

OASIS Meeting Center Project

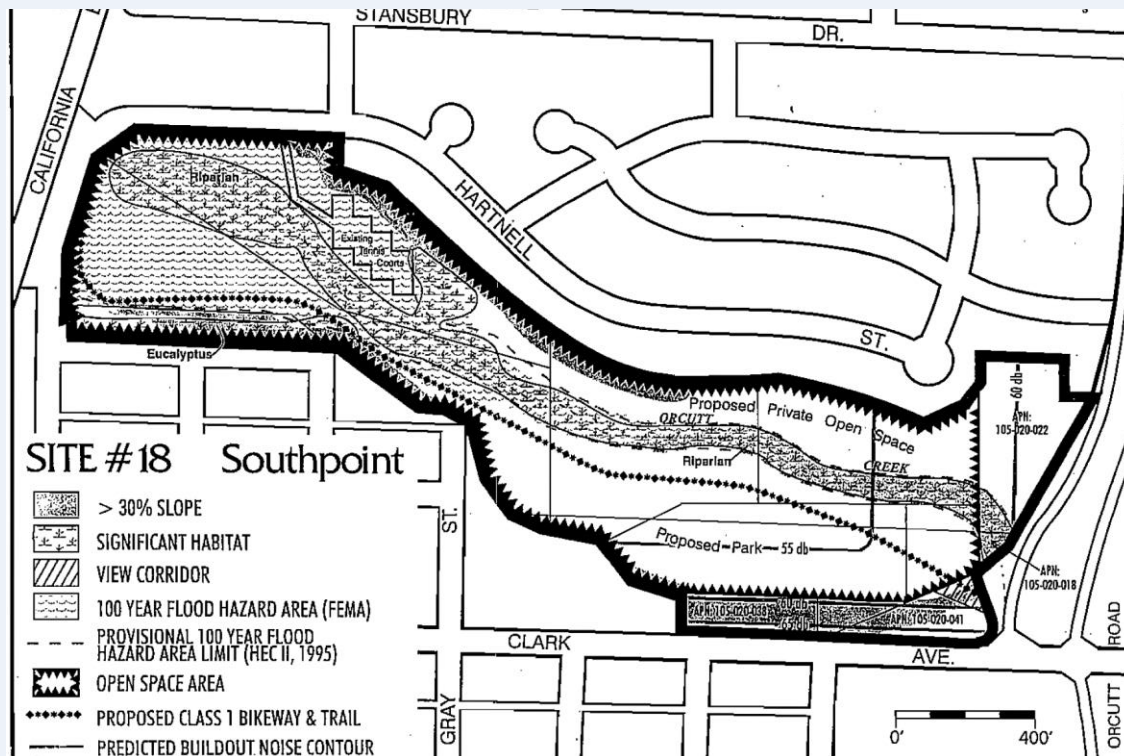
Case No(s). 14GPA-00000-00020, 16RMM-00000-00001,
16CUP-00000-00006, 16DVP-00000-00002, 16LLA-00000-
00004, 17CUP-00000-00013, 18GOV-00000-00005,
19EIR-00000-00003

Santa Barbara County Board of Supervisors
December 7, 2021

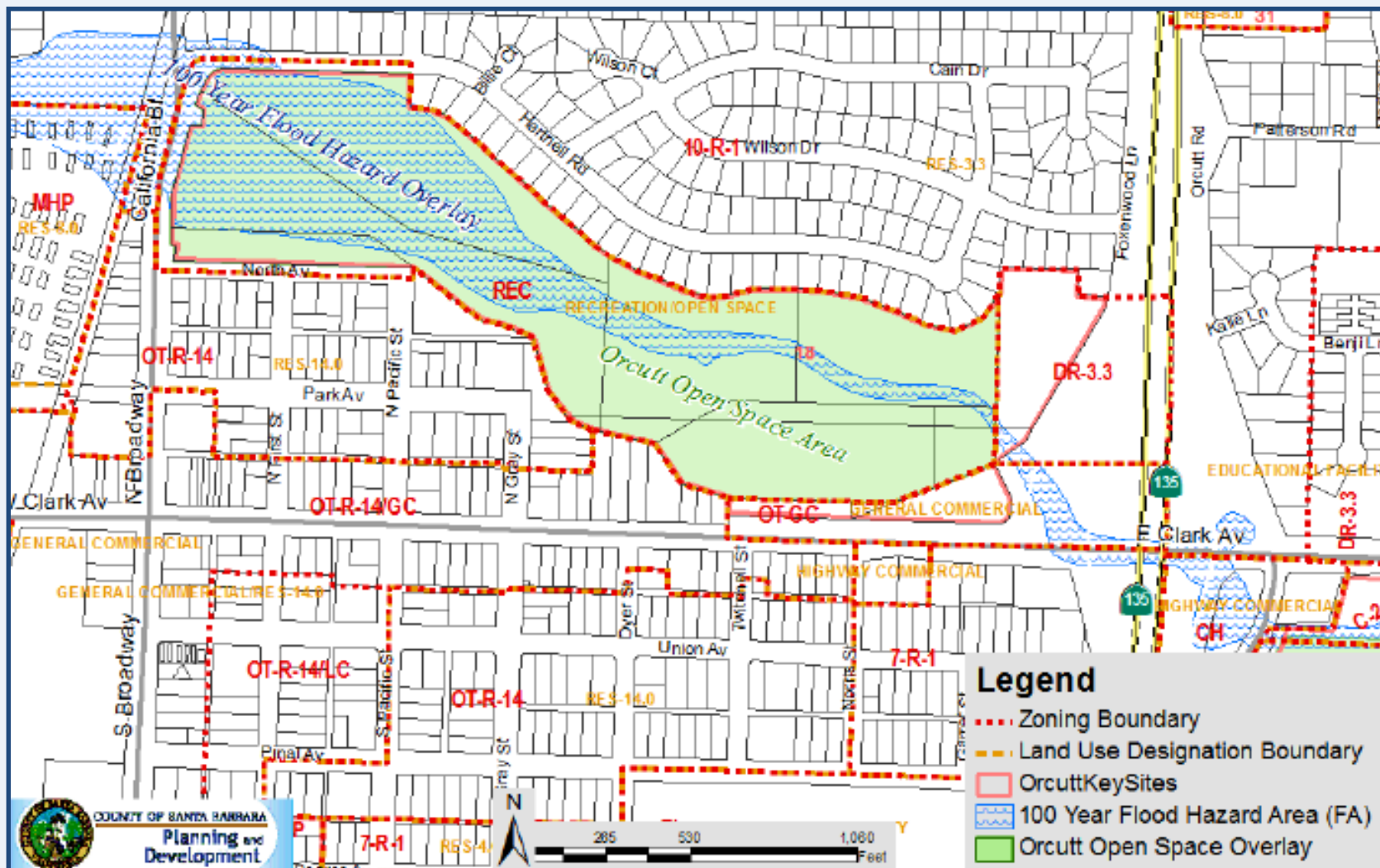


County of Santa Barbara
Planning and Development
Shannon Reese

Project Site and Background



Zoning and Land Use



- Subject site is a portion of KS 18
- Zoned REC with a Recreation/Open Space land use designation
- Surrounding land uses

Project Description

DEVELOPMENT PLAN

Proposed Development:

- 2 New Buildings (15,661 SF), Access Road, Retention Basin
- OCP Orcutt Creek Trail/Bikeway Segment, Internal Trails
- Parking/Parking Modification (143 spaces instead of 229 per LUDC)

CONDITIONAL USE PERMIT

Meeting Center Use:

- Senior Center (Primary Use) - M-F, 7:30 AM - 9:30 PM
- Rental Venue - Evenings/Weekends
- 12 Evening/Weekend Events per Year - OASIS, Community Events
- Maximum Any Given Time Attendance - 200 (all Activities, Programs, Rentals)

Site Plan



OCP General Plan Amendment

AMEND:

- DevStd KS18-1 to allow the development of the OASIS project on land that is currently restricted to park/recreation/open spaces uses
- Open Space Area Map to remove the OASIS property from the Open Space Area
- Parks, Recreation and Trails (PRT) Map to remove the OASIS property as part of the “Proposed Public Park” for KS-18, and to reflect the proposed trail realignment
- Bikeways Map to allow Class II striped bike lanes along the OASIS driveway, between Foxenwood Lane and OASIS’ eastern property line, and extending northwest onto APN 105-020-060 (Knight)
- 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

Southpoint Estates Recorded Map Modification

TM 12,679 Condition No. 18/TM 13,345 Condition No. 21

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).

TM 13,345 Condition #8

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

TM 13,345 Unit 1 & 2 Recorded Final Map

Remove the "NOT A BUILDING SITE" OPEN SPACE label from Southpoint Estates open space Lot 89.

Lot Line Adjustment & Minor CUP

LOT LINE ADJUSTMENT

- To shift ~5,200 SF of OASIS commercially zoned land (red triangle below) to the LeBard corner commercial property (shown in orange)



MINOR CONDITIONAL USE PERMIT

- To install directional sign near Foxenwood driveway entrance on LeBard corner commercial property
- Requires easement from LeBard

Development Rights Proposal

- Easements will be granted to the County to guarantee a trail/bikeway segments
- Financial surety by applicant to construct/maintain trails/bikeways is required
- Project cannot proceed to finalize map modification until OASIS obtains development rights to the property from the County

Proposed Trail Dedication



Environmental Impact Report

SIGNIFICANT UNAVOIDABLE IMPACTS

- **AESTHETICS/VISUAL RESOURCES** - Loss of Scenic Open Space Views
- **BIOLOGICAL RESOURCES** - Increased Development/Activity near Open Space/Habitat
- **LAND USE** - Compatibility/Quality of Life
- **RECREATION/OPEN SPACE** - Loss of Recreation/Park Opportunities/Open Space
- **TRANSPORTATION** - Increased Traffic/Safety/Turn Movement Conflict (OCP Buildout)

REVISION LETTER

- New trail/bikeway location
- Revisions to Mitigation Measures Rec-1 and Rec-2

Environmental Impact Report Alternatives

- 1 “No Project” Alternative
- 2, 3 Off-Site Alternatives - Existing OASIS Location/KS17 (2)
& AquaCenter Location (3)
- 4 Reduced Project + Park and Wider Trail Easement
- 5 - 8 Alternative Access: Clark Avenue at Norris Street (5),
Broadway/California Boulevard (6), Park Avenue
(7), and Further North on Foxenwood Lane (8)
- 9 Former OASIS Project: Foster Road County Complex
(**Environmentally Superior Alternative*)

Changes to Conditions

CONDITION NO. 56, ATTACHMENT 2A:

~~Map 03 Public Subdivision Report. Prior to recordation of the recorded map modification documents/exhibits, the Owner/Applicant shall request the State Department of Real Estate to include the following note in its public subdivision report (white sheet): Use of APN 105-020-063 and 105-020-064, together one legal lot, shall be limited to a public multi-use trail and non-profit meeting facility, consistent with the approved OASIS project (16DVP-00000-00002) site plan and multi-use trail.~~

CONDITION NO. 56, ATTACHMENT 2C:

~~Rules-07 DP Conformance. No permits for development, including grading, shall be issued except in conformance with an approved Final Development Plan. The size, shape, arrangement, use, and location of structures, walkways, parking areas, and landscaped areas shall be developed in conformity with the approved development plan. marked Exhibit H, dated September 11, 2020.~~

Planning Commission Recommended Actions

- a. Make the required findings for approval of the project, including modifications to the parking requirements, as specified in Attachment 1 to Board Letter, and including California Environmental Quality Act findings.
- b. Certify the Environmental Impact Report (Case No. 19EIR-00000-00003; Attachment 12), as modified by EIR Revision Letter dated November 23, 2021, (Attachment 3) 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, 2c, and 2d, with modifications to Condition No. 56 in Attachments 2a and 2c as made during the December 7, 2021 hearing).
- c. Adopt a Resolution (Attachment 4) amending the Comprehensive Plan (Case No. 14GPA-00000-00020) and revising the Orcutt Community Plan (OCP) as summarized below:

Planning Commission Recommended Actions

- 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;
- Amend the OCP Open Space Area Map by removing the “Open Space Area” designation from APNs 105-020-063 and 105-020-064;
- 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, and by depicting the proposed trail realignment;
- 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;
- 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.

Planning Commission Recommended Actions

- 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, with modifications to Condition No. 56 in Attachment 2a as made during the December 7, 2021 hearing.
- 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, with modifications to Condition No. 56 in Attachment 2c as made during the December 7, 2021 hearing.
- 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.