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# Orcutt Union Plaza

## General Plan Amendment & Rezone

05GPA-00000-00003 & 05RZN-00000-00005

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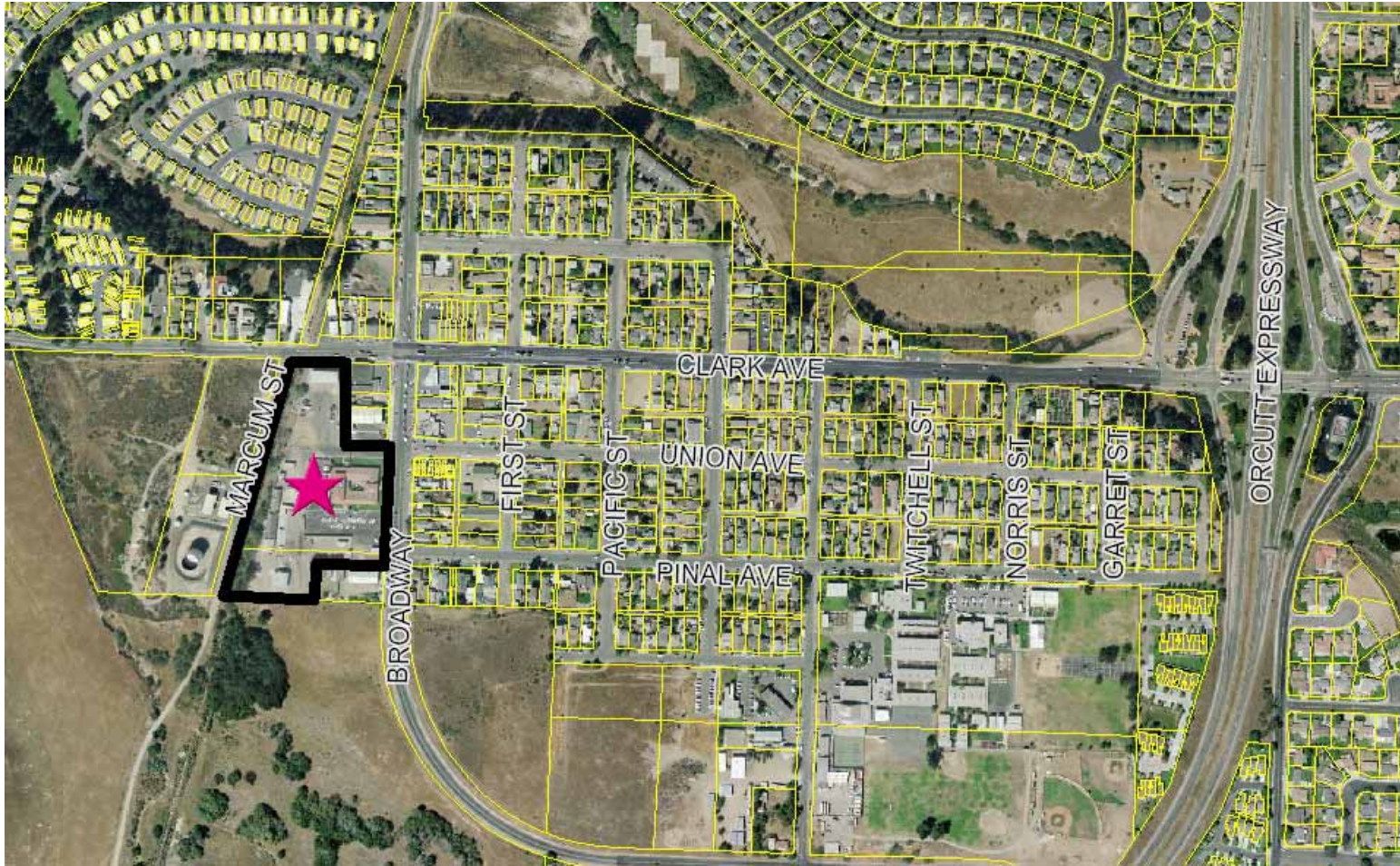
Final Negative Declaration

05NGD-00000-00028

May 9, 2006

# Orcutt Union Plaza

County of Santa Barbara Board of Supervisors



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# Background

- 7.8 acres in Old Town Orcutt
- Former Unocal Headquarters at South Broadway

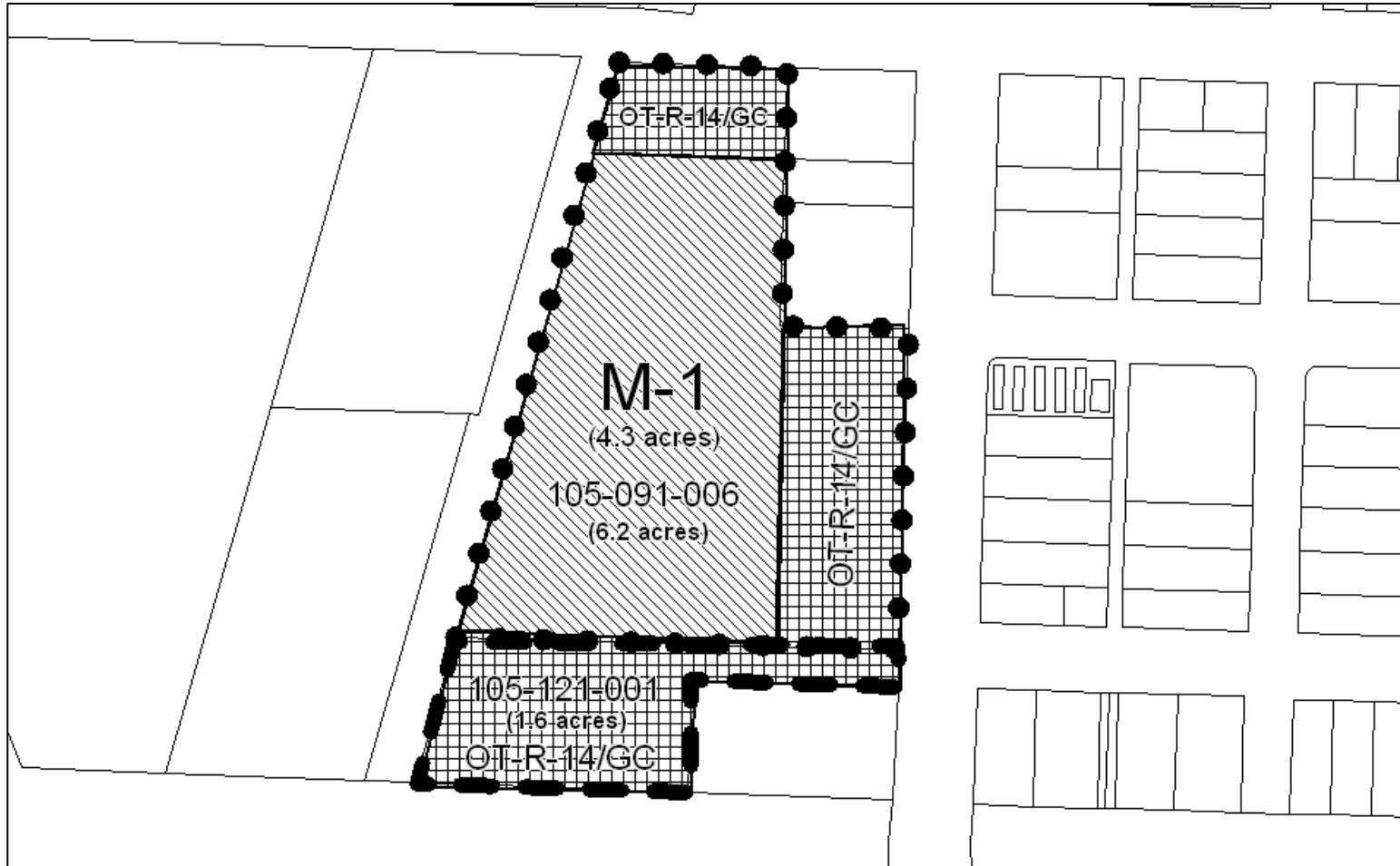


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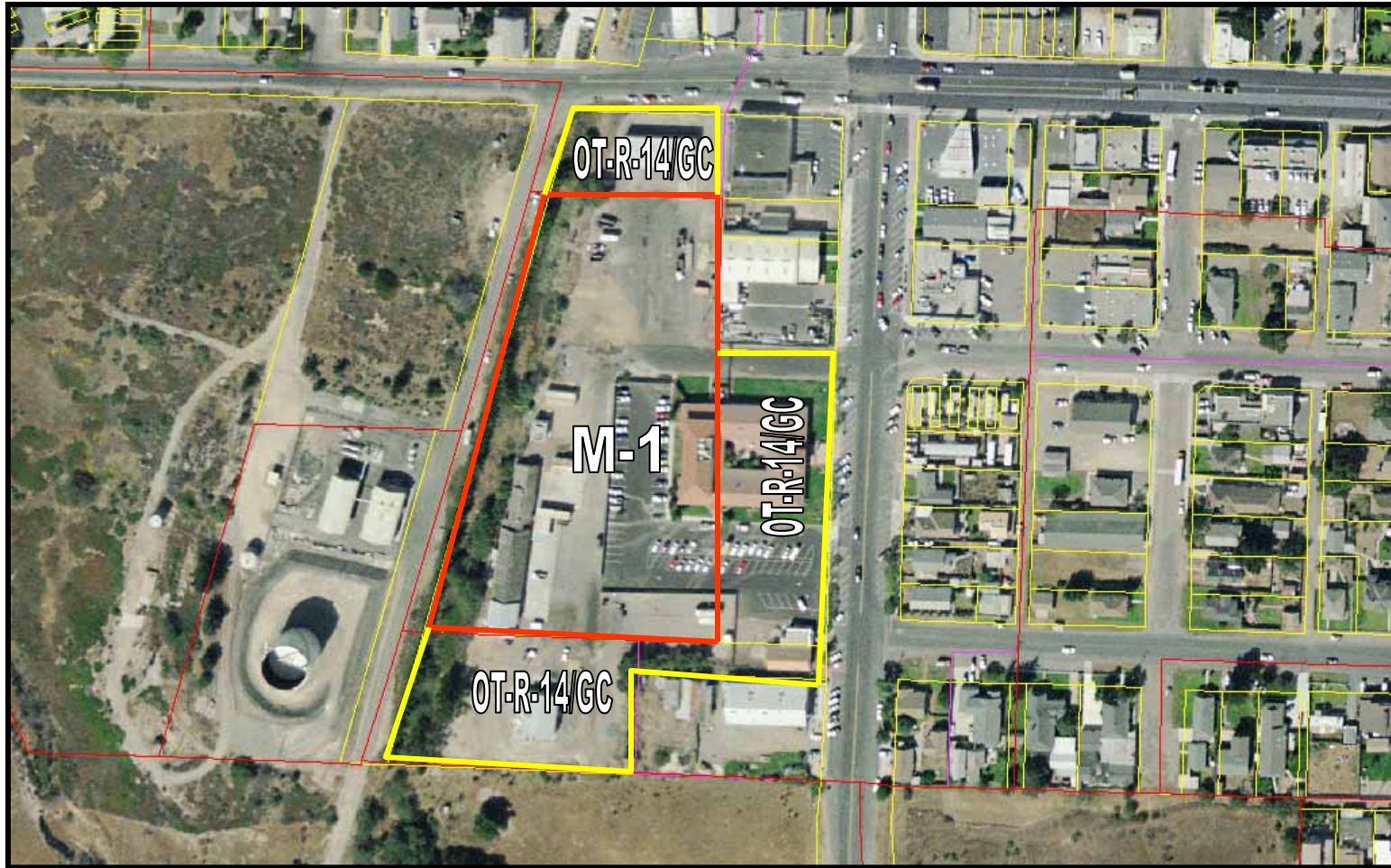
# PC Recommendation

- Amend the OCP Land Use Designation Map by changing 4.3 acres from GI to C
  - Rezone 4.3 acres from M-1 to OT-R-14/GC under SBC Code Chapter 35 of Art. III
  - Designate the entire parcel outside of the OTO Core Pedestrian Overlay Zone 1 and the Peripheral Pedestrian Overlay Zone 2
  - No development is proposed as part of this project
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# Zoning Designation – M-1 & OT-R014/GC



# Zoning Designation – M-1 & OT-R014/GC



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## Issue Summary – Loss of Industrial Land in Orcutt

- The Orcutt Commercial Demand Assessment was released on January 17, 2006, for the County of Santa Barbara by Strategic Economics to determine the potential for industrial and commercial uses in the Orcutt area.
  - The study assessed commercial opportunities in Orcutt, considering the Santa Maria area.
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## Issue Summary – Loss of Industrial Land in Orcutt

- p 4, “The Will property is also unlikely to be developed with industrial uses...”
  - “Industrial development at the Will property could also be incompatible with adjacent uses in Old Town Orcutt.”
  - p 5, “Allowing additional residential or mixed-use development at...the Will property will also increase the viability of commercial uses in Old Town and the rest of Orcutt.”
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# Old Town Orcutt Parking Zones

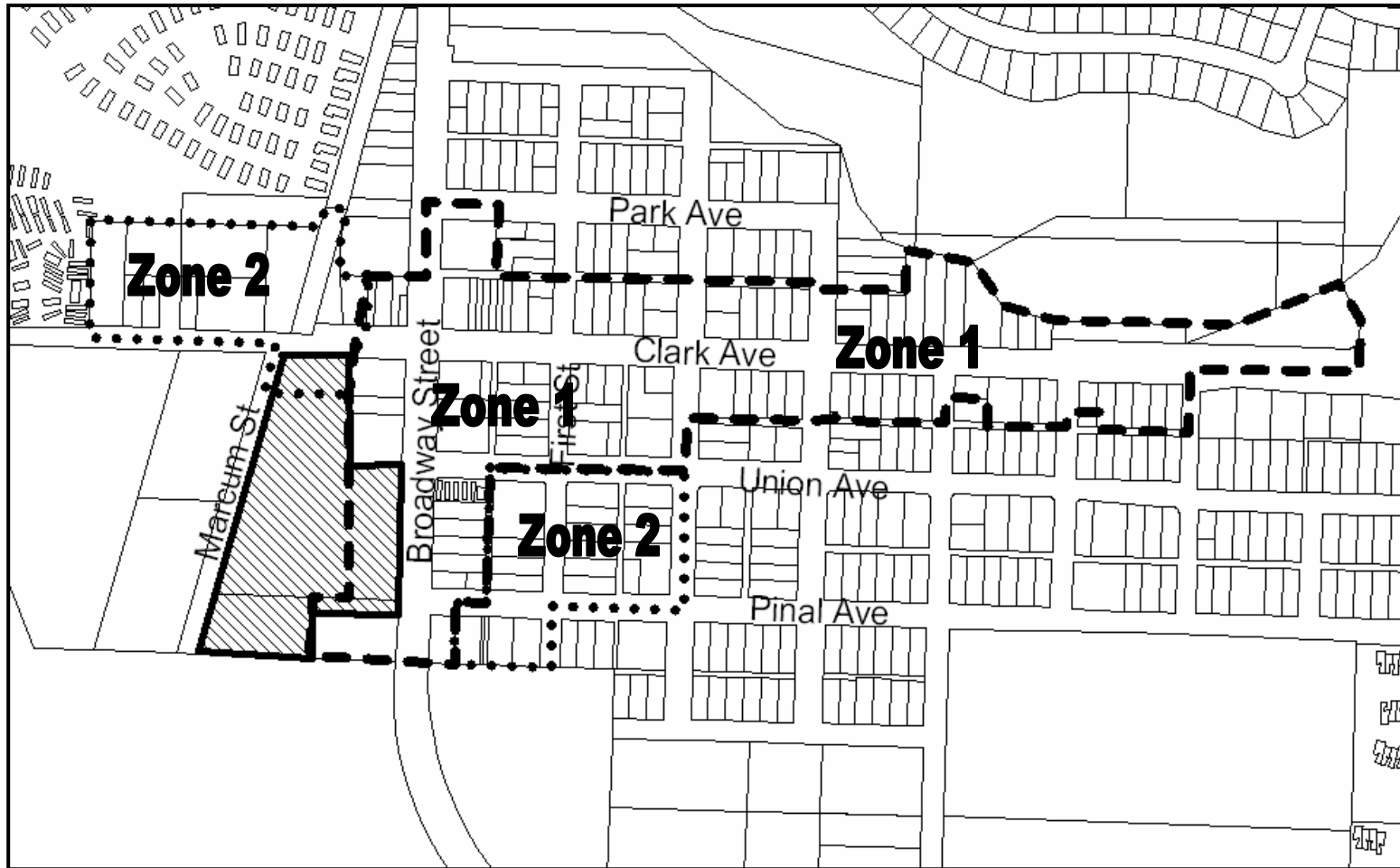
- ZONE 1
- ZONE 2



June 1, 2004 OT\_Orc\_ParkingZones.mxd



# Current Old Town Orcutt Core & Peripheral Pedestrian Overlays



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# Planning Commission Action

- Applicant requested Zone 2 designation based on community input
  - Staff recommendation was for Zone 2
  - Concerns about lack of parking
  - Site removed from Zone 1 and 2 overlays
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# Comparison of Old Town Orcutt Peripheral Pedestrian Overlay & OT-R-14/GC Standards

Standards	Peripheral Pedestrian Area Zone 2	OT-R-14/GC
<b>Building Coverage</b>		
Structures containing uses other than exclusive residential uses	Not more than 65% of the gross area	Not more than 50% of the gross area
<b>Parking size, location, and design</b>		
Building Coverage	50% reduction from regulations provided in DIVISION 6, PARKING REGULATIONS	Parking: Shall be provided on-site with car/square foot ratios
Curb Cuts & Driveways	On Clark Avenue and Broadway Avenues shall be avoided to the maximum extent feasible.	No restrictions
Parking location	Shall be located at the rear yard of buildings and structures	No restrictions
<b>Design Review</b>		
Design Guidelines	Design Guidelines are applied to all projects in Zone 2	Design Guidelines will not be applied to this site. Design Review will not be applied to this site in a manner consistent with Old Town Design Guidelines.

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# Environmental Review

## Negative Declaration 05NGD-00000-00028

- Circulated:

December 23, 2005-January 13, 2005

- No potential impacts identified
  - No development is proposed as part of this project
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# Project Consistency

- Comprehensive Plan
  - Orcutt Community Plan – Land Use
  - Rezone is consistent w/remainder of parcel
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# Changes to PC Staff Report

- Page 2, 3. The reference to Attachment C should be Attachment E
  - Page 3, 4.1 last sentence:
    - Delete “and the applicant proposes future uses to consist of retail, commercial and residential,”
  - Page 8, 5.3 Statistics, Existing Setting:
    - Structures (floor area) – should be 8.4% not 1%
    - Building Coverage (footprint) – 8.4% not 1%
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# Planning Commission Recommendation

- That the BOS adopt the required findings for 05GPS-00003 & 05RZN-00005, including CEQA findings
  - That the BOS approve the ND
  - That the BOS adopt a Resolution amending the SB County Land Use Element, OCP Land Use Designation map from GI to C
  - That the BOS adopt an Ordinance amending the OCP Zoning District map from M-1 to OT R-14GC
  - That the BOS adopt an Ordinance, amending the OCP Zoning Districts map to exclude both APNs from the Core & Peripheral Pedestrian Overlay Zones 1 & 2
  - Continue to May 16, 2006 for final action
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