



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: September 29, 2005
AGENDA DATE: October 6, 2005
PROJECT ADDRESS: 415 Alan Road and 23 Wade Court (MST2005-00078)
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
Janice Hubbell, AICP, Senior Planner
Kathleen Kennedy, Assistant Planner

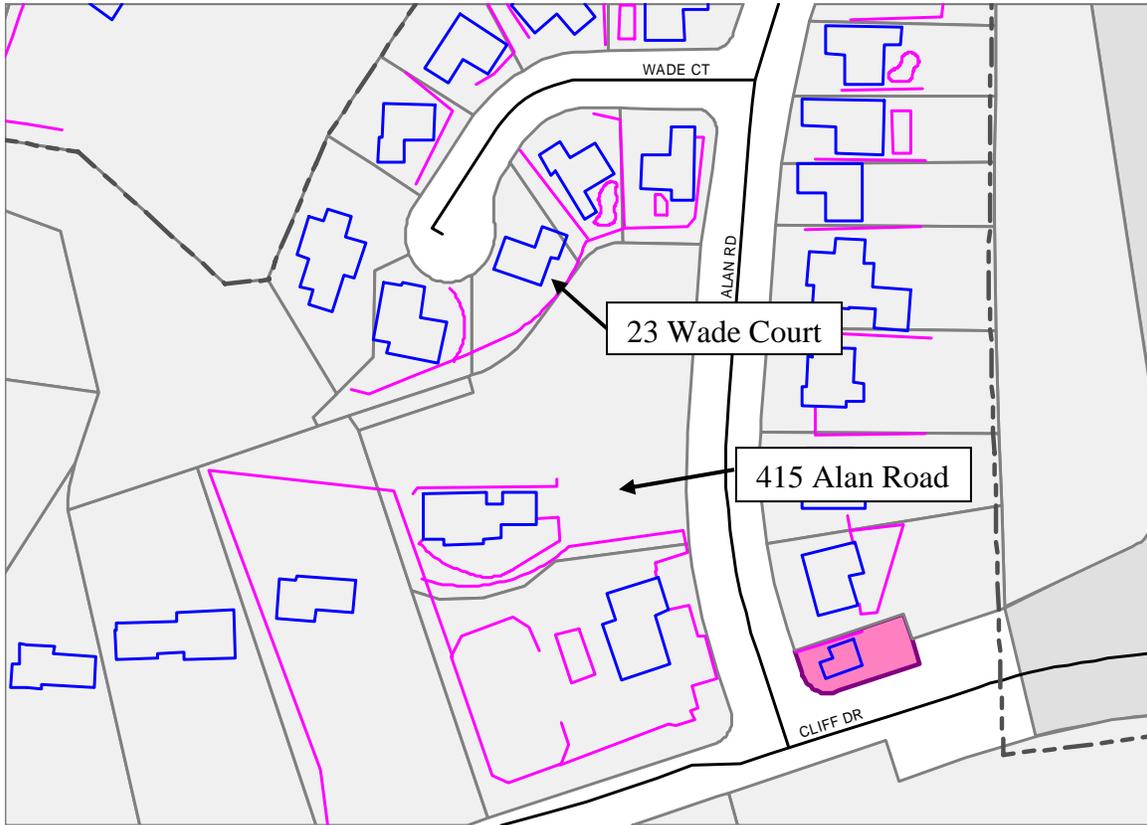
I. SUBJECT

The proposed project is a subdivision involving two existing parcels, 415 Alan Road (APN 041-091-024) and 23 Wade Court (047-071-020). The 415 Alan Road parcel is 59,657 square feet (1.37 acres) and is located in the A-1/SD-3, One-Family Residence and Coastal Overlay Zones. The 23 Wade Court parcel is 9,077 square feet and is located in the E-3/SD-3, One-Family Residence and Coastal Overlay Zones. The purpose of the subdivision would be to increase the lot size of 23 Wade Court and to create an additional lot. The proposed project would require a rezone of a portion of the existing 415 Alan Road parcel. Some of the land to be rezoned would be added to the 23 Wade Court parcel, with the remainder becoming the new parcel.

The first step in the process for this type of application is a request to the Planning Commission for initiation of the rezone. The request would be the initiation of a zone change for a portion of the parcel located at 415 Alan Road from A-1/SD-3 to E-3/SD-3 (see Exhibits B & C). If the zone change is initiated, a Local Coastal Program Amendment would be required as well. If the proposed project proceeds, it would also require a Tentative Subdivision Map, Lot Area Modification, and Coastal Development Permit. At this time, the Planning Commission is not being requested to take any action regarding approval of the proposed project nor make any determination regarding environmental review.

The discretionary applications requested for this project are:

1. Initiation of a Zone Change from A-1/SD-3 (One-Family Residence and Coastal Overlay Zones) to E-3/SD-3 (One-Family Residence and Coastal Overlay Zones); and
2. Initiation of a Local Coastal Program Amendment to accept the zone change.



Vicinity Map for 415 Alan Road and 23 Wade Court

II. SITE INFORMATION

EXISTING		
ADDRESS	415 ALAN ROAD	23 WADE COURT
OWNER	ANDREW SEYBOLD	CHRIS PELONIS
APN	041-091-024	047-071-020
ZONE DISTRICT	A-1/SD-3	E-3/SD-3
EXISTING SLOPE	12.4%	14.7%
MINIMUM LOT AREA REQUIRED PER SLOPE DENSITY	65,340 sq. ft. (1.5 acre)	11,250 sq. ft. (0.26 acre)
EXISTING LOT AREA	59,657 sq. ft. (1.37 acre)	9,077 sq. ft. (0.21 acre)
	NONCONFORMING	NONCONFORMING
GENERAL PLAN DESIGNATION	RESIDENTIAL: 1 UNIT/ACRE CONFORMING	RESIDENTIAL: 1 UNIT/ACRE NONCONFORMING

PROPOSED			
ADDRESS	415 ALAN ROAD -A Parcel 1	23 Wade Court Parcel 2	415 ALAN ROAD -B Parcel 3
OWNER	ANDREW SEYBOLD	CHRIS PELONIS	ANDREW SEYBOLD
APN	041-091-024	047-071-020	
ZONE DISTRICT	A-1/SD-3	E-3/SD-3	E-3/SD-3
PROPOSED AVERAGE SLOPE	11.2%	17.3%	17.2%
MINIMUM LOT AREA REQUIRED PER SLOPE DENSITY	65,340 sq. ft. (1.5 acre)	11,250 sq. ft. (0.26 acre)	11,250 sq. ft. (0.26 acre)
PROPOSED LOT AREA	43,590 sq. ft. (1 acre) NONCONFORMING	13,792 sq. ft. (0.32 acre) CONFORMING	11,347 sq. ft. (0.26 acre) CONFORMING
GENERAL PLAN DESIGNATION	RESIDENTIAL: ONE UNIT/ACRE CONFORMING	RESIDENTIAL: ONE UNIT/ACRE NONCONFORMING	RESIDENTIAL: ONE UNIT/ACRE NONCONFORMING

III. DISCUSSION

The existing 415 Alan Road parcel is zoned A-1, which requires one-acre minimum lot size. It is currently nonconforming at 1.37 acres because the property's slope is 12.4%, which requires 1.5 acres under slope density provisions. The proposed subdivision would result in the 415 Alan Road lot being reduced by 16,067 square feet, making it more nonconforming.

The property at 415 Alan Road is located in the Campanil neighborhood of the City, which is bordered on the north and east by Arroyo Burro Creek, on the south by the ocean and on the west by Hope Ranch. Most of this area is in large parcels (often multi-acre), which are either vacant or contain single-family dwellings. After the subdivision, the 415 Alan Road parcel would remain conforming to the one unit per acre density called out in the General Plan. However, the text of the Land Use Element calls for the use of the slope density provisions that require larger lot area for properties with slopes in excess of 10%.

The existing 23 Wade Court parcel is zoned E-3, which requires a minimum lot size of 7,500 square feet. It is currently nonconforming at 9,077 square feet because the property's slope is 14.7%, which requires 11,250 square feet using slope density provisions. The subdivision would result in 4,715 square feet being added to the lot, for a total of 13,792 square feet. The increased size, as well as the rezone of the land added, would result in the parcel being in conformance with the required lot area in the E-3 zone district, including slope density.

The property at 23 Wade Court is also located in the Campanil neighborhood of the City. An exception to the predominant, large lot configuration of this neighborhood is the Braemar Park Tract, of which 23 Wade Court is a part. This tract was developed while under County jurisdiction. It was annexed in 1956 and placed in an E-3 single family residence zone

designation, which requires a 7,500 square foot minimum lot size (or more lot area if average slope exceeds 10 percent). This development of approximately 120 parcels, on relatively steep topography, is noted in the City's General Plan Land Use Element and Local Coastal Plan as presenting "a vivid picture of improper subdivision techniques."

The density (dwellings per acre) in this portion of the neighborhood is approximately four times greater than that of most of this area. The proposed subdivision would increase the size of the 23 Wade Court parcel, facilitating additional development on the lot, and resulting in an overall increase in the intensity of development on the property that would not appear appropriate or consistent with the area. The General Plan density for this site and the rest of the Braemar Tract is one residential unit per acre. Although the resultant parcel would be larger, the parcel would remain nonconforming with the General Plan density.

The Planning Commission conceptually reviewed this proposed project in 2004 when it only involved a lot line adjustment between the two parcels. At that time, the Planning Commission discouraged any development on the land that would be given to 23 Wade Court. Currently, according to the applicant letter, it appears there is an interest in developing some of the land being transferred to this property, which is contrary to the Planning Commission's advice.

IV. RECOMMENDATION/FINDINGS

The original 415 Alan Road parcel, which is currently nonconforming to lot area, would become more nonconforming as a result of the proposed subdivision. Although the 23 Wade Court parcel would become conforming to lot area after the subdivision, it would remain nonconforming to General Plan density. In addition, the newly created lot would be conforming as to lot area but would be nonconforming to General Plan density.

If the proposed zone change and Local Coastal Program Amendment were to be initiated, Staff would not be able to recommend project approval to the Planning Commission because the necessary findings that the proposed project is consistent with the Zoning Ordinance and General Plan could not be made. The subdivision would result in lot configurations that would not conform to current zoning standards as specified in SBMC§28.15.080. In addition, the proposed project would not conform to the General Plan density for the area nor be appropriate for the neighborhood when the Land Use Element and Local Coastal Plan state this neighborhood is already too dense.

Therefore, Staff recommends that the Planning Commission deny the initiation of the zone change and initiation of the Local Coastal Program Amendment because the following findings cannot be made.

A. FINDINGS FOR A CHANGE OF ZONE BOUNDARIES (SBMC§28.92.015)

The change is justified by public necessity, convenience, general welfare or good zoning practice.

B. FINDINGS FOR A LOCAL COASTAL PROGRAM AMENDMENT (SBMC§28.45.009)

The project is consistent with the policies of the California Coastal Act (commencing with Section 30200) including public access and public recreation because it would not affect

public access or recreation opportunities. In addition, 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 Municipal Code.

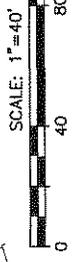
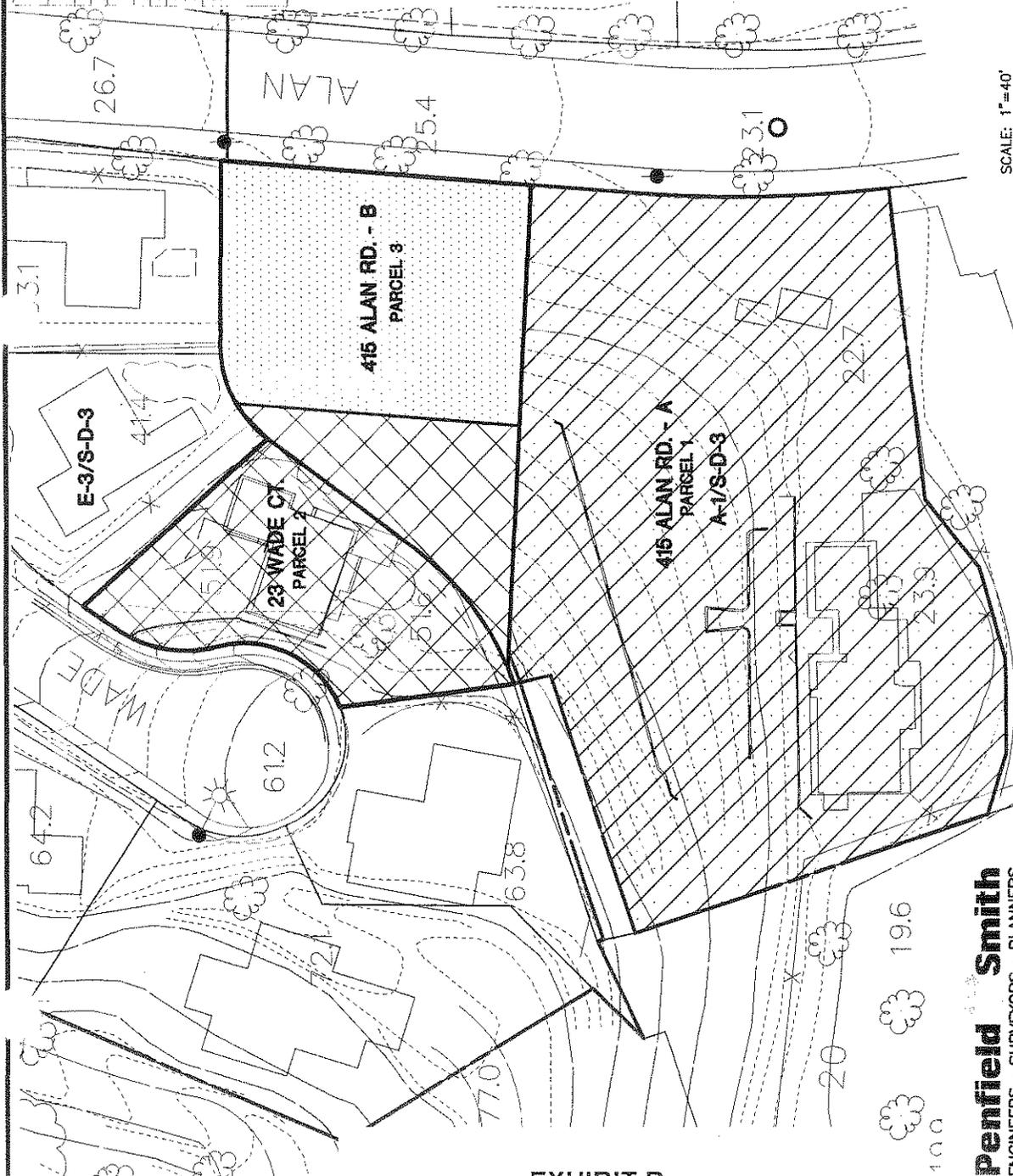
If the initiation is granted, it is not meant to imply any approval of, or formal position on the proposed project other than acknowledging that the proposed zone change and Local Coastal Program amendment can proceed for study and environmental review.

Exhibits:

- A. Existing zone boundaries map
- B. Proposed parcels map
- C. Proposed rezone map
- D. Applicant's letter dated June 6, 2005
- E. PRT letter dated March 17, 2005



PROPOSED CONDITION 4 IS ALAN ROAD A, 23 WADE COURT, 5 ALAN ROAD B	
415 ALAN ROAD A (Parcel 1)	33 Wade Court (Parcel 2)
ANDREW SEYBOLD	UTSIE PILCHERS
041,091,024	041,071,020
6 1/8 S D-3	6 3/8 S D-3
44,590 S.F. (1.01 ACRES)	7,505 S.F. (0.17 ACRES)
11.7%	17.2%
65,448 S.F. (1.49 ACRES)	11,254 S.F. (0.26 ACRES)
RESIDENTIAL 1 DENSITY	RESIDENTIAL 1 DENSITY
43,595 S.F. (1.0 ACRES)	11,347 (0.26 ACRES)
CONFORMING TO ZONING BUT NONCONFORMING TO GENERAL PLAN DENSITY	CONFORMING TO ZONING BUT NONCONFORMING TO GENERAL PLAN DENSITY



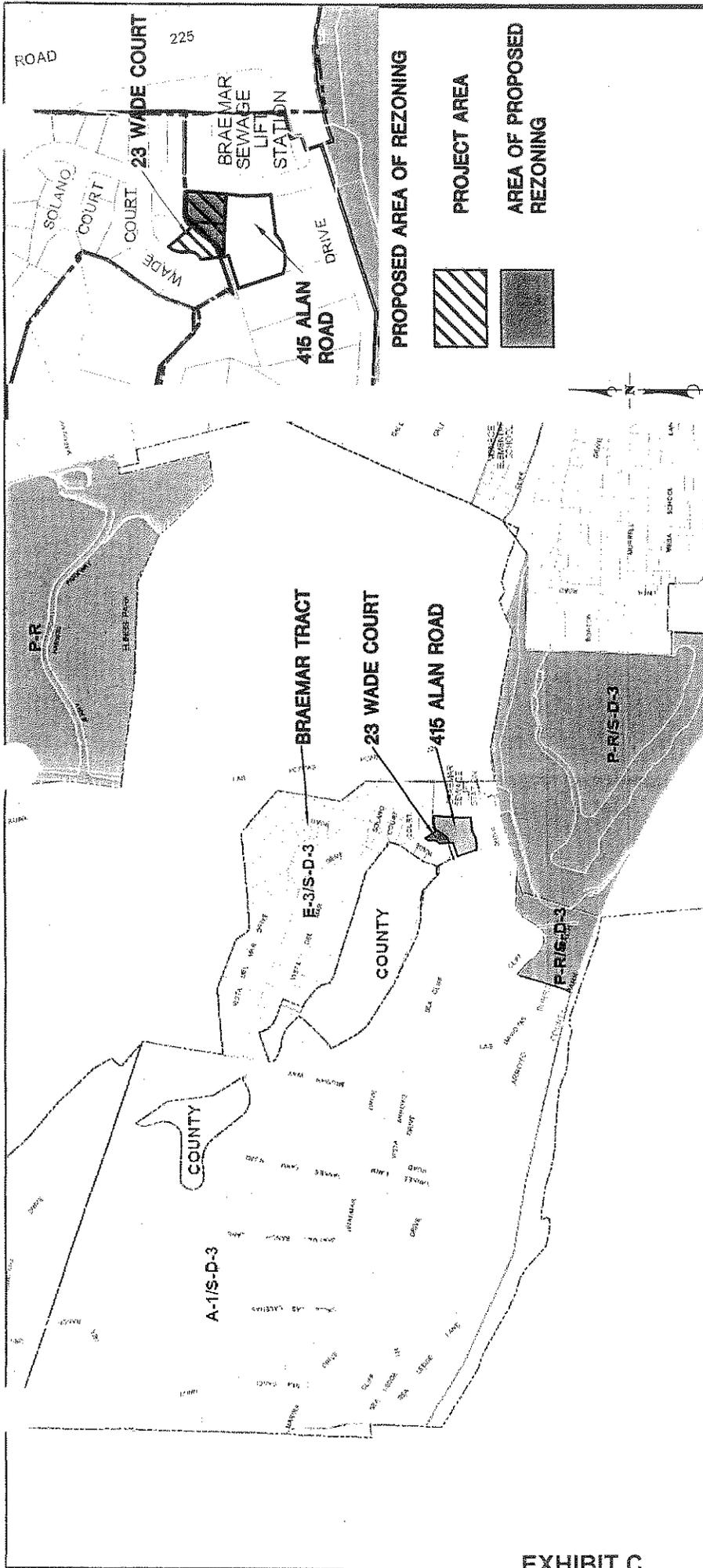
SEYBOLD - PELONIS
 PROPOSED CONDITION - EXHIBIT B
 APN 047-090-024
 APN 047-071-021

SANTA BARBARA COUNTY, CALIFORNIA
 JUNE 2006

EXHIBIT B

Penfield Smith
 ENGINEERS • SURVEYORS • PLANNERS
 CAMARILLO SANTA BARBARA SANTA MARIA LANCASTER
 W.O. 15241.01 15241\EXHIBIT\15241EXH--B.DWG





**SEYBOLD - PELONIS
VICINITY/ZONING MAP - EXHIBIT C**

APN 047-090-024

APN 047-071-021

SANTA BARBARA COUNTY, CALIFORNIA
JUNE 2006

Penfield Smith
ENGINEERS • SURVEYORS • PLANNERS

CAMARILLO • SANTA BARBARA • SANTA MARIA • LANCASTER
W.O. 15241 01 15241 \EXHIBIT\15241EXH-C.DWG



Penfield & Smith
ENGINEERS • SURVEYORS • PLANNERS

CORPORATE OFFICE
101 EAST VICTORIA STREET, P.O. BOX 98
SANTA BARBARA, CALIFORNIA 93102
805-963-9532 • FAX 805-966-9801

W.O. 15241.02

RECEIVED

JUN 09 2005

June 6, 2005

Planning Commission
630 Garden Street
Santa Barbara, CA 93101

CITY OF SANTA BARBARA
PLANNING DIVISION

Subject: Rezone initiation request for 415 Alan Road and 23 Wade Court

Dear Planning Commissioners:

The project site is located in the Campanil neighborhood of the City, which is bordered on the north by Arroyo Burro Creek, on the south by the ocean, on the east by the City limits line, and on the west by Hope Ranch. The proposed project consists of a Tentative Subdivision Map for two existing lots, 415 Alan Road (APN 041-091-024) and 23 Wade Court (APN 047-071-020). The property addressed as 415 Alan Road is zoned A-1/S-D-3, Single Family Residential with a Coastal Zone Overlay, and contains a single-family residence. The property addressed as 23 Wade Court is zoned E-3/ S-D-3, Single Family Residential with a Coastal Zone Overlay, and also contains a single-family residence. Please refer to the Existing Condition table below and attached Exhibit A.

EXISTING CONDITION 415 ALAN ROAD AND 23 WADE COURT		
	415 ALAN ROAD	23 WADE COURT
OWNER	ANDREW SEYBOLD	CHRIS PELONIS
APN	041-091-024	047-071-020
ZONE DISTRICT	A-1/SD-3	E-3/SD-3
MINIMUM LOT AREA	43,560 S.F. (1 ACRE)	7,500 S.F. (0.17 ACRE)
EXISTING SLOPE	12.4%	14.7%
MINIMUM LOT AREA WITH SLOPE DENSITY FACTOR	65,340 (1.5 ACRE)	11,250 S.F. (0.26 ACRE)
GENERAL PLAN DESIGNATION	RESIDENTIAL: 1 UNIT/ACRE	RESIDENTIAL: 1 UNIT/ACRE
EXISTING LOT AREA	59,657 S.F. (1.37 AC.) NONCONFORMING TO ZONING BUT CONFORMING TO GENERAL PLAN DENSITY	9,077 (0.21 ACRE) NONCONFORMING TO ZONING AND GENERAL PLAN DENSITY

SANTA MARIA OFFICE
210 EAST ENOS DRIVE, SUITE
SANTA MARIA, CALIFORNIA 934
805-925-2345 • FAX 805-925-1

CAMARILLO OFFICE

EXHIBIT D

LANCASTER OFFICE
CASTER BOULEVARD
CALIFORNIA 93534
• FAX 661-945-7592

P&S

Rezone Initiation Request

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Three lots would result from the proposed subdivision: 415 Alan Road A (Parcel 1), 23 Wade Court (Parcel 2) and 415 Alan Road B (Parcel 3). This would result in the creation of one new residential lot (Parcel 3). With this subdivision, 23 Wade Court (Parcel 2) would gain lot area and result in a split zone of A-1/E-3 and 415 Alan Road (Parcel 3) would be created and be zoned A-1.

With the proposed subdivision, we are requesting that the Planning Commission initiate a rezone and a Local Coastal Plan Amendment so that the zone boundary can follow the newly configured property lines. This would result in 23 Wade Court (Parcel 2) and 415 Alan Road B (Parcel 3) both being zoned E-3. 415 Alan Road A (Parcel 1) would continue to have its A-1 zone designation. Please refer to the Proposed Condition table below and attached Exhibit B.

PROPOSED CONDITION 415 ALAN ROAD A, 23 WADE COURT and 415 ALAN ROAD B			
	415 ALAN ROAD A (Parcel 1)	23 Wade Court (Parcel 2)	415 ALAN ROAD B (Parcel 3)
OWNER	ANDREW SEYBOLD	CHRIS PELONIS	ANDREW SEYBOLD
APN	041-091-024	047-071-020	
PROPOSED ZONE DISTRICT	A-1/S-D-3	E-3/S-D-3	E-3/S-D-3
MINIMUM LOT AREA	43,560 S.F. (1 ACRE)	7,500 S.F. (0.17 ACRE)	7,500 S.F. (0.17 ACRE)
PROPOSED SLOPE	11.2%	17.3%	17.2%
MINIMUM LOT AREA WITH SLOPE DENSITY FACTOR	65,340 (1.5 ACRE)	11,250 S.F. (0.26 ACRE)	11,250 S.F. (0.26 ACRE)
GENERAL PLAN DESIGNATION	RESIDENTIAL: 1 UNIT/ACRE	RESIDENTIAL: 1 UNIT/ACRE	RESIDENTIAL: 1 UNIT/ACRE
PROPOSED LOT AREA	43,590 S.F. (1 AC.) NONCONFORMING TO ZONING BUT CONFORMING TO GENERAL PLAN DENISTY	13,792 (0.32 ACRE) CONFORMING TO ZONING BUT NONCONFORMING TO GENERAL PLAN DENISTY	11,347 (0.26 ACRE) CONFORMING TO ZONING BUT NONCONFORMING TO GENERAL PLAN DENISTY

The single-family residences at 415 Alan Road A (Parcel 1) and 23 Wade Court (Parcel 2) would remain. However, this would increase the future development potential of 23 Wade Court. The resulting lot configuration for 23 Wade Court would allow future residential development to be constructed further to the southeast, which would preserve the existing red wood tree located in the property's rear yard to the southwest. Although development is not proposed at this time, 415 Alan Road B (Parcel 3) would be the site for a new single-family residence.

PROJECT ISSUES

The existing lot area at 415 Alan Road is nonconforming to the slope density requirements as specified in the A-1 zone lot size requirements and is conforming to the General Plan density of one unit per acre. The resulting lot, 415 Alan Road A (Parcel 1), after the subdivision would be more nonconforming to slope density but would remain conforming to the General Plan's one unit per acre density. The 16,000 square foot decrease in the property size would not affect the development potential of the property as it is already developed with a residence and the lot area being transferred is not actively used by the owner.

The existing lot area at 23 Wade Court is currently nonconforming to the zone district minimum lot size with slope density factor. The resulting lot would be larger and would conform to the minimum lot size. However this would result in a split zoned property, E-3/A-1. This split zone would not be consistent with SBMC §28.10.010.13, which states, "At the time of any zoning or rezoning, the new zone boundary shall follow existing lot lines as shown on the Official Parceling Maps of the City of Santa Barbara, unless otherwise recommended by the Planning Commission". With the proposed tentative parcel map, the owner would like the zone boundary to follow the newly configured lot lines, so both 23 Wade Court (Parcel 2) and the new lot, 415 Alan Road B (Parcel 3) can be zoned E-3/S-D-3 (See attached Exhibit C). With the proposed E-3 zoning, both the reconfigured 23 Wade Court (Parcel 2) and 415 Alan Road B (Parcel 3) would comply with the slope density requirement. The project area is located in the coastal zone and a Local Coastal Plan Amendment will also be required due to the rezone request.

The General Plan density for 23 Wade Court and the rest of the Braemar Tract, which the project site is a part of, is one residential unit per acre. Although the parcel would increase in size, the lot would still be inconsistent with the General Plan density. The newly created lot at 415 Alan Road Parcel B would also be nonconforming to General Plan density. As mentioned earlier, the project site is located in the Campanil neighborhood of the City. Most of this area is in large parcels (often multi-acre), which are either vacant or contain single-family dwellings. An exception to the predominantly large lot configuration of this neighborhood is the Braemar Park Tract. This tract, which contains about 120 houses, was developed while under County jurisdiction. In 1956, this tract was annexed to the City and placed in an E-3 single family residence zone designation, which requires 7500 sq. ft. minimum lot size. Density in this portion of the neighborhood is approximately four times greater than that of the remainder of the Campanil neighborhood. Since the existing properties in the Braemar Tract do not meet the one-acre General Plan density requirement, we do not feel it is appropriate for the newly created lots at 23 Wade Court (Parcel 2) and 415 Alan Road B (Parcel 3) to be subject to this requirement either. These newly created lots would be comparable in size with the other surrounding Braemar Tract lots and would comply with slope density lot size requirements in the E-3 zone.

Rezone Initiation Request

June 6, 2005

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Conclusion

We look forward to discussing this matter at the rezone initiation hearing and hope you will initiate the rezone and Local Coastal Plan Amendment so we can proceed with a formal application to the City of Santa Barbara.

Very Truly Yours,

Penfield & Smith



Bob Goda, Associate Planner



City of Santa Barbara

Planning Division

PRE-APPLICATION REVIEW TEAM COMMENTS

March 17, 2005

Mr. Bob Goda
Penfield & Smith
101 E. Victoria Street
Santa Barbara, CA 93101

SUBJECT: 415 ALAN ROAD & 23 WADE COURT, MST#2005-00078

PRT MEETING DATE: Tuesday, March 22, 2005 at 2:30-3:30 p.m., 630 Garden Street, Housing & Redevelopment Conference Room, 2nd Floor

Dear Mr. Goda:

I. INTRODUCTION/PROJECT DESCRIPTION

Staff from various City Departments/Divisions have reviewed your conceptual plans and correspondence for the subject project. This letter will outline our preliminary comments on your proposal. Please review this letter carefully prior to our scheduled meeting date. We will answer your questions at that time. The specificity of our comments varies depending on the amount of information available at this time. In many cases, more issues arise at later steps in the process. However, our intent is to provide applicants with as much feedback and direction as possible at this pre-application step in the process.

The project consists of a lot line adjustment between 23 Wade Court and 415 Alan Road and a tentative subdivision map to subdivide one of the resulting lots (415 Alan Road) into two lots where one of the lots is proposed to be re-zoned A-1 to E-3. A lot area modification would be required for 415 Alan Road and potentially for 23 Wade Court if the parcel were to remain a split zone.

II. MAJOR ISSUES

Staff has two major concerns with respect to the lot line adjustment between 415 Alan Road and 23 Wade Court. First, when there is a lot line adjustment between two properties, the resulting lot configurations must conform to current zoning standards as specified in SBMC §28.15.080. The existing lot area at 415 Alan Road is currently

nonconforming due to slope density requirements and the resulting lot would make the lot more nonconforming. The property at 415 Alan Road is located in the Campanil neighborhood of the City, which is bordered on the north by Arroyo Burro Creek, on the south by the ocean, on the east by the City limits line, and on the west by Hope Ranch. Most of this area is in large parcels (often multi-acre), which are either vacant or contain single-family dwellings. The project at 415 Alan Road would still remain consistent with the one acre density called out in the General Plan, but it would remain inconsistent with the Zoning Ordinance due to the slope density requirements.

Second, the existing lot area at 23 Wade Court is currently nonconforming and the resulting lot would be larger, but would result in a split zoned property, E-3/A-1. This is not consistent with SBMC §28.10.010.13, which states, "At the time of any zoning or rezoning, the new zone boundary shall follow existing lot lines as shown on the Official Parceling Maps of the City of Santa Barbara, unless otherwise recommended by the Planning Commission". The property at 23 Wade Court is also located in the Campanil neighborhood of the City. An exception to the predominant, large lot configuration of this neighborhood is the Braemar Park Tract, of which 23 Wade Court is a part. This tract was developed while under County jurisdiction. It was annexed in 1956 and placed in an E-3 single family residence zone designation, which requires 7500 sq. ft. minimum lot size (more lot area if average slope exceeds 10 percent). This development (approximately 120 houses), on a relatively steep topography, is noted in the City's General Plan Land Use Element and Local Coastal Plan as presenting "a vivid picture of improper subdivision techniques." Density (dwellings per acre) in this portion of the neighborhood is approximately four times greater than that of most of this area. The proposed lot line adjustment would increase the size of the 23 Wade Court lot, facilitating additional development on the lot, and resulting in an overall increase in the intensity of development on the property that would not appear appropriate or consistent with the zone for the area. The General Plan density for this site and the rest of the Braemar Tract is one residential unit per acre. Although the parcel would be larger, the lot would still be inconsistent with the General Plan density. The Planning Commission also conceptually reviewed this project (when it just involved a lot line adjustment between the two properties) in 2004. The Planning Commission discouraged any development on the land that would be given to 23 Wade Court. According to discussions with the owner at the site visit, it did appear there was an interest in developing some of the land being transferred to this property, which contrary to the Planning Commission's advice.

Staff is also not in support of the second part of the proposal to subdivide the resulting lot configuration of 415 Alan Road into two lots. As stated above, Staff has reservations about 415 Alan Road losing lot area from the lot line adjustment. The subdivision would not only leave 415 Alan Road inconsistent with the Zoning Ordinance but the resulting lot size would now make it inconsistent with the General Plan designation. Furthermore, for the subdivision to occur, it would require a rezone of a portion of 415 Alan Road to E-3 and potentially a rezone of the land area transferred in the lot line adjustment to 23 Wade Court to also be rezoned to E-3. The applications required for this would be a Tentative Subdivision Map, Coastal Development Permit, Local Coastal Plan Amendment and a rezone. The major findings for these applications require the proposed development to be consistent with the General Plan and Zoning Ordinance. As stated above, Staff would not be able to recommend project approval to the Planning

Commission because Staff cannot make these necessary findings. Staff agrees that the resulting E-3 zoned lot would be conforming to the proposed zone, but it would not meet the General Plan density or policies that this subdivision is appropriate for the neighborhood when the Land Use Element and Local Coastal Plan state this neighborhood is already too dense.

If the applicant chooses to proceed with the proposed project, Staff would recommend for application denial at the Planning Commission. The remaining sections of this PRT letter are to let you know what you need to do if you were to proceed with this development application.

III. APPLICATIONS REQUIRED

The purpose of this review is to assist you with the City's review processing including Planning Commission (PC) application requirements, and to identify significant issues relevant to the project. In order to submit a complete PC application, please respond to the following items (see attached Planning Commission Submittal Packet).

Based on the information submitted, the required applications would be:

A. Planning Division

Prior to PC application submittal (i.e. DART review)

1. Initiation of a zone change from A-1/SD-3 to E-3/SD-3 and a Local Coastal Plan Amendment.

Prior to PC application completeness

2. Tentative Subdivision Map (TSM). (SBMC §27.07) (See Section IV.B.1 of this letter as to why only a TSM is needed instead of a lot line adjustment and a TSM)
3. A Lot Area Modification for each lot not in compliance with the slope density requirements (SBMC §28.15.080).
4. Coastal Development Permit for rezone and Local Coastal Plan Amendment in the non-appealable jurisdiction of the Coastal Zone (SBMC §28.45.009).

Following Planning Commission

5. Final approval of zone change from A-1/SD-3 to E-3/SD-3 and Local Coastal Plan Amendment by City Council.

B. Engineering Division

Prior to PC application completeness

1. Tentative Subdivision Map - Shall be submitted for review per Subdivision Map Act and SBMC Title 27.

Following Planning Commission

2. City Council approval is required for the following land development agreements and map. The agreements are prepared by staff and recorded concurrently with the Parcel Map, prior to issuance of Public Works or Building Permits:
 - a. Parcel Map, prepared by a licensed surveyor.
 - b. City Council approval is required for an Agreement Relating to Subdivision Map Conditions Imposed on Real Property. This agreement is prepared by staff and recorded concurrently with the Final Map, prior to issuance of Public Works or Building Permits.
 - c. Submit an Engineer's estimate representing the cost of proposed public improvement construction along with public improvement plans as required by Municipal Code Chapter §27.20.050.
 - d. Following approval of the Engineer's Estimate by the Public Works Department, submit Performance Securities in the amount of 100% of the approved engineer's estimate, and labor/materials securities in the amount of 50% of the approved Engineer's Estimate. This amount will be entered into the Agreement for Land Development Improvements.
 - e. An Agreement for Land Development Improvements. This agreement is prepared by staff and recorded concurrently with the Parcel Map, prior to issuance of Public Works or Building Permits. This agreement is generally not applicable to projects with less than \$10,000 worth of public improvements.

Required prior to issuance of permits

3. Agreement Assigning Water Extraction Rights, which reaffirms the City's pre-existing Pueblo water rights. This agreement is prepared by staff and recorded concurrently with the Final Map, prior to issuance of Public Works or Building Permits. This agreement does not require Council approval.
4. Prior to the recordation of the Parcel Map, contact the County Assessor's Office, 568-2493, to obtain prepayment of taxes letter/ statement, and submit directly to your assigned Engineering staff person.
5. In addition to the subdivision agreement, private CC&R's are required by the State of California for all commonly shared and maintained features. Please include long term plan for handling of Solid Waste and Recycling. Questions regarding these two specific items can be directed to Karen

Gumtow, Solid Waste Specialist at 897-2542. Proof of recordation of this document is required prior to obtaining Certificate of Occupancy.

6. Public Works Permits shall be obtained for all public improvements and utility connections in the right of way. The Public Works Permits are separate from all other City required permits and obtained at the Public Works counter. See David Postada at the Public Works counter to obtain new address(es).

IV. REQUIRED ADDITIONAL INFORMATION FOR APPLICATION SUBMITTAL

Staff has identified the following additional information as necessary in order to adequately review the proposed development project. Please ensure that your formal application submittal contains at least the following:

A. Planning Division

Plan Comments

1. See the Planning Commission "Site Plan Requirements" handout for required information.
2. Include a scope of work on the plans.
3. Include all required setbacks on plans. Also note that 1,250 square feet of open yard area is required for all three parcels. This may be problematic since one of the created lots (Parcel B) appears wider than it is deep. See SBMC §28.15.060 and 28.04.430.5 for details.
4. Provide building and development envelopes for all three parcels.
5. Show on the plans the location, size and species of all existing significant vegetation on the subject properties. Also indicate the extent of vegetation removal, if any, associated with the project.
6. Provide Staff with the calculations used to calculate the average slope. Please refer to SBMC §28.15.080 for the calculation formula.
7. Provide a slope map calling out areas of slope between 10-20%, 20-30% and 30% and over.

Advisory

8. If the property owners decide to just move forward with the lot line adjustment, Staff at the applicant meeting can discuss what the next steps would be for that revised application.

B. Engineering Division

1. This proposal appears to be a new subdivision, especially if the net result desired is to end up with 3 newly configured parcels. If that is the case, the lines will automatically be reconfigured by the Tentative Map and resultant recorded Parcel Map, thereby eliminating any need for an

additional lot line adjustment. Please entitle the map as a Tentative Map and Voluntary Merger and provide a place for all vested owners of all properties to sign the map.

2. Please use the Tentative Map handout as a checklist to produce a complete Tentative Map. A separate Lot Line Adjustment plan is not required, since a lot line adjustment is not supported by staff. Simply show all of the existing boundaries as bold dashed lines and show the proposed boundaries in a solid dark line. The existing Tentative Map does not show all of the properties requiring re-subdivision.

Reports Required

3. Two copies of a Preliminary Title Report issued within 3 months of DART submittal, one for Engineering staff and one for Planning staff. Please note that an updated Preliminary Title Report may be required following Planning Commission review and approval of your project, to prepare legal agreements and to check the Final Map.

General Requirements

4. Please note that Preliminary Conditions of Approval will be generated for review when a formal DART application review has been submitted.

Advisory Comments

5. A Tentative Map is required to be prepared by a licensed Surveyor, in conformance with Municipal Code Chapter 27.07.030. A handout is attached for easy reference and to use as a checklist when preparing the map.
6. After the 10 day appeal period following Planning Commission approval, go to the Public Works counter at 630 Garden Street to begin investigation of acquiring new addresses. New addresses will be assigned by Public Works and Fire Department staff, following acceptance of map and agreements by City Council. Please note the new water meters must be set up in sequential order correlating to the addresses.
7. When calling out public improvements for construction, please reference the City of Santa Barbara Standard Detail numbers as a part of the construction notes.
8. The site plan must show *all existing* and any new proposed features in the public right of way along both Wade Court and Alan Road: Identify R/W lines along entire property for both sides of the street along the property frontages, street centerline, existing water main, existing and proposed locations of water services with manifolds, number & sizes of proposed water meters, sewer main, sewer lateral lines, storm drain laterals, existing storm drain, proposed storm drains new trench/slot drain at back of driveway approach and/or curb drain outlets, curb, gutter, sidewalk, vaults,

poles, street lights, trees, sidewalk, parkway, existing and proposed fire hydrants, dedicated fire lines, any and all other features in the public right of way.

Drainage

9. Hydrology calculations may be required prior to building permit issuance.
10. If at all possible, project sites are encouraged to retain on-site drainage, any additional runoff caused by new construction.

Sewer

11. Identify on plans if the existing sewer lateral will be reused or if a new lateral will be constructed. Indicate size and location of existing and proposed laterals.
12. If existing private sewer lateral serving the property is re-used, include the following note on construction plans: "lateral shall be inspected by a licensed plumber with a closed circuit camera. Any defects shall be repaired or line replaced before new dwelling is occupied."
13. Any existing sewer lateral(s) identified to be abandoned, shall be disconnected at the sewer mainline connection and identified with a construction note stating "*Cut sewer lateral at wye connection and plug with concrete*".
14. A licensed plumber shall verify if the property requires a backwater valve. If existing lateral already has a backwater valve, then it shall be inspected.
15. All proposed "commonly utilized" sewer laterals shall be sized according to demand, and a shared maintenance agreement shall be recorded in private Covenants Conditions and Restrictions (CC&R's).
16. Water and Sewer buy-in fees are required for each new residential unit. A water and sewer application shall be completed at the Public Works counter prior to the issuance of any Public Works or Building permits.

Water

17. Show existing water service lines and meters and show location of proposed new water meters on a site plan. Advisory: Any meter desired larger than 5/8" must be justified in writing, and submitted to the Water System Manager for pre-approval.
18. Municipal Code and the City's Adopting Ordinance requires that all separate dwelling units shall have individual water meters and water-conserving type water fixtures.
19. For 2 inch service connections and manifolds, *subject to prior approval*, a credit of \$800 against the otherwise applicable service fee may be applied when service connection is installed by the City simultaneously within the

same customer excavated trench as the private fire line or private water main. Be sure to identify limits in square feet of saw-cut asphalt concrete for trenching on the site plan.

20. A backflow prevention device(s) required for any of the following: Solar panels, pool, spa, fire sprinklers, irrigation meter, commercial building or 3 story units. A separate unit is required for each building at a minimum. Please include location of backflow device on site plan if you anticipate one will be required.
21. Show location of backflow device at transition to private water main as close to main as possible. All backflow devices shall be located on private property and appropriately screened.

Trash and Recycling (only necessary if development is proposed)

22. Please show detail of recycling/trash enclosures with containers inside, show access door, and show all dimensions.
23. Indicate size of containers. Note: for one bedroom units, two 32 gallon cans are adequate (1 recycle, 1 trash). For 2 bed units, one 64 gallon, and one 32 gallon are adequate, for 3 bedrooms, 2-64 gallon carts are adequate. The space that is allocated for the enclosure is adequate for the 1 and 2 bedroom units (depending on width of access door), but not the 3 bedroom unit.
24. A Space Allocation Guide is available for reference upon request. Call Karen Gumtow, Solid Waste Specialist at 897-2542.

C. Fire Department

General Comment

The creation of the new lot will be served by existing hydrants and access.

D. Transportation Division

No parking, access or traffic concerns at this time.

E. Building & Safety Division

Advisory

Any changes to the existing terrain that alters the drainage pattern or that causes erosion on adjacent lots is not allowed.

V. **APPLICATION LETTER**

The application letter is complete; however, questions raised in other parts of this letter may necessitate changes to it.

VI. ENVIRONMENTAL REVIEW:

Once the formal application has been received and deemed complete, Staff will begin the environmental review of the subject development application. During this time period, you may be contacted to discuss measures to avoid or reduce environmental effects anticipated to result from the proposed project

VII. FEES

The following is a list of potential fees for the project. Please be informed that fees are subject to change at a minimum annually.

A. Planning Division

Prior to the application being deemed complete

Initiation of Zone Change	\$850.00
Zone Change	\$5,445.00
Initiation of Local Coastal Plan Amendment.....	\$850.00
Local Coastal Plan Amendment.....	\$9,030.00
Lot Line Adjustment (only if not doing a TSM).....	\$1,730.00
Lot Area Modification.....	\$850.00
Additional Modification Request (if applicable)	\$430.00
Tentative Subdivision Map	\$1,730.00
Coastal Development Permit.....	\$2,445.00
Environmental Review (if CEQA exempt and with no studies).....	\$150.00
Labels (optional)	\$110.00

Following Planning Commission approval

Plan Check Fee.....	TBD
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B. Engineering Division

Following Planning Commission approval

Parcel Map review Fee	\$1661.00
PW Public Improvement permit.....	\$TBD
PW review of building plan	\$80.00
Other based on development proposal	TBD

C. Transportation Division

Following Planning Commission approval

Plan Check Fee.....	TBD
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D. Building & Safety Division

Following Planning Commission approval

Plan Check Fee..... TBD

VIII. NEXT STEPS:

1. Submittal of an application to initiate a Change of Zone and Local Coastal Plan Amendment to the Planning Commission. The change of zone proposal should be in written form outlining the pertinent issues and including both current and proposed maps with land use designations.
2. Planning Commission initiation.
3. Complete Planning Commission Application Submitted for Completeness Review (DART Process) for the Tentative Subdivision Map, Coastal Development Permit and other requested approvals.
4. Application reviewed for completeness
5. Determination and completion of Environmental Review Process
6. Planning Commission Review on project and recommendations to City Council on rezone and Local Coastal Plan Amendment. Project approval contingent of the Change of Zone.
7. City Council action on the Change of Zone.
8. Submittal of Final Map to Public Works and approval by Council
9. Recordation of Final Map
10. Building Permit for buildings. Please note, a building permit will not be issued on the units until recordation of the final map.

IX. CONTACTS

The following is a list of the contact personnel for the various City departments and/or divisions working on the processing of your application:

Planning Division, 564-5470 Jessica Grant, Associate Planner
Fire Department, 564-5702 Jim Austin, Fire Inspector I
Engineering Division, 564-5363 Loree Cole, Supervising Civil Engineer or
Victoria Johnson, Project Engineer I
Transportation Division, 564-5385 Susan McLaughlin, Assistant Transportation
Planner
Building & Safety Division, 564-5485 Chris Short, Senior Plans Examiner

X. CONCLUSIONS/GENERAL COMMENTS

These comments constitute your PRT review. The project is scheduled for review at a meeting on March 22, 2005, at 2:30pm to 3:30pm with staff from the Planning, Transportation, Engineering, Building & Safety Divisions and the Fire Department. Please review this letter carefully prior to our scheduled meeting date. We will answer your questions on the PRT comments at that time. If you do not feel it is necessary to

PRE-APPLICATION REVIEW TEAM COMMENTS
415 ALAN ROAD & 23 WADE COURT (MST2005-00078)
MARCH 15, 2005
PAGE 11 OF 11

meet with Staff to discuss the contents of the letter or the project, please call me at (805) 564-5470 by March 21, 2005. If we do not hear from you by this date, we will assume that you will be attending the scheduled meeting.

Prior to submitting a formal Planning Commission application, please make an appointment with me to review the materials and ensure that all of the required items are included in the application package. If you have any general or process questions, please feel free to contact me.

Sincerely,

Jessica W. Grant

Jessica W. Grant, Associate Planner

Attachments:

1. Planning Commission Submittal Guidelines
2. Tentative Map Requirements

cc: (w/o attachments)

Andrew Seybold, 415 Alan Road, Santa Barbara, CA 93109

Planning File

Barbara Shelton, Environmental Analyst

Loree Cole, Supervising Civil Engineer

Victoria Johnson, Project Engineer I

Jim Britsch, Facilities Construction /Maintenance Superintendent

Rocky Peebles, Water System Superintendent

Manuel Romero, Wastewater System Superintendent

Karen Gumtow, Solid Waste Specialist

Joe Poire, Fire Inspector III

Jim Austin, Fire Inspector I

Susan McLaughlin, Assistant Transportation Planner

Chris Short, Senior Plans Examiner





City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: September 29, 2005
AGENDA DATE: October 6, 2005
PROJECT ADDRESS: 1325 West Mountain Drive (MST2003-00131)
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 Jan Hubbell, AICP, Senior Planner JMH
 Renee Brooke, AICP, Project Planner RLB

I. PROJECT DESCRIPTION

The applicant is requesting that the City initiate annexation of a 1.32-acre portion of a 56.1-acre parcel within the unincorporated area of Santa Barbara County to the City of Santa Barbara. The project would require a lot line adjustment between two properties (2.01 and 56.1 acres in size), resulting in a 3.33-acre lot and a 54.78-acre lot, to allow the future annexation to occur. Existing development on the 2.01-acre property includes a 900 square-foot residence, an approximately 600 square-foot storage building, two sheds, and a water storage pond. A building envelope and new driveway for an additional dwelling unit on the resulting 3.33-acre lot are proposed as part of the annexation request and future development of the property.

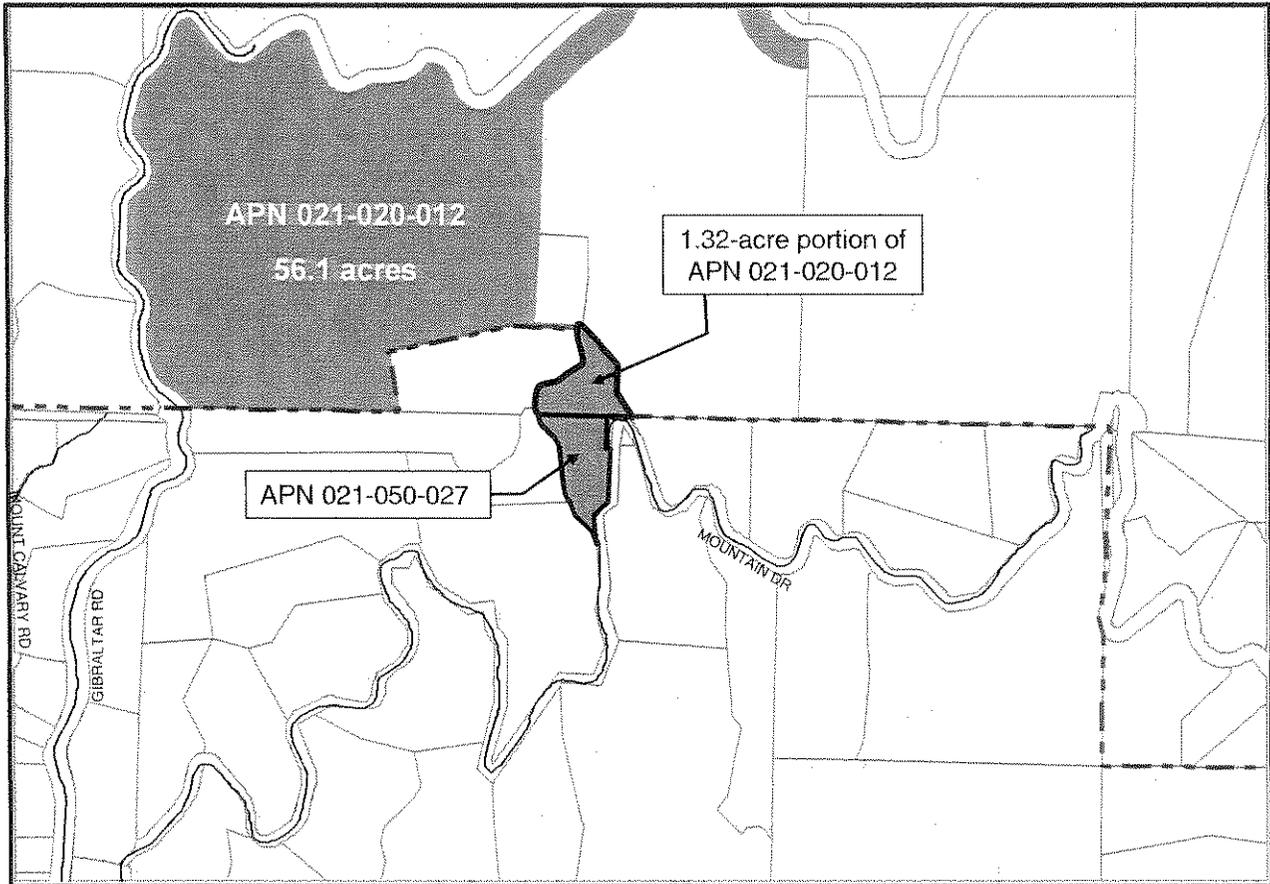
At this time, the discretionary application required for this project is an Initiation of Annexation. If annexation of this property is initiated, the necessary applications required for the project, as currently proposed, would be:

1. An Annexation of the subject property within the unincorporated area of Santa Barbara County to the City of Santa Barbara;
2. A General Plan Amendment upon annexation of the property to add the subject property to the City's General Plan Map;
3. A Zoning Map Amendment upon annexation of the property to zone the subject property;
4. A Lot Line Adjustment between two lots, in order to obtain 1.32 acres from an adjacent lot (Gov. Code §66412); and
5. A Conditional Use Permit to allow an additional dwelling unit on the property (SBMC §28.94.030.X).

II. RECOMMENDATION

Staff recommends that the Planning Commission not initiate the annexation. The property proposed for annexation is not located within the City's Sphere of Influence, is within the Los Padres National Forest Boundary, is an area of steep hillsides where the General Plan encourages zoning greater than

typical one-acre minimums, and Staff does not support facilitating additional development in this constrained area of the City.



III. SITE INFORMATION AND PROJECT STATISTICS

SITE INFORMATION

Applicant/Property Owner: Grant Gibson	
APN 021-050-027 (City)	APN 021-020-012 (County)
Lot Area: 2.01 acres	Lot Area: 56.1 acres
General Plan: Major Hillside	General Plan: Single Family Residential
Zoning: A-1, Single Family Residence	Zoning: 40-E-1
Topography: Approx. 16% slope	Topography: Approx. 40% slope
Approximate slope of proposed 3.33-acre lot ≈ 16%	
Adjacent Land Uses:	
North – Single Family Residential	East - Mountain Drive
South – Single Family Residential	West – Single Family Residential

PROJECT STATISTICS

	Existing	Proposed
Living Area	900 sq. ft.	± 3,400 sq. ft. (existing 900 sq. ft. residence + new 2,500 sq. ft. residence)
Garage	N/A	3-car garage
Accessory Space	1,340 sq. ft.*	840 sq. ft.

* Includes 500 sq. ft. shed on adjacent property proposed for annexation

IV. REQUEST AND ISSUES

The applicant is requesting that the City initiate annexation of a 1.32-acre portion of an adjacent 56.1-acre parcel to the north, which is located completely within the unincorporated area of Santa Barbara County. The applicant's property is 2.01 acres in size and is located within the City's jurisdiction. With the approval of a necessary lot line adjustment to complete the annexation, the applicant's property would increase to 3.33 acres and be located completely within the City's jurisdiction. The request, if processed as currently proposed, may facilitate the development of an additional dwelling unit on the property. This request was reviewed by the Pre-Application Review Team (PRT) in April 2003 (PRT comment letter attached as Exhibit C).

An annexation is a legislative process and the City procedures require that the Planning Commission or City Council initiate the annexation before the applicant can submit a formal application for any other necessary permits related to the annexation. The purpose of this hearing is to receive direction from the Planning Commission on the appropriateness of the requested annexation, and to either initiate the annexation for further study or to decline to initiate the request for the annexation. If the requested annexation is initiated, Staff would begin evaluating the potential for environmental impacts related to the request.

A. ANNEXATION POLICIES

The Local Agency Formation Commission (LAFCO) considers several standards in their review of annexation requests. When making decisions on annexation proposals, LAFCO considers the location of the City's Sphere of Influence, which establishes the probable ultimate physical boundaries and service area of the City. LAFCO policies encourage the annexation and development of existing vacant non-open space land within the City's Sphere of Influence prior to development of land outside of an existing sphere of influence. The property proposed for annexation is not located within the City's Sphere of Influence. Thus, Staff has concerns with the City annexing land in an area where additional development has not been envisioned.

Additionally, LAFCO considers the approval of an annexation to be favorable if it can meet the following standards: 1) islands or other distortion of existing boundaries are eliminated; 2) the area considered for annexation is urban in character or urban development is imminent, requiring municipal services; 3) the proposed area can be provided all urban services, and; 4) the proposal is consistent with adopted spheres of influence and adopted general plans. Several factors unfavorable to annexation approval include: 1) the premature intrusion of urbanization

into a predominantly agricultural or rural area; 2) financial infeasibility of extending services due to topography, distance, or natural boundaries; 3) encouraging a type of development in an area which, due to terrain, isolation, or other economic or social reasons, is not in the public interest, and; 4) resulting boundaries that do not include a logical service area. It should also be noted that the property, while privately owned, is within the boundary of Los Padres National Forest. Additional or more intense development is strongly discouraged within the Forest boundaries.

B. CONSISTENCY WITH THE LAND USE ELEMENT

The applicant's property, which is located within the City, has a General Plan designation of Major Hillside. The Land Use Element of the General Plan recommends that the residential density in the hillside open space areas be limited to one or less dwelling units per acre, depending on topography and other characteristics of the land. The description of the Cielito neighborhood states that designated major hillside open space areas should be rezoned to more restrictive densities than one dwelling unit to the acre. The General Plan encourages zoning up to 10-A-1 in the Major Hillside, which, when combined with slope density, would result in minimum lot sizes ranging from 10 to 30 acres.

In addition, the Land Use Element states that major hillsides are a valuable asset to the open space inventory of Santa Barbara and serve as a transition between the residential areas of the community and the mountains. As such, "suitable controls must be instituted to restrict the density and manner of future development in a way that would leave these foothills essentially open and unscarred." Although the subject property is not as steep as some of the surrounding areas in the Major Hillside land use category, Staff recommends that the Planning Commission carefully consider the appropriate intensity of development in this area. While Staff would support the creation of a larger parcel for the existing residence, we are concerned about the possibility of an additional dwelling unit in this sensitive and potentially hazardous area.

The adjacent 56.1-acre property within the County's jurisdiction has a Comprehensive Plan designation of Single Family Residential, with a 40-acre minimum lot size. If the request were approved as proposed, the resulting 54.78-acre lot would appear to remain consistent with the County's designation of this property. No residential development exists on this property at this time.

C. ZONING DESIGNATION

The surrounding property on West Mountain Drive within the City's jurisdiction is zoned A-1, which requires a minimum lot size of one acre per dwelling unit. The slope of the resulting 3.33-acre parcel would be approximately 16%. The City's slope density standards (SBMC §28.15.080) require that the minimum lot size be increased by a factor of 1.5 for properties with an average slope of 10% to 20%. Thus, a minimum of 1.5 acres would need to be provided per dwelling unit to meet the slope density standards. This would potentially allow two dwelling units on the resulting 3.33-acre property, with a Conditional Use Permit for an additional dwelling unit or approval of a lot split.

The surrounding County zoning designation is 40-E-1, where a minimum of 40 acres is required per dwelling unit. In light of this, with the direction provided in the City's Land Use Element to reduce the density of development in this area, and the number of constraints on the subject property, Staff would recommend as part of the annexation proposal that the entire property be down-zoned to a more restrictive designation than the current A-1 Zone. However, given that the subject property is not within the City's Sphere of Influence, and that the City does not expect to receive a significant amount of requests to annex properties in this area, the potential down-zoning of the subject property would result in one parcel in the City having a more restrictive zoning designation than all surrounding properties (spot zoning). Spot zoning is discouraged and would result in an inconsistent application of land use regulations in this area of the City.

D. WATER AND WASTEWATER SERVICE

The applicant's property currently obtains its water supply from an overland pipe that connects to a water main on Gibraltar Road, to the north. Currently, the nearest City water main on Mountain Drive is located approximately 600 feet to the south. The City's water main is proposed to be extended approximately 1,000 feet along Mountain Drive in the near future to serve the subject property, and several surrounding properties, at the expense of the residents.

The subject property is served by a septic system in an area of the City that is prone to septic tank failure. As such, Staff has concerns about increasing the density of development in this area without connecting to City sewer services. The extension of the nearest City sewer main, located west of Gibraltar Road, near Mount Calvary, would be economically infeasible for this project. The septic system was originally constructed in 1980 and the applicants states that it was sized for a total capacity of five bedrooms; however, Staff has concerns that the system may not meet current sizing and construction standards for septic systems.

E. EMERGENCY ACCESS AND FACILITIES

The proposed residence would take access from the private road along the western boundary of the property. Future development of the site would have to comply with the following Fire Department access requirements:

- The access road must be at least 16 feet in width, to within 150 feet of the furthest exterior wall of all structures, and not exceed 16% grade. To meet this requirement, the existing private driveway may need to be widened and additional grading will need to occur to create a new driveway to serve the proposed residence.
- The turning radius of roadways shall be no less than 70 feet in diameter, measured from outer edge to outer edge. This may necessitate reconfiguring the intersection of the private road with Mountain Drive.
- If the required access road exceeds 300 feet in length, an approved Fire Department turnaround shall be provided. The length of the private driveway, measured from Mountain Drive to the area of the proposed driveway, is approximately 520 feet. Thus, an area for a turnaround may need to be provided.

Additionally, a ten thousand (10,000) gallon water tank to be used for fire protection purposes only shall be provided within 500 feet of any new structure. This requirement is in addition to the existing 2,500 gallon water storage tank on the property required for previous structures.

F. BIOLOGICAL RESOURCES

The property contains a significant number of oak trees and olive trees. The location of the proposed building envelope for the additional dwelling unit is located partially within a small clearing with several olive trees, and many oak trees surround the perimeter of the envelope.

Depending on the location of development and ground disturbance associated with the construction of the proposed residence and related improvements, biological resources may be impacted. Therefore, Staff has requested that a biological survey be prepared to determine whether the construction activities or long-term operational impacts of the development would pose a significant threat to native specimen trees, involve a loss or disturbance to a unique, rare or threatened animal species or plant community, or impact any designated environmentally sensitive habitat or wildlife migration corridors.

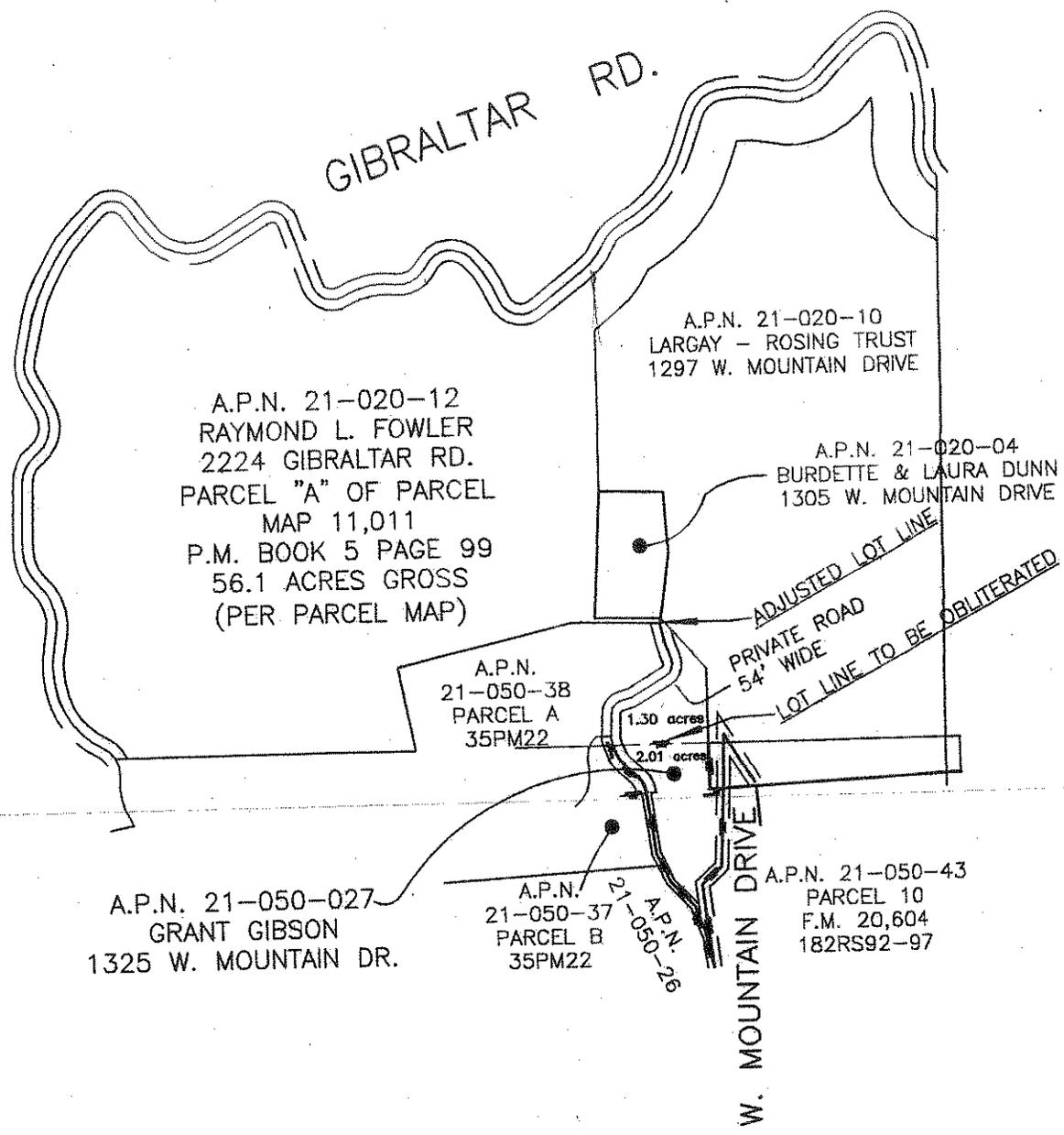
Given that a significant amount of vegetation may need to be cleared for development or thinned to meet the Fire Department's vegetation management requirements in the High Fire Hazard Zone (all native brush, shrubs and grasses must be kept clear (thin, limb and/or prune) to within 150' of any structure), the placement of an additional dwelling unit on the property may impact biological resources, and limit the feasibility of such development on the property.

G. SOIL STABILITY

The proposed building envelope borders a relatively steep downhill slope to the east, which is identified by the City's Master Environmental Assessment (MEA) maps as an area of active erosion. A significant structural setback may be required from this slope, reducing the proposed developable area. If the project proceeds as proposed, a geological engineering and soils report will be required as part of the formal application submittal to evaluate soil conditions and determine an acceptable setback from the hillside.

Exhibits:

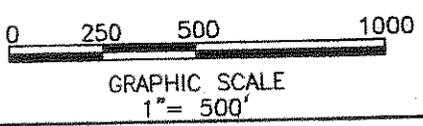
- A. Site Plan
- B. Applicant's letter, dated August 5, 2005
- C. PRT Comment Letter dated April 2, 2003



FOR BOUNDARY INFORMATION
SEE SHEET 2

NOTES:
PROPOSED LOT LINE ADJUSTMENT BETWEEN GRANT GIBSON (A.P.N. 21-050-027) AND RAYMOND L. FOWLER (A.P.N. 21-020-12)

OWNER	ORIGINAL GROSS	NEW GROSS
GIBSON	2.01 ACRES	3.33 ACRES
FOWLER	56.1 ACRES	54.8 ACRES



PREPARED BY:
WATERS LAND SURVEYING INC.

5553 HOLLISTER AVENUE - SUITES 7 & 8
GOLETA, CALIFORNIA 93117 (805) 967-4416

LOT LINE ADJUSTMENT EXHIBIT
OF A PORTION OF
THE N.W. 1/4 OF SEC. 2 T.4N-R.27W S.B.M.
PARCEL MAP BOOK 5, PAGE 99
JANUARY 2003 SCALE 1" = 500'
SHEET 1 OF 2

A.P.N. 21-020-04
BURDETTE & LAURA DUNN
1305 W. MOUNTAIN DRIVE

A.P.N. 21-050-38
PARCEL A
35PM22

PRIVATE ROAD
54' WIDE

A.P.N. 21-020-12
RAYMOND L. FOWLER
2224 GIBRALTAR RD.
PARCEL "A" OF PARCEL MAP 11,011
P.M. BOOK 5 PAGE 99
56.1 ACRES GROSS (PER PARCEL MAP)

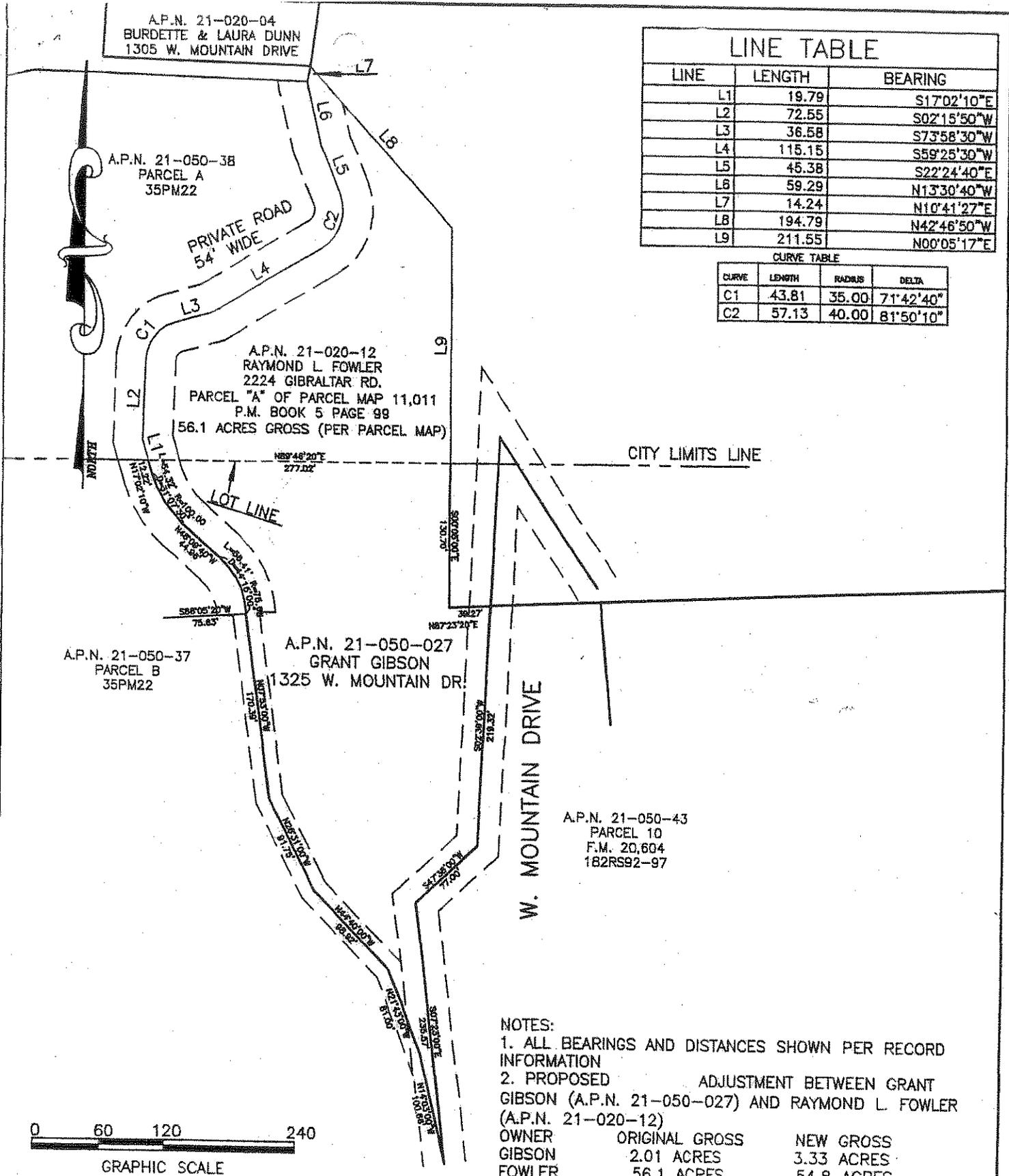
A.P.N. 21-050-37
PARCEL B
35PM22

A.P.N. 21-050-027
GRANT GIBSON
1325 W. MOUNTAIN DR.

A.P.N. 21-050-43
PARCEL 10
F.M. 20,604
182RS92-97

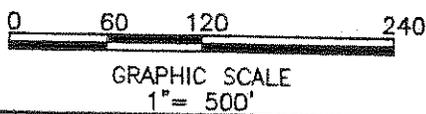
LINE TABLE		
LINE	LENGTH	BEARING
L1	19.79	S17°02'10"E
L2	72.55	S02°15'50"W
L3	36.58	S73°58'30"W
L4	115.15	S59°25'30"W
L5	45.38	S22°24'40"E
L6	59.29	N13°30'40"W
L7	14.24	N10°41'27"E
L8	194.79	N42°46'50"W
L9	211.55	N00°05'17"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	43.81	35.00	71°42'40"
C2	57.13	40.00	81°50'10"



NOTES:
1. ALL BEARINGS AND DISTANCES SHOWN PER RECORD INFORMATION
2. PROPOSED ADJUSTMENT BETWEEN GRANT GIBSON (A.P.N. 21-050-027) AND RAYMOND L. FOWLER (A.P.N. 21-020-12)

OWNER	ORIGINAL GROSS	NEW GROSS
GIBSON	2.01 ACRES	3.33 ACRES
FOWLER	56.1 ACRES	54.8 ACRES



PREPARED BY:
WATERS LAND SURVEYING INC.



5553 HOLLISTER AVENUE - SUITES 7 & 8
GOLETA, CALIFORNIA 93117 (805) 967-4416

OF A PORTION OF
THE N.W. 1/4 OF SEC. 2 T.4N-R.27W S.B.M.
PARCEL MAP BOOK 5, PAGE 99
JANUARY 2003 SCALE 1" = 120'
SHEET

RECEIVED

AUG 09 2005

Proposed Residence
1325 West Mountain Drive
APN 021-020-012
Project Description

CITY OF SANTA BARBARA
PLANNING DIVISION
General

8/05/05~grg

For the purpose of this Project Description, the existing parcel: 2.01 acre lot (APN 021-020-012) will be referred to as the "Existing Lot" and the proposed added area will be referred to as "Added Area."

The Owners are also addressing the process of acquiring a portion of the northerly adjoining parcel (APN 021-020-012) to add to their total acreage.

The Added Area is located within the County of Santa Barbara. City Planning, Zoning and Public Works Staff have indicated that adding this area to the Existing Lot will require a Lot Line Adjustment (LLA) as well as a City Annexation. It was explained that the City Annexation process will include the LAFCO process and City/County Property Tax Exchange, and that construction the new residence and keeping the guesthouse will require a Conditional Use Permit (CUP).

It is anticipated that 1.32 acres will be acquired for a total lot size of 3.33 acres. The attached Site Plan shows these lots, existing buildings, proposed building envelope as well as the private road which provides access to three adjoining residences (two within County limits, and one within City limits). In October/04, the private road has been re-engineered, re-paved and has meet the county fire departments approval.

The Owners are obtaining this property in an effort to establish an area large enough to construct a primary residence (estimated to be approximately 2,500 square feet) in a natural setting without disrupting the existing oaks and to keep their current 900± square foot residence as a guest house (in addition to existing sheds and auxiliary building described below).

The existing residence's water supply is currently served by a varying size and materials (such as 1-2 inch galvanized and PVC pipe) which runs overland and connects to a water main on Gibraltar Road (City maintained). A City Project is currently in process to improve the city water supply not only the Gibson's existing residence, but also the additional 5 neighbors who currently run like systems overland through various properties and easements. This project is proposing to extend the City Water Main on West Mountain Drive ~1000 feet at the expense of the neighbors and will be gifted back to the City.

An existing 1200-gallon concrete septic system (constructed in 1980) serves the existing residence and was designed for a total capacity of five (5) bedrooms, which will be sufficient for both the proposed primary residence and guesthouse. (Septic tank information is available.) This septic system was originally sized in anticipation for an additional 4500 square foot main house, in addition to the existing 900± square foot existing guesthouse.

In the design of the proposed new residence, the incorporation of "green" building design where feasible is desired. It is our hope to implement concepts in alternative building materials (perhaps steel framing), use of recycled materials, gray water applications, solar applications, permeable paving and other aspects to construct our residence with sustainability as one of our priorities.

Proposed Residence
1325 West Mountain Drive
APN 021-020-012
Project Description

Uses of Existing and Proposed Structures, including Area

Existing Lot: There are currently three existing structures (shown on the Site Plan):

1. Primary Residence (Future Guest House) is approximately 900 square feet, and is proposed to remain.
2. Auxiliary Building (approximately 600 square feet) is used for storage, and is proposed to remain.
3. Shed #1 (approximately 120 square feet) is used for miscellaneous house and landscaping supplies storage, and is proposed to remain in place.
4. Shed #2 (approximately 120 square feet) is used for additional landscaping supplies, and is proposed to be relocated.
5. Proposed Residence (approximately 2,500 square feet) will be used as the primary residence.

Demolition or removal of any structures

In the "Added Area": There is currently one existing structure (shown on the Site Plan) in the Added Area. This is a vacant storage shed (#3), approximately 500 square feet. It will be either moved or demolished in relation to this project.

Site Square Footage and Acreage

Existing Lot: The existing lot is 2.01 acres (87,555 square feet).

Added Area: The proposed area to be added is 1.32 acres (57,500 square feet).

Total Area of Proposed Lot: The proposed total lot size will be 3.33 acres (145,055 square feet).

It should be noted that the Assessor's Parcel Map indicates that the Existing Lot is 1.82 acres. However, the current survey information provided by Waters Land Surveying revealed that the actual acreage is 2.01 acres.

Removal of Any Existing Trees or Significant Vegetation

In the vicinity of the proposed residence, there is a "proposed building envelope" near the drip line of existing oak trees where the residence is proposed to be placed. No structures are proposed within the drip line of Oak Trees. Within this envelope there are approximately six Olive Trees. These Olive Trees will be relocated as required to allow the construction of the new residence. All Oak trees will remain in place, and only minor pruning associated with fire requirements will be accomplished prior to construction. No major changes to existing vegetation in other portions of the site are required or proposed at this time.

Proposed Residence
1325 West Mountain Drive
APN 021-020-012
Project Description

Relevant Drainage Information

The site generally drains from North to South. There is a moderate embankment to the East; however the site slopes away from this embankment and does not contribute to its drainage. Future proposed development would be designed to maintain the drainage away from this embankment. A seasonal drainage swale runs along the westerly side of the property (adjacent to the driveway), collecting a majority of the site's drainage. This drainage continues to an existing culvert under West Mountain Drive.

There are three City maintained culverts in the vicinity of the Existing Lot under West Mountain Drive:

1. Culvert #1: A majority of the property drains adjacent to the driveway and under West Mountain Drive via an existing 24-inch culvert (located southwesterly of the property). This culvert has a concrete headwall at the entry. After this culvert, it enters a natural drainage course and continues downward.
2. Culvert #2: Another culvert is located southeasterly of the property. A very small portion of the site slopes towards this drainage course which is concentrated and drains to this existing 36 to 48-inch culvert under West Mountain Drive. After this culvert, it enters a natural drainage course and continues downward.
3. The third culvert is located near the private drive to the southwest of the property. This 12-inch culvert under West Mountain Drive receives negligible drainage from the property.

Parking and Landscaping Statistics

There are currently two (2) cars that regularly park on paved areas adjacent to the existing residence. Along the driveway and around the parking area there is space for approximately four (4) parked cars total.

With the proposed project, it is anticipated that three (3) cars total will regularly be parked on site. A three bay garage is proposed to be constructed along with the new primary residence, as well as paved areas that can accommodate spaces for an additional four (4) cars.

No structures are proposed within the drip line of Oak Trees. If the driveway or parking spaces or both encroach near the drip line of Oak Trees, the Owner will proposed permeable paving in those location to help prevent blockage of drainage to the root systems.

The existing landscaping is primarily composed of natural trees and vegetation. Approximately 8,000 square feet around the existing residence is cultivated with other landscaping.

With the proposed project, any existing Olive Trees conflicting with the proposed residence will be relocated. An area of approximately 2,000 around the perimeter of the proposed residence will be cultivated with new landscaping. The remainder of the property will be cleared of fire hazard vegetation as directed by the Fire Marshall, and otherwise remain in it's natural state.

Proposed Residence
1325 West Mountain Drive
APN 021-020-012
Project Description

Proposed Grading to Occur with cut and Fill (cubic yards)

Although the proposed project is still in the preliminary conceptual stages, if the new 2,500 square foot residence were positioned in the location shown on the site map, it is anticipated that the cut and fill can be balanced on site.

Justification of Project including Background and Reasons

The Owners purchased the existing lot from the previous Owners who had accomplished preliminary work on establishing a future primary residence on site (such as house plans and sizing and installing a larger septic tank). The Owners are interested in pursuing this prior intent to provide a larger living space for themselves, expanded family and their guests, and to enjoy their property to a greater extent.

Discretionary Approval Being Sought

After performing preliminary research regarding this proposed project, the discretionary approvals being sought are:

- Lot Line Adjustment
- City Annexation
- Conditional Use Permit (if required by the City)

in order to obtain all approvals required to construct a new primary residence, and keep the existing residential structure as a guesthouse and auxiliary building.

As a part of the PRT review process, information regarding the following items is sought:

- Information regarding permitting this project through the City
- Levels of review required for this project
- Boards and committees required to approve this project
- Approximate costs and timelines associated with the review and permitting process

From the information supplied by City, County and LAFCO Staff, it appears that the Lot Line Adjustment/Annexation process can occur concurrently with approvals for design/construction of the main residence. However, the Owner is concerned about the Lot Line Adjustment/Annexation taking an unexpected extended timeline not apparent or presented currently. This concern is associated with dedicating funds and resources prematurely on the design and approvals of the main residence. In other words, if possible, please provide information regarding the Lot Line Adjustment/Annexation process including:

- At what point in the LLA process is the concept "approved" and only "process" is left to be accomplished?
- How much time would be added to the overall timeline, if the LLA/Annexation process were accomplished before (and separately from) gaining approvals for the main residence design/construction?
- Is there any other information that would be helpful in making decisions regarding the progress of the LLA/Annexation, to be assured that the LLA/Annexation approval will move forward prior to spending resources for the main residence approvals/permits?

Proposed Residence
1325 West Mountain Drive
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Project Description

Indicate the Significant Issues and Problems as You Understand Them

The current understanding indicates that the significant issues regarding the proposed project will be in obtaining the proper amount of acreage and to comply with zoning standards. Calculations show that in order to construct a new primary residence while keeping the existing residence as a guesthouse, two main factors contribute to this calculation:

- Total Acreage required per Zone A-1: The minimum lot area for a dwelling unit is 43,560 square feet (1 acre). Therefore, the minimum lot area for two dwelling units would be 2 acres or 87,120 square feet.
- Additional Acreage required for slope considerations: From the existing City topographical information and survey conducted by Waters Land Surveying, the proposed building will be constructed in an area where the existing slope is approximately 16%. In accordance with 28.15 of the Zoning Ordinance, the minimum lot area would be required to be increased by 1.5 times.

With the above two considerations, it is our understanding that a minimum of 3.0 acres is required to construct the project as proposed. An actual slope calculation as defined by Section 28.15 of the Zoning Ordinance has been calculated by Water Land Surveying.

Another significant consideration will be the City Annexation of County property. We understand that in addition to the City's process, the Local Agency Formation Committee (LAFCO) process will also need to be considered. (See "Sanchez Annexation" below.)

According to City Planning Staff, constructing on a "Major Hillside" area (in accordance with the General Plan) will require careful architectural considerations, as well as approval by the Architectural Board of Review. For development in the Major Hillside Area, the General Plan states: "Suitable controls must be instituted to restrict the density and manner of future development in a way that would leave these foothills essentially open and unscarred." We feel this modest development meets those criteria and it is the owner's intention to present new landscaping and retain existing landscaping composed primarily of natural trees and vegetation.

Lastly, constructing in a "High Fire" area will also take additional considerations in preparation of the plans.

Information about Previous Contact with City Staff and Committees and Conclusion Drawn

A considerable amount of effort was given to researching City, County and LAFCO requirements regarding this proposed project. The following contains a summary of this information:

LAFCO: Bob Braitman at LAFCO indicated that the LAFCO process would be a part of the City Annexation process (the City will actually be the applicant to LAFCO, not the Owner). We understand that the LAFCO process will add approximately 6-8 weeks to the process including a Board Meeting, and will cost approximately \$1,000 to the Owner.

Project Description

County of Santa Barbara: The County of Santa Barbara Staff were contacted early in planning, and suggested further review by County staff (for additional fees) to answer questions regarding the permitting process. After contacting Bob Braitman from LAFCO, it was discovered that the County is "not a necessary player in this process." In the course of the City Annexation process, the City will negotiate a "Property Tax Exchange Agreement" with the County Administrators office, but this is not something the property owner applies for.

City Planning and Zoning: At the preliminary level, the City's Planning and Zoning are concerned with acreage and slope requirements, which are addressed in "Significant Issues" above. Planning and Zoning also indicated that grading, trees and environmental issues that would be reviewed at the time of PRT and Application. A Conditional Use Permit may be required to accommodate two dwelling units in Zone A-1, but only if the acreage restrictions (as discussed above) were met. This CUP (including a Planning Commission Hearing) could happen concurrently with the LLA and City Annexation. City Planning and Zoning will determine during the PRT if environmental review will be required.

City Building and Safety: Currently an initial review of Building Plans could take on the order of 4-6 weeks. Building and Safety reviews the plans after all other requirements from Planning, Zoning and Public Works have been met.

The available maps were consulted, and the following information was confirmed:

- Fire Zones – Lot located in High Fire Area
- Flood Maps – Lot located in Zone X.
- Seismic Hazard map – Lot located in Low Level Area
- Soil Creep and Expansive Soils Map – Lot located in Variable Soils Condition Area
- Erosion Hazard Map – Lot located in High Erosion Potential
- Liquefaction Map – Lot located in Minimal Liquefaction Area

City Public Works: The Owner and Representative met with City Public Works Staff to gain information regarding the LLA and Annexation Process. It was noted that:

- Property to the West did a similar annexation, the "Sanchez Annexation." Public Works suggested that the Owner could do research on this annexation. Research was conducted – see Sanchez Annexation below.
- Ensure LLA complies with City ordinances, zoning issues and City General Plan (project does comply with preliminary findings as discussed above).

Public Works representatives also estimated a 9-month process, where Planners would prepare the resolutions and ordinances.

Sanchez Annexation:

The property to the West of 1325 is a parcel, which included an annexation in 1985. Below is a summary of the process that took place for this annexation:

Proposed Residence
 1325 West Mountain Drive
 APN 021-020-012
Project Description

Summary of Sanchez Annexation Documents:

7/24/79	Initial annexation request letter by Owner
7/31/79	City Council Action to approve annexation process
8/20/79	Internal City Review. Responses included: - fire protection - no further lot splits - neighbor notifications - no environmental review required
9/24/79	LAFCO review. Response included: - Detachment from Montecito Fire District - Add area to MTD District
10/11/79	Planning Commission Hearing w/ Resolution - Montecito Fire District Detachment - Add to MTD District
11/6/79	City Council Meeting w/ Resolution and Ordinance - Zone classification - Montecito Fire District Detachment - Add to MTD District - Adopt resolutions and ordinances
6/30/80	City Attorney review MTD Issues
12/24/80	New City annexation fees addressed
5/29/81	City Council Meeting addressing Tax Exchange Provisions
9/3/81	Amendment to prior Resolution regarding MTD Issues and addressing Section 95035 of Public Utility Code
11/3/81	City Council Agenda item delayed by Owner
5/2/84	LAFCO Notice of Filing including the following jurisdictional changes: - County of Santa Barbara - Montecito Fire District - City of Santa Barbara - County Flood Control and Water Conservation District - County Water Agency - County Flood Zone #2 - Santa Barbara Metropolitan Transit District
6/1/84	City Council Meeting with Property Tax Exchange Resolution
7/27/84	City Council Meeting rescinding and new Property Tax Exchange Resolution
7/31/84	Economic Analysis by City Staff
10/11/84	City Memo stating Environmental Review is still not necessary

Proposed Residence
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Project Description

Summary of Sanchez Annexation Documents (*continued*):

10/18/84	Planning Commission Staff Report, recommending: - LLA is minor land transfer - Waive procedures for a Tentative Map - Approval LLA with conditions
11/6/84	Planning Commission Approved Resolution 127-84 for Parcel Map and Lot Line Adjustment
12/11/84	City Council Meeting to reorganize property and Annexation (Resolution 84-191)
12/11/84	Annexation Agreement 12,735 Signed
12/18/84	City Council Meeting to Zone New Territory (Ordinance 4311)
12/20/84	Letter from City to LAFCO transferring certified copies of Ordinance 4311 and Resolution 84-191
1/9/85	LAFCO Certificate of Completion
1/16/85	LAFCO Statement of Boundary Change
2/11/85	Tax Board Letter of Acknowledgement
2/25/85	SB County – Transfer of documentation
3/28/85	Final Notice of Recording

It should be noted that this is a summary of findings, and not a complete listing of events. Many of the delays noted were due to the Owner.



City of Santa Barbara
California

PRE-APPLICATION REVIEW
TEAM COMMENTS

April 2, 2003

Grant & Therese Gibson
1325 W. Mountain Drive
Santa Barbara, CA 93103

SUBJECT: 1325 W. MOUNTAIN DRIVE, MST#2003-00131

PRT MEETING DATE: Tuesday, April 8, 2003, at 2:30 p.m., 630 Garden Street, Housing & Redevelopment Conference Room, 2nd Floor

Dear Mr. and Mrs. Gibson:

I. INTRODUCTION/PROJECT DESCRIPTION

Staff from various City Departments/Divisions have reviewed your conceptual plans and correspondence for the subject project. This letter will outline our preliminary comments on your proposal. Please review this letter carefully prior to our scheduled meeting date. We will answer your questions at that time. The specificity of our comments varies depending on the amount of information available at this time. In many cases, more issues arise at later steps in the process. However, our intent is to provide applicants with as much feedback and direction as possible at this pre-application step in the process.

The project consists of a lot line adjustment between two properties; 2.01 (APN 021-050-027) and 52.4 acres (APN 021-020-012) in size, resulting in a 3.33 acre lot and a 51.1 acre lot. The 1.32 acre portion of the larger property that would be added to the existing 2.01 acre parcel would be annexed to the City, in order to facilitate the future development of a second dwelling unit on the property.

II. MAJOR ISSUES

A. Consistency with the Land Use Element

The Land Use Element of the General Plan recommends that residential density in the hillside open space areas be limited to one or less dwelling units per acre, depending on topography and other characteristics of the land. The description of the Cielito neighborhood states that designated major hillside open space areas should be rezoned to more restrictive densities than one dwelling unit to the acre.

In addition, the Land Use Element states that major hillsides serve as a transition between the residential areas of the community and the mountains. As such, "suitable controls must be instituted to restrict the density and manner of future development in a way that would leave these foothills essentially open and unscarred."

Although the subject property is not as steep as some of the surrounding areas in the Major Hillsides land use category, the Staff and the Planning Commission would carefully consider the appropriate intensity of development on the lot. Given that a significant amount of vegetation may need to be cleared due to the Fire Department's vegetation management requirements, the placement of an additional dwelling unit on the property may impact biological and visual resources, and limit the feasibility of such development on the property. Staff is also concerned about development consistency in this area. While Staff would support the creation of a larger parcel, we are concerned about the possibility of an additional dwelling unit in this sensitive and hazardous area.

B. Existing/Proposed Zoning Designation

The surrounding County zoning designation is 40-E-1, where a minimum of 40 acres is required per dwelling unit. In light of this, the direction provided in the City's Land Use Element (stated above), and the number of constraints on the subject property, Staff would recommend as part of the annexation proposal that the entire property be down-zoned to a more restrictive designation than the current A-1 Zone.

Given that the subject property is not within the City's Sphere of Influence, and that the City does not expect to receive a significant amount of requests to annex properties in this area, the potential down-zoning of the subject property would result in one parcel in the City having a more restrictive zoning designation than all surrounding properties (spot zoning). Spot zoning is discouraged and would result in an inconsistent application of land use regulations in this area of the City.

C. Wastewater Disposal/Services

The subject property is located in an area that is prone to septic tank failure. As such, Planning Staff has concerns about increasing the density of development in this area without connecting to City sewer services.

Should you choose to proceed with the annexation proposal, given our concerns stated above, the following will apply:

III. APPLICATIONS REQUIRED

The purpose of this review is to assist you with the City's review processing including Planning Commission (PC) application requirements, and to identify significant issues relevant to the project. In order to submit a complete PC application, please respond to the following items (see attached Planning Commission Submittal Packet).

Based on the information submitted, the required applications would be:

A. Planning Division

Based on the general information provided, Staff anticipates the following discretionary applications would be required. If the project description is altered, additional applications may be necessary.

1. An Initiation of Annexation of a portion of one lot to the City of Santa Barbara.
2. Following the initiation of the annexation by the Planning Commission or City Council, an application submittal would be required for environmental review, Planning Commission, and City Council review of the proposed annexation and lot line adjustment. The required discretionary applications would include the following:
 - (a) An Annexation of the subject property within the unincorporated area of Santa Barbara County to the City of Santa Barbara;
 - (b) A General Plan Amendment upon annexation of the property to add the subject property to the City's General Plan Map;
 - (c) A Zoning Map Amendment upon annexation of the property to zone the subject property;
 - (d) A Lot Line Adjustment between two lots, in order to obtain 1.32 acres from an adjacent lot (Gov. Code §66412);
 - (e) An Annexation Map, to be coordinated with LAFCO; and
 - (f) Design Review of the proposed building envelope(s) by the Architectural Board of Review (ABR).
3. Should you choose to proceed with the proposal for an additional dwelling unit on the lot, the following applications would also be required:
 - (a) A Conditional Use Permit to allow an additional dwelling unit on the property (SBMC §28.94.030.X);
 - (b) Neighborhood Preservation Ordinance (NPO) findings for grading, *if the amount of cut and fill outside of the main building footprint exceeds 500 cubic yards, or the total square footage of all structures on the parcel exceeds 6,500 square feet* (SBMC §22.68.070.A); and,
 - (c) Design Review of the proposed grading and new residence by the Architectural Board of Review (ABR).

B. Engineering Division

1. An application to the County of Santa Barbara for a lot line adjustment will be required. This application will be filed and/or recorded at the same

time as the Annexation Map, providing for the annexation of a single parcel into the City of Santa Barbara. Prior to the recordation of the lot line adjustment documents, copies shall be given to the Land Development Engineer for review.

2. Please review the attached Lot Line Adjustment handout. The County may require that the lot line adjustment be processed through the City of Santa Barbara. If so, the information in the handout will be applicable to your application.

IV. COMMENTS

A. Planning Division

1. The first step in the annexation process is for the proposed project to be initiated by the Planning Commission. This must be completed prior to making a formal permit application for our review. **We will have additional comments, more specific to the proposed annexation and development, at the time you submit materials for the formal application.**
2. At the Planning Commission hearing for the initiation of the proposed annexation, we anticipate discussing the following:
 - (a) General Plan Designation and Zoning for the property
 - (b) Connection to City water/sewer services
 - (c) Location/size of building envelope
 - (d) Grading (amount, location)
 - (e) Soil type/stability
 - (f) Vegetation management (for fire safety purposes)
 - (g) Emergency access
 - (h) Biological resources
3. Staff has forwarded a set of the submitted application materials to the County Planning and Development Department. We expect to work closely with the County in determining the most practical and expeditious approach to processing this application.
4. The owner of the adjacent property must be a co-applicant in the lot line adjustment proposal, and sign the Master Application.
5. Clarify whether the lot area for the existing lot (APN 021-050-027) includes the Mountain Drive right-of-way and any other public easements. The minimum lot area needed for each dwelling unit is based on *net* lot area.
6. We recommend that you make every effort to avoid disturbance of the oak trees on the property, and minimize tree removal in general. It is likely that trees removed will need to be relocated, or replaced at a to-be-

determined ratio, on-site. Please see the Fire Department's comments below regarding vegetation clearance requirements.

7. As a condition of a previous Modification approval (MST2000-00625) to allow the straw bale storage building to remain, a Zoning Compliance Declaration was to be recorded against the property's title. Staff cannot find verification that this has been completed. This requirement must be met prior the issuance of the Certificate of Occupancy for BLD2000-01678 (please see the Building and Safety Division's comment in section III.E.1 of this letter).

B. Engineering Division

1. Please show all necessary information on the proposed site plan, including existing storm drain structures, driveway gates, driveways, paths, fences and gates, buried structures (e.g., septic tank location), etc. Please follow the guidelines that are outlined on the "Tentative Map Handout" for the type of information that needs to be shown on the plan.
2. It is intended that all affected portions of the development site be located entirely within the City's jurisdiction. This would include preview and demonstrated concurrence by the County of Santa Barbara that it shall defer to the City concerning review of the proposed lot line adjustment, and annexation, in anticipation of the development of the site.
3. It is recommended that, for the lot line adjustment, a record of survey be included with the description and be recorded at the time of annexation. This request will help define the proposed property and clarify its boundaries.

C. Fire Department

Future development of site shall comply with the following Fire Department requirements:

1. ACCESS
 - (a) A minimum Fire Department access of 16 feet in width, to within 150 feet of the furthest exterior wall of all structures, shall be provided. This required access roadway shall not exceed 16% grade.
 - (b) Access roadways shall be designed with materials capable of supporting 60,000 pounds.
 - (c) The turning radius of roadways shall be no less than 70 feet in diameter, measured from outer edge to outer edge.
 - (d) If required access exceeds 300 feet in length, an approved Fire Department turnaround shall be provided.

2. WATER SUPPLY

A ten thousand (10,000) gallon water tank to be used for fire protection purposes only shall be provided within 500 feet of any new structure. (This does not include any existing water tanks required for previous structures).

3. FIRE SPRINKLERS

A residential fire sprinkler system is required in all new structures within Fire Zone 2.

4. VEGETATION MANAGEMENT

(a) All plantings used for landscaping within one hundred feet (150') of any structure must be fire resistant.

(b) All native brush, shrubs and grasses must be kept clear (thin, limb, and/or prune) to within one hundred feet (150') of any structure.

D. Transportation Division

1. The proposed building envelope needs to include the access drive to the new structure(s). Transportation Planning recommends access be taken from the private road.
2. Two covered parking spaces will be required for both of the proposed and existing residence as a part of this application.

E. Building & Safety Division

1. Please note that there is an open Building Permit case (BLD2000-01678), which is not completed, and must be finalized. The two-car carport will have to be built per the previous permit unless, as proposed, a garage is deemed an acceptable alternative by other City departments involved in the project. Please confirm, in writing, the acceptance of your alternative by other City departments, and provide that evidence to Sam Blackwell, your field inspector.
2. Although no permits from the Building & Safety Division would be required for the annexation request, a building permit application would be required for any improvements to the property, including the proposed relocation or demolition of sheds.
3. All utilities (power, telephones, cable TV) serving the proposed development (including poles located on subject properties) shall be placed underground, as required by City of Santa Barbara Municipal Code Chapter 22.38.
4. All roofs, paved areas, yards, and courtyards shall drain into a separate storm sewer system. Storm water runoff from one- and two- story single-family dwellings may be discharged onto flat areas, such as streets or

lawns, as long as the water flows away from the building and adjoining properties, and does not cause erosion (C.P.C. Chapter 11). Any work to discharge water to the public right-of-way requires an approved plan and a permit from the City's Public Works Department.

V. APPLICATION LETTER

Include in the letter an indication that the adjacent property owner affected by the lot line adjustment is a co-applicant in that portion of the proposal. Also, please correct the APNs for the subject properties referenced in the application letter.

VI. PLANS

A. Planning Division

1. The plans submitted for the Pre-application review are sufficient for the Planning Commission hearing on the Initiation of Annexation. At the time you submit materials for the formal annexation application, we would require all relevant information listed in the Planning Commission Submittal Packet (attached) to be included on the plans. In addition, please provide the following information on the plans:

- (a) Delineate the portions of the property with 0% < 20% slopes, 20% < 30% slopes, and > 30% slopes with different patterns or colors.
- (b) Provide final calculations of average slope for the newly configured lot (net area), in accordance with SBMC §28.15.080.

2. Building and development envelopes must be provided for existing and proposed site improvements. When delineating the envelopes, it is important that you consider the worst-case scenario, or the maximum amount of development/disturbance proposed within the foreseeable future.

Building Envelopes shall include existing and proposed habitable structural development on the parcel, including, but not limited to, primary residences, guest houses, studios and cabanas.

Development Envelopes shall include the Building Envelopes, together with the structures permitted therein, and all other areas subject to ground disturbance and grading. No grading or ground disturbance is allowed to occur outside the development envelope, with the exception of utility corridors to serve the property. The development envelope may include improvements such as walkways, decks, patios, arbors, carports, fences, walls, gazebos, spas, pools, utilities, and appurtenant yard improvements and uses. All areas not designated in either a Building or Development Envelope shall remain in an undeveloped condition.

3. Staff could not locate the existing 12-inch culvert, referenced in the application letter, on the site plan. Please clarify its location.

4. Should you pursue the construction of an additional dwelling unit on the property, the following requirements would need to be met:
 - (a) All development shall meet the required 25-foot front yard setback along Mountain Drive.
 - (b) The building height shall not exceed 30 feet.
 - (c) Two covered parking spaces shall be provided for each dwelling unit on the property.
 - (d) An open yard area of 1,250 square feet (20-foot minimum dimensions) shall be provided for each dwelling unit.
 - (e) The building materials used for roofing and siding shall be of a non-reflective nature. Shiny, mirror-like or glossy metallic finishes for such materials are prohibited.

B. Engineering Division

Please see the handout for "Tentative Maps" for the type of information that needs to be shown on the site plan for our review.

C. Transportation Division

1. Plans must be drawn at 1"=8', 1"=10', or 1"=20' scale.
2. Provide Land Use Zone, Assessor's Parcel Number(s) and street address on the plans.
3. Provide a statement of "parking required" and "parking provided."
4. Show all existing and proposed driveways, poles, drainage structures, trees, and other obstructions. Include the maximum slope of the private and public driveways on the plans. Driveways greater than 150 feet in length shall not exceed 16% slope. Driveways less than 150 feet in length shall not exceed 20% slope (please note that you must still meet the access requirements of the Fire Department).
5. Indicate paving material(s). Hard surface is required; however, permeable paving is recommended if it meets the Fire Department's requirements.

VII. REPORTS AND SPECIAL INVESTIGATIONS

The following reports and plans shall be submitted with your formal application for the project. Please note that we will need this information to evaluate the location/size of the proposed building and development envelopes, and thus, will be required even if you do not pursue an additional dwelling unit at this time.

A. Planning Division

1. Due to the fact that vegetation removal is likely to occur with this proposal, a biological report must be submitted for Planning Staff review. The report shall provide at least the following information:
 - (a) The existing environmental setting;
 - (b) A description of on-site biotic resources (e.g., vegetation, habitat), and off-site biotic resources (e.g., wildlife corridors), if applicable;
 - (c) A detailed assessment of special status species and their habitat (if applicable);
 - (d) Project impacts, including an analysis of short-term construction related, and long-term operational, project specific and cumulative impacts to biological resources;
 - (e) Secondary impacts as a result of the project (e.g., necessary thinning of vegetation per Fire Department requirements, fragmentation of a wildlife/habitat corridor)
 - (f) Recommended short- and long-term mitigation measures to avoid or reduce identified impacts.

Please keep in mind that the above list is general in nature. The report for your project may require either more or less information, depending upon the biologist's evaluation of the site.

2. A Preliminary Grading and Drainage Plan, including any disturbance associated with development of the residence, driveway, road widening, utility trenching, and vegetation clearance, will be required as part of the formal application.

B. Engineering Division

Please provide a hydrology report showing the 25-year storm capacity and run off, and please show on the site plan the direction of flow and the 100-year storm event escape route area.

C. Building & Safety Division

1. The proposed building envelope borders a relatively steep downhill slope. A significant structural setback may be required from this slope, reducing the proposed developable area. A geological engineering and soils report will be required, to evaluate soil conditions and determine an acceptable setback from the hillside, as part of a complete application for Planning Commission.
2. A separate septic system will be required, should you pursue an additional dwelling unit. A positive soils percolation test would be required, which,

if not successful, may prevent development. This test should be submitted with the Planning Commission application.

VIII. FEES

The following is a list of potential fees for the project. Please be informed that fees are subject to change at a minimum annually.

A. Planning Division

You were overcharged for the initial PRT-Lot Line Adjustment fee. As such, the fee for the Initiation of Annexation will be reduced by \$185.00.

Prior to Planning Commission:

Initiation of Annexation by the PC (\$425.00 - \$185.00)\$240.00

Following Initiation of Annexation by the Planning Commission:

Annexation.....\$910.00

Lot Line Adjustment (if reviewed by the City)\$350.00

Conditional Use Permit for Add'l Dwelling Unit (if pursued)\$1,020.00

Environmental Review (Categorical Exemption)¹.....\$110.00

ABR Review (Vegetation Removal or Grading Permit)\$175.00

Following Planning Commission/City Council Approval

Annexation Buy-In Fee- Chapter 4.04 of the Municipal Code (Annexation Fees and Charges) requires owners of annexed property to pay an annexation "buy-in" fee. The annexation fee amount is set by City Council Resolution based on the value of municipal improvements and the acreage of land in the City. This fee may be paid in a lump sum, or through an agreement recorded as a lien against the property requiring payment in full to the City within 60 days of LAFCO approval of the annexation.

LAFCO Fees- Additional fees will also be required by LAFCO for processing the annexation application. As these fees are subject to change by LAFCO, the City will not require payment of these fees by the applicant until the City makes an application to LAFCO.

B. Engineering Division

Prior to Application Completeness:

Plan Review Fee\$134.00

Following Planning Commission:

Lot Line Adjustment Fee\$1,055.00

Permit Fees.....TBD

¹ Additional fees may be required depending on the outcome of the initial environmental review.

Construction Fees.....TBD
Water Services Fees.....TBD

A complete review of fees will be provided with the subsequent review of the formal application submittal.

C. Transportation Division

Following Planning Commission:

Fee.....\$36.00

D. Building & Safety Division

Following Planning Commission:

Fee.....TBD

IX. NEXT STEPS:

1. Pay Planning fees for Initiation of Annexation.
2. Planning Commission hearing on Initiation of Annexation.

If the Planning Commission initiates the proposed annexation:

3. Apply for formal review of annexation by Planning Commission.
4. Application reviewed for completeness.
5. Determination of Environmental Review Process. The extent of this process will be determined based on the potential for the project to have significant environmental impacts.
6. Once environmental review is completed, a public hearing would be scheduled before the Planning Commission. The Planning Commission will take action on the Neighborhood Preservation Ordinance findings and Conditional use Permit (if pursued) and make a recommendation to City Council regarding the annexation, General Plan Amendment (GPA), and Zone Map Amendment (ZMA).
7. Tax negotiations between the City and County. City Staff initiates this process. Both the City and County adopt Property Tax Exchange Resolutions.
8. Public hearing before City Council for initiation of the annexation process for Local Agency Formation Commission (LAFCO) review of annexation, City Council introduction of ZMA ordinance, preliminary review of GPA resolution, and adoption of Property Tax Exchange Resolution.
9. The Lot Line Adjustment between APNs 021-050-027 and 021-020-012 needs to be processed through the County prior to LAFCO review.
10. City submits application for review of annexation by LAFCO.
11. LAFCO public hearing on annexation.
12. LAFCO submits resolutions to City consenting to annexation.
13. City agreements shall record concurrently, or after, LAFCO Certificate of Completion.

14. City Council hearing on final annexation actions, including adoption of resolution accepting LAFCO action, and adoption of ZMA ordinance and GPA resolution.
15. City delivers final annexation resolution to LAFCO.
16. LAFCO records Certificate of Completion and sends copy to City and State Board of Equalization. The City considers annexation final once the Certificate of Completion has been received from LAFCO. No permits may be issued, or lot line adjustment plan recorded, until the City has received this Certificate of Completion.
17. Submittal and recordation of agreements and plan for acceptance by City Council.
18. Submit building plans for City review. Review of building/grading plans by the Architectural Board of Review will be required prior to building plan check.

Please Note: The Planning Commission conducts regular site visits to project sites, generally the Tuesday morning prior to the scheduled hearing date. The Commission has requested that markers be provided on the site for all projects that may have size, bulk and scale, visual impacts or view issues, to provide a basic visual representation of project size and scale. Please be sure to place stakes at the corners of the proposed new buildings/additions and story poles located at the roof ridge line (the highest point of the roof) and the eave. Any large trees to be protected/removed should also be identified.

X. ATTACHMENTS AND HANDOUTS

A. Planning Division

Planning Commission Submittal Packet

B. Engineering Division

1. Tentative Map Requirements (for reference only)
2. Lot Line Adjustment Requirements
3. Water Extraction Rights
4. Best Management Practice for control of storm water runoff and surface pollutants

XI. CONTACTS

The following is a list of the contact personnel for the various City departments and/or divisions working on the processing of your application:

Planning Division, 564-5470Renee Brooke, Assistant Planner
Fire Department, 564-5702Nikki Studt, Fire Inspector I
Engineering Division, 564-5363C. Michael McCaleb, Land Development
Project Engineer
Transportation Division, 564-5385Susan McLaughlin, Assistant Transportation
Planner
Building & Safety Division, 564-5485Chris Short, Senior Plans Examiner

XII. CONCLUSIONS/GENERAL COMMENTS

These comments constitute your PRT review. The project is scheduled for review at a meeting on April 8, 2003, at 2:30 p.m., with staff from the Planning, Transportation, Engineering, Building & Safety Divisions and the Fire Department. Please review this letter carefully prior to our scheduled meeting date. We will answer your questions on the PRT comments at that time. If you do not feel it is necessary to meet with Staff to discuss the contents of the letter or the project, please call me at (805) 564-5470 by Monday, April 7th. If we do not hear from you by this date, we will assume that you will be attending the scheduled meeting. If you have any general or process questions, please feel free to contact me.

Sincerely,



Renee Brooke
Assistant Planner

cc: (w/o attachments)

Santa Barbara County Planning & Development Dept., 123 E. Anapamu Street SB CA 93101
Bob Braitman, LAFCO, 105 East Anapamu Street, SB CA 93101
Planning File
Barbara Shelton, Environmental Analyst
John Ewasiuk, Principal Civil Engineer
Marti Schultz, Supervising Civil Engineer
C. Michael McCaleb, Land Development Project Engineer
Joe Poire, Fire Inspector III
Nikki Studt, Fire Inspector I
Susan McLaughlin, Assistant Transportation Planner
Jim Buster, Senior Plans Examiner
Chris Short, Senior Plans Examiner

