

Sarah Mayer *Public Comment - keysitell*

#1



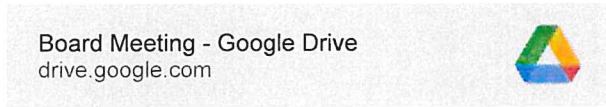
**From:** Jacob Weintraub <jacob@tvjsons.com>  
**Sent:** Friday, April 26, 2024 2:42 PM  
**To:** Plowman, Lisa; sbcob  
**Cc:** Pat Cusack; Guillermo Perez; David Chanley  
**Subject:** Re: Letter of Intent - HEU Rezone Process

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.**

Lisa,  
  
Thanks for the opportunity to present our site to the Board of Supervisors. The link below has a PowerPoint file and two PDF sets of plans (11x17 & 24x36). We plan to give a quick presentation during public comment at the April 30 North County meeting and attend the May 3 South County meeting.

Please let us know if you have any issues accessing the files.



Thank you,  
  
Jacob Weintraub  
(805) 441-0332  
[jacob@tvjsons.com](mailto:jacob@tvjsons.com)

On Apr 12, 2024, at 11:55 AM, Plowman, Lisa <lplowman@countyofsb.org> wrote:

Hi Development Teams,

As you know the Board of Supervisors will be meeting to review the potential rezones associated with the Housing Element Update. The special hearings are scheduled for April 30<sup>th</sup> in Santa Maria to review the north county rezones and for May 3<sup>rd</sup> in Santa Barbara to review the south county rezones.

All presentations to the Board will be done as part of public comment. If you wish to present any graphics or site plans as part of your public comment, you will need to submit the PowerPoint slides to [sbcob@countyofsb.org](mailto:sbcob@countyofsb.org) by Friday April 26<sup>th</sup>.

Please let me know if you have any questions.

Best,  
Lisa



**Lisa Plowman**

**Director**

Planning & Development

123 E. Anapamu St.

Santa Barbara, CA 93101

805-568-2086

[lpowman@countyofsb.org](mailto:lpowman@countyofsb.org)

<http://www.countyofsb.org/plndev/home.sbc>

---

**From:** Plowman, Lisa

**Sent:** Thursday, March 21, 2024 12:58 PM

**To:** 'Chuck Lande' <[CLande@chadmar.com](mailto:CLande@chadmar.com)>; 'Greg Reitz ([greg@rethinkdev.com](mailto:greg@rethinkdev.com))' <[greg@rethinkdev.com](mailto:greg@rethinkdev.com)>; 'Laurel Fisher Perez' <[laurel@sepps.com](mailto:laurel@sepps.com)>; 'John@presidiocp.com' <[john@presidiocp.com](mailto:john@presidiocp.com)>; 'Gelare Macon' <[GMacon@flowersassoc.com](mailto:GMacon@flowersassoc.com)>; 'Jeff Nelson' <[jeff@jeffnelsonlaw.com](mailto:jeff@jeffnelsonlaw.com)>; 'Anthony Tomasello' <[actomasello@rrmdesign.com](mailto:actomasello@rrmdesign.com)>; 'Brent Little' <[brent@urban-ab.com](mailto:brent@urban-ab.com)>; 'Ron Caird' <[Rcaird@porlamarnursery.com](mailto:Rcaird@porlamarnursery.com)>; 'Ron Wu' <[rwu@rtacq.com](mailto:rwu@rtacq.com)>; 'Laurie Tamura' <[laurie@urbanplanningconcepts.com](mailto:laurie@urbanplanningconcepts.com)>; 'Michael Stoltey' <[Michael@Md3inv.com](mailto:Michael@Md3inv.com)>; 'Jacob Weintraub' <[jacob@tvjsons.com](mailto:jacob@tvjsons.com)>; 'jleech@dudek.com' <[jleech@dudek.com](mailto:jleech@dudek.com)>; 'Peter Simmons' <[peter@urbanplanningconcepts.com](mailto:peter@urbanplanningconcepts.com)>; 'brian@urbanplanningconcepts.com' <[brian@urbanplanningconcepts.com](mailto:brian@urbanplanningconcepts.com)>; 'Josh Rohmer' <[joshrohmer@ucsb.edu](mailto:joshrohmer@ucsb.edu)>

**Cc:** Dale, Elise <[daleel@countyofsb.org](mailto:daleel@countyofsb.org)>; Tuttle, Alex <[Atuttle@countyofsb.org](mailto:Atuttle@countyofsb.org)>; Bell, Allen <[abell@countyofsb.org](mailto:abell@countyofsb.org)>; Jacquelyne Alexander <[jralexander@countyofsb.org](mailto:jralexander@countyofsb.org)>

**Subject:** Letter of Intent - HEU Rezone Process

Hi Development Teams,

Thank you for your presentations on Tuesday. They were very informative and helpful for decision makers as they embark on the rezone process. As you heard, the Board would like to see letters of intent from the developers that identify how each project conforms to the Board's criteria or provides other beneficial elements. The letter of intent should include, but is not limited to, the following:

- unit count,
- number of affordable units,
- income level the affordable units are offered at,
- are the affordable units restricted through a program (e.g., State Density Bonus, Inclusionary, Tax Credit) or voluntarily and the term of affordability,
- partnerships with local affordable housing providers,
- unit type - for sale, rental, or both
- on-site private and public recreation opportunities,
- mix of uses (commercial, childcare),
- partnerships with local employers to ensure units serve local workforce,
- if a Builder's Remedy (BR) project, willingness to forego the BR application if rezoned as part of the Housing Element,
- if identified as a pending project in the HEU, the alternative unit counts provided if rezoned as part of the Housing Element,
- consistency with community plans,
- willingness to offer (i.e., right of first offer) units to local employees for 60 days prior to putting them on the open market, and

- other beneficial aspects of the project.

The rezone hearings are fast approaching and it would be most helpful if the Planning Commission was able to review these letters prior to making their recommendations to the Board. In order for this to occur, your letter would need to be submitted to Planning & Development by Monday, March 25<sup>th</sup> at 12:00 p.m.

Please let me know if you have any questions.

Best,  
Lisa



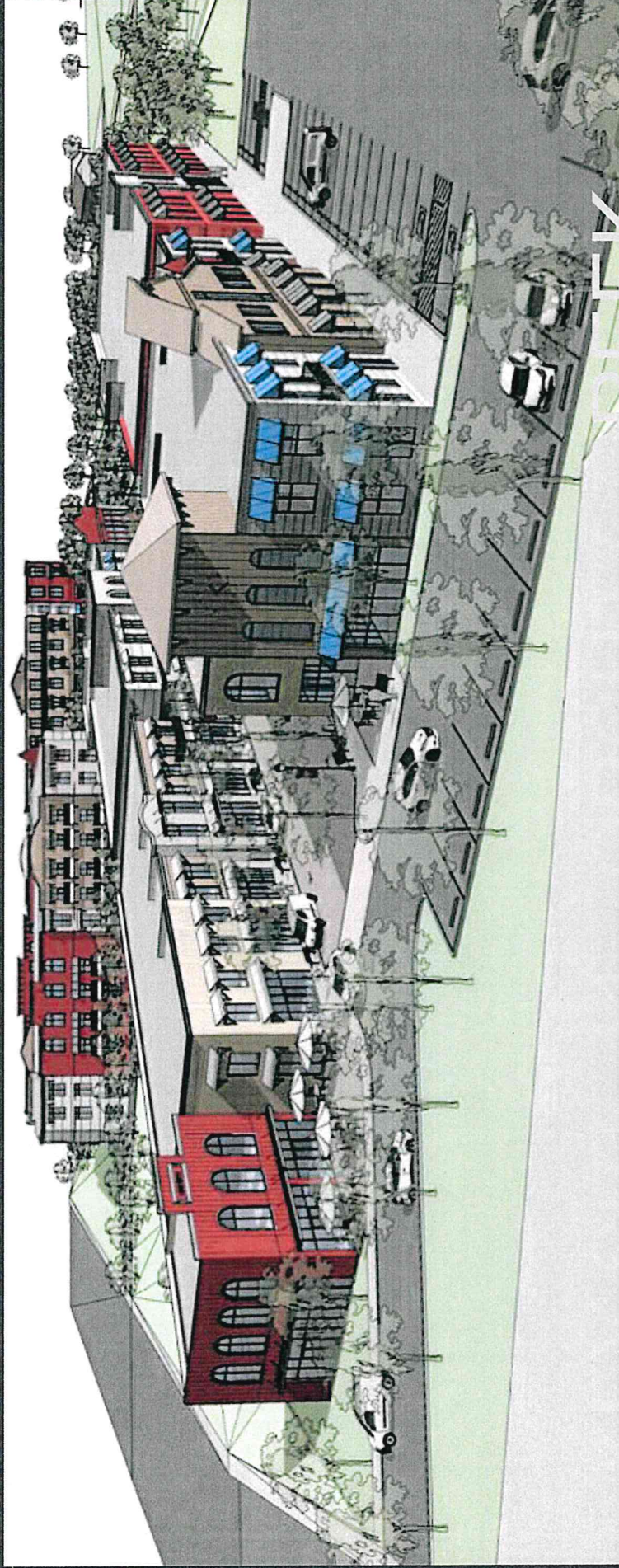
**Lisa Plowman**  
**Director**

Planning & Development  
123 E. Anapamu St.  
Santa Barbara, CA 93101  
805-568-2086

[lpowman@countyofsb.org](mailto:lpowman@countyofsb.org)

<http://www.countyofsb.org/plndev/home.sbc>

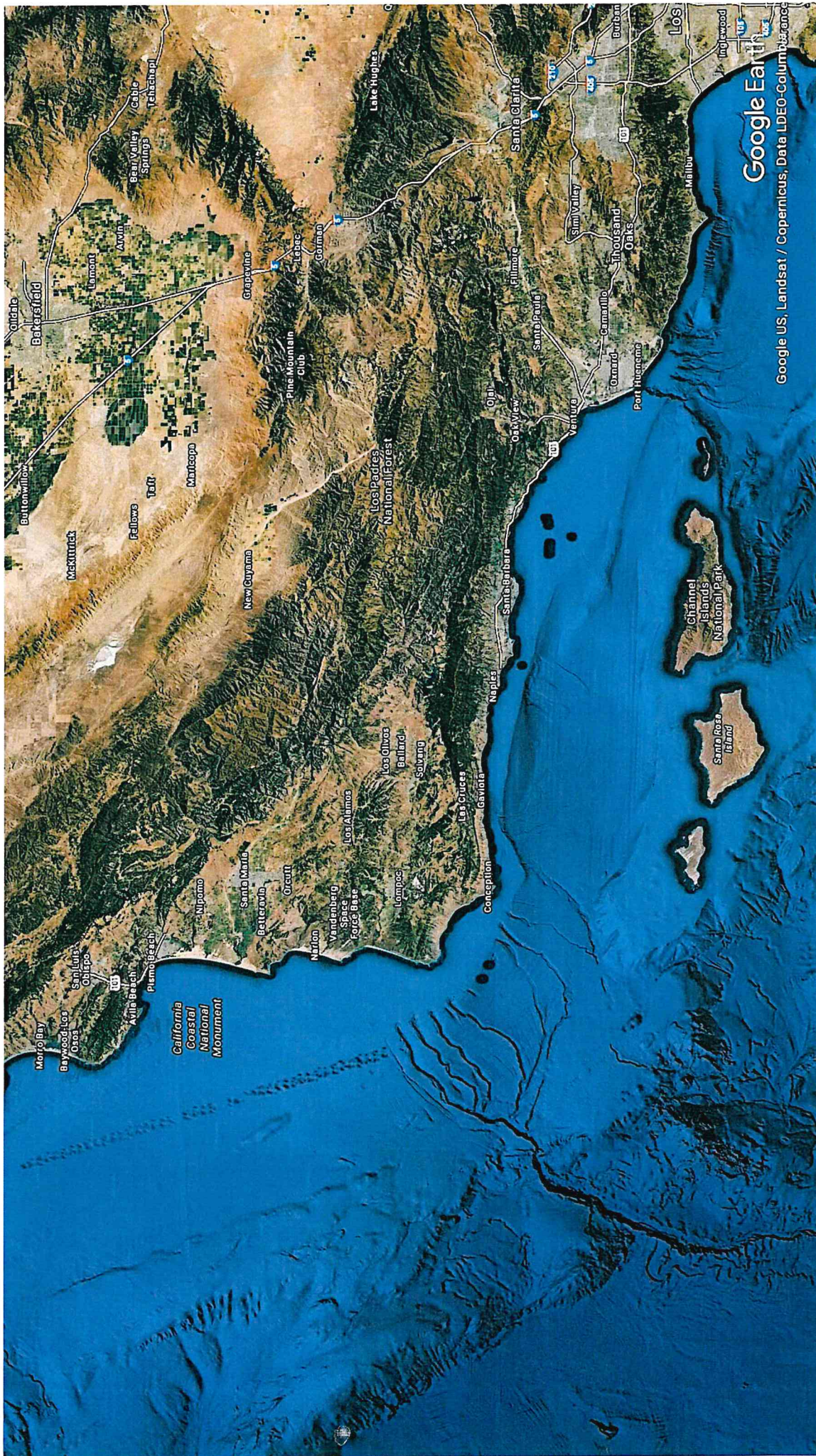




# NEW SITE 11 - ORCUTT CREEK VILLAGE

SANTA BARBARA COUNTY BOARD OF SUPERVISORS WORKSHOP - HOUSING ELEMENT  
REZONE  
APRIL 30, 2024





Google Earth

Google US, Landsat / Copernicus, Data LDEO-Columbia





**LEGEND**

School

Bus Stop

Grocery

Park

**PROJECT  
SITE**

**Orcutt Creek Trail**

Clark Ave

Clark Ave

S Bradley Rd

Patterson Rd

Clark Ave

E Rice Ranch Rd

E Rice Ranch Rd

136

135

135

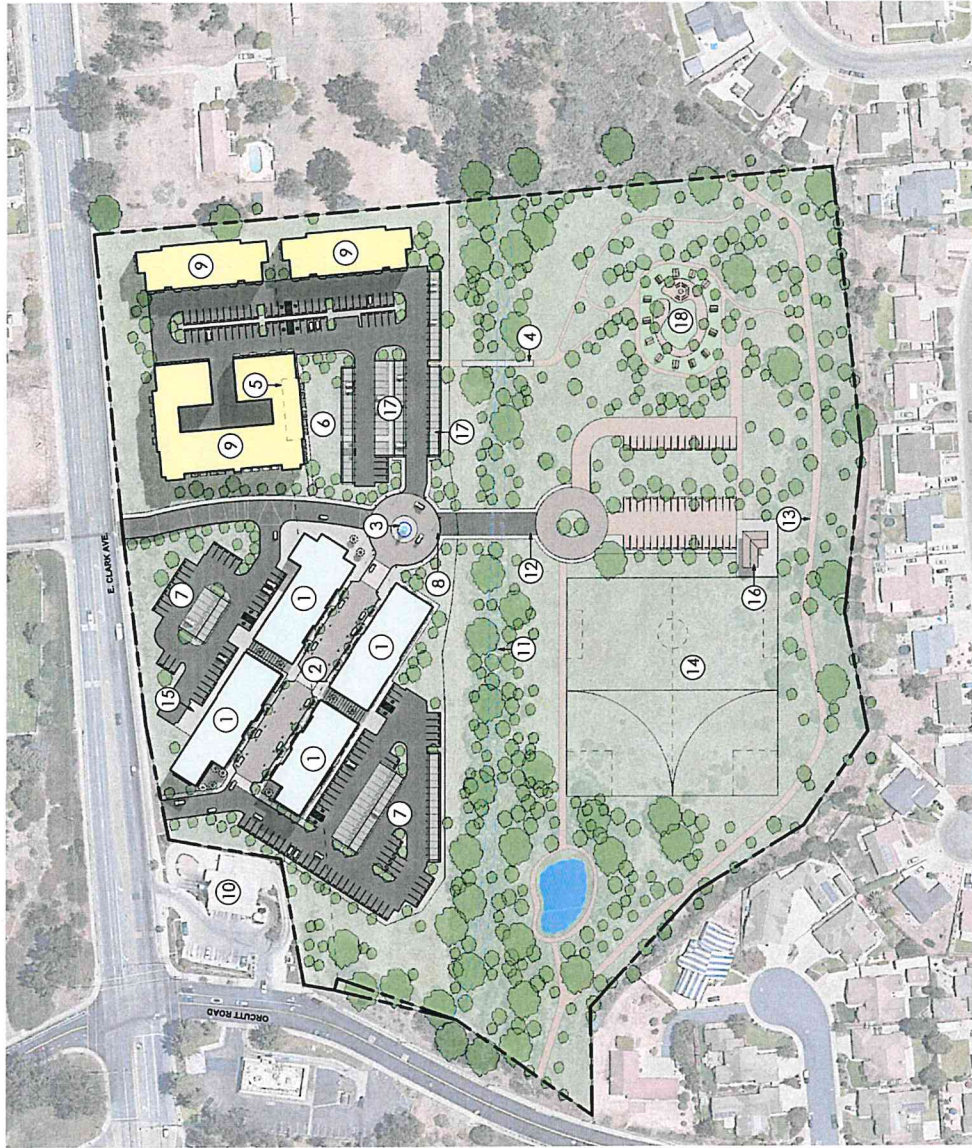






**KEYNOTES**

- ① MIXED USED BUILDING
- ② 350' LONG MAIN STREET STYLE LAYOUT W/ PARALLEL PARKING ON EACH SIDE LINED W/ STOREFRONT BUILDINGS
- ③ ROUNDABOUT FEATURE
- ④ PEDESTRIAN BRIDGE
- ⑤ LEASING & AMENITY SPACE
- ⑥ FEATURE LANDSCAPE AREA
- ⑦ PARKING TUCKED BEHIND MAIN STREET BUILDINGS
- ⑧ ROUNDABOUT AT CONNECTION AS FOCAL POINT
- ⑨ RESIDENTIAL BUILDING WITH TUCK UNDER PARKING
- ⑩ SPLASH & DASH CARWASH
- ⑪ EXISTING CREEK
- ⑫ TWO-WAY VEHICULAR BRIDGE
- ⑬ HIKING PATH - ORCUTT CREEK TRAIL
- ⑭ FUTURE SPORTS FIELD
- ⑮ TRASH ENCLOSURE
- ⑯ RESTROOMS W/ COVERED BBQ AREA
- ⑰ SOLAR CARPORT
- ⑱ CAMPGROUND FACILITIES



① OVERALL SITE PLAN  
Sheet 1 of 2



- KEYNOTES**
- 1 MIXED USED BUILDING
  - 2 350' LONG MAIN STREET STYLE LAYOUT W/ PARALLEL PARKING ON EACH SIDE LINED W/ STOREFRONT BUILDINGS
  - 3 ROUNDABOUT FEATURE
  - 4 PEDESTRIAN BRIDGE
  - 5 LEASING & AMENITY SPACE
  - 6 FEATURE LANDSCAPE AREA
  - 7 PARKING TUCKED BEHIND MAIN STREET BUILDINGS
  - 8 ROUNDABOUT AT CONNECTION AS FOCAL POINT
  - 9 RESIDENTIAL BUILDING WITH TUCK UNDER PARKING
  - 12 TWO-WAY VEHICULAR BRIDGE
  - 15 TRASH ENCLOSURE
  - 17 SOLAR CARPORT

**PROJECT DATA**

ADDRESS: 250 E. CLARK AVENUE, ORCUTT CA  
 ASSessor's PARCEL NUMBER: 103-181-006  
 SITE AREA: 21.43 ACRES  
 CURRENT ZONING: C-2/REC  
 PROPOSED ZONING: TBD  
 NUMBER OF STORIES: 3 STORIES  
 BUILDING HEIGHT: TBD  
 RETAIL FLOOR AREA: 10,000-15,000 SF  
**UNIT MIX**  
 1 BEDROOM UNITS (750 SF): 85 UNITS  
 2 BEDROOM UNITS (1,050 SF): 72 UNITS  
 TOTAL UNITS: 157 UNITS

**PARKING CALCULATIONS**

**PARKING REQUIRED:**  
 (85) 1-BEDS @ 1 SPACE/UNIT: 85 SPACES  
 (72) 2-BEDS @ 1 SPACE/UNIT: 72 SPACES  
 VISITORS @ 1 SPACE/5 UNITS: 32 SPACES  
 15,000 SF RETAIL @ 1 SPACE/300 SF: 100 SPACES (EST)  
 SPORTS FIELD: 69 SPACES (EST)  
 TOTAL REQUIRED: 358 SPACES

**PARKING PROVIDED:**  
 SURFACE SPACES: 304 SPACES  
 GARAGE SPACES: 54 SPACES  
 TOTAL PROVIDED: 358 SPACES

**MIXED-USE: 57 UNITS**

1ST FL - 19,000 SF 17 UNITS

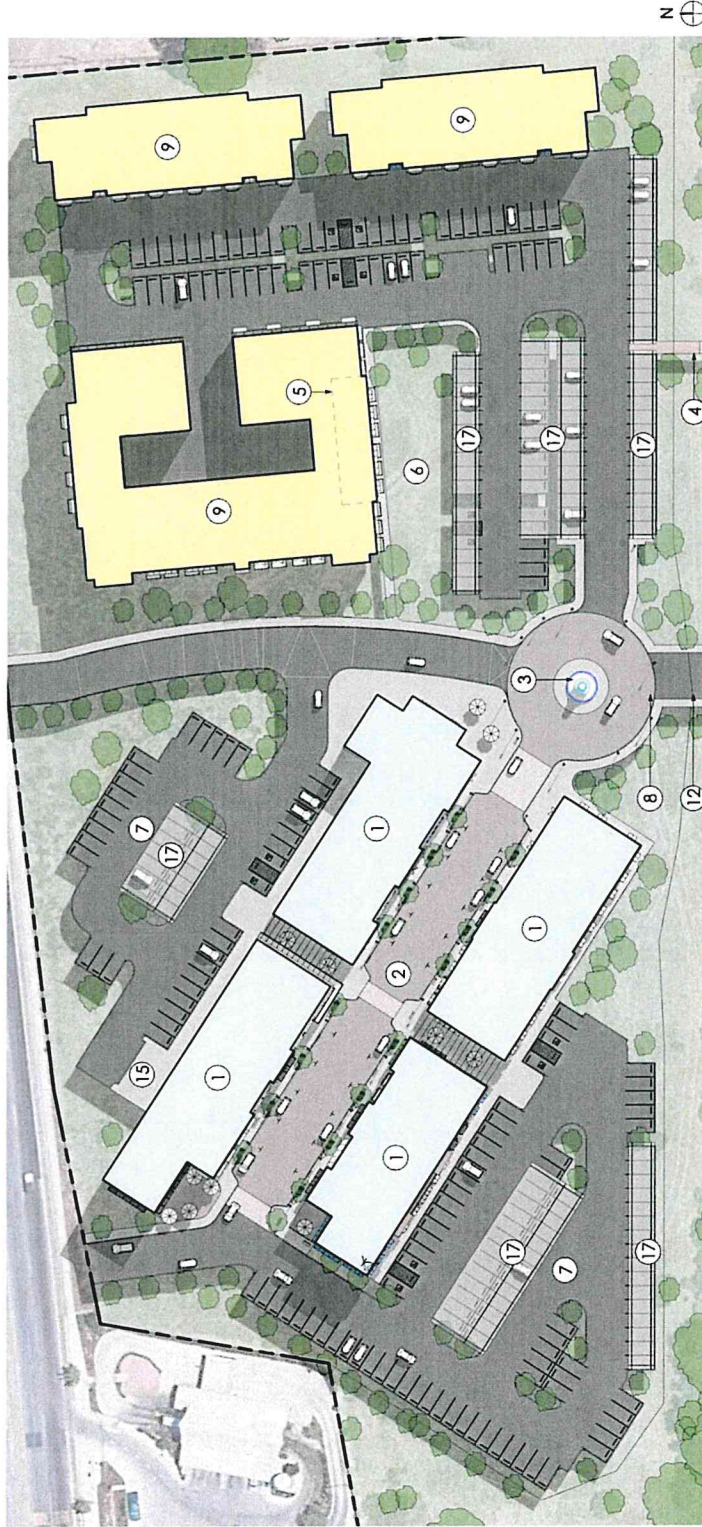
2ND FL - 38,000 SF 40 UNITS

**RESIDENTIAL: 100 UNITS**

1ST FL - 20,000 SF 19 UNITS

2ND FL - 40,000 SF 40 UNITS

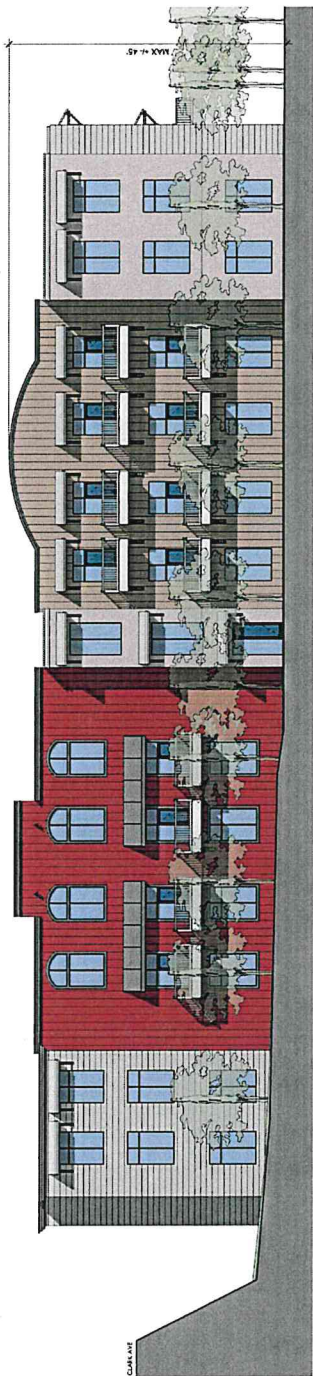
3RD FL - 40,000 SF 41 UNITS



**1 SITE PLAN**  
 10/22/17



CLARK AVE  
STREET GRADE



1 3-STORY MULTI-FAMILY RESIDENTIAL CONCEPTUAL ELEVATION  
18" x 12"



2 3-STORY MULTI-FAMILY RESIDENTIAL CONCEPTUAL ELEVATION - STREET SIDE SOUTH  
18" x 12"



3 3-STORY MULTI-FAMILY RESIDENTIAL CONCEPTUAL ELEVATION - STREET SIDE NORTH  
18" x 12"





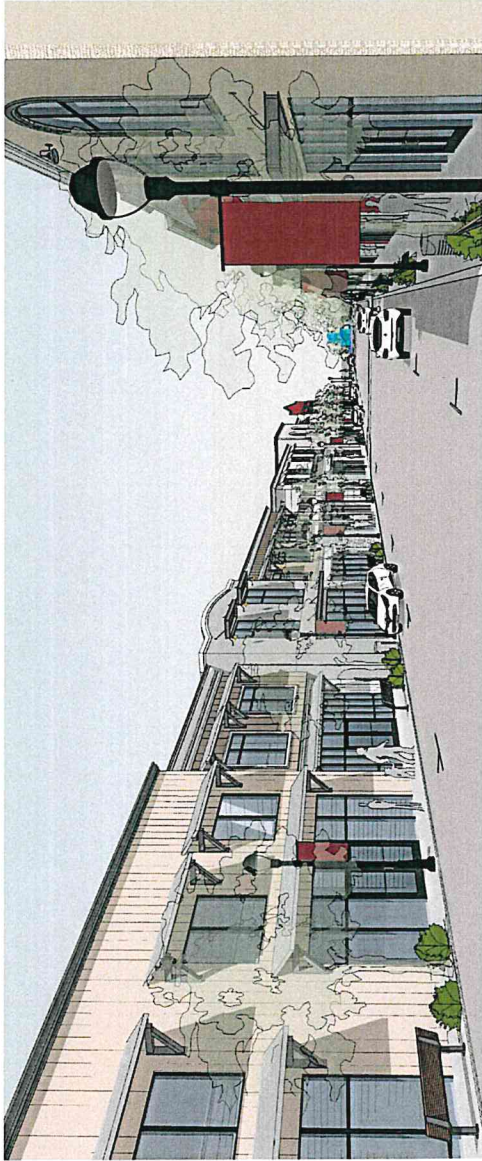
1 MIXED-USE (RETAIL @ GROUND FLR, RESIDENTIAL ABOVE) CONCEPTUAL ELEVATION - MAIN STREET NORTH  
1/8" = 1'-0"



2 MIXED-USE (RETAIL @ GROUND FLR, RESIDENTIAL ABOVE) CONCEPTUAL ELEVATION - MAIN STREET SOUTH  
1/8" = 1'-0"



3 MIXED-USE (RETAIL @ GROUND FLR, RESIDENTIAL ABOVE) CONCEPTUAL ELEVATION - RESIDENTIAL NORTH  
1/8" = 1'-0"

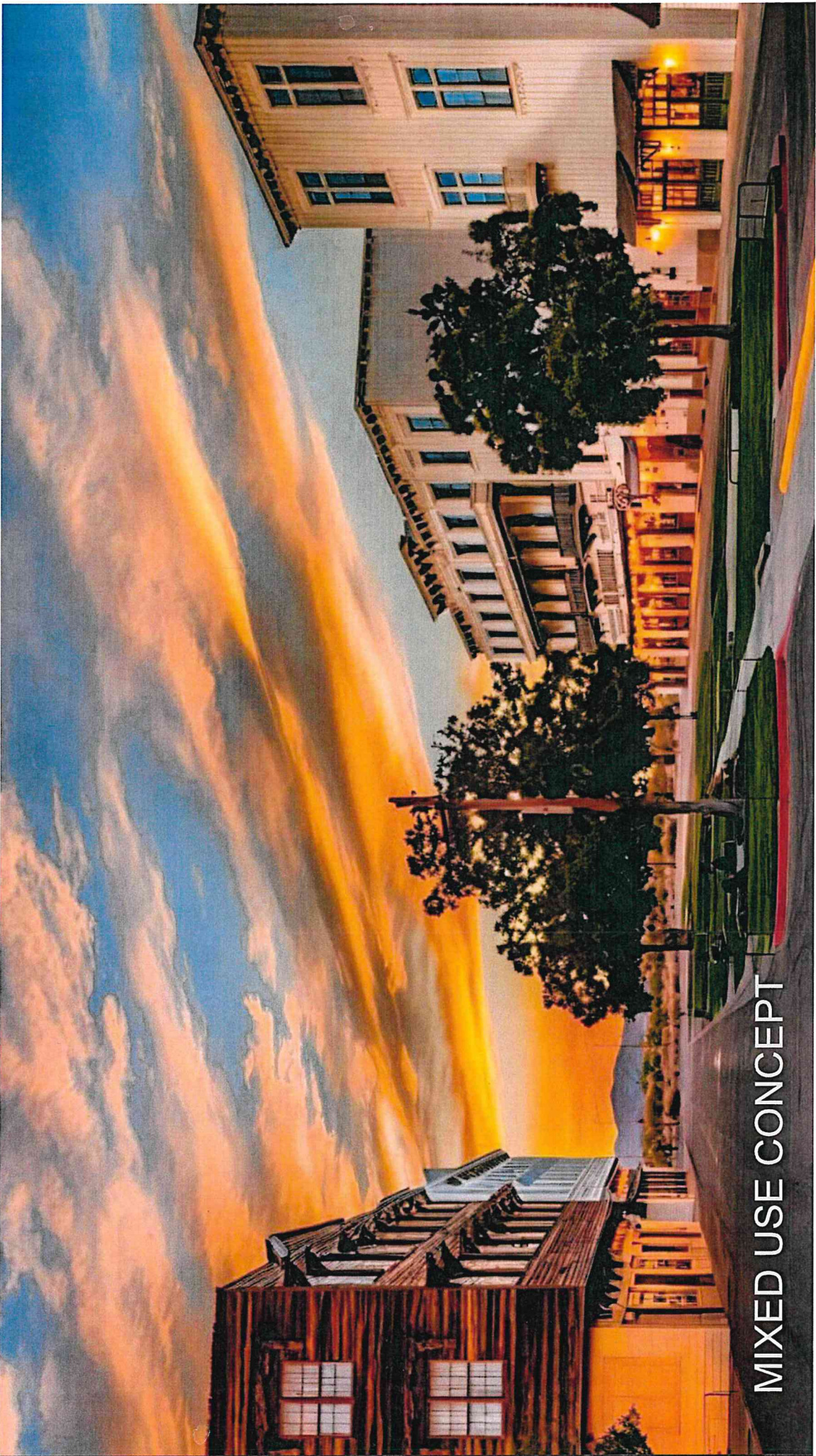


1 CONCEPTUAL PERSPECTIVE - MAIN ENTRY



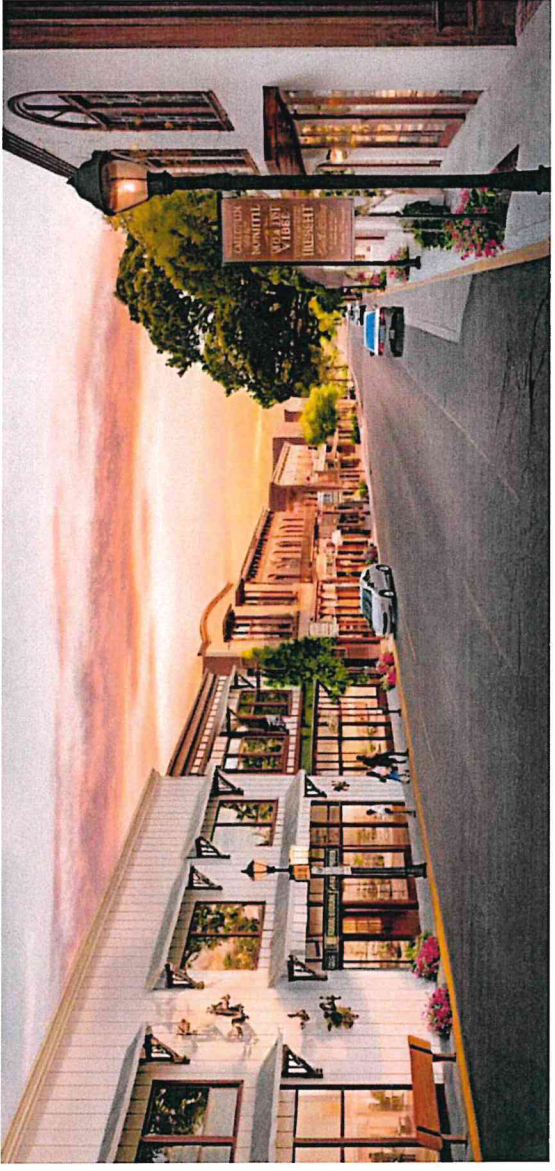
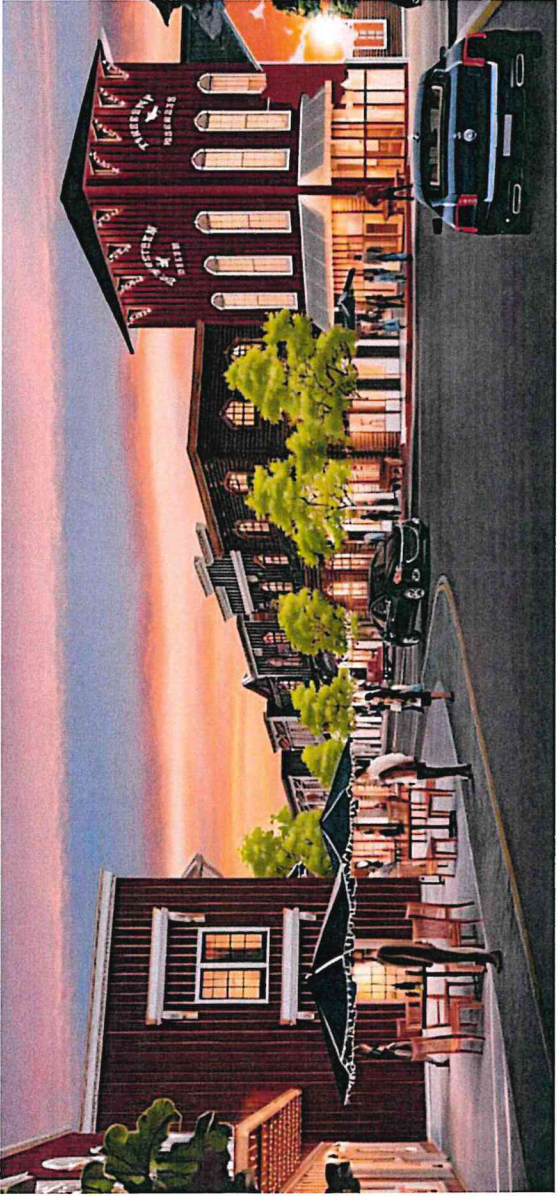
2 CONCEPTUAL PERSPECTIVE - MAIN CROSSING





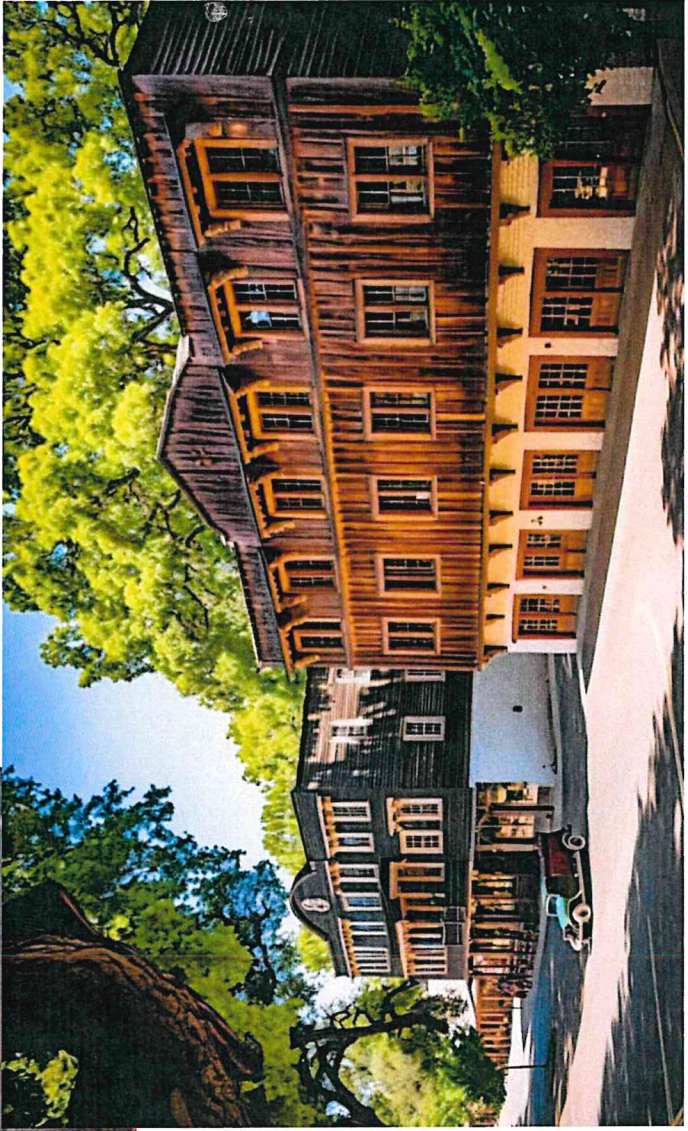
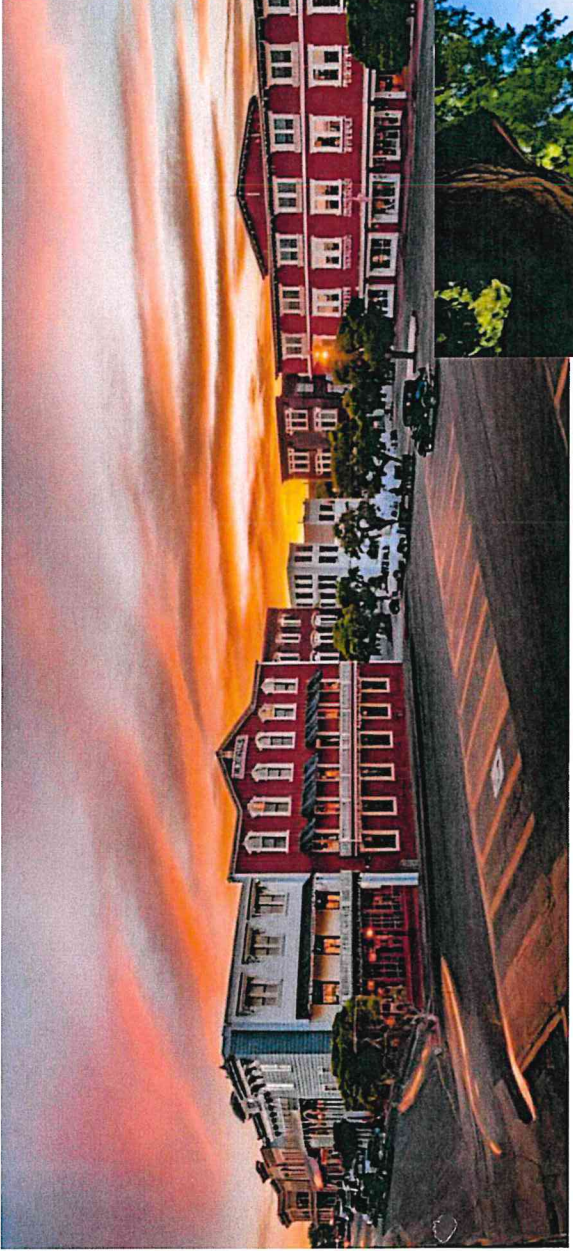
MIXED USE CONCEPT





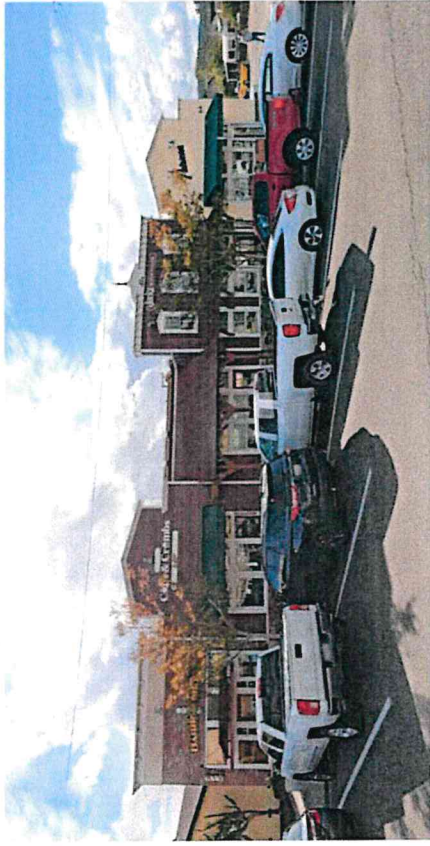
# MIXED USE CONCEPT





RESIDENTIAL MULTIFAMILY





MIXED-USE & RESIDENTIAL MULTIFAMILY INSPIRATION IMAGES



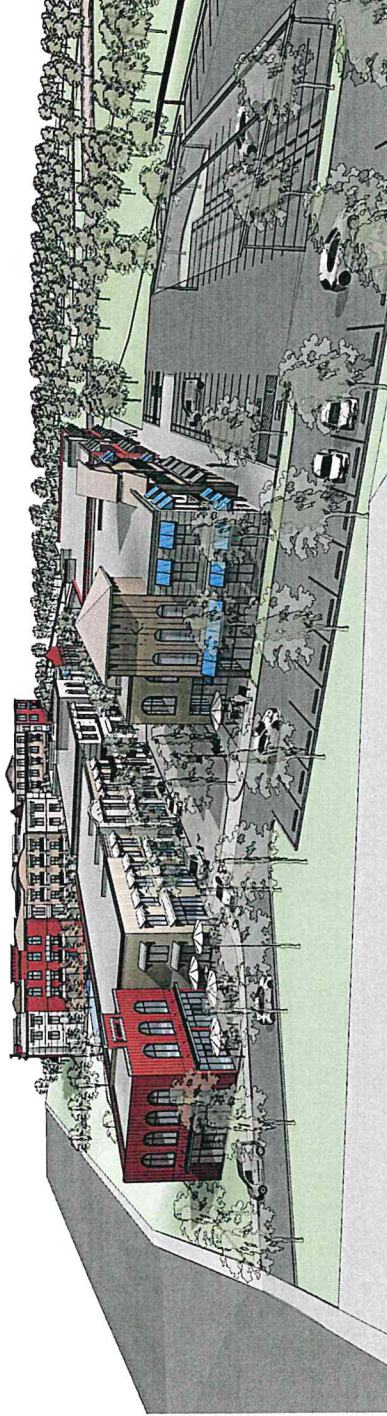


RECREATION INSPIRATION IMAGES



# KEY SITE 11 ORCUTT CREEK VILLAGE

250 E. CLARK AVENUE, ORCUTT CA 93455



## PROJECT DATA

ADDRESS: 250 E. CLARK AVENUE, ORCUTT CA  
 ASSESSOR'S PARCEL NUMBER: 109-181-006  
 SITE AREA: 21.43 ACRES  
 CURRENT ZONING: C-2/REC  
 PROPOSED ZONING: TRD  
 NUMBER OF STORIES: 3 STORIES  
 BUILDING HEIGHT: 11.0 FT  
 RETAIL FLOOR AREA: 10,000-15,000 SF

UNIT MIX  
 1 BEDROOM UNITS (750 SF): 85 UNITS  
 2 BEDROOM UNITS (1,050 SF): 72 UNITS  
 TOTAL UNITS: 157 UNITS

## PARKING CALCULATIONS

PARKING REQUIRED:  
 (85) 1-BEDS @ 1 SPACE/UNIT: 85 SPACES  
 (72) 2-BEDS @ 1 SPACE/UNIT: 72 SPACES  
 VISITORS @ 1 SPACE/5 UNITS: 32 SPACES  
 15,000 SF RETAIL @ 1 SPACE/300 SF: 50 SPACES (EST)  
 SCORFIELD: 82 SPACES (EST)  
 TOTAL REQUIRED: 358 SPACES

PARKING PROVIDED:  
 SURFACE SPACES: 304 SPACES  
 GARAGE SPACES: 54 SPACES  
 TOTAL PROVIDED: 358 SPACES

## AGENCIES & UTILITIES

PLANNING/ BUILDING DEPARTMENT  
 COUNTY OF SANTA BARBARA,  
 NORTH COUNTY OFFICE  
 624 W. FOSTER ROAD  
 SANTA MARIA, CA 93455-3623  
 PHONE: 805.934.6250

FIRE DEPARTMENT - STATION 23  
 5003 DEPT AVENUE  
 SANTA MARIA, CA 93454  
 PHONE: 805.934.6294

SHERIFF DEPARTMENT  
 812 W. FOSTER RD.  
 SANTA MARIA, CA 93455  
 PHONE: 805.934.6150

PUBLIC WORKS  
 420 WEST FOSTER ROAD  
 SANTA MARIA, CA 93455  
 PHONE: 805.803.8750

WASTE MANAGEMENT  
 WWW.WM.COM  
 PHONE: 805.466.3636

POWER AGENCY  
 PG&E  
 WWW.PGE.COM  
 PHONE: 800.743.5000

WATER AGENCY:  
 GOLDEN STATE WATER COMPANY  
 2330 A STREET, SUITE A  
 SANTA MARIA, CA 93455  
 PHONE: 805.349.7407

## PROJECT DIRECTORY

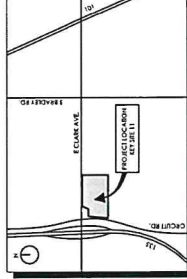
OWNER:  
 PAT CUSACK  
 2175 SOUTH BRADLEY ROAD  
 SANTA MARIA, CA 93455  
 PH: 805.478.6580  
 EMAIL: pcusack@me.com

ARCHITECT:  
 ATOM ARCHITECTS  
 P.O. BOX 6192  
 SANTA MARIA, CA 93456  
 PH: 805.668.4020  
 EMAIL: info@atomarchitects.com

ENGINEERING CONSULTANT:  
 CONTACT: DAVID CHANLEY  
 PH: 805.991.9783  
 EMAIL: dchanley@ctiad-consulting.com

BUILDING CODE DATA  
 SPRINKLERS: YES  
 CONSTRUCTION TYPE: VB - SPRINKLERED  
 OCCUPANCY GROUPS:  
 B: RETAIL SPACES  
 R2: APARTMENTS

## VICINITY MAP



## SITE DESCRIPTION

OLD ORCUTT OWES ITS VERY NAME TO WILLIAM WARREN ORCUTT, A PIONEERING OILMAN WHOSE VISION AND DETERMINATION SHAPED THE TOWN'S EARLY DEVELOPMENT. HIS LEGACY IS A KEY FIGURE IN CALIFORNIA'S OIL INDUSTRY, ROOTED IN HARD WORK AND RESILIENCE. THE PEOPLE OF ORCUTT, OFTEN DUBBED AS THE "BIG BOYS OF OIL," EMBODIED THEIR DEDICATION TO AGRICULTURE, OIL PRODUCTION, AND LOCAL BUSINESSES. THE SMALL TOWN CHARM OF THIS TIGHT-KNIT COMMUNITY MAKES ORCUTT A VERY DESIRABLE PLACE TO LIVE.



- KEYNOTES**
- ① MIXED USED BUILDING
  - ② 350' LONG MAIN STREET STYLE LAYOUT W/ PARALLEL PARKING ON EACH SIDE LINED W/ STOREFRONT BUILDINGS
  - ③ ROUNDABOUT FEATURE
  - ④ PEDESTRIAN BRIDGE
  - ⑤ LEASING & AMENITY SPACE
  - ⑥ FEATURE LANDSCAPE AREA
  - ⑦ PARKING TUCKED BEHIND MAIN STREET BUILDINGS
  - ⑧ ROUNDABOUT AT CONNECTION AS FOCAL POINT
  - ⑨ RESIDENTIAL BUILDING WITH TUCK UNDER PARKING
  - ⑩ SPLASH & DASH CARWASH
  - ⑪ EXISTING CREEK
  - ⑫ TWO-WAY VEHICULAR BRIDGE
  - ⑬ HIKING PATH - ORCUTT CREEK TRAIL
  - ⑭ FUTURE SPORTS FIELD
  - ⑮ TRASH ENCLOSURE
  - ⑯ RESTROOMS W/ COVERED BBQ AREA
  - ⑰ SOLAR CARPORT
  - ⑱ CAMPGROUND FACILITIES



① OVERALL SITE PLAN  
Sheet 11.0



**KEYNOTES**

- ① MIXED USED BUILDING
- ② 350' LONG MAIN STREET STYLE LAYOUT W/ PARALLEL PARKING ON EACH SIDE LINED W/ STOREFRONT BUILDINGS
- ③ ROUNDABOUT FEATURE
- ④ PEDESTRIAN BRIDGE
- ⑤ LEASING & AMENITY SPACE
- ⑥ FEATURE LANDSCAPE AREA
- ⑦ PARKING TUCKED BEHIND MAIN STREET BUILDINGS
- ⑧ ROUNDABOUT AT CONNECTION AS FOCAL POINT
- ⑨ RESIDENTIAL BUILDING WITH TUCK UNDER PARKING
- ⑫ TWO-WAY VEHICULAR BRIDGE
- ⑬ TRASH ENCLOSURE
- ⑰ SOLAR CARPORT

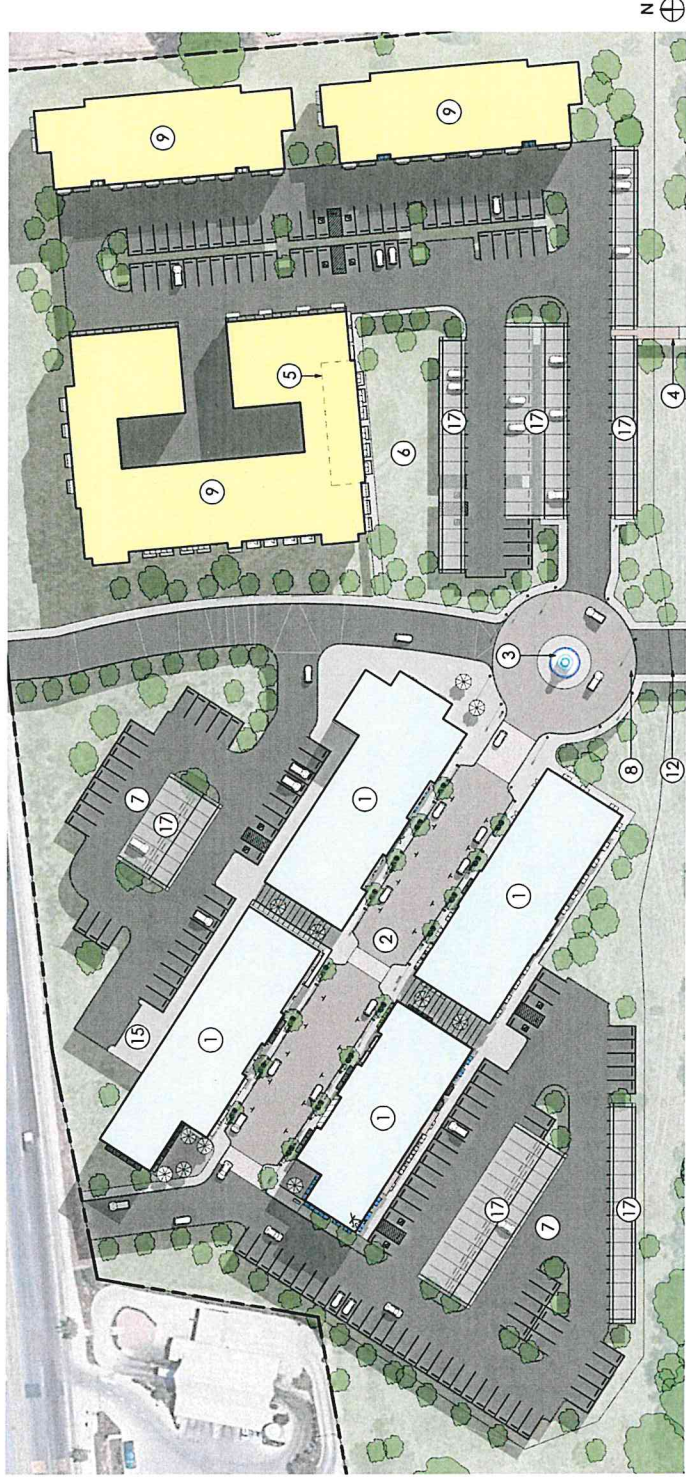
**PROJECT DATA**

ADDRESS: 250 E. CLARK AVENUE, ORCUTT CA  
 ASSESSOR'S PARCEL NUMBER: 103-181-006  
 SITE AREA: 21.43 ACRES  
 CURRENT ZONING: C-2/REC  
 PROPOSED ZONING: TBD  
 NUMBER OF STORIES: 3 STORIES  
 BUILDING HEIGHT: TBD  
 RETAIL FLOOR AREA: 10,000-15,000 SF  
**UNIT MIX**  
 1 BEDROOM UNITS (750 SF): 85 UNITS  
 2 BEDROOM UNITS (1,050 SF): 72 UNITS  
 TOTAL UNITS: 157 UNITS

**PARKING CALCULATIONS**

**PARKING REQUIRED:**  
 (85) 1-BEDS @ 1 SPACE/UNIT: 85 SPACES  
 (72) 2-BEDS @ 1 SPACE/UNIT: 72 SPACES  
 VISITORS @ 1 SPACE/5 UNITS: 32 SPACES  
 15,000 SF RETAIL @ 1 SPACE/300 SF: 100 SPACES (EST)  
 SPORTS FIELD: 69 SPACES (EST)  
 TOTAL REQUIRED: 358 SPACES

**PARKING PROVIDED:**  
 SURFACE SPACES: 304 SPACES  
 GARAGE SPACES: 54 SPACES  
 TOTAL PROVIDED: 358 SPACES



① SITE PLAN  
1/20" = 1" = 1/4"





**1** 3-STORY MULTI-FAMILY RESIDENTIAL CONCEPTUAL ELEVATION  
1/8" = 1'-0"



**2** 3-STORY MULTI-FAMILY RESIDENTIAL CONCEPTUAL ELEVATION - STREET SIDE SOUTH  
1/8" = 1'-0"



**3** 3-STORY MULTI-FAMILY RESIDENTIAL CONCEPTUAL ELEVATION - STREET SIDE NORTH  
1/8" = 1'-0"





1 MIXED-USE (RETAIL @ GROUND FLR, RESIDENTIAL ABOVE) CONCEPTUAL ELEVATION - MAIN STREET NORTH  
10'-0" x 10'-0"

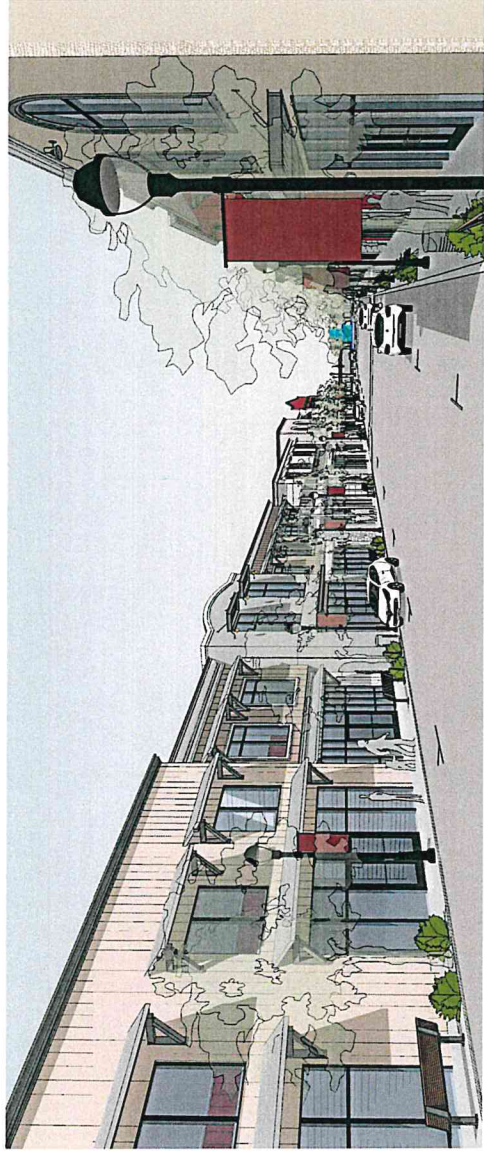


2 MIXED-USE (RETAIL @ GROUND FLR, RESIDENTIAL ABOVE) CONCEPTUAL ELEVATION - MAIN STREET SOUTH  
10'-0" x 10'-0"



3 MIXED-USE (RETAIL @ GROUND FLR, RESIDENTIAL ABOVE) CONCEPTUAL ELEVATION - RESIDENTIAL NORTH  
10'-0" x 10'-0"



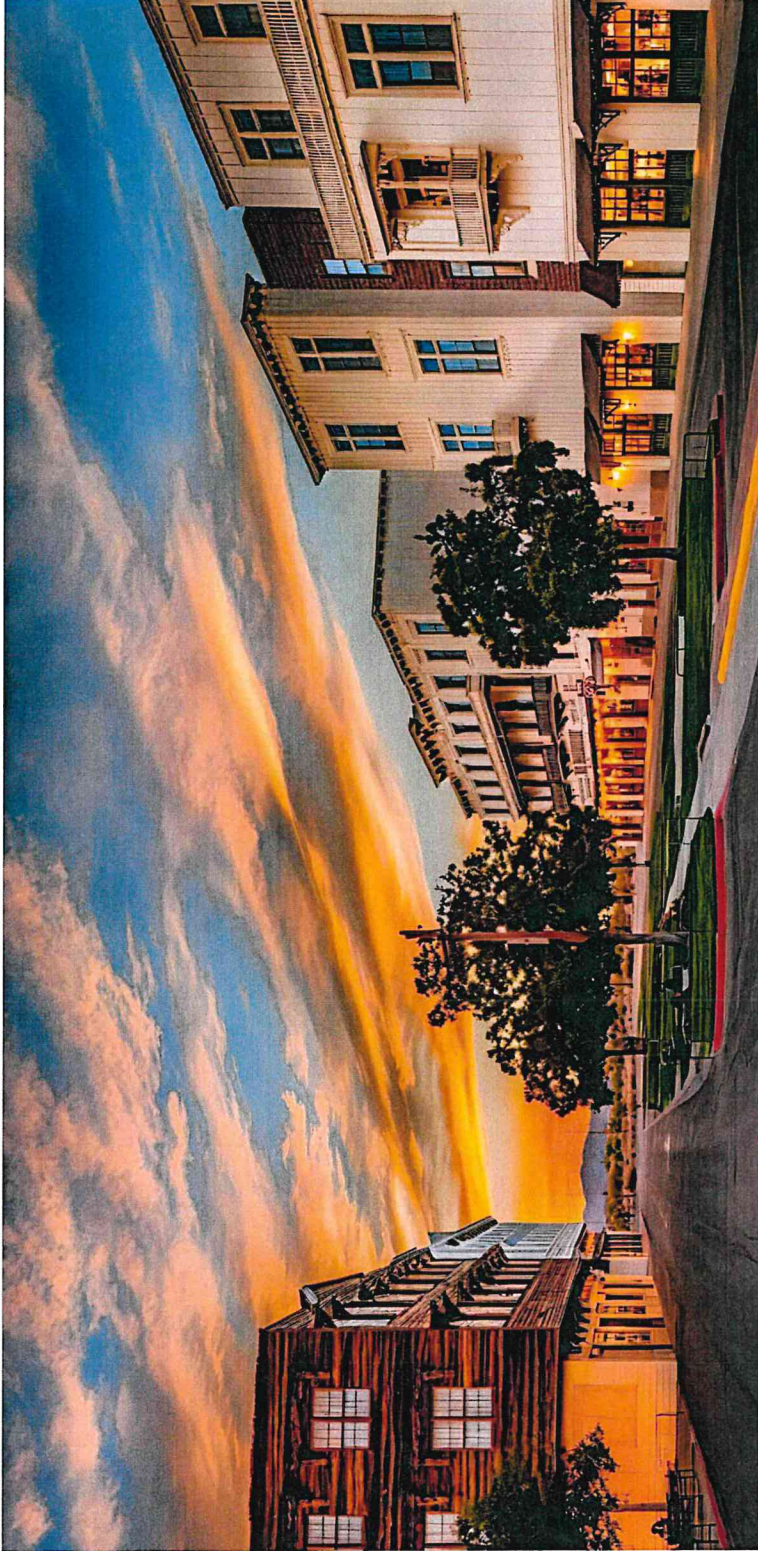


① CONCEPTUAL PERSPECTIVE - MAIN ENTRY



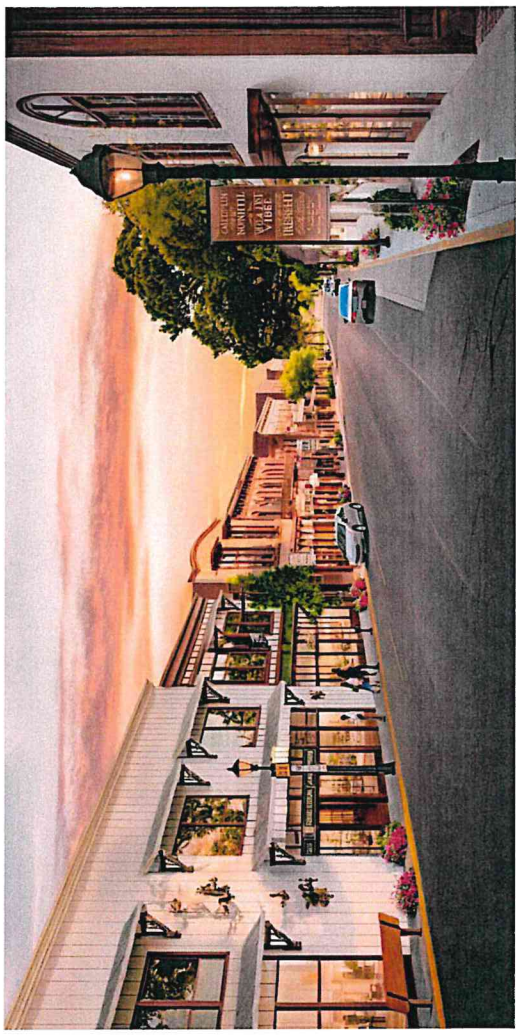
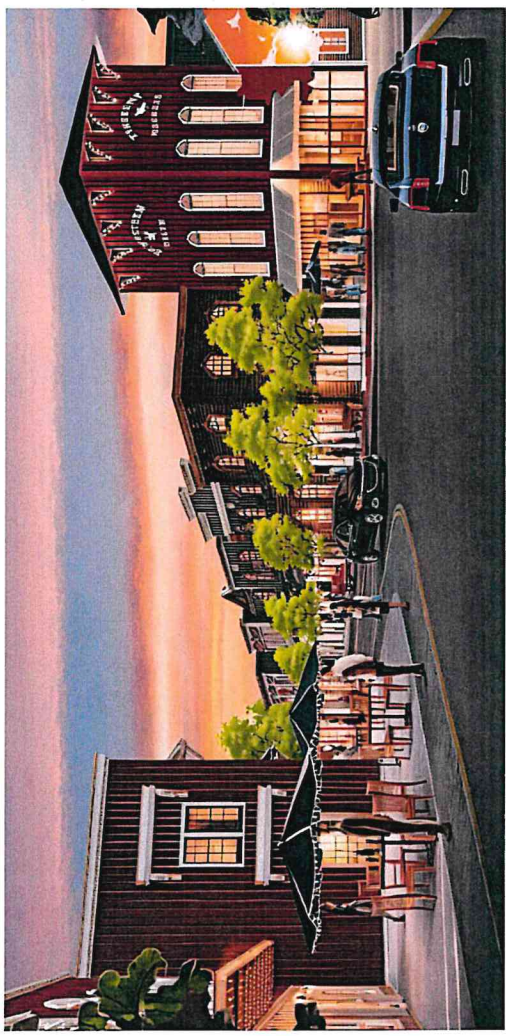
② CONCEPTUAL PERSPECTIVE - MAIN CROSSING





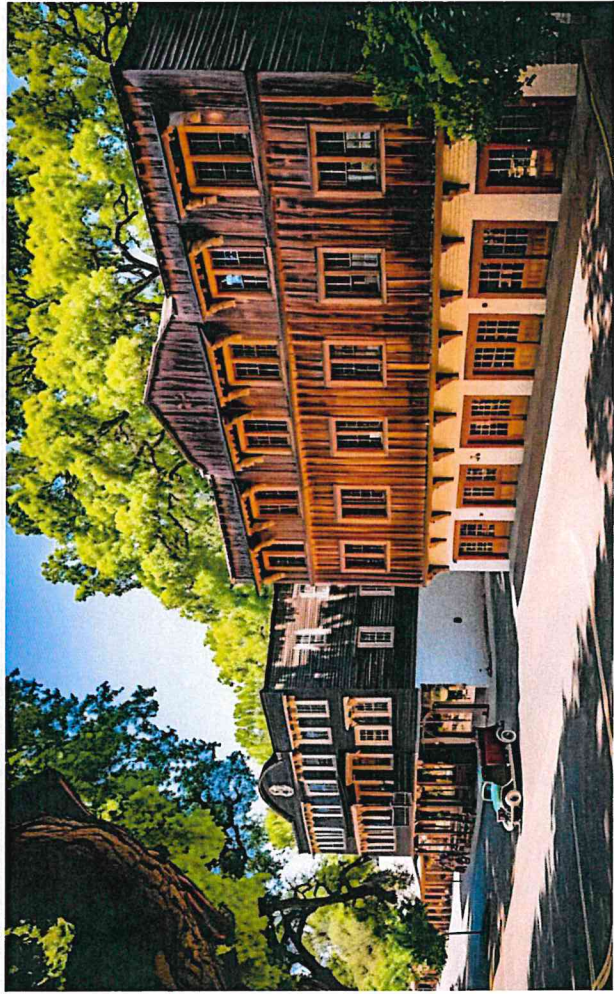
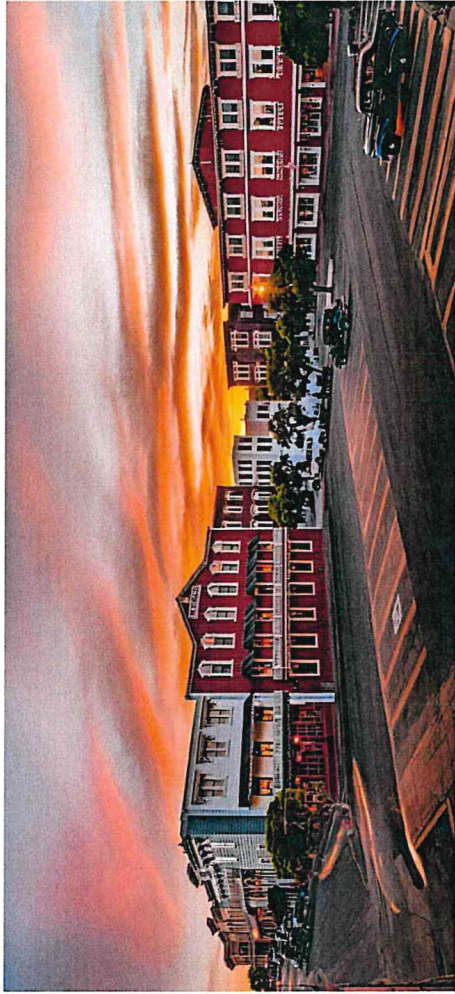
1 MIXED USE - CONCEPTUAL RENDERING





1 MIXED USE - CONCEPTUAL RENDERINGS





1 RESIDENTIAL - CONCEPTUAL RENDERINGS



