



WOOD-LURIN PLANNED RESIDENTIAL DEVELOPMENT

PR-2021-001053 (PLANNED RESIDENTIAL DEVELOPMENT, TENTATIVE TRACT MAP, DESIGN REVIEW, AGRICULTURAL PRESERVE DIMINISHMENT, AND EIR)

Community & Economic Development Department

Planning Commission

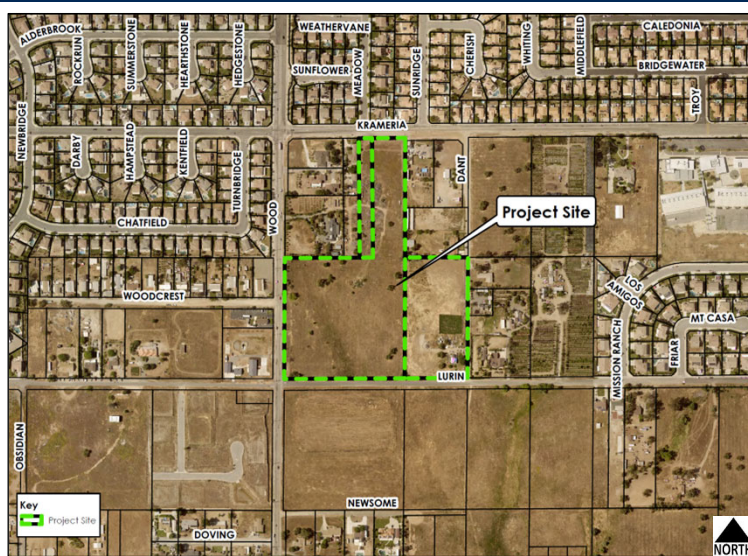
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LOCATION MAP



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EXISTING SITE PHOTOS



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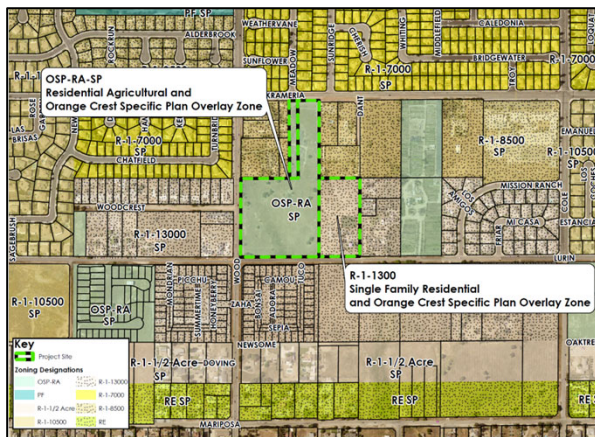
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ZONING AND SPECIFIC PLAN MAP



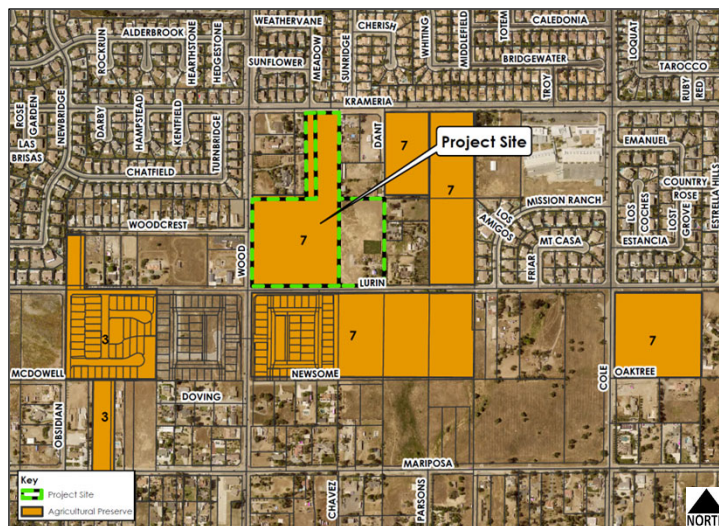
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AGRICULTURAL PRESERVE MAP



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SITE PLAN

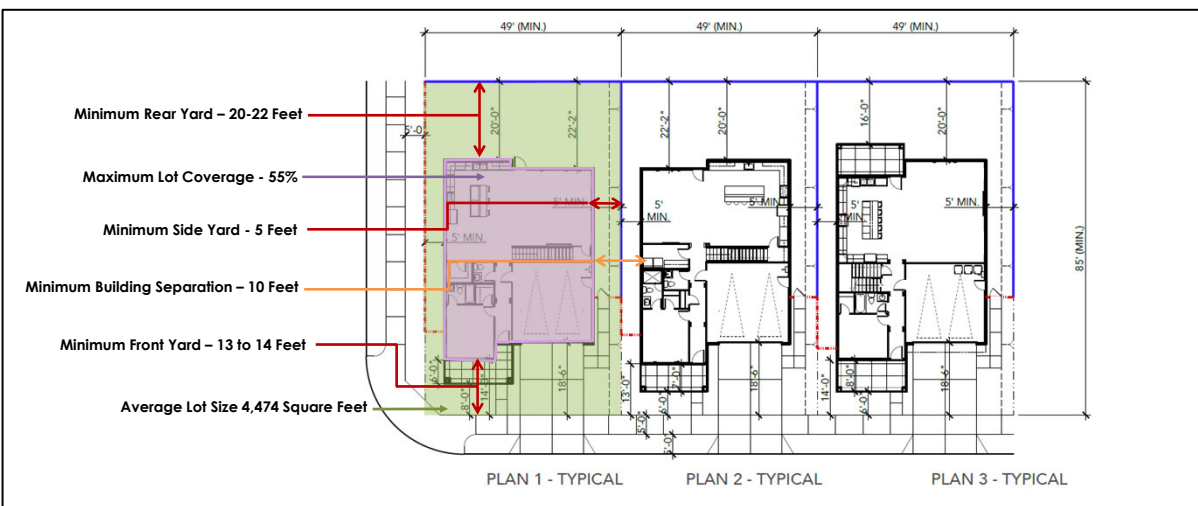


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TYPICAL LOT LAYOUT

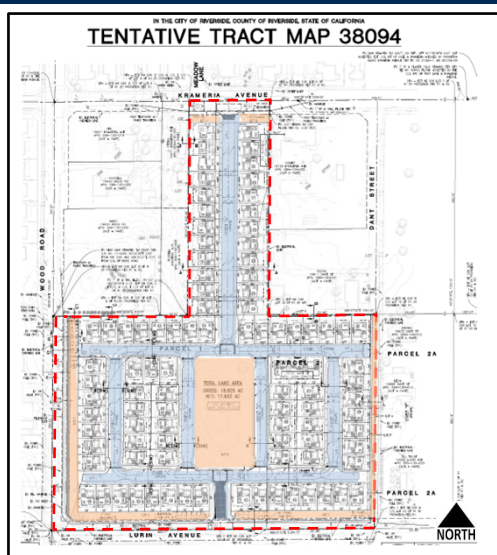


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TENTATIVE TRACT MAP (TTM NO. 38094)



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OPEN SPACE PLAN

Open Space Area

- Private Open Space - 1,047 to 2,343 SQ. FT./Unit
- Common Open Space = 61,909 SQ. FT.

10-foot wide multi-purpose trail



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BUILDING ELEVATIONS



Modern Agrarian



Coastal



Santa Barbara



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CONCEPTUAL LANDSCAPE PLAN



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STRATEGIC PLAN ALIGNMENT



Strategic Priority No. 2-Community Well-Being

Goal No. 2.1 - Facilitate the development of a quality and diverse housing supply that is available and affordable to a wide range of income levels.

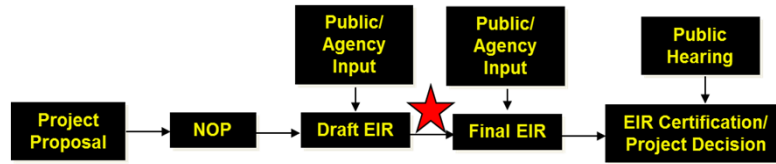
Cross-Cutting Threads



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CEQA PROCESS



1. Publish Notice of Preparation

a) 30-day public review period (July 19 – August 18, 2022)

2. Prepare and Publish Draft EIR

a) 45-day public review period (February 3 – March 20, 2023)

3. Prepare and Publish Final EIR with Responses to Comments

4. Present the Final EIR to the City Council for Certification



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SCOPE OF DRAFT EIR ANALYSIS

Analysis addressed in the EIR includes:

- Biological Resources
- Cultural Resources
- Noise
- Transportation
- Tribal Cultural Resources



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DRAFT EIR RESULTS

Transportation: With the implementation of all feasible Transportation Demand Strategies (TDMs), the Project exceeds Vehicle Miles Traveled (VMT) thresholds for both base and cumulative year.

1. All other impacts have been identified as less than significant or reduced to less than significant with mitigation.
2. A Statement of Overriding Considerations will be prepared for the significant and unavoidable impacts related to Transportation.
3. Staff concurs with the methodology and findings of the Draft EIR.



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NEXT STEPS

1. Response to comments and prepare Final Environmental Impact Report (EIR)

- All comments will be appropriately addressed in the Final EIR

2. Certification of the Final EIR

- The Final EIR will be considered for certification by the City Council

3. Consideration of Project approvals



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RECOMMENDATIONS

That the Planning Commission:

1. RECOMMEND that the City Council FIND:

- a. The draft project Environmental Impact Report (SCH No. 2022070337) has been completed in compliance with the California Environmental Quality Act (CEQA); and
- b. The proposed project will have a significant effect on the environment, but there are no feasible alternatives to the proposed project or mitigation measures that will avoid the significant environmental effects as identified in the Draft Environmental Impact Report for project specific and cumulative impacts to Transportation/Vehicle Miles Traveled.

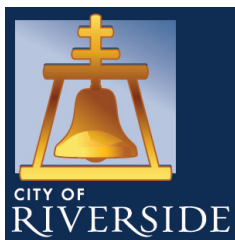
2. RECOMMEND that the City Council APPROVE Planning Cases PR-2021-001053 (Tentative Tract Map, Planned Residential Development, Design Review, Agricultural Preserve, and Environmental Impact Report), based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions of approval and mitigation measures.

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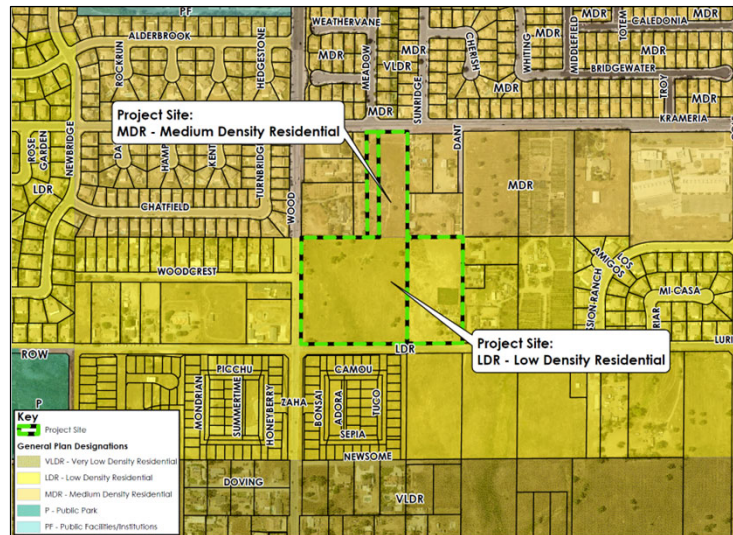
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GENERAL PLAN MAP (FOR REFERENCE ONLY)

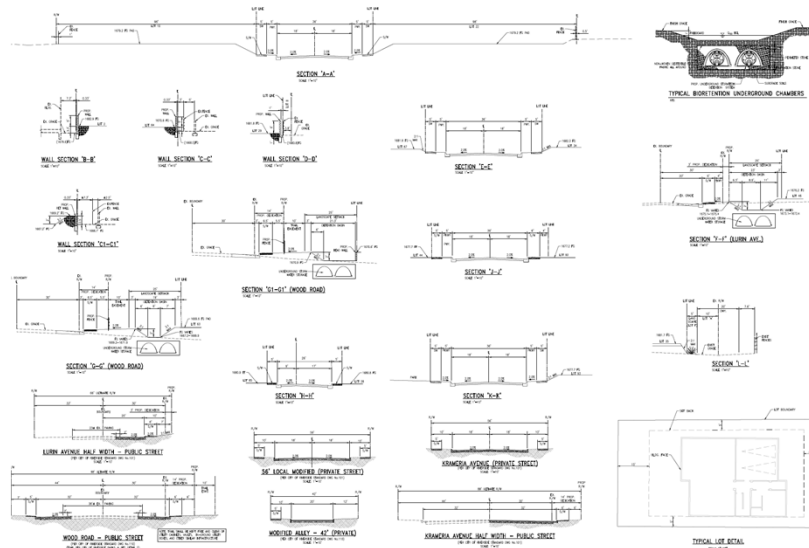


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CROSS SECTIONS (FOR REFERENCE ONLY)

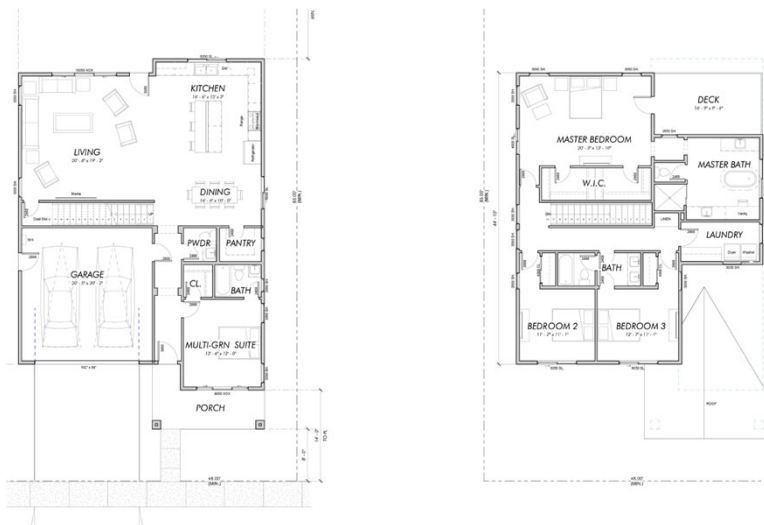


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FLOOR PLANS – PLAN 1 (FOR REFERENCE ONLY)

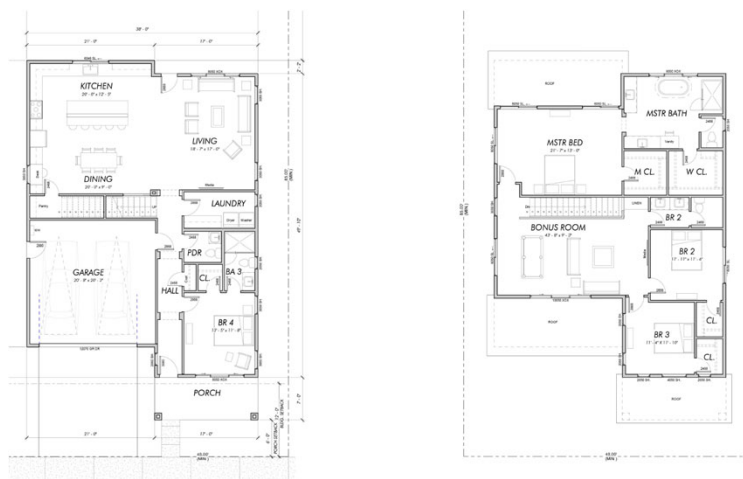


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FLOOR PLANS – PLAN 2 (FOR REFERENCE ONLY)



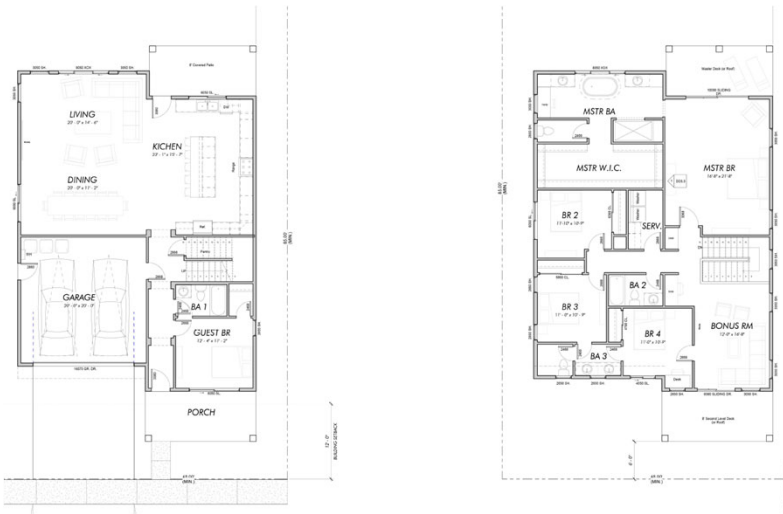
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FLOOR PLANS – PLAN 3

(FOR REFERENCE ONLY)



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