



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** June 14, 2006  
**AGENDA DATE:** June 21, 2006  
**PROJECT ADDRESS:** 687 Grove Lane (MST2005-00814)

**TO:** Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
Jan Hubbell, AICP, Senior Planner *JH*  
Chelsey Swanson, Assistant Planner *CS*

### **I. PROJECT DESCRIPTION**

The project includes a proposal to subdivide a 38,891 square foot lot to create two (2) parcels of 22,600 square feet (Lot A) and 16,291 (Lot B) square feet in the E-3/SD-2 Zone. Proposed Lot A contains an existing single-family residence, detached garage, and swimming pool, which would remain on the property. No new development is proposed on Lot B as part of this application. A modification to the street frontage requirement would be required for proposed Lot A.

### **II. REQUIRED APPLICATIONS**

The discretionary applications required for this project are:

1. A Modification to provide less than the required 60 feet (60') of frontage along a public street in the E-3 Zone (SBMC § 28.15.080);
2. A Tentative Subdivision Map to create two new lots per (SBMC § 27.07).

### **III. RECOMMENDATION**

Upon approval of the requested modification, the proposed project conforms to the City's Zoning and Building Ordinances and policies of the General Plan. Therefore, Staff recommends that the Staff Hearing Officer 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 – 687 Grove Lane

**APPLICATION DEEMED COMPLETE:** April 27, 2006  
**DATE ACTION REQUIRED PER MAP ACT:** July 16, 2006



owners of these properties agreed to these upgrades at the last Planning Commission hearing.

**B. COMPLIANCE WITH THE ZONING ORDINANCE AND GENERAL PLAN**

In order to approve the proposed Tentative Subdivision Map, it must be found consistent with the City's Zoning Ordinance and General Plan. The proposed development would result in the subdivision of one relatively large parcel into two parcels, which would eventually lead to infill development in an existing urbanized area that is currently developed with residential uses. The project site is zoned E-3, Single Family Residential, S-D-2 Upper State Street Special Zone and has a General Plan designation of Residential, 5 Units Per Acre.

The minimum lot area required for E-3 zoning is 7,500 square feet. Both lots would be more than double the minimum lot area requirement for this zone. While the minimum lot size in the E-3 zone is 7,500 square feet, the project must also meet General Plan density requirements for a new subdivision. The General Plan designation for the property is 5 units per acre. The density of the newly created lots would be 1.9 units per acre and 2.8 units per acre, meeting General Plan density. Further, the overall proposed project density of approximately 2.3 units per acre would also be consistent with the General Plan density for the site. The proposed lot sizes would also conform to existing lots in the immediate project vicinity that range from approximately 7,800-15,000 square feet.

**C. LOT FRONTAGE MODIFICATION**

The required street frontage for an E-3 zoned lot is 60 feet pursuant to SBMC §28.15.080. Access to the existing parcel is provided from a curb cut at Grove Lane located where the southeast corner of the property overlaps the public right-of-way. This existing curb cut would provide access to the proposed lots via a driveway over Parcel B to Parcel A. Proposed Parcel A would be an interior lot with no frontage on a public street. Parcel B would have approximately 66 feet of frontage along the public right-of-way. The applicant is requesting a lot frontage modification of the public street requirement for Parcel A.

Staff believes the proposed design is necessary to secure an appropriate improvement on the project site as it provides the only feasible method of access to both lots. A City standard condition for driveway maintenance has been included in the project conditions to ensure adequate maintenance over time. For these reasons, staff recommends approval of the street frontage modification.

**D. ENVIRONMENTAL REVIEW**

The City's Environmental Analyst and staff have determined that the project is categorically exempt from CEQA requirements pursuant to CEQA Guidelines §15315, which allows minor divisions of land in urbanized areas.

**VI. FINDINGS**

The Staff Hearing Officer finds the following:

**A. PUBLIC STREET FRONTAGE MODIFICATION (SBMC § 28.15.080)**

The Modification is consistent with the purpose and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the proposed lot. The configuration of the property restricts the ability to provide for street frontage on both lots.

**B. TENTATIVE MAP (SBMC §27.07.100)**

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 E-3 zone and the density requirements of the General Land Use Designation of five units per acre. The site is physically suitable for future development. Lot size would be compatible with the size of surrounding residential lots.

Exhibits:

- A. Conditions of Approval
- B. Tentative Subdivision Map
- C. Applicant's letter, dated March 31, 2006



STAFF HEARING OFFICER CONDITIONS OF APPROVAL

687 GROVE LANE  
STREET FRONTAGE MODIFICATION, TENTATIVE SUBDIVISION MAP  
JUNE 21, 2006

In consideration of the project approval granted by the Staff Hearing Officer 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. **Recreational Vehicle Storage Limitation.** No recreational vehicles, boats or trailers shall be stored on the Real Property unless enclosed or concealed from view as approved by the Architectural Board of Review (ABR).
  3. **Approved Development.** The development of the Real Property approved by the Staff Hearing Officer on June 21, 2006 is limited to two (2) lots and the improvements shown on the Tentative Subdivision Map signed by the chairman of the Staff Hearing Officer on said date and on file at the City of Santa Barbara.
  4. **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.
- B. **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. **Dedication.** Easements as shown on the approved Tentative Subdivision Map, described as follows, subject to approval by the Public Works Department and/or the Building and Safety Division:

- a. A reciprocal access easement (variable in width) for vehicles and pedestrians on Parcel B in favor of Parcel A.
3. **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.
4. **Off-Site Public Street Improvement Plans. Off-Site Public Street Improvement Plans.** The Owner shall submit building plans for construction of improvements along the property frontage on Grove Lane. As determined by the Public Works Department, the improvements shall include new and/or remove and replace to City standards, the following: sidewalk, driveway apron modified to meet Title 24 requirements, curbs, gutters, crack seal to the centerline of the street along entire subject property frontage, underground service utilities, connection to City water and sewer mains, public drainage improvements with supporting drainage calculations and/or hydrology report for installation of drainage pipe, curb drain outlets, slot/trench drain, drop inlet, detention, erosion protection, supply, preserve and/or reset survey monuments and contractor stamps, supply and provide adequate positive drainage from site. Any existing sewer lateral(s) identified to be abandoned, shall be disconnected at the sewer mainline connection. 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. The building plans, drainage calculations and hydrology report shall be prepared by a registered civil engineer or licensed architect. Any work in the public right of way requires a public works permit.
5. **Maintenance Agreement Required.** The Owner shall submit an Executed Agreement for Maintenance of the proposed private driveway, subject to the review and approval of the Public Works Director and City Attorney.
6. **Residential Street Light Petition.** The Owner shall provide a written Street Light Petition Notice (Notice) to all property owners, and residents on the 600 block of Grove Lane. The Owner shall coordinate with the Public Works Department Facilities Manager to create the Notice. The recipients of the Notice shall vote on whether they do or do not support a mid-block residential street light on their block. A simple majority vote is required to add a mid-block streetlight. The Notice shall contain a description of the issues related to street light placement, and shall include a name and phone number of a contact person who can answer questions and provide related information. The Notice is the standard process used by the Public Works Department to facilitate the addition of mid-block City standard street light(s).

If a simple majority of the returned petitions vote in favor of the installation of a residential street light(s), the Owner shall provide and install, at Owner's sole expense, a City standard residential street light, in a style as determined by the Public Works Department and the Architectural Board of Review.

7. **Land Development Agreement.** The Owner shall submit an executed Agreement for Land Development Improvements, an Engineer's Estimate and securities for construction of improvements prior to execution of the agreement.
  8. **Utilities Under-grounded.** The existing above-ground utility lines located above subject site identified as Parcel B shall be placed underground to the extent possible as shown on the Tentative Subdivision Map approved on June 21, 2006.
- C. 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 future development.
1. **Recordation of Parcel Map.** After City Council approval, the Owner shall provide evidence of recordation to the Public Works Department.
- D. Building Permit Plan Requirements.** The following requirements/notes shall be incorporated into the construction plans submitted to the Building and Safety Division for Building permits.
1. **Drainage.** Drainage for future development on Parcel B shall be designed to drain to the street.
  2. **Conditions on Plans/Signatures.** The final Staff Hearing Officer 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., Parcel 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.

- E. Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field for the duration of the project construction and for future development.

1. **Construction Storage.** Storage or staging of construction materials and equipment within the public right-of-way is prohibited.
2. **Construction Contact Sign.** Immediately after Building permit issuance, signage shall be posted at the points of entry to the site that list the contractor 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.
3. **Unanticipated Archaeological Resources Contractor Notification.** 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 associated with past human occupation of the parcel. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and an archaeologist from the most current City Qualified Archaeologists List shall be retained by the applicant. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, etc.

If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

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

\*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.

- F. 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 plans, including utility undergrounding and installation of street trees.
  - 3. Backflow Device.** Provide an approved backflow device placed on the property side of consumer's service pursuant to Santa Barbara Municipal Code Section 14.20.120.
- G. Litigation Indemnification Agreement.** In the event the Staff Hearing Officer 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 TENTATIVE SUBDIVISION MAP TIME LIMITS:**

The Staff Hearing Officer'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.

**SHEET INDEX**

**SHEET 1**  
TENTATIVE SUBDIVISION MAP SHEET  
TENTATIVE SUBDIVISION MAP PUBLIC IMPROVEMENTS AND INFORMATIONAL SHEET

**SHEET 2**  
APPLICATION REQUEST

**APPLICATION REQUEST**

1. MODIFICATIONS TO ALLOW PROPOSED LOT "C" TO HAVE NO STREET FRONTAGE INSTEAD OF THE REQUIRED 80 FEET FRONTAGE TO SMC 28.11.000

2. MODIFICATIONS TO SURVEY 28.0811 OF PARCEL INTO TWO (2) PARCELS PER SMC 28.11.000

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10. MODIFICATIONS TO SURVEY 28.0811 OF PARCEL INTO TWO (2) PARCELS PER SMC 28.11.000

**PROJECT SITE DATA**

STREET ADDRESS PROJECT: 887 GROVE LANE  
 ZONING DISTRICT: R-1  
 ZONING MAP DESIGNATION: R-1  
 ZONING MAP AMENDMENT: 2011  
 ZONING MAP EFFECTIVE DATE: 01/01/11  
 ZONING MAP AMENDMENT NO.: 2011  
 ZONING MAP EFFECTIVE DATE: 01/01/11  
 ZONING MAP AMENDMENT NO.: 2011  
 ZONING MAP EFFECTIVE DATE: 01/01/11

**LOT DATA**

EXISTING LOT	30,891 SF	PROPOSED LOT	PROPOSED LOT SIZE (SQ FT)
Lot A (887 Grove Lane)	13,622.33	Lot A (887 Grove Lane)	13,622.33
Lot B (888 Grove Lane)	15,268.67	Lot B (888 Grove Lane)	15,268.67

ZONE LOT SIZE CONSTRAINT: 7,500 SQ FT MINIMUM LOT SIZE ADVISED  
 GENERAL PLAN LOT SIZE CONSTRAINT: 6,750 SQ FT MINIMUM LOT SIZE ADVISED

**EXISTING EASEMENTS**

1. A 10' EASEMENT FOR PUBLIC UTILITIES, RECORDED IN BOOK 57, PAGES 54 AND 55 OF THE PUBLIC RECORDS, COUNTY OF SANTA BARBARA, CALIFORNIA, RECORD NO. 94-00010.

2. A 10' EASEMENT FOR PUBLIC UTILITIES, RECORDED IN BOOK 57, PAGES 54 AND 55 OF THE PUBLIC RECORDS, COUNTY OF SANTA BARBARA, CALIFORNIA, RECORD NO. 94-00010.

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9. A 10' EASEMENT FOR PUBLIC UTILITIES, RECORDED IN BOOK 57, PAGES 54 AND 55 OF THE PUBLIC RECORDS, COUNTY OF SANTA BARBARA, CALIFORNIA, RECORD NO. 94-00010.

10. A 10' EASEMENT FOR PUBLIC UTILITIES, RECORDED IN BOOK 57, PAGES 54 AND 55 OF THE PUBLIC RECORDS, COUNTY OF SANTA BARBARA, CALIFORNIA, RECORD NO. 94-00010.

**PROPOSED EASEMENT**

1. A 10' EASEMENT FOR PUBLIC UTILITIES, RECORDED IN BOOK 57, PAGES 54 AND 55 OF THE PUBLIC RECORDS, COUNTY OF SANTA BARBARA, CALIFORNIA, RECORD NO. 94-00010.

2. A 10' EASEMENT FOR PUBLIC UTILITIES, RECORDED IN BOOK 57, PAGES 54 AND 55 OF THE PUBLIC RECORDS, COUNTY OF SANTA BARBARA, CALIFORNIA, RECORD NO. 94-00010.

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**UTILITIES**

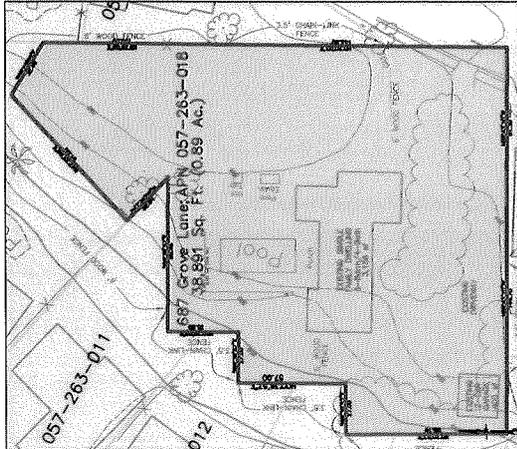
WATER - CITY OF SANTA BARBARA  
 ELECTRIC - Edison Company  
 TELEPHONE - Verizon  
 TELEVISION - COX CABLE

**OWNERS CERTIFICATE**

I, the undersigned, being the owner of the above described property, do hereby certify that the information shown herein is true and correct to the best of my knowledge and belief.

DATE: 08/08/11  
 BY: [Signature]  
 (805) 965-8177

**TENTATIVE SUBDIVISION MAP**  
**UTILITY AND DRAINAGE PLAN**  
**FOR THE PURPOSE OF A TWO (2) LOT SUBDIVISION**  
 BEING A SUBDIVISION OF PARCELS 887 AND 888 GROVE LANE IN THE CITY OF SANTA BARBARA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA



**LEGAL DESCRIPTION**

ALL THAT CERTAIN LAND IN THE CITY OF SANTA BARBARA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

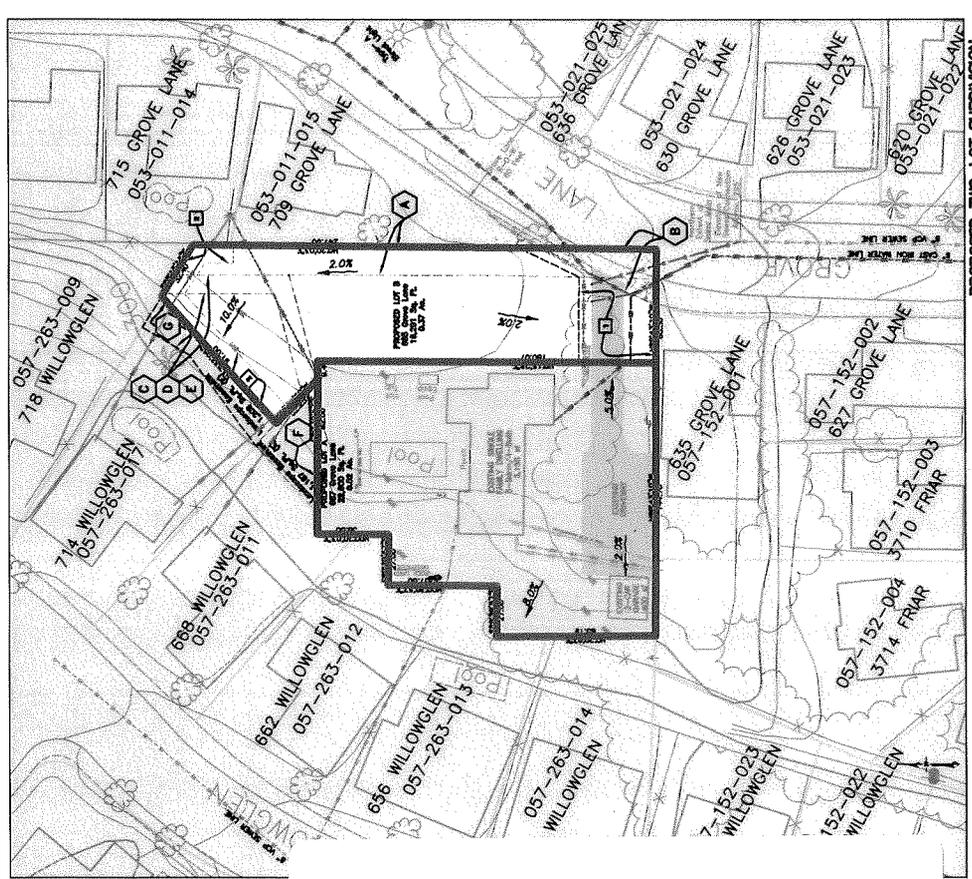
PARCEL ONE  
 887 GROVE LANE (0.59 AC.)  
 18,991 SQ. FT.

LEGAL DESCRIPTION: ALL THAT CERTAIN LAND IN THE CITY OF SANTA BARBARA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: PARCEL ONE 887 GROVE LANE (0.59 AC.) 18,991 SQ. FT.

**LEGEND**

PROPOSED SENIOR  
 PROPOSED WATER  
 EXISTING POWER POLE  
 EXISTING UNDERGROUND ELECTRIC  
 EXISTING UNDERGROUND PHONE  
 EXISTING OVERHEAD CABLE TV  
 EXISTING UNDERGROUND GAS  
 EXISTING UNDERGROUND WATER  
 EXISTING OVERHEAD WATER  
 EXISTING OVERHEAD WIRE TO BE REMOVED AND RE-ROUTED (NOT SUBJECT TO PERMIT)  
 EXISTING SLOPE GRADE AND OVERLAND DRAINAGE  
 EXISTING SLOPE GRADE  
 EXISTING BUILDING LAND DESIRED (APPROX. 7' x 4')

PREPARED UNDER THE DIRECTION OF  
 MARK LLOYD P.L.S. 5470



**BASIS OF BEARINGS**

THE BEARINGS SHOWN HEREON ARE BASED ON THE SANTA BARBARA CONTROL NETWORK, 1983, WHICH WAS ADJUSTED TO THE NATIONAL CONTROL NETWORK IN 1993. THE BEARINGS SHOWN HEREON ARE BASED ON THE SANTA BARBARA CONTROL NETWORK, 1983, WHICH WAS ADJUSTED TO THE NATIONAL CONTROL NETWORK IN 1993.

**BENCHMARK**

THE BENCHMARK SHOWN HEREON IS THE SANTA BARBARA CONTROL NETWORK, 1983, WHICH WAS ADJUSTED TO THE NATIONAL CONTROL NETWORK IN 1993.

**OWNER'S CERTIFICATE**

I, the undersigned, being the owner of the above described property, do hereby certify that the information shown herein is true and correct to the best of my knowledge and belief.

DATE: 08/08/11  
 BY: [Signature]  
 (805) 965-8177

**VICINITY MAP**

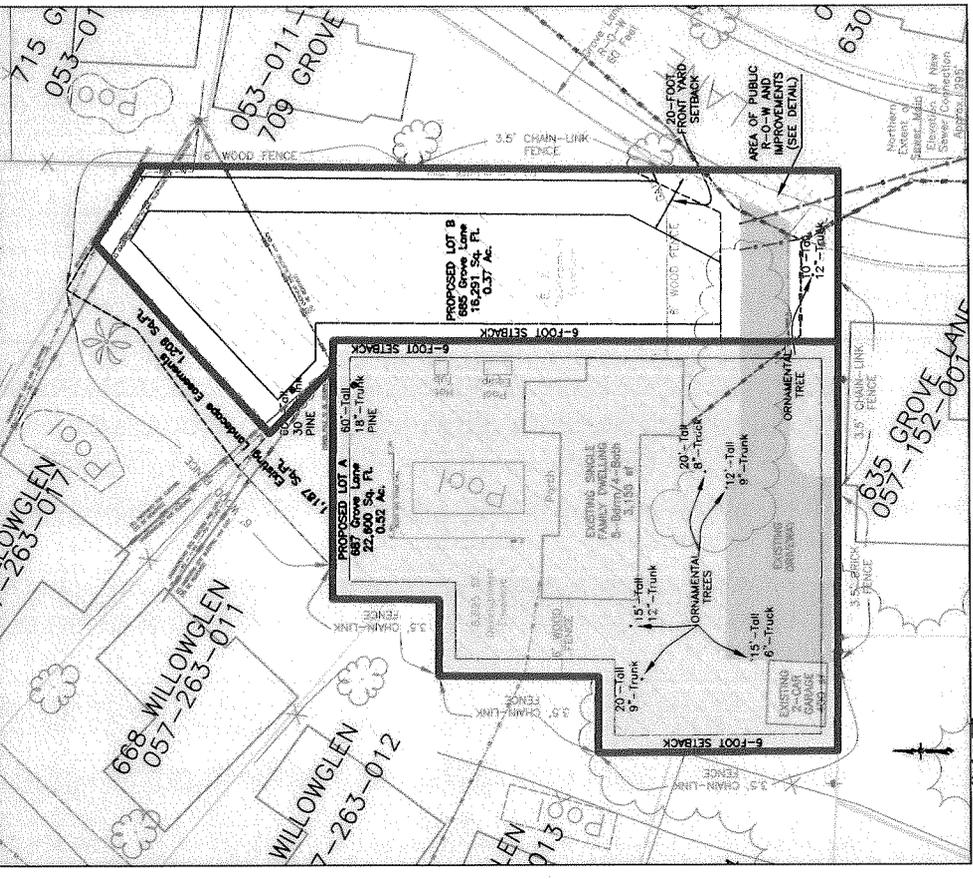
NOT TO SCALE

SCALE IN FEET: 0, 30, 60, 120

**EXHIBIT B**

**APPLICATION REQUEST**

1. TENTATIVE PARCEL MAP TO SUBDIVIDE 2,479.57 SQUARE FEET INTO TWO (2) PARCELS PER SMC 17.04.010.
2. REQUESTOR TO ALLOW PROPOSED LOTS TO HAVE NO STREET FRONTAGE BECAUSE OF THE ADJACENT STREET FRONTAGE.
3. REQUESTOR TO REQUEST A PUBLIC IMPROVEMENT DETAIL FOR THE PROPOSED LOTS.

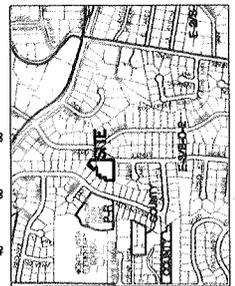


**BASES OF BEARINGS**  
THE BEARINGS SHOWN HEREON ARE BASED ON THE SANTA BARBARA CONTROL BENCHMARK WHICH IS A 1.5" X 1.5" X 1.5" ALUMINUM BENCHMARK OF RECORD OF SURVEY.

**BENCHMARK**  
2.17" BRASS CAP STAMPED CITY OF SANTA BARBARA CONTROL BENCHMARK, 1995, 2.17" BRASS CAP STAMPED CITY OF SANTA BARBARA CONTROL BENCHMARK, 1995, 2.17" BRASS CAP STAMPED CITY OF SANTA BARBARA CONTROL BENCHMARK, 1995, 2.17" BRASS CAP STAMPED CITY OF SANTA BARBARA CONTROL BENCHMARK, 1995.

**OWNER'S CERTIFICATE**  
I, THE UNDERSIGNED, AS THE OWNER OF THE ABOVE DESCRIBED PROPERTY, HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

BY: DAVID A. BOLLINGER Santa Barbara, California  
(805) 966-9171



**VICINITY MAP**  
NOT TO SCALE

**PROJECT SITE DATA**

STATE OF CALIFORNIA  
COUNTY OF SANTA BARBARA  
CITY OF SANTA BARBARA  
GENERAL PLAN NUMBER: 17.04.010  
GENERAL PLAN TITLE: SUBDIVISION  
EXISTING LAND USE: SINGLE-FAMILY RESIDENTIAL  
PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL  
ZONING: Y-1 (SINGLE-FAMILY RESIDENTIAL)  
ZONING MAP: 17.04.010

**LOT DATA**

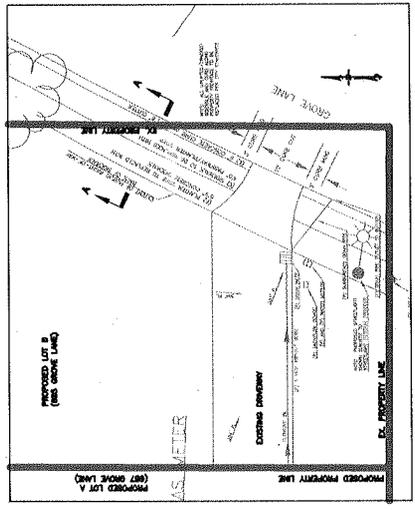
EXISTING LOT	EXACTLY 5'	PROPOSED LOT	PROPOSED LOT SIZE (Sq. Ft.)	PROPOSED LOT SIZE (Ac.)	PROPOSED DEVELOPMENT (Single-Family Residential)
(087 Grove Lane)	15,300.57	22,800.00	22,800.00	0.522 Ac.	18,000.00
(088 Grove Lane)	15,300.57	18,000.00	18,000.00	0.413 Ac.	14,400.00

ZONING LOT SIZE CONSTRAINT: 7,500 SQ. FT. MINIMUM LOT SIZE ACHIEVED  
GENERAL PLAN LOT SIZE CONSTRAINT: 6,750 SQ. FT. MINIMUM LOT SIZE ACHIEVED

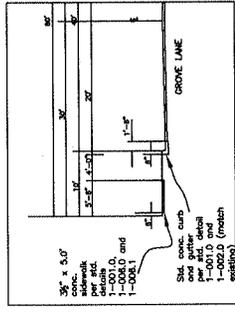
**LEGEND**

- PROPOSED LOT
- PROPOSED CORNER
- PROPOSED WATER
- EXISTING WATER LINE
- PROPOSED UNDERGROUND
- POWER POLE
- EXISTING OVERHEAD WIRES (To Be Retained)
- PROPOSED STREET LIGHT (City Standard 3'-00/0.0, Dependent on Outcome of Streetlight Position Process)

**PUBLIC IMPROVEMENT DETAIL**



**PUBLIC IMPROVEMENT DETAIL (SECTION A)**



PREPARED UNDER THE DIRECTION OF

MARK LLOYD P.E. S.D.P.

**TENTATIVE SUBDIVISION MAP**

**PUBLIC IMPROVEMENTS AND INFORMATIONAL SHEET**  
FOR THE PURPOSE OF A TWO (2) LOT SUBDIVISION

BEING A SUBDIVISION OF 2,479.57 SQUARE FEET, PARCEL NO. 007-005-016  
IN THE CITY OF SANTA BARBARA  
COUNTY OF SANTA BARBARA  
STATE OF CALIFORNIA





3 West Carrillo Street, Suite 205 Santa Barbara, CA 93101  
ph: 805.962.4611

fax: 805.962.4161

**RECEIVED**

**JUN 05 2006**

**CITY OF SANTA BARBARA  
PLANNING DIVISION**

[L&P P.N.: 02-020.01]

March 31, 2006

City of Santa Barbara  
Ms. Bettie Weiss, Staff Hearing Officer  
Attn: Chelsey Swanson, Assistant Planner  
630 Garden Street  
Santa Barbara, CA 93101

Subject: DART Submittal for a Two Lot Subdivision;  
APN 057-263-018; Bollinger Property  
687 Grove Avenue, Santa Barbara

Dear Ms. Weiss, SHO:

On July 14, 2005, the Planning Commission reviewed an application for a three-lot subdivision at the subject property. At that hearing, the proposed subdivision was denied by a vote of 3/2/1. While the vote was split, the property owners declined to move forward with an appeal of the decision, instead opting to reconfigure the proposal into a two (2) lot subdivision. Please accept this letter as a formal request for a new 2-lot subdivision of the subject property. Enclosed herewith please find the following items pertaining to our application:

- One (1) completed Master Application Form;
- One (1) completed Owner/Agent Authorization Form;
- One (1) set of grant deeds and easement documents associated with the Property, (previously requested by City Staff);
- One (1) set of site photos;
- One (1) original copy of an Assessment of Existing Drainage Conditions, prepared by MNS Engineers, dated July 8, 2003;
- Two (2) copies of a Preliminary Title Report, prepared by Chicago Title Company, dated November 28, 2005;
- Ten (10) copies of a proposed Two (2) Lot Subdivision, Tentative Map (2-Sheets); and

**EXHIBIT C**

- Check in the amount of \$4,515, payable to City of Santa Barbara for DART application fee. (\$3,030 Tentative Map; \$1,065 Modification; Environmental Review \$300; Mailing \$120)

### **Purpose of Request**

The purpose of the application request is to seek division of a 38,891 square foot property into two (2) parcels which will be 22,600 sq.ft. and 16,291 sq.ft. in size, respectively.

### **Project Setting**

The project site is 38,891 square feet in size located in the San Roque area of Santa Barbara, on Grove Lane, south of Foothill Road. The property landform consists of a relatively flat topography which drops off to the western neighborhood fronting Willowglen Road. The property is improved with an existing single family residence located somewhat in the middle of the property, and a two-car garage which exists close to the southerly property line.

Vegetable and fruit gardens make up the remainder of the property. Surrounding land uses include residential lots on all sides. No rare, threatened or endangered species are known to inhabit the site.

### **Project Description**

The project is a proposal to subdivide a 38,891 square foot property to create two (2) parcels of 22,600 sq.ft. and 16,291 sq.ft. in gross size. The property has a General Plan designation of Residential, Five Units per Acre, and is within the E-3/SD-2 zone district. The project site is accessed from Grove Lane, a public City street, and the proposed building sites are to be accessed by one main driveway with appropriate easements. The property is served by utilities and infrastructure for water, sewer, electrical, gas, telephone and CATV. Due to the irregular shape of the existing property only a small portion of the southeast corner of the property fronts onto a public street (Grove Lane). Therefore, a modification of the public street frontage requirement (SBMC §28.15.080) for Lot A is also required as part of this application for subdivision to the City.

Per City staff direction, the project includes proposed “development envelopes” to illustrate the area of both Proposed Lots to accommodate primary homes, accessory structures and required open space. These “envelopes” observe all setback requirements of the E-3 Zone District, and are intended to demonstrate that each of the new lots is appropriately sized to accept new development. It should be noted that at this time no new residential structures are proposed with this flat-lot subdivision.

Additional Project Statistics –

Proposed Lot A – (687 Grove Lane) consists of 22,600 square feet of gross and net lot area. The property currently has a 3,158 square foot single family dwelling which includes five bedrooms and four full baths. A small basement exists under the house toward the west side of the structure. The City's PRT letter commented on the existing basement, however no drainage concerns or proposed property line conflicts will exist with the proposed configuration. A 400 square foot two-car garage also exists on the property. No additional development or grading is proposed at this time. Lot A will benefit from one of the two existing landscape easements to the north of this property. Landscape Easement "F", as depicted on the subdivision map is 1,187 square feet, and will be retained for the benefit of this lot.

Proposed Lot B – (685 Grove Lane) consists of 16,291 square feet gross and 15,345 square feet net lot area. The southeast corner of this lot extends out into the Grove Lane right-of-way, therefore reducing the size of the lot. No structures exist and no structures are currently proposed on this lot. This lot fronts the Grove Lane public street and therefore does not require a modification for street frontage. Public street improvements proposed on this property include a full standard size sidewalk, planter strip, curb and gutter system, and a drainage inlet to transmit surface water under the sidewalk and into the gutter system. Currently, no planter strip or street trees exist in this frontage. Improvements associated with this subdivision would bring this section of the Grove Lane frontage up to City standards and would create a consistent frontage with the remainder of the block. No irrigation meters, grading or landscaping is proposed for this property at this time. Future development on Lot B is anticipated to meet all zoning ordinance requirements and any new provisions associated with the Single Family Residential Guidelines currently being reviewed by the City. Lot B will also benefit from one of the two existing landscape easements to the west of this property. Landscape Easement "G", as depicted on the subdivision map is 1,209 square feet, and will be retained for the benefit of this lot. This landscape easement effectively expands the potential open space area of Lot B. A four (4) foot planter strip will be provided on the eastern property line in order to buffer the property to the east.

The subdivision map has been configured to include the under-grounding of existing off-site services toward the north, pursuant to the previous Commission direction. Please recall that the property owners, the Bollinger's, have offered to fund the under-grounding of both properties to their west, even though none of these utility connections serve their property. At the most recent Planning Commission hearing, the owners of 714 Willow Glen (APN 057-263-017) and 668 Willow Glen (APN 057-263-011) had both agreed to this generous upgrade to their property.

Each of these lots is consistent with the E-3 Zone minimum lot size of 7,500 square feet. Additionally, the average lot size of 19,445 square feet for these two lots is consistent with the General Plan average lot size requirement of 8,758 square feet.

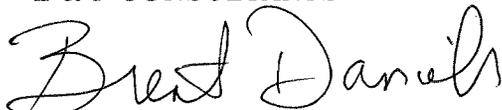
City of Santa Barbara, Planning Commission  
Two-Lot Subdivision - 687 Grove Avenue  
March 31, 2006  
Page 4 of 4

Given that the location of this proposal is within an existing residential neighborhood we believe that the addition of this one new lot and its respective future in-fill home will have little, if any, potential environmental impacts. Furthermore, we believe that this subdivision can be deemed exempt from CEQA Guidelines under Section 15315 which specifically exempt minor divisions of land in urbanized residential areas.

### **Summary**

We have proposed a revised subdivision project which appears to be consistent with density and lot size requirements of the General Plan and Zoning Ordinance. As an in-fill project with voluntary under-grounding of neighbor utility services, and public right-of-way frontage upgrades, we believe that we are fully consistent and compatible with the surrounding uses, and that little if any environmental impacts would result from this project. We believe that an objective analysis and review will confirm this perspective. We thank you in advance for your consideration of this two-lot subdivision project. If you have any questions or wish to discuss this project further, please do not hesitate to contact me.

Very truly yours,  
L & P CONSULTANTS



Brent Daniels  
Agent for the Bollinger's

cc: Bollinger's w Map, w/o enc.  
File