

Housing Element Site 18



Urban Infill Housing

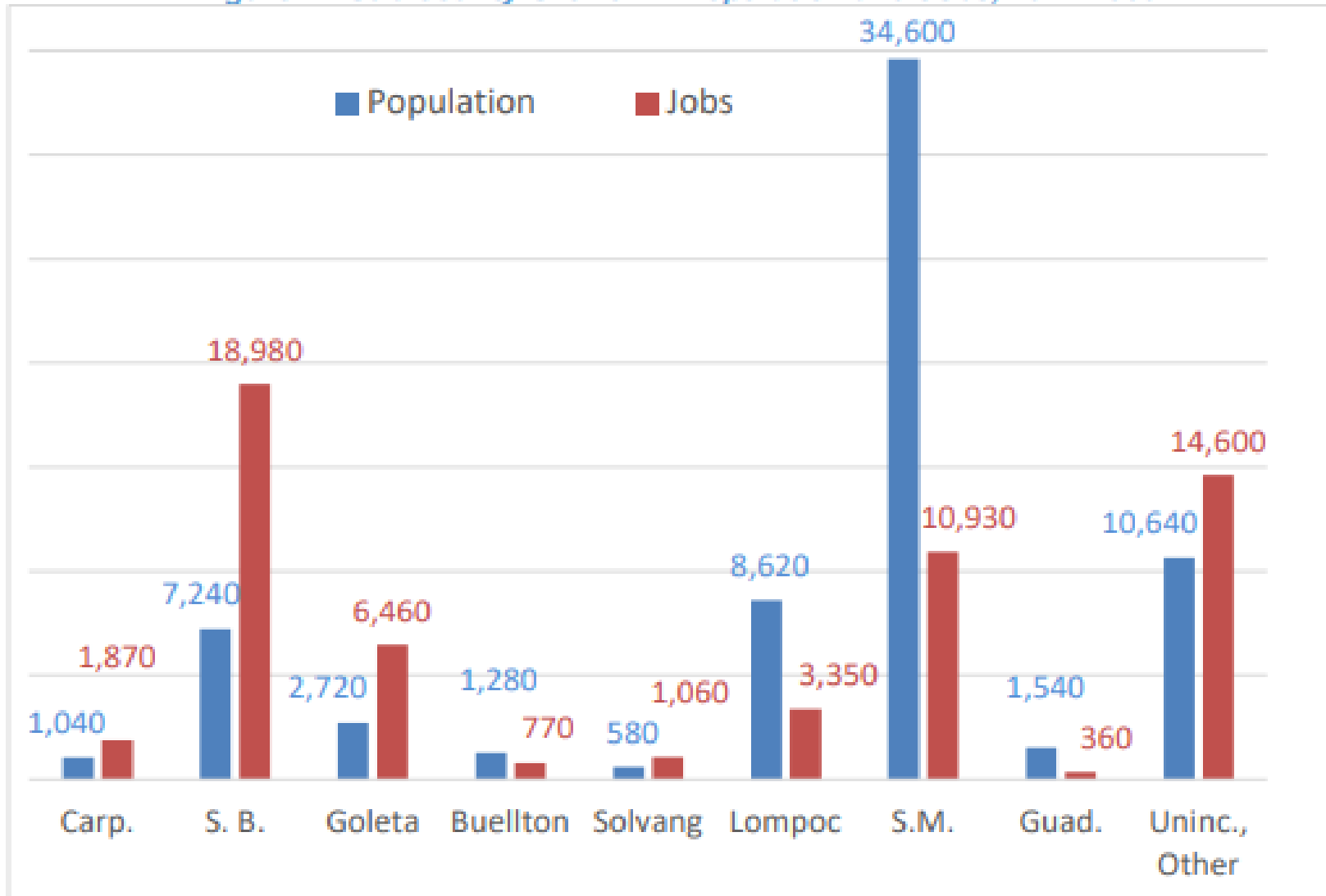
Housing Element
Rezone Request

Joint Local Development

MD3 INVESTMENTS
A real estate investment and development company



Figure 2 - Sub-county Growth in Population and Jobs, 2017-2050



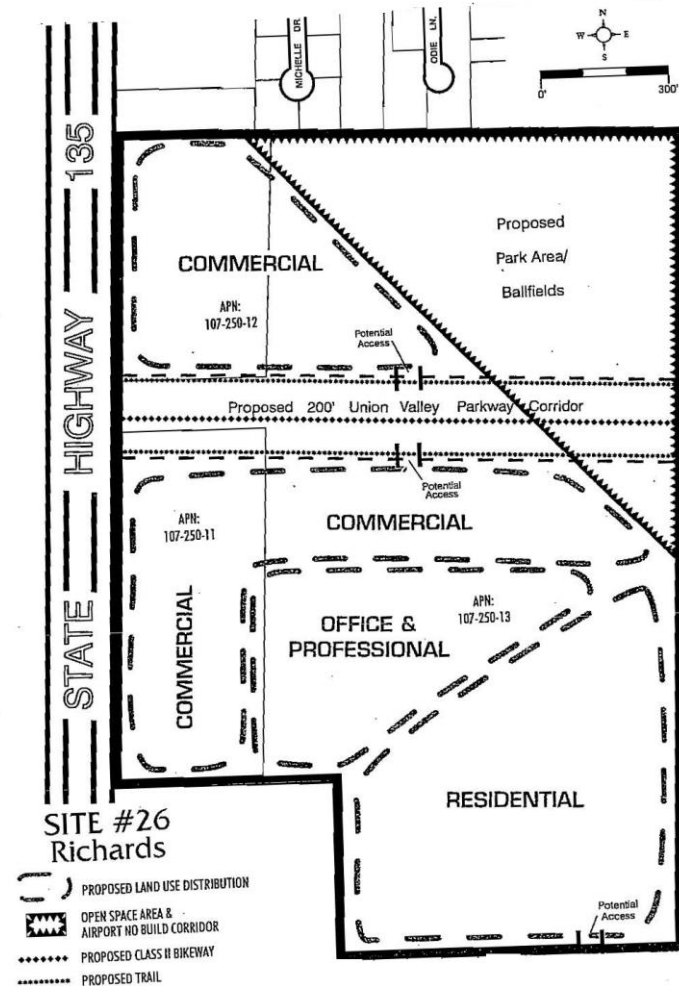
Property History

Housing Element Site 18

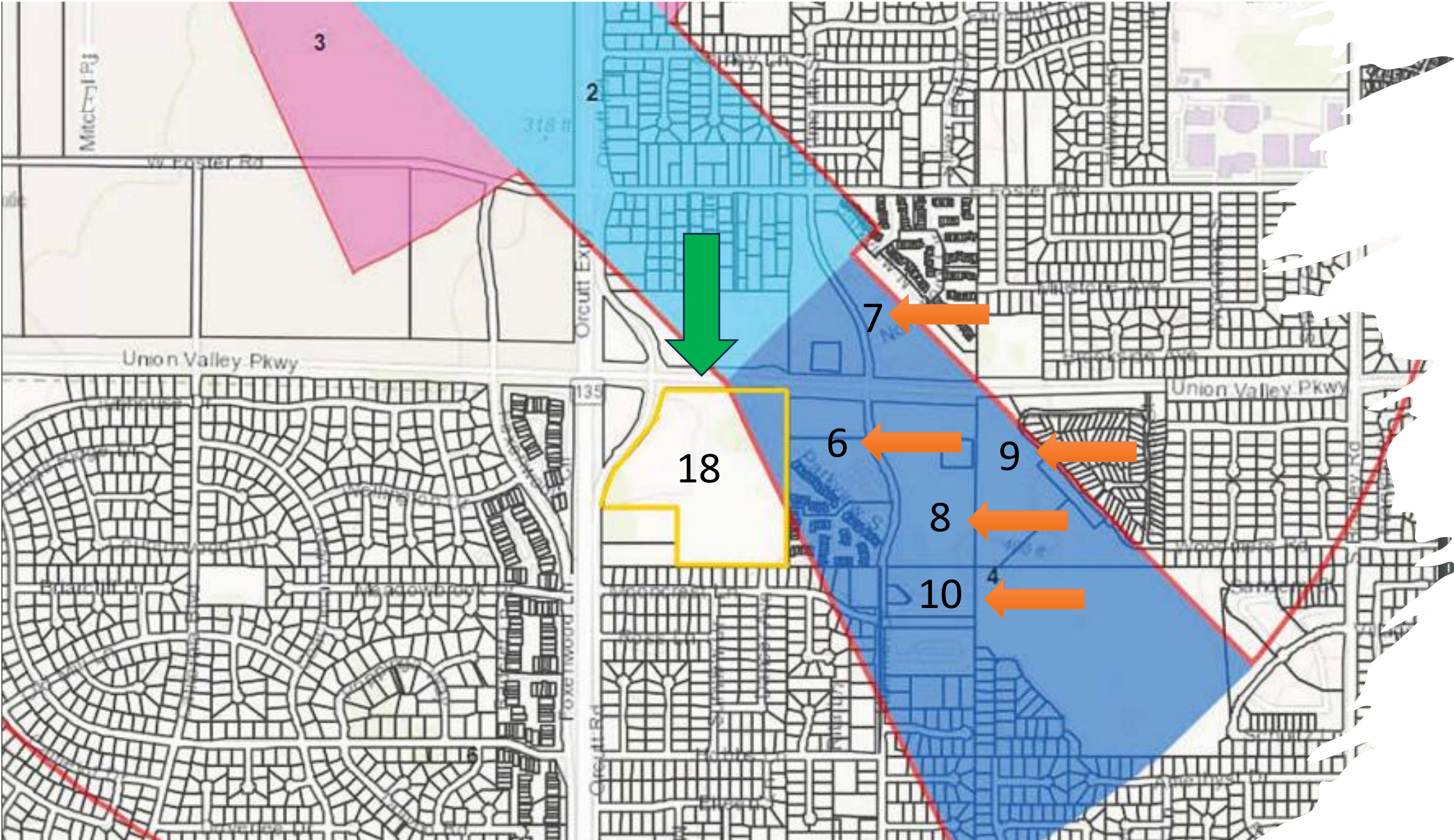
Orcutt, Key Site 26

1997 Orcutt Community Plan Key Site 26

- **Commercially Overzoned:** All C2 zoning.
- **Expired Key Site Plan:** The Key Site 26 Plan was not updated when Union Valley Parkway was installed, rendering it unusable for development standards.
- **Outdated Needs:** The 1997 plan included considerable office space zoning, which may no longer be necessary given the current market conditions.
- **Un-Used Urban Infill Area:** The key site plan designated many acres of urban infill land as unbuildable within extended distances from Santa Maria Airport. However, building in ALUC zone 2 is safe for many uses for this urban infill site.

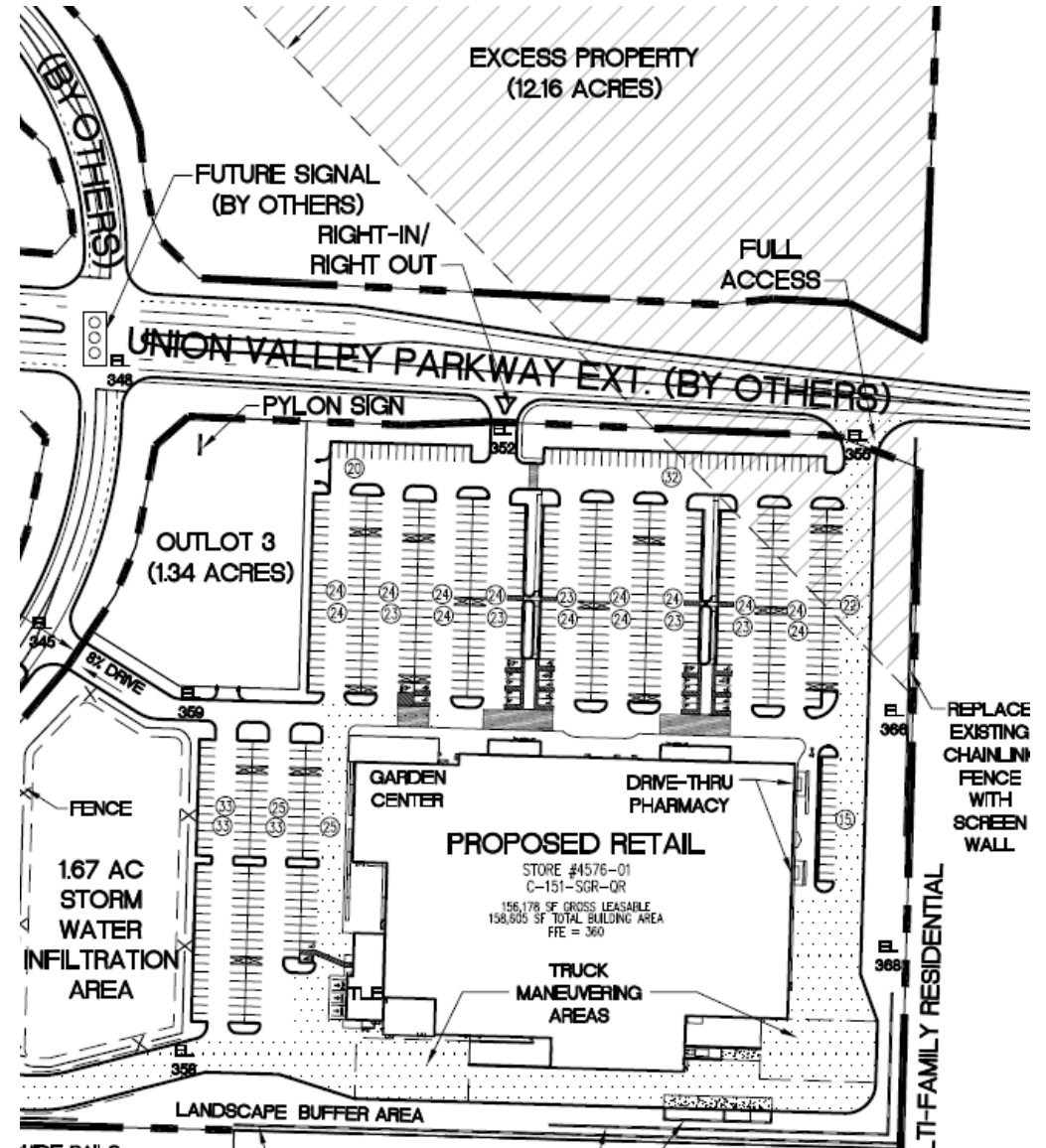


Airport Land Use Zoning




Walmart Development Attempt

- Walmart purchased the site in 2003, designing a 156,000 square foot supercenter with an additional 15 acres of Commercial Property.
- Union Valley Parkway (UVP) was finished, and the UVP / HWY 135 interchange built out.
- However, water could not be obtained for the large commercial project in Orcutt.
- Walmart sold the property in 2021 after 18 years of trying to obtain water for the site throughout the county.



Walmart 2015 Development Drawings

Orcutt Water Restrictions



1997 Orcutt
Community Plan
Water Policy
WAT-O-2

Policy WAT-O-2: In order to be found consistent with Land Use Development Policy No. 4 (LUDP#4), the water demand of new discretionary development must be offset by long-term* supplemental** water supplies that do not result in further overdraft of the local groundwater basin and that are adequate to meet the project's net water demand as determined by the County considering appropriate reliability factors as determined by County Water Agency. To demonstrate an adequate long-term supplemental water supply, projects must comply with the following development standards:

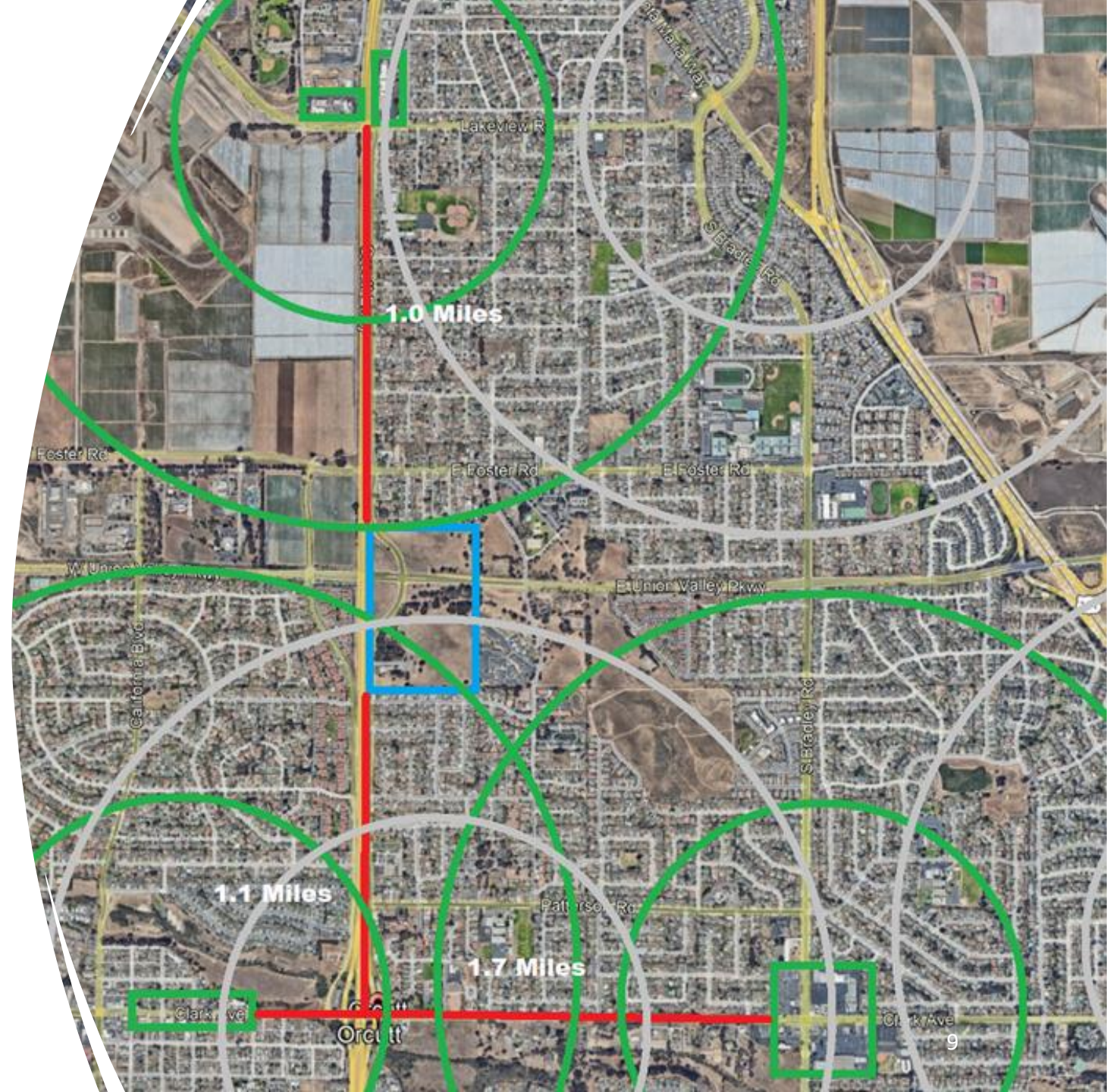
* "long-term" means permanent source of water for development.

** "supplemental" water means a source of water other than groundwater, unless: 1. the groundwater basin has been determined to be no longer in overdraft, or 2. The use of groundwater is consistent with the final water rights judgement entered in the Santa Maria Groundwater Basin adjudication (Santa Maria Valley Water Conservation District v. City of Santa Maria, et al., Santa Clara County Superior Court Case No. CV 770214).

Amended by Res. 01-225, 7/10/01

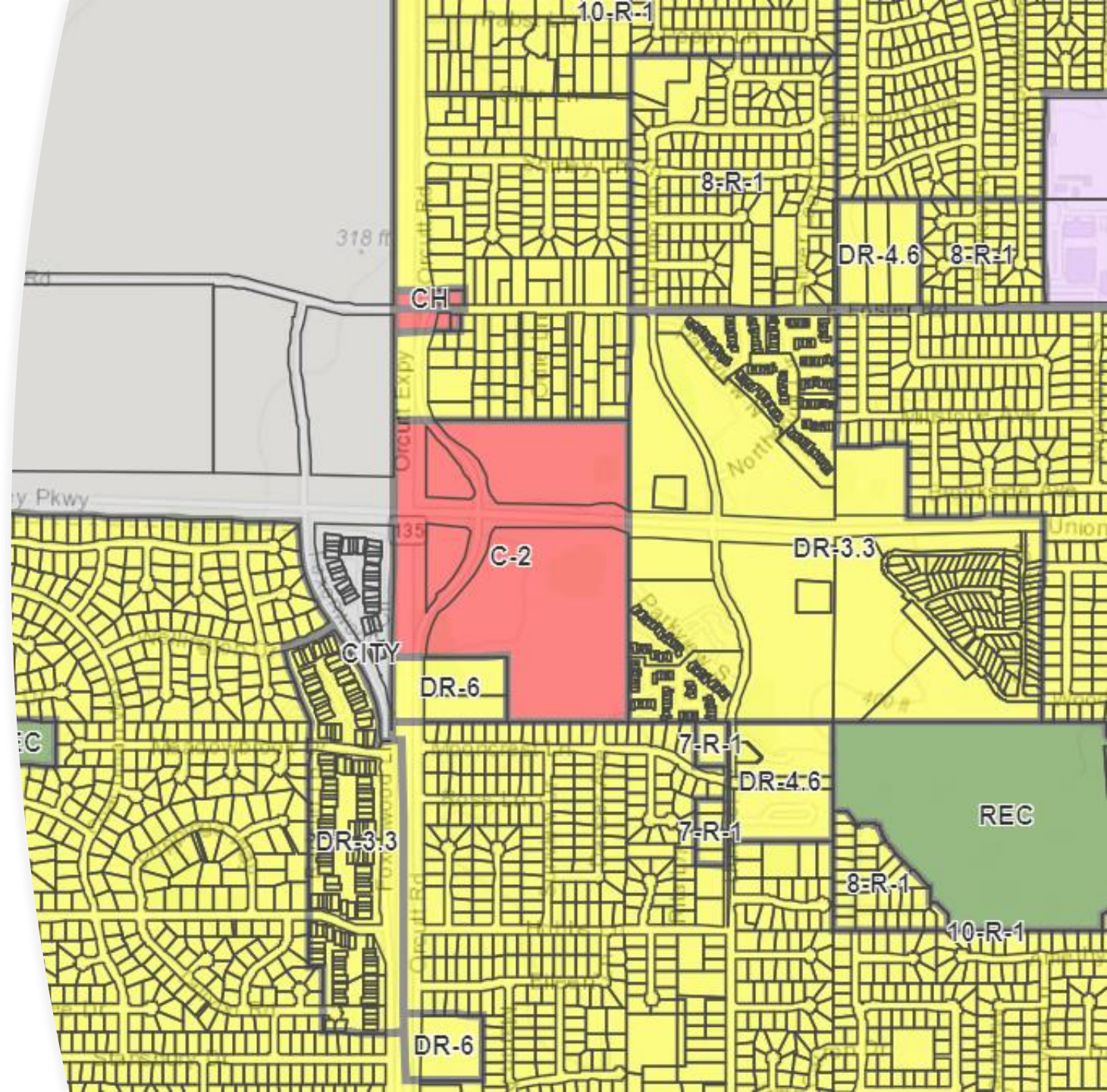
Lack of Local Commercial Services

- Distance from Richards Property to nearest commercial centers:
 - 1.0 miles to Evergreen and Skyway Centers
 - 1.1 miles to Old Town Orcutt
 - 1.7 miles to Acorn and Oak Knolls Centers
- Population within 2 Miles
 - 31,000
- *Most of Orcutt is serviced by a single Albertsons grocery store. Cost of goods in Orcutt from Gas to Groceries are abnormally high due to lack of competition.



Site Constraints

- **Airport Land Use Zoning**
 - The northeast parcel is deemed unsuitable for housing.
 - *Slide 6 shows the southeast parcel, the sole housing element rezone, as an ideal housing site.
- **WOT-02 Water Policy**
 - Supplemental water must be sourced from outside the area, as there is no commercial water available for the site within the county.
- **C2 Zoning**
 - All of the site is currently zoned commercial





RICHARDS RANCH

Neighborhood Mixed-Use Community

Annexation





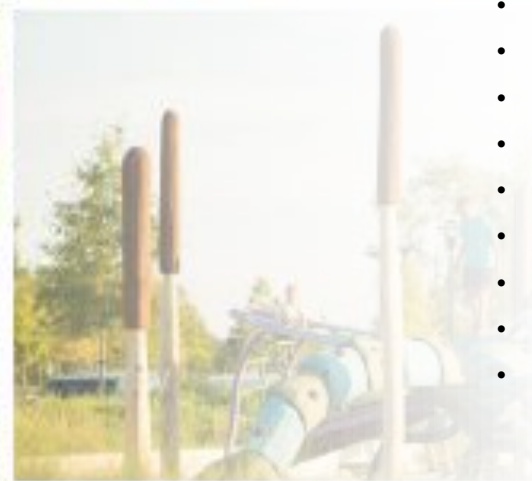


Apartment Village

Apartment Village

AMENITIES

- SECURE, GATED COMMUNITY
- WELCOME CONCIERGE & EVENT STAFF
- TRADITIONAL & SANTA MARIA STYLE BARBECUES
- COVERED OUTDOOR KITCHEN AREA
- PRIVATE GARAGES
- SHADED OUTDOOR AREAS WITH PICNIC TABLES
- DOG PARK WITH SEATING AND PET SPA
- GYM, FITNESS CENTER AND EQUIPMENT
- FITNESS CLASSES SUCH AS CROSS-FIT, YOGA, SPIN
- WALK-IN POOL AREA WITH CABANAS, SPA, AND
- SUN DECK WITH LOUNGE CHAIRS
- BAG TOSS AND GAMES AREA
- PICKLEBALL COURTS
- OUTDOOR FIRE PITS AND SEATING
- TOT LOT, WITH NATURAL PLAY FOCUSED EQUIPMENT
- RUNNING, WALKING PATH, AND FITNESS COURSE
- BUSINESS CENTER WITH CO-WORKING
- ENVIRONMENT, MEETING & ZOOM ROOMS
- MEDITERRANEAN LANDSCAPING AND SHADE TREES





Richards Ranch Townhomes

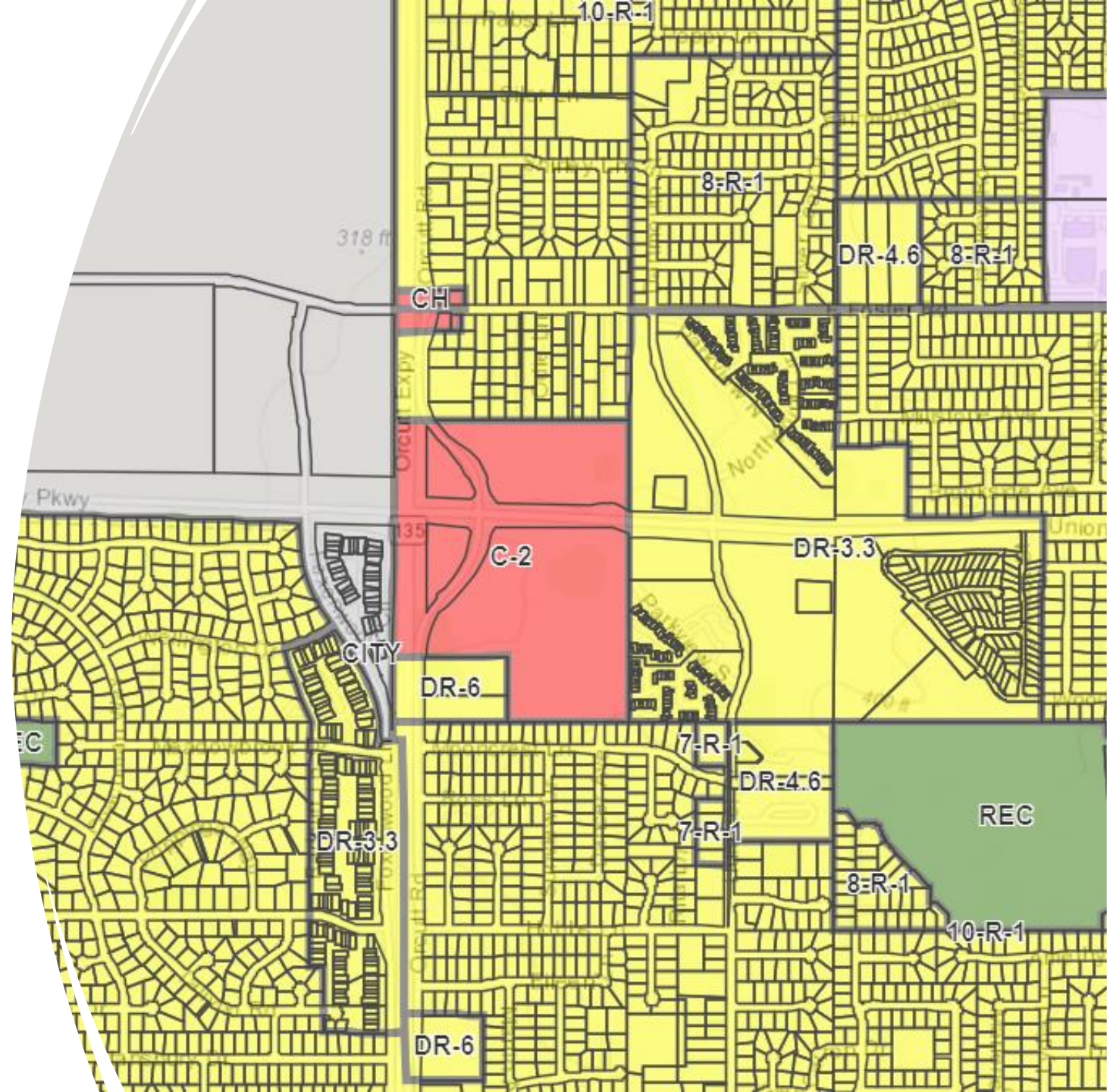


Apartment Village



Builders Remedy Required

- Current site is entirely C2, yet due to WOT-02, there is currently no accessible water for commercial – **making the site un-usable since 1997.**
- Builders Remedy allows developers to bypass certain local zoning and land use regulations in order to expedite the construction of new homes in areas where the local government is not meeting the state's housing mandates.
- The intended purpose of Builders Remedy is to increase the availability of housing in areas where it is needed.



Orcutt Commons Builders Remedy

- 750 Units
- 20% (156) Low or Very Low Income
- 53 Ft Height, 4 Stories
- For safety reasons, access from the southern neighborhood via Dancer Ave is now required, although it was previously avoided in the Richards Ranch project.
- 1.5 Parking Spaces Per Unit





① EAST ELEVATION
1/16" = 1'-0" (24 X 36 SHEET)



② WEST ELEVATION
1/16" = 1'-0" (24 X 36 SHEET)



③ NORTH ELEVATION
1/16" = 1'-0" (24 X 36 SHEET)

Orcutt Commons Builder's Remedy



Why Rezone Element Site 18?

- **State housing emergency:** There is an urgent need for infill housing opportunities to address the state's housing crisis.
- **Outdated zoning:** The entire site is currently zoned as unusable C2, which is not needed nor feasible for commercial retail of that size (44 acres) in 2024 and beyond.
- **Rezoning benefits:** Rezoning helps remedy the site's 1997 zoning issues, allowing the site to be planned and developed for housing.
- **Collaboration opportunity:** The Orcutt Commons builder's remedy is a single, frozen application. Rezoning allows for the opportunity for owner and county to collaborate.
- **Meeting state requirements:** Rezoning the site will help meet the state's housing requirements and address the housing emergency.
- **Solving past issues:** The county can take a big step towards solving past zoning/planning issues by rezoning parts of the site for housing within the housing element.
- **Urban infrastructure:** The site is surrounded by urban high infrastructure, including Union Valley Parkway, a 4-lane expressway, and Hwy 135, a 4-lane highway planned for 6 lanes. Bus stops are also planned for the site. This urban nature allows for housing to be implemented with less impact, resulting in limited increases to vehicle miles traveled and greenhouse gas emissions.
- **No agricultural value:** The site has no agricultural value





"Urban infill projects are a win-win for the environment. By repurposing existing infrastructure and filling in vacant spaces within cities, we can reduce the need for further suburban sprawl, conserve natural habitats, and promote more sustainable modes of transportation, all while revitalizing communities."

Ellen Dunham-Jones

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Urban
Infill
Housing

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