



BOARD OF SUPERVISORS **Agenda Number:**  
AGENDA LETTER

Clerk of the Board of Supervisors  
105 E. Anapamu Street, Suite 407  
Santa Barbara, CA 93101  
(805) 568-2240

**Department Name:** Planning and  
Development  
**Department No.:** 053  
**For Agenda Of:** December 15, 2020  
**Placement:** Departmental  
**Estimated Tme:** 2 hrs. on December 15,  
2020  
**Continued Item:** No  
**If Yes, date from:**  
**Vote Required:** Majority

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**TO:** Board of Supervisors  
**FROM:** Department: Lisa Plowman, Director, Planning and Development  
(805) 568-2086  
Contact Info: Travis Seawards, Deputy Director, Planning and Development  
(805) 568-2518  
**SUBJECT:** OASIS Meeting Center Project, Case Nos. 14GPA-00000-00020, 16RMM-00000-00001, 16CUP-00000-00006, 16DVP-00000-00002, 16LLA-00000-00004, 17CUP-00000-00013, and 18GOV-00000-00005, Fourth Supervisorial District

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**County Counsel Concurrence**

As to form: Yes

**Auditor-Controller Concurrence**

As to form: N/A

**Other Concurrence:** N/A

**Recommended Actions:**

Consider the recommendations of the County Planning Commission to approve the Oasis Meeting Center project (Case Nos. 14GPA-00000-00020, 16RMM-00000-00001, 16CUP-00000-00006, 16DVP-00000-00002, 16LLA-00000-00004, 17CUP-00000-00013, and 18GOV-00000-00005).

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 this Board Agenda Letter, and including California Environmental Quality Act findings.
- b. Certify the Environmental Impact Report (Case No. 19EIR-00000-00003), as modified by EIR Revision Letters dated September 3 and October 21, 2020 respectively, pursuant to the State Guidelines for Implementation of the California Environmental Quality Act, including making the CEQA findings and the statement of overriding considerations (Attachment 1), and adopt the mitigation monitoring program contained in the conditions of approval (Attachment 2a-e).
- c. 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;
  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.
- d. Approve a Recorded Map Modification (Case No. 16RMM-00000-00001) to modify two conditions and 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 in Attachment 2a.
- e. Approve a Lot Line Adjustment (Case No. 16LLA-00000-00004) subject to the conditions of approval in Attachment 2b.
- f. Approve a Major Conditional Use Permit (Case No. 16CUP-00000-00006) subject to the conditions of approval in Attachment 2d.
- g. Approve a Development Plan (Case No. 16DVP-00000-00002) subject to the conditions of approval in Attachment 2c.
- h. Approve a Minor Conditional Use Permit (Case No. 17CUP-00000-00013) for an Off-Site Directional Sign subject to the conditions of approval in Attachment 2e.

**Summary Text:** The proposed Oasis development project meeting facility consists of the construction of a new, 15,661-square-foot Orcutt Area Seniors in Service (OASIS) facility, which includes a 14,069-square-foot main building and a 1,592-square-foot ancillary BBQ/crafts building. The project also includes the construction of a related access road, 143 parking spaces, landscaping, and private trails within the development area. The project includes associated development consisting of the construction of a section of the multi-use Orcutt Creek Trail, and a request to modify the required number of parking spaces from 229 required spaces to 143 spaces.

The project site is approximately five (5) acres and is located within the Orcutt Community Plan (OCP), identified as “Key Site 18/Southpoint” (KS18). The OASIS property is comprised of two APNs (105-020-063, -064), which together are one legal lot. The OASIS property is part of an approximately 35-acre common open space lot (Lot 165) of the original Southpoint Estates (SPE) subdivision.

The proposed project requires the adoption of General Plan amendments, the approval of a Development Plan, a Lot Line Adjustment and Conditional Use Permits, modifications to the Southpoint Estates conditions of approval and recorded maps, and OASIS’ acquisition of the property’s development rights

previously deeded to the County. These project components are described in detail in the Planning Commission Staff Report (Attachment 5), and in the Background Section below.

The proposed project is consistent with policies to preserve the semi-rural character of Orcutt and to protect natural resources. In addition, the project includes the removal of development restrictions on 5.28 acres of the area currently designated for park and open space uses, however, approximately 30 of the 35 acres designated for open space on KS 18 will remain.

Subsequent to the County Planning Commission public hearing on September 11, 2020, staff modified several conditions of approval for the project. The revisions are identified in the Conditions of Approval Attachments (Attachment 2, a-e) and the changes are depicted in strikeout and underline. The majority of the changes are related to clarifying timing and security bonding for the proposed Class 1 Bike/Trails.

## **Background**

### **Application Timeline**

The applicant submitted an application for this project on December 31, 2014. In June, 2015, the Planning Commission held a public hearing to consider whether to accept an application for a GPA associated with the OASIS project and recommended that Planning & Development process a GPA application for the project. The balance of the P&D entitlements (Conditional Use Permits, Development Plan, Lot Line Adjustment and Recorded Map Modification) were submitted by the applicant in the first half of 2016, and the application was deemed complete in October 2016.

In May of 2017, a Mitigated Negative Declaration was released for circulation. Following the release of the Mitigated Negative Declaration, the County received public comments that raised a fair argument that the proposed project would result in significant environmental impacts. As a result, P&D determined that an EIR be completed for the project. From September 6 to October 21, 2019, a Draft EIR was circulated for public review, and the Planning Commission held a public hearing to accept comments on October 3, 2019.

At the Planning Commission public hearing of September 11, 2020, the Commission voted 4-1 to recommend that the Board approve the proposed project. A copy of the Planning Commission's action letter and staff report are included as Attachments 6 and 5 of this Board Agenda Letter, respectively.

### **Project Site**

The OASIS property is part of the common open space area identified for the Southpoint Estates subdivision, which was approved in 1979 (approximately 34 total acres of open space and an approximately one-acre resource recovery/oil drilling lot). In 1997, the Orcutt Community Plan (OCP) was adopted. The OASIS property is located within an area identified in the OCP as "Key Site 18/Southpoint" (KS18).

Consistent with the Southpoint Estates tract conditions, the Orcutt Community Plan identifies Key Site 18 as approximately 35 acres of open space, with approximately 8.5 acres also identified as the potential site for a future public park. The Orcutt Community Plan also identifies an additional two acres of creek restoration for the adjacent Orcutt Creek riparian corridor as part of the future park, as well as a segment of the Orcutt Creek Trail, which is a multi-use trail with a parallel Class I bikeway traversing the Orcutt

community between Highway 101 and Highway 1 along the south side of Orcutt Creek. Please see Appendix B of the Oasis EIR for a detailed historical chronology of the OASIS property is available and accessed at: <https://cosantabarbara.app.box.com/folder/121559039029>.

### *Orcutt Area Seniors in Service (OASIS)*

The existing OASIS center is operating out of mobile structures on a portion of Key Site 17 located in Old Town Orcutt. There are approximately 1,500 adult (senior) memberships, although OASIS serves over 5,000 local individuals and families on an ongoing basis (<https://oasisorcutt.org/about/>). Based on monthly tracking, most members attend a class, lunch, or health service once a week, with about 300 members currently using the facility throughout each day, mainly during the midday hours for lunch and related services.

The OASIS Center currently has approximately five (5) employees. The existing OASIS Center is used predominately for day use to serve the senior members, however, the facility also has evening and weekend programs and classes. Daytime programs and services are currently provided Monday through Friday from 7:30 a.m. to 4:00 p.m., and between the hours of 11:00 a.m. and 2:00 p.m., lunch service is provided for up to 100 members. Weekday evening programs are currently scheduled between the hours of 6:30 p.m. to 9:30 p.m.

### *Project Description Summary*

OASIS proposes to construct a new meeting facility that consists of indoor and outdoor amenities. The project is designed to better support existing members and improve services to accommodate increased demand as the community ages, and to provide expanded programs that cannot be accommodated at their existing location. The project includes:

- Construction of two buildings: Main Building 14,069 square feet, BBQ/Crafts Building 1,592 square feet;
- Grading for an improved access road from Foxenwood Lane, with striped bike lanes and a separated, parallel pedestrian path;
- Construction of a segment of the Orcutt Creek Trail, including bikeway, generally following OASIS' east and northern property lines;
- Provision of 143 parking spaces provided in a parking lot on the east side of the property and along the access road;
- Landscaping along the road, parking areas, and throughout the development, including incorporation of bio-swales to reduce storm water runoff.

The first floor of the main building includes a large meeting hall with adjacent kitchen facilities. This room is designed accommodate over 300 people for a variety of activities, including the weekday lunches. The west side of this building opens to the landscaped area adjacent to the BBQ/Craft building on the west. Other specialized rooms on the first floor include a library, craft room, large, medium and small meeting rooms, a small storage/meeting room, restrooms, and storage rooms. The second floor includes offices for identified for events, files, and staff. The BBQ/crafts building is located west of the main building and adjacent to a lawn area and walking paths to accommodate outdoor meals and gatherings.

OASIS proposes to use the indoor and outdoor areas of the new facility to accommodate and expand OASIS existing programs and activity offerings, and to provide space for additional classes and community

groups. OASIS proposes a 200-person maximum attendance cap for all activities and events, with up to 15 OASIS or catering staff included as part of this maximum. The maximum allowed attendance applies to regular OASIS activities and to any special events. Special events are limited to 12 times per year.

The OASIS Center's primary hours are weekdays, Monday through Friday. Staff arrives at 7:30 a.m. and the first programs start at 8:30 a.m. The peak period of the day is expected to continue to be from 11:00 a.m. to 2:00 p.m., before and after lunch service is provided. The primary OASIS services and classes directed to senior members of the community are completed by 4:00 p.m.

Use of the new OASIS meeting facility for rental by non-OASIS programs is proposed outside of regular OASIS weekday program hours and outside of the evening peak commute period, which is 4:00 p.m. to 6:00 p.m. Therefore, the OASIS Meeting Center will be available for non-OASIS use from 6:30 p.m. to 9:00 p.m., with the facility closed by 9:30 p.m. after cleanup. On weekends, OASIS proposes that the facility could be used/rented for non-OASIS use from 9:00 a.m. to dusk for any outdoor use and from 9:00 a.m. to 9:00 p.m. for indoor use, with the building closed at 9:30 p.m.

#### Required Project Approvals

The project requires the following approvals:

1. **General Plan Amendments:** The project requires four general plan amendments, summarized as follows:
  - a) **Amendment #1:** Amend Orcutt Community Plan Development Standard (DevStd) KS18-1 in order to allow the development of the OASIS project on land that is currently restricted to park/recreation/open spaces uses, as follows:
    - i) *DevStd 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.*
  - b) **Amendment #2:** Amend the Orcutt Community Plan Open Space Area Map so the OASIS property is not designated as open space.
  - c) **Amendment #3:** Amend the Orcutt Community Plan Parks, Recreation and Trails Map to remove the OASIS property as part of the "Proposed Public Park" for KS-18.
  - d) **Amendment #4:** Amend the Orcutt Community Plan Bikeways Map to allow Class II striped bike lanes along the OASIS driveway, between Foxenwood Lane and OASIS' eastern property line.
  - e) **Amendment #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 within the Orcutt Community Plan.

2. **Recorded Map Modifications:** The project requires modifications to two Southpoint Estates subdivision recorded maps, as follows:

a) **Modification #1:** Modify Tract Map 12,679 Condition No. 18 and Tract Map 13,345 Condition No. 21 (both conditions have the same language) to remove the restrictions related to ownership of the property and conveyance of the property’s development rights to the County. The proposed modified condition language is identified below:

i) *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).*

b) **Modification #2:** Modify Tract Map 13,345 Condition No. 8 to no longer apply to the OASIS property, which is Lot 89, as follows:

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

c) **Modification #3:** Modify Tract Map 13,345 Unit 1 Recorded Final Map (Book 125, p. 8) to remove the “NOT A BUILDING SITE” OPEN SPACE label from Southpoint Estates open space Lot 89 (the current OASIS property) on the recorded Final Map (see Attachment F, Figure 6);

d) **Modification #4:** Modify Tract Map 13,345 Unit 2 Recorded Final Map (Book 128, p. 93) to remove the “NOT A BUILDING SITE” OPEN SPACE label from Southpoint Estates open space Lot 89 (the current OASIS property) on this recorded Final Map (see Attachment F, Figure 6);

3. **Lot Line Adjustment:** A minor Lot Line Adjustment is proposed between the OASIS property and the corner commercial parcel (the LeBard Parcel), identified below as APN 105-020-041 in order to accommodate the proposed project. The property boundaries will be adjusted as follows:

<b>Existing</b>	<b>Proposed</b>
APN 105-020-041 1.25 acres gross/net	Parcel 1 1.37 acres gross/net (9.6% increase)
APN 105-020-064 1.12 acres gross/net	Parcel 2 5.16 acres gross/net (2.3% decrease)
APN 105-020-063 4.16 acres gross/net	

<b>Total: 6.53 acres/gross net</b>	<b>Total: 6.53 acres gross/net</b>
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4. **Development Plan:** The project proposes 15,661 square feet of structural development, with a main building of 14,069 square feet and an ancillary BBQ/crafts building of 1,592 square feet. The project will also include a related access road, parking, landscaping, trails within the development area, a section of the multi-use Orcutt Creek Trail including a bikeway, and a modification to LUDC parking requirements (described below) pursuant to LUDC Sections 35.26.030 and 35.82.080.

**Parking Modification Request**

<b>Community Center Building</b>	<b>Area</b>	<b>LUDC Parking Standard</b>	<b>Required Spaces</b>
First Floor Office	520 SF	1 space/300 SF	1.73
Second Floor Office	722 SF	1 space/300 SF	2.41
Education Area	1,825 SF	1 space/300 SF	6.08
Assembly Area	6,470 SF	1 space/30 SF	215.67
Storage Rooms	490 SF	1 space/1,000 SF	0.49
<b>BBQ/Storage Building</b>			
Education Area	503 SF	1 space/30 SF	1.67
Storage Room	189 SF	1 space/1,000 SF	0.19
<b>TOTAL PARKING REQUIRED</b>			<b>228.24 (229) Spaces</b>
<b>TOTAL PARKING PROPOSED</b>			<b>143 Spaces</b>
<b>PARKING REDUCTION MODIFICATION REQUEST</b>			<b>86 Spaces</b>

The project requires a modification to the LUDC parking requirements. Based on the LUDC, the project is required to provide 229 parking spaces. The project proposes 143 spaces, which is a reduction of 86 parking spaces. Pursuant to LUDC Section 35.82.080.H.1, the review authority (Board) can amend parking requirements with a Final Development Plan when the review authority finds that the modification is justified.

The modification for the LUDC parking requirements is justified because the peak parking analysis prepared by Associated Transportation Engineers (ATE) included in EIR Section 4.12, incorporated herein by reference, identifies peak parking demand as 139 spaces. The proposed modification to allow 143 spaces is justified based on the ATE analysis that the modified number of parking spaces will not negatively impact the area. Development Plan and Conditional Use Permit conditions of approval further include conditions to ensure project parking demand can be accommodated by the 143 proposed onsite parking spaces. These conditions ensure project-related vehicles do not park in locations which could increase traffic hazards (e.g., along the driveway outside of the designated spaces) or which could infringe upon the recreational opportunities (trail, bikeway, park) or biological resources within the remaining KS18 open space. Finally, as requested by Caltrans, the conditions also restrict OASIS use of the Park and Ride parking for parking demand associated with regular OASIS operations or for special events/rentals, unless specifically permitted by Caltrans.

5. **Major Conditional Use Permit:** The proposed project includes a request for a Major Conditional Use Permit to authorize the use of the Oasis building as a private meeting facility pursuant to

LUDC Section 35.26.030.

6. **Minor Conditional Use Permit (Directional Signs):** A Minor Conditional Use Permit is requested for an off-site directional sign near the driveway entrance on Foxenwood Lane pursuant to LUDC Section 35.38.060. The proposed sign is a combination of rock and wood with the OASIS logo placed on a portion of the wood.

### **Proposed Transfer of Development Rights**

The Southpoint Estates conditions of approval (TM 12,679 Condition No.18 and TM 13,345 Condition No. 21) required the development rights to the subdivision's open space be conveyed to the County. The eastern and western halves of the OASIS property are parts of larger former lots that were subject to separate "Grant Deeds of Development Rights" in favor of the County. To complete the proposed project, OASIS must first acquire the development rights to its parcel, which are currently held by the County. OASIS requests the County vacate, abandon, or release the development rights to their property. Accordingly, the Planning Commission made the General Plan conformity report required by Government Code Section 65402(a) for OASIS' proposed acquisition of the development rights to their property. The Planning Commission's General Plan consistency determination is included in the form of the County Planning Commission Staff Report dated September 3, 2020 (Attachment 5) and the letter reflecting the County Planning Commission's action (Attachment 6).

After the Final EIR was released, Real Property continued negotiations with the OASIS applicants to consider options/additions to the originally-proposed trail/bikeway easement location related to the County's relinquishment of development rights. OASIS proposed a new trail/bikeway easement location on the adjacent parcel to the east, APNs 105-020-052, -053, together one legal parcel (see Attachment 8). The proposed additional trail location would be on relatively flat topography, outside the Orcutt Creek riparian and floodplain area. The EIR revision letter (Attachment 3) addresses this proposal, and identifies that the trail location impacts to biological and geologic resources as substantially the same as the approved project, that CEQA Section 15162 is not triggered, and that recirculation of the EIR is not required. No changes are necessary to the General Plan Amendment, Recorded Map Modification, Conditional Use Permit or Lot Line Adjustment submittals to incorporate this additional trail.

The County Planning Commission recommended that the Board approve conditions for the project, with changes, at their meeting of September 11, 2020. With the continuing negotiations concerning development rights and the trail/bikeway easement location and construction requirements that have occurred in the interim, Planning & Development staff has recommended additional changes to the conditions for the project to address the timing of the trail offer, construction, and bonding as well as the timing of the requested vacation, abandonment, or release of the County's development rights. The conditions (Attachment 2a-2e) include strikeouts and underlining to identify the proposed recommended changes. The Board is not vacating, abandoning, or releasing the development rights to the OASIS property at this time and the conditions of approval make clear that the project cannot proceed until OASIS obtains development rights to the property.

### **Environmental Review**

An Environmental Impact Report (Case No. 19EIR-00000-00003, available at <https://cosantabarbara.app.box.com/s/o9fp2865sykaqn98s0702plaa96xj7t5/folder/72816385253>) along with an EIR Revision Letter were prepared for the proposed OASIS Meeting Center project. The Draft EIR



was circulated for public review from September 6 to October 21, 2019, and a public hearing to accept comments on the Draft EIR was held on October 3, 2019. In addition to comments relayed at the public hearing, 31 comments (letters and emails) were submitted during the public review period. The comments, responses to comments, evaluation of alternatives to the project (EIR Section 7.0) and a summary of the October 3, 2019, hearing are included in OASIS EIR Section 9.0. The EIR Executive Summary identifies the following Class I impacts:

- Aesthetics/Visual Resources - Project Specific and Cumulative
- Biological Resources - Project Specific and Cumulative
- Land Use -Compatibility/Quality of Life
- Recreational Opportunities/Loss of Open Space – Project Specific and Cumulative
- Transportation - OCP Buildout

The EIR and Revision Letters (dated September 3 and December 1, 2020) conclude that even with application of feasible mitigation measures, these impacts cannot be entirely avoided or reduced to less than significant levels. Adoption of a Statement of Overriding Considerations (Finding 1.7, Attachment 1) would be necessary to approve the proposed project.

**Fiscal and Facilities Impacts:**

Budgeted: Yes

The costs to process the project were borne by the applicant through the payment of processing fees. Funding for this project is budgeted in the Planning and Development’s Permitting Budget Program on page D-294 of the County of Santa Barbara Fiscal Year 2020-21 adopted budget.

**Special Instructions:**

The Clerk of the Board shall publish a legal notice in the *Santa Maria Times* at least 10 days prior to the hearing on December 15, 2020. The Clerk of the Board shall also fulfill mailed noticing requirements. The Clerk of the Board shall provide a copy of the executed Resolution, and Board Minute Order to the Planning and Development Department, Hearing Support, Attention: David Villalobos. A second Board Minute Order of the hearing shall be forwarded to the Planning and Development Department, Attention: Holly Owen.

**Attachments:**

1. Findings
2. Conditions of Approval
  - a. Conditions of Approval for Case No. 16RMM-00000-00001
  - b. Conditions of Approval for Case No. 16LLA-00000-00004
  - c. Conditions of Approval for Case No. 16DVP-00000-00002
  - d. Conditions of Approval for Case No. 16CUP-00000-00006
  - e. Conditions of Approval for Case No. 17CUP-00000-00013 (Sign)
  - f. Department and Agency Condition Letters
3. Final EIR Revision Letter dated December 1, 2020
4. Board Resolution with Exhibits
5. County Planning Commission Staff Report dated September 3, 2020
6. County Planning Commission Action Letter dated September 11, 2020

OASIS Meeting Center

Case Nos. 14GPA-00000-00020, 16RMM-00000-00001, 16CUP-00000-00006, 16DVP-00000-00002, 16LLA-00000-00004,  
17CUP-00000-00013, 18GOV-00000-00005

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7. County Planning Commission Resolution to the Board of Supervisors
8. OASIS Trail Offer Map
9. Modifications to TM 13,345 Unit 1 and Unit 2 (Southpoint Estates)
10. Board Agenda Letter for November 17, 2020
11. OASIS Site Plan

**Authored by:**

Holly Owen, Supervising Planner (805) 934-6297

Development Review Division, Planning and Development Department