

ATTACHMENT 3, EXHIBIT B: ORCUTT COMMUNITY PLAN AMENDMENTS

Proposed text revisions are shown in underline and ~~strikethrough~~.

Policy/Figure	Proposed Amendment
Policy KS10-1	Key Site 10 is designated <u>PD 1.8 Residential 20/30</u> and zoned <u>PRD 1.8</u> on the northern 6.9-acre parcel (APN 103-740-017), and designated <u>RES-20/30 and zoned DR-20/30</u> on 4.5 acres on the southern parcel (APN 103-740-016), and designated <u>Recreation/Open Space and zoned REC</u> on the remaining 5.3 acres of the southern parcel (APN 103-740-016). Any proposed development on Key Site 10 shall comply with the following development standards <u>unless in conflict with the zoned density of this site or State housing element law.</u>
Policy KS11-1	Key Site 11 (APN 103-181-06) is designated PD 0.3 General Commercial and zoned <u>C-2</u> on the northwestern 3.8 acres along Clark Avenue, designated <u>Residential 20/30</u> and zoned <u>DR-20/30</u> on the northeastern 5.1 acres along Clark Avenue, and designated <u>Recreation/Open Space</u> and zoned <u>REC</u> on the remaining 12.6 acres on the southern portion of the parcel. PRD 0.3 . Any proposed development on Key Site 11 shall comply with the following development standards <u>unless in conflict with the zoned density of this site or State housing element law.</u>
Policy KS11-2	The County shall consider redesignating the entire site to General Commercial/Existing Public or Private Recreation and/or Open Space, and rezoning the four acres adjacent to Clark Avenue C 2 with the remainder of the site zoned REC, upon the dedication of a permanent Open Space easement over the area shown as REC in Figure KS11-2. Any proposed development on Key Site 11 shall comply with the following development standards <u>unless in conflict with the zoned density of this site or State housing element law.</u>
DevStd KS11-8	All commercial development and activity shall be limited to a four-acre area adjacent to Clark Avenue. The remainder of the site shall be designated Open Space as shown on Figure KS11-2. Active recreation shall be confined to the area within the regional retention basin. Recreational uses outside of the regional basin shall be limited to the Class I bikeway and walking trails. Any development in the open space area, including stormwater retention and recreational facilities, shall avoid disturbance to the pond in the southwest corner of the site.
DevStd KS11-27	In order to prevent future change of use on the non-commercial portion of the site, an Open Space Easement shall be placed on the open space areas of the site. A fence which clearly delineates the open space area shall be installed and maintained throughout the life of the project.
Figure KS11-1, Site #11 George	See Exhibit 3B-1.
Policy KS16-1	Key Site 16 (APN 105-330-01 and -02) is designated <u>General Commercial</u> and zoned SC (Shopping Center) <u>C-2</u> . Any proposed development on Key Site 16 shall comply with the following development standards

Exhibits:

3B-1: Figure KS11-1, Site #11 George

2023-2031 Housing Element Update Rezone Amendments
Case No. 24GPA-00003
Board of Supervisors
Hearing Date: April 30, May 3, 2024
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