

Project Description Change

- “The applicant endeavors to obtain a remediated access easement over Key Site 2 in a location comparable to that shown in Attachment P to the Planning Commission memo dated November 3, 2022. In the event that the applicant is unable to obtain and record a renegotiated access easement prior to issuance of a Zoning Clearance for grading, the applicant would utilize their existing access easement over Key Site 2 as shown in Attachment C to the Planning Commission staff report dated October 25, 2020.”
- Findings updated to reflect this change to the project description and the memo date

Project Description Change

- Additional 15-20 trailhead parking spaces, dependent on engineering and consistency with development standards
- 6 ft. sound wall between primary access road and SHMHP
- The applicant will incorporate alternative decorative fencing and additional native landscape screening
- The applicant will make a good faith effort with an offer of monetary compensation to gain secondary access over Oakbrook Lane. If access is acquired over Oakbrook Lane, the applicant will improve the road to applicable standards. If the applicant cannot acquire secondary access over Oakbrook Lane.

General Plan Amendment

- *No development, other than a secondary access road from Oakbrook Lane or Chancellor Street, shall occur within 100 feet of the dripline of the vegetation in the southwest corner of the northern mesa, or within a 25 foot-buffer from the top of bluff of the canyon in the northeast corner of the site.*
- *Primary access to the site shall be from the frontage road along US Hwy 101. The existing easement over Site 2 shall be renegotiated to accommodate development of Site 2 and to align with the “preferred access point” intersection. The developer shall coordinate with P&D, Public Works Transportation Division, and the Fire Department to ensure appropriate secondary access from Oakbrook Lane or Chancellor Street using the developer’s existing Chancellor Street easement.*

Recommended Actions

On May 10, 2022, to approve the project, your Board's action should include the following:

- a) Make the required findings for approval 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 A to the memo dated May 10, 2022, including CEQA findings.
- b) Certify the Subsequent Environmental Impact Report (14EIR-00000-00007) as modified by the SEIR Revision Letter dated September 1, 2020 (Attachment L to the staff report dated October 15, 2020) and the SEIR Revision Letter Memo dated November 2, 2020 (Attachment P to the memo dated November 3, 2020); and adopt the mitigation monitoring program contained in the conditions of approval for Case Nos. 13TRM-00000-00001, 13DVP-00000-00010 and 17RDN-00000-00005 (Attachments B.1 through B.4 to the memo dated May 10, 2022).

Recommended Actions

- c) Adopt the ordinance in Attachment S to the memo dated May 10, 2022, to amend the Orcutt Community Plan (OCP), as follows:
- Amend the Comprehensive Plan and Orcutt Community Plan to change the Land Use Designation on the subject parcel from Residential Ranchette to Planned Development; and,
 - Amend Orcutt Community Plan Policy KS3-1, Development Standards DevStdKS3-5, -6, -7, and -10, and the OCP PRT Map;
- d) Adopt the resolution recommending approve a rezone (13RZN- 00000-00001), changing the zone district on APN 129-151-026 from RR-10 to PRD (included as Attachment R to the memo dated May 10, 2022);
- e) Approve Case No. 13TRM-00000-00001 (as amended by the memo dated May 10, 2022, to clarify proposed primary access) subject to the conditions of approval included as Attachment B.1 of the memo dated May 10, 2022;

Recommended Actions

- f) Approve Case No. 13DVP-00000-00010 (as amended by the memo dated May 10, 2022, to clarify proposed primary access) subject to the conditions of approval included as Attachment B.2 of the memo dated May 10, 2022;
- g) Approve Case No. 17RDN-00000-00005 subject to the condition of approval included as Attachment B.3 of the memo dated May 10, 2022.