



# City of Santa Barbara California

## PLANNING COMMISSION STAFF REPORT

**REPORT DATE:** October 11, 2007  
**AGENDA DATE:** October 18, 2007  
**PROJECT ADDRESS:** 812 Alston Lane (MST2007-00175)

**TO:** Planning Commission  
**FROM:** Planning Division, (805) 564-5470  
 Jan Hubbell, AICP, Senior Planner  
 Kelly Brodison, Assistant Planner

*JMH*  
*KAB*

### I. PROJECT DESCRIPTION

The project involves the subdivision of a 74,173 square foot parcel (net) into two parcels totaling 40,059 net square feet (Parcel 1) and 34,114 net square feet (Parcel 2) in the A-2 Zone. The proposal also includes the conversion of the existing guest house into a single family residence with a new two-car carport on Parcel One. The existing single-family residence would remain on proposed Parcel 2. Access to both lots would be via a reciprocal access easement. Two modifications are required for both parcels to have less than the required 100 feet of frontage on a public street and proposed Parcel 2 would require a modification to have less than the required lot area for slope density in the A-2 Zone.

### II. REQUIRED APPLICATIONS

The discretionary applications required for this project are:

1. Street Frontage Modifications (two) to allow each of the newly created lots to have less than the required 100 feet of frontage on a public street (SBMC §28.15.080);
2. A Modification to allow Parcel 2 to have less than the required lot area for slope density in the A-2 Zone (SBMC §28.15.080);
3. A Tentative Subdivision Map to allow the division of one parcel into two lots (SBMC 27.07).

### III. RECOMMENDATION

With the approval of the requested modifications, the proposed project conforms to the City's Zoning Ordinance and policies of the General Plan. In addition, the proposed lot sizes and configurations are consistent with the 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.



Vicinity Map - 812 Alston Lane

**APPLICATION DEEMED COMPLETE:**  
**DATE ACTION REQUIRED:**

August 20, 2007  
November 8, 2007

**IV. SITE INFORMATION AND PROJECT STATISTICS**

**A. SITE INFORMATION**

Applicant: Isaac Romero, SEPPS	Property Owner : Ray Haskell
Parcel Number: 015-120-021	Lot Area: 74,173 square feet
General Plan: Residential, 2 units/ acre	Zoning: A-2, Single-family Residence Zone
Existing Use: Single-Family Residential	Topography: 21% 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 1	40,059 sq. ft. net	19.8%	97.45 ft
Proposed Parcel 2	34,114 sq. ft. net	21.57%	92.8 ft

**C. FLOOR AREA RATION STATISTICS**

	Lot Area	Maximum FAR (in sq. ft.)	Existing (Net Sq. Ft.)
Proposed Parcel 1	40,059 sq. ft. net	4,956	805
Proposed Parcel 2	34,114 sq. ft. net	4,873	3,275

**V. ZONING ORDINANCE CONSISTENCY**

Standard	Requirement/ Allowance	Proposed Parcel 1	Proposed Parcel 2
Setbacks			
-Front	30'	30'	30'
-Interior	10'	10'	10'
Building Height	30'	<30'	30'
Parking	2 covered spaces per residence	2 covered spaces	2 covered spaces
Street Frontage for newly created lots	100'	97.45'	92.8'

Slope density requirements are applied to the site in recognition of the steep topography, which increases the required minimum lot size based on the slope of the lot. Project compliance with these requirements is identified in the following table:

Standard	Requirement/ Allowance	Proposed Parcel 1	Proposed Parcel 2
Lot Area Required	25,000 sq. ft. + slope density (37,500 sq. ft. net for parcel w/ av. slope of 10-20% and 50,000 sq. ft. net for parcel w/av. slope of 20-30%)	40,059 sq. ft. net (19.8% slope)	34,114 sq. ft. net (21.57% slope)

Proposed Parcel 1 would have an average slope of 19.8% and therefore, must have a net lot area of 37,500 square feet. Proposed Parcel 2 would have an average slope of 21.57%, and must have a net lot area of 50,000 square feet for the A-2 Zone. Therefore, Parcel 2 requires a lot area modification.

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 and lot area modification for Parcel 2. Any future development on either parcel would be subject to the provisions of the A-2 Single-Family Residential Zone and review by the Single Family Design Board.

**VI. HISTORY**

Originally, this existing parcel was two parcels which were part of the Alston Pines subdivision which created nine (9) lots (formerly Lots 4 and 5 of the subdivision). In 1974, by request of the property owner, a lot merger removed the property line between these two lots. This current proposed subdivision would recreate the original two lots.

**VII. ISSUES**

**A. LOT FRONTAGE MODIFICATIONS**

Santa Barbara Municipal Code, Section 28.151.080 (Lot Frontage Requirements) states that newly created parcels in the A-2 Zone have no less than 100 feet of frontage on a public street. In the proposed project, neither of the newly created lots would have 100' of frontage on a public street. Therefore, a modification of this requirement for each lot is necessary. The existing parcel has approximately 190 feet of frontage on a public street. Proposed Parcel 1 would have 97.45 feet of street frontage and proposed Parcel 2 would have 92.8 feet of street frontage. Because the parcels are on a cul-de-sac, street frontage is measured at the front setback line. Although the frontages would be less than the requirement, they would be close. Staff believes the proposed lot configuration is acceptable and consistent with the development pattern of the neighborhood.

**B. LOT AREA MODIFICATION (PROPOSED PARCEL TWO)**

Santa Barbara Municipal Code Section 22.15.080 states that the minimum lot area for a lot with 20 to 30% slopes shall be 2 times the minimum lot area of 25,000 square feet. This would require that Parcel 2 be a minimum of 50,000 square feet in size. A Modification for Parcel 2 is requested in order for the lot to be at 34,114 square feet with a 21.57% slope. The parcel is

part of one of a series of subdivisions in this neighborhood that have similar layouts (short cul-de-sacs accessed from Alston Road) and lot sizes. Some of these streets include Augusta, Rametto and Norman Lanes and Woodland Drive. Staff believes that the parcel size is consistent with the general pattern of development; therefore, the modification can be found to promote uniformity of improvement.

#### **C. 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. This subdivision will result in a density of 1.2 units per acre.

The proposed project does not include new development at this time; however, the guest house on Parcel 1 will either be converted to a legal single family residence via the installation of kitchen facilities and a two-car carport or will be demolished and replaced with a new unit. The applicant has requested that the condition requiring removal of the accessory structure or remodeling of the structure to include a kitchen and two-car carport be deferred until after recordation of the Parcel Map to allow the new buyer of the property to decide what they want. Staff has concerns that there could be no decision made by the buyer, leaving an accessory building on a parcel without a main residence. This is not permitted under the Zoning Ordinance.

*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 1 would be 19.8% and the average slope of Parcel 2 would be approximately 21.57% resulting in future development consistent with that policy.

#### **D. ENVIRONMENTAL REVIEW**

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

### **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.

**B. LOT AREA MODIFICATION (SBMC §28.15.080)**

The modification is consistent with the purposes and intent of the Zoning Ordinance and is promotes uniform improvements in the neighborhood. The proposed lot configuration is consistent with the surrounding pattern of development.

**C. THE 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. The site is physically suitable for the proposed project and is consistent with the vision for this neighborhood of the General Plan. The project will not cause substantial environmental damage, and associated improvements will not cause public health problems.

Exhibits:

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

PLANNING COMMISSION CONDITIONS OF APPROVAL

812 ALSTON LANE  
MODIFICATIONS, TENTATIVE SUBDIVISION MAP  
OCTOBER 18, 2007

In consideration of the project approval granted by the (Planning Commission)(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 watercourses, conduits and any access road, as appropriate.
  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 Single Family Design Board (SFDB).
  3. **Storm Water Pollution Control and Drainage Systems Maintenance.** Owner shall maintain the drainage system and storm water pollution control devices intended to intercept siltation and other potential pollutants (including, but not limited to, hydrocarbons, fecal bacteria, herbicides, fertilizers, etc. ) in a functioning state (and in accordance with the Operations and Maintenance Procedure Plan approved by the Building Official). Should any of the project's surface or subsurface drainage structures or storm water pollution control methods fail to capture, infiltrate, and/or treat, 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. 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.
  4. **Approved Development.** The development of the Real Property approved by the Planning Commission on October 18, 2007 is limited to 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.
  5. **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.

**EXHIBIT A**

6. **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.
  7. **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.
  8. **Required Private Covenants.** The Owners shall record in the official records of Santa Barbara County either private covenants, a reciprocal easement agreement, or a similar agreement which, among other things, shall provide for all of the following:
    - a. **Trash and Recycling.** Trash holding areas shall include recycling containers with at least equal capacity as the trash containers, and trash/recycling areas shall be easily accessed by the consumer and the trash hauler. Green waste shall either have containers adequate for the landscaping or be hauled off site by the landscaping maintenance company. If no green waste containers are provided for common interest developments, include an item in the CC&Rs stating that the green waste will be hauled off site.
    - b. **Covenant Enforcement.** A covenant that permits each owner to contractually enforce the terms of the private covenants, reciprocal easement agreement, or similar agreement required by this condition.
  9. **Oak Tree Protection.** The existing oak tree(s) shown on the Tentative Subdivision Map shall be preserved, protected, and maintained. The following provisions shall apply to any oak trees to remain on the property:
    - a. No irrigation systems shall be installed within three feet of the drip line of any oak tree.
    - b. The use of herbicides or fertilizer shall be prohibited within the drip line of any oak tree.
- 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 Final/Parcel Map and prior to the issuance of any permits 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(s).** Easements as shown on the approved Tentative Subdivision Map and described as follows, subject to approval of the easement scope and location by the Public Works Department and/or the Building and Safety Division:  

A reciprocal access easement sixteen (16) feet in width for vehicles, pedestrians and other utility purposes on the subject property in favor of both of the newly divided lots.
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 in an "Agreement Assigning Water Extraction Rights." Engineering Division Staff will prepare said agreement for the Owner's signature.
4. **Required Private Covenants.** The Owner shall submit a copy of the recorded private covenants, reciprocal easement agreement, or similar private agreements required for the project. If the private covenants required pursuant to Section A.10 above have not yet been approved by the Department of Real Estate, a draft of such covenants shall be submitted.
5. **Drainage and Water Quality.** Project drainage shall be designed, installed, and maintained such that stormwater runoff from the first inch of rain from any storm event shall be retained and treated onsite in accordance with the City's NPDES Storm Water Management Permit. Runoff should be directed into a passive water treatment method such as a bioswale, landscape feature (planter beds and/or lawns), infiltration trench, etc. Project plans for grading, drainage, stormwater treatment methods, and project development, shall be subject to review and approval by City Building Division and Public Works Department. Sufficient engineered design and adequate measures shall be employed to ensure that no significant construction-related or long-term effects from increased runoff, erosion and sedimentation, urban water pollutants or groundwater pollutants would result from the project. The Owner shall maintain the drainage system and storm water pollution control methods in a functioning state.
6. **Alston Lane Public Improvements.** The Owner shall submit building plans for construction of improvements along the property frontage on Alston Lane. As determined by the Public Works Department, the improvements shall include: preserve and/or reset survey monuments and contractor stamps, and provide adequate positive drainage from site. Any work in the public right-of-way requires a Public Works Permit.
7. **Removal or Relocation of Public Facilities.** Removal or relocation of any public utilities or structures must be performed by the Owner or by the person or persons having ownership or control thereof.
8. **Maintenance Agreement Required.** The Owner shall submit an Executed Agreement for Maintenance of the private driveway, subject to the review and approval of the Public Works Director and City Attorney.

- C. **Design Review.** The following items are subject to the review and approval of the Single Family Design Board (SFDB). The SFDB shall not grant preliminary approval of the project until the following conditions have been satisfied.
1. **Tree Removal and Replacement.** All trees removed, except fruit trees and street trees approved for removal without replacement by the Parks Department, shall be replaced on-site on a one-for-one basis with minimum (24-inch box sized) tree(s) of an appropriate species or like species.
  2. **Carport.** The construction of a new carport.
  3. **Landscaping Under Trees.** Landscaping under the tree(s) shall be compatible with the preservation of the tree(s).
  4. **Oak Tree Protection Measures.** The following provisions shall apply to existing oak trees on site:
    - a. Landscaping provided under the oak tree(s) shall be compatible with preservation of the trees as determined by the Single Family Design Board (SFDB). No irrigation system shall be installed under the dripline of any oak tree.
    - b. Oak trees greater than four inches (4") in diameter at four feet (4') above grade removed as a result of the project shall be replaced at a ten to one (10:1) ratio, at a minimum five (5) gallon size, from South Coastal Santa Barbara County Stock.
- D. **Prior to Recordation of Parcel Map.** Prior to recordation of the Parcel Map, the Owner of the Real Property shall complete the following:
1. **Repair Damaged Public Improvements.** Repair any damaged public improvements (curbs, gutters, sidewalks, roadways, etc.) caused by construction subject to the review and approval of the Public Works Department per SBMC §22.60.090. 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 building plans, to supply and install one new residential City standard Type B street light.
  3. **Easements.** The Owner shall covenant for easements described below, subject to approval by the Public Works Department.
    - (a) Easement for water, sewer and other utility purposes.
    - (b) Reciprocal access for vehicles.
  4. **Parcel One Accessory Building.** Owner shall complete one of two options:
    - (a) Demolish the existing accessory structure.
    - (b) A carport shall be reviewed and approved by the Single Family Design Board and constructed in order to facilitate the conversion of the accessory structure to

a single family residence. Also a kitchen shall be installed in the accessory structure to facilitate its conversion to a single family residence.

5. **As-Built Green-House/Trellis.** On Proposed Parcel Two, the un-permitted "as-built" green house/trellis structure adjacent to the main residence will be reduced in size to less than 120 square feet and less than 10' in height and so as not to be located within the setbacks and not require a building permit.
- E. **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 project.
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.
- F. **Community Development Requirements Prior to Building or Public Works Permit Application/Issuance.** The following shall be finalized prior to, and/or submitted with, the application for any Building or Public Works permit:
1. **Contractor and Subcontractor Notification.** The Owner shall notify in writing all contractors and subcontractors of the site rules, restrictions, and Conditions of Approval. Submit a copy of the notice to the Planning Division.
  2. **Tenant Displacement Assistance Ordinance Compliance.** Submit evidence of compliance with the Tenant Displacement Assistance Ordinance (SBMC Chapter 28.89).
- G. **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. **Design Review Requirements.** Plans shall show all design, landscape and tree protection elements, as approved by the Single Family Design Board (SFDB) outlined in Section C above.
  2. **High Fire Hazard Construction.** High fire hazard construction requirements shall be met.
  3. **Grading Plan Requirement for Archaeological Resources.** The following information shall be printed on the grading plans:  
  
If archaeological resources are encountered or suspected, work shall be halted or redirected immediately and the Planning Division shall be notified. The archaeologist shall assess the nature, extent, and significance of any discoveries and 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 Planning Division 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 Planning Division grants authorization.

4. **Post-Construction Erosion Control and Water Quality Plan.** Provide an engineered drainage plan that addresses the existing drainage patterns and leads towards improvement of the quality and rate of water run-off conditions from the site by capturing, infiltrating, and/or treating drainage and preventing erosion. The Owner shall passive water quality methods, such as bioswales, catch basins, or storm drain on the Real Property, or other measures specified in the Erosion Control Plan, to intercept all sediment and other potential pollutants (including, but not limited to, hydrocarbons, fecal bacteria, herbicides, fertilizers, etc.) from the parking lot areas and other improved, hard-surfaced areas prior to discharge into the public storm drain system, including any creeks. All proposed methods shall be reviewed and approved by the Public Works Department and the Building and Safety Division. Maintenance of these facilities shall be provided by the Owner, as outlined in Condition A.3 above, which shall include the regular sweeping and/or vacuuming of parking areas and drainage and storm water methods maintenance program.
5. **Trash Enclosure Provision.** A trash enclosure with adequate area for recycling containers (an area that allows for a minimum of 50 percent of the total capacity for recycling containers) shall be provided on the Real Property and screened from view from surrounding properties and the street.
6. **Guest Parking.** Two (2) guest parking space(s) shall be provided on each proposed lot in addition to the two (2) covered parking spaces required by the Zoning Ordinance.
7. **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.

H. **Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field by the Owner and/or Contractor for the duration of the project construction.

1. **Demolition/Construction Materials Recycling.** Recycling and/or reuse of demolition/construction materials shall be carried out to the extent feasible, and containers shall be provided on site for that purpose, in order to minimize construction-generated waste conveyed to the landfill. Indicate on the plans the location of a container of sufficient size to handle the materials, subject to review and approval by the City Solid Waste Specialist, for collection of demolition/construction materials. A minimum of 90% of demolition and construction materials shall be recycled or reused. Evidence shall be submitted at each inspection to show that recycling and/or reuse goals are being met.

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: (look at longer or shorter hours and Saturday construction, depending on project location)

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 Parking/Storage/Staging.** Storage or staging of construction materials and equipment within the public right-of-way shall not be permitted, unless approved by the Transportation Manager.
4. **Construction Best Management Practices (BMPs).** Construction activities shall address water quality through the use of BMP's, as approved by the Building and Safety Division.
5. **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.
6. **Tree Protection.** All trees not indicated for removal on the tentative Subdivision Map shall be preserved, protected and maintained, in accordance with the Tree Protection Plan and any related Conditions of Approval.
7. **Construction Equipment Maintenance.** All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices.
8. **Oak Tree Protection Measures.** The following provisions shall apply to existing oak trees on site:
  - a. During construction, fencing or protective barriers shall be placed around and three feet outside of the dripline of all oak trees located within 25 feet of development.
  - b. No grading shall occur under any oak tree dripline, except as indicated on the drainage and grading plan for construction of the carport and future residential development. Grading within the dripline during construction of this area shall be minimized and shall be done with light (one ton or less) rubber-tired equipment or by hand. If use of larger equipment is necessary within the dripline of any oak, it shall only be operated under the supervision and direction of a qualified Arborist.
  - c. A qualified Arborist shall be present during any grading or excavation adjacent to or beneath the dripline of any oak tree. Any roots encountered shall be cleanly cut and sealed with a tree-seal compound. Any thinning or root pruning and trimming shall be done under the direction of a qualified Arborist.

- d. No storage of heavy equipment or materials, or parking shall take place within five (5) feet of the dripline of any oak tree.
  - e. Oak seedlings and saplings less than four inches (4") at four feet (4') above the ground that are removed during construction shall be transplanted where feasible. If transplantation is not feasible, replacement trees shall be planted at a minimum 10 to one (10:1) ratio. Replacement trees shall be a minimum of one (1) gallon size derived from South Coastal Santa Barbara County stock.
9. **Graffiti Abatement Required.** Owner and Contractor shall be responsible for removal of all graffiti as quickly as possible. Graffiti not removed within 24 hours of notice by the Building and Safety Division may result in a Stop Work order being issued, or may be removed by the City, at the Owner's expense, as provided in SBMC Chapter 9.66.
10. **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 the applicant shall retain an archaeologist from the most current City Qualified Archaeologists List. 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.

- I. **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, roadways, etc.) subject to the review and approval of the

Public Works Department per SBMC §22.60.090. 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 service undergrounding and installation of street trees.

- J. **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 Modifications shall terminate two (2) years from the date of approval, per Santa Barbara Municipal Code §28.87.360, unless:

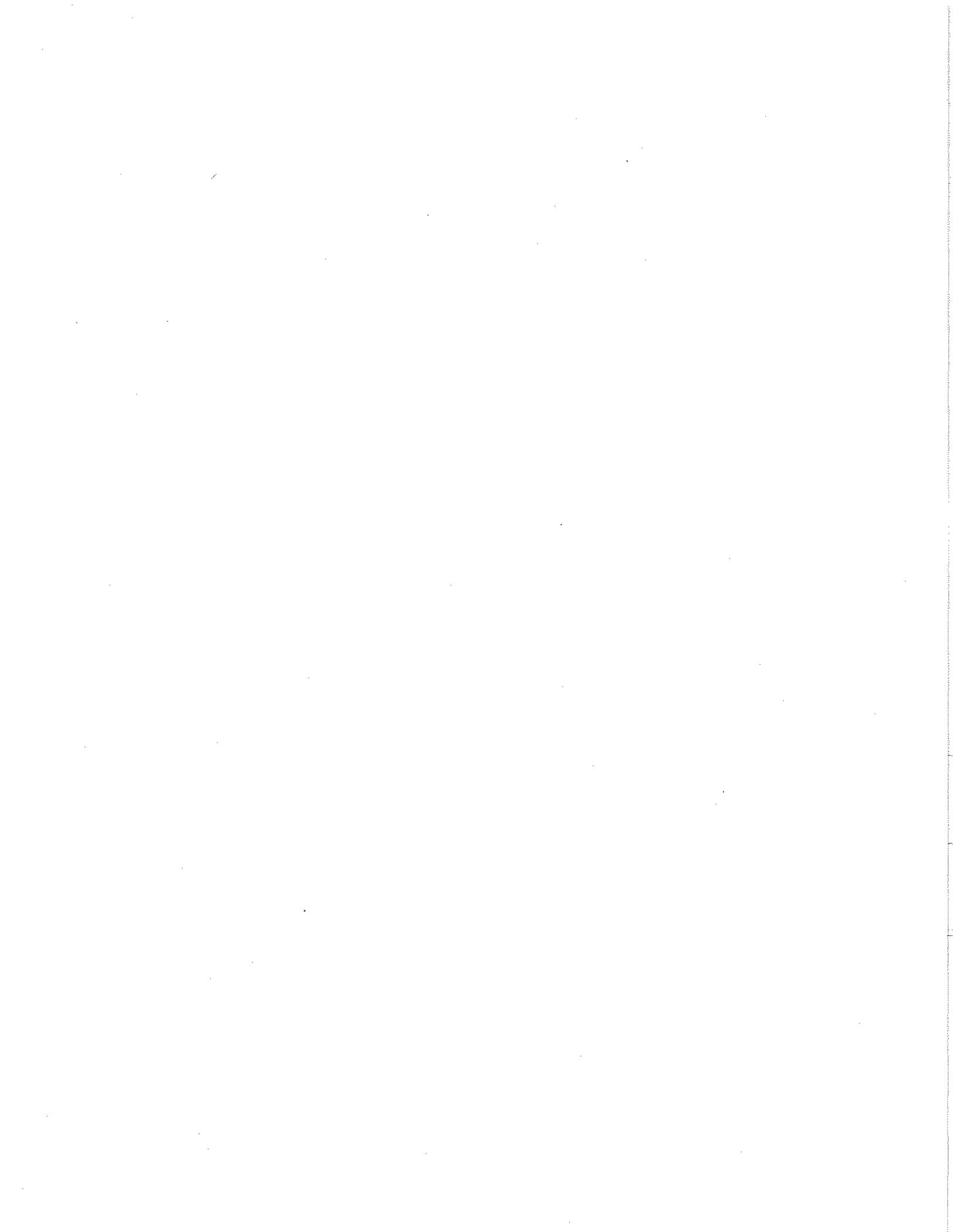
1. The parcel map is approved and recorded. An extension may be granted by the Community Development Director.
2. The project also includes approval of a Development Plan, Tentative Subdivision Map or a Coastal Development Permit, in which case the longer approval period shall prevail.

**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.

PLANNING COMMISSION CONDITIONS OF APPROVAL  
812 ALSTON LANE  
OCTOBER 18, 2007  
PAGE 11

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9 July 2007

City of Santa Barbara  
Planning Commission  
c/o Planning Division  
630 Garden Street  
Santa Barbara, CA 93101

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CITY OF SANTA BARBARA  
PLANNING DIVISION

**RE: 812 Alston Lane, Santa Barbara, CA**  
**APN: 015-120-021**

On behalf of Ms. Raye Haskell, property owner, we are requesting Planning Commission review and approval of a Tentative Parcel Map, public street frontage modification, and lot area modification to create two parcels from a 1.6 acre site by recreating the property line between original Lots 4 & 5 of the Alston Pines subdivision.

The property is developed with a single family residence and a guest house and is located in the A-2 zone district, the Hillside District and is considered to be in a High Fire area.

## **I. Permitting History**

The original Alston Pines subdivision created 9 lots two of which make up the current project site (formerly Lots 4 and 5 of the subdivision; APN 015-120-015 and 016). The approved subdivision was recorded in Map Book 15, Page 367 (see Attachment 1 showing the original lot configuration which we are proposing to recreate).

In 1974, a lot merger (Parcel Map 20,052) removed the property line between Lots 4 & 5 (see Attachment 2). The purpose of the merger was to facilitate the owner's desire to build a guest house on the property which by ordinance was required to be located on the same parcel as the main residence. After approval and recordation of the lot merger, a guest house was permitted and built in 1975.

## **II. Request**

The proposed Tentative Parcel Map, public street frontage modification and lot area modification would re-create two parcels on the 1.6-acre project site. The following table summarizes the proposed project statistics:

<b>Parcel 1 Slope Density:</b>	19.8% (per Municipal Code Section 28.15.080)
<b>Required Minimum Lot Area:</b>	37,500 SF (1.5 x the A-2 minimum lot area of 25,000 SF)
<b>Proposed Parcel 1 Lot Area:</b>	40,059 SF (undeveloped parcel is consistent with the requirement)

**Proposed Parcel 2 Slope Density:** 21.57% (per Municipal Code Section 28.15.080)  
**Required Minimum Lot Area:** 50,000 SF (2 x the minimum lot area of 25,000 SF)  
**Proposed Parcel 2 Lot Area:** 34,114 SF (developed parcel requires a lot area modification)

**Proposed Parcel 1 Public Street Frontage:** 97.45'  
**Proposed Parcel 2 Public Street Frontage:** 92.8'  
**Required Minimum Public Street Frontage:** 100 feet (per Municipal Code Section 28.04.370)

No interior or exterior changes are proposed to the existing residence with this request. The owner is proposing to convert the existing permitted guest house to a single family residence and provide a carport accommodating two vehicles for said residence prior to map recordation if the subdivision is approved. Additionally, the existing arbor/trellis to the east of the residence on Proposed Parcel 2 will be reduced to meet (>120 s.f in size and >10' height), the current standard for work exempt from permits.

Access to the property is provided via Alston Lane. An access easement over proposed Parcel 1 is proposed to be provided for the benefit of proposed Parcel 2. The property is currently served by all of the required public utilities and should the project be approved, separate metering will be provided as required.

### **III. General Plan Compliance**

The property has a General Plan designation of 2units/acre and the proposed subdivision complies with that designation.

### **IV. Design Review**

Architecture Board of Review is not required by the Zoning Ordinance because no exterior change to the residence is proposed.

### **V. Lot Area Modification**

The required minimum lot area for a parcel with a slope density greater than 20% cannot be met for proposed Parcel 1. This parcel would require two times the minimum lot area (25,000 SF), for a total of 50,000 SF, with this proposal, the parcel would have a lot area of 34,114 SF.

The lot area modification request is only applicable to proposed Parcel 2, the lot that is already improved with a single family residence. Proposed Parcel 1, the lot that will provide additional development potential is fully consistent with the City's slope density/lot area requirements.

We believe the lot area modification request for proposed Parcel 2 is justified because the proposal returns the project site to its originally approved 2-lot configuration and is consistent with the parcel size and build-out of the neighboring properties off of Alston Road which, in general, have similar

topographic characteristics (see Attachment 3 for an Assessors Map of the lots in this neighborhood). In reviewing the City's online *Property Neighbors Information*, of the 41 lots shown in Attachment 3, there is information available for 27 lots. Of these 27 lots, there are two lots that are larger than Proposed Parcel 1 (.92 acres) one lot that has an area that is larger than Proposed Lot 2 (.78 acres) and the remaining 24 lots are smaller in area than either of the proposed parcels.

#### **VI. Public Street Frontage Modification**

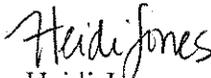
Returning the lot line between the subject parcels to its original location creates the need to request a modification of the City's public street frontage requirement. The required street frontage is 100 feet, proposed Parcel 1 has a street frontage of 97.45 feet and proposed Parcel 2 has a frontage of 92.8 feet. Given that only one curb cut and one driveway are proposed to serve both parcels, we believe that the intent of the street frontage requirement will be met by the proposed project.

#### **VII. Summary**

We respectfully request Planning Commission approval of the proposed project which is physically suitable for the type and density of residential development proposed; will not result in generating adverse environmental impacts; and with the approval of the proposed modifications may be found to be consistent with the General Plan and all applicable City regulations.

Should you have any questions, or require additional information, please contact our office at 966-2758.

**Sincerely,**  
**SUZANNE ELLEDGE**  
***PLANNING & PERMITTING SERVICES, INC.***

  
Heidi Jones  
Assistant Planner

