



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

PLANNING COMMISSION CONDITIONS OF APPROVAL

612 ALSTON ROAD
STREET FRONTAGE MODIFICATION AND TENTATIVE SUBDIVISION MAP
OCTOBER 5, 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 retention 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. **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. **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. 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. **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 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 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. **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 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:

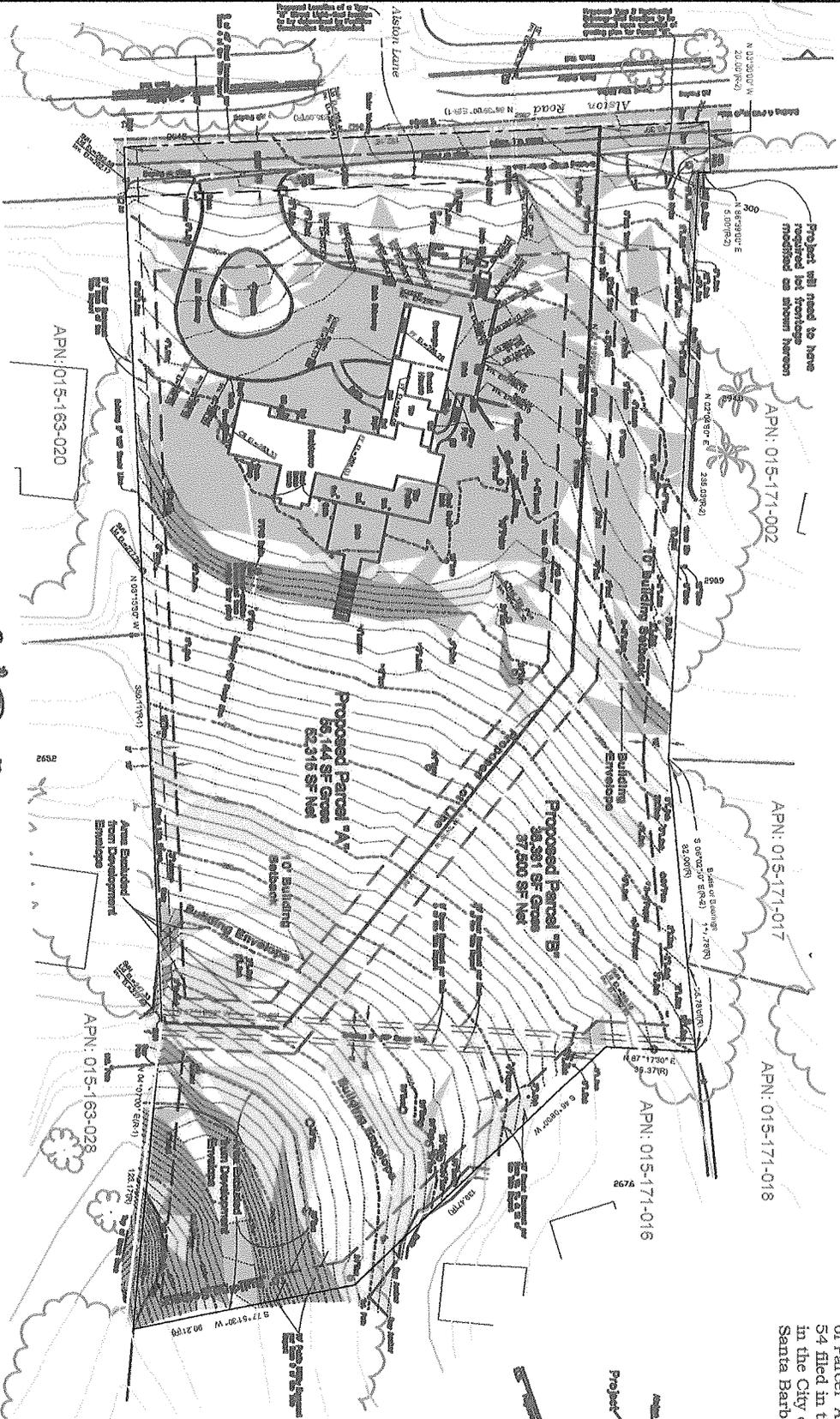
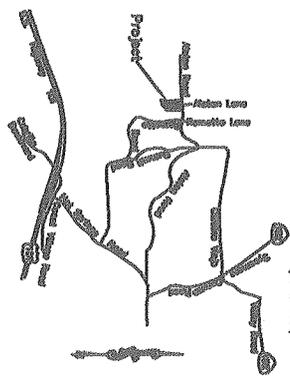
1. The parcel map is approved and recorded. An extension may be granted by the Community Development Director.
2. The project also includes approval of a Development Plan, Tentative Subdivision Map or a Coastal Development Permit, in which case the longer approval period shall prevail.

**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 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

Vacinity Map
 (see to sheet)



OVERLAY:
 The project is located within the [] overlay zone. The project is subject to the [] overlay zone. The project is subject to the [] overlay zone.

Submittals:
 The project is subject to the [] submittals. The project is subject to the [] submittals. The project is subject to the [] submittals.

Signatures:
 The project is subject to the [] signatures. The project is subject to the [] signatures. The project is subject to the [] signatures.

Lot Schedule:
 The project is subject to the [] lot schedule. The project is subject to the [] lot schedule. The project is subject to the [] lot schedule.

Construction Notes:
 The project is subject to the [] construction notes. The project is subject to the [] construction notes. The project is subject to the [] construction notes.



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

Notes:
 1. The project is subject to the [] notes. The project is subject to the [] notes. The project is subject to the [] notes.

APN	Area	Notes
APN: 015-171-002	2.316 SF Net	
APN: 015-171-017	37,500 SF Net	
APN: 015-171-018	128,179 SF Net	
APN: 015-163-020	65,144 SF Gross	
APN: 015-163-028	128,179 SF Gross	



Surveyor's Statement:
 I, the undersigned, being a duly licensed and sworn Surveyor of the State of California, do hereby certify that I am the author of the foregoing map and that the same is a true and correct copy of the original map as the same appears on my files and records.

Map of State Land Surveys:
 This map is a true and correct copy of the original map as the same appears on my files and records.

Sheet	Area	Notes
Sheet 1 of 1	65,144 SF Gross	
Sheet 2 of 1	37,500 SF Net	
Sheet 3 of 1	128,179 SF Net	
Sheet 4 of 1	128,179 SF Gross	

RECEIVED

SEP 20 2006

**CITY OF SANTA BARBARA
PLANNING DIVISION**

September 20, 2006

TO: The City Council

From: Diane Norman (owner)

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

The purpose of this letter is to describe the project I am applying for. I currently have 2.1 acres in the city of Santa Barbara. It has a modest 2 bedroom 2 bath house on it with a two car garage where I live.

I am requesting permission to do a lot split. I believe my property meets all the requirements to permit this lot split. The only modification I am requesting is to have less than the required 100 feet of road frontage for each parcel. In as much as there is 235 feet of total Alston Road frontage on this parcel, the location of the current house built in 1948 makes it difficult to provide the privacy to both parcels by splitting the lot at the 100 foot mark on the East side of the property. A flag lot works well since the new lots building envelope is below the current house.

The property to the West of me has a flag lot very similar to what I am requesting except the total square footage of the lot is smaller than mine. The property East of mine on Rametto has the same flag lot configuration. These parcels were both part of this parcel at one time and split and then split again creating the flag lot for the newly created parcel.

The newly created lot would be well suited for one single family residence.

Owner/Agent: Diane Norman, 612 Alston Road, Santa Barbara, CA 93108

Telephone; 805-969-1285 or cell is 805-448-9328

Total square footage of lot is 93,000 feet approx.

Total Square footage of existing structure is approx. 1800 square feet.

Sincerely,



Diane Norman