



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: December 7, 2006
AGENDA DATE: December 14, 2006
PROJECT ADDRESS: 612 Alston Road (MST2005-00184)

TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 Jan Hubbell, AICP, Senior Planner
 Chelsey Swanson, Assistant Planner

I. PROJECT DESCRIPTION

The project involves the subdivision of an 88,205 square foot parcel (net) into two parcels in the A-2 Zone. An existing single-family residence would remain on proposed Parcel A and no new development is currently proposed for Parcel B. A modification is required for Parcel B to have less than the required 100 feet of frontage on a public street.

II. REQUIRED APPLICATIONS

The discretionary applications required for this project are:

1. A Modification to allow less than the required street frontage for a newly created lot in the A-2 Zone (SBMC §28.15.080 and §28.92.110.A); and
2. A Tentative Subdivision Map to allow the division of one parcel into two lots (SBMC 27.07).

III. PREVIOUS REVIEW

The Planning Commission reviewed a proposal for a two-lot subdivision at 612 Alston Road on October 5, 2006. The Commission continued the project indefinitely with a request that the applicant explore alternative lot configurations, provide a geology report, and provide additional information regarding the location of a future detention basin. Per the Planning Commission's request, the applicant explored options to create an east-west dividing lot line instead of a more north-south dividing lot line, where an easement would be created through the northern parcel for driveway access to the southern parcel. A geology report was also prepared to determine if a fault is located on the subject parcel, and the preliminary hydrology report has been revised for the purpose of identifying a potential location for a future detention basin (See Exhibits F and G).

IV. PROJECT REVISIONS

It was determined that an east-west lot line would not be feasible unless the total lot area for Parcel B is increased to at least 50,000 square feet in order to meet slope density. Without including the flatter portion of the parcel that would be used for driveway access, the average slope of Parcel B would be greater than 20%. That would force the lot area for Parcel A to be reduced by approximately 24.4% from what was originally proposed (from 50,490 to 38,205 square feet), to which the applicant is opposed. Therefore, the applicant proposes two new alternatives which are similar in lot configuration to the original proposal, but provide additional lot area and slightly wider building envelopes for Parcel B.

Option 1 would result in two new parcels totaling 46,695 net square feet (Parcel A) and 41,510 net square feet (Parcel B) with public street frontages of 181.55 feet and 53.4 feet, respectively. Option 2 would result in two new parcels totaling 50,547 net square feet (Parcel A) and 37,658 net square feet (Parcel B), with public street frontages of 211.70 feet and 23 feet, respectively (see Table B).

Staff is supportive of Option 1, which has similar lot configurations as the original proposal, but provides a wider Parcel B, with 10 more feet of street frontage and a larger building envelope. This option would allow the driveway to be located in an area that would minimize any impacts to existing oak trees. Option 2 proposes similar lot configurations to Option 1, also with a slightly larger building envelope for Parcel B than what was originally proposed; however, the driveway portion of the parcel would be narrowed to half the width of Option 1. Staff is not supportive of this option as it would force the driveway to be located in an area that would result in impacts, including some removal of existing oaks trees.

Staff also believes that the proposed lot configurations provided in Option 1 will allow for a similar result with regard to driveway and building location for Parcel B, as it would if the lots had an east-west dividing line and access and view easements. Further, staff believes it would be beneficial for existing and future property owners of both parcels, if Parcel B has control over the maintenance, landscaping, and use of the upper portion of the parcel where the driveway would be located. Staff also believes that it would not be appropriate to force a minimum lot area of 50,000 square feet for Parcel B and significantly reduce the lot area for Parcel A, for the primary purpose of creating an east-west dividing property line. There are other flag lots in the area, including one that backs onto the subject parcel. Additionally, the proposed lot sizes are consistent with and generally larger than adjacent parcels.

V. REPORTS

Geology Report: The City's Geological Resources Map indicates the location of a fault line within the northern portion of the subject parcel. Therefore, staff had previously set a condition of approval to require that a geology report be provided prior to or concurrent with the building permit application for a future residence on Parcel B. The Planning Commission requested that a study be provided prior to project approval. The applicant provided a study dated November 16, 2006, and prepared by William Anikouchine, California Certified Engineering Geologist. The report was based on a field investigation, which included trenching the subject property for a length of 190 feet and depth and width of 8 feet and 3 feet, respectively, and a review of available literature and previous mapping for the area (see Exhibit F). The report concluded that no faults or folds were evident on the subject

parcel, and indicated no geological constraints with regard to siting the building envelope for Parcel B. Faults were identified in the report as being located north and south of the subject property, but not within the immediate vicinity.

Preliminary Hydraulic Report: The Planning Commission requested that a feasible location for a future detention basin be identified on the map, which would accommodate the increase in runoff for a 25-year storm event as a result of new development on Parcel B. The applicant provided a Revised Preliminary Hydraulic Report, dated October 31, 2006, and prepared by MAC Design Associates. The report indicates that a detention basin could be located in the southern portion of proposed Parcel B, and that the location could be flexible based on the future location of a home. The detention basin would be designed so that the existing (pre-development) peak runoff rate for a 25-year storm event would be decreased by 0.12 cubic feet per second (cfs), even after Parcel B has been developed with new impervious surfaces.

VI. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant/ Property Owner :	Diane Norman		
Parcel Number: 015-171-014	Lot Area:	92,915 sq. ft. gross (2.13 acres) 88,205 sq. ft. net (2.02 acres)	
General Plan: Residential, 2 units/ acre	Zoning:	A-2, Single-family Residence Zone	
Existing Use: Single-Family Residential	Topography:	15.5% average slope, sloping down from north to south	
Adjacent Land Uses:			
North - Single-Family Residential		East - Single-Family Residential	
South - Single-Family Residential		West - Single-Family Residential	

B. PROJECT STATISTICS

Original Proposal	Lot Area (net sq. ft.)	Average Slope	Street Frontage
Proposed Parcel A	50,490	12.73%	192.16 ft
Proposed Parcel B	37,501	19.15%	43.39 ft
Option 1			
Proposed Parcel A	46,695	13.91%	181.55 ft
Proposed Parcel B	41,510	18.75%	53.45 ft
Option 2			
Proposed Parcel A	50,457	13.36%	211.70 ft
Proposed Parcel B	37,658	19.74%	23.30 ft

Zoning Ordinance Requirements	25,000 sq. ft. 37,500 sq. ft. 50,000 sq. ft.	0-10% slope >10-20% slope >20-30% slope	100 ft
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VII. RECOMMENDATION

General Plan and Zoning Ordinance Consistency, and environmental review issues, are discussed thoroughly in the October 5, 2006 Staff Report, and are also applicable to Option 1. The proposed project (Option 1) conforms to the City’s Zoning Ordinance, with approval of the street frontage modification for Parcel B, and policies of the General Plan. In addition, the proposed lot configurations and sizes are consistent with the surrounding neighborhood. Therefore, Staff recommends that the Planning Commission approve the project, making the findings outlined in Section VIII of this report, and subject to the conditions of approval in Exhibit A.

VIII. FINDINGS

The Planning Commission finds the following:

A. STREET FRONTAGE MODIFICATION (SBMC §28.15.080 AND §28.92.110.A)

The modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on a lot. The proposed lot configuration is consistent with the surrounding pattern of development and the location of the existing residence limits the amount of available street frontage for a newly created parcel. There are adjacent parcels in the neighborhood that have less than 100 feet of street frontage or no street frontage at all.

B. THE TENTATIVE MAP (SBMC §27.07.100)

With the approval of the street frontage modification, the Tentative Subdivision Map is consistent with the General Plan and the Zoning Ordinance of the City of Santa Barbara since the proposed lots would meet the minimum lot size specified in the A-2 zone and the density requirements of the General Land Use Designation of two units per acre.

Exhibits:

- A. Revised Conditions of Approval
- B. Tentative Map – Previously Reviewed Proposal
- C. Tentative Map – Option 1 (Proposed Project)
- D. Tentative Map – Option 2
- E. Applicant's revised letter, dated November 16, 2006
- F. Geology Report
- G. Revised Preliminary Drainage Report
- H. Planning Commission Minutes, October 5, 2006
- I. Staff Report dated October 5, 2006

PLANNING COMMISSION CONDITIONS OF APPROVAL

612 ALSTON ROAD
STREET FRONTAGE MODIFICATION AND TENTATIVE SUBDIVISION MAP
DECEMBER 14, 2006

- I. In consideration of the project approval granted by the Planning Commission and for the benefit of the owner(s) and occupant(s) of the Real Property, the owners and occupants of adjacent real property and the public generally, the following terms and conditions are imposed on the use, possession and enjoyment of the Real Property:
- A. **Recorded Agreement.** Prior to the issuance of any Public Works permit or Building permit for the project on the Real Property, the Owner shall execute an "Agreement Relating to Subdivision Map Conditions Imposed on Real Property", which shall be reviewed as to form and content by the City Attorney, Community Development Director and Public Works Director, recorded in the Office of the County Recorder, and shall include the following:
1. **Uninterrupted Water Flow.** The Owner shall provide for the uninterrupted flow of water through the Real Property including, but not limited to, swales, natural water courses, conduits and any access road, as appropriate. The Owner is responsible for the adequacy of any project-related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health or damage to the Real Property or any adjoining property.
 2. **Approved Development.** The development of the Real Property approved by the Planning Commission on October 5, 2006 is limited two lots and the improvements shown on the Tentative Subdivision Map signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara.
 3. **Lighting.** Exterior lighting, where provided, shall be consistent with the City's Lighting Ordinance and most currently adopted Energy Code. No floodlights shall be allowed. Exterior lighting shall be shielded and directed toward the ground.
 4. **Drainage.** Pre-development runoff rates shall be maintained. On-site detention of calculated increases in runoff for a 25-year storm event associated with new development on a parcel, and as indicated in the Final Hydrology Report, shall be required.
 5. **Maintenance of Drainage System.** Owner shall be responsible for maintaining the drainage system in a functioning state. Should any of the project's surface or subsurface drainage structures fail or result in increased erosion, the Owner shall be responsible for any necessary repairs to the system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the applicant shall submit a repair and restoration plan to the Community Development Director to determine if an amendment or a new Building permit is required to authorize such work.
- ~~6. **Geology Report.** A geology report, prepared by a licensed civil or geotechnical engineer, that provides site specific explorative data on the location of the~~

~~identified fault line shall be prepared and submitted to the Building and Safety Department prior to and/or concurrent with the application for a building permit for a new residence on Parcel B.~~

~~7.6.~~ **Soils Report.** A soils report shall be submitted to the Building and Safety Department prior to and/or concurrent with the application for a building permit for a new residence on Parcel B. A soils report shall also be submitted for additions or new structures that are 1,000 square feet or greater on either parcel.

~~8.7.~~ **Tree Protection Plan.** A Tree Protection Plan, prepared by a Certified Arborist, shall be prepared for the construction of the new driveway and residence on Parcel B.

B. **Design Review.** The following is subject to the review and approval of the Architectural Board of Review (ABR):

1. Location and type of new City Standard street light.

~~1.2.~~ Provide a Tree Protection Plan prepared by a Certified Arborist for the construction of the new driveway and residence on Parcel B. The Tree Protection Plan shall be based on the Arborist Report, prepared by Duke McPherson, dated May 21, 2006, and shall consist of a Proposed Tree Retention Plan, and Proposed Tree Removal and Impact Mitigation Plan. Said Plans shall be reviewed and approved by the ABR and shall include the following:

a. Proposed Tree Retention Plan: The Proposed Tree Retention Plan shall show all proposed development, including structure footings, grading and fill, and utilities, with potential for impacts to existing trees (4 inch diameter or greater). All trees to be removed shall be indicated with an "X" drawn through the tree.

Provide a Plan for the retention of trees including a fencing plan that shows trees to be retained with temporary protective fencing to be installed prior to any on-site ground disturbance shown 5'0" outside of actual dripline of the tree. Other methods to protect trees during construction including but not limited to, root cutting and pruning techniques, use of hand tools, minimizing disturbance, etc.

b. Tree Removal and Impact Mitigation Plan: Provide a Mitigation Plan for the removal or substantial encroachment of 20 % or more into the dripline of any "healthy" existing surveyed tree (4 inches diameter or greater).

~~2.3.~~ **Driveway location.** The new driveway for Parcel B shall be located on the western portion of the parcel, in order to avoid impacts to existing oak trees to the extent feasible.

C. **Public Works Submittal Prior to Parcel Map Approval.** The Owner shall submit the following, or evidence of completion of the following, to the Public Works Department for review and approval, prior to processing the approval of the Parcel Map for the project:

1. **Parcel Map.** The Owner shall submit to the Public Works Department for approval, a Parcel Map prepared by a licensed land surveyor or registered Civil Engineer. The Parcel Map shall conform to the requirements of the City Survey Control Ordinance.
 2. **Water Rights Assignment Agreement.** The Owner shall assign to the City of Santa Barbara the exclusive right to extract ground water from under the Real Property. Said agreement will be prepared by Engineering Division Staff for the Owner's signature.
 3. **Off-Site Public Street Improvement Plans.** The Owner shall submit building plans for construction of improvements along the property frontage on Alston Road. As determined by the Public Works Department, the improvements shall include new and/or remove and replace to City standards, the following: new City standard residential driveway approach, underground service utilities, supply and install one residential standard street light, preserve and/or reset survey monuments, and provide adequate positive drainage from site. The building plans shall be prepared by a registered civil engineer or licensed architect. Any work in the public right of way requires a public works permit.
- D. **Public Works Requirements Prior to Building Permit Issuance.** The Owner shall submit the following, or evidence of completion of the following to the Public Works Department for review and approval, prior to the issuance of a Building Permit for the future development of Parcel B.
1. **Recordation of Parcel Map Agreements.** After City Council approval, the Owner shall provide evidence of recordation to the Public Works Department.
 2. **Approved Public Improvement Plans and Concurrent Issuance of Public Works Permit.** Upon acceptance of the approved public improvement plans, a Public Works permit shall be issued concurrently with a Building permit.
 3. **Hydrology Report.** The Owner shall submit a final hydrology report justifying that the existing on-site and proposed on-site drainage system adequately conveys a minimum of a 25-year storm event. The report shall indicate recommendations for the ~~d~~retention of an increase to pre-development runoff levels.
- E. **Community Development Requirements Prior to Building Permit Issuance.** The following shall be finalized prior to, and/or submitted with, the application for a Building permit:
- ~~1. **Geology Report.** Submit to the Building and Safety Division a geology report, prepared by a licensed civil or geotechnical engineer, that provides site specific subsurface explorative data. This report will identify the location of the identified fault line and is required for the development of Parcel B.~~
 - 2.1. **Soils Report.** Submit to the Building and Safety Division a soils report. A soils report shall be submitted for additions or new structures that are 1,000 square feet or greater on either parcel.

F. **Building Permit Plan Requirements.** The following requirements/notes shall be incorporated into the construction plans submitted to the Building and Safety Division for future Building permits for development on Parcel B.

1. **Design Review Requirements.** Plans shall show all design, landscape and tree protection elements, as approved by the Architectural Board of Review, outlined in Section B above.
2. **Technical Reports.** All recommendations of the ~~geology and soils~~ reports, approved by the Building and Safety Division, shall be incorporated into the construction plans. Recommendations of the final hydrology report, approved by the Public Works Department, shall also be incorporated into the construction plans.
3. **High Fire Hazard Construction.** High fire hazard construction requirements shall be met.
4. **Unanticipated Archaeological Resource Discovery Procedures and Mitigation.** Standard discovery measures shall be implemented per the City Master Environmental Assessment throughout grading and construction:

Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts.

If during any grading or construction on the site such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and a City-approved archaeologist shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, including but not limited to redirection of grading and/or excavation activities. If the findings are potentially significant, further analysis and/or other mitigation shall be prepared and accepted by the Environmental Analyst and the Historic Landmarks Commission, and implemented by the project Work in the area may only proceed after the Environmental Analyst grants authorization.

If prehistoric or other Native American remains are encountered, a Native American representative shall be consulted, and the archaeologist and Native American representative shall monitor all further subsurface disturbances in the area of the find.

If the discovery consists of potentially human remains, the Santa Barbara County Coroner and the California Native American Heritage Commission must also be contacted.

5. **Conditions on Plans/Signatures.** The final Planning Commission Resolution shall be provided on a full size drawing sheet as part of the drawing sets. Each condition shall have a sheet and/or note reference to verify condition compliance. If the condition relates to a document submittal, indicate the status of the submittal

(e.g., Final Map submitted to Public Works Department for review). A statement shall also be placed on the above sheet as follows: The undersigned have read and understand the above conditions, and agree to abide by any and all conditions which is their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

Property Owner	Date	
Contractor	Date	License No.
Architect	Date	License No.
Engineer	Date	License No.

G. Construction Implementation Requirements. All of these construction requirements shall be carried out in the field for the duration of the project construction.

1. **Construction-Related Truck Trips.** Construction-related truck trips shall not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.). The purpose of this condition is to help reduce truck traffic on adjacent streets and roadways.
2. **Construction Hours.** Construction (including preparation for construction work) is prohibited Monday through Friday before 7:00 a.m. and after 5:00 p.m., and all day on Saturdays, Sundays and holidays observed by the City of Santa Barbara, as shown below:

New Year's Day.....	January 1st*
Martin Luther King's Birthday	3rd Monday in January
Presidents' Day	3rd Monday in February
Memorial Day	Last Monday in May
Independence Day.....	July 4th*
Labor Day	1st Monday in September
Thanksgiving Day	4th Thursday in November
Following Thanksgiving Day.....	Friday following Thanksgiving Day
Christmas Day.....	December 25th*

*When a holiday falls on a Saturday or Sunday, the preceding Friday or following Monday, respectively, shall be observed as a legal holiday.

When, based on required construction type or other appropriate reasons, it is necessary to do work outside the allowed construction hours, contractor shall contact the Chief of Building and Safety to request a waiver from the above

construction hours, using the procedure outlined in Santa Barbara Municipal Code §9.16.015 Construction Work at Night. Contractor shall notify all residents within 300 feet of the parcel of intent to carry out night construction a minimum of 48 hours prior to said construction. Said notification shall include what the work includes, the reason for the work, the duration of the proposed work and a contact number.

3. **Construction Storage.** Storage or staging of construction materials and equipment within the public right-of-way is prohibited.
4. **Water Sprinkling During Grading.** During site grading and transportation of fill materials, regular water sprinkling shall occur using reclaimed water whenever the Public Works Director determines that it is reasonably available. During clearing, grading, earth moving or excavation, sufficient quantities of water, through use of either water trucks or sprinkler systems, shall be applied to prevent dust from leaving the site. Each day, after construction activities cease, the entire area of disturbed soil shall be sufficiently moistened to create a crust.
 - a. Throughout construction, water trucks or sprinkler systems shall also be used to keep all areas of vehicle movement damp enough to prevent dust raised from leaving the site. At a minimum, this will include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency will be required whenever the wind speed exceeds 15 mph.
5. **Covered Truck Loads.** Trucks transporting fill material to and from the site shall be covered from the point of origin.
6. **Expeditious Paving.** All roadways, driveways, sidewalks, etc., shall be paved as soon as possible. Additionally, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used, as directed by the Building Inspector.
7. **Gravel Pads.** Gravel pads shall be installed at all access points to the project site to prevent tracking of mud on to public roads.
8. **Construction Best Management Practices (BMPs).** Construction activities shall address water quality through the use of BMPs, as approved by the Building and Safety Division.
9. **Construction Contact Sign.** Immediately after Building permit issuance, signage shall be posted at the points of entry to the site that list the contractors name, telephone number, work hours, site rules, and construction-related conditions, to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval.
10. **Tree Protection.** All trees not indicated for removal on the site plan shall be preserved, protected and maintained, in accordance with the Tree Protection Plan and any related Conditions of Approval.

11. **Construction Equipment Maintenance.** All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices.
- H. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:
 1. **Repair Damaged Public Improvements.** Repair any damaged public improvements (curbs, gutters, sidewalks, etc.) subject to the review and approval of the Public Works Department. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.
 2. **Complete Public Improvements.** Public improvements, as shown in the improvement/building plans, including utility undergrounding and installation of street trees.
- I. **Litigation Indemnification Agreement.** In the event the Planning Commission approval of the Project is appealed to the City Council, Applicant/Owner hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any third party legal challenge to the City Council's denial of the appeal and approval of the Project, including, but not limited to, challenges filed pursuant to the California Environmental Quality Act (collectively "Claims"). Applicant/Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorney fees or court costs made in connection with any Claim.

Applicant/Owner shall execute a written agreement, in a form approved by the City Attorney, evidencing the foregoing commitments of defense and indemnification within thirty (30) days of the City Council denial of the appeal and approval of the Project. These commitments of defense and indemnification are material conditions of the approval of the Project. If Applicant/Owner fails to execute the required defense and indemnification agreement within the time allotted, the Project approval shall become null and void absent subsequent acceptance of the agreement by the City, which acceptance shall be within the City's sole and absolute discretion. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorney fees, expenses and costs of that independent defense.

NOTICE OF APPROVAL TIME LIMITS:

The Planning Commission's action approving the Modification shall terminate two (2) years from the date of the approval, per Santa Barbara Municipal Code §28.87.360, unless:

1. The parcel map is approved and recorded. An extension may be granted by the Community Development Director.
2. The project also includes approval of a Development Plan, Tentative Subdivision Map or a Coastal Development Permit, in which case the longer approval period shall prevail.

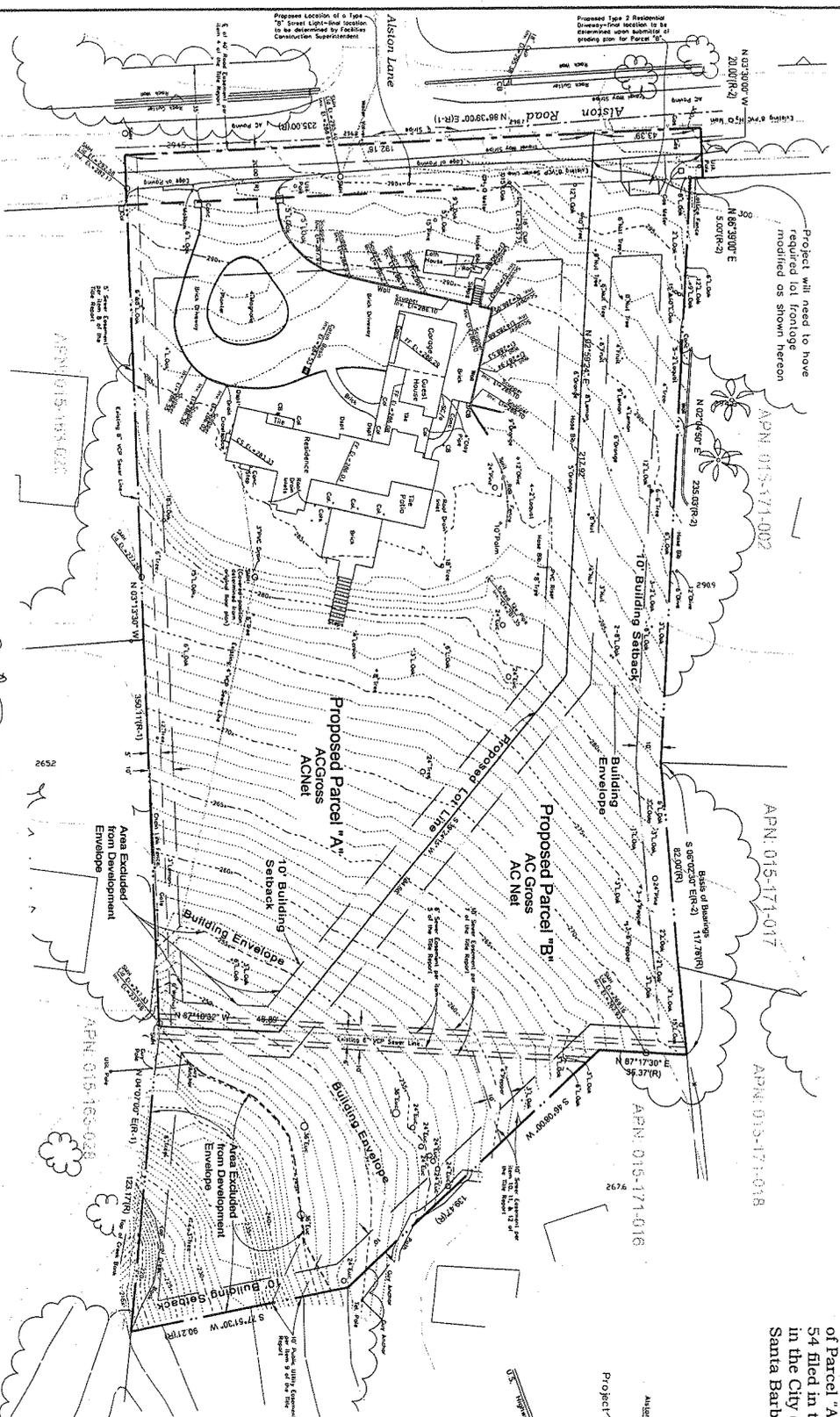
PLANNING COMMISSION CONDITIONS OF APPROVAL
612 ALSTON ROAD
DECEMBER 14, 2006
PAGE 8 OF 8

**NOTICE OF TENTATIVE SUBDIVISION MAP (INCLUDING NEW CONDOMINIUMS
AND CONDOMINIUM CONVERSIONS) TIME LIMITS:**

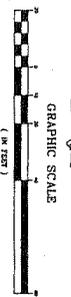
The Planning Commission's action approving the Tentative Map shall expire two (2) years from the date of approval. The subdivider may request an extension of this time period in accordance with Santa Barbara Municipal Code §27.07.110 or the provisions of the California Subdivision Map Act.

Tentative Map _____
 of Parcel "A" of S.B.C. Lot Split Book C, Page
 54 filed in the Office of the County Recorder
 in the City of Santa Barbara, County of
 Santa Barbara, State of California

Vicinity Map
 (Not to Scale)



Project will need to have
 required lot frontage
 modified as shown herein



Note:
 The Development Envelope for each Parcel
 is the entire Parcel less that portion within
 the Road Right of Way less other areas
 depicted hereon.

NOTES & LEGEND

Diagonal lines indicate areas to be removed from the project.

Shaded areas indicate areas to be removed from the project.

Other symbols and lines are defined in the legend.

PERMITS

DATE: _____

PROJECT NO.: _____

PROJECT NAME: _____



Surveyor's Statement

This map is a true and correct copy of the original field notes and data upon which it was prepared.

DATE: _____

PREPARED BY
Blake Land Surveys
 1000 N. Santa Barbara Street
 Santa Barbara, CA 93101
 P.O. BOX 469
 TEL: 805-966-1976
 FAX: 805-966-1976
 E-MAIL: bsls@blakesurveys.com

DATE PREPARED 12/17/2005

PROJECT NO. P2000013

DRAWING NO. 2000013

SCALE 1" = 20'

DATE 01-27-2006

BY KSB

CHKD _____

Original Version

OWNER:
 Diane Norman
 213 Acres
 Santa Barbara, CA 93108-2385
 805-448-9328

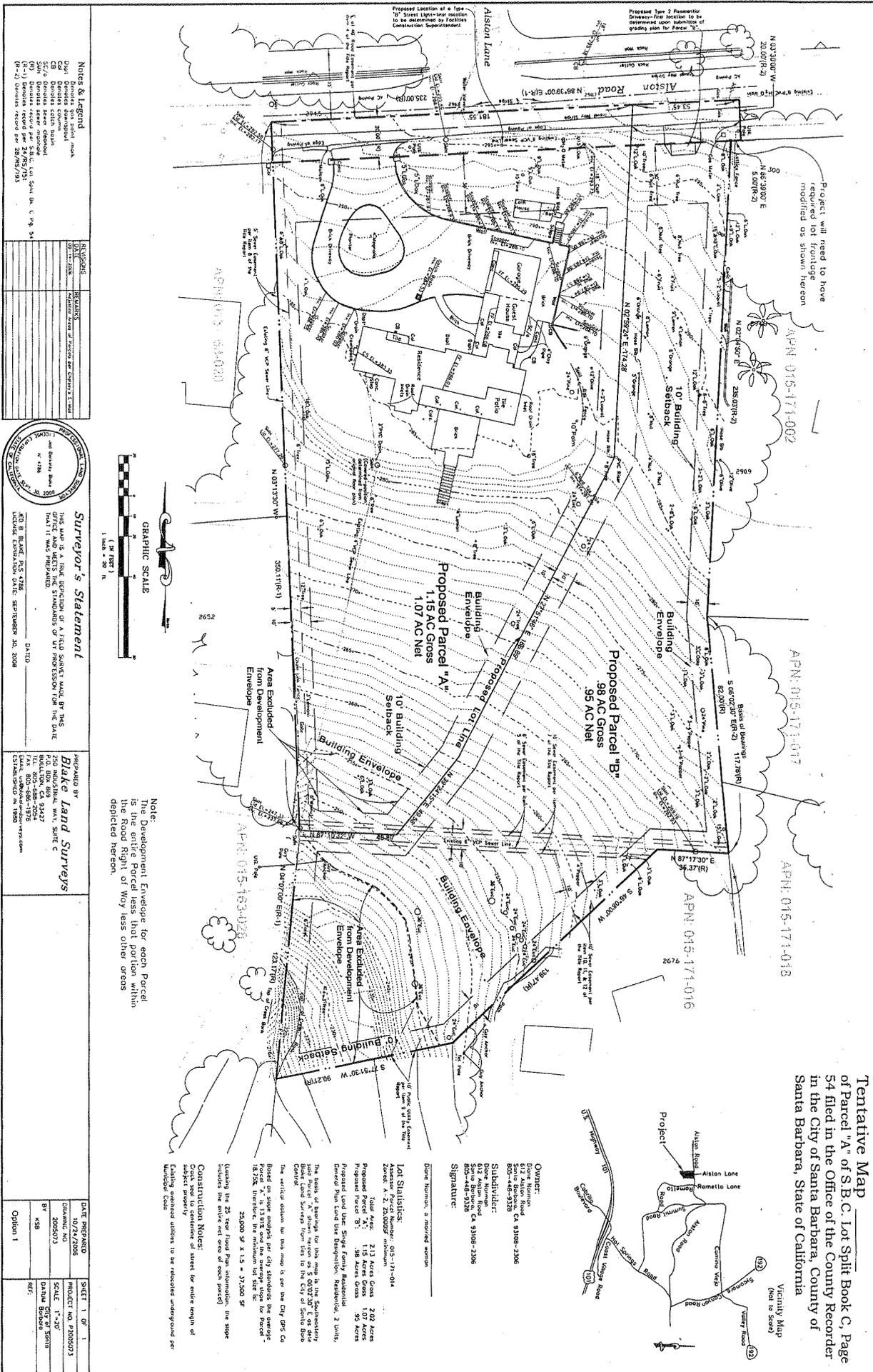
Subdivider:
 Diane Norman
 Santa Barbara, CA 93108-2385
 805-448-9328

Signature:
 Diane Norman, a married woman

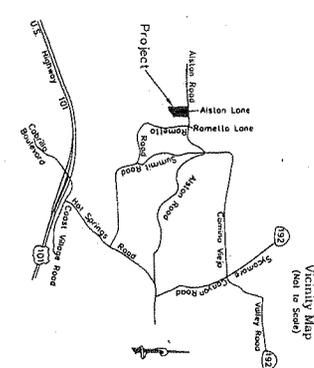
Lot Statistics:
 Assessor Parcel Number: 015-171-014
 Zoned: A-7, 25,000 SF minimum
 Total Area: 213 Acres Gross
 Proposed Parcel "A": 188 Acres Gross
 Proposed Parcel "B": 25 Acres Gross
 Proposed Land Use: Single Family Residential
 General Plan Land Use Designation: Residential

The basis of design for this map is per the
 based on latest available per city standards, 1
 1515% standard. The maximum lot size is
 25,000 SF x 1.5 = 37,500 SF
 (including the 25 Year flood plain limitation, the slope analysis
 includes the entire wet area of each parcel)

Construction Notes:
 Dimensions of street for entire length of
 subject property.
 Existing easement utilities to be retained underground per
 Municipality Code



Tentative Map
 of Parcel "A" of S.B.C. Lot Split Book C, Page 54 Filed in the Office of the County Recorder in the City of Santa Barbara, County of Santa Barbara, State of California



DRAWN:
 612 Alston Road
 Santa Barbara, CA 93108-2306
 805-448-9328

Subdivider:
 Done Harmon
 612 Alston Road
 Santa Barbara, CA 93108-2306
 805-448-9328

Signature:

Lot Statistics:
 - Parcel A: 1.15 Acres Gross, 1.07 Acres Net
 - Parcel B: 98 Acres Gross, 95 Acres Net
 - Parcel C: 2.13 Acres Gross, 1.15 Acres Net, 1.07 Acres Gross, 1.07 Acres Net

Construction Notes:
 The 25' year Flood Plain information, the slope indicates the entire wet area of each parcel.
 The vehicle column for this map is per the City GIS. Do based on slope analysis per City standards for average flood "X" is 1.13% and the average slope for Parcel A, B, C, respectively, are 0.000%, 0.000%, and 0.000%.

Note:
 The Development Envelope for each Parcel is the entire Parcel less that portion within the Road Right of Way less other areas depicted herein.

Notes & Legend

DAK	Designated Development
DB	Designated Building
DD	Designated Driveway
DE	Designated Easement
DF	Designated Flood Plain
DR	Designated Right of Way
DS	Designated Setback
DT	Designated Title
DU	Designated Utility
DV	Designated Vehicle
DW	Designated Wetland
DX	Designated X
DY	Designated Y
DZ	Designated Z



Surveyor's Statement
 THIS MAP IS A TRUE AND CORRECT REPRESENTATION OF THE FIELD SURVEY MADE BY THIS OFFICE AND MEETS THE STANDARDS OF A PROFESSIONAL SURVEYOR FOR THE DATE MADE AND PREPARED.
 DATE: 10/24/2006
 SURVEYOR: Blake Land Surveys, Inc.
 LICENSE NUMBER: 4788

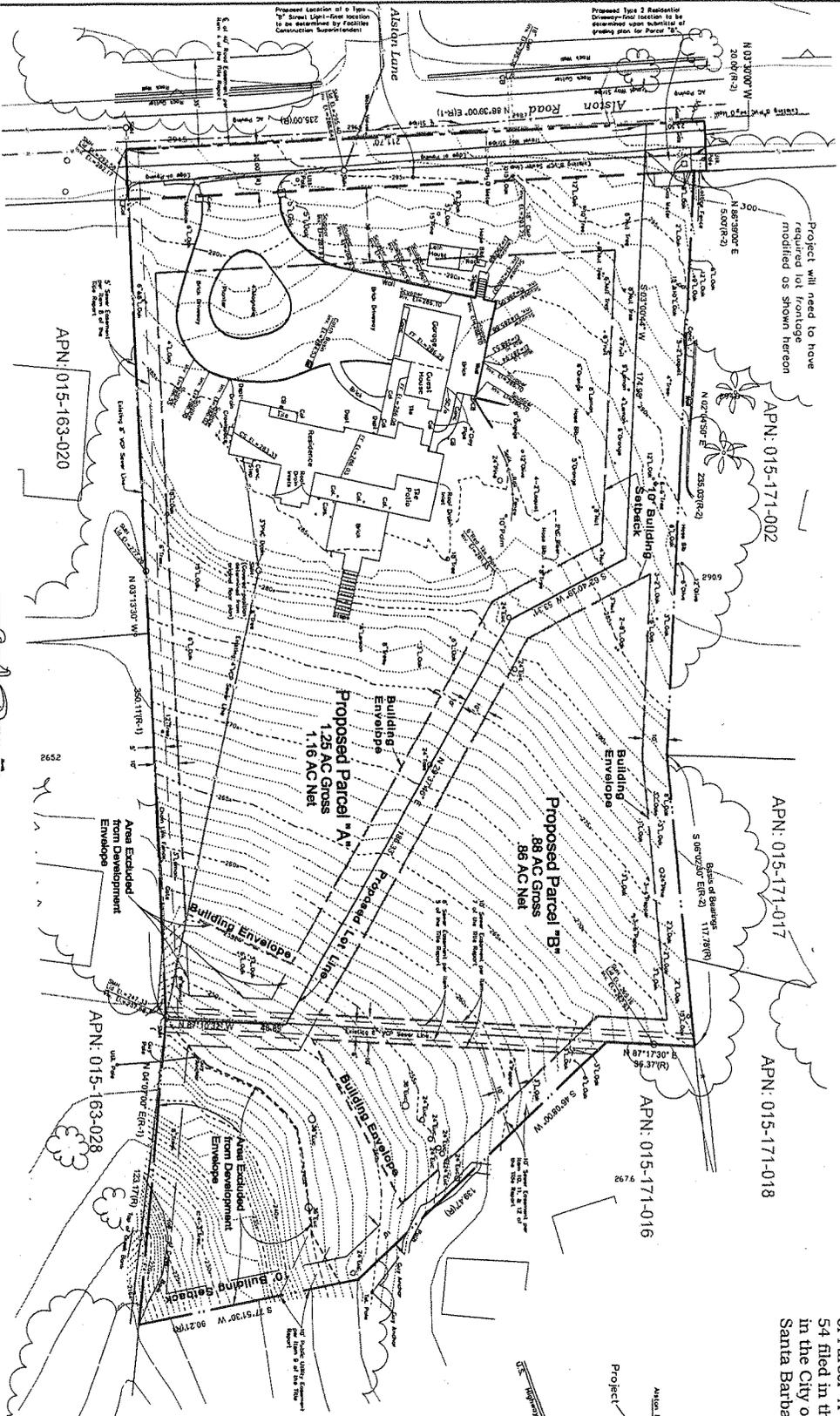
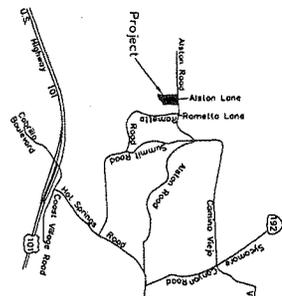
PREPARED BY:
 Blake Land Surveys
 250 INDUSTRIAL WAY, SUITE C
 BURLINGTON, CA 93427
 TEL: 805-688-2975
 FAX: 805-688-2976
 EMAIL: info@blakesurveys.com
 WWW: www.blakesurveys.com

DATE PREPARED	10/24/2006
DYNAMIC NO	20060973
SCALE	1" = 20'
DRAWN BY	DAK
REF:	Option 1

SHEET 1 OF 1	
PROJECT NO	20060973
SCALE	1" = 20'
DRAWN BY	DAK
REF:	Option 1

Tentative Map of Parcel "A" of S.B.C. Lot Split Book C, Page 54 filed in the Office of the County Recorder in the City of Santa Barbara, County of Santa Barbara, State of California

Vicinity Map (Not to Scale)



Project will need to have required lot frontage modified as shown hereon

APN: 015-171-002

APN: 015-171-017

APN: 015-171-018

APN: 015-171-016

APN: 015-163-020

APN: 015-163-028

OWNER:
 812 Alston Road
 Santa Barbara, CA 93108-2306

Subdivider:
 812 Alston Road
 Santa Barbara, CA 93108-2306

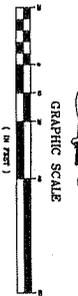
Signature:

Lot Statistics:
 Assessor's Parcel Number: 015-171-014
 Assessor's Parcel Area: 212 Acres Gross
 Proposed Parcel "A": 123 Acres Gross
 Proposed Parcel "B": 88 Acres Gross
 Proposed Parcel "C": 88 Acres Gross

Notes:
 The basis of bearings for this map is the Southern Base Line of the 1848 and 1850 surveys for the 1572E. Therefore, the maximum lot size is 23,000 SF x 1.3 = 37,900 SF (including the 25 year flood plain elevation, the 5' includes the entire net area of each parcel).

Construction Notes:
 Existing overhead utilities to be relocated underground per Municipal Code

Note:
 The Development Envelope for each Parcel is the entire Parcel less that portion within the Road Right of Way less other areas depicted hereon.



Surveyor's Statement

This map is a true depiction of a final survey made by this office and meets the standards of an experienced surveyor for the date and time made hereon.

ADO B. BLAKE, PLS 4786
 LICENSE EXPIRES DATE: SEPTEMBER 30, 2008

PREPARED BY
Blake Land Surveys
 220 INDUSTRIAL WAY, SUITE C
 BILLYON, CA 93427
 TEL: 805-486-1978
 FAX: 805-486-1979
 EMAIL: bblake@blakesurveys.com
 ESTABLISHED IN 1989

DATE PREPARED	10/24/2006	SHEET 1 OF 1
DRAWING NO.	2006073	PROJECT NO. P2006073
BY	CSB	SCALE: 1"=200'
CHK	CSB	DATE: 10/24/2006
APP	CSB	DATE: 10/24/2006

Notes & Legend

DAI	Demolition
DR	Drainage
CG	Condemned
SC	Setback
SE	Setback Easement
SE	Setback Easement
(R-1)	Residential
(R-2)	Residential
(R-3)	Residential

REQUIREMENTS	REMARKS
APN: 015-163-020	
APN: 015-171-002	
APN: 015-171-017	
APN: 015-171-018	
APN: 015-171-016	
APN: 015-163-028	



November 16, 2006

TO: The City Council

FROM: Diane Norman (owner)

Re: Lot Split at 612 Alston Road APN 015-171-014

After meeting with the board in October 2006, it was recommended that I make a few changes and do more reports.

It was asked that I have a catch basin for run-off on parcel B. That has been done and submitted for your review.

It was also asked that I trench the entire length of my property 12 feet so as to ascertain if an earthquake existed. Because this huge trench had been dug and the Geologist was already examining the formation and composition I asked that he do a complete geology report. That has been done and submitted for your review.

It was also asked that I change the position of the lot line from N / S to East/West. This was done in an effort to spread out the development on Parcel B. When we did as was asked of us the slope was greater than 20%. The Surveyer played with it for some time trying to find a way that it would work. He was unsuccessful. The flag part of the lot gives it a great deal of its level which when averaged out makes it easy to be under the 20% slope average. It wasn't much over with the flag but nevertheless it was over. We decided on two of the four proposals that we came up with. They give a larger area to build on, but still don't impede the view from parcel A.

I also have a soils report done and ready for your review even though that was not asked for.

Thank you for your consideration

Diane Norman

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NOV 17 2006
CITY OF SANTA BARBARA
PLANNING DIVISION



RECEIVED

NOV 17 2006

CITY OF SANTA BARBARA
PLANNING DIVISION

16 November 2006

Ms. Dianne Norman
612 Alston Road
Santa Barbara
CA 93103

RE: Geology of parcel at 612 Alston Road

Dear Ms. Norman,

Pursuant to your request I submit this report regarding geologic features of your parcel at 612 Alston Road in Santa Barbara in Santa Barbara County, CA. This report is based upon my field investigations, review of available literature and examination of previous mapping by several geologists. Specific factors considered include consideration of the existence of a major fault on the subject parcel.

PHYSIOGRAPHY OF THE PARCEL

The subject property is located on the Montecito district of Santa Barbara. The subject parcel consists of a 1.5-acre lot that has been graded and developed.

GEOLOGY OF THE PARCEL

Previous Work

The geology of the subject parcel can be deduced by considering maps prepared by various geologists working in the Santa Barbara area in the past. Past mapping provides geological information which can be verified in the field today.

A summary of previous geological mapping of the subject area that was examined in the preparation of this report follows. All maps agree on the stratigraphy in the vicinity of the subject property as described above. Differences in geological structures, particularly faults, and the stratigraphy of nearby areas are given in the following discussion.

Lian, H.M. "Geology of the Carpinteria District, Santa Barbara County" California Division Of Mines and Geology Bulletin 170, Map Sheet No. 25 1:62500, 1954. This map (Figure 1) shows that the substrate at the subject parcel is Quaternary fanglomerate resting on strata of the Monterey formation. Lian mapped three unnamed faults in the vicinity of the subject parcel. The northernmost is coincident with what was named the Mission Ridge fault or the Arroyo Parida fault by later workers. It is upthrown on the S and it trends about N 70° W along Sycamore Canyon Road about 3300 ft N of Alston Road.

The southernmost fault he mapped trends virtually E-W along Summit Road at the toe of the Sycamore Hill highland. This fault is upthrown on the N. It lies about 1500 ft S of the subject parcel. Later workers named this fault the Lagoon fault.

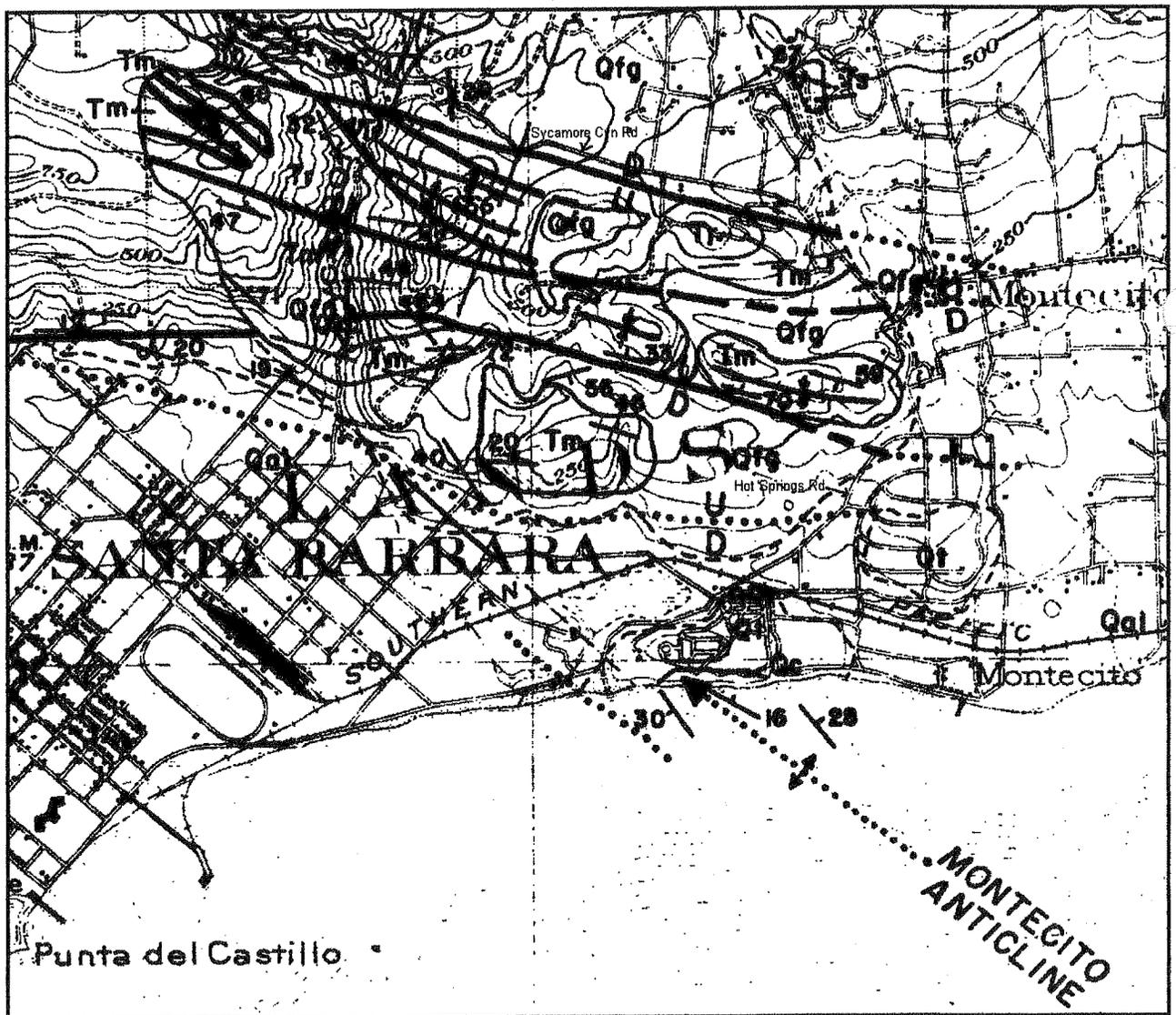


Figure 1. Geologic Map by Lian 1952

Upson, J. E. "Geology and Ground-water Resources of the South Coast Basins of Santa Barbara County, California" USGS Water Supply Paper 1108, 1951. The subject parcel is just off the E edge of this map. The map displays no faults or folds trending into the vicinity of the subject parcel.

Dibblee, T. W. jr. "Geology of the Central Santa Ynez Mountains, Santa Barbara County, California" Bulletin 186 California Division of Mines and Geology, 1966. Dibblee mapped the subject area in considerable detail (Figure 2). He mapped the strata N of Alston Road as the lower Monterey formation. He mapped the Monterey formation in the head of the minor drainage about 100 ft SW of the subject parcel. He labeled the surficial deposits of the subject parcel as Quaternary Funglomerate. The thickness of the Funglomerate indicated on the subject parcel is about 40 ft.



Figure 2. Geologic Map by Dibblee 1966

Dibblee mapped The Arroyo Parida as fault extending along Sycamore Canyon Road just as Muir did. He showed no fault on or near the subject parcel. He mapped an asymmetric overturned synclinal fold E of Sycamore Canyon, The fold did not extend to the E side of Sycamore Canyon or to the subject parcel and its vicinity. The axial plane of the syncline dips to the N. The attitudes of the strata in the area are homoclinal. The strata strike N 80°W with dips that range from vertical to 55° to 60° N.

Muir, K. S. "Ground-Water Reconnaissance of the Santa Barbara-Montecito Area, Santa Barbara County, California" WSGS Water Supply Paper 1859-A, 1968. Muir mapped the subject area similar to Dibblee, but in less detail. This map (Figure 3) shows only the Arroyo Parida fault lying about 3300 ft NNE of the subject parcel and extending along Sycamore Canyon Road. Muir mapped the indurated sedimentary rocks (including the Monterey and Rincon formations) as a single upper Tertiary unit (hatched in Figure 3). Muir mapped the surficial material of the subject parcel as Quaternary alluvium; he did not discriminate fanglomerate or older alluvium.

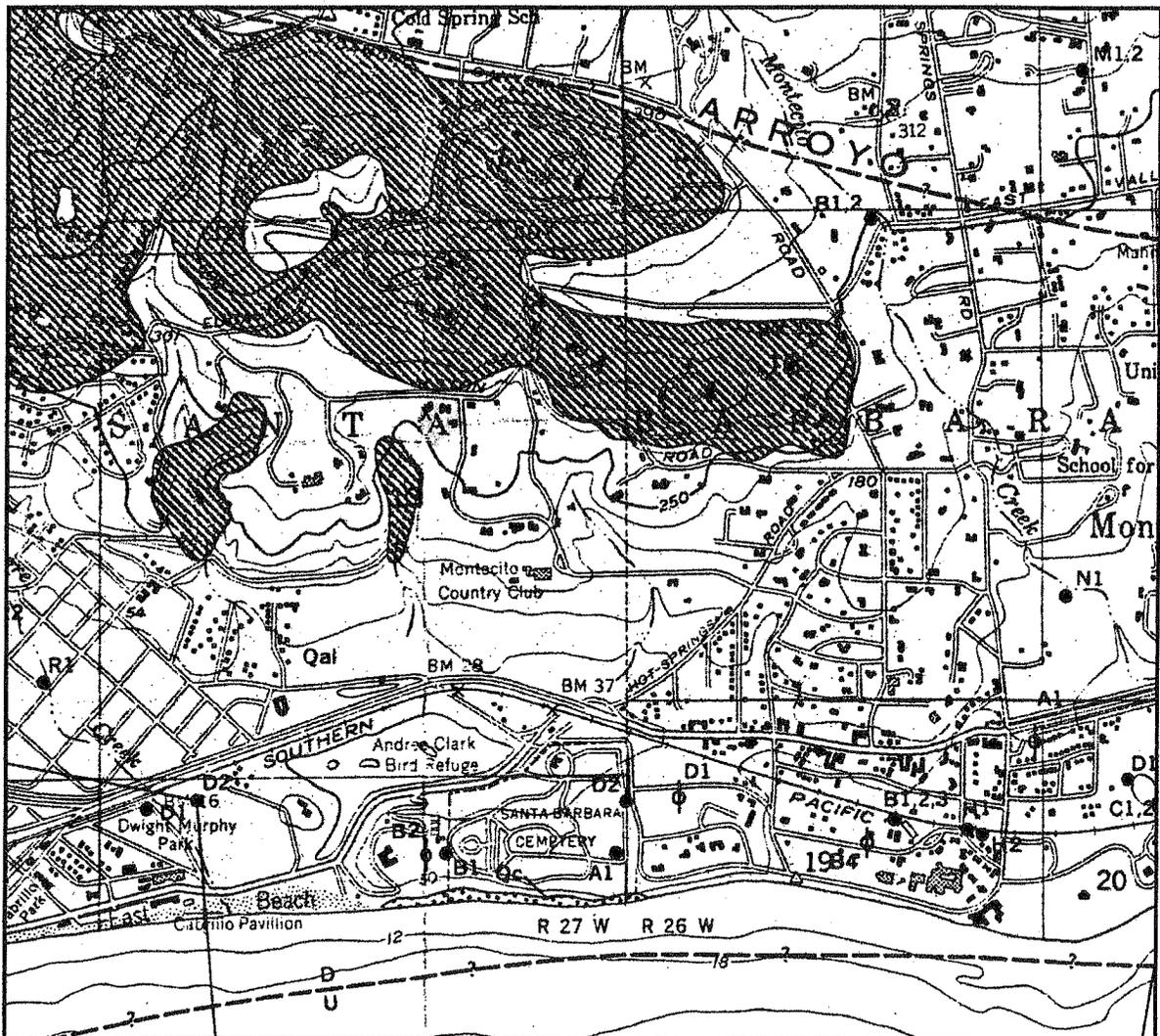


Figure 3. Geologic Map by Muir 1968.

Moore and Tabor "Geologic Map Seismic Safety Element" Jun 1974. This map (Figure 4) was prepared for the Santa Barbara County Comprehensive Plan. It seems to be an adaptation of Dibblee's 1966 geological map modified by the addition of the Montecito fault extending along Alston Road at the subject parcel and by the conversion of the overturned syncline to the west of the parcel to an anticline.



Figure 4. Geologic Map by Moore & Taber 1974.

Hoover, M. F. "Geologic Hazards Evaluation of the City of Santa Barbara" Dec 29, 1978. The geologic map included here (Figure 5) shows the stratigraphy exposed in the vicinity of the subject parcel to be as mapped by Dibblee in 1966. An outcrop of Monterey strata was mapped on the N side of Alston Road just across from the subject parcel. The subject parcel was mapped as having the Mid to Late Pliestocene fanglomerate as the surficial substrate.

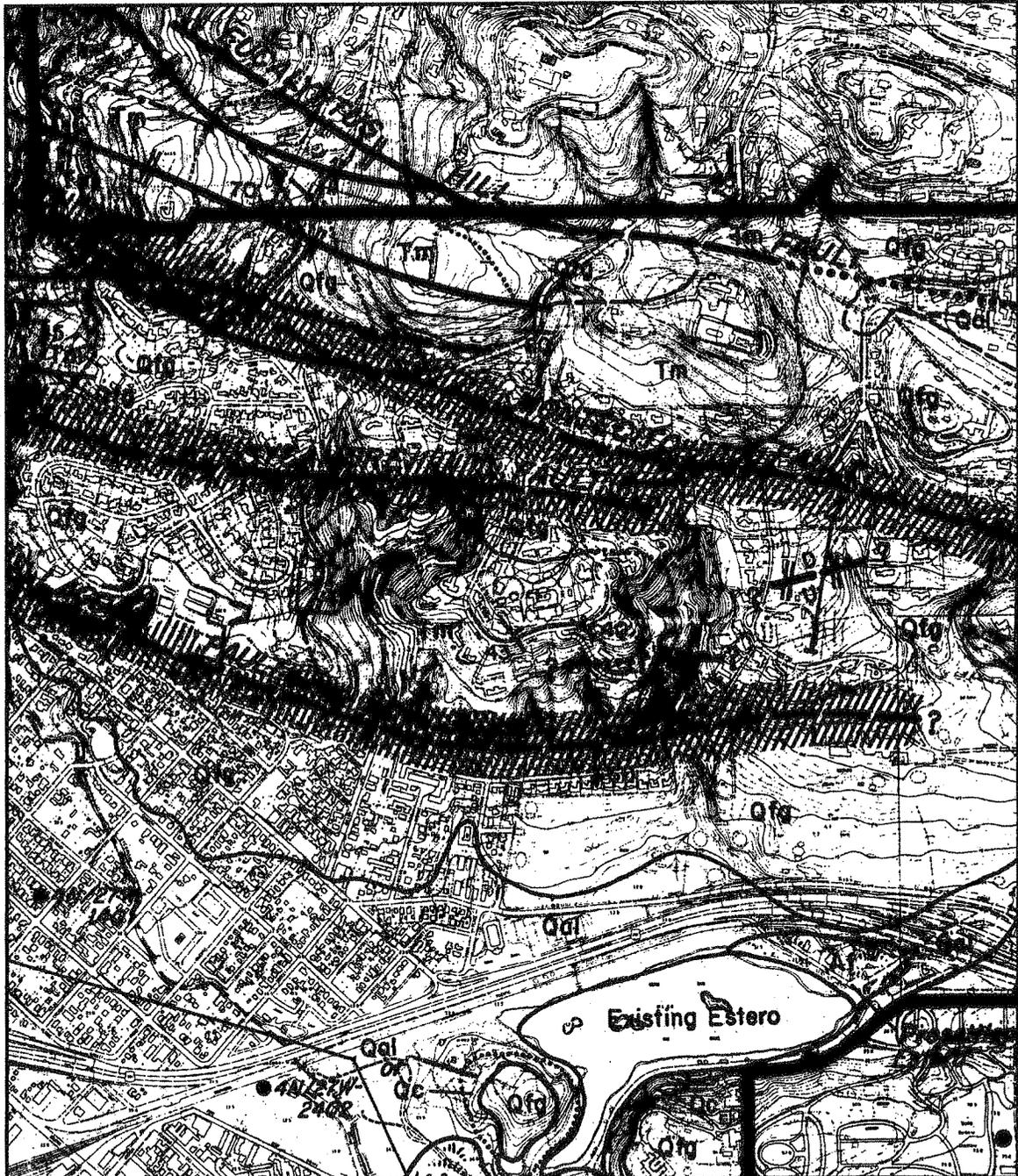


Figure 5. Geologic Map by Hoover 1974

Three faults, the Eucalyptus Hill fault, the Sycamore fault and the Lagoon fault are added to the previously mapped Arroyo Parida fault and the Montecito fault. The faults are shown with hatching to indicate the width of the zone of possible involvement in each fault. The faults were considered to be nearly vertical.

The Montecito fault is mapped as extending about N 80° W and intersecting Alston Road at its intersection with Rametto Road. The Montecito fault continues eastward to the Santa Barbara City limits and beyond. The Eucalyptus Hill fault which is situated about 1200 ft NNE of, and nearly parallel to the Montecito fault. The Eucalyptus Hill fault and the Montecito fault appear to form a horst of Monterey strata that support a highland just across Alston Road from the subject parcel.

The Sycamore fault is roughly parallel to and 700 to 500 ft south of the Montecito fault. It is upthrown on the N. It converges toward the Montecito fault but is not shown to intersect it. It is mapped as questionable where it terminates just W of the subject parcel.

The Lagoon fault is about 1800 ft SSW of the Montecito fault at the subject parcel. It is upthrown on the N. It is shown as a questionable fault that demarcates the southern toe of the Riviera Hill and the Eucalyptus hill.

Several shorter unnamed fault segments are shown on the map. These are identified by trenching and geophysical surveys on parcels in the vicinity. Most of these faults are branches of the 5 major faults discussed above.

Hoover, M. F. "Map of Montecito Groundwater Basin" Aug 10, 1979. This map (Figure 6) generalized the surficial and subsurface stratigraphy in terms of the consolidation and permeability of the rock units. Folds are not shown, but faults are. The faults are shown essentially as they are in Hoover's earlier (1978) map with the exception of the Sycamore fault which is extended eastward. This fault is shown as questionable where it crosses the subject parcel; it is shown to terminate at its intersection with Rametto Road.

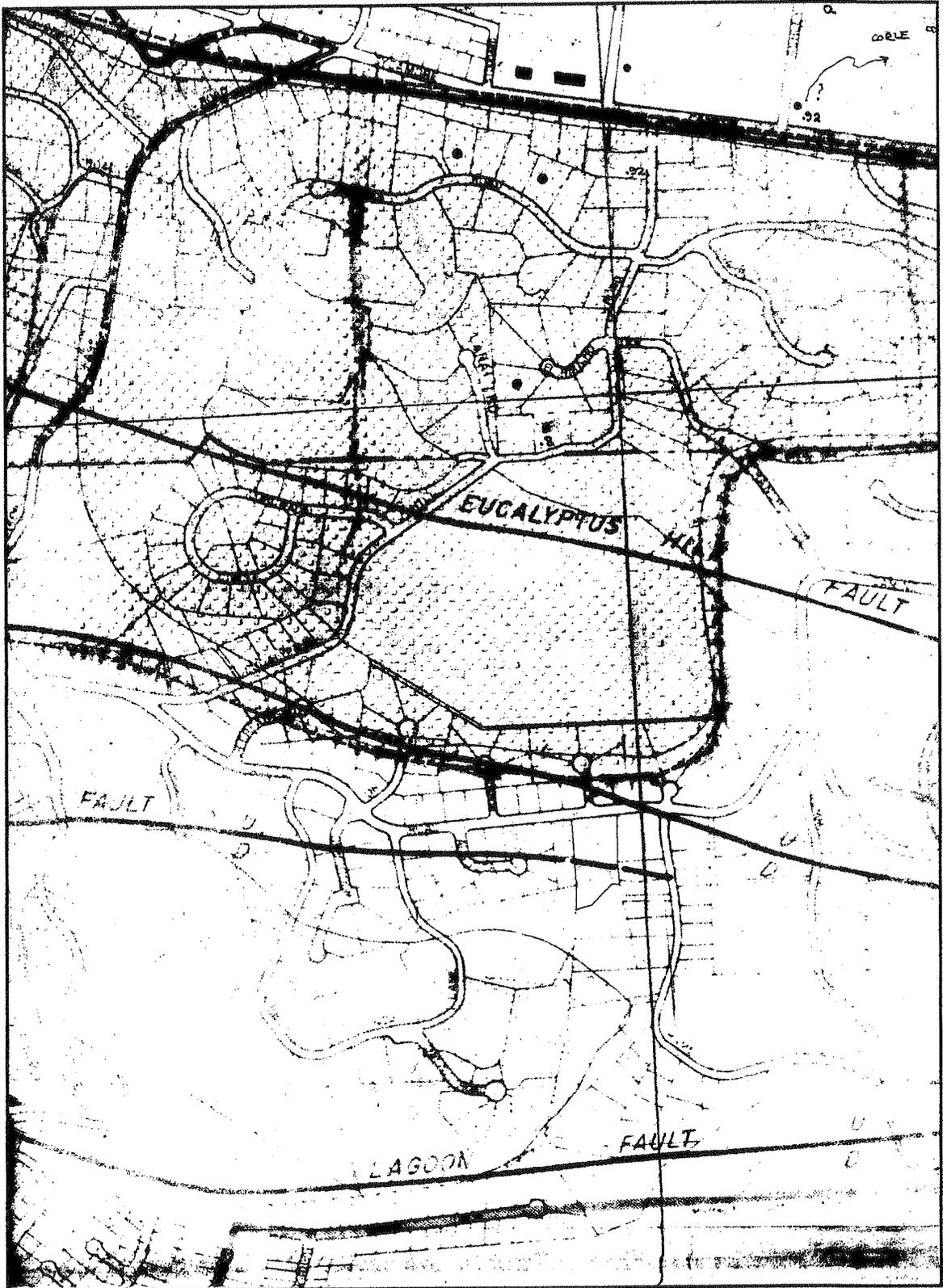


Figure 6. Montecito Water District Geologic Map by Hoover 1979. The outline of the subject parcel is shown.

Dibblee, T. W. jr. "Geologic Map of the Santa Barbara Quadrangle, Santa Barbara County, California" Dibblee foundation Map DF-06 1986. This map (Figure 7) hardly differs from his earlier mapping of the subject parcel and its vicinity.

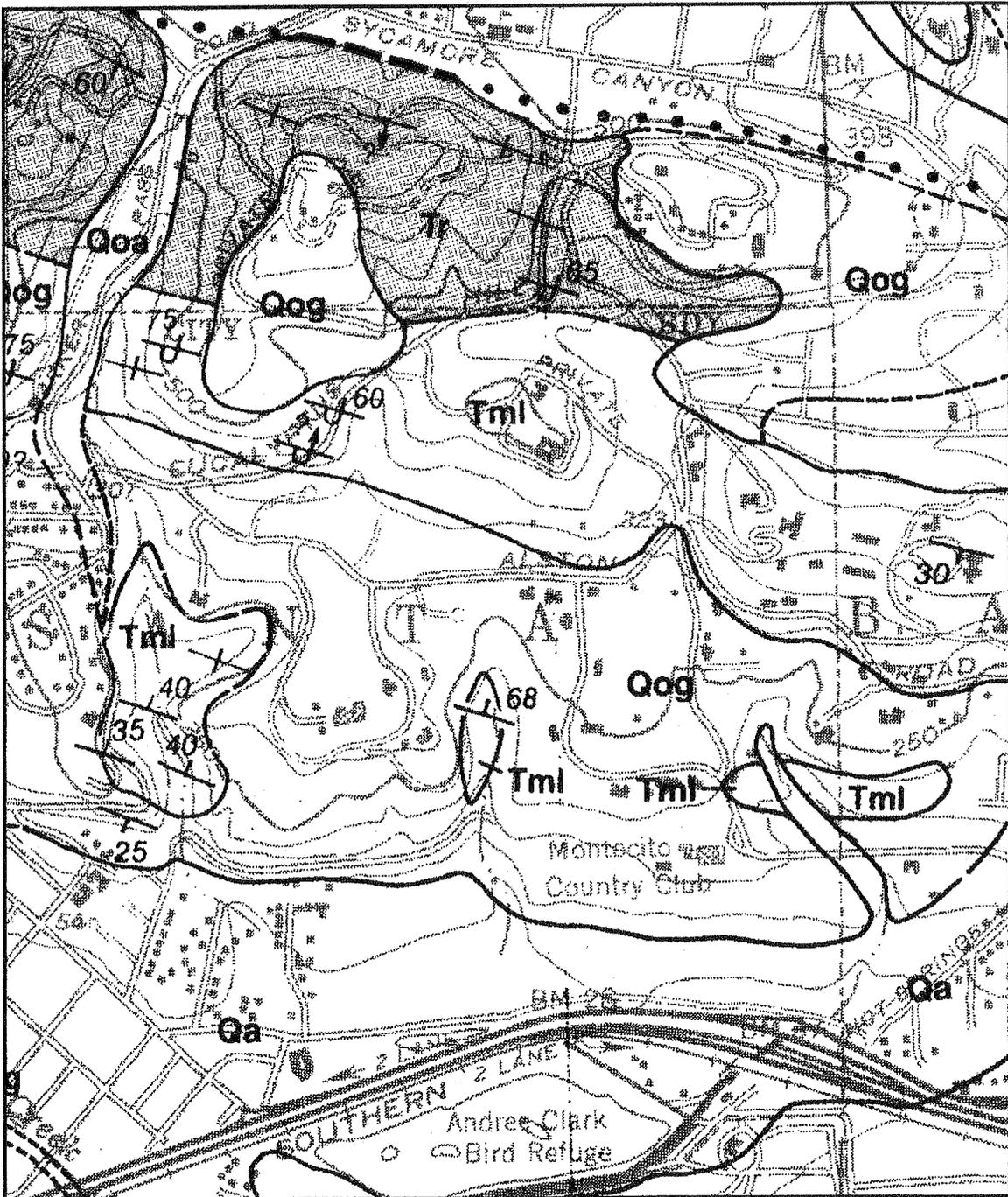


Figure 7. Geologic Map by Dibblee 1986

Minor, S. A. et al "Preliminary Geologic Map of the Santa Barbara Coastal Plain Area, Santa Barbara County, California" USGS Open File report 02-136 Version 1.1, 2003. This map is the most recently published compilation of geological data from the vicinity of the subject parcel (Figure 8). It differs from previous maps in several respects. The map shows only two faults, the Lagoon fault and the Mission Ridge fault zone. Neither is close to the subject parcel. The two faults define a horst that is expressed as the Riviera and Sycamore Hill highlands.

The Mission Ridge fault zone is bounded on the N by the Mission Ridge fault and on the S by the approximate position of the Eucalyptus Hill fault as mapped by earlier workers. No other faults are shown in the vicinity of the subject parcel. Instead of the complex of

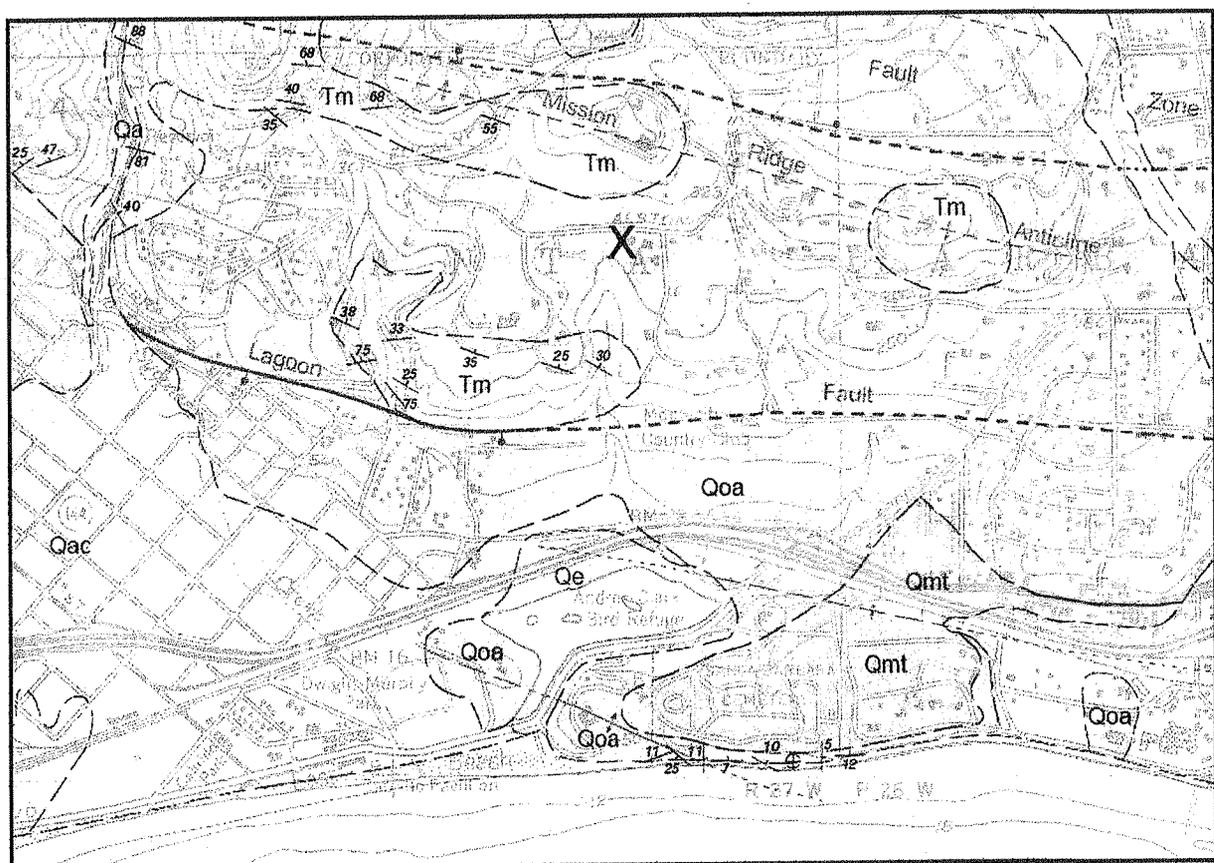


Figure 8. Geologic map of the vicinity of 612 Alston Road (X). Faults are shown by solid red lines (dashed where projected on strike). The downthrown side of the fault is indicated by the bar and ball symbol. The dashed green line represents the crest of an anticline. Attitude of strata given by strike and dip symbols. Qoa represents Mid to Late Pleistocene flood deposits and alluvium. Tm represents Miocene Monterey shale. Qmt represents Late Pleistocene marine terrace sediments. Qe represents Holocene estuarine deposits.

faults shown by Hoover, the deformation in the subject area is represented by a broad upwarp called the Mission Ridge anticline. The subject parcel lies on the S flank of that anticline.

The writer is in accord with the interpretation of the geology of the vicinity of the subject parcel represented on this map. The faults near the subject parcel shown on the maps of previous workers were postulated on the basis of their physiographic expression or, in several cases, in fault exploration trenches and geophysical surveys. Such faults might exist as shown by the maps of previous workers, but in the vicinity of the subject parcel they do not disturb the Mid to Late Pleistocene fanglomerate.

SEISMIC CONSIDERATIONS

The Mission Ridge fault zone is part of a fault system that extends from the Arroyo Parida fault in Carpinteria. Both faults are considered to be potentially active (most recent movement 500000 to 11000 years ago) in the Santa Barbara County Comprehensive Plan Seismic Safety and Safety Element since they displace Mid to Late-Pleistocene sediments. The Mission Ridge fault zone segment is only about 5 miles long. It has an estimated Maximum Credible Earthquake Magnitude of about 5.2 on the Richter scale. Peak ground acceleration associated with this event is predicted to be 0.5 g to 0.7 g. The existence and position of the Mission Ridge fault is indicated by the scarp along the S face of the Riviera highland N of Santa Barbara.

The Lagoon fault extends in a highly urbanized part of Santa Barbara. It is probably inactive to potentially active owing to its relationship to the Mission Ridge fault zone with which it formed the Sycamore Hill highland. The Maximum Credible Earthquake Magnitude of the Lagoon fault is not known.

Other faults mapped by previous workers are probably inactive inasmuch as they do not disturb the Mid to Late Pleistocene fanglomerate. The verification of this postulate required that the substrate be examined at the subject parcel. For this purpose an exploration trench was excavated on the subject parcel.

TRENCHING

Only one geologist mapped a fault near or on the subject parcel. It was decided to excavate an exploration trench on the subject parcel in order to determine if indeed a fault was present. A trench trending N 8°E, 190 ft long, 3 ft wide and 8 ft deep was dug on the subject parcel as shown on Figure 9. A representation of the geology of the trench is shown in Figure 10.

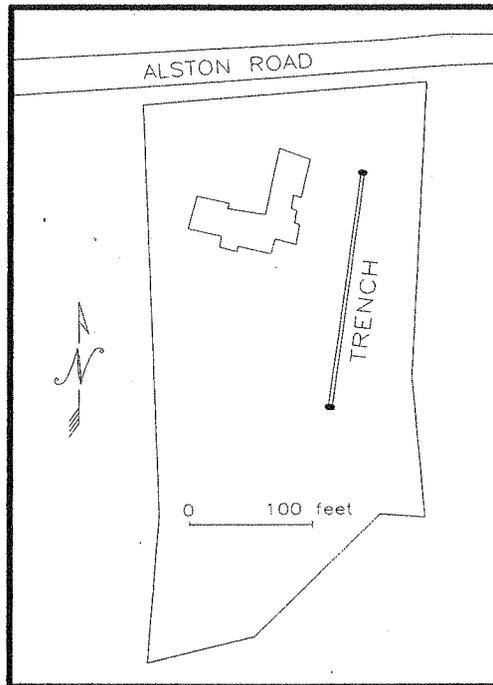
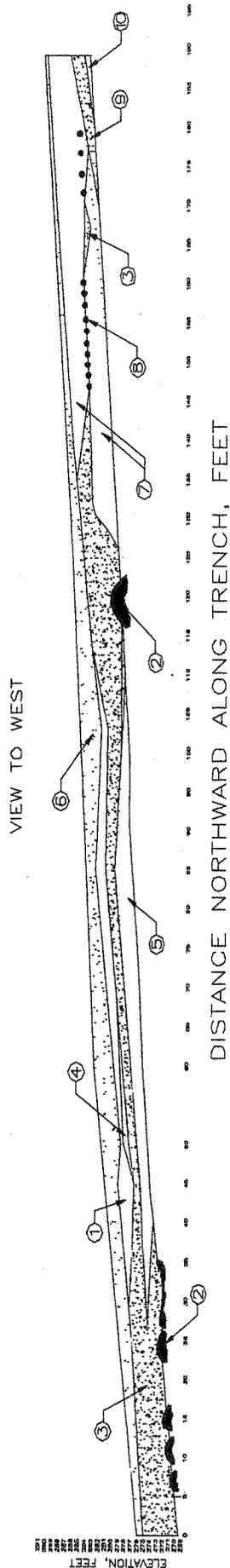


Figure 9. Map of the parcel at 612 Alston Road. The position and orientation of the exploratory trench is shown by the line trending N 8° E. The trench is 190 feet long and approximately 3 feet wide by 8 feet deep. The existing house and garage are situated as shown by their outlined shape.

The walls of the trench were observed and mapped by the writer. The results of this work are shown in Figure 10. The circled numbers refer to materials observed on the wall of the trench. The descriptions of the materials are as follows.

1. Clayey sand, red-brown to grayish brown. Sand is medium-grained quartz with iron oxide staining.
2. Sandstone boulders to 3 ft diameter. The boulders are rounded to sub-rounded and consist of medium-grained quartz sand with moderate iron oxide staining.
3. Fanglomerate, orange-brown to tan colored. Consists of poorly sorted mix of rounded to sub-rounded sandstone boulders, cobbles and pebbles in a matrix of sandy and silty clay. The boulders are like those of unit 2.

Figure 10. Map of the western wall of the trench dug at 612 Alston Road. The circled numbers refer to the type of substrate materials and are described in the text.

4. Lens of fanglomerate like unit 3, but with cobbles and pebble sandstone clasts only.
5. Clayey sand, red-brown. Resembles unit 1.
6. Soil, sandy with carbonaceous content. Medium gray with occasional sandstone pebbles and roots.
7. Clayey sand, yellow brown. Sand is medium grained quartz with iron staining.
8. Layer of sandstone boulders from 1 to 2 ft in diameter, rounded to sub-rounded. Layer is one boulder thick and spaced about 6 in to 1 ft apart.
9. Fanglomerate, yellowish tan clayey sand matrix. Cobbles are sub-rounded sandstone to 6 inches in diameter.
10. Clay, yellowish tan with minor sand and silt.

The units exposed in the trench are all part of the Mid to Late-Pleistocene formation called either the Quaternary Fanglomerate or Quaternary Older Alluvium by various workers. The formation is sufficiently thick that the underlying Monterey formation was not encountered in the trench.

No evidence of a dislocation of the stratification of the fanglomerate that could signal the presence of a fault was observed in the trench. It is worth noting that the crude stratification of the units exposed in the trench is parallel to the ground surface, that is the units dip southward about 5 degrees. This is probably initial dip, i.e. the slope of the surface upon which the fanglomerate was deposited. This is consonant with the concept that the Eucalyptus Hill highland is an upwarp that preceded the deposition of the fanglomerate strata

No moisture or free water was encountered in the trench. The materials were quite dry, even at the bottom of the trench. A liquefaction hazard is unlikely to exist because of the lack of a high water table and because the sandy units contain 50% or more of clay and silt.

FLOODING

Flooding is not expected to pose a hazard. During extreme rainfalls the accumulation of rainwater should be momentary and minor. This would occur most likely during a severe winter storm. The accumulation of rainwater would quickly run off the parcel into natural drainage pathway that exists at the SW corner of the subject parcel.

FIRE HAZARD

The wildfire hazard at the subject parcel is minimal because of the nearly complete urbanization of the area. Drying Santa Ana winds that exacerbate brush fires tend to follow natural drainage channels so the proximity of the drainage head at the SW corner of the parcel increases the fire hazard somewhat. This hazard is best mitigated by vigilance rather than by any other than the ordinary measures taken by homeowners.

CONCLUSIONS

The evidence observed in the field and the geologic features that previous geologists agree upon were combined to derive an interpretation of the geology of the vicinity of the subject property. The subject parcel is underlain by a light gray sandy soil ½ to 3 ft thick which rests on a thickness of Quaternary fanglomerate not exceeding 30 ft in thickness. The fanglomerate rests upon units of the Monterey formation. The fanglomerate is generally thought to provide a stable substrate for the emplacement of foundation for domestic buildings.

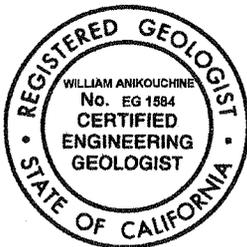
No faults or folds are evident on the subject parcel. No springs or shallow water table was encountered in the trenching on the parcel. The native slope of the parcel is about 5° toward the south. The inclination of the fanglomerate is parallel to this.

I hope that these findings are suitable for your purposes. Please contact me if you have any questions or comments.

Sincerely,



William Anikouchine PhD
California Certified Engineering Geologist EG 1584



**REVISED
PRELIMINARY HYDRAULIC REPORT
FOR
612 ALSTON ROAD
SANTA BARBARA, CALIFORNIA**

Client: Diane Norman
612 Alston Road
Santa Barbara, CA 93108

Prepared By: MAC Design Associates
1933 Cliff Drive, Suite 6
Santa Barbara, CA 93109

Date: October 31, 2006

W.O. 0298

RECEIVED

NOV 17 2006

CITY OF SANTA BARBARA
PLANNING DIVISION

EXHIBIT G

MAC DESIGN ASSOCIATES

PURPOSE

The purpose of this report is to determine storm water runoff impacts caused by the proposed lot split of the property located at 612 Alston Road.

PROPOSED DEVELOPMENT

The proposed project is located on a 2.13 acre site and consists of a lot split to create two (2) legal parcels of land. The property, located at 612 Alston Road, is currently developed with a single family residence, patios, paved driveway and paved turnaround.

HYDROLOGY

The pre- and post- development storm water runoff was calculated using the Santa Barbara County Flood Control District (SBCFCD) Rational Method computer program for 100 and 25 year return period storm events. The minimum time of concentration of 12 minutes was used for all return period storm events.

Factored runoff coefficients for the pre- and post- development conditions were determined utilizing a coefficient of 0.90 for impervious surfaces for all of the return period storm events. Landscaped or open area runoff coefficients of 0.68 and 0.74 will be used for the 25 and 100 year return period storm events.

PRE- DEVELOPMENT RUNOFF

The pre-development site contains 0.21 acres of impervious surfaces which are roof areas, pavement, patios and walkways and 1.92 acres of landscaped area. The adjusted runoff coefficient for the 25 year storm is as follows:

$$C_{25} = (0.21/2.13) (0.90) + (1.92/2.13) (0.68) = 0.70$$

Using this same formula for the other return period storm events will yield a runoff coefficient of 0.76 for the 100 year return period storm events.

The following sheet is the copy of the printout from the SBCFCD Rational Method computer program. The results shown on the sheet have been rounded off, therefore the actual runoff figures are as calculated below.

Return Period, yr	Rainfall Intensity	Runoff Coefficient	Area, acres	Q, cfs
25	3.18	0.70	2.13	4.74
100	4.03	0.76	2.13	6.52

Appendix A contains a plan delineating the pre-development conditions on the property.

POST-DEVELOPMENT RUNOFF

The post-development site will contain two (2) lots. Lot 1 will be that portion of the site which contains the existing residence and improvements. Lot 2 will be the newly created lot. For the purpose of this analysis, the adjusted runoff coefficient for Lot 1 will be calculated using the existing impervious area and the new lot area. This factor will also be used for Lot 2 as the proposed project does not include development on Lot 2 at this time.

Appendix B contains a plan delineating the tributary areas in the post-development condition.

Lot 1

The post-development site contains 0.21 acres of impervious surfaces such as roof areas, pavement and patios and 0.96 acres of pervious areas such as the landscaped areas. The adjusted runoff coefficient for the 25 year storm is as follows:

$$C_{25} = (0.21/1.17) (0.90) + (0.96/1.17) (0.68) = 0.72$$

Using this same formula for the other return period storm events will yield a runoff coefficient of 0.77 for the 100 year return period storm events.

The following sheet is the copy of the printout from the SBCFCD Rational Method computer program. The results shown on the sheet have been rounded off, therefore the actual runoff figures are as calculated below.

Return Period, yr	Rainfall Intensity	Runoff Coefficient	Area, acres	Q, cfs
25	3.18	0.72	1.17	2.68
100	4.03	0.77	1.17	3.63

Lot 2

As stated previously, the adjusted runoff coefficients for Lot 1 will be used to determine the runoff from the created Lot 2.

The following sheet is the copy of the printout from the SBCFCD Rational Method computer program. The results shown on the sheet have been rounded off, therefore the actual runoff figures are as calculated below.

Return Period, yr	Rainfall Intensity	Runoff Coefficient	Area, acres	Q, cfs
25	3.18	0.72	0.96	2.19
100	4.03	0.77	0.96	2.98

Developed Site Runoff

The total developed site runoff from Lots 1 and 2 are as follows:

Return Period, yr	Lot 1	Lot 2	Total
25	2.68	2.19	4.87
100	3.63	2.98	6.61

CONCLUSIONS

The proposed lot split will increase storm water runoff due to the increased impervious areas due to development of Lot 2.

The following table illustrates total runoff from the site.

Return Period, yr	Pre- Development	Post- Development	Increase
25	4.74	4.87	0.13
100	6.52	6.61	0.09

DETENTION BASIN DESIGN

In order to maintain pre-development runoff levels, a detention basin will be constructed on Lot 2. Due to the preliminary nature of this analysis, and the existing topography of Lot 2, a buried detention facility is proposed. A possible location of this detention facility is shown on the plan attached as Appendix B. During final design, the location of the proposed detention facility may change to fit the proposed development of Lot 2.

A plan which proposes a tributary area of 0.33 acres which drains to the detention basin is included as Appendix B. This area may be the existing developed portion of Lot 1 or the future developed area of Lot 2. The bottom size of this basin is 12' x 22' with a 2' depth. The tributary area to the basin is 0.33 acres. According to the computer printouts, the maximum storage for the 100 year return period storm event is 0.02 acre-feet which is the equivalent of 871.2 cubic feet. The 871.2 cubic feet is the equivalent of 6,534 gallons, therefore the proposed 8,000 gallon detention facility is acceptable. Appendix C contains a printout of the SBCFCD Urban Hydrograph computer program for the 25 year rainfall event and Appendix D contains the printout for the 100 year event. The computer printouts indicate that routing the tributary area through the detention basin will result in a reduction of peak runoff from 0.50 cfs to 0.29 cfs (0.21 cfs reduction) for the 25 year return period storm event and from 0.66 cfs to 0.33 cfs (0.33 cfs reduction) for the 100 year return period storm event. Applying these reductions to the Lot 1 runoff identified previously will yield the following:

Return Period, yr	Lot 1 after routing through basin	Lot 2	Total runoff
25	2.65	2.01	4.66
100	3.55	2.73	6.28

The decrease in runoff from the site after routing a portion of the Lot 1 runoff through the detention basin is as follows:

Return Period, yr	Pre - Development	Post - Development	Decrease
25	4.74	4.66	0.12
100	6.52	6.28	0.24

BEST MANAGEMENT PRACTICE

The proposed project will utilize a 3 foot deep infiltration pit below the detention facility as the BMP for treating storm water runoff. The final hydrology report for the project may determine alternate methods to satisfy the design standards of the NPDES General Permit.

2. One Commissioner suggested methods to reduce jet noise for personnel and passengers in the rental car parking lot should be studied and addressed.
3. Commented it may not be a profitable commercial venture to place a restaurant at the north end as a solution for integrating historical and new terminals together, since other food vendor options will already be located within the terminal building.
4. A majority of the Commission approved architectural integration of the historic structure with the new, circulation plan, and the use of linear design and natural light elements for a more efficient building. A majority also suggested attaching the historic terminal to the main terminal.
5. One Commissioner supported the proximity of the baggage to the rental car operation and securing second-floor amenities; but questioned the security of the staircase areas to the tarmac.
6. One Commissioner stated it should also be possible to have shorter pedestrian access to bus stop areas across from short-term parking.
7. Supported direction of using funds from the previous temporary terminal structure toward the proposed plan, and commented favorably on the drop-off parking and security issues.
8. Supported the revised site plan, closer proximity of the terminal to the roadway, for the historic and new terminal buildings to be similar to the Courthouse, and suggested the interior courtyard have more open and intimate building elements like an arcade or similar open façade and roofline to the Santa Barbara Mission.
9. One Commissioner found the proposed project pleasing and complimented the architectural, planning, and management teams on the revised site plan and infrastructure.

MOTION: Mahan/Jacobs

Assigned Resolution No. 040-06

To recommend the proposed project to City Council for review of the plans and elevations, with the consideration that the Commission approves the revised site and floor plan.

This motion carried by the following vote: 7/0

Ayes: 7 Noes: 0 Abstain: 0) Absent: 0.

Chair Jostes announced the ten calendar day appeal period.

III. NEW ITEMS:

ACTUAL TIME: 2:20 P.M.

A. APPLICATION OF DIANE NORMAN, 612 ALSTON ROAD, APN 015-171-014, A-2 SINGLE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 2 UNITS PER ACRE (MST2005-00184)

The project involves the subdivision of a 87,991 square foot parcel (net) into two parcels totaling 50,490 net square feet (Parcel A) and 37,501 net square feet (Parcel B) in the A-2 Zone. An existing single-family residence would remain on proposed Parcel A and no new

development is currently proposed for Parcel B. A modification would be required for Parcel B to have less than the required 100 feet of frontage on a public street.

The discretionary applications required for this project are:

1. A Modification to allow less than the required street frontage for a newly created lot in the A-2 Zone (SBMC §28.15.080 and §28.92.110.A); and
2. A Tentative Subdivision Map to allow the division of one parcel into two lots (SBMC 27.07).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15315 (minor land divisions).

Case Planner: Chelsey Swanson, Assistant Planner
Email: cswanson@SantaBarbaraCA.gov

Chelsey Swanson, Assistant Planner, gave the staff presentation.

Chair Jostes asked the applicant if they would like to address the Commission, but the applicant declined to address the Commission until after the public comment.

Chair Jostes opened the public hearing at 2:26 P.M.

Burt McCormick, adjacent neighbor at 243 Rametto Road, stated he had no problem with the requested lot split, but did express opposition any work which might provide poor or natural drainage or a constant source of water or dampness that promotes the growth and infestation of the "home-eating" fungus called *poria incrassata* which deteriorates wood in homes.

The public hearing was closed at 2:32 P.M.

Chair Jostes again asked if the applicant would like to address the Planning Commission.

Diane Norman stated that Mr. McCormick never expressed his concerns regarding a home-eating fungus problem to her at any time. She stated that he only confronted her regarding cutting down trees on her property, and of his belief a spring existed on her property (an alleged source of the fungus).

Ms. Swanson reported that she responded to Mr. McCormick's concerns submitted to her last week by conducting a site visit, took photos of site vegetation, determined through researched site maps and Creeks staff that ice plants were not indicative of a natural spring on the site, and indicated there is a natural drainage course on an adjacent parcel. It was discovered that three known sites in the area, 302 & 310 Alston Road and Mr. McCormick's house at 243 Rametto Road, had fungus damage and after she consulted with a Mr. De La Cruz, a Pest Control Operator, Ms. Swanson found that the fungus lives in soil and feeds on dead wood on-site. Therefore, she suggested the applicant could dispose of the tree trunks on her property. During construction of the new house, preventative measures such as using a waterproofing membrane and incorporating standard Building Code measures, such as air

circulation and separation of building (wood) and soil, should help prevent the fungus from occurring, according to Mr. De La Cruz. Furthermore, obtaining a soils report as per the Conditions of Approval for her proposed project should identify whether or not a water source existed on the property.

Commissioners' comments and questions:

1. Expressed concern on the damage that such fungus can do to a home.
2. Requested Conditions of Approval address drainage concerns by requiring all future buildings consider or study a retention basin as part of its drainage plan.
3. Regarding Conditions of Approval D 3 on retention, recommended there be some indications of minimum peak flows of a 25 year storm level.
4. Asked if there is a general location that a future retention basin could be located with regard to topography.
5. Asked whether it would be better to have the geology report at final map recording when it is suspected a fault line crosses the site.
6. Requested clarification on runoff, catch basins, and drainage impacts of Parcel B.

Ms. Swanson stated that a preliminary hydrology report was prepared for the project, which provides estimated drainage calculations associated with a new home. She clarified that the report suggested a retention basin be located on Parcel A; however, staff would like the retention basin for the new house to be located on Parcel B. With regard to a geology report and fault line concerns, a fault line identified on the City's maps approximately where the existing house sits at the northern portion of the lot, and that the building envelope for Parcel B would likely not be affected.

Ms. Swanson stated that there didn't appear to be any impacts on Parcel B.

Commissioners' comments and questions:

1. A majority of the Commission prefer a geological report be done on the site prior to approval of the project.
2. One Commissioner felt the type of streetlight should be confirmed whether it is to be cobra head or not.
3. A majority of the Commission stated they felt that the setback from any identified fault line and a surface retention basin should be part of the Conditions of Approval.
4. Expressed concern regarding the drainage, and location of the proposed lot split which seemed to somewhat favor Parcel A, and suggested moving the lot line further west.
5. One Commissioner resisted the idea of creating "flag-lots", but given the larger building envelop for Parcel B, the suitability issues for him are resolved, but expressed concern about the proposed lot line between Parcels A and B.
6. Commented that the location of the lot line between the parcels is determined by the view resources down the canyon.
7. Suggested an easement crossing the Parcel A to provide driveway access for Parcel B as a solution, with the fault line conditional as not being on the property, but may require confirmation of a geological study, and a two-lot configuration could be feasible with a north and south lot configuration so that Parcel B is "land-locked".

8. As summarized, there was support for a two-lot subdivision with a continuance until: 1) A preliminary geological report can be made to address some of the issues raised such as determining the location of the fault line if it exists and how it relates to building envelopes, utilities, etc.; 2) Explore an alternative layout relating more to an east-west lot-line configuration, as opposed to a trapezoidal lot configuration, which could be supported if there were easements necessary to provide access to Parcel B and view protection for Parcel A to the north giving greater latitude for locating a dwelling unit on the southerly portion; and 3) Get more details on the feasibility and location of a retention area whether subsurface or superficial.
9. Suggested the applicant utilize a larger "cut-out" (lot shape) instead of trapezoidal-shaped lot split configuration in order to produce larger setbacks which would in turn control the view corridor.
10. Asked staff if there were any obstacles the Commission would be placing in the way of the proposed project by suggesting that Parcel A would need to grant Parcel B an easement for driveway access, and that Parcel B would therefore not have any street frontage.

Ms Unzueta stated that the lot split is dictated by the existing home located on Parcel A, and that it would be the applicant's decision to move the lot line to enlarge Parcel B as long as both parcels meet the lot area requirement.

Ms. Swanson clarified that, within the building envelope of Parcel B, a secondary dwelling unit is not allowed since the lot is located within a high fire area, and an additional dwelling unit would not be allowed due to insufficient lot area. Only a 500 square foot accessory building could be permitted in addition to a new single-family dwelling.

Ms. Unzueta requested clarification by Mr. Vincent for determination if changes can be legally be made to the lot split configuration of the proposal and parcels at this time.

Mr. Vincent stated that the proposal of providing access to Parcel B over an easement is an allowable configuration of a potential subdivision. The current proposal presented by the applicant was probably at the direction of staff in an attempt to give effect to the requirement that new lots must have street frontage. In either configuration, a street frontage waiver would not be necessary because the driveway services only one lot. In comparing the current and proposed configurations, under the current proposal, Parcel B would have control over driveway access while the proposal without street frontage for Parcel B would require an easement over Parcel A for access.

Ms. Swanson clarified that, in consideration of the suggested easement through Parcel A, there exists a conditions of approval for tree protection measures where the driveway would be located.

STRAW VOTE:

Accept the parcel map and lot-split as currently proposed.

Ayes: 1 Noes: 5 (White/Mahan/Jostes/Jacobs/Larsen) Abstain: 0 Absent: 1 (Thompson)

Commissioners' comments and questions:

1. One Commissioner felt that "requiring" instead of "requesting" clarification on the lot line would place an unnecessary burden on the applicant.
2. A majority of the Commission preferred to improve the utilization of the lot to require an east-west lot line and easements, and to require a geological study to locate the fault line to determine feasibility for the lot split.
3. East-west lot line and easements would benefit Parcel B and allow a future owner of Parcel B to build a home which would not impact adjacent neighbors to the east or west.
4. Stated that Parcel B should get ownership of driveway and concurs with staff recommendation.
5. East-west lot line and easement request would also give opportunity to restudy the building envelope for a more functional envelope, as opposed to ones just ten feet off the property line.
6. Suggested that the future owner of Parcel A could create a view easement and then sell Parcel B with the view easement to ensure that the views would be maintained.
7. Believed that views should not be a contentious issue since, given the size of Parcel B, quite a sizable house could be built without blocking any views.
8. General consensus of the Commission to support the two-lot subdivision, but with the requirements of a geological study, hydrology report on drainage, location of a proposed retention basin, east-west orientation of a parcel line and easements, and questioned if the applicant would prefer a denial of the proposal and the option of appeal to the City Council or a continuance of the present proposal.

An invitation was issued to the public regarding the suggested change of configuration. There were no comments from the public.

Ms. Norman explained that staff had originally requested the geological report prior to application completeness; however, she felt that this was an unfair delay since it wasn't requested in the initial PRT review. Staff re-evaluated the application, and decided to defer the requirement of the geological report to the Building Permit stage. She explained she preferred to do the report now and also to receive a continuance of her current proposal.

MOTION: White/Mahan

To continue the proposed project for the purpose of requesting the applicant to: 1) Explore an east-west property line to create a north lot Parcel A and a south lot Parcel B, with appropriate easements. 2) Obtain geologic information to confirm whether a fault is on or off-site, and if on-site then the location must be noted so the appropriate setbacks and arrangements can be made for the building envelopes. 3) Present a drainage plan showing a

feasible location for retention on-site. 4) Change the Conditions of Approval to include a street light in accordance with Architectural Board of Review approval.

This motion carried by the following vote: 6/1

Ayes: 6 Noes: 0 Abstain: 0 Absent: 1 (Thompson).

B. APPEAL BY JAMES KAHAN OF A STAFF HEARING OFFICER APPROVAL OF AN APPLICATION OF DAVID TABOR, AGENT FOR ROBERT D. AND DEBORAH D. HART, 3408 & 3412 STATE STREET, APN 053-322-009, C-2/SD-2: COMMERCIAL AND UPPER STATE STREET AREA OVERLAY ZONES, GENERAL PLAN DESIGNATION: GENERAL COMMERCE (MST2004-00704) Continued to November 2, 1006.

The project consists of a proposal to convert an existing two-story, mixed-use building into five condominium units. The existing building consists of 3,436 square feet (net) of office space on the first floor, four (4) two-bedroom apartments on the second floor and eighteen parking spaces. An exception to the physical standard requirements for condominium conversions, to allow only one parking space for each residential unit instead of two, is requested.

The discretionary applications required for this project are:

1. * Modification to allow encroachments into the front yard setback along State Street (SBMC§28.45.008);
2. Tentative Subdivision Map for a one-lot subdivision for the conversion of four residential units and one commercial office space into five condominium units (SBMC§27.07); and
3. Condominium Conversion Permit to convert one commercial space and four residential apartments to five condominium units, including an exception to the parking requirements (SBMC§28.88).

On July 19, 2006, a public hearing was held and the Staff Hearing Officer made the required findings and approved the project. This is an appeal of that decision.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 (Existing Facilities).

Case Planner: Kathleen Kennedy, Associate Planner
Email: kkennedy@SantaBarbaraCA.gov

IV. ADMINISTRATIVE AGENDA

A. Committee and Liaison Reports.

None were given.



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: September 28, 2006
AGENDA DATE: October 5, 2006
PROJECT ADDRESS: 612 Alston Road (MST2005-00184)

TO: Planning Commission
FROM: Planning Division, (805) 564-5470
Jan Hubbell, AICP, Senior Planner
Chelsey Swanson, Assistant Planner

I. PROJECT DESCRIPTION

The project involves the subdivision of a 87,991 square foot parcel (net) into two parcels totaling 50,490 net square feet (Parcel A) and 37,501 net square feet (Parcel B) in the A-2 Zone. An existing single-family residence would remain on proposed Parcel A and no new development is currently proposed for Parcel B. A modification would be required for Parcel B to have less than the required 100 feet of frontage on a public street.

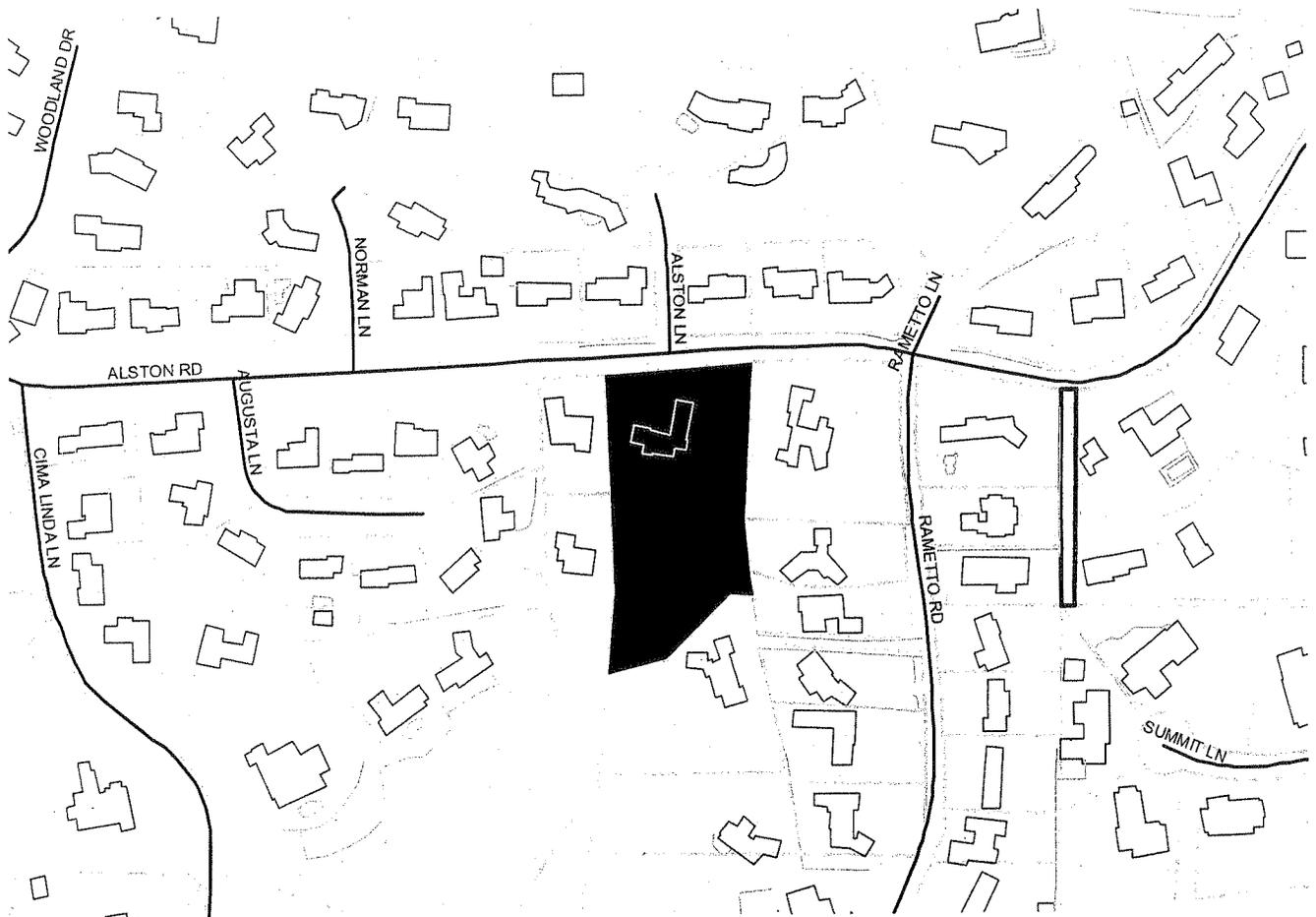
II. REQUIRED APPLICATIONS

The discretionary applications required for this project are:

1. A Modification to allow less than the required street frontage for a newly created lot in the A-2 Zone (SBMC §28.15.080 and §28.92.110.A); and
2. A Tentative Subdivision Map to allow the division of one parcel into two lots (SBMC 27.07).

III. RECOMMENDATION

The proposed project conforms to the City's Zoning Ordinance and policies of the General Plan. In addition, the proposed lot configurations are consistent with the surrounding neighborhood. Therefore, Staff recommends that the Planning Commission approve the project, making the findings outlined in Section VII of this report, and subject to the conditions of approval in Exhibit A.



Vicinity Map - 612 Alston Road

APPLICATION DEEMED COMPLETE:
DATE ACTION REQUIRED:

August 17, 2006
November 5, 2006

IV. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant/ Property Owner :	Diane Norman		
Parcel Number:	015-171-014	Lot Area:	92,783 sq. ft. gross (2.13 acres) 87,991 sq. ft. net (2.02 acres)
General Plan:	Residential, 2 units/ acre	Zoning:	A-2, Single-family Residence Zone
Existing Use:	Single-Family Residential	Topography:	15.5% average slope, sloping down from north to south
Adjacent Land Uses:	North - Single-Family Residential East - Single-Family Residential South - Single-Family Residential West - Single-Family Residential		

B. PROJECT STATISTICS

	Lot Area	Average Slope	Street Frontage
Proposed Parcel A	50,490 sq. ft. net 54,450 sq. ft. gross	12.7%	192.16 ft
Proposed Parcel B	37,501 sq. ft. net 38,333 sq. ft. gross	19.2%	43.39 ft

V. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/ Allowance	Proposed Parcel A	Proposed Parcel B
Setbacks			
-Front	30'	>30'	30'
-Interior	10'	>10'	10'
Building Height	30'	<30'	N/A
Parking	2 covered spaces per residence	2 covered spaces	N/A
Lot Area Required	25,000 sq. ft. + slope density (37,500 sq. ft. net for parcel w/ av. slope of 10-20%)	50,490 sq. ft. net (12.73% slope)	37,501 sq. ft. net (19.15% slope)
Street Frontage for newly created lots	100'	192.16'	43.39'
Open Yard	1,250 sq. ft.	>1,250 sq. ft.	N/A

Both proposed parcels would have an average slope that falls between 10 and 20%; therefore, both parcels must have net areas that are 1.5 times the minimum lot area of 25,000 square feet for the A-2 Zone. The portion of the proposed parcels that are located within the right of way road easement along Alston Road are not counted toward the net lot areas.

The proposed project is consistent with the requirements of the A-2, Single-family Residence Zone, with the exception of required lot frontage on a public street for Parcel B. Any future development on either parcel would be subject to the provisions of the A-2 Single-Family Residential Zone.

Modification

The required street frontage for newly created lots in the A-2 Zone is 100 feet. The existing parcel has approximately 235 feet of frontage on a public street. Proposed Parcel A would have 192 feet of street frontage and proposed Parcel B would have 43 feet of street frontage. The existing residence is located less than 100 feet from the eastern property line and approximately 35 feet from the western property line; thereby limiting the opportunity for a reasonable configured new parcel to have 100 feet of street frontage. The lot is significantly longer than it is wide and, therefore, the configuration of the proposed Parcel B would allow for new development to be concentrated on the lower half of the lot, with a narrower upper portion to be used primarily as driveway access. The existing parcel is a somewhat irregular shape and, therefore, the proposed parcels are also somewhat irregular shaped. The proposed parcel configurations would allow for a development pattern on the two lots that is consistent with the neighborhood. Residences in the vicinity are located on lots with street frontages of 100', less than 100', and some with no street frontage at all. Staff believes the proposed lot configuration is acceptable and consistent with the development pattern of the neighborhood.

VI. ISSUES

A. COMPLIANCE WITH THE GENERAL PLAN

Before a Tentative Subdivision Map can be approved, it must be found consistent with the City's General plan. Based on staff's analysis, the proposed subdivision can be found consistent with the plans and policies of the City of Santa Barbara.

Land Use Element: The project site is located in an area recognized by the Land Use Element of the General Plan as the Eucalyptus Hill neighborhood. This neighborhood is bounded on the north and east by the City limits; by Sycamore Canyon on the west; and the bottom of the hill and Old Coast Highway on the south. It is described as an area with considerable steep topography, and that appropriate techniques must be used in order to avoid excessive grading. Most of the lots are large in size and the General Plan recommends that the pattern of low density continue. The majority of the neighborhood has a land use designation of two units per acre, with a portion in the west designated as three units per acre, a Planned Unit Development in a small area designated as one unit per acre in the north, and the south portion occupied by the Montecito Country Club, designated as open space.

The proposed project does not include new development at this time; however, if Parcel B were developed with a new residence, both proposed parcels would have a density of less than two units per acre and would be in compliance with the General Plan.

Conservation Element: The City's Conservation Element recognizes areas with slopes of 30% or greater as prominent in the overall community landscape, and which provide a significant

visual resource. Therefore, it is the City's policy to discourage new development on slopes that are 30% or greater. The average slope of Parcel A would be slightly more than 12% and the average slope of Parcel B would be approximately 19%. The building and development envelopes for both parcels have been designed to avoid areas with greater than 30% slopes, with the exception of a long narrow area behind the existing residence on Parcel A and a very small portion of Parcel B, where the proposed driveway would likely abut. The area where a future residence would likely be located on Parcel B has 10 to 20% slopes. Future development of structures would avoid steeper slopes located in the south portion of the parcel and would be consistent with the visual resource policies of the City's Conservation Element.

B. ENVIRONMENTAL REVIEW

Tree Protection: An arborist report was prepared for the project, which includes a survey of all native and non-native existing trees on the parcel, the health of each tree, and recommendations for maintenance or removal of trees that may pose a health and safety risk. Three oak trees that are greater than 4" in diameter and located on Parcel B could be impacted by a new driveway near the upper portion of the parcel, unless the driveway was located along the western boundary. One oak tree would require removal when the driveway is constructed. A condition of approval has been included to require that a Tree Protection Plan must be prepared and reviewed by the Architectural Board of Review (ABR). The plan will include measures for protection during construction and recommendations for tree replacement upon the removal of any existing healthy tree greater than four inches in diameter.

Archaeological Resources: The project site is located within a Prehistoric Watercourse Sensitivity Area as shown on the City's Cultural Resource Sensitivity Map Findings. A Phase I Archaeological Resources Report was prepared and accepted by the Historic Landmarks Commission on August 3, 2005. The report concluded that based on the site field investigation and archival record searches, no cultural resource materials are likely to be located on the property. Further, no archaeological sites or historic properties are known to be located within a ½ mile of the parcel. Standard conditions of approval have been implemented, which outline procedures for the unanticipated encounter of archaeological resources during construction.

Drainage: A natural drainage course runs through the adjacent parcel to the west and the "top of bank" has been identified on the tentative map as a very small portion of the southwestern limit of proposed Parcel B. This area is located 90 feet from the building envelope for Parcel B and 80 feet from the extent of the development envelope. Any future development on this parcel would be required to maintain the post-construction drainage for a 25-year storm even on-site.

Conclusion: Staff has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15315 (minor land divisions).

VII. FINDINGS

The Planning Commission finds the following:

A. STREET FRONTAGE MODIFICATION (SBMC §28.15.080 AND §28.92.110.A)

The modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on a lot. The proposed lot configuration is consistent with the surrounding pattern of development and the location of the existing residence limits the amount of available street frontage for a newly created parcel. There are adjacent parcels in the neighborhood that have less than 100 feet of street frontage or no street frontage at all.

B. THE TENTATIVE MAP (SBMC §27.07.100)

With the approval of the street frontage modification, the Tentative Subdivision Map is consistent with the General Plan and the Zoning Ordinance of the City of Santa Barbara since the proposed lots would meet the minimum lot size specified in the A-2 zone and the density requirements of the General Land Use Designation of two units per acre.

Exhibits:

- A. Conditions of Approval
- B. Tentative Map
- C. Slope Map
- D. Applicant's letter, dated September 20, 2006