



Keysite 3

SINGLE FAMILY CLUSTER HOMES

INTRODUCTION

- ▶ COMMENT LETTER SUBMITTED EXPLAINING:
 - ▶ PLANNING COMMISSIONS FINDINGS FOR DENIAL ARE NOT SUPPORTABLE
 - ▶ SECONDARY/EMERGENCY ACCESS
 - ▶ HOUSING ACCOUNTABILITY ACT (SB 330)

BREIF PROJECT HISTORY



LAND WAS PURCHASED IN 2003



MRO WAS APPROVED IN 2009



SEVERAL ITERATIONS OF THE
CURRENT PLAN BEFORE YOU
HAVE BEEN PROPOSED

INCLUDING RANCHETTES (LARGE LOT
HOMES) DOWN IN THE LOWER MESA
THIS AREA IS NOW BEING DEDICATED AS
PUBLIC OPEN SPACE

HOW WE GOT HERE:



WE'VE BEEN WORKING ON THIS
SINCE 2003



FINALIZED AND SUBSEQUENTLY RE-
UPDATED THE EIR IN 2020 TO
COMPLY WITH NEW MANDATES
AND LAWS



SECURED WATER RIGHTS



COMPLIED WITH ALL COUNTY
REQUESTS

COLLABORATION

WORKED WITH 6 INDIVIDUAL NEIGHBORS ON OAKBROOK LN. TO GAIN UTILITY EASEMENTS AND GET THEM OFF SEPTIC

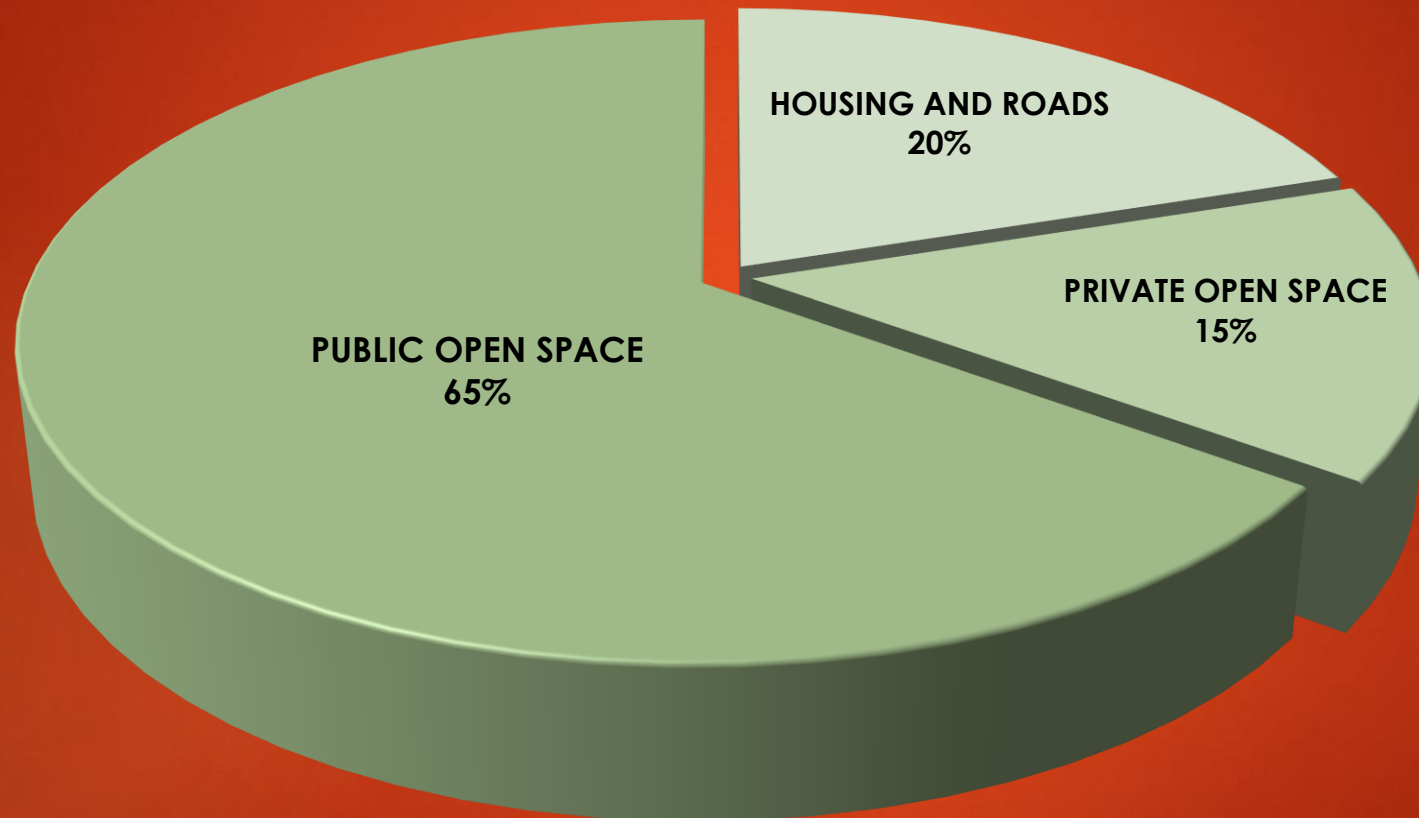
WORKED WITH ADJACENT LANDOWNERS TO GET ROADWAY EASEMENTS FOR REALIGNMENT

WORKED WITH MR. GAVIN MOORES (KEYSITE 2) TO SHARE THE COST OF HIS INTERSECTION IMPROVEMENTS (NOT A PROJECT REQUIREMENT)

MET WITH SUNNY HILLS MANAGEMENT AND ARE WILLING TO MOVE OUR PRIMARY ACCESS EASEMENT AND ROAD ALIGNMENT THROUGH KEYSITE 2 (NOT A PROJECT REQUIREMENT)

MET WITH COUNTY SUPERVISORS AND STAFF AND ARE WILLING TO MOVE OUR SECONDARY/EMERGENCY ACCESS (CURRENTLY THROUGH CHANCELLOR) TO OAKBROOK LN. IF THE COUNTY SO DESIRES

PROJECT OPEN SPACE DEDICATION



80% OF THE 138 ACRES IS OPEN SPACE



SITE PLANNING



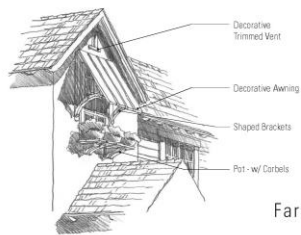
SINGLE FAMILY CLUSTER HOMES

Orcutt Key Site 3
 COUNTY OF SANTA BARBARA, CA

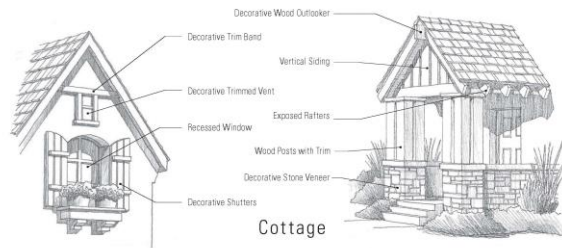
Illustrative Site Plan - The Mesa
 PROJECT APPLICATION BOOKLET

the mesa - architectural floor plans and elevations

ARCHITECTURAL STYLES



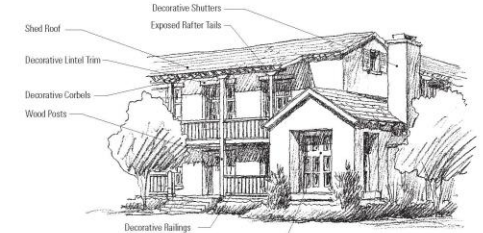
Farmhouse



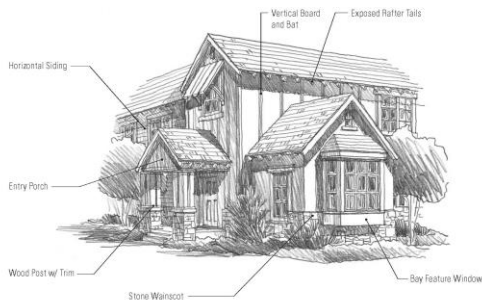
Cottage



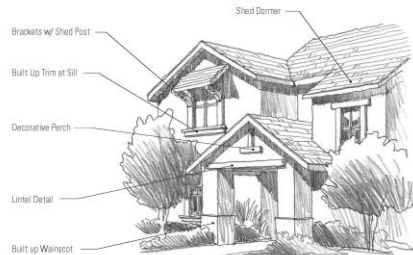
Craftsman



Monterey



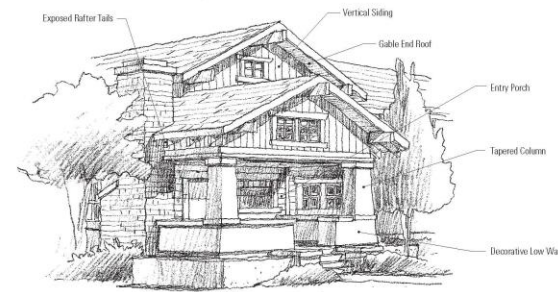
Americana



Architectural Themes 1

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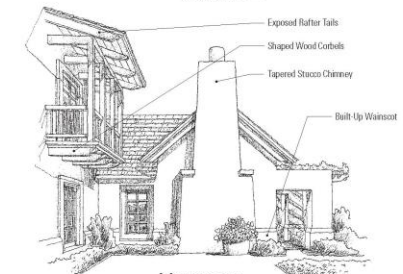
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COUNTY OF SANTA BARBARA, CA



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COUNTY OF SANTA BARBARA, CA

Architectural Themes 2

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Monterey - Plan A-1 - Front



Monterey - Plan A-1 - Rear

ELEVATIONS

Plan A-1 - Elevations

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Orcutt |
COUNTY OF SANTA BAR
the mesa - architectural floor plans and



Craftsman - Plan B-1 - Front



Craftsman - Plan B-1 - Rear

ELEVATIONS



Farmhouse - Plan D - Right

Americana - Plan E - Front

Farmhouse - Plan A - Front

ELEVATIONS



Cluster - 6-Pack Green Court Elevation View to West- Plans D,E,A

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FEBRUARY 2016

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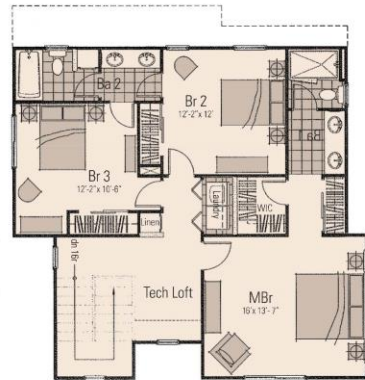


Plan B-1 (3,151 S.F.)

FLOOR PLANS



First Floor - 689 S.F.



Second Floor - 920 S.F.

Plan B - Two Story (1,609 S.F.)

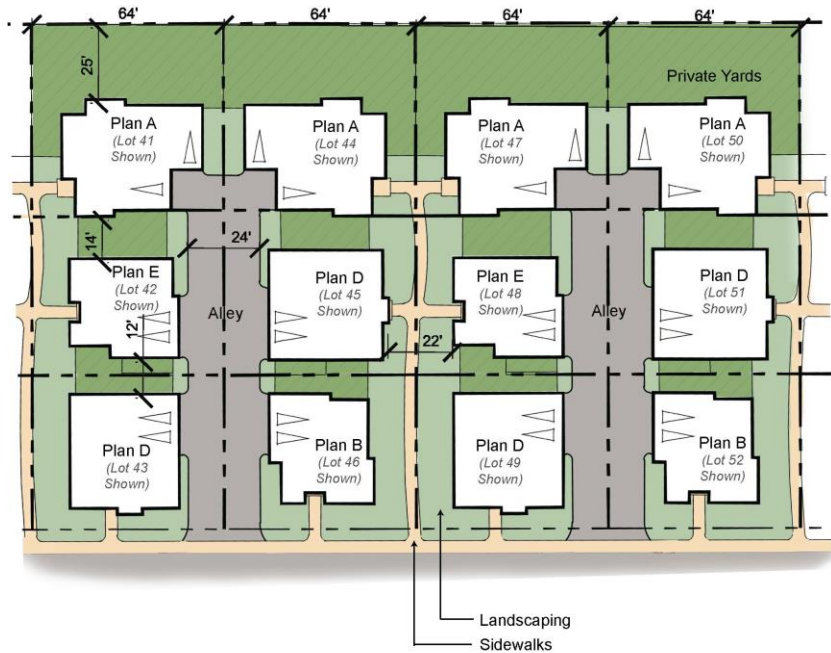
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FLOOR PLANS



Cluster - 6-Pack Concept Diagram
(Lots 41 to 52)

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- Maintained by Private Home Owner
- Maintained by Home Owner's Association (Includes Alley, Sidewalks & Walkways)

Notes:
Concept Diagram for illustrative purposes only. Actual design of homes, including location of windows, may be modified to ensure maximum residential privacy.

Plan A = Single Story
Other Plans = Two Story

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FLOOR PLANS



FLOOR PLANS

Note:

Concept Diagram for illustrative purposes only.
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6-Pack Cluster - First Floor

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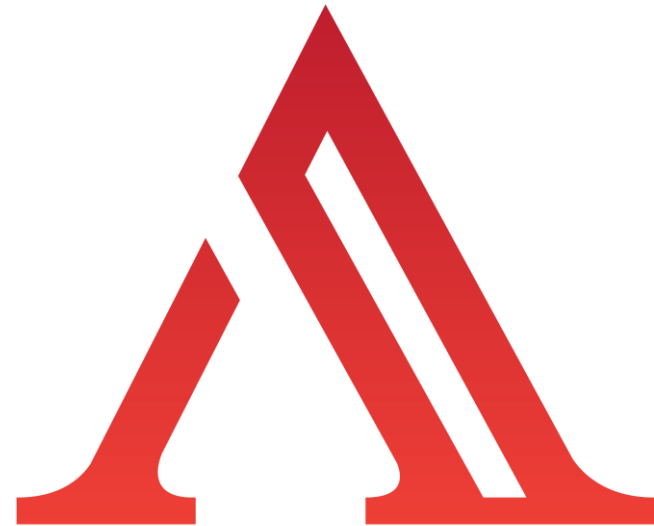
Orcutt Key Site 3

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the mesa - architectural floor plans and elevations

ABOUT US

- ▶ ALDERSGATE HOME IS AN AFFILIATE OF SB CLARK.
- ▶ WE ARE A SEMI-LOCAL (VENTURA COUNTY) DEVELOPER
- ▶ WE BUILD BOTH SFD'S AND MULTIFAMILY DWELLINGS
- ▶ FAMILY OWNED AND OPERATED
- ▶ CALL ME WITH ANY QUESTIONS OR CONCERNS. 805-216-5279 (cell)



PROJECT BENEFITS AND COMMUNITY VALUE



TAX REVENUE FOR THE COUNTY



ROAD REALIGNMENT



PROVIDES BADLY NEEDED HOUSING, AND FEES
IN LEIU FOR MORE AFFORDABLE HOUSING



HUGE OPEN SPACE
DEDICATION:

91 ACRES IS BEING DEDICATED
FOR PUBLIC OPEN SPACE
22.5 ACRES IS ALSO BEING
DEDICATED FOR PRIVATE OPEN
SPACE

SUMMARY

THIS IS AN EXCEPTIONAL PROJECT THAT HAS COMPLIED WITH ALL COUNTY REQUIREMENTS

COUNTY STAFF RECOMMENDED APPROVAL; THE FINDINGS THAT THE PLANNING CONDITION ASKED STAFF TO WRITE UP ARE NOT SUPPORTABLE

WE FEEL THAT THIS IS THE PERFECT LOCATION TO BUILD HOMES

HELPS THE COUNTY BRING BADLY NEEDED HOUSING TO THE AREA