

# Key Site H Development Agreement

Case No. 23ORD-00004

Santa Barbara County Board of Supervisors

March 12, 2024



County of Santa Barbara  
Planning and Development  
Shannon Reese

# Project Site

- Orcutt Key Site H
- 1331 E Foster Rd.
- Near St. Joseph High School, Knollwood Meadows Apartments, Knollwood Terrace Condos, and Edgewood SFDs



# Zoning and Land Use



- Zoned Design Residential-8.0 (8.0 units per acre)
- 100% Affordable Project entitled to 80% State Density Bonus

# Site Background

- **1980s:** Single-family dwelling and 100-student school approved onsite.
- **2005:** Frontage Road abandoned. Site increased to 4.15 acres in size via Lot Line Adjustment. Trail Easement.
- **2021-2023:** 61-unit 100% affordable housing project approved onsite pursuant to SB 35. School & SFD to remain.
- **Current:** Proposed Development Agreement for a 99-unit project that would replace 61-unit project and demolish school if approved and entitled.



# Development Agreement Provisions



- The Development Agreement requires the following provisions for future development:
- 97 affordable units and 2 manager units
  - 2-stories along Foster
  - Units divided between 4 structures
  - 30-foot setback from homes along Hilltop Road
  - Developer construction and maintenance of onsite trail segment within existing easement
  - Parking provisions (some compact, no spaces onsite along Foster Road frontage)
  - Power pole, sound wall provisions

# Elevations and Renderings



# 61-Unit Project Comparison





# Future Process

- If Development Agreement is approved and adopted by the BOS:
  - Developer shall not develop 61-unit project for so long as the County remains in compliance with the Development Agreement and processes subsequent applications
  - Development Plan in compliance with approved Agreement will come before Planning Commission on an expedited timeline
  - Zoning Clearance, Building Permits, and Demolition Permit to follow
- If Development Agreement is denied:
  - Applicant can apply for Building Permits for the 61-unit project and proceed with construction
  - School use with up to 100 students can continue to operate



# Consistency Analysis

- Development Agreement sets forth the conditions, terms, restrictions, and requirements for subsequent County approval of the proposed project, a multi-family 99-unit affordable housing project.
- Development Agreement provisions are consistent with the following:
  - Santa Barbara County Comprehensive Plan, including the Orcutt Community Plan
  - County Land Use & Development Code

# Environmental Review

- The Notice of Exemption (NOE) analyzes the ninety-nine (99) unit multifamily residential development project as described in the Development Agreement, including Exhibit B
- Project is exempt from CEQA pursuant to CEQA Guidelines Section 15194, Affordable Housing Exemption, and Public Resource Code Section 21159.23, Low Income Housing

# Recommended Actions

- Receive and file the County Planning Commission's recommendation to approve the Key Site H Development Agreement project (23ORD-00004, Attachment 3);
- Approve the introduction (first reading) of an Ordinance approving the Key Site H Development Agreement (23ORD-00004; Attachment 3);
- Read the title of the Ordinance into the record and waive full reading of the Ordinance; and
- Set a hearing for the Administrative Agenda of March 19, 2024, to consider recommendations, as follows:
  - Make the required findings for approval of the project, Case No. 23ORD-00004, including CEQA findings, as specified in Attachment 1, Findings for Approval.
  - Determine that the ninety-nine (99) unit multifamily residential development project as described in the Development Agreement, including Exhibit B (Example Project Plans Implementing Development Agreement Provisions), is exempt from CEQA pursuant to State CEQA Guidelines Section 15194, Affordable Housing Exemption, and Public Resource Code Section 21159.23, Low Income Housing, as specified in Attachment 2, CEQA Notice of Exemption; and
  - Approve the adoption (second reading) of an Ordinance approving the Key Site H Development Agreement (23ORD-00004, Attachment 3).