



Residents for Orcutt Sensible Growth Appeal of the Orcutt Gateway Retail Commercial Center Project

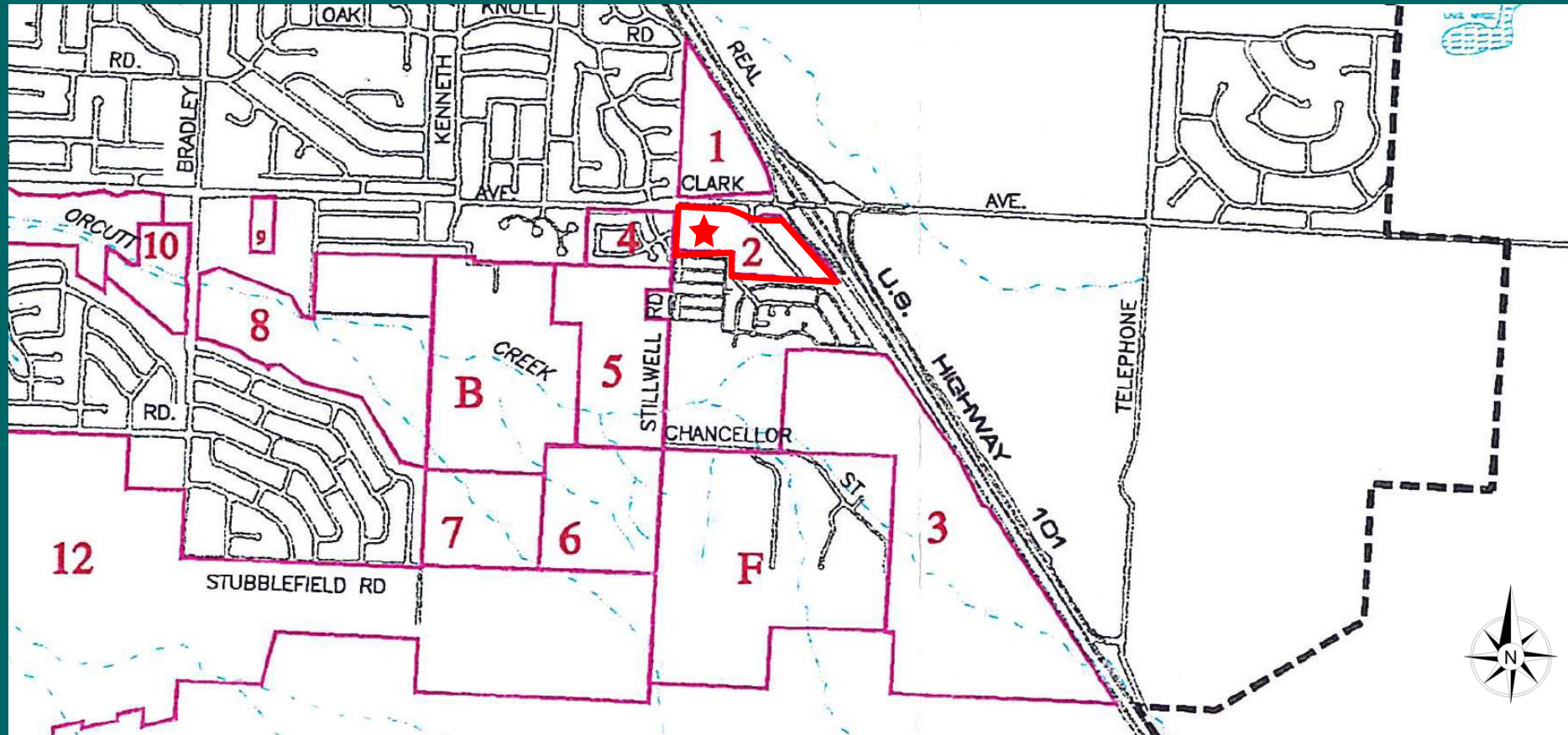
Santa Barbara County Board of Supervisors
November 19, 2019

Case No. 19APL-00000-00027



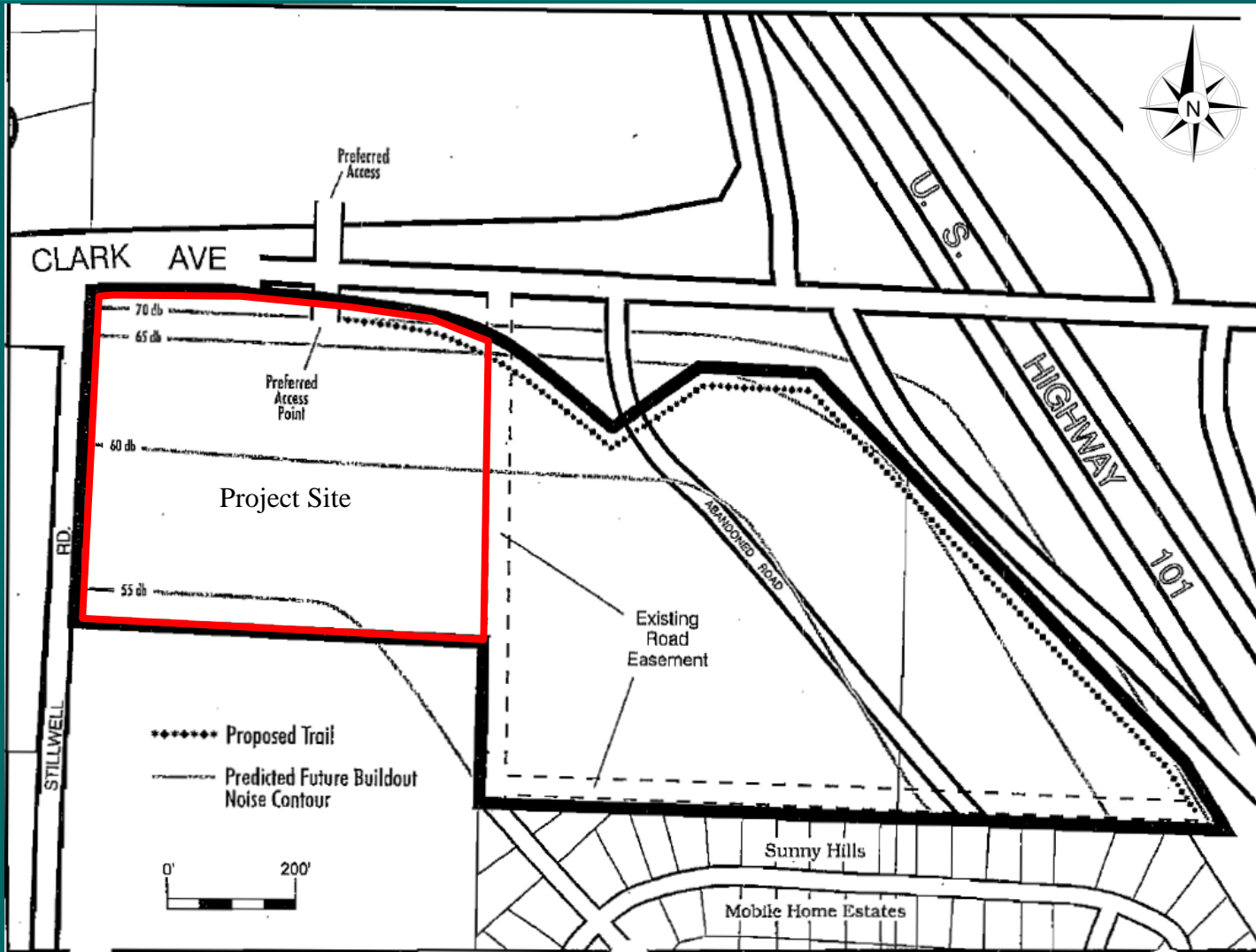


Orcutt Community Plan Key Site 2





Key Site 2



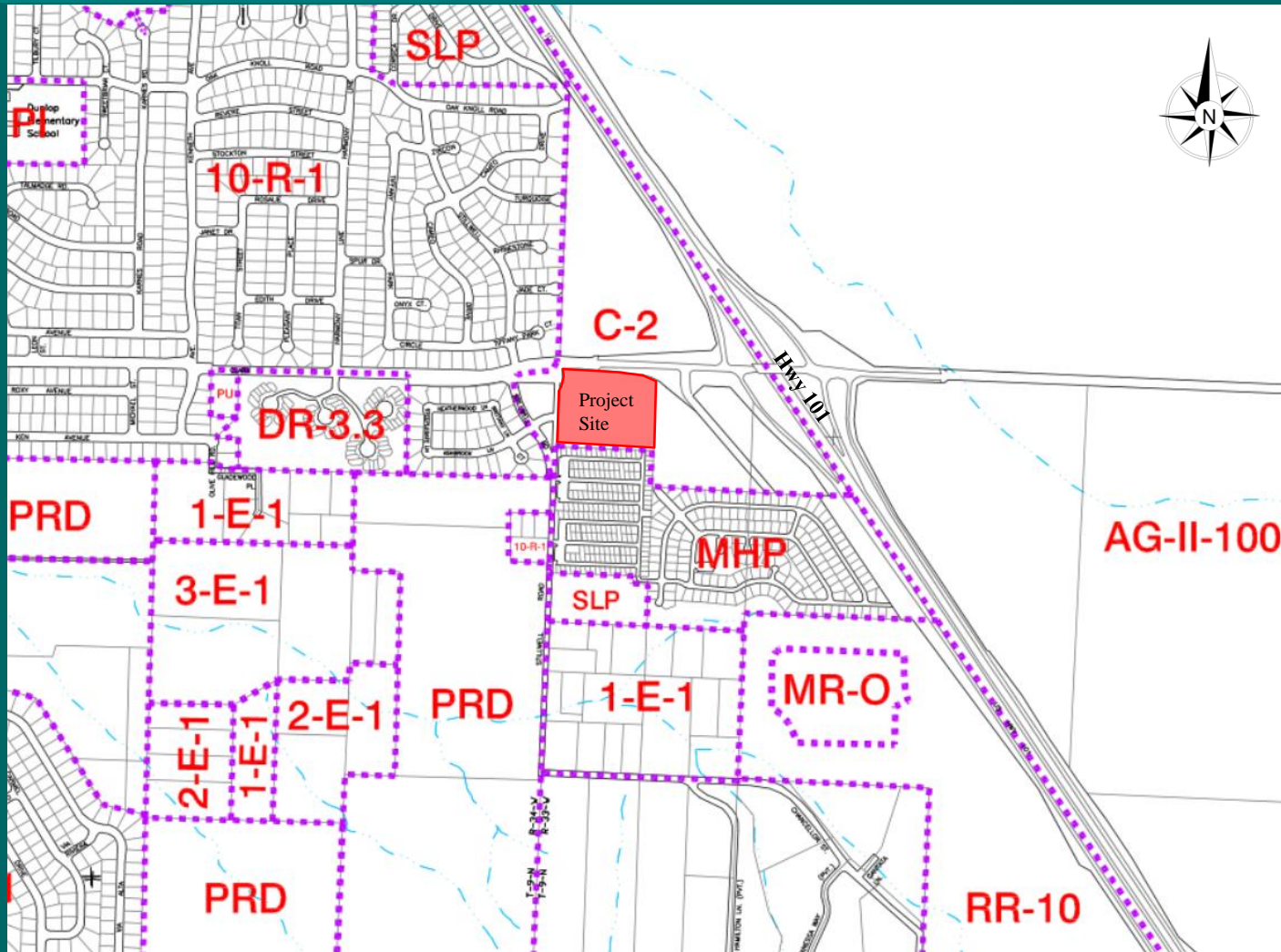


Aerial View of Project Site





Zone District





Project Description Summary

➤ Tentative Parcel Map

- ◆ Subdivide 5.95 acres into 4 parcels

➤ Development Plan

- ◆ Retail Commercial, Restaurant with drive-through, Gas Station with Convenience Store & Carwash
- ◆ Landscaping, public trail, detention basin, roadway improvements

➤ Conditional Use Permits

- ◆ Drive-through facility and mechanical car wash

➤ Overall Sign Plan

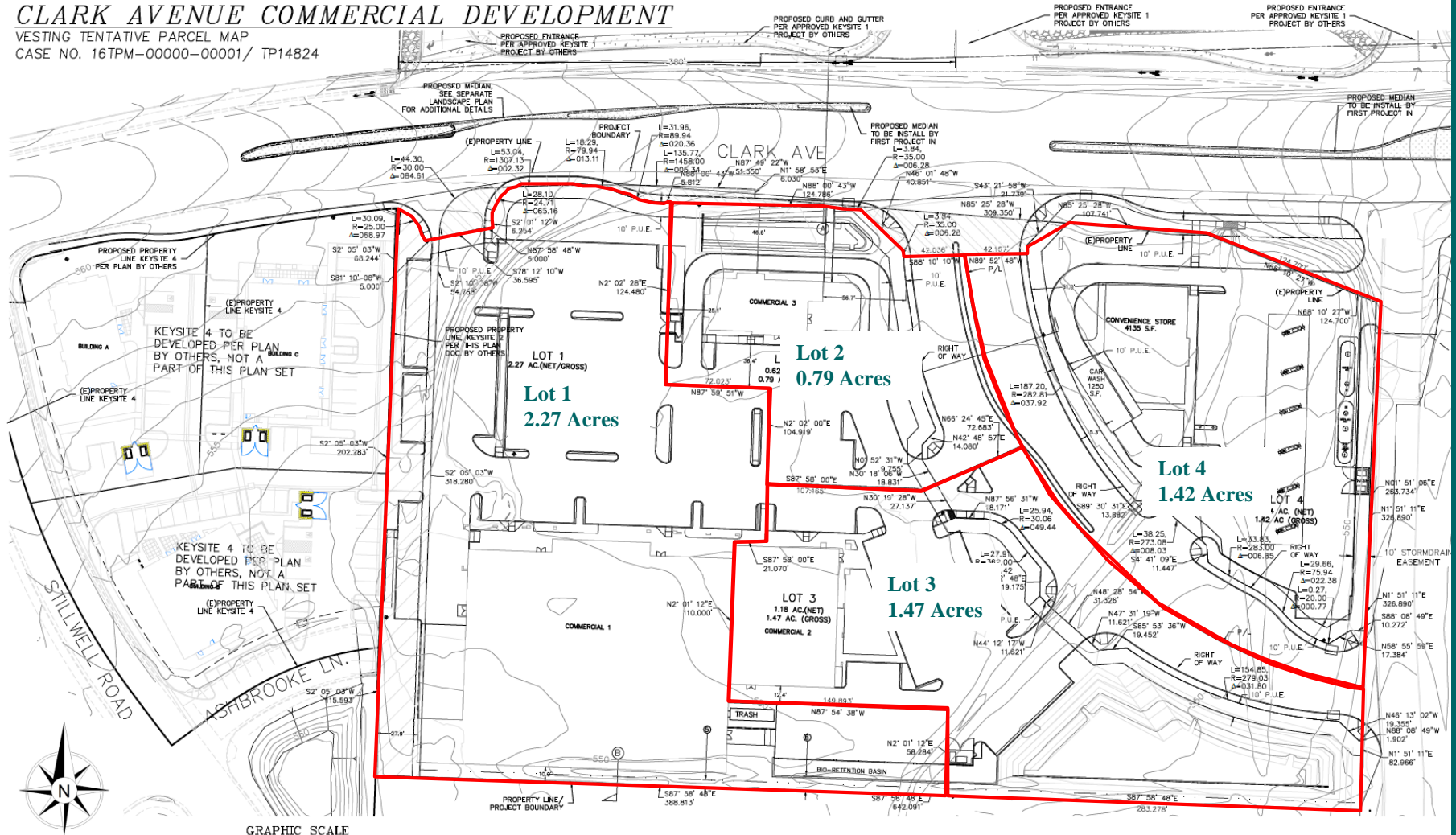
- ◆ Wall signage, menu boards, free-standing/monument signage



Proposed Tentative Parcel Map

CLARK AVENUE COMMERCIAL DEVELOPMENT

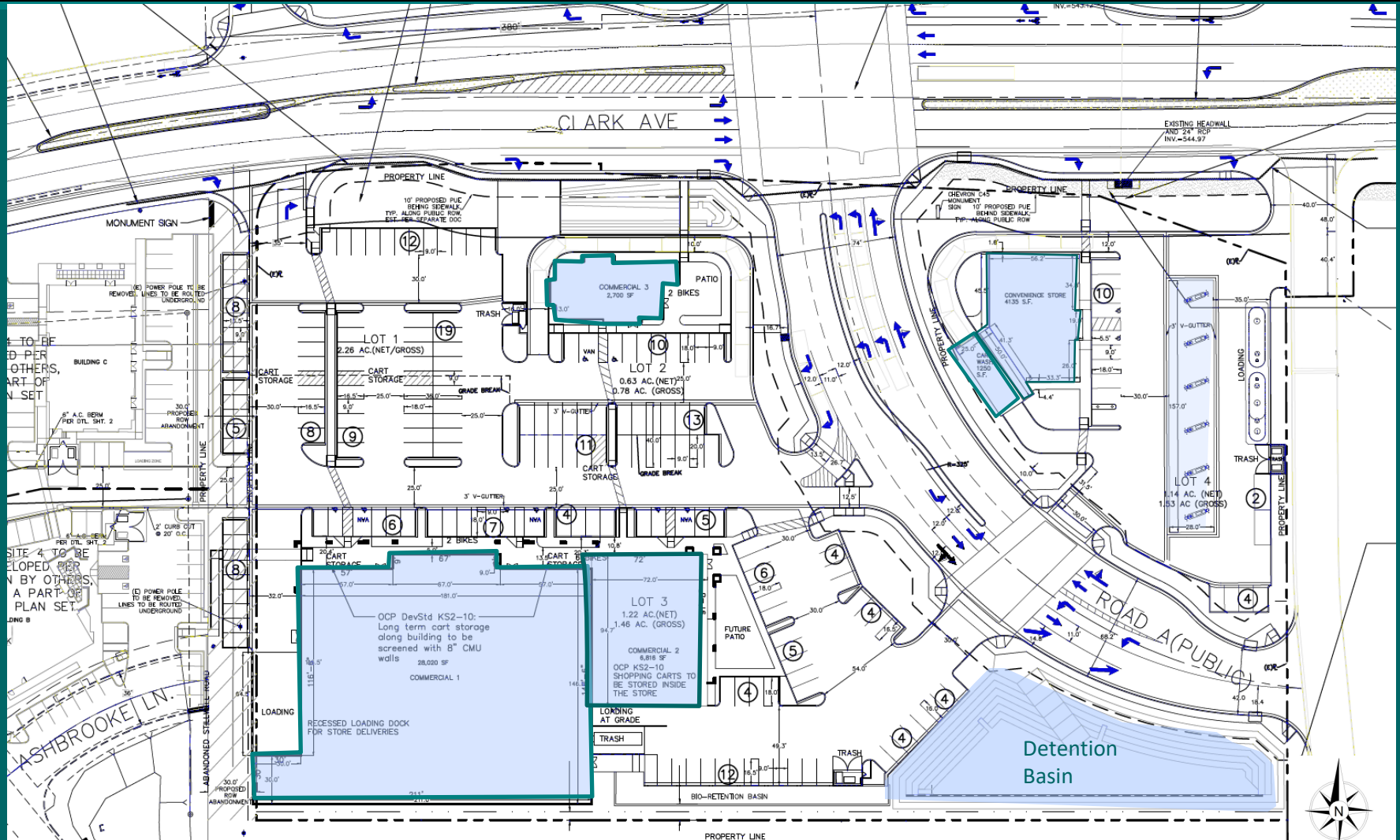
VESTING TENTATIVE PARCEL MAP
CASE NO. 16TPM-00000-00001/ TP14824



GRAPHIC SCALE



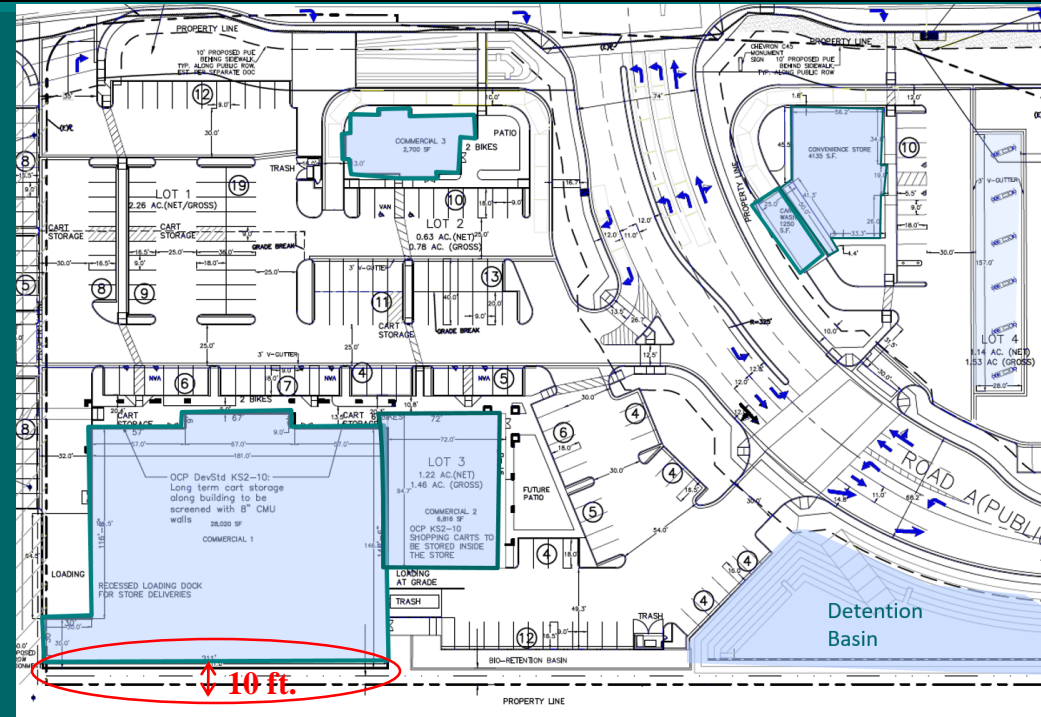
Proposed Site Plan





Modification to Rear Yard Setback

- Required setback – 25'
- Proposed setback – 10'
- Rear area fully landscaped
- No vehicle or pedestrian access
- Loading on side of building
- Gated and locked to prevent unauthorized access



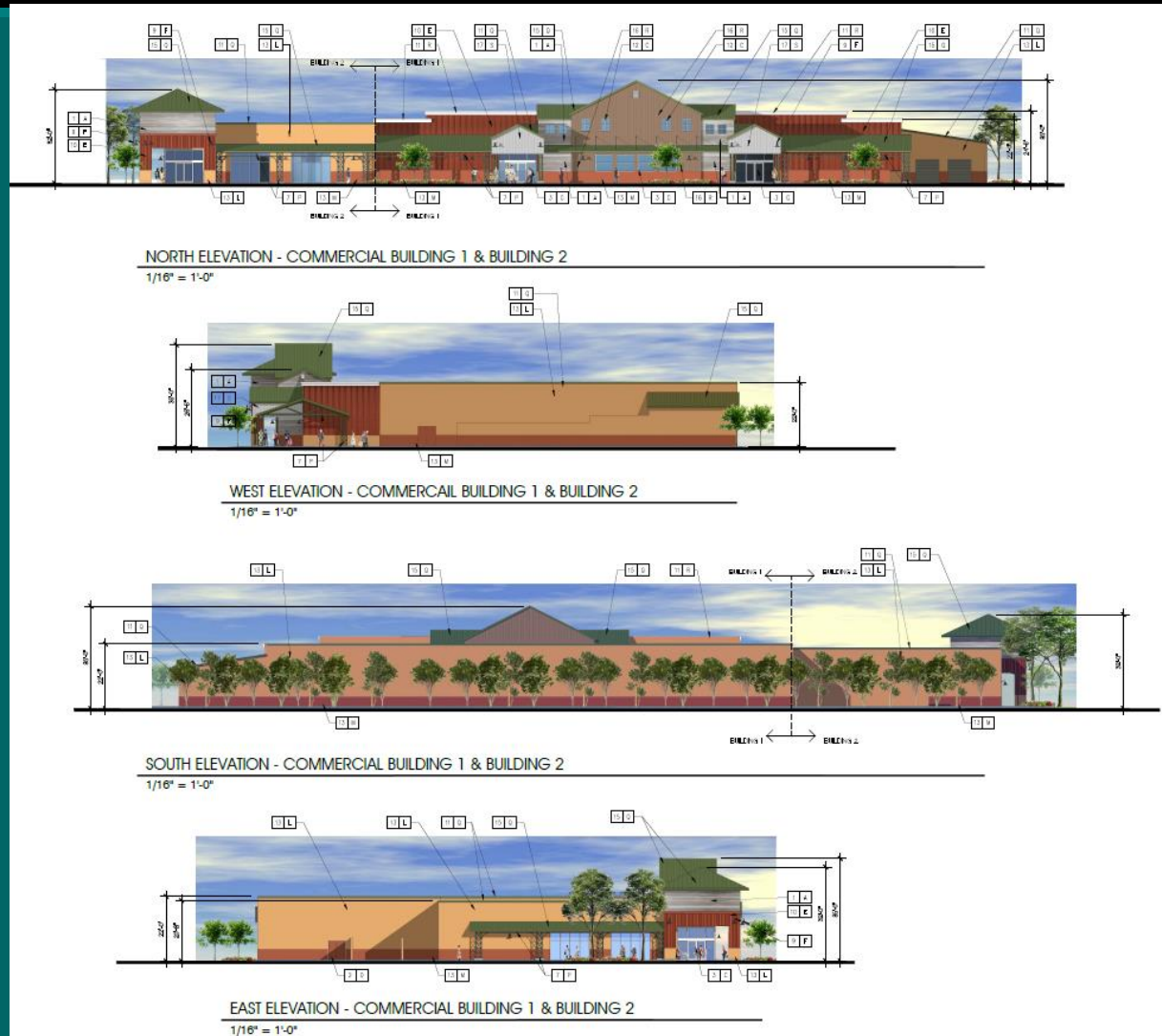


Project Landscaping





Project Elevations (Buildings 1 and 2)



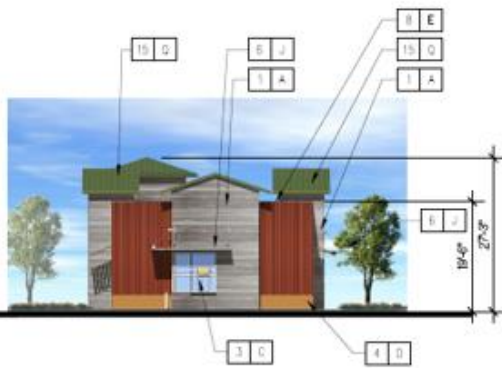


Project Elevations (Buildings 3 and 4)



SOUTH ELEVATION - BLDG 3

1/16" = 1'-0"



WEST ELEVATION - BLDG 3

1/16" = 1'-0"



EAST ELEVATION - GAS STATION

1/16" = 1'-0"

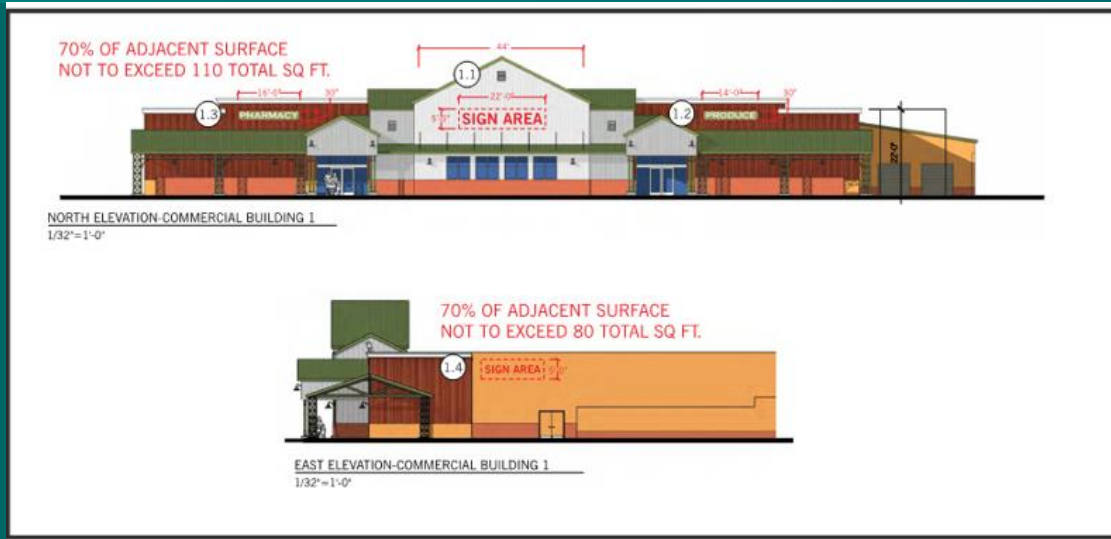


WEST ELEVATION - GAS STATION

1/16" = 1'-0"



Proposed Signage



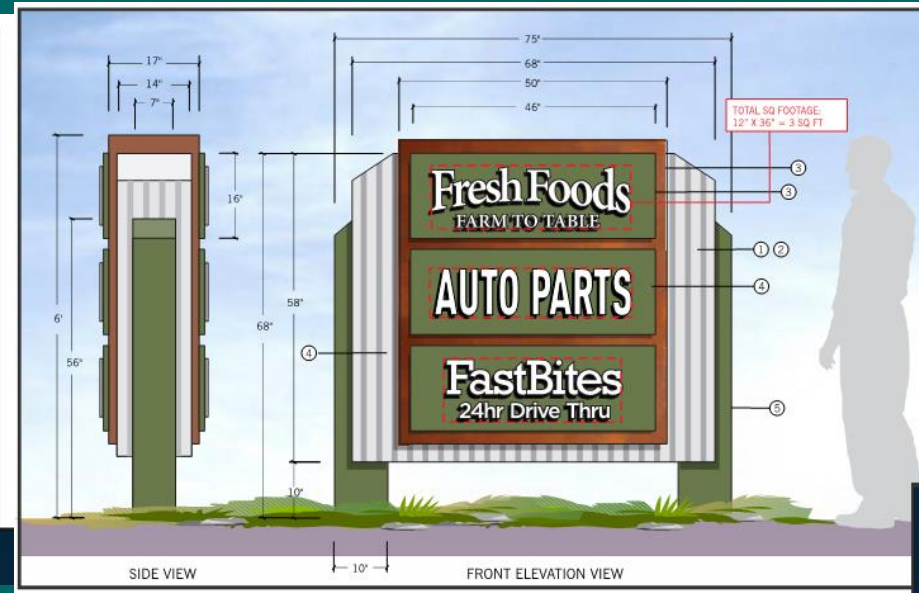
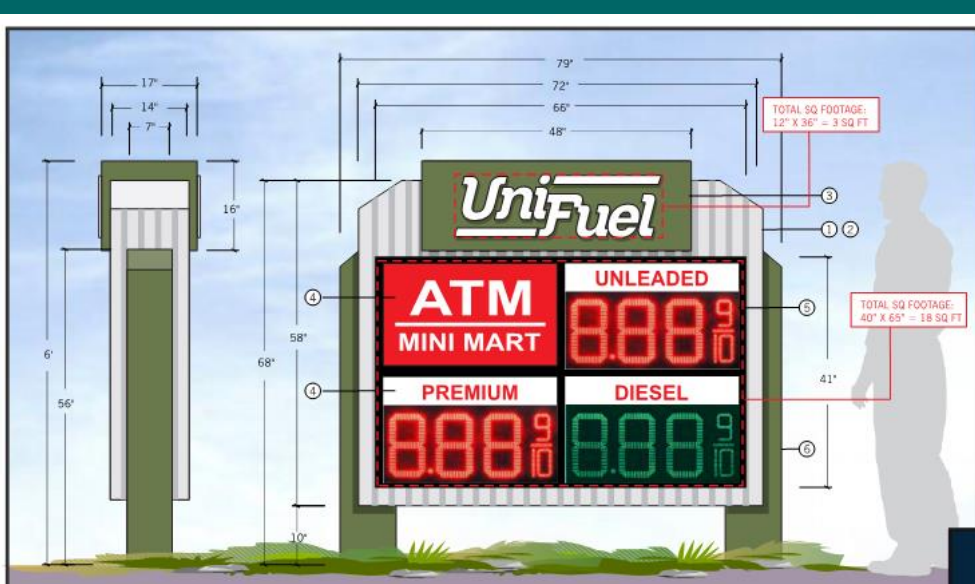


Buildings 3 & 4 Signage





Free Standing Identification Signs





Environmental Review

➤ Addendum to Orcutt Community Plan (OCP) Environmental Impact Report (95-EIR-01)

- ◆ OCP EIR – 283,500 sq. ft. commercial development
- ◆ Proposed Project – 42,921 sq. ft.
- ◆ No substantial changes or changes in circumstances.
- ◆ No new significant environmental effects.
- ◆ No increases in severity of previously identified significant effects under 95-EIR-01.



Appeal Issue #1 – Traffic/Circulation

➤ *Appellants:*

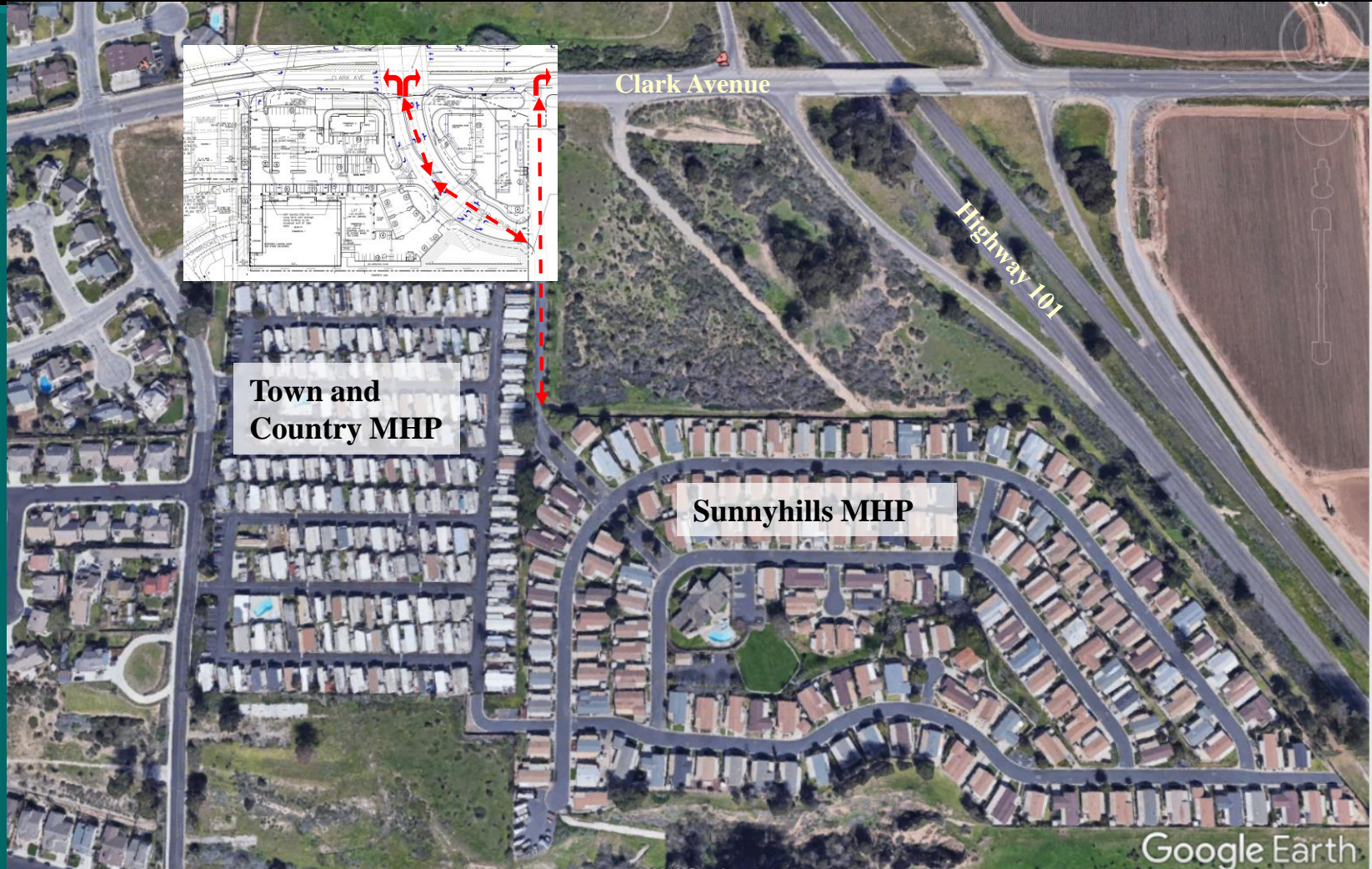
- ◆ Significant traffic/circulation impacts from the proposed project to local residents & Clark Avenue have not been adequately addressed
- ◆ Impacts to Sunny Hills Mobile Home Park and surrounding residents
- ◆ Proposed intersection alignment between Key Sites 1 and 2 not finalized

➤ *Staff Response:*

- ◆ OCP EIR – Traffic impacts from 283,500 sq. ft. of development (project proposes 49,921 sq. ft. of development)
- ◆ Traffic and Circulation Study indicates the same or less levels of impacts than OCP . Includes impacts resulting from full build-out of the OCP including Key Sites 1, 3, 4
- ◆ Intersection alignment has been coordinated between Key Sites 1 and 2



Sunnyhills Mobile Home Park Access



Google Earth



Appeal Issue #2 – Air Quality

➤ *Appellants:*

- ◆ Significant air quality impacts from the project to local residents have not been addressed
- ◆ A 15-ft reduction in the 25-ft. rear yard setback is not justified. The building heights will block sunlight and air flow to adjacent residents
- ◆ Impacts to surrounding residents (air quality, soil contamination, carcinogens) resulting from the proposed gas station not adequately addressed

➤ *Staff Response:*

- ◆ OCP EIR: Emissions from full build-out of the OCP (283,500 sq. ft. on Key Site 2)
- ◆ Buildings oriented to not block adjacent residents from eastern and southern sun exposure or westerly airflow
- ◆ Project conditions require adherence to dust control measures. Permits to be obtained from APCD, Regional Water Quality Control Board and the Fire Department



Appeal Issue #3 – Safety

➤ *Appellants:*

- ◆ Chemicals used by the carwash will be rinsed away and may flow into the ground, eventually reaching the water table.
- ◆ No provisions have been made to keep people from walking behind the grocery store building undetected. Potential for criminal activity to occur in this area.

➤ *Staff Response:*

- ◆ Carwash will utilize a reverse osmosis water system designed to treat and filter recovered wash water. Project conditions include biofiltration areas and requirements for vehicle washing areas. The rear area behind the grocery store will be gated and locked to prevent unauthorized access.



Policy & Ordinance Consistency

➤ The project is consistent with the following:

- ◆ Santa Barbara County Land Use & Development Code
- ◆ Chapter 21 Subdivision Regulations
- ◆ Comprehensive Plan & Orcutt Community Plan



Proposed Revision to Condition of Approval

- Condition No. 23 (Attachment 2.2) is revised as follows:
- **Mitigation VIS-4/KS2-VIS-3** (*Addresses Impacts VIS-4, VIS-5, KS2-VIS-1*): The developer shall fund and install a landscaped center median in Clark Avenue extending the entire length of the site. This median shall be planted with drought tolerant species to the maximum extent feasible consisting of low maintenance trees, shrubs and groundcover which do not obstruct views of motorists, bicyclists, and pedestrians and are acceptable to County Public Works and Planning and Development. Trees shall be of sufficient size and spacing at maturity to provide a partial canopy over Clark Avenue. Until such a time as the County adopts a landscape maintenance district or other vehicle for median maintenance, the owner/operator of the shopping center shall be responsible for maintenance of median plantings. The County shall establish a reimbursement agreement to allow the costs of median construction to be shared on a pro-rata basis with Key Site 1.
- **Plan Requirements and Timing:** The plans and designs, including any interim design and/or funding agreement necessary to accommodate the phased development of projects in the surrounding area, shall be reviewed and approved by P&D and the Public Works Department prior to map recordation or zoning clearance issuance, whichever occurs first. **Timing:** Improvements shall be in place prior to first Occupancy Clearance. **Monitoring:** P&D shall site inspect prior to occupancy clearance.



Recommendations & Procedures

- Deny the appeal, Case No. 19APL-00000-00027;
- Make the required findings for approval of the project specified in Attachment 1 of the Board Letter, including CEQA findings;
- After considering the environmental review documents [Addendum dated July 15, 2019 (included as Attachment 3) together with the previously certified Final EIR included as Attachment 4], determine that as reflected in the CEQA findings, no subsequent Environmental Impact Report shall be prepared for this project;
- Grant *de novo* approval of Case No. 16TPM-00000-00001 subject to the conditions included as Attachment 2.1 of the Board Letter;



Recommendations & Procedures, Cont.

- Grant *de novo* approval of Case No. 16DVP-00000-00009, including a modification to the setback requirements, to develop a new retail commercial center subject to the conditions included as Attachment 2.2 of the Board Letter and as amended at the November 19, 2019 hearing;
- Grant *de novo* approval of Case No. 16CUP-00000-00017 allowing for a drive-through fast food restaurant on proposed parcel 2 subject to the conditions included as Attachment 2.3 of the Board Letter;
- Grant *de novo* approval of Case No. 16CUP-00000-00018 allowing for a mechanical carwash on proposed parcel 4 subject to the conditions included as Attachment 2.4 of the Board Letter; and
- Grant *de novo* approval of Case No. 16OSP-00000-00002 for an Overall Sign Plan, including a modification to the number and size of wall signs and to the design of the free standing sign, subject to the conditions included as Attachment 2.5 of the Board Letter.