

**Orcutt Community Plan**

# **Key Site 17- Senior Housing**

**General Plan Amendment, Rezone & Subsequent  
Environmental Impact Report**



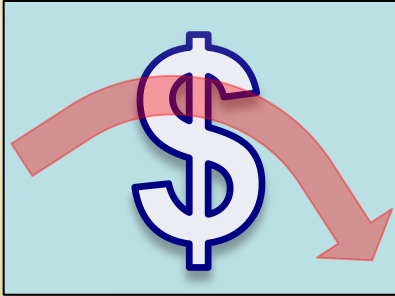
## **Orcutt Union School District**

**Santa Barbara County Board of Supervisors**

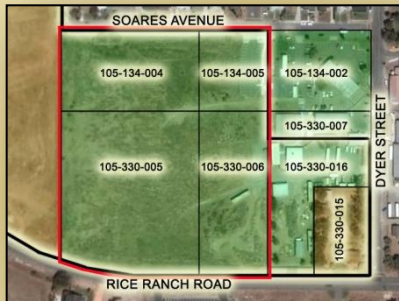
11 February 2014



**OASIS ASSOCIATES**  
LANDSCAPE ARCHITECTURE • PLANNING



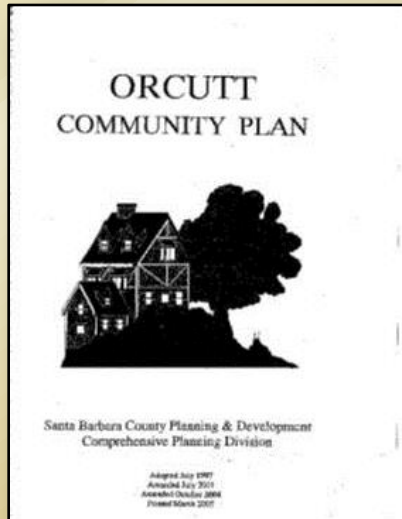
Steady decline in School District revenues has created need for **revenue enhancement**.



School District approved Key Site 17 as **“surplus” property**.



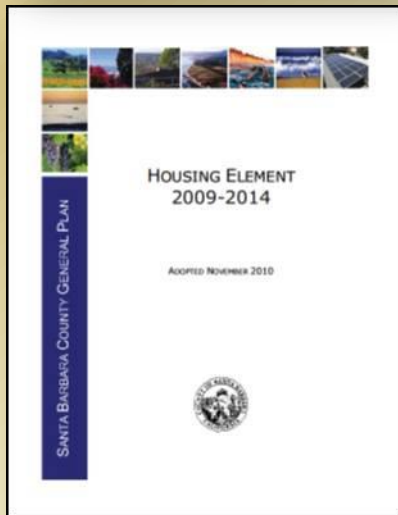
District and community representatives determined senior-housing as the **“best and highest use”** for property.



Since 1997, the Orcutt Community Plan (OCP) identified Key Site 17 for **senior housing** for Old Town Orcutt.

County's Housing Element Program 1.3 encourages rezoning to 20 units/acre within community planning areas to **provide new housing**.

Senior housing is a state designated **special-needs housing**. There is an inadequate supply of this housing type in the state.





Planning Commission recommends that the Board of Supervisors **certify the SEIR** and **amend the OCP**.

School District finds and establishes a relationship with a senior housing developer to **pursue property development**.



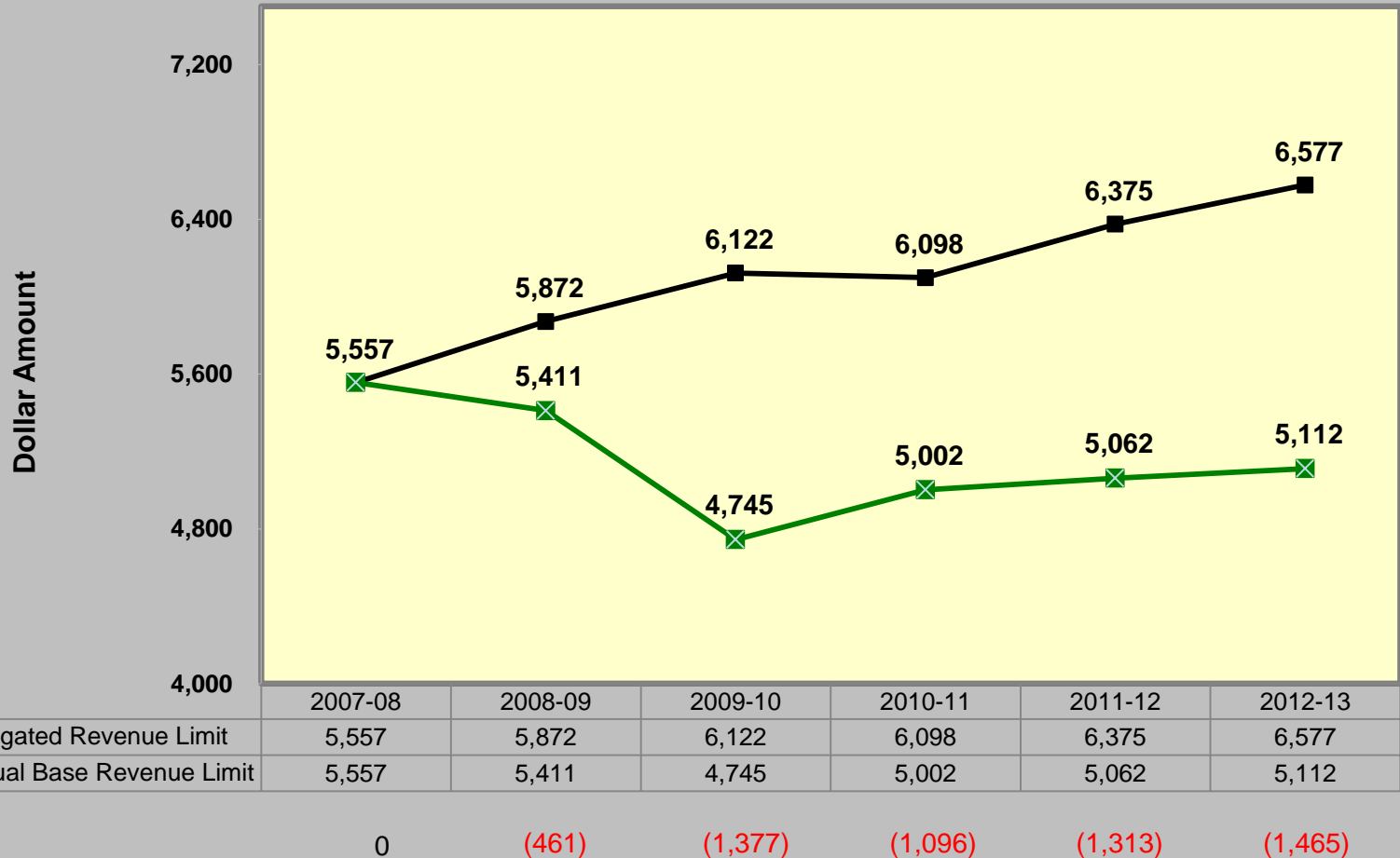
Specific **development to comply** with the revised OCP Key Site 17 standards & the Old Town Orcutt Design Guidelines with review by the Board of Architectural Review (BAR).



# Orcutt Union School District

## State Obligated Revenue vs. Actual Revenue

### Per Student (Average Daily Attendance)



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**Key Site 17- Senior Housing**

**Contacts**