

OASIS Center

- 14GPA-00000-00020
- 16RMM-00000-00001
- 16CUP-00000-00006
- 16DVP-00000-00002
- 16LLA-00000-00004
- 17CUP-00000-00013
- 19EIR-00000-00003

December 15,
2020

Board of Supervisors

Project Description



□ DEVELOPMENT PLAN

□ Proposed Development:

- 2 New Buildings (15,661 SF), Access Road, Retention Basin
- OCP Orcutt Creek Trail/Bikeway Segment, Internal Trails
- Parking/Parking Modification (143 spaces instead of 229 per LUDC)

□ CONDITIONAL USE PERMIT

□ Meeting Center Use:

- Senior Center (Primary Use) M-F, 7:30 AM - 9:30 PM
- Rental Venue - Evenings/Weekends (community groups, individuals)
- 12 Evening/Weekend Events per Year (OASIS, Community Events)
- Maximum Any Given Time Attendance – 200 (All Activities, Programs, Rentals)

Site Plan



GPA/Orcutt Community Plan Amendment #1



- Modify Key Site 18 Development Standard KS18-1

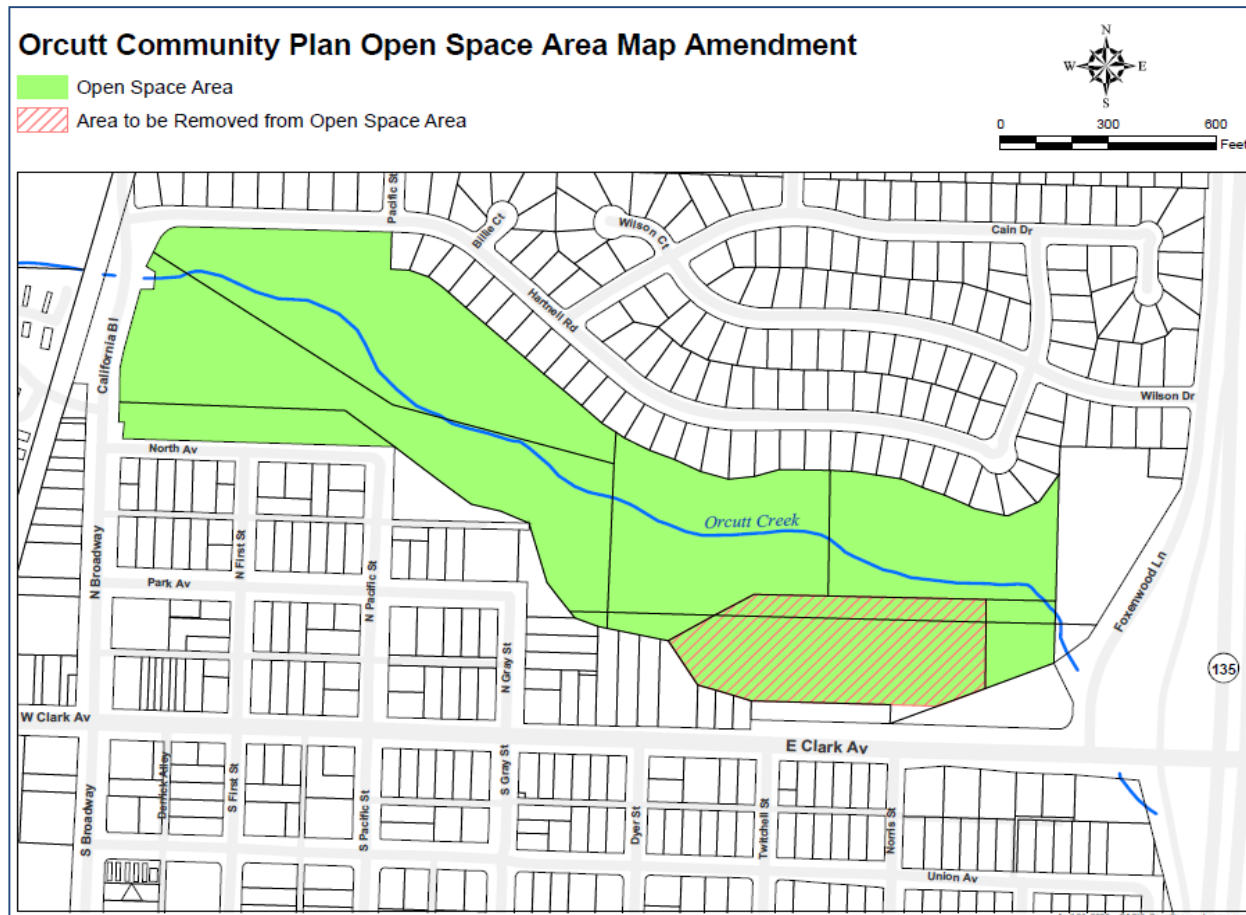
The entire site, with exception of the residential and commercial areas noted in Policy KS18-1 above, and the portions of APNs 105-020-063 and 105-020-064 which may be developed for non-profit meeting facilities (per approved OASIS Center Site Plan) under the REC zone, shall remain in natural, undeveloped open space. On APN 105-020-022, the open space shall include the area extending 50 feet from the top of the northern bank of Orcutt Creek. No development other than the proposed park, retention basin, and Class I bike path/multi-use trail shall be permitted within the open space.

GPA/Orcutt Community Plan Amendment #2



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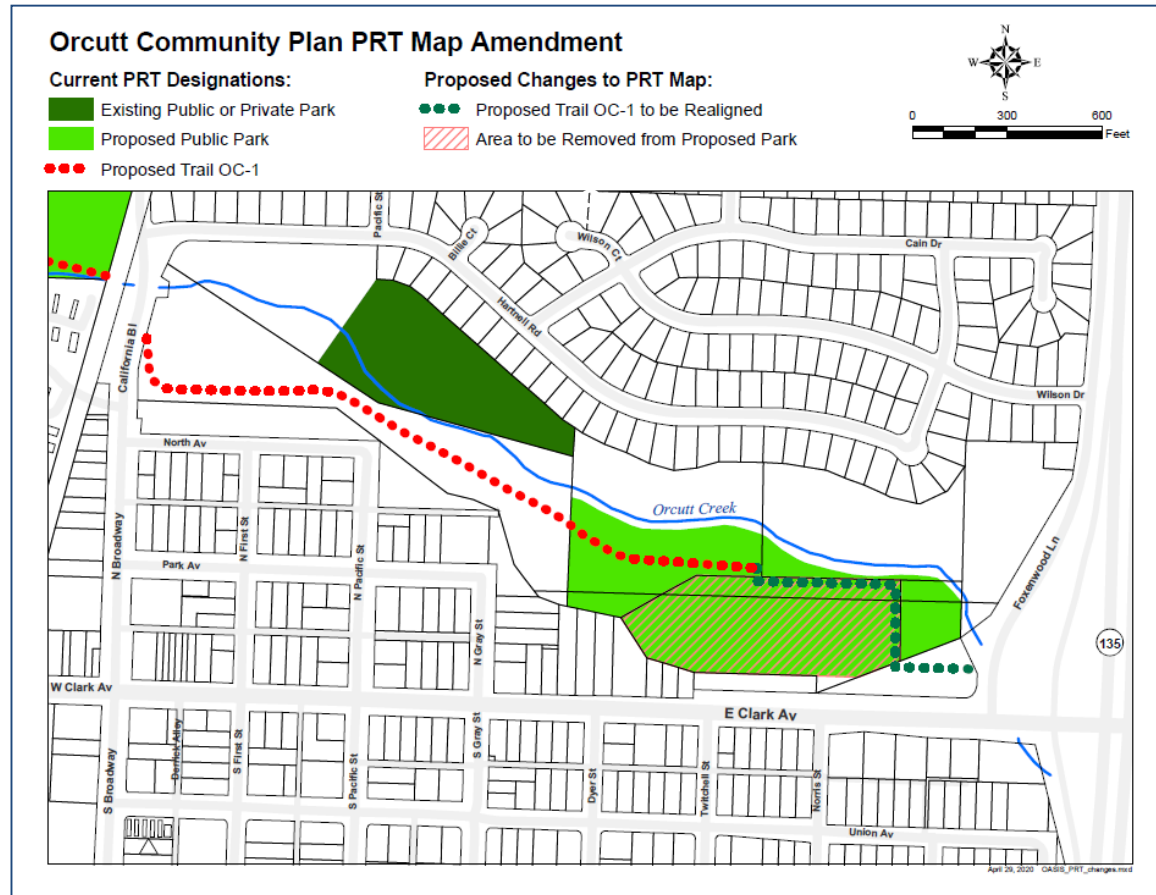
- Remove OASIS property as designated Open Space



GPA/Orcutt Community Plan Amendment #3



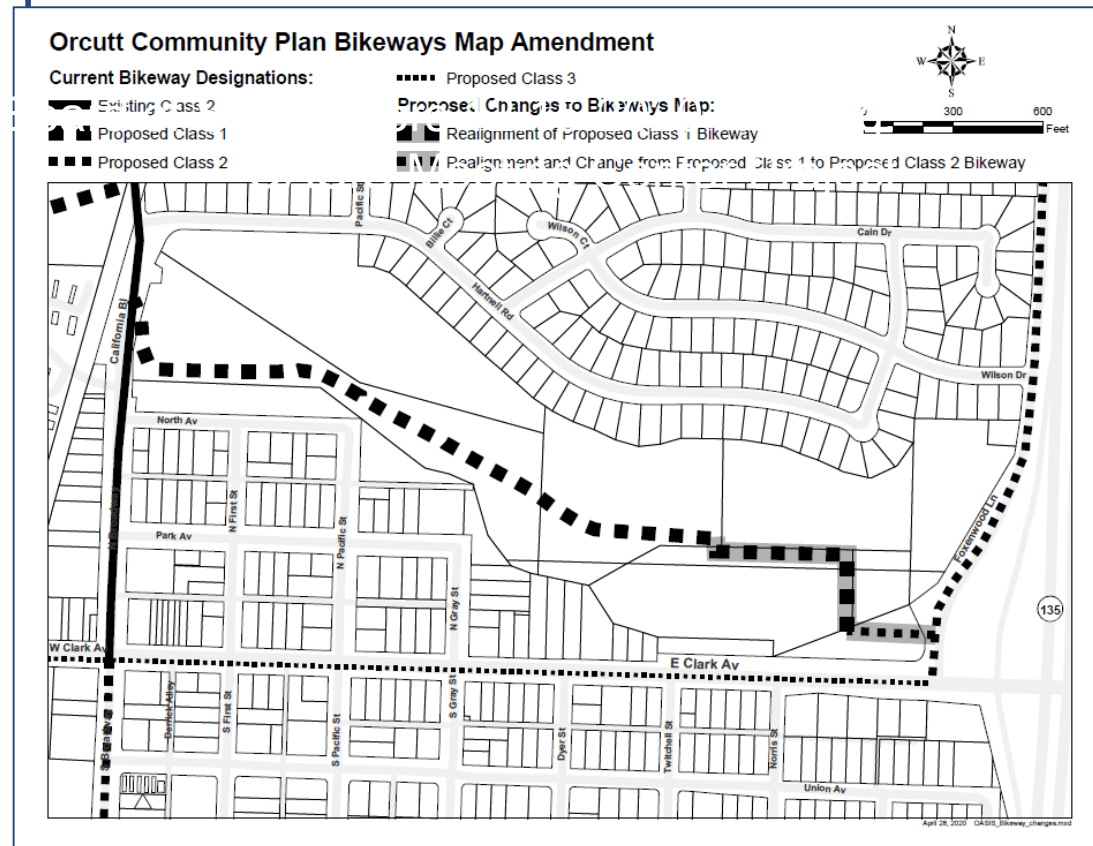
- Remove OASIS property as designated proposed public park



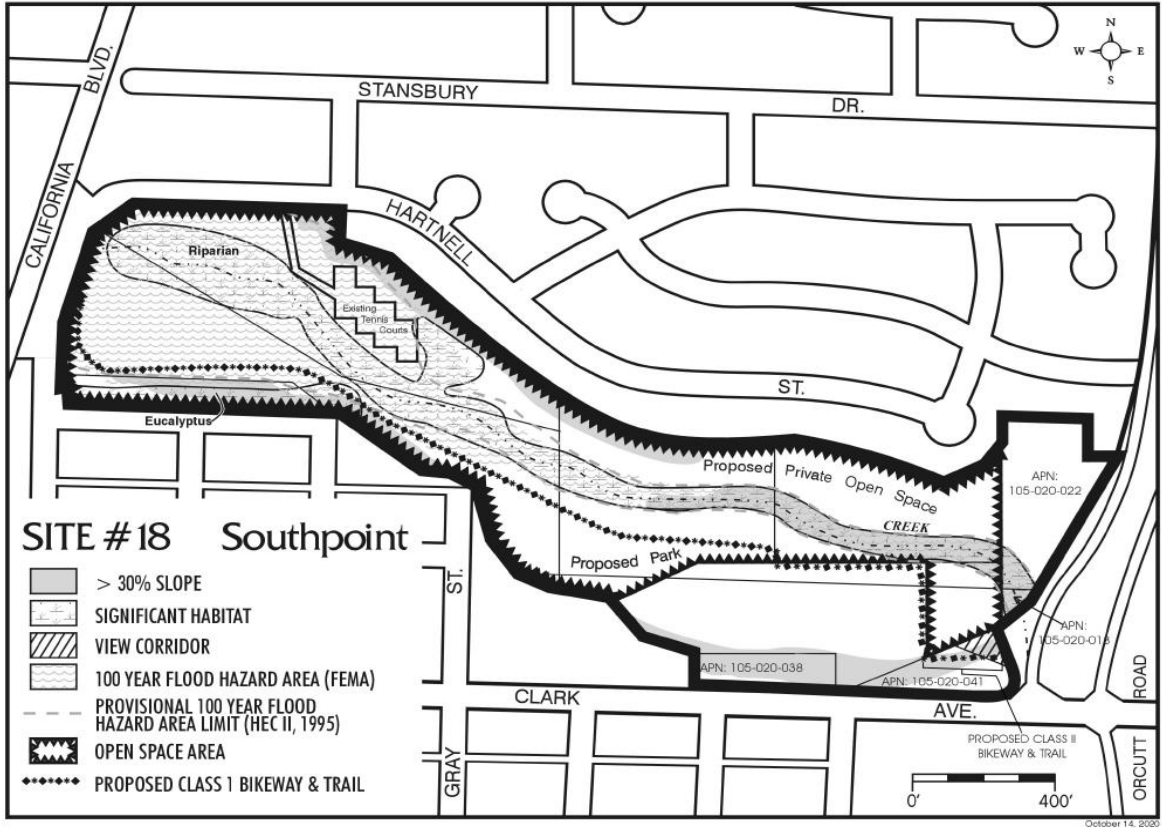
GPA/Orcutt Community Plan Amendment #4



- Change bikeway classification for ~ 300 feet of the OASIS driveway from proposed Class I bike path to Class II striped bike lanes



ORCUTT COMMUNITY PLAN AMENDMENT #5





Recorded Map Modifications

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□ SOUTHPOINT ESTATES RECORDED MAP CONDITIONS

□ Modifications to Southpoint Estates Conditions of Approval

■ #1- TM 12,679 Condition #18/TM 13,345 Condition No. 21

Title to the common Open Space shall be held by a non-profit association of property owners or by any other individual or entity of such reasonable terms and conditions as the Board of Supervisors may prescribe subject to conveying to the County of Santa Barbara the rights to develop such property with anything except Open Space or non-commercial recreation. This condition no longer applies to the OASIS property, APNs 105-020-063 and 105-020-064 (together one legal lot).

■ #2 - TM 13,345 Condition #8

Lots 87, 88, 89, 92 and 93 shall be labeled "OPEN SPACE NOT A BUILDING SITE" on the Final Map.

*Lot 89 is the OASIS property.

- **Lot Line Adjustment:** Add ~5,200 SF of OASIS commercially zoned land (black triangle below) to the LeBard corner commercial property



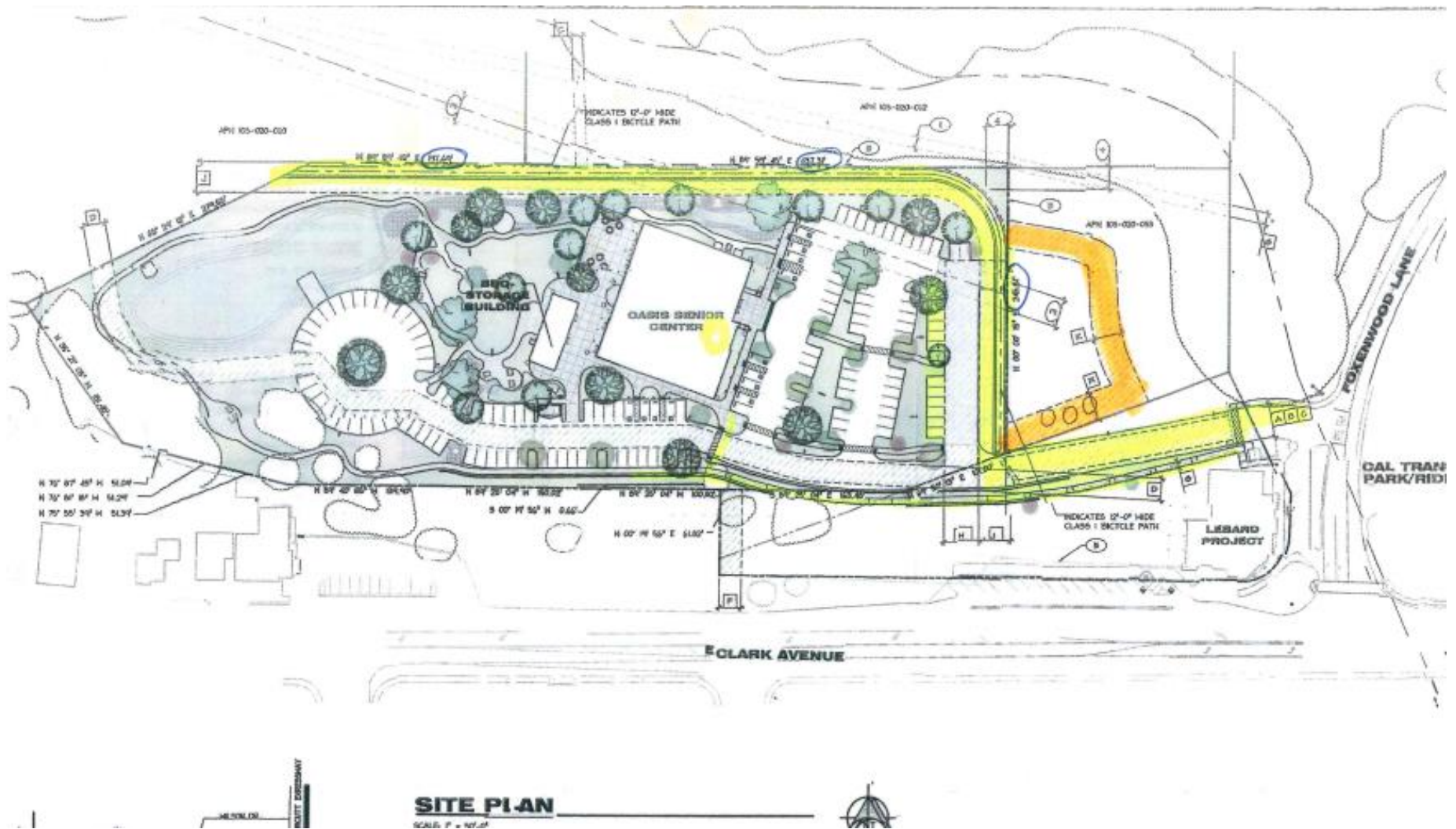
- **Minor Conditional Use Permit:** Install directional sign near Foxenwood driveway entrance.





- **Applicant's Development Rights Proposal**
 - Easements will be granted to the County to guarantee a trails/bikeways section east of project
 - Financial surety by applicant to construct/maintain trails/bikeways is required
 - Project cannot proceed to record map until OASIS obtains development rights to the property from the County

New Trail Proposal (Orange)





County Planning Commission

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- Project Reviewed by County PC on September 11, 2020, recommendation to BOS for approval by 4-1 vote

- Minor changes to Conditions:
 - Lighting; specified dimming percentage after 10PM
 - LID (Low impact Development Measures) to address water retention on site- language simplified
 - 3 year bonding instead of 5 year term
 - Recorded Map Modification language simplified (removed reference to 'agreements and specific plans).



EIR – Class I Impacts

- **Five Class I Impacts Identified:**
 - **AESTHETICS/VISUAL RESOURCES** (Loss of Scenic Open Space Views)
 - **BIOLOGICAL RESOURCES** (Increased Development/Activity near Open Space/Habitat)
 - **LAND USE** - (Compatibility/Quality of Life)
 - **RECREATION/OPEN SPACE** (Loss of Recreation/Park Opportunities/Open Space)
 - **TRANSPORTATION** (Increased Traffic/Safety/Turn Movement Conflict) - OCP Buildout



EIR –Project Alternatives

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□ Alternatives (EIR Section 7.0)

1. “No Project” Alternative
2. Off-Site Alternative - Existing OASIS Location/KS17
3. Off-Site Alternative - AquaCenter Location
4. Reduced Project + Park and Wider Trail Easement
5. Alternative Access - Clark Avenue at Norris Street
6. Alternative Access - Broadway/California Boulevard
7. Alternative Access Route - Park Avenue
8. Alternative Access - Further North on Foxenwood Lane
9. Former OASIS Project: Foster Road County Complex (**Environmentally Superior Alternative*)



Consistent with Applicable Regulations

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The project is consistent with the following:

- ❑ Santa Barbara County Comprehensive Plan, subject to approval of the proposed amendments to the Orcutt Community Plan
- ❑ Santa Barbara County Land Use & Development Code
- ❑ Santa Barbara County Subdivision Regulations and the Subdivision Map Act, subject to approval of the proposed modifications to the Southpoint Estates conditions of approval and recorded maps.



Staff Recommendations

Your Board's action should include the following:

- a) Make the required findings for approval of the project, including modifications to the parking requirements, as specified in Attachment 1 of the Board Agenda Letter, and including CEQA findings.

- b) Certify the EIR as modified by the EIR Revision Letters dated September 3 and October 21, 2020, respectively, pursuant to the State Guidelines for the Implementation of CEQA, including making the CEQA findings in the Statement of Overriding Considerations and adopt the Mitigation Monitoring program contained in the conditions of approval.



Staff Recommendations

Adopt a Resolution amending the Comprehensive Plan (Case No. 14GPA-00000-00020) and revising the Orcutt Community Plan (OCP) as summarized below:

1. Revise the text of OCP Development Standard KS18-1 to allow portions of APNs 105-020-063 and 105-020-064 to be developed for non-profit meeting facilities
2. Amend the OCP Open Space Area Map by removing the “Open Space Area” designation from APNs 105-020-063 and 105-020-064;



Staff Recommendations

3. Amend the OCP Parks, Recreation and Trails (PRT) Map by removing the “Proposed Public Park” designation from APNs 105-020-063 and 105-020-064;
4. Amend the Orcutt Community Plan Bikeways Map to allow an approximately 300-foot section of the proposed OCP Orcutt Creek Trail’s Class I bike path to be a Class II, striped bike lane;
5. Amend the Orcutt Community Plan Figure KS18-1 to reflect the above changes to the Open Space Map, Parks, Recreation and Trails Map and Bikeways Map to ensure consistency with the Orcutt Community Plan.



Staff Recommendations

- a) Approve a Recorded Map Modification to modify two conditions to two recorded maps, specifically TM 12,679 Condition No. 18/TM 13,345 and Condition No. 21: TM 13,345 Condition No. 8; TM 13,345 recorded map for Unit 1 (Book 125, p.8); and TM 13,345 recorded map for Unit 2 (Book 128, p. 93), subject to the conditions of approval.
- b) Approve a Lot Line Adjustment subject to the conditions of approval
- c) Approve a Major Conditional Use Permit subject to the conditions of approval
- d) Approve a Development Plan subject to the conditions of approval
- e) Approve a Minor Conditional Use Permit for an Off-site directional sign subject to the conditions of approval



End of Presentation