



BOARD OF SUPERVISORS  
AGENDA LETTER

**Agenda Number:**

**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:** February 11, 2014  
**Placement:** Departmental  
**Estimated Time:** 30 minutes  
**Continued Item:** No  
**If Yes, date from:**  
**Vote Required:** Majority

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**TO:** Board of Supervisors  
**FROM:** Department Planning and Development  
Director Glenn Russell, Ph.D., Director, 568-2085  
Contact Info: Alice McCurdy, Deputy Director, 568-2518  
Development Review Division  
**SUBJECT: Orcutt Union School District (Orcutt Community Plan Keysite 17)  
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

As to form: No

**Recommended Actions:**

Consider the Planning Commission's recommendation for approval of the Orcutt Union School District project (Case Nos. 09GPA-00000-00004 and 09RZN-00000-00012).

Your Board's action should include the following:

1. Make the required findings for approval of the project specified in Exhibit 1 of this Board Letter, including CEQA findings.
2. Certify the Final Subsequent Environmental Impact Report (11EIR-00000-00003), and the revision letter dated August 28, 2013, and adopt the Mitigation Monitoring and Reporting Program (Section 11 of 11EIR-00000-00003) included as Exhibit 2.
3. Approve a Comprehensive Plan Amendment (09GPA-00000-00004) and adopt a resolution approving the following: 1) changing the Land Use Designation on the subject parcels from Residential 8.0 units/acre (Res-8.0) to Residential 20 units/acre (Res-20); 2) revising Orcutt

Community Plan Policy KS17-1 relative to density, and the portion of Action KS17-6 relative to density and height limitations; revising Development Standard KS17-2 relative to height limitations; and 3) adding Development Standards KS17-7, KS17-8, KS17-9, and KS17-10, (Resolution included as Exhibit 3).

4. Approve a rezone (09RZN-00000-00012) amending the zone district on the subject parcels from Small Lot Planned Development (SLP) to Design Residential, 20 units/acre (DR-20), (Ordinance included as Exhibit 4).

Refer back to staff if the Board takes an action other than the recommended action for revisions to findings and other documents.

The project site is known as Assessor Parcel Numbers 105-134-004 and -005, 105-330-005 and -006; located approximately 130 feet southeast of the intersection of Soares Avenue and First Street, in the Old Town Orcutt area, Fourth Supervisorial District.

### **Summary Text:**

#### **A. Planning Commission Action**

At the Planning Commission hearing of November 13, 2013, the Commission voted 4-0 (Commissioner Brown absent) to recommend that your Board approve the proposed project. The Findings of the Planning Commission are contained in the Planning Commission Action letter (Exhibit 5).

#### **B. Issue Summary**

##### **General Plan Amendment**

The proposed project includes a request to amend the Land Use Designation of the property from Residential, 8 units per acre (RES-8.0) to Residential, 20 units per acre (RES-20.0) on approximately 9.53-acres, with a corresponding rezone from Small Lot Planned Development (SLP) to Design Residential, 20 units per acre (DR-20). The project also includes a request to amend Orcutt Community Plan (OCP) Key Site 17 Development Standards as follows:

- Revising Policy KS17-1 increase the density to correspond with the proposed land use density for development of a senior housing project;
- Revising Action KS17-6 to increase density to correspond with the proposed land use density and allow flexibility in height limitations for development of a senior housing project;
- Revising KS17-2 to ensure that any development within APNs 105-134-004 and -005, 105-330-005 and -006; shall be visually compatible with, and shall not significantly block long-range southerly views from, Old Town Orcutt;
- Adding Development Standards KS17-7 to maintain low profile buildings to ensure neighborhood compatibility;
- Adding KS17-8 to ensure that buildings are appropriately sized and incorporate design elements to promote visual compatibility with the surrounding neighborhood;
- Adding KS17-9 to require that future development be designed to minimize potential conflicts with the adjacent bus yard operations; and,

- Adding KS17-10 to address potential noise nuisance issues associated with the adjacent bus maintenance and storage yard.

The proposed project would increase the development potential on the project site from 77 single family dwellings to 257 senior housing units. Based on the site's total area (9.53 acres) and a maximum density of 20 units per acre, under the proposed land use designation and zoning, 191 units could be developed on the site. To determine the reasonably foreseeable maximum density of the four parcels, a 35% density bonus was applied based upon the State Density Bonus Act Government Code §65915-65918 (see Planning Commission staff report dated October 24, 2013, Exhibit 6). This would allow for up to 257 senior residential units to be constructed on the project site.

### **Environmental Review**

The future development of Key Site 17 was studied in the Final Environmental Impact Report (EIR) prepared for the Orcutt Community Plan (95-EIR-01).

Since the proposed changes to the Orcutt Community Plan zoning and general plan designation are substantial changes with respect to the circumstances under which the project is undertaken which require major revisions to the previous EIR and result in one or more new significant effects that were not discussed in the OCP Final EIR (95-EIR-01), a Final Subsequent EIR has been prepared for the project to evaluate potentially significant impacts, to identify mitigation measures to reduce impacts, and to consider alternatives to the proposed project that would avoid or substantially lessen significant impacts.

The Draft SEIR was released for a 45-day public comment period on May 19, 2011. A public hearing was held on June 29, 2011 to receive oral comments on the adequacy of the Draft SEIR. The comment period closed on July 5, 2011. The Proposed Final Subsequent Environmental Impact Report provides a full discussion of all environmental issues, including the existing setting, potential project impacts, and required mitigation to reduce these identified impacts. Six written comment letters were received on the Draft EIR. These letters are included as Section 10 of the Final EIR, with responses provided.

An EIR revision letter was prepared on August 28, 2013 which addresses Aesthetics/Visual Resources and Recreation. The revision letter also made minor clarifications for accuracy to the following sections: Biological Resources, Flood/Water Quality, Hazards and Hazardous Materials, and Public Services (Water Supply).

### **Fiscal and Facilities Impacts:**

Budgeted: Yes

The costs to process the project were borne by the applicant through the payment of processing fees. These fees are budgeted in the permitting program of the Planning and Development Department, as shown on page D-168 of the adopted 2013/15 FY budget.

### **Special Instructions:**

The Clerk of the Board shall publish a legal notice at least 10 days prior to the hearing on February 11, 2014. The notice shall appear in the Santa Maria Times. The Clerk of the Board shall fulfill noticing requirements of Government Code Section 65094. A Minute Order of the hearing, signed Resolution and Ordinance, and a copy of the notice and proof of publication shall be returned to P&D, Attention: David Villalobos, Hearing Support.

**Exhibits:**

1. Findings
2. Final SEIR and Revision Letter dated August 28, 2013 with Revised Executive EIR Summary Table (Board of Supervisors only). The Final SEIR and Revision Letter are located online at the P&D website: <http://sbcountyplanning.org/environmental/active.cfm>
3. Comprehensive Plan Amendment Resolution
4. Rezone Ordinance
5. Planning Commission Action Letter dated December 9, 2013
6. Planning Commission Staff Report dated October 24, 2013

Exhibits 1 and 3 through 6 are located at the P&D website:

<http://www.sbcountyplanning.org/projects/09GPA-00004KeySite17/index.cfm>

**Authored by:**

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Development Review Division, Planning and Development Department

## Exhibit 1: Board of Supervisors Findings

Exhibit 2: SEIR and Revision Letter

<http://sbcountyplanning.org/environmental/active.cfm>

### Exhibit 3: Comprehensive Plan Resolution

## Exhibit 4: Rezone Ordinance



Exhibit 5: Planning Commission Action Letter Dated December 9, 2013

Exhibit 6: Planning Commission Staff Report Dated October 24, 2013