

# SANTA BARBARA COUNTY BOARD AGENDA LETTER



Clerk of the Board of Supervisors  
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Santa Barbara, CA 93101  
(805) 568-2240

## Agenda Number:

**Prepared on:** June 29, 2006  
**Department Name:** CEO, Comprehensive Planning  
Division  
**Department No.:** 990  
**Agenda Date:** July 11, 2006  
**Placement:** Administrative  
**Estimate Time:** 2 hours  
**Continued Item:** NO  
**If Yes, date from:**  
**Document File Name:** G:\GROUP\COMP\Planning  
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Guidelines\BOS\OTO Board Letter 7-  
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**TO:** Board of Supervisors

**FROM:** Michael F. Brown, County Executive Officer

**STAFF  
CONTACT:** John McInnes, Director, Strategic and Long Range Planning, 568-3552

**SUBJECT:** Old Town Orcutt Streetscape Concept Plan, Design Guidelines, and associated  
Amendments to the Article III Zoning Ordinance

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## Recommendation(s):

Set a hearing for July 25, 2006 to consider the Planning Commission's recommendations regarding the Old Town Orcutt Streetscape Concept Plan, Design Guidelines, and associated amendments to the Article III Inland Zoning Ordinance as follows:

1. Adopt a resolution for the Old Town Orcutt Streetscape Concept Plan and accept the CEQA Section 15262 exemption,
2. Adopt a resolution for the Old Town Orcutt Design Guidelines and find that they are not a project subject to CEQA pursuant to CEQA Guidelines sections 15060 (c) (3) and 15378; and
3. Adopt the Ordinance amending the text of the Old Town Orcutt zone districts and the Pedestrian Area Overlay districts sections of the Article III Inland Zoning Ordinance, and adopt the CEQA findings and findings for approval, and accept the exemption pursuant to CEQA Sections 15308 and 15061 (b) (3).

## **I. Introduction**

On June 17, 2005 the Board of Supervisors directed staff to collaborate with the Orcutt community to prepare a Streetscape Concept Plan and Design Guidelines for Old Town Orcutt. This work effort has now been completed and the documents and associated zoning ordinance amendments are before the Board for consideration as the Government Code and the County's Zoning Ordinance require that the Board of Supervisors consider proposed resolutions and ordinance amendments in a public hearing for final approval and adoption.

## **II. Streetscape Concept Plan**

The Orcutt Community Plan, adopted in 1997, identified the rehabilitation and revitalization of Old Town Orcutt as "a commercial center, a mixed-use residential area, and a cultural focus for the community," as a primary goal. The Streetscape Concept Plan is envisioned as an implementation tool to help achieve this goal by providing suggestions that would assist in changing the setting of the Clark Avenue corridor from a high-speed automobile thruway to a pedestrian-oriented, aesthetically pleasing town center. Over the past year, the Concept Plan preparation process involved numerous opportunities for public involvement, including: two well-attended community workshops at the Old Orcutt Fire Station, more than twenty meetings between staff, concerned citizens and local community groups and review, and consideration of the Concept Plan by the Planning Commission.

The Streetscape Concept Plan identifies elements of streetscape development that can be used to guide future improvement efforts by addressing opportunities for the beautification of the Clark Avenue corridor, maximizing on-street parking, and improving pedestrian safety and comfort. Streetscape elements intended to beautify Clark Avenue include landscaped planters, street trees, street furniture, and public art. On-street parking would be maximized by the addition of angled parking in the commercial areas. Proposed elements intended to improve the pedestrian experience include widened sidewalks, enhanced crosswalks, and pedestrian scale lighting.

A conceptual street design of the Clark Avenue corridor is included in the Streetscape Concept Plan. This Plan does not direct specific materials and/or improvements at specific locations, but instead lays out a vision of what potential streetscape improvements could look like. Formal surveying of the street, a traffic study, engineered plans, and environmental review will need to be completed before any improvements can be implemented.

Some neighbors have expressed concern that unintended negative effects to the surrounding residential neighborhoods such as overflow parking and cut-through traffic may occur as a result of revitalization of the Clark Avenue corridor. The Streetscape Concept Plan provides strategies that may be employed to address these concerns. For example, the Concept Plan addresses overflow parking in residential areas by suggesting methods to maximize parking supply in the commercial areas, utilize shared parking

agreements for public use of private parking lots, develop public parking lots, and implement a residential parking permit program that limits visitor parking on residential streets. The Concept Plan suggests minimizing cut through traffic in residential areas by considering the implementation of traffic calming measures on residential streets such as the installation of stop signs, bulbouts, or improved crosswalks, planting of street trees, stricter police enforcement in the neighborhood, and improved signage.

### III. Design Guidelines

The Old Town Orcutt Board of Architectural Review (OTOBAR) was informally established in 1985 to review new development and significant renovation projects in Old Town Orcutt to ensure that they are well-designed and compatible with the historic “old west oil town” character of the community. Over the past several years, the OTOBAR developed a simple, informal set of written design guidelines to communicate the design elements that comprise the Old Town Orcutt style.

The Old Town Orcutt Design Guidelines are intended to improve on, clarify, and replace the previous informal guidelines and provide a more user-friendly guide to the Old Town Orcutt architectural and design style. The document relies on photographs, drawings, and written explanations to illustrate the Old Town Orcutt architectural style for the benefit of applicants, architects, planners, decision makers, and the North County Board of Architectural Review (NBAR). The Guidelines were developed over the past year with community input via a public workshop, numerous meetings between staff, concerned citizens, the OTOBAR and community groups, and review by the NBAR and Planning Commission.

The proposed design guidelines would only apply to parcels that are within the boundaries of both the Core and Peripheral areas of the Old Town Orcutt Pedestrian Area Overlay as shown in Figure 1. Areas beyond the Pedestrian Area Overlay would not be subject to the Old Town Orcutt Design Guidelines.

**Figure 1**  
**Areas Subject to Old Town Orcutt Design Guidelines**



- Legend**
- Core Area
  - Peripheral Area



At present, to ensure development within Old Town Orcutt conforms to the informal design guidelines created by the OTOBAR, the Ordinance requires that the OTOBAR review all projects in each zone district in Old Town Orcutt prior to County Board of Architectural Review approval. However, to better serve local communities, the County BAR was recently replaced by four regional BARs, including the new NBAR, which exclusively reviews projects within the Fourth and Fifth Supervisorial Districts. The creation of the NBAR and the development of the improved proposed Old Town Orcutt Design Guidelines have diminished the need for additional OTOBAR review. Therefore, the proposed ordinance amendments would:

- Eliminate the requirement for design review by OTOBAR and approval by the County BAR within the Old Town zone districts
- Require that all new and altered structures within the Pedestrian Area Overlay conform to the Old Town Orcutt Design Guidelines and be reviewed and approved by the NBAR.

#### **IV. Planning Commission Review**

The Planning Commission considered the Streetscape Concept Plan, the Design Guidelines, the associated zoning ordinance amendments and the accompanying environmental review documentation at their April 12, 2006 hearing and unanimously recommended that the Board of Supervisors approve the documents. Prior to, during, and following the hearing, individual Commissioners, members of the NBAR, and County Counsel suggested minor revisions to the Streetscape Concept Plan, Design Guidelines, resolutions, and CEQA documentation, which staff has incorporated.

#### **V. Environmental Review**

##### **A. Streetscape Concept Plan (06MIS-00000-00002)**

The proposed Streetscape Concept Plan is recommended to be determined to be exempt from environmental review pursuant to Section 15262 of the California Guidelines for Implementation of CEQA. No significant environmental impacts would occur as a result of adoption of the Streetscape Concept Plan, as explained in Attachment B.

##### **B. Design Guidelines (06MIS-00000-00002)**

Pursuant to Sections 15060 (c) (3) and 15378 (b) (5) of the Guidelines for Implementation of the California Environmental Quality Act, CEQA does not apply to activities that are not a project. Adoption of the Design Guidelines would be considered an administrative activity of the County that will not result in direct or indirect physical changes in the environment. The updated Guidelines merely provide more detailed descriptions and graphic examples of the same design style proscribed by the existing Design Guidelines that have been in use for several years.

**C. Ordinance Amendments (06ORD-00000-00003)**

The proposed amendment is recommended to be determined to be exempt from environmental review pursuant to Sections 15308 and 15061(b) (3) of the Guidelines for Implementation CEQA. The ordinance amendments would not result in environmental impacts, as explained in Attachment C.

**Mandates and Service Levels:**

These amendments are not mandated and will not result in a change in service levels.

**Fiscal and Facilities Impacts:**

Funding for the adoption and implementation of these amendments is in the County Executive Office's recommended Fiscal Year 2005-2006 budget on page D-292 under Community Plans.

**Attachments:**

- A. Planning Commission Action Letter dated April 13, 2006
- B. Exemption for Old Town Orcutt Streetscape Concept Plan (06MIS-00000-00006)
- C. Exemption for Ordinance Amendment (06ORD-00000-00003)
- D. Resolution for the Old Town Orcutt Streetscape Concept Plan
- E. Resolution for the Old Town Orcutt Design Guidelines
- F. Draft Ordinance Language for 06ORD-00000-00006
- G. Draft Old Town Orcutt Streetscape Concept Plan
- H. OTOBAR Design Guidelines
- I. Draft Old Town Orcutt Design Guidelines
- J. Planning Commission Staff Report dated March 30, 2006

**Special Instructions :**

- 1) Clerk of the Board shall complete noticing in the Santa Maria Times at least 10 calendar days before the hearing. The notice shall contain the time and place of the hearing, a general explanation of the matter to be considered and a general description of the area affected.
- 2) Clerk of the Board shall complete mail noticing at least 10 days prior to the hearing of all persons requesting such mailed notice, properties located in the PA-OTO Overlay District, and all properties located within 300 feet of the PA-OTO Overlay District. (Mailing labels attached)
- 3) Clerk of the Board shall forward a copy of the Minute Order to Comprehensive Planning, attn: Lilly Okamura

Old Town Orcutt Streetscape Concept Plan, Design Guidelines, and Ordinance Amendments

Agenda Date: July 11, 2006

Page 6

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