

SB Clark, LLC Residential Subdivision Key Site 3

Case Nos. 13GPA-00000-00005, 13RZN-00000-00001,
13TRM-00000-00001, 13DVP-00000-00010, 14EIR-00000-00007,
17RDN-00000-00005

Santa Barbara County Board of Supervisors
October 12, 2021



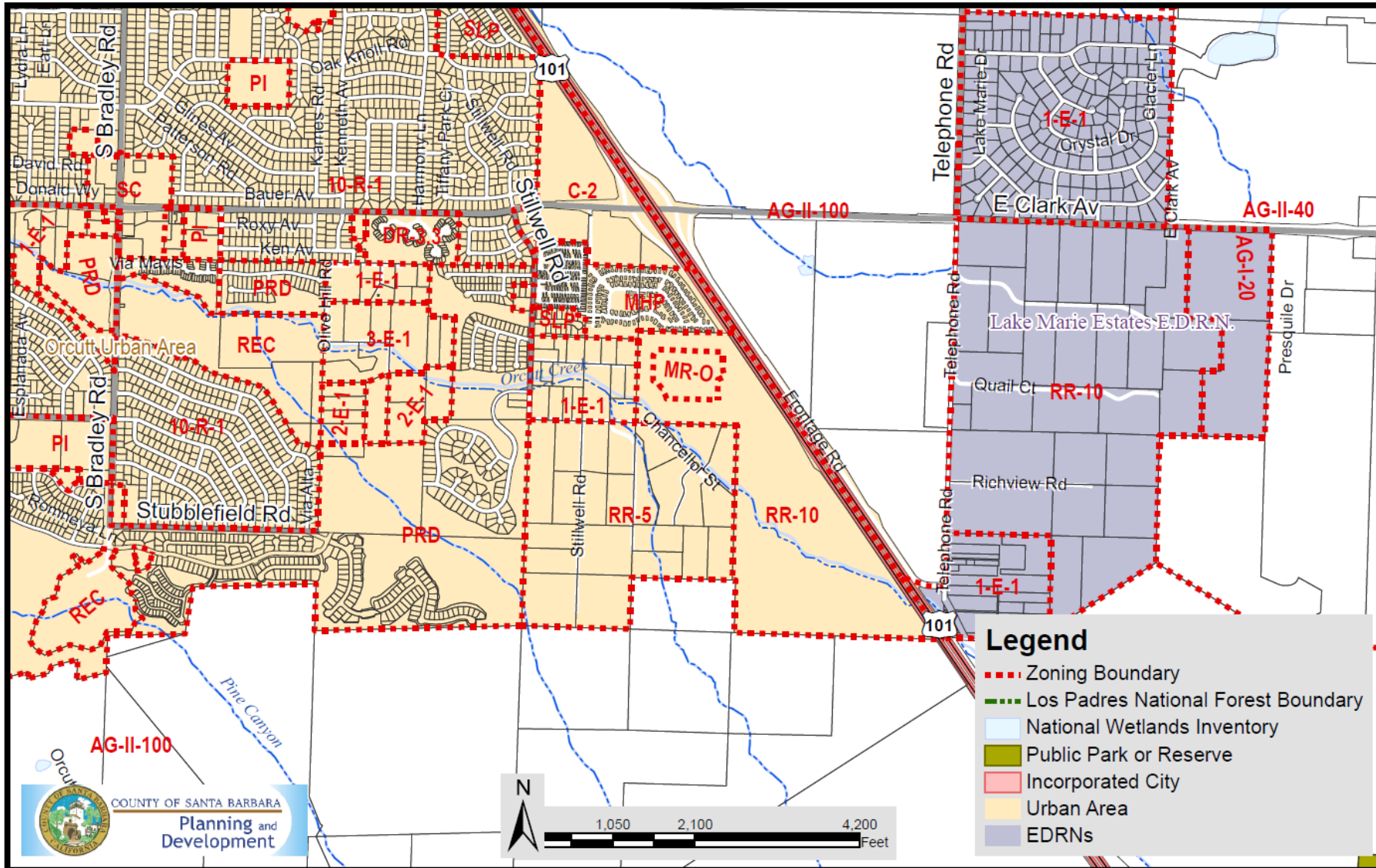
County of Santa Barbara
Planning and Development
Shannon Reese

Project Site



- Key Site 3
- Highway 101 and Clark Avenue
- Surrounding residential and agricultural development

Zoning and Land Use



Site Background

- 1997: OCP EIR evaluated project of 212 SFDs and 52.4 acres of open space [212 total units on KS 3]
- 2009: BOS approved the Housing Element Focused Rezone Program and EIR to rezone 8 acres of Key Site 3 Multi-Family Residential - Orcutt (MR-O) zoning designation [285 total units on KS 3]
- 2012: BOS found project of 125 SFDs located on the northern (80 units) and central low-lying (45 units) portions of the site inconsistent with the Comprehensive Plan and OCP [285 total units]
- Current: 119 SFDs, 91 acres of public open space, and 22.5 acres of private open space. [279 total units]

Key Site 3 Overview

- Primary development confined to mesa area
- Emphasis on preservation of natural open space
- Reduced project footprint to minimize environmental impacts



Project Components



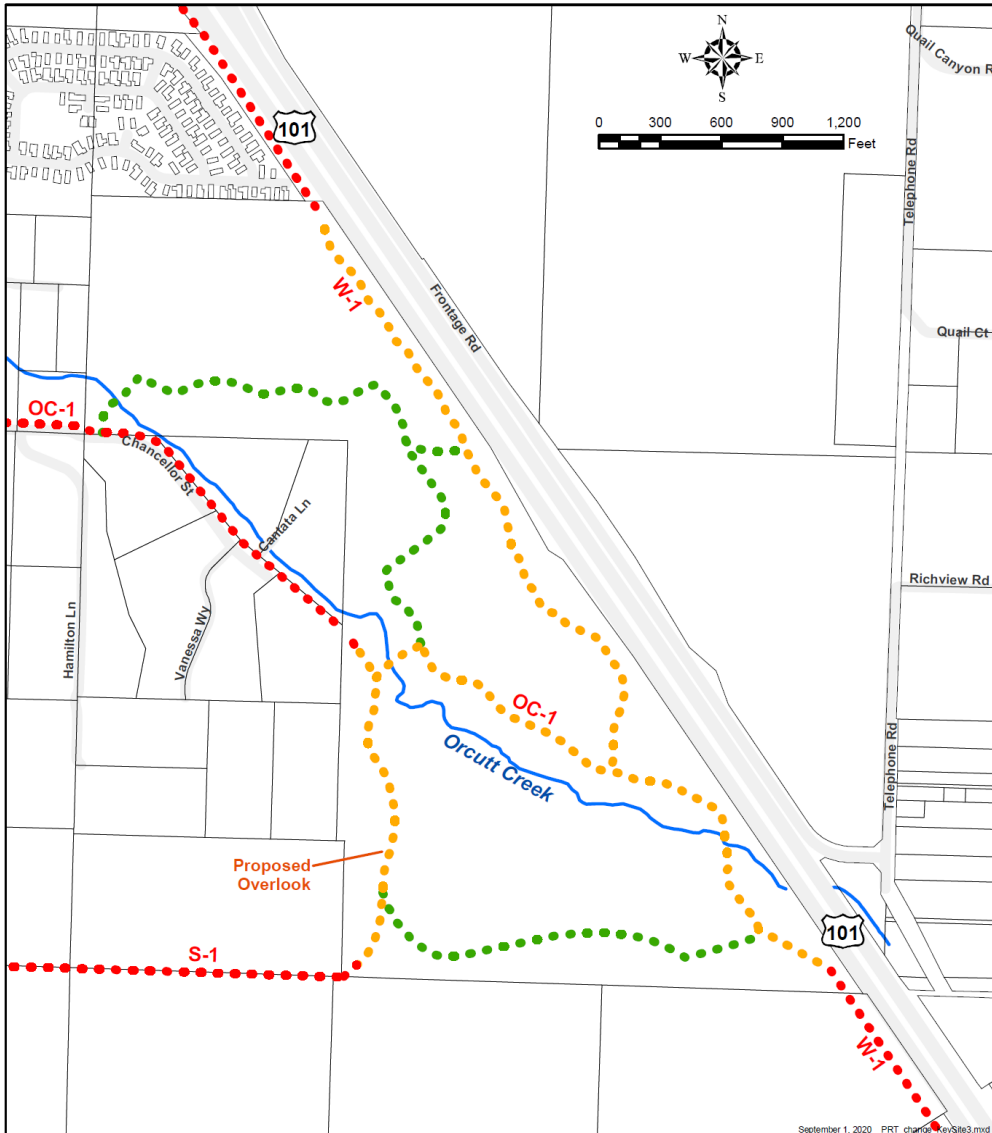
OCP - Rezone

- Allows for up to 125 SFDs via OCP Policy KS3-2. The County shall consider rezoning portions of Key Site 3 to Planned Residential Development (PRD) if:
 - the areas identified as “Open Space” on Figure KS 3-1 have been dedicated to the County or other County-approved group or agency [proposed as a part of project]
 - the property owner has demonstrated compliance with Action SCH-O-1.3 [agreement recorded]
- Applicant proposing PRD-119 zoning (119 SFDs) rather than PRD-125

OCP – General Plan Amendment

Graphic Changes

- OCP PRT map revised to show relocated and new trail segments in the proposed public open space
- Red = no alignment change
- Yellow = realigned segment
- Green = new trail segment



PC Recommendations

- Project is not consistent with the surrounding area
- Proposed density is not compatible with the community
- Commission would like to see a larger portion of the Key Site developed at a lower density, and the designated open space reduced to accommodate housing on more of the property.
- Secondary access is not firmly established to support the impacts of the project and the developer does not have a private maintenance agreement in place, as was requested by the Planning Commission at the November 4, 2020 hearing
- The developer should utilize secondary access that is not along Chancellor Street (e.g. along Oakbrook Lane).

Recommended Actions

On October 12, 2021, to follow the recommendations of the County Planning Commission, your Board's action should include the following:

1. Make the required findings for denial of the project, Case Nos. 13GPA-00000-00005, 13RZN-00000-00001, 13TRM-00000-00001, 13DVP-00000-00010 and 17RDN-00000-00005, as specified in Attachment 1, Findings for Denial. .
2. Determine that denial of the project, Case Nos. 13GPA-00000-00005, 13RZN-00000-00001, 13TRM-00000-00001, 13DVP-00000-00010 and 17RDN-00000-00005, is exempt from CEQA pursuant to CEQA Guidelines Section 15270 as specified in Attachment 2, CEQA Notice of Exemption; and
3. Deny the project, General Plan Amendment (Case No. 13GPA-00000-00005), Rezone (13RZN-00000-00001), Vesting Tentative Tract Map (Case No. 13TRM-00000-00001), Development Plan (Case No. 13DVP-00000-00010) and Road Naming application (Case No. 17RDN-00000-00005).