



County of Santa Barbara Planning and Development

Dianne Meester, Assistant Director

TO THE HONORABLE BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA, CALIFORNIA

PLANNING COMMISSION
HEARING OF APRIL 12, 2006

RE: Old Town Orcutt Streetscape Concept Plan, Design Guidelines and Ordinance Amendments, 06MIS-00000-00002, 06ORD-00000-00003, 06MIS-00000-00003

Hearing to consider an ordinance amending Article III of Chapter 35 of the Santa Barbara County Code, by amending Division 4, Section 35-243 and Division 4, Section 35-248, to adopt the Old Town Orcutt Streetscape Concept Plan and the Old Town Orcutt Design Guidelines and to amend the text of the Old Town Zone Districts and the Pedestrian Area – Old Town Orcutt Overlay District Sections of the Inland Zoning Ordinance to provide consistency with the proposed Streetscape Concept Plan and Design Guidelines.

Dear Honorable Members of the Board of Supervisors:

At the Planning Commission hearing of April 12, 2006, Commissioner Valencia moved, seconded by Commissioner Boysen and carried by a vote of 5-0 to recommend that the Board of Supervisors:

1. Adopt the CEQA findings and findings for approval for 06ORD-00000-00003 included as Attachment A of the staff report dated March 30, 2006;
2. Find that 06MIS-00000-00002 is not an activity subject to CEQA pursuant to CEQA Guidelines sections 15060 (c) (3) and 15378;
3. Accept the exemption for 06ORD-00000-00003 pursuant to CEQA Section 15061 (b, 3) included as Attachment B of the staff report dated March 30, 2006;
4. Accept the exemption for 06MIS-00000-00003 pursuant to CEQA Section 15061 (b, 3) included as Attachment C of the staff report dated March 30, 2006;
5. Adopt a resolution for adoption of the Old Town Orcutt Design Guidelines included as Attachment D of the staff report dated March 30, 2006, as revised at the hearing of April 12, 2006.

REVISIONS TO THE RESOLUTION

- E. ~~On June 17, 2005~~, the Board of Supervisors directed Comprehensive Planning staff to develop draft design guidelines for Old Town Orcutt.
- F. From July 2005 to March 2006, County staff has been working collaboratively with the Public Works Department and the 4th District Office and has also conducted individual meetings with representatives of three community organizations: Residents for Old Town Orcutt Preservation (ROTOP), Orcutt Area Advisory Group (OAAG), and the Old Town Orcutt Revitalization Association (OTORA). One public workshop was held to develop the draft Design Guidelines. The draft guidelines also underwent review by the North County BAR.

JONI GRAY JOSEPH CENTENO
Chair, Board of Supervisors
County of Santa Barbara

- 6. Adopt 06ORD-00000-00003 to amend the text of the Old Town (OT) zone districts and the Pedestrian Area – Old Town Orcutt (PA-OTO) Overlay Districts Sections of Article III Inland Zoning Ordinance of Chapter 35 of the Santa Barbara County Code included as Attachment E of the staff report dated March 30, 2006 as revised at the hearing of April 12, 2006; and

SECTION 4:

DIVISION 5, OVERLAY DISTRICTS, of Article III of Chapter 35 of the Santa Barbara County Code is hereby amended to amend Section 35-248.3 of Section 35-248, PA-OTO Pedestrian Area- Old Town Orcutt Overlay District, to read as follows:

- 3. Prior to the approval of any Land Use Permit for buildings or structures, all plans for new or altered buildings and structures shall be reviewed by Planning and Development ~~the area Architectural Review Committee~~ as to conformance with the requirements for a Land Use Permit ~~Old Town Orcutt Design Guidelines established design criteria~~, and subsequently shall be submitted for review and approval by the Board of Architectural Review as to conformance with the Old Town Orcutt Design Guidelines in compliance with Sec. 35-329 (Board of Architectural Review).
- 7. Adopt a resolution for adoption of the Old Town Orcutt Streetscape Plan included as Attachment F of the staff report dated March 30, 2006, as revised at the hearing of April 12, 2006.
 - D. ~~On June 17, 2005~~, the Board of Supervisors directed Comprehensive Planning staff to develop a draft Streetscape Concept Plan for Old Town Orcutt.
 - E. From July 2005 to March 2006, County staff has been working collaboratively with the Public Works Department and the 4th District Office and has also conducted individual meetings with representatives of three community organizations: Residents for Old Town Orcutt Preservation (ROTOP), Orcutt

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Area Advisory Group (OAAG), and the Old Town Orcutt Revitalization Association (OTORA). Two public workshops were held to develop the draft Streetscape Concept Plan. The draft plan was also reviewed by the North County BAR.

~~JONI GRAY-JOSEPH CENTENO~~
Chair, Board of Supervisors
County of Santa Barbara

Sincerely,

Steve Chase
Secretary Planning Commission

xc: Case File: 06ORD-00000-00003, 06MIS-00000-00002, 06ORD-00000-00003
Planning Commission File
Records Management
John McInnes, Director, Strategic and Long Range Planning
Terri Maus-Nisich
David Allen, Deputy County Counsel
Stephen Peterson Planner

Attachments: Attachment A – Findings

SC:tlc

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ATTACHMENT A

Findings for 06ORD-00000-00003

Pursuant to Article III, Sec. 35-325.5, in order for the County Planning Commission to recommend approval of a text amendment to the zoning ordinances, the following findings shall be made by the County Planning Commission:

1. The request is in the interests of the general community welfare.

The proposed ordinance amendments are in the interest of the general community welfare since the amendments will serve to streamline and clarify existing design review processes within Old Town Orcutt without compromising community values, environmental quality, or public health and safety.

2. The request is consistent with the Comprehensive Plan, the Orcutt Community Plan, the requirements of State planning and zoning laws, and the Article III zoning ordinance.

The proposed ordinance amendments are consistent with the Orcutt Community Plan (as described in Section 6.0 of this staff report), the requirements of State Planning and Zoning Laws, and the Article III zoning ordinance.

3. The request is consistent with good zoning and planning practices.

The proposed amendments are consistent with sound zoning and planning practices to regulate land uses for the overall protection of the environment and community values. As discussed in Sections 6.0 of this staff report, the amendment is consistent with the Orcutt Community Plan.