

RESOLUTION OF THE SANTA BARBARA COUNTY BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER AMENDING THE
ORCUTT COMMUNITY PLAN BY
CHANGING TEXT TO THE KEY SITE 17
POLICY AND DEVELOPMENT
STANDARDS AND THE LAND USE
DESIGNATION MAP OF THE SANTA
BARBARA COUNTY COMPREHENSIVE
PLAN

RESOLUTION NO.: 14- 23

CASE NO.: 09GPA-00000-00004

WITH REFERENCE TO THE FOLLOWING:

- A. WHEREAS on July 22, 1997, by Resolution No. 97-314, and revised May 5, 2009, the Board of Supervisors of the County of Santa Barbara adopted the Orcutt Community Plan.
- B. WHEREAS on December 11, 2012 by Resolution No.12-293 and 12-294, the Board of Supervisors of the County of Santa Barbara adopted the amendments made to the Orcutt Community Plan.
- C. WHEREAS on April 20, 2009, an application (09GPA-00000-00004) was submitted to amend the Land Use Designation Map by changing the Land Use Designation of Assessor Parcel Numbers 105-134-004, 105-134-005, 105-330-005 and 105-330-006 from SLP, Small Lot Planned to RES-20.0, Residential 20 units/acre, and amending Keysite 17 Policy KS17-1 and Action KS17-6.
- D. WHEREAS it is now deemed in the interest of orderly development of the County and important to the preservation of the health, safety, and general welfare of the residents of said County to amend the Comprehensive Plan's Orcutt Community Plan amending policies and actions and as follows:
 - 1) Adopt an amendment to the Land Use Designations Map of the Orcutt Community Plan, by changing the Land Use Designation of Assessor's Parcel Numbers 105-134-004, 105-134-005, 105-330-005, and 105-330-006 from Res-8.0, Residential, 8 units per acre, to Res-20.0, Residential 20 units per acre, as shown on attached Exhibit A.
 - 2) Adopt text amendments to the Orcutt Community Plan as follows:

Policy KS17-1: Portions of Key Site 17 are designated Res 8.0 and zoned SLP, Assessor Parcels 105-330-004 [Stonegate Development], and 105-330-015; -016). The balance of Key Site 17 (105-134-004, 105-134-005, 105-330-005 and 105-330-006) is designated Res 20 and zoned DR-20 and shall be developed with a 100 percent senior housing development. Any proposed development on Key Site 17 shall comply with the following development standards.

Action KS17-6: A 100% senior housing project on Assessor Parcels 105-134-004, 105-134-005, 105-330-005, or 105-330-006 shall comply with California Civil Code §51 et. seq. To ensure neighborhood compatibility, the

development fronting Soares Avenue and the development adjacent to the neighborhood park shall be single story. Buildings on APNs 105-330-005 and -006 shall be visually compatible with existing development in Old Town Orcutt, and shall not substantially block long-range views of the Casmalia and Solomon Hills to the south.

DevStd KS17-2: For development located on APN 105-330-004 (Stonegate Development), development located on the periphery of the site and those adjacent to the neighborhood park shall be single-story, except as noted in Action KS17-6. To ensure neighborhood compatibility, development located on Soares Avenue shall be single-story. All development on APNs 105-134-004, 105-134-005, 05-330-005, and 105-330-006 shall be visually compatible with existing development in Old Town Orcutt, and shall not substantially block long-range views of the Casmalia and Solomon Hills to the south.

DevStd KS17-7: To ensure neighborhood compatibility and maintain visual resources (i.e., long-range southerly hillside views from Old Town Orcutt), buildings shall be of low profile and screened and/or softened with vegetation to the greatest degree while still meeting the project density objectives. Development shall also follow the Old Town Orcutt Design Guidelines to guide the architectural style and character of the proposed structures and other building elements.

DevStd KS 17-8: BAR review of the project shall ensure that buildings are appropriately sized and incorporate design elements to promote visual compatibility with the surrounding neighborhood, particularly along Soares Avenue. Potential design elements may include articulation of outer building facades and roof lines, stepping back upper stories of buildings, and use of building materials common to single-family homes rather than commercial building materials.

- Mechanical equipment (such as air conditioner units) and trash storage areas shall be screened from public view. Screening may include a combination of landscaping and/or masonry or lattice walls).
- Low maintenance trees, shrubs, and groundcover shall be used in landscape plans for development of the site, particularly within the outer perimeter of the site.
- The on-site stormwater basin shall be designed to be visually pleasing from on-site as well as in views from Rice Ranch Road. Steep-sided, concrete-lined basins shall be avoided to the maximum extent feasible. The use of natural-appearing contoured basins is preferred. The use of perimeter fencing, in particular chain-link fencing, shall be avoided. Where required, perimeter fencing shall be of a decorative nature.
- The applicant shall improve existing visual resources in the project vicinity to offset the project's impacts on the area's visual character. Options for improving aesthetic/visual resources include, but are not limited to, increased landscaping of undeveloped areas on OUSD-owned property adjacent to public roads.

DevStd KS 17-9: Development on the site shall be designed to minimize potential conflicts with the adjacent bus yard operations.

DevStd KS 17-10: The noise study required by OCP DevStd NSE-0-1.3 shall address potential noise nuisance issues associated with the adjacent bus maintenance and storage yard. The study shall include measurements of noise levels generated at the bus yard and identify measures to minimize potential noise nuisance impacts to the extent feasible. Such measures may include requiring a site plan design that places less sensitive uses in locations closest to the bus maintenance and storage yard and places buildings housing sensitive uses in locations that would be removed from and/or shielded from the yard by intervening buildings; structural designs to achieve enhanced noise attenuation; and, if necessary, construction of a sound wall.


- E. WHEREAS public agencies, California Native American Indian Tribes, civic, education and other community groups, public utility companies, and citizens have been consulted on and have advised the Board of Supervisors on said proposed amendments in a public hearing pursuant to Section 65351 of the Government Code.
- F. WHEREAS the County conducted consultations with Native American tribes as required by Government Code Sections 65352.3 and 65352.4.
- G. WHEREAS the Planning Commission held a duly notices hearing, as required by Section 65353 of the Government Code, on the proposed amendment at which hearing the amendments were explained and comments invited from persons in attendance and has endorsed and transmitted a written recommendation to the Board of Supervisors pursuant to Government Code Section 65354.
- H. WHEREAS the County Board of Supervisors has held a duly noticed public hearing, as required by Section 65355 of the Government Code, on the proposed amendments at which hearing the proposed amendments were explained and comments invited from the persons in attendance.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The above recitations are true and correct.
2. In compliance with the provisions of Section 65356 of the Government Code, the above described changes are hereby adopted as amendments to the Orcutt Community Plan.
3. Pursuant to provisions of Government Code Section 65357, the Clerk of the Board is hereby directed to make the documents amending the Santa Barbara County Comprehensive Plan, including the diagrams and text, available to the public for inspection.
4. The Chair and the Clerk of this Board are hereby authorized and directed to sign and certify all maps, documents, and other materials in accordance with this Resolution to reflect the above described action by the Board.
5. Pursuant to the provisions of Government Code Section 65357 the Clerk of the Board is hereby authorized and directed to send endorsed copies of said maps to the planning agency of each city within this County.

PASSED, APPROVED AND ADOPTED this 11 day of February, 2014 by the following vote:

AYES: Supervisor Carbajal, Wolf, Farr, Adam & Lavagnino
 NOES: None
 ABSTAIN: None
 ABSENT: None



 STEVE LAVAGNINO, Chair
 Santa Barbara County Board of Supervisors

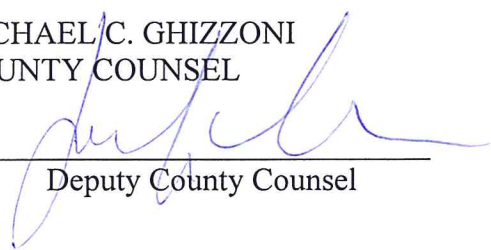
ATTEST:



 MONA MIYASATO
 County Executive Officer

APPROVED AS TO FORM:

MICHAEL C. GHIZZONI
 COUNTY COUNSEL

By 

 Deputy County Counsel

EXHIBIT A: Land Use Designation Map