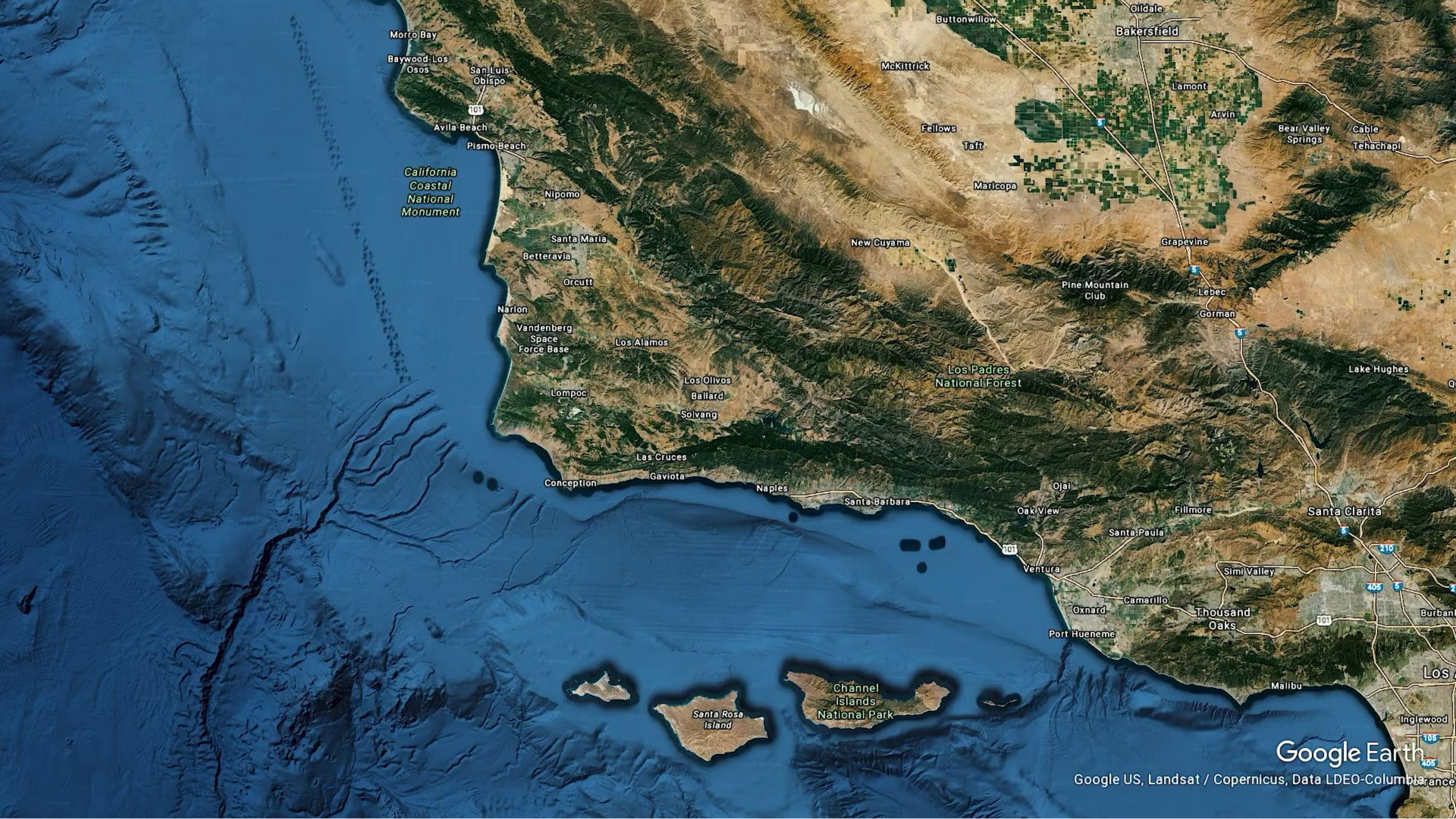




# KEY SITE II - ORCUTT CREEK VILLAGE

SANTA BARBARA COUNTY BOARD OF SUPERVISORS WORKSHOP - HOUSING ELEMENT  
REZONE  
MARCH 19, 2024



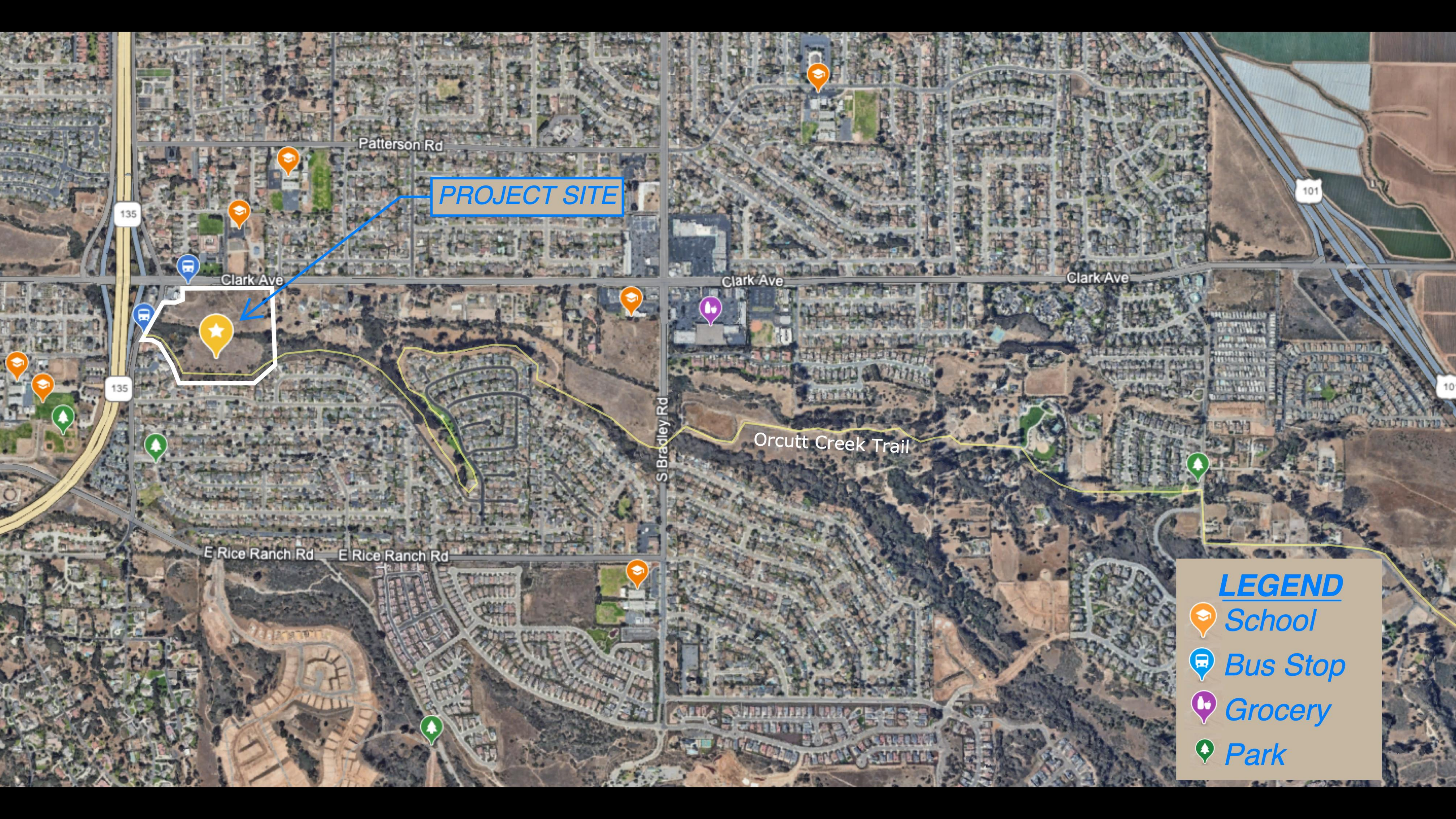


California Coastal National Monument

Google Earth

Google US, Landsat / Copernicus, Data LDEO-Columbia





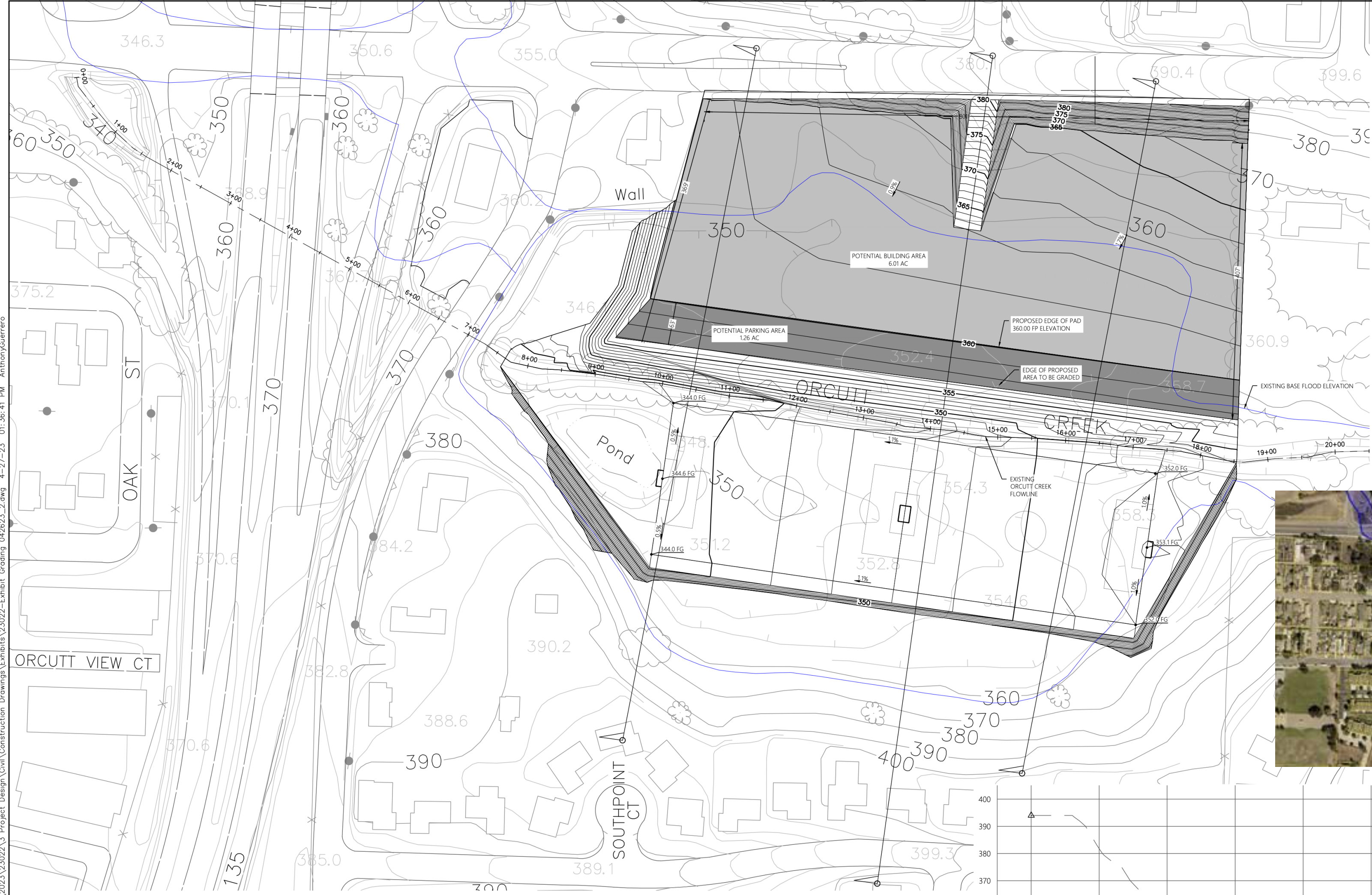
**PROJECT SITE**

**LEGEND**

-  School
-  Bus Stop
-  Grocery
-  Park

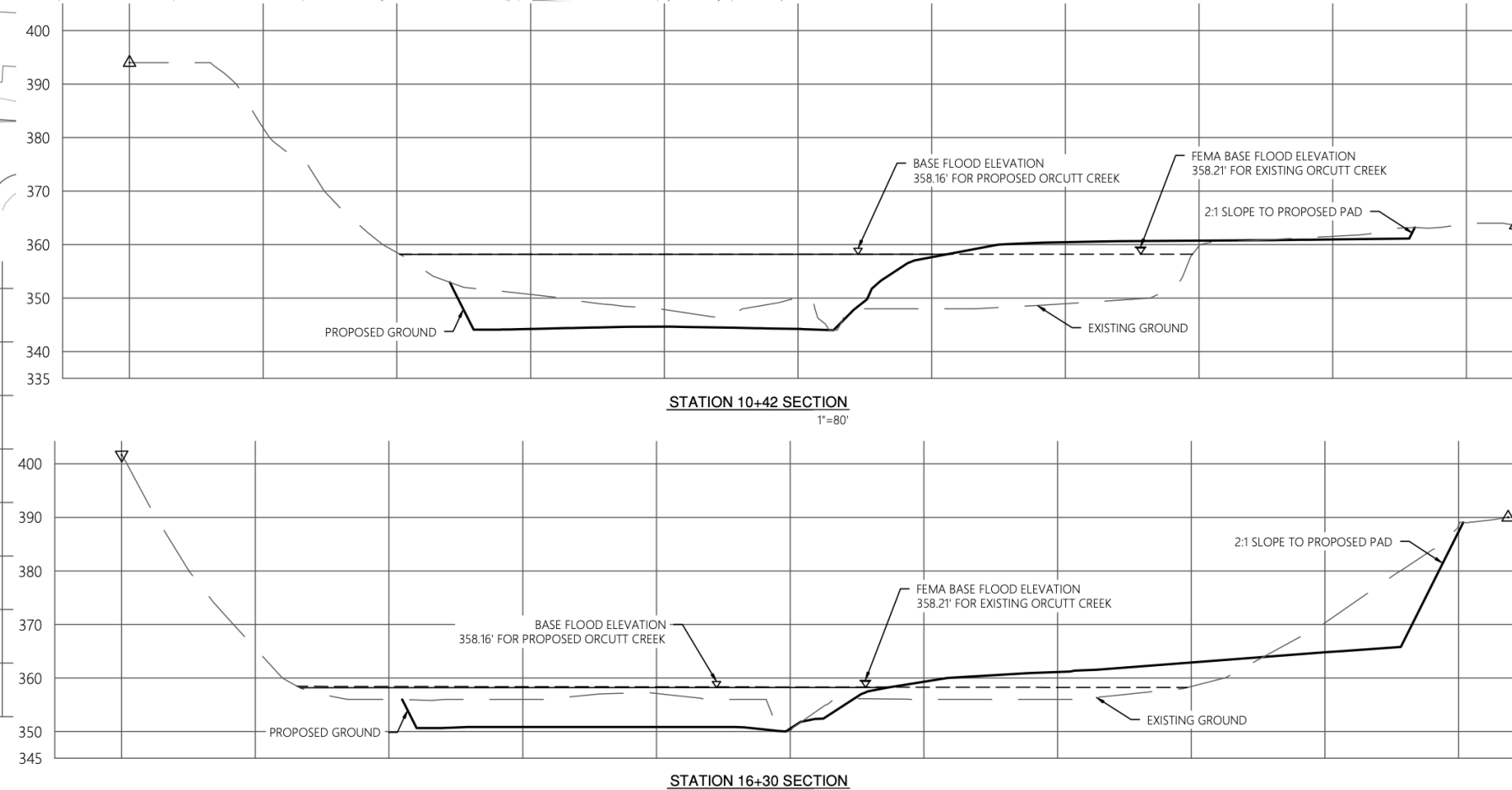
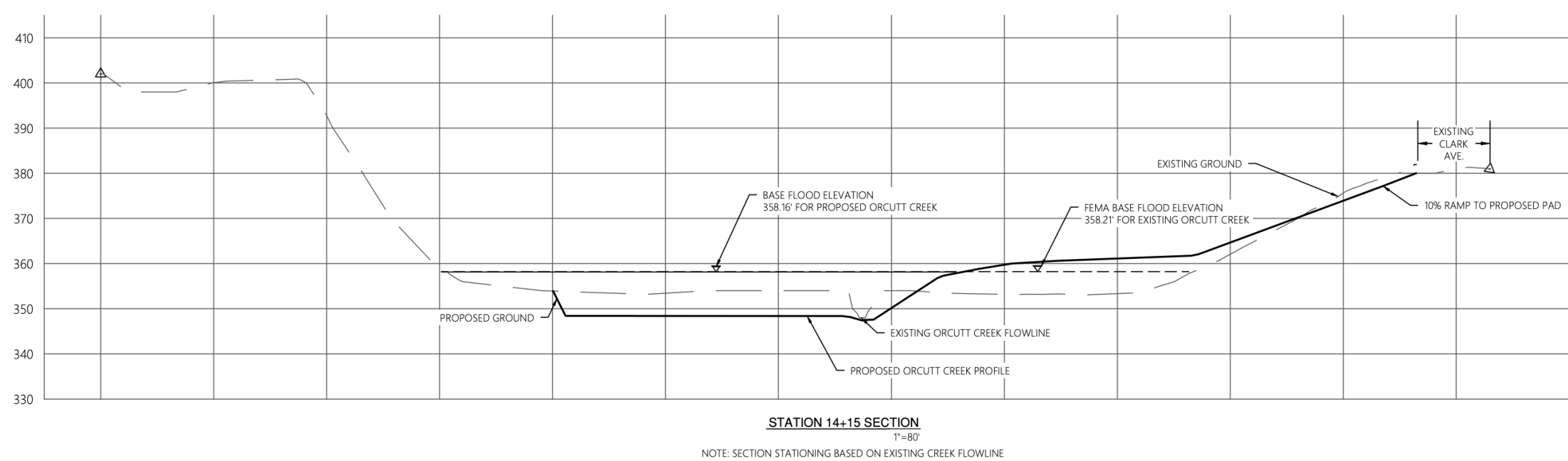
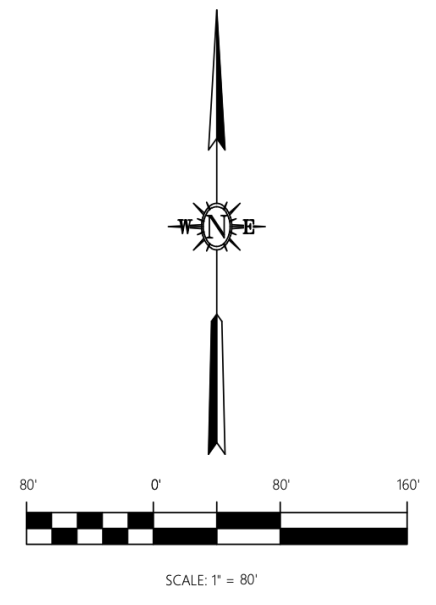


C:\Users\AnthonyGuerrero\CLAD Consulting - Project Files\2023\23022\3 Project Design\Civil\Construction Drawings\Exhibits\23022-Exhibit Grading\_042623\_2.dwg 4-27-23 01:36:41 PM AnthonyGuerrero



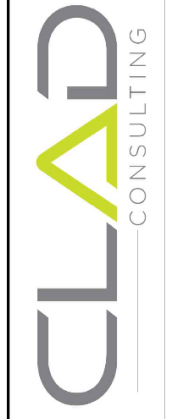
**EARTHWORK QUANTITIES**

- 64,054 CUT CUBIC YARDS
- 61,852 FILL CUBIC YARDS
- 2,202 EXPORT CUBIC YARDS



APPROVAL:

PERMIT NO.:



THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND BE APPROVED BY THE PREPARER OF THESE PLANS.

DATE	REV	REVISIONS	APP

**PROPOSED ORCUTT CREEK EXHIBIT  
KEYSITE 11**

DRAFTED BY	A.G.
DATE	04/27/23
SCALE	N.T.S.
JOB NO.	23022
SHEET	1 OF 1

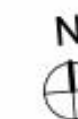




**KEYNOTES**

- ① RETAIL/ RESTAURANT SPACES W/ APARTMENTS ABOVE.
- ② 350' LONG MAIN STREET STYLE LAYOUT W/ PARALLEL PARKING ON EACH SIDE LINED W/ STOREFRONT BUILDINGS
- ③ ROUNDABOUT FEATURE
- ④ APARTMENTS AROUND PARKING COURT
- ⑤ LEASING & AMENITY SPACE
- ⑥ FEATURE LANDSCAPE AREA
- ⑦ PARKING TUCKED BEHIND MAIN STREET BUILDINGS
- ⑧ ROUNDABOUT AT CONNECTION AS FOCAL POINT
- ⑨ PRIVATE GARAGE PARKING W/ APARTMENTS ABOVE
- ⑩ SPLASH & DASH CARWASH
- ⑪ CREEK
- ⑫ BRIDGING TO FUTURE SPORTS FIELD
- ⑬ HIKING PATH - ORCUTT CREEK TRAIL
- ⑭ FUTURE SPORTS FIELD
- ⑮ TRASH ENCLOSURE
- ⑯ RESTROOMS W/ COVERED BBQ AREA

① OVERALL SITE PLAN  
1/64" = 1'-0"





**KEYNOTES**

- ① RETAIL/ RESTAURANT SPACES W/ APARTMENTS ABOVE.
- ② 350' LONG MAIN STREET STYLE LAYOUT W/ PARALLEL PARKING ON EACH SIDE LINED W/ STOREFRONT BUILDINGS
- ③ ROUNDABOUT FEATURE
- ④ APARTMENTS AROUND PARKING COURT
- ⑤ LEASING & AMENITY SPACE
- ⑥ FEATURE LANDSCAPE AREA
- ⑦ PARKING TUCKED BEHIND MAIN STREET BUILDINGS
- ⑧ ROUNDABOUT AT CONNECTION AS FOCAL POINT
- ⑨ PRIVATE GARAGE PARKING W/ APARTMENTS ABOVE
- ⑮ TRASH ENCLOSURE

**PROJECT DATA**

ADDRESS: 250 E. CLARK AVENUE, ORCUTT CA

ASSESSOR'S PARCEL NUMBER: 103-181-006  
 SITE AREA: 21.43 ACRES

CURRENT ZONING: C-2/REC  
 PROPOSED ZONING: TBD  
 NUMBER OF STORIES: 3 STORIES  
 BUILDING HEIGHT: TBD  
 RETAIL FLOOR AREA: 10,000-15,000 SF

**UNIT MIX**

1 BEDROOM UNITS (750 SF): 85 UNITS  
 2 BEDROOM UNITS (1,050 SF): 72 UNITS  
 TOTAL UNITS 157 UNITS

**PARKING CALCULATIONS**

**PARKING REQUIRED:**

(85) 1-BEDS @ 1 SPACE/UNIT: 85 SPACES  
 (72) 2-BEDS @ 1 SPACE/UNIT: 72 SPACES  
 VISITORS @ 1 SPACE/5 UNITS: 32 SPACES  
 15,000 SF RETAIL @ 1 SPACE/300 SF: 100 SPACES (EST)  
 SPORTS FIELD: 69 SPACES (EST)  
 TOTAL REQUIRED: 358 SPACES

**PARKING PROVIDED:**

SURFACE SPACES: 304 SPACES  
 GARAGE SPACES: 54 SPACES  
 TOTAL PROVIDED: 358 SPACES

**MIXED-USE: 57 UNITS**

1ST FL - 19,000 SF 17 UNITS

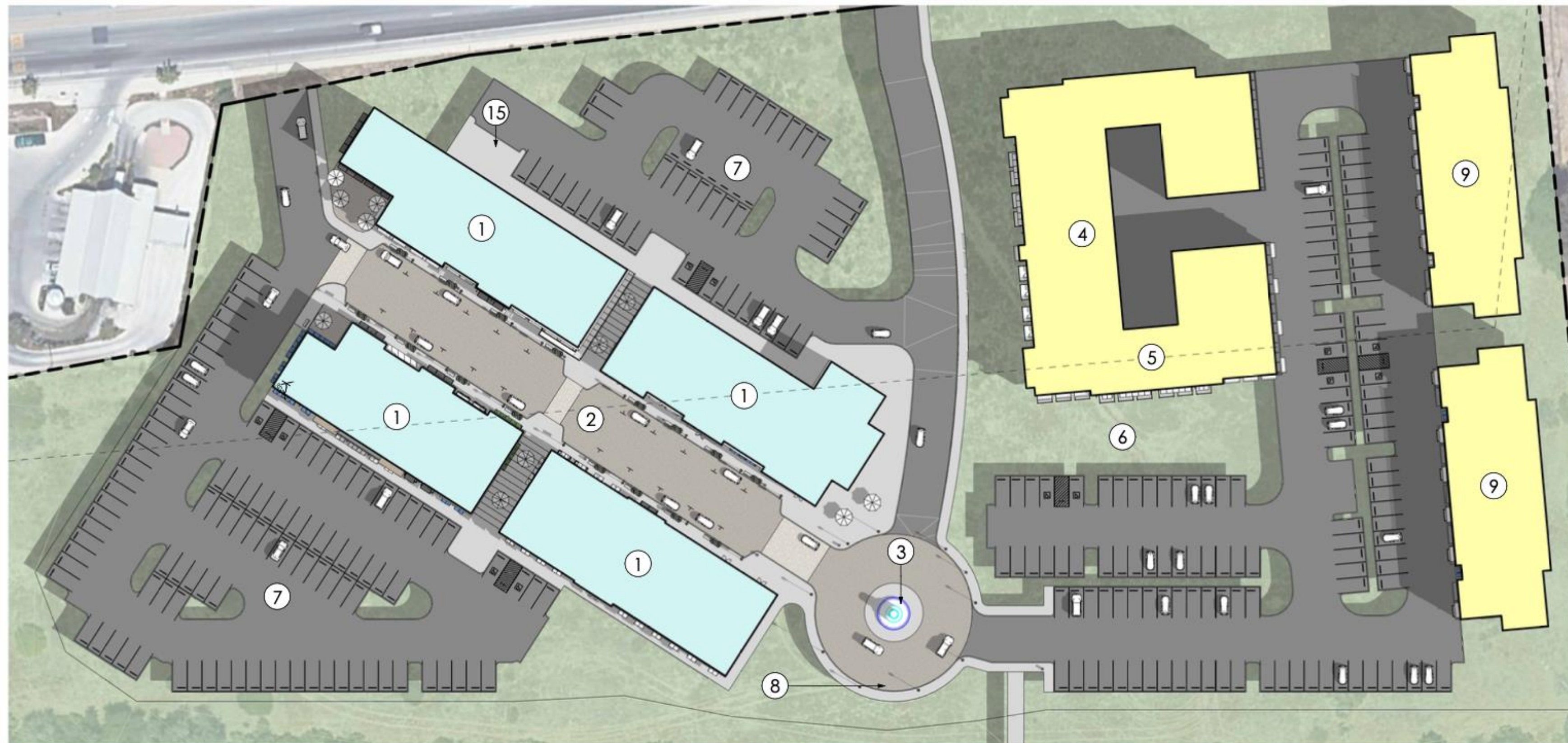
2ND FL - 38,000 SF 40 UNITS

**RESIDENTIAL: 100 UNITS**

1ST FL - 20,000 SF 19 UNITS

2ND FL - 40,000 SF 40 UNITS

3RD FL - 40,000 SF 41 UNITS





CLARK AVE  
STREET GRADE

CLARK AVE



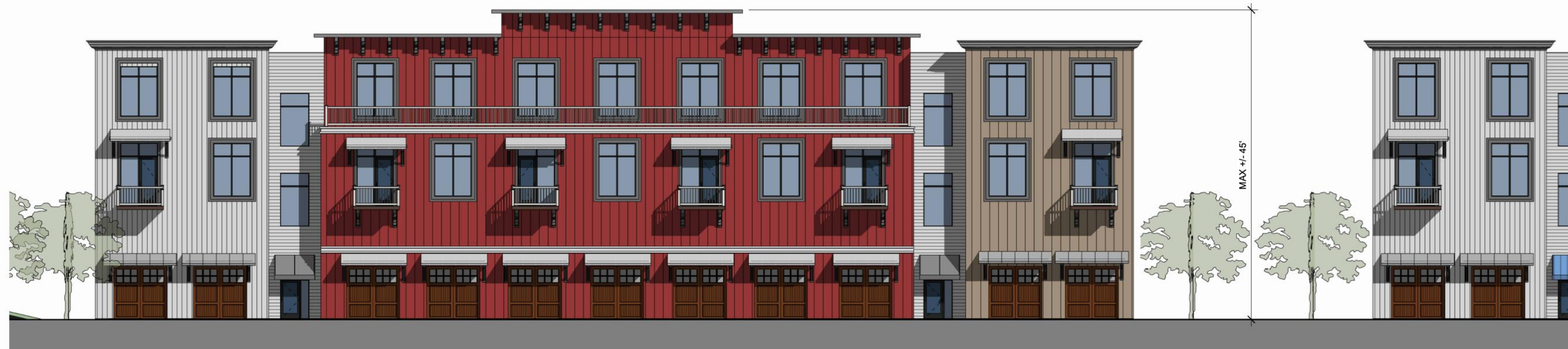
1 3-STORY MULTI-FAMILY RESIDENTIAL CONCEPTUAL ELEVATION

1/8" = 1'-0"



2 3-STORY MULTI-FAMILY RESIDENTIAL CONCEPTUAL ELEVATION - STREET SIDE SOUTH

1/8" = 1'-0"



3 3-STORY MULTI-FAMILY RESIDENTIAL CONCEPTUAL ELEVATION - STREET SIDE NORTH

1/8" = 1'-0"



P.O. Box 4192  
San Jose, CA 95128  
408.448.4022  
info@atomarchitects.com  
www.atomarchitects.com

KEYSITE 11  
KEYSITE 11  
3.18.2024

ELEVATIONS - RESIDENTIAL  
**A2.0**





1 MIXED-USE (RETAIL @ GROUND FLR, RESIDENTIAL ABOVE) CONCEPTUAL ELEVATION - MAIN STREET NORTH  
1/8" = 1'-0"



2 MIXED-USE (RETAIL @ GROUND FLR, RESIDENTIAL ABOVE) CONCEPTUAL ELEVATION - MAIN STREET SOUTH  
1/8" = 1'-0"



3 MIXED-USE (RETAIL @ GROUND FLR, RESIDENTIAL ABOVE) CONCEPTUAL ELEVATION - RESIDENTIAL NORTH  
1/8" = 1'-0"





1 CONCEPTUAL PERSPECTIVE - MAIN ENTRY



2 CONCEPTUAL PERSPECTIVE - MAIN CROSSING











# DEVELOPER PORTFOLIO

EXISTING





# DEVELOPER PORTFOLIO

EXISTING





# DEVELOPER PORTFOLIO

EXISTING





# DEVELOPER PORTFOLIO

EXISTING





# DEVELOPER PORTFOLIO

EXISTING





# DEVELOPER PORTFOLIO

UNDER CONSTRUCTION





# DEVELOPER PORTFOLIO

IN PROCESS

