

# 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  
May 10, 2022



County of Santa Barbara  
Planning and Development  
Shannon Reese

# Project Site



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

# 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



# Rezone & General Plan Amendment

- OCP that the County shall consider rezoning portions of Key Site 3 to Planned Residential Development-125 (PRD-125) when conditions are met
- Applicant proposing PRD-119 zoning (119 SFDs)
- General Plan Amendment: land use/zoning designations, trail realignment, secondary access

# Since the October 12<sup>th</sup> Hearing

- Planning Commission recommendations considered by the BOS on October 12th, 2021
- Item continued with a motion to allow the applicant time to evaluate and determine if they could secure secondary access over Oakbrook Lane
- Applicant outreach to Oakbrook neighbors
- Project unmodified; returning to the Board on the request of the applicant to obtain a decision on the proposed project.

# Recommended Actions

On May 10, 2022, 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).