

area that can be used for passive-recreational uses; and, 2) protection of sensitive biological, visual and cultural resources. The revised project would provide a slightly greater amount open-space acreage than what the OCP requires (99 acres vs. 98 acres per the OCP); however, locating some of the development south of the northern mesa (in the designated open space area) would result in a series of small open-space areas, bordered on several sides by residential development, rather than one large contiguous open space area envisioned in the OCP.

P&D does not support the proposal to relocate the open-space boundary to the south and allow development of 40 units in the designated open-space area for the following reasons:

- First, it is inconsistent with the overall goals of the OCP policies that pertain to the protection of the site's visual, biological, and cultural resources.
- Second, future development in the designated open-space area would not only detract from the semi-rural character of the area, which the OCP open-space policies are in place to protect, but would not be prudent since there is already a sufficient inventory of similar size residential lots in the Orcutt area. There are over 100 residential lots within the Orcutt area (which are similar in size to the proposed Creekside lots) that were approved six to ten years ago on portions of Key Sites 6, 7, and 12 that remain undeveloped. This would suggest that there is a sufficient supply of similar sized residential lots to meet the existing and future housing needs in the Orcutt area without having to develop in the designated open space areas.
- Third, there are other undeveloped OCP Key Sites (e.g., Key Sites 14, 15, and 18) that are designated for large lot residential development which could also satisfy the future housing needs in Orcutt.

V. Project Alternatives

Outlined below are two alternatives to the redesigned project for the Planning Commission's consideration. The alternatives include:

- 1) The alternative identified by staff and presented to the Planning Commission on April 13, 2011; and,
- 2) A redesigned Tract Map with further modifications.

At the April 13, 2011 hearing staff presented an alternative to the project which is a variation of two alternatives analyzed in the Final EIR. This alternative combines the environmental benefits of Alternative #7, identified in the Final EIR as the environmental superior alternative, and Alternative #6 which applies the open space policies of the Orcutt Community Plan, thereby limiting development to the northern mesa area while maintaining a 250-foot setback along highway 101, and preserving the visual, biological and cultural resources located in the southern portion of the project site. The alternative identified by staff would result in a number of adverse environmental effects, but would not pose any potentially significant and unavoidable impacts. Therefore, it is staff's opinion that the beneficial aspects of the recommended alternative significantly outweigh its adverse environmental effects.

Another alternative that staff would support is a further revised redesigned project that includes further reduction of residential lots south of the northern mesa. Specifically, staff would support the removal of the Creekside development. This would limit the development to the northern mesa and be consistent with the OCP policies. While this alternative would not provide the 250 foot setback along highway 101 (suggested in the alternative above), it would provide a 125 foot landscape buffer which is greater than the 75-foot buffer required in the OCP. This alternative would achieve consistency with the OCP Key Site 3 and Open Space policies which require development to be confined to the northern mesa area.

VI. Northern BAR Comments

The NBAR considered the applicant's redesigned project on June 24th. Provided below are the unapproved minutes from the June 24th meeting.

NBAR COMMENTS:

- Lack of information on the MR-O development is an issue. This creates difficulty in finding neighborhood compatibility.
- NBAR wants to review MR-O development standards.
- Cross sections should include existing grade at Highway 101.
- Buildings are too close to freeway.
- Trail is too close to freeway especially northern section. Trail location needs to be reconsidered.
- Add shrubs to trail area.
- Cross section C. Consider wrought iron or tubular steel fencing to provide homeowners a feeling of security/separation from trail users.
- Relocate Orcutt Creek Trail further from homes.
- Set backs off street seem too close to units.
- NBAR wants to see guest parking areas detailed on plans.
- NBAR has concerns with grading & topography.

VII. Chancellor Street Easement

OCP Development Standard FIRE-2.2 requires a minimum of two routes of ingress and egress to be open and unobstructed for the site. To adhere to this requirement, the applicant proposes to provide a secondary access road off of Chancellor Road, which extends to the west from Stillwell Road. This secondary-access was originally proposed by the applicant to remain gated and for emergency use only. During the April 13th hearing a County Fire Department representative stated that the secondary access should be unrestricted given the proposed level of residential development. The applicant has revised his project so that the Chancellor access would no longer be gated and restricted to emergency access. Instead it will be open with unrestricted access to the residents of KS-3 consistent with Fire Dept. guidelines.

At the April 13th hearing the Planning Commission expressed concern regarding the nature of the applicant's easement over the Chancellor Street area. Staff, with the assistance of the county Surveyor, has determined that the applicant has an easement for a "public road", for an adequate width of 80 feet. The surveyor also confirms that the easement is from Stillwell Road to the project site.

Orcutt Key Site 3

06GPA-00000-00016, 06RZN-00000-00007, 06DVP-00000-00015, TTM 14,714, 10CUP-00000-00001

Hearing Date: July 20, 2011

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Attachments

Attachment A –SB Clark LLC, Inc. letter, dated June 30, 2011

PLANNING COMMISSION ONLY

Exhibit 1 – Plan set

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ATTACHMENT A

SB CLARK, LLC
300 Esplanade Drive, Ste 430
Oxnard, CA 93036
Phone: 805-988-4114 * Fax: 805-988-4116

June 30, 2011

VIA ELECTRONIC MAIL

John Zorovich
Planning and Development
County of Santa Barbara
624 W. Foster Rd, Suite C
Santa Maria, CA 93455-3623

Re: *Orcutt Keysite 3*

Dear John:

Pursuant to our discussions, this letter outlines the changes we have made to the KS-3 project since the April 2011 Planning Commission meeting. The changes are based upon the presentation and discussion with the Planning Commission during the April 2011 meeting (Commissioner Valencia described the plan changes as "Alternative 10") as well as recent comments from the NBAR presentation we made on June 24th. We believe the changes made better conform to the OCP and County GP goals and objectives (e.g., reducing number of du's from 156 to 125) and also minimize a number of the significant impacts identified by the FEIR (e.g., elimination of any residential development south of Orcutt Creek).

The following is a list of the plan changes and also a revised project description as a result of the changes.

Modifications to the April 2011 KS-3 Development Plan

DU reduction

1. The total dwelling units reduced from 156 to 125. This is consistent with the OCP density assumptions.

Development South of Orcutt Creek

2. All residential development, bridge, and roads eliminated in hills south of Orcutt Creek. Only development is for trails as called for in OCP.

Chancellor Road Access

3. Gates restricting secondary access to Chancellor Road for emergency purposes are removed. Access will be fully open to residents and consistent with Fire Department requirements.

Setback from Hwy 101

4. All dwelling units are setback at least 125' from Hwy 101. This exceeds the 75' open space setback requirements of the OCP.
-

North and Easterly Setbacks

5. All dwelling units are set back at least 50' from the northerly and easterly boundaries. This is consistent with the OCP requirements.

Setback from Orcutt Creek

6. The residential development setback along the north side of Orcutt creek increased from 50' to 100'. This exceeds the OCP biological development standard requiring a minimum of 50' and provides additional fire set back area.

More Visual Diversity and Varied Street Scene; Less Plan Rigidity

7. New residential plan type added to mix of larger SFD homes in Mesa area.
8. New residential plan type added to mix of small-lot cluster homes in Mesa area.
9. Home setbacks from streets have additional depth and variation.
10. Main access road in development revised to be more curvilinear.
11. Passive park/open space added to separate easterly cluster homes.

Improve Visual Screening along Hwy 101

12. Additional trees, vines and shrubs added and/or relocated to help screen homes and walls.
13. Reduced the maximum tree height so that homes can be screened but longer view to Solomon Hills better preserved.
14. Landscaped berm added to also help screen homes and walls. This will also help reduce freeway noise.

Reduced Amount of Street

15. Easterly road accessing the lower Creekside homes eliminated reducing grading and paving and also improving visual along Hwy 101.

Open Space Increase

16. Total open space increased from 86 acres to over 99 acres. This exceeds the amount of open space called for in the OCP.

Project Description

The proposed project seeks approval of a Vesting Tentative Tract Map, General Plan Amendment, Rezone, and Development Plan entitlements for the 138.6-acre Key Site 3. The project proposes to develop in total 125 du's (reduced from 156 du's) - 85 small and medium single family homes on the northern portion of the site (reduced from 99) and 40 large single family homes on the central low-lying portion of the site (reduced from 46). No homes will be developed on the hills south of Orcutt Creek (reduction of 11 du).

In addition, approximately 99.3 acres (about 72%) of the site is proposed as open space. This exceeds the 92 acres called for by the OCP. The open space area includes the upper mesa bluff area, Orcutt Creek, the hills south of Orcutt Creek, private parks and trails, public multi-use and

hiking trails, public hiking and biking staging area with parking for the public, landscaped berms, and natural and restored habitat on hillsides and along the creek.

The project would establish two distinct residential neighborhood areas named Mesa and Creekside.

Mesa Neighborhood. The northern portion of the site, adjacent to Sunny Hills Mobile Home Park, is planned for a PRD, designed for the development of 85 single family detached cluster homes along with parks trails, and other supporting improvements. Of the 85 units, 36 would be single story homes located on the project perimeter adjacent to the existing mobile home park to the north, existing single family residences to the west, along the bluff to the south and adjacent to the U.S. Hwy 101 to the east. Of the remaining 49 homes, 13 are single story and 36 two-story. The 85 homes range in size from about 1,460 S.F. to 3,150 S.F. All the homes have an enclosed garage for parking two vehicles.

Creekside Neighborhood. The central portion of the site, north of Orcutt Creek, would be designated PRD, and proposes 40 large single family homes along with multi-use trails, parking areas, and other supporting improvements. All the homes would be single-story and range in size from about 2,700 S.F. to about 3,300 S.F. The lots sizes range from a minimum of 9,760 S.F. to 20,400 S.F.

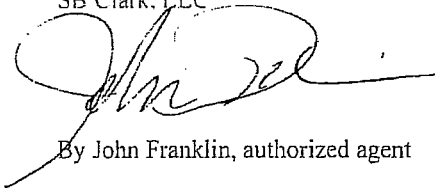
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If you have any questions or comments, please contact me.

Very truly yours,
SB Clark, LLC



By John Franklin, authorized agent

Copy via e-mail: Ernie Mansi, SB Clark, LLC

