



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: November 3, 2005
AGENDA DATE: November 10, 2005
PROJECT ADDRESS: State route 225 from Highway 101 to Modoc Road (MST2005-00208/CDP2005-00012)
State Route 225 Relinquishment and Annexation
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
Jan Hubbell, AICP, Senior Planner
Michael Berman, Project Planner/Environmental Analyst

I. PROJECT DESCRIPTION

The project involves CALTRANS' relinquishment of operational control over the portion of State Route 225 (SR255) from Castillo Street, just south of Highway 101, west along Cliff Drive and north on Las Positas Road, to just south of Highway 101 to the City of Santa Barbara. The project would also include the annexation of the relinquished right-of-way not already within the City and some adjacent parcels in compliance with Local Agency Formation Commission (LAFCO) policies. No new development is proposed as a part of this project. If development is proposed in the future, it would be subject to review by the City.

II. REQUIRED APPLICATIONS

The discretionary applications required for this project are:

A. Actions requiring a Planning Commission recommendation to the City Council:

1. A Local Coastal Plan Amendment to extend the S-D-3 Coastal Overlay Zone to include portions of property currently within the County Coastal Zone in the City's Coastal Zone ;
2. A General Plan Land Use Map Amendment to designate APNs 047-010-009 and 047-140-005 (6.39 acres total) as Recreation and Open Space/Open Space/Buffer/Stream; APN 047-010-049 (130.3 acres) as Recreation and Open Space/Community Park; APN 047-093-004 (1.56 acres) as Residential, One Dwelling Unit Per Acre/Buffer Stream; a 6.1 acre CALTRANS right-of-way parcel as Residential 4 du/ac/Buffer/Stream; and a 23.5 acre CALTRANS right-of-way parcel as Recreation and Open Space/Community Park/Buffer/Stream;
3. A Zoning Map Amendment to zone APNs 047-010-049 and 047-010-009 and the 23.5 acre CALTRANS right-of-way parcel as Park and Recreation (Undeveloped Park)/Coastal Overlay Zone(PR/S-D-3); APN 047-093-004 as Single Family Residence

One Acre Minimum Lot Size/Coastal Overlay Zone (A-1/S-D-3), 047-140-005 Park Recreation (Open space)/S-D-3 (PR/S-D-3); and the 6.1 acre CALTRANS right-of-way parcel as Single Family Residence, 15,000 square foot minimum lot size (E-1);

4. Annexation of approximately 167.9 acres to the City of Santa Barbara; and,
5. Request relinquishment of control of SR 225 from Castillo Street at Highway 101 to Las Positas Road at Highway 101 from CALTRANS to the City.

B. City Council Actions:

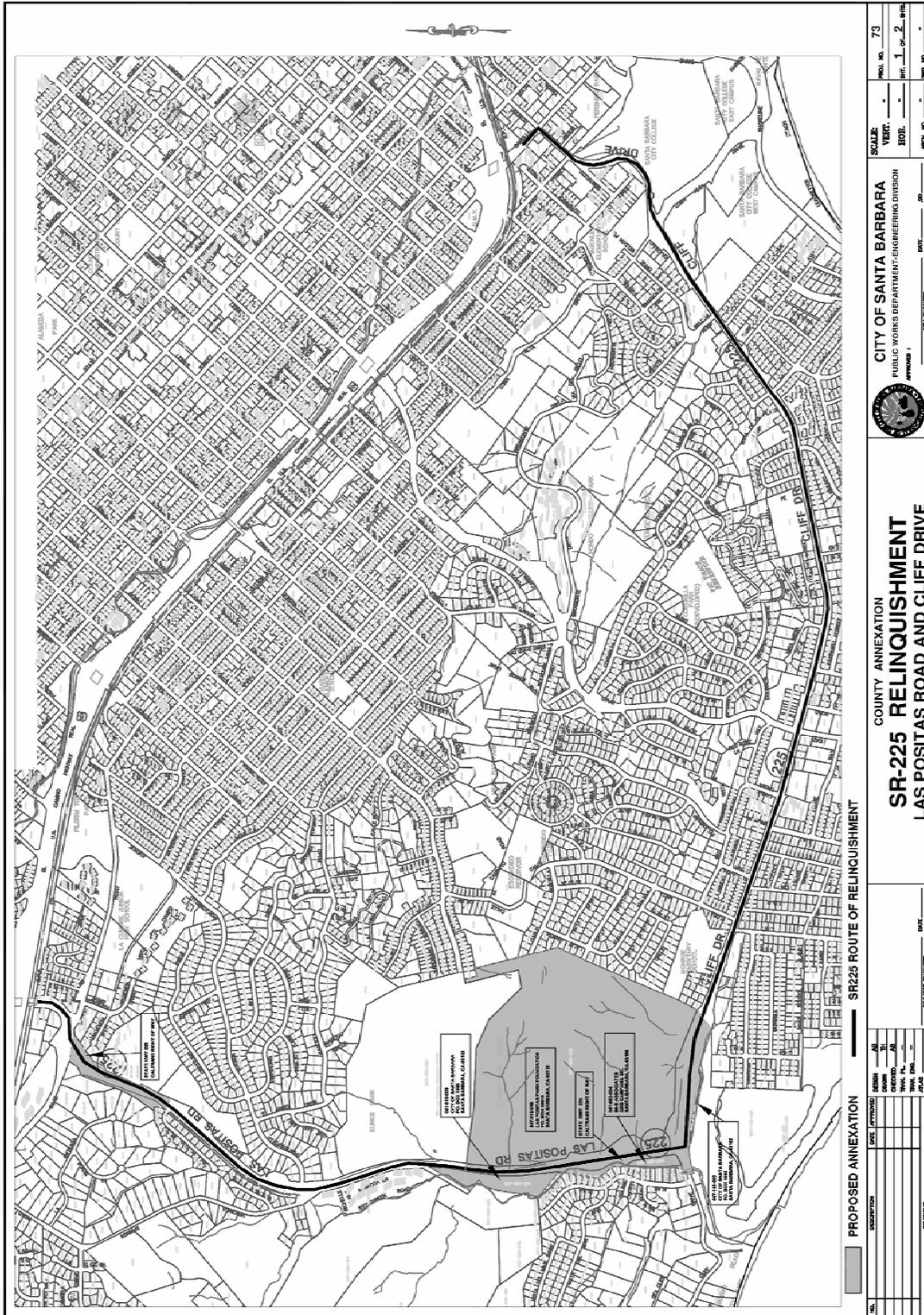
1. Request that CALTRANS relinquish SR 225 jurisdiction to the City, as described above.
2. Request to LAFCO for Annexation to the City of Santa Barbara;
3. General Plan Land Use Map Amendment upon annexation, as described above;
4. Zoning Map Amendment upon annexation, as described above; and,
5. Local Coastal Plan amendment upon annexation, as described above.

III. RECOMMENDATION

The proposed project conforms to the policies in the City's General Plan, Local Coastal Plan, and Zoning requirements. Therefore, Staff recommends that the Planning Commission recommend that the City Council approve the project, making the findings outlined in Section VII of this report.

APPLICATION DEEMED COMPLETE: August 17, 2005

Project Location Map



PROPOSED ANNEXATION COUNTY ANNEXATION SR-225 RELINQUISHMENT LAS POSITAS ROAD AND CLIFF DRIVE		SCALE: PROJECT NO. 73 YEAR: 2005 DATE: 11/03/05 SHEET: 1 OF 2
CITY OF SANTA BARBARA PUBLIC WORKS DEPARTMENT-ENGINEERING DIVISION APPROVED: [Signature] DATE: [Date]		CITY ENGINEER: [Signature] DATE: [Date]
[Legend: PROPOSED ANNEXATION]		[Legend: SR-225 ROUTE OF RELINQUISHMENT]

IV. SITE INFORMATION AND PROJECT STATISTICS

SITE INFORMATION

Applicant: Anna Bosin, City of Santa Barbara. Public Works Department	Property Owner: Elings Park Foundation, Mr. Bollag, City of Santa Barbara, and CALTRANS
Parcel Number: 047-010-009, 047-010-049, 047-093-004, 047-140-005, Two CALTRANS parcels	Lot Area: Approx. 167.85 acres (annexation only)
County General Plan: Residential 4 dwelling units per acre, Residential 1 dwelling unit per acre, Recreation Open Space	County Zoning: 8-R-1 8000 sf lot min., RR-5 acre min lot size
Existing Use: Right of way, recreation, open space	Topography: Variable - 5% generally

EXISTING/PROPOSED GENERAL PLAN AND ZONING AND POTENTIAL DEVELOPMENT

APN/ Owner	Acreage (Approx)	General Plan Designation		Zone Classification		Development Potential		Acreage in Coastal Zone Area (Estimated)	
		Existing County	Proposed City	Existing County	Proposed City	Under County	Under City	Appealable	Non Appealable
047-010-009 City of Santa Barbara	5.89	Residential 4 du/ac	Recreation and Open Space/ Open Space/Buffer Stream	8-R-1 8,000 sf lot min	PR (undeveloped Park)/S-D-3	32 units	0 units	0	0
047-010-049 Elings Park Foundation	130.3	Residential 1 du/ac	Recreation and Open Space/ Community Park	RR-5 acre min lot size	PR (undeveloped Park)/S-D-3	26 units	1 units	0	0
047-140-005 City of Santa Barbara	0.5	Recreation/ Open Space	Recreation and Open Space/Open space/Buffer/ Stream	RR-5 acre min lot size	PR (Open Space)/S-D-3	1 units	0 units	0.5	0
047-093-004 Bollag	1.56	Recreation/ Open Space	Residential 1 du/ac/Buffer/ Stream	RR-5 acre min lot size	A-1 (1 acre min lot size)/S-D-3	1 units	1 units	1.5	0.1
CALTRANS ROW N	6.1	NA	Residential 3 du/ac/Buffer/ Stream	NA	E-1	0 units	0 units	0	0
CALTRANS ROW S	23.5	NA	Recreation and Open Space/ Community Park/ Buffer/Stream	NA	PR (undeveloped Park)/S-D-3	0 units	0 units	15.8	5.7
Total	167.85					60	2	17.8	5.8

V. PROJECT DESCRIPTION

The proposed project would transfer jurisdiction of the affected portion of SR 225 from CALTRANS to the City of Santa Barbara. This would allow the City to implement City standards for right-of-way improvements rather than CALTRANS standards that are more focused on moving regional traffic through the area. These improvements could include construction of sidewalks, parkways, curbs, and gutters. Parkway could be included between curb and sidewalks to allow for the installation of landscaping that would soften the roadways present appearance and provide a more pedestrian friendly environment. Also, City review and approval of proposed projects would be simplified since CALTRANS approval would no longer be required.

The proposed project also includes annexation of land currently within County jurisdiction to the City. The land to be annexed would include those portions of the SR 225 right-of-way that are not already within the City and certain adjacent parcels in order to implement Local Agency Formation Commission policies that discourage the formation of islands of jurisdiction and that promote rational boundaries for the efficient provision of municipal services.

VI. ISSUES

A. COMPLIANCE WITH THE GENERAL PLAN AND LOCAL COASTAL PLAN

General Plan

Land Use Element: The General Plan Land Use Element provides a goal that states “Merge under one government, the City of Santa Barbara and the residential communities of Hope Ranch and Montecito.” (page 27) The area proposed for annexation is within the City’s Sphere of Influence. The proposed project would annex areas that are isolated portions of the County within the City limits and Sphere of Influence, and would incrementally add to the western portion of the City, merging some of the area west of the City under the City of Santa Barbara jurisdiction.

Conservation Element: Conservation Element goals call for the City to restore, where feasible, maintain, enhance and manage creekside environments as visual amenities and to preserve and enhance remaining native grassland and oak woodland. The proposed project does not include any physical changes to the area because it focuses on annexation by the City and relinquishment of jurisdiction to the City by CALTRANS. The proposed land use designations and zoning classifications would accommodate up to one new housing unit on private land and one caretaker residence on Elings Park South. The proposed land use designations and zones restrict the amount of development that could occur without further discretionary review and include the Buffer/Creek designation to ensure that future development of these sites protects the visual and biological resource values located there.

Local Coastal Plan (LCP)

The project site straddles components 1 (eastern end) and 2 (western end) of the Coastal Zone

sub areas.

Component 1, west of Arroyo Burro Creek, is located on and below Campanil Hill, and is a low density residential area, with the bulk of that area in one acre minimum lots. The Braemar Park Tract subdivision occurs on the easterly portion of this area and has a 7,500 square foot minimum lot size that is considered to be too small for the area. Arroyo Burro County Beach Park is also located in the south of this component and is southwest of the project area.

Component 2, east of Arroyo Burro Creek, is characterized as principally single family residential with the predominant minimum lot size being 7,500 sf. South of the project area is the Wilcox Property, now known as the Douglas Family Preserve, but was previously planned for residential uses with a 15,000 sf minimum lot size.

Coastal Act policies (Section 30210-30214) focus on access that includes access to and along the beach and to recreation opportunities on the coast. The proposed annexation/relinquishment project would not change access to and along the beach. Recreation opportunities would continue to be available at City tennis courts east of Las Positas Road, the Arroyo Burro County Park, Douglas Family Preserve, the beach itself, and the quasi public Elings Park North and South properties.

According to the LCP, cumulative development of the Jesuit property (now Elings Park South) and other property in the area would impair the level of service at the intersection of Las Positas Road and Cliff Drive to the point that “the ability to reach the shoreline would be significantly impaired” (Page 26, LCP). The City has plans to install a traffic roundabout at the intersection of Cliff Drive and Las Positas Road. This would improve the level of service at this intersection to meet City standards. The proposed project would not increase traffic since no development is proposed and little development (two residential units) would be facilitated.

The Elings Park South Property is now used as a passive park and is expected to continue in that use in the near future. The proposed Land Use designation and Zoning would allow continued passive recreation on the site. In the future, the Elings Park Foundation may submit an application to intensify the uses allowed in Elings Park South.

LCP recreation policies 3.9 and 3.12 protect the natural drainage features and biological values they provide. The proposed project includes a General Plan Land Use Designation of Buffer/Stream to provide future protection to those areas. The proposed project does not propose any development that would impact biotic resources or natural drainage courses. For these reasons, the proposed project is consistent with these LCP policies.

LCP visual policies 9.1 and 9.3 also address views to, from and along the coast. Since no development is planned as a part of this project, views would not be affected. In the future, the City may provide additional parkway and landscaping along Cliff Drive and Las Positas Road. This would likely improve the appearance of these roadways, making them look more like neighborhood streets.

SR 225, an already improved highway, that provides access along and to the coast, and recreation areas in the vicinity, would be within the jurisdiction of the City of Santa Barbara. The proposed project could facilitate one new residential unit on the 1.56 acre property at the north-west corner of Cliff Drive and Las Positas Road, if access and environmental constraints associated with the proximity of Arroyo Burro Creek can be adequately addressed. The project would also allow up to one new residential caretaker unit on the Elings Park Property. The proposed project would allow for City lands designated for recreation use to continue in open space and for Elings Park South to continue low intensity recreational uses. Therefore, the project would not facilitate substantial future residential or other development.

B. ZONING ORDINANCE CONSISTENCY

The proposed zones for the rights-of-way are consistent with the zone district assigned to adjacent areas. In areas where there are two different adjacent zone districts, the less intensive zone is applied to the rights-of-way. All of the proposed zones are consistent with the General Plan Land Use designations proposed.

C. UTILITIES/SERVICES

The proposed project would occur in an area where City of Santa Barbara urban utilities including water, reclaimed water, electricity, and sewer are already available. The project would create minimal increases in demand for these utilities since the potential development facilitated by the annexation and relinquishment is only two residential units. Existing utilities would be available adjacent to annexation areas and adequate to serve the area annexed and relinquished to the City.

Agencies that provide utilities and services to the area were contacted to solicit their concerns. The Santa Barbara County Public Works Department, Flood Control and Water Agency, requested that all existing Flood Control access rights and maintenance responsibilities be maintained unless otherwise approved by the District in writing. No changes in the easements or access rights are anticipated as a part of this project. Staff recommends that these access rights and responsibilities be maintained unless otherwise approved by the District in writing.

The Santa Barbara County Sheriff and Fire Department, Goleta Sanitary District, Goleta Water District, and the Hope and Santa Barbara School Districts, did not raise any concerns regarding the proposed project. Letters from these agencies are located in the administrative file.

D. LANDOWNER SUPPORT

Both private landowners have indicated support for the annexation of their lands to the City. The Elings Park Foundation did express concerns that the City may require them to install curb, gutter, and sidewalk along their street frontage on Cliff Drive and Las Positas Road that would be expensive. The Foundation requests that the City consider a riding trail and bike path in this area instead of the usual street improvements to maintain the rural character of the area and that the city be responsible for the costs of these improvements.

E. ENVIRONMENTAL REVIEW

The proposed project would qualify for an Exemption under CEQA Guidelines §15319 (a) and (b) Annexation of existing facilities and lots for exempt facilities. The proposed project may facilitate construction of one single family residence west of Las Positas Road and one caretaker residence on the Elings Park South property. This would represent a reduction below what could be built under the County jurisdiction. Since little development potential would be available and SR 225 has already been constructed, the project would not have a significant impact on the environment.

VII. FINDINGS

The Planning Commission recommends that the City Council approve the annexation and related General Plan, Local Coastal Plan, and Zoning Map amendments, making the following findings:

A. LOCAL COASTAL PLAN MAP AMENDMENT (PRC §30512(C))

- (1) The project is consistent with the policies of the California Coastal Act.
- (2) The project is consistent with all applicable policies of the City's Local Coastal Plan, all applicable implementing guidelines, and all applicable provisions of the Code.
- (3) The project is consistent with the Chapter 3 (commencing with Section 30200) Policies of the Coastal Act regarding public access and public recreation.

B. ANNEXATION AND GENERAL PLAN

- (1) The proposal is consistent with current General Plan annexation policies, which encourage annexation of parcels within the City's sphere of influence at the earliest convenience.
- (2) Annexation of the subject parcels would also reduce the size of a large peninsula of properties subject to County jurisdiction within an area located in the City boundary.

Exhibits:

- A. Annexation Map
- B. Applicant's letter, October 27, 2005
- C. Applicable General Plan/Local Coastal Plan Policies
- D. Agency letters
- E. Owners letters