



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: July 14, 2007
AGENDA DATE: July 24, 2007
PROJECT ADDRESS: 726 N. La Cumbre Road (MST2008-00144)

TO: Planning Commission

FROM: Planning Division, (805) 564-5470
 Jan Hubbell, AICP, Senior Planner *JMH*
 Dan Gullett, Associate Planner *DAG*

I. REQUEST FOR ANNEXATION INITIATION

The City received a request from Jane Gray of Dudek, agent for property owner Nona Cometa, for initiation of annexation of the lot known as 726 North La Cumbre Road (APN 057-111-003), located on the northeast corner of N. La Cumbre Road and Pemm Place within the City's Sphere of Influence. The lot area is approximately 32,042 square feet. The existing County Comprehensive Plan Designation of the property is Residential with a maximum density of 4.6 units per acre and the existing County zoning is 8-R-1 (Single Family Residential with minimum lot size of 8,000 square feet per dwelling unit). The proposed City General Plan Designation is Residential with a density of five dwelling units per acre and the proposed City Zoning is E-3 (Single Family Residential with maximum five units per acre density) and SD-2 (Upper State Street Area Overlay). Upon annexation, the owner intends to subdivide the property into three lots. The subject property is currently developed with a 1,420 square foot single-family residence and a 480 square foot detached garage. The site is currently served by the City sewer system, County Fire Protection District, and Goleta Water District. If the request for initiation is granted, the proposed project would require Annexation of the unincorporated area of Santa Barbara County into the City of Santa Barbara, General Plan Amendment, Zoning Map Amendment, and Tentative Subdivision Map to divide the parcel into three residential lots. The Planning Commission approved a previous request for annexation initiation on the subject lot August 8, 2002 with the same General Plan Designation and Zoning as currently proposed. That initiation expired due to inactivity.

II. RECOMMENDATION

Staff recommends that the Planning Commission initiate the annexation of the subject parcel at 726 North La Cumbre Road with a General Plan Land Use Designation of Residential, Five Dwelling Units per Acre and Zoning Designation of E-3/SD-2.

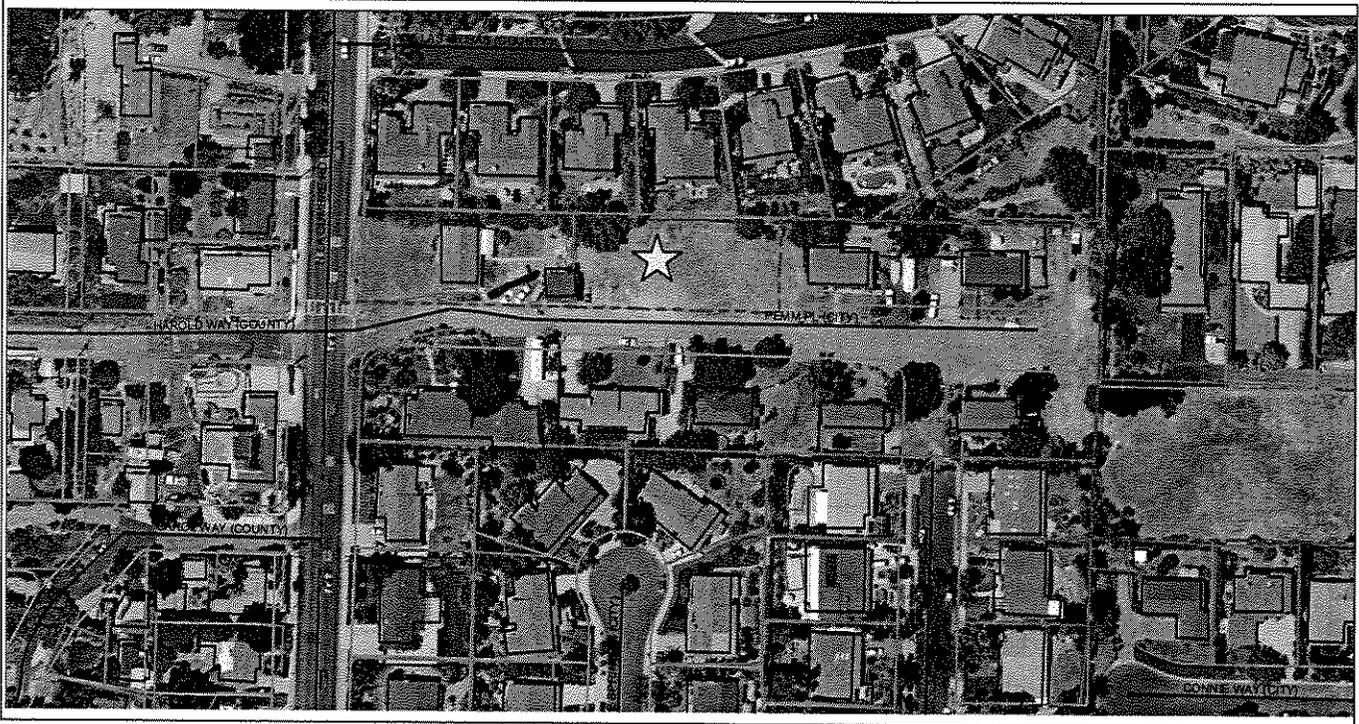


Figure 1: Project Vicinity

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Jane Gray	Property Owner: Cometa Trust
Parcel Number: 057-111-003	Lot Area: 32,042 square feet
County General Plan: RES-4.6 (Residential – 4.6 units per acre)	County Zoning: 8-R-1 (Single family residential 8,000 sf min. lot size/unit)
Proposed City General Plan: Residential – 5 units per acre	Proposed City Zoning: E-3/SD-2 (Single family residential/Upper State St. Area overlay)
Existing Use: Single family residential	Topography: 9% average slope
Adjacent Land Uses:	
North – Single family residential	East – Single family residential
South – Single family residential	West – Single family residential

B. PROJECT STATISTICS

	Slope	Required Area	Proposed Area
Lot 1	5.1%	7,500 sf	17,042 sf
Lot 2	9.0%	7,500 sf	7,500 sf
Lot 3	9.7%	7,500 sf	7,500 sf

IV. ANNEXATION PROCESS & BACKGROUND

Annexation is a legislative process and current City procedures require that either the Planning Commission or City Council initiate an annexation before an applicant can submit a formal application to the City for annexation. The Land Use Element of the City's General Plan encourages annexation of unincorporated areas within the City's Sphere of Influence established by the Local Agency Formation Commission (LAFCO). The Sphere of Influence is defined as the probable future City boundary and service area. The City's Sphere of Influence currently extends along the City's eastern boundary adjacent to Montecito, moves north and west along the Las Padres National Forest boundary, follows State Highway 154 to the south, and encompasses the community of Hope Ranch.

At this stage in the annexation process, a preliminary review of the proposal and issues is performed. An in-depth analysis of City policy consistency of the proposal would not be completed until a formal complete application is submitted. The purpose of an initiation discussion is to determine whether a project generally meets the City's annexation policies; identify any major and potential environmental concerns/constraints; and identify potential zoning and General Plan designations.

The subject proposed annexation meets the criteria of City Council Resolution No. 96-118, which established procedures for reviewing applications for annexations. Resolution No. 96-118 restricts annexations to parcels located within the City's Sphere of Influence, adjacent to existing City boundaries. The Resolution also restricts annexation of unincorporated territory to property owner requests, State mandates, or direction from LAFCO.

The City began an Annexation Policy Update in 1994, which included two components: the Draft Las Positas Valley and Northside (LPV&NS) Pre-Annexation Study; and the draft update of the General Plan Land Use Element text, goals, policies and implementation strategies related to City boundaries and annexation. The Annexation Policy Update was not adopted; however, the LPV&NS Pre-Annexation Study contains a useful discussion and pre-zoning and pre-General Plan land use designations for parcels located in the Las Positas Valley and Northside areas.

The subject property at 726 N. La Cumbre Road is located within Northside Sub-Area 14, Pueblo South, of the Hope/La Cumbre neighborhood analyzed in the Draft LPV&NS Study. The pre-General Plan designation of Pueblo South as Residential, five units per acre most closely matches both surrounding City and County General Plan designations. Similarly and consistent with the pre-General Plan designation, the pre-zoning designation of E-3 most closely matches the existing land uses, current County zoning, and surrounding City zoning. The SD-2 Upper State Street Area Overlay applies to all lots bounded by Alamar Avenue, U.S. Highway 101, Foothill Road and State Highway 154, including the subject property. If annexed into the City, the subject property would be included in the Land Use Element's Hope/La Cumbre neighborhood which is described, primarily, as a single-family residential area almost completely developed with few vacant or underdeveloped parcels, and most lots ranging between 7,000 and 10,000 square feet.

General Plan Land Use Element and Draft Annexation Policy Update policies encourage annexation of unincorporated islands and peninsulas of land contiguous to the City and within the City's Sphere of Influence at the earliest convenience. Staff's position is that the annexation of the subject property is appropriate to encourage logical and consistent land use planning, efficient public services, and orderly development in the Northside Area. The proposed General Plan designation, zoning, subdivision, and

subsequent residential development are consistent with the existing pattern of development and the use envisioned for the area in the Draft LPV&NS Study.

V. EXISTING DEVELOPMENT

In March 2006, the County issued a Land Use Permit (04LUP-0000-00462) on the subject property for a 2,660 square foot addition and a 958 square foot attached garage to the existing 1,420 square foot residence and demolition of the existing garage. Due to inactivity, the Land Use Permit expired in March 2008. In review of the Land Use Permit application, County Planning & Development staff determined that the existing improvements on the lot were developed without the benefit of required zoning permits. County Assessor records indicate that the existing residence was constructed in 1952, following the 1942 effective date of the County's zoning ordinance. Without issuance of requisite County permits, upon annexation, the existing residence would be subject to City zoning review and design review by the Single Family Design Board.

VI. PROPOSED SUBDIVISION

The maximum density for the subject 32,042 square foot parcel would be three units with the proposed General Plan Designation of Residential, five units per acre. The proposed E-3 Zone has a minimum lot area requirement of 7,500 square feet for lots with less than ten percent average slope. As demonstrated on the submitted plans (Exhibit B), the property may be subdivided into three lots of at least 7,500 square feet, each with an average slope of less than ten percent.

The Pre-application Review Team (PRT) reviewed the annexation and subdivision request and provided a letter to the applicant dated May 9, 2008 (Exhibit E). The letter identified potential issues and additional information which would be required upon submittal of an application following an annexation initiation. Major issues identified in the letter included street improvements to Pemm Place, fire access, and stormwater management.

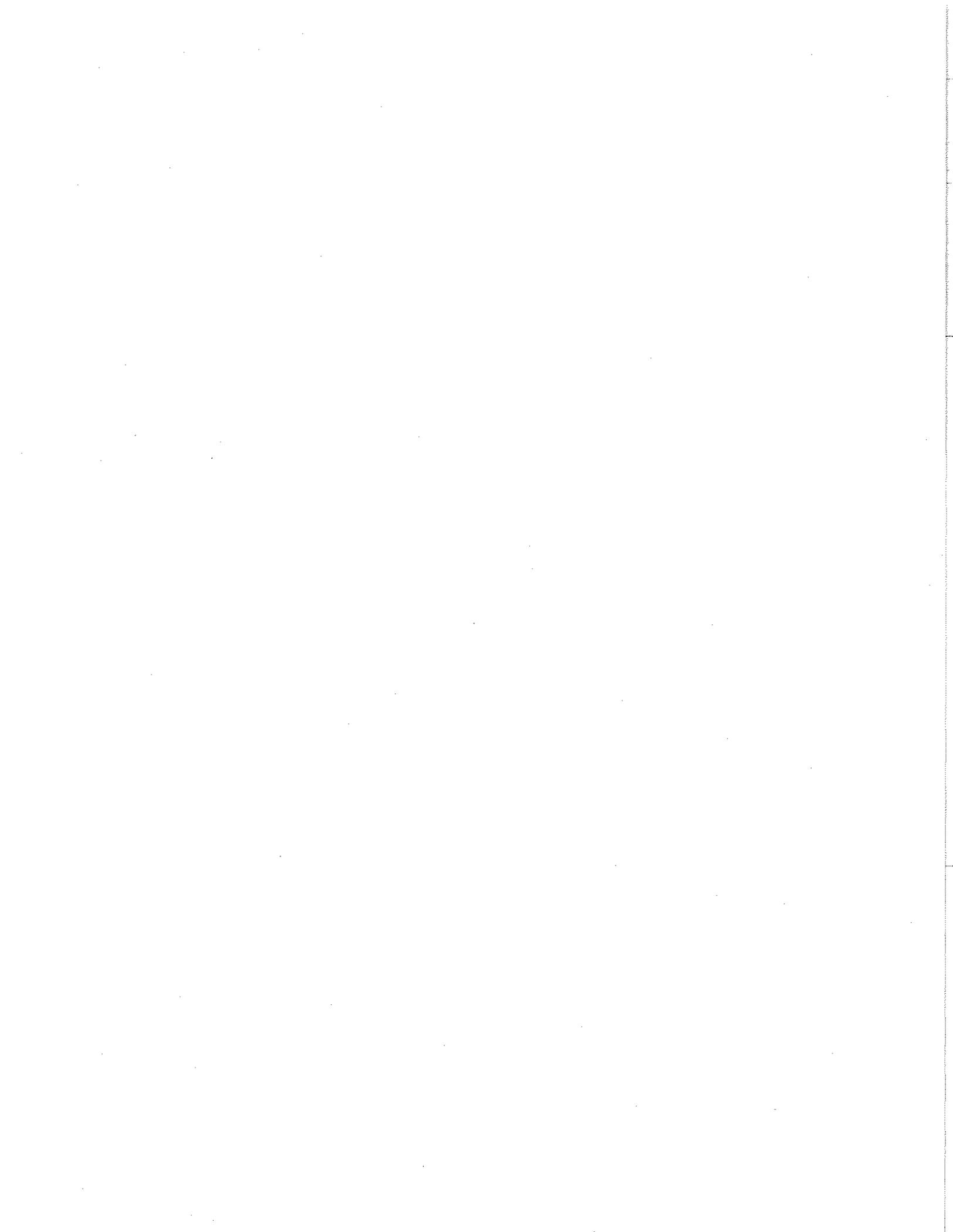
VII. POSSIBLE NEXT STEPS

If the annexation is initiated, the applicant may subsequently submit a formal application for Annexation, General Plan Amendment, Zoning Map Amendment, and a Tentative Subdivision Map. Upon submittal of a complete application, staff would review the application for policy consistency and perform environmental review. With a complete application and appropriate environmental review, the Planning Commission would hold a public hearing for a decision regarding the subdivision, and to make recommendations to City Council regarding the annexation and related actions. If City Council consents to the annexation, the City would apply to LAFCO for annexation.

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Exhibits:

- A. Applicant's letter dated June 16, 2008
- B. Tentative Map, Preliminary Grading and Drainage Plan
- C. County & City Land Use Designation Maps
- D. County & City Zoning Maps
- E. Las Positas Valley & Northside Pre-Annexation Study Sub-Area 14 excerpt
- F. PRT letter dated May 9, 2008
- G. PC Minutes from August 8, 2002



DUDEK

621 CHAPALA STREET
SANTA BARBARA, CALIFORNIA 93101
T 805.963.0651 F 805.963.2074

June 16, 2008

RECEIVED
JUN 15 2008

City of Santa Barbara
Planning Commissioners
P. O. Box 1990
Santa Barbara, CA 93102-1990

CITY OF SANTA BARBARA
PLANNING DIVISION

REGARDING: Initiation of Annexation into the City of Santa Barbara and A
Proposed Three-Way Lot Split

Planning Commissioners:

Thank you for the opportunity to present for the Planning Commission's consideration of the proposed annexation for the property located at 726 N. La Cumbre Rd. in the City of Santa Barbara's Sphere of Influence and three-way lots split. The property, APN 057-111-003, is presently developed with a 1,420 sq. ft. single-family residence and a 480 sq. ft. detached two-car garage. In addition to annexation, the proposal also entails subdivision of the parcel in to 3-lots. The property is accessed off Pemm Place and bounded by La Cumbre Rd. to the west.

Existing Site Conditions/Background

The entire parcel (32,040 sq. ft.) is relatively flat and the existing parcel survey indicates that the gross and net acreage of the parcel is 32,042 sq. ft. The site is connected to the City's sewer system and is presently served by Goleta Water District. Gas and electricity are supplied by Southern California Edison and telephone service is provided by Verizon.

The proposed parcels one, two and three have average slopes of 5.0%, 5.1% and 9.7%, respectively. Parcel One complies with the E-3/SD-2 zone district setbacks which is the zone district of application in the "Upper State Street Area" of the City's General. Thus, no modifications are requested or required as part of the project. Proposed lots two and three would remain undeveloped at this time. This project was the subject of a PRT in 2002; MST 2002-00259. The 2002 PRT received favorable comments from City Staff and Planning Commission, and it is based on this favorable review that we are making formal application to move forward with this lot split/ annexation request. More recently, the property was the subject of discretionary LUP within the County of Santa Barbara. On March 6, 2006, 04LUP-00000-00462 (Land Use Permit) was approved for an addition to the single family residence and attached garage. The first floor addition for the residence was

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Applicant Letter to the Planning Commission
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approved for 1,702 sq. ft. and the second floor addition was approved for 958 sq. ft. to the existing 1,420 sq. ft. house. The permit also allows for demolition of the existing 480 sq. ft. detached garage and construction of an 885 sq. ft. attached garage and a 139 sq. ft. porch.

Project Description

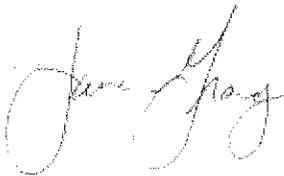
The proposed project involves the subdivision of APN 057-111-003 (32,042 sq. ft.) into three lots ranging in size from 7,500 sq. ft. to 17,042 sq. ft. and annexation of the parcel(s) into the City of Santa Barbara. The property, located at 726 N. La Cumbre Rd. is located in the County of Santa Barbara; however, it is directly adjacent to the City of Santa Barbara and within the City's Sphere of Influence. Under the County's present zoning, the parcel is 8-R-1 (Single Family Residential with an 8,000 sq. ft. minimum lot size) and the County's Comprehensive Plan Designation is Residential/4.6 units per acre.

The project will require the approval of a General Plan Amendment to add the subject property to the City's General Plan Map with a Designation of Residential- Five Dwelling Units per Acre, a Zoning Map Amendment upon annexation of the property to the E-3/SD-2 (Single-Family Residential) Zone District and a Tentative Subdivision Map (Parcel Map). Finally, an Annexation Map will also be required, and will be coordinated with LAFCO.

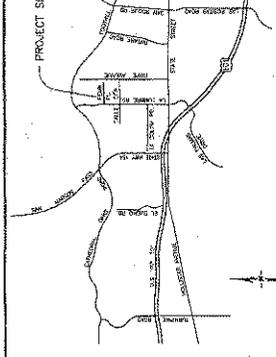
I hope this letter provides you with enough information to process the initiation. Please do not hesitate to contact me with any questions or concerns.

Thank you.

Sincerely,



Jane Gray
Environmental Planner



VICINITY MAP
NO SCALE

ABBREVIATIONS

AG	AGRICULTURE
AL	ALLOTMENT
AN	ANALYSIS
AP	APPROVED
AR	ARRESTED
AS	ASBESTOS
AT	ATMOSPHERE
AV	AVIATION
AW	AWAY
AX	AXIS
AY	AYERS
AZ	AZIMUTH
BA	BANK
BB	BENCH MARK
BC	BENCH
BD	BUILDING
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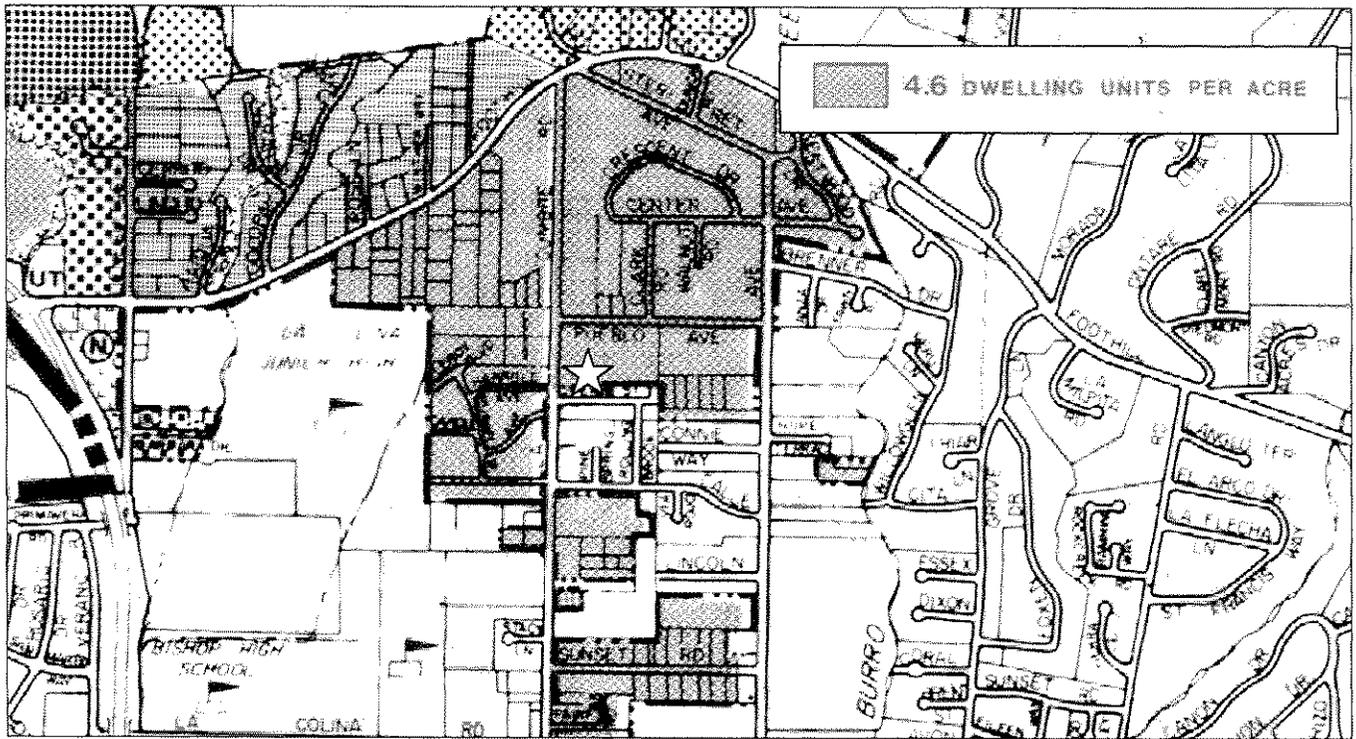


Figure 1: County Land Use Designations

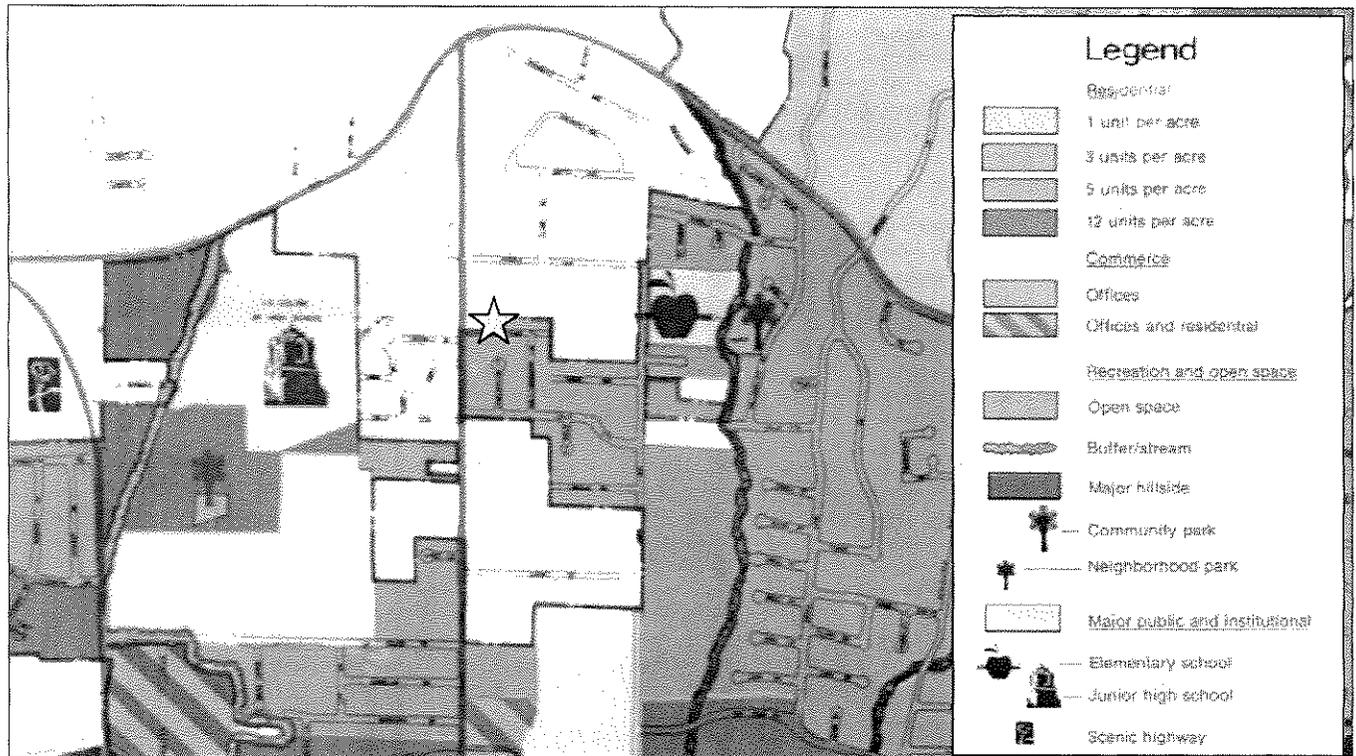
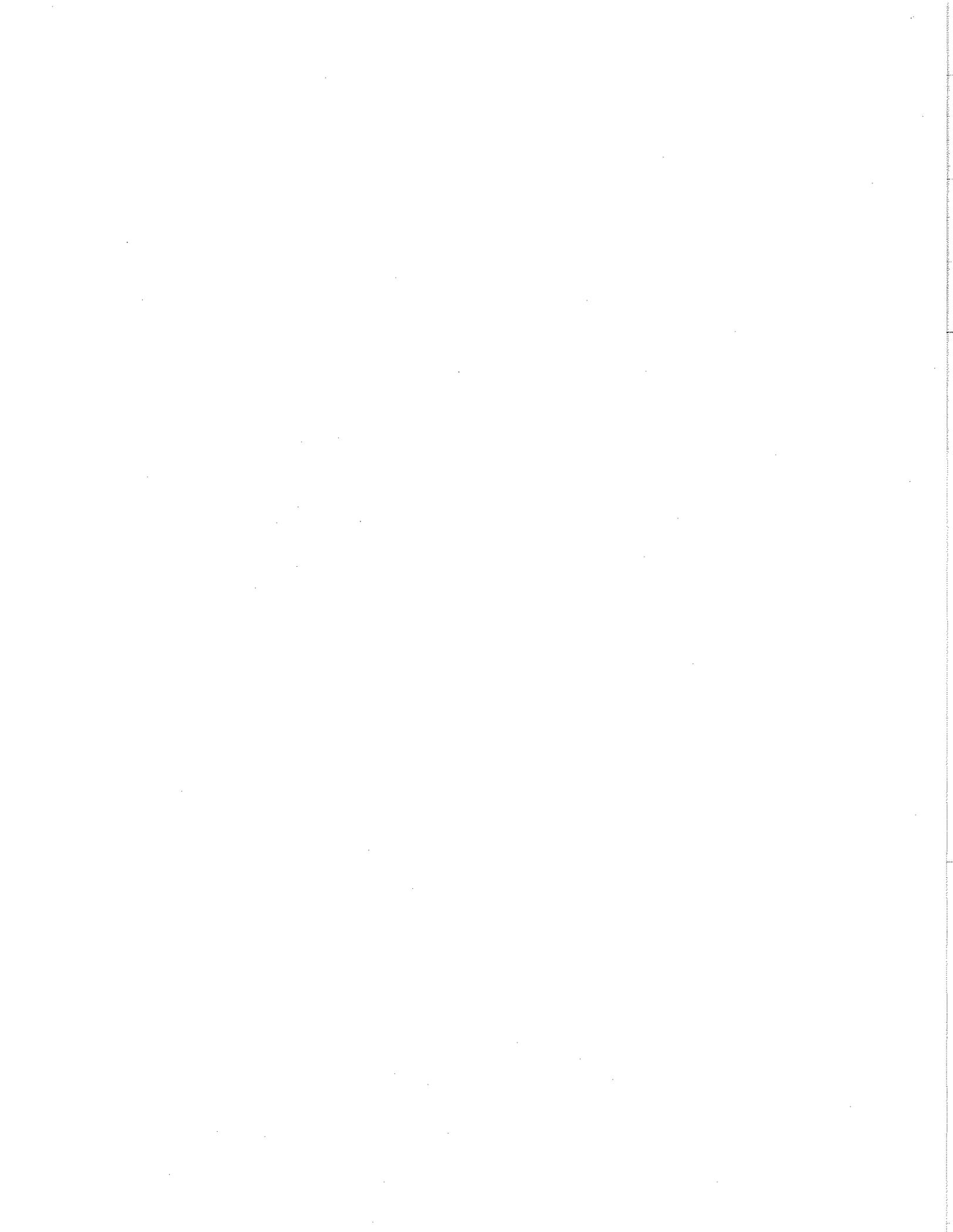


Figure 2: City General Plan Map



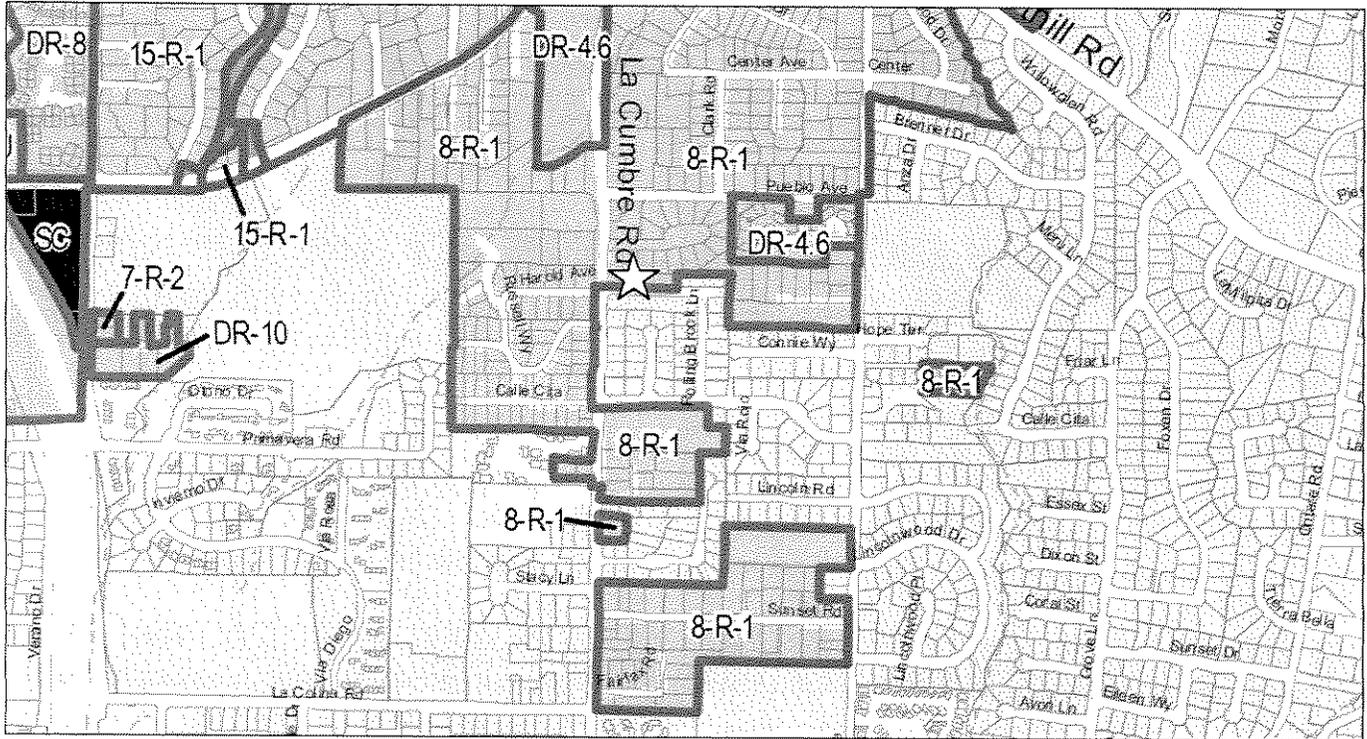


Figure 1: County Zoning

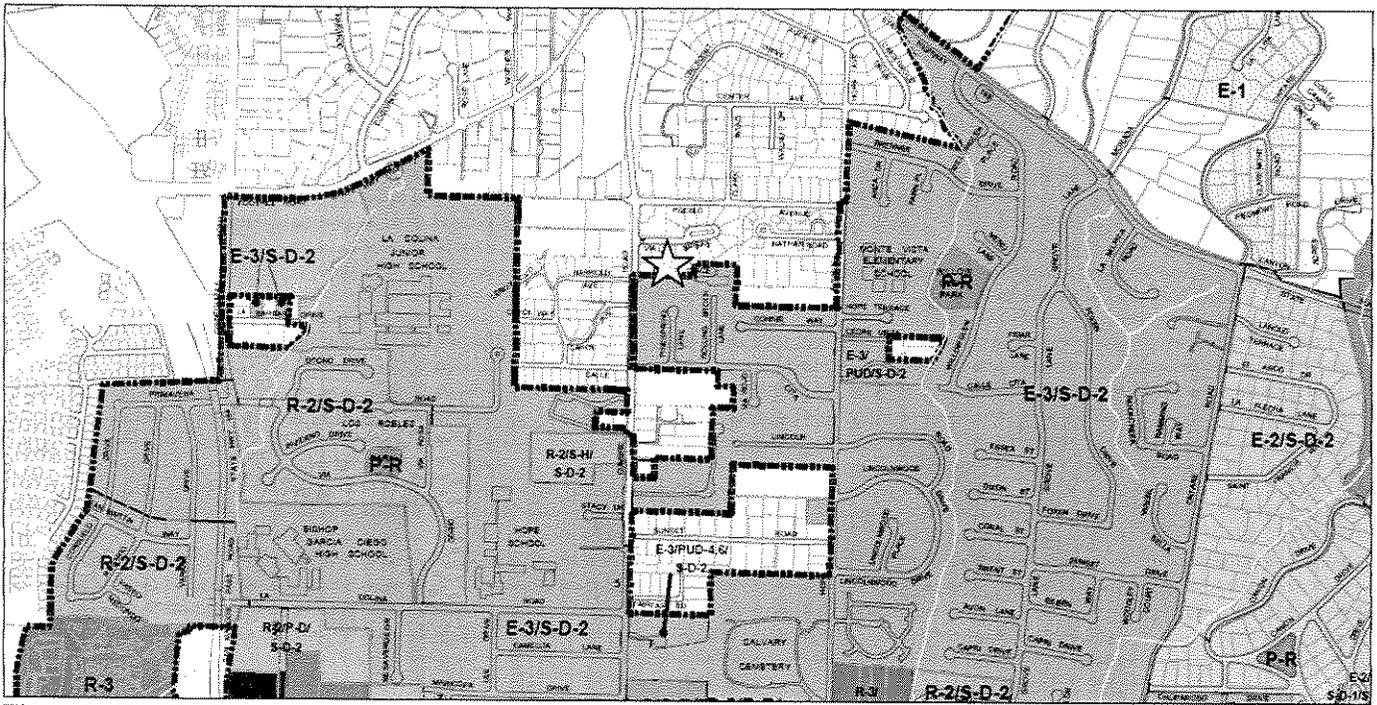
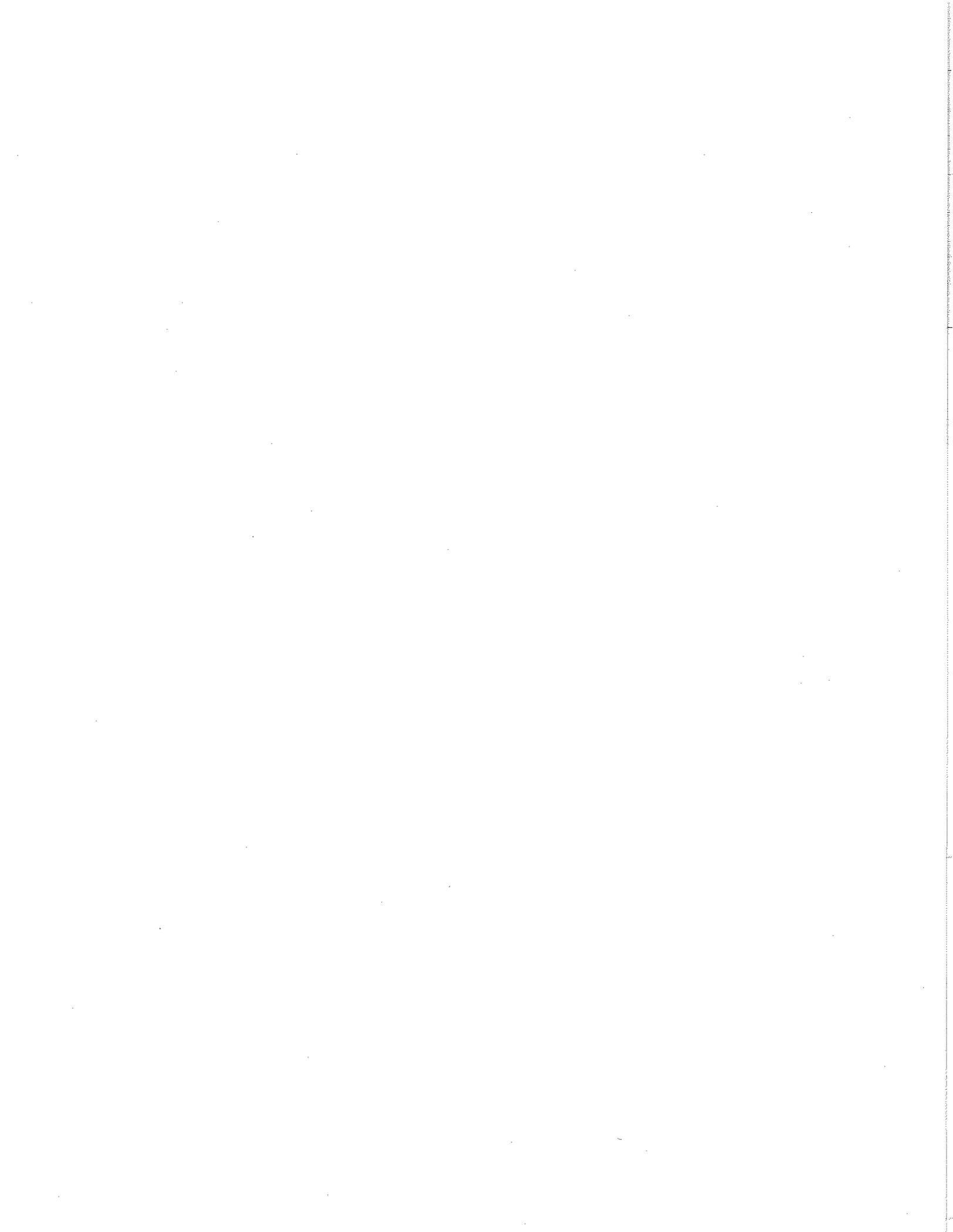
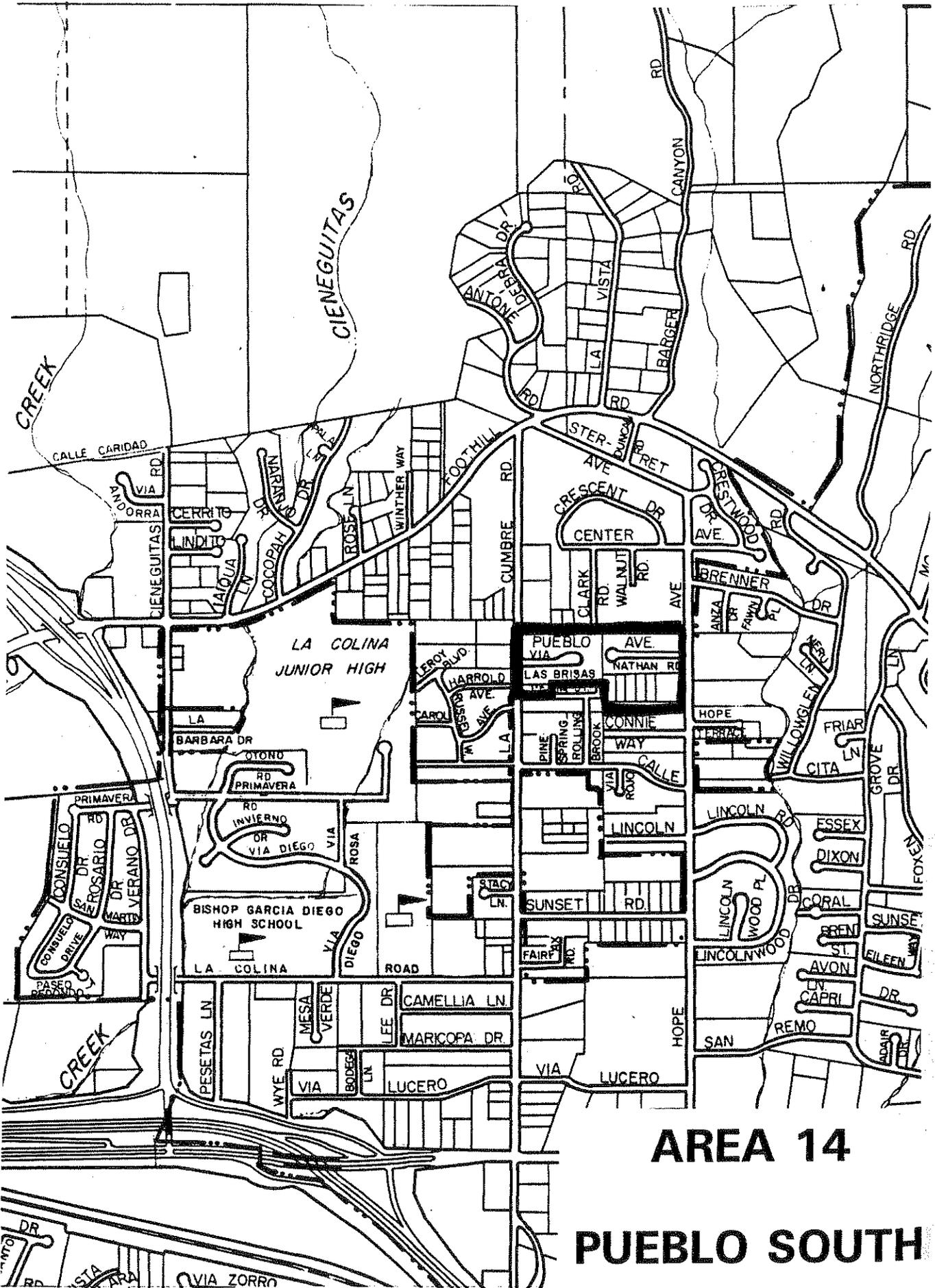


Figure 2: City Zoning



SUB-AREA 14

PUEBLO SOUTH



AREA 14

PUEBLO SOUTH

SUB-AREA 14 - Pueblo South				
Size: 16.9 Acre				
Description: The Pueblo South sub-area consists primarily of single family residences, including some relatively recent single family subdivisions. The land slopes gently down from Pueblo Avenue. There are approximately 44 existing residential units in this sub-area.				
Surrounding Jurisdictions, Land Uses, Zoning and General Plan Designations				
Direction	Juris-diction	Land Use	Zoning	G. P. Designation
North:	County	Single Family Residential	8-R-1	4.6 units/acre
South:	City	Single Family Residential	E-3/S-D-2	5 units/acre
East:	City	Single Family Residential	E-3/S-D-2	5 units/acre
West:	City	Single Family Residential	E-3/S-D-2	5 units/acre
Zoning		Zoning Designation	Number of Potential New Units	Type of Unit
Existing County Zoning		8-R-1	11	SFR
Recommended City Zoning		E-3/S-D-2	13	SFR
General Plan		GP/CP Category	Number of Potential New Units	Type of Unit
Existing County Comprehensive Plan Designation		Residential: 4.6 units/acre	8	SFR
Recommended City General Plan Designation		Residential: 5 units/acre	10	SFR

Sub-Area 14 - Pueblo South

This sub-area is occupied by medium density single family residences. The existing County zoning is 8-R-1 (single family residential, 8,000 s.f. minimum lot size), and the surrounding City zoning is E-3 (single family residential, 7,500 s.f. minimum lot size). The pre-zoning designation of E-3 was chosen because it most closely matched the existing land uses and lot sizes, current County zoning and surrounding City zoning. The pre-General Plan designation of 5 units/acre matches that surrounding City land, and is consistent with the pre-zoning designation. The S-D-2 Outer State Street Overlay applies to all parcels in the north of Highway 101 and west of Las Positas Road.



City of Santa Barbara Planning Division

PRE-APPLICATION REVIEW TEAM COMMENTS

May 9, 2008

Jane Gray
Dudek
621 Chapla Street
Santa Barbara, CA 93101

SUBJECT: 726 N. LA CUMBRE ROAD, MST2008-00144, APN # 057-111-003

**PRT MEETING DATE: May 13, 2008 at 2:45 p.m. – 3:30 p.m., 630 Garden Street,
Housing & Redevelopment Conference Room, 2nd Floor**

Dear Ms. Gray:

I. INTRODUCTION/PROJECT DESCRIPTION

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

The project consists of annexation of a 32,042 square foot parcel to the City with a Residential, 5 dwelling unit per acre General Plan designation and E-3/SD-2 Single Family Residential Zoning. The project also includes a subdivision of the lot into three lots of 17,042 square feet, 7,500 square feet, and 7,500 square feet.

II. COMMENTS AND ISSUES

A. Planning Division

1. **Annexation Initiation.** If you choose to proceed with an annexation initiation request as part of this PRT review, three additional plan sets are required and additional fees. The current fee resolution states that the greater of the PRT fee or initiation fee is required for annexation initiations. In this case the balance would be \$355. This item is tentatively scheduled for Planning Commission consideration on July 17, 2008. Please let me know whether or not you would like to proceed to the Planning Commission and whether or not that date is acceptable.
2. **LAFCO Consultation.** Staff recommends that you meet with LAFCO to discuss the proposed annexation if you have not already done so.

3. **Permit History.** Please provide copies of any building permits issued from the County for any structures or uses on the property.
4. **Permit Status and Improvement Design.** It appears that permit 04LUP-00000-00462 may be expired. Please clarify the status of that Land Use Permit with County Planning & Development and report the status. Staff strongly recommends that any changes to the property conform to the City's Single Family Residence Design Guidelines, City standards, and applicable sections of the Municipal Code (e.g., garage size, floor area to lot area ratio, driveway design, stormwater management program and solar access regulations).
5. **Garage.** If the existing garage is proposed to remain at its current location, modifications would be required to allow the encroachment into the front yard and interior yard setbacks.
6. **Design Review Required.** Single Family Design Board vacant lot review and the review and approval of the proposed subdivision grading plan; and Architectural Board of Review's review and approval of the proposed public improvements will be required.
7. **Environmental Review.** In your letter dated March 21, 2008, you request that the project be considered for Categorical Exemptions from CEQA based on CEQA Guidelines Sections 15315 and 15332. Section 15315 exempts certain land divisions of property only *when the division is in conformance with the General Plan and zoning*. Similarly, Section 15332 exempts certain infill developments when *the project is consistent with the applicable general plan designation...as well as all applicable zoning designations and regulations*. Since the proposal requires a General Plan Amendment and Zoning Map Amendment, these exemptions are inapplicable to this project. No environmental determination has been made at this time; however, staff believes that a Negative Declaration or Mitigated Negative Declaration would be the likely outcome.

B. Engineering Division

1. Property frontage on La Cumbre Road will be conditioned to construct City standard sidewalk, and possibly dual directional access ramps. Please have your design engineer explore ways the ramps can be constructed without interfering with the existing drop inlets (DI), or propose moving the DI's if necessary. The school crosswalk may also need to be relocated. See Transportation comments for further information.
2. Please follow the street design standards found in the 1975 Interim Design standards, the Draft Engineering Design Manual and the Greenbook for Public Works Construction to determine the most appropriate design for Pemm Place.
3. In order to have water service adjacent to each newly subdivided portion of property, the water main may need to be extended down Pemm Place. Please propose an appropriate design in order to serve the sites with individual water services and water meters, and show the proposed locations of the new water meters.

4. New addresses will be explored at the time of the Parcel Map review, and prior to recordation of the map.
5. Formal conditions will be prepared at the time of the DART review.
6. Please note that according to SBMC §22.68.090, all public improvements require ABR approval. Please identify any proposed public improvements during your ABR review.
7. Since the existing sewer laterals will be used for the new sites, a videotaped sewer lateral inspection is required prior to the issuance of this BLD permit to make sure they still have integrity. Please see handout available at the Public Works counter or www.santabarbaraca.gov/Resident/Licenses_Permits/SLIP/Exhibits.htm for detailed guidelines and course of action. A list of 30 qualified closed-circuit television survey & recording contractors is available for your use - contact Manuel Romero (Wastewater Collection Super.) at 568-1020 with any questions about the program. If the results of the inspection require replacement, please plan to obtain a separate Public Works permit.
8. If the results are positive (meaning the existing lateral is ok for continued use), please **reproduce the Plumbing contractors clearance letter on the Building plans**. See SBMC §14.46.040 for reference and the Public Works front counter, or call as needed 564-5388. A partial rebate may be available.

III. APPLICATIONS REQUIRED

The purpose of this review is to assist you with the City's review processing including Planning Commission (PC) application requirements, and to identify significant issues relevant to the project. In order to submit a complete PC application, please respond to the following items (see PC Submittal Packet at www.santabarbaraca.gov/Resident/Home/Forms/planning.htm).

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

A. Planning Division

1. Initiation of Annexation of the 32,042 square foot lot.
2. Annexation of the subject lot into the City of Santa Barbara
3. General Plan Amendment to add the subject property to the City's General Plan Map with a designation of Residential – Five Units per Acre
4. Zoning Map Amendment upon annexation of the property to the E-3/SD-2 Zones
5. Annexation Map to be coordinated with LAFCO
6. Tentative Subdivision Map to divide one lot into three lots (contingent upon approval of the above actions)

Items 2 through 5 are subject to approval by City Council.

B. Engineering Division

Parcel Map Application

1. The majority of the agreements are prepared by staff, recorded prior to or concurrently with the Parcel Map, and prior to issuance of Public Works or Building Permits:
2. Any time after the 10-day appeal period following Planning Commission (PC) approval, submit a Parcel Map prepared by a licensed surveyor to the Public Works counter, with the current fee for the map review. A handout is available upon request. Please note that the subdivision map act requires securities to be submitted prior to recordation of the map if the public improvements are not completed before recordation. In addition securities are required prior to issuance of any permits.
3. City Council approval is required for an *Agreement Relating to Subdivision Map Conditions Imposed on Real Property*. This agreement is prepared by staff and recorded concurrently with the Parcel/Final Map, prior to issuance of Public Works or Building Permits.
4. An *Agreement for Land Development Improvements*. This agreement is prepared by staff and recorded *either prior to or concurrently with the Parcel Map per SMA §66462(c)*, and prior to issuance of Public Works or Building Permits.
5. Following approval of the Engineer's Estimate by the Public Works Department, submit Performance Securities in a bond for 100% of the approved engineer's estimate, and also a bond for labor/materials in the amount of 100% of the approved Engineer's Estimate. This amount will be entered into the *Agreement for Land Development Improvements*. Securities are required prior to recordation of the map per the Subdivision Map Act §66462(c), if the applicant desires to record the map prior to completion of the Public Improvements
6. Apply at the Public Works counter for an *Agreement Assigning Water Extraction Rights*, which reaffirms the City's pre-existing Pueblo water rights. Submit a copy of a Preliminary Title Report dated within 3 months of application date, or a copy of a Vesting Deed, so the agreement can be prepared by staff and recorded prior to or concurrently with the Parcel Map, and/or prior to issuance of Public Works or Building Permits.
7. County Notice - See Subdivision Map Act §66492: "Subdivider shall file a statement indicating that there are no liens against subdivision for unpaid taxes or special assessments."
8. Please note that the county recorder will not record the parcel or final map without written verification of the prepayment of the property tax.: Prior to the recordation of Parcel Map, contact the County Tax Collector's Office, 568-2493 and fill out the County Subdivision application which is used to obtain new APN's from the County Assessor's office. Obtain a prepayment of taxes letter / statement or memo from the County Tax Collector after pre-paying property taxes, and then submit a copy directly to your assigned Engineering staff person.

Required prior to issuance of permits:

Public Improvement Permit Application

1. Submit a deposit for pre-review of required C-1 public improvement plans. The final fees are calculated from the current fee resolution and the Engineer's Estimate. All Public Works Construction related fees are due prior to issuance of any permits. All Public Works Construction related fees are due prior to issuance of any permits.
2. Apply at the Public Works counter for Public Works Permits (PBW). *Public Works Permits* are separate from all other City permits and shall be obtained for processing of Maps and agreements; all public improvements; water and sewer utility connections in the right of way; Traffic Control permits; and for any work in *Natural Water Courses and Storm Drain Systems* per Municipal Code Chapter 14.56, and Municipal Code Chapter 16.15, *Urban Pollution controls, Non-point discharge Restrictions*.

New Address Assignment Application

For new addresses, provide a schematic of water service layout on the plumbing sheets of the Building plans, and propose new addressing there. Engineering and Fire staff will review this schematic during plan check review and new addresses will be confirmed at that time (if applicable).

Water & Sewer Service Application

1. If the existing sewer lateral will be re-used to serve the new condominiums, then the Sewer Line Inspection Ordinance (SLIP) applies, and the letter from the certified plumber with recommendations is required to be reproduced on Building plans. Financial assistance may be available.
2. Fill out application for new water service and sewer connections at the Public Works counter.
3. Prior to issuance of any permits, Water and Sewer Buy-In fees are due in addition to hot tap fees for new sewer laterals. A Buy-In credit will be applied based on the number of existing water meters.

IV. REQUIRED ADDITIONAL INFORMATION FOR APPLICATION SUBMITTAL

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

A. Planning Division

1. **Map and Legal Description.** Submit an annexation map and legal description meeting the requirements of the Local Agency Formation Commission (LAFCO).
2. **Drainage Analysis/Hydrology Report.** Any increase in site runoff (pre vs. post construction) must be avoided per the City's adopted Storm Water Management Plan (SWMP), and the NPDES General Permit for Storm Water Discharges. When a project site is largely vacant land such as this one, maintaining or

decreasing runoff rates and treating storm water runoff through innovative, low impact design can and should be part of the project. Please provide a Drainage Analysis/Hydrology Report that addresses existing runoff volumes (from a 25 year storm) and how they will be maintained or (ideally) decreased.

3. **Stormwater Management.** The city and state require that onsite capture, retention, and treatment of storm water are incorporated into the design of the project. In an attempt to treat the small, frequent storm events that impact water quality in Santa Barbara, we recommend that at a minimum, proposed treatment devices are designed to capture and treat the calculated amount of runoff from the project site for a 1 inch storm event over a 24-hour period. This can be accomplished by directing roof runoff to landscaping or other permeable designs and/or by implementing water treatment design techniques into open space areas. We recommend implementing natural filtration devices, such as swale-like landscaping, rain gardens, other bioretention designs or permeable paving that allows infiltration into the soil for water quality treatment. These types of passive/natural capture and filtration design options are recommended as opposed to mechanical/underground options, which pose maintenance problems and often times, do not treat runoff as efficiently.
4. **Arborist Report.** Your project site contains mature trees, which may be impacted by the proposed development. Based on staff's concerns regarding the potential impacts of grading on the existing trees, an arborist's report is required to be submitted for review and approval by the City's Environmental Analyst. The report must include a ground survey of existing trees, indicating species, trunk size, and dripline, and should address potential impacts of the proposed public improvements. All trees that are proposed for removal must be highlighted on the plans and their condition discussed in the report. All recommendations and mitigation measures contained in the report must be incorporated into the project plans, and a copy of the accepted report must be reproduced on the site plan.
5. **Plan Corrections/Additions**
 - (a) The property address, agent, and proposed zoning are incorrect, please revise.
 - (b) On TM2 General Note 10, the MST number is incorrect.
 - (c) Please provide a detailed scope of work.
 - (d) Show how Lot 1 complies with the required 1,250 square feet of open yard area.
 - (e) Show a site plan with the existing conditions within the rights-of-way on La Cumbre Road and Pemm Place.
 - (f) Show trees identified in the arborist report on the site plan reporting species, trunk size and drip line and identify those trees proposed for removal.

B. Engineering Division

On Tentative Map:

1. List approximate month and date anticipated to have project reviewed by the Planning Commission. *SBMC 27.07.030 (1)*
2. List name, address, telephone and signature of owner/sub-divider. *SBMC 27.07.030 (2)*
3. Provide cross-sections of improvements to Pemm Place (public road). *SBMC 27.07.030 (4)*
4. Show approximate boundaries subject to overflow, inundation or flood hazard. If not applicable, then list the Flood Zone. *SBMC 27.07.030 (5)*
5. Show location of proposed water meters and where new services will connect. *SBMC 27.07.030 (6)*
6. There is a bold line running down Pemm Place and turning onto Rolling Brook Lane. Please identify with a label, or remove if N/A.

C. Fire Department

1. Red curbing or "Fire Lane No Parking" signs shall be installed on both sides of the required access for emergencies where the street width is 20 feet and one side where the access is 27 feet. Please note this on the plans.
2. The Fire Department turnaround is approved as shown on the plans. A means shall be installed similar to the above requirement to ensure no parking occurs within the turnaround.
3. The addresses for the two new parcels shall be addresses off of Pemm Place.

D. Transportation Division

1. Consistent with the City's Pedestrian Master Plan (PMP), please provide 5' of sidewalk with 4' of parkway on both sides of Pemm Place. This may be accomplished by centering the road within the right of way boundaries, so that the physical road would shift southward. The 27'-wide road with sidewalk and parkway on both sides should be continuous from La Cumbre to the end of Pemm Place. Further, staff is supportive of a straight and consistent road that does not jog around existing trees.
2. Provide sidewalk along the La Cumbre frontage of APN 057-112-001, connecting the existing sidewalk on the east side of La Cumbre Rd with the proposed sidewalk on the south side of Pemm Place.
3. Provide dual directional ramps at both corners of Pemm Place.
4. Explore the opportunity for a City Standard cul-de-sac at the end of Pemm Place instead of a hammerhead turn around.

E. Building & Safety Division

1. A complete grading and drainage plan with calculations, soils report (geotechnical), geological report, architectural, structural plans and calculations will be required at the time of submittal for Building and Safety Division review.
2. All utilities (power, telephones, cable TV, serving the proposed subdivision, including poles located on subject properties) shall be placed underground as required by City of Santa Barbara Municipal Code Chapter 22.38.
3. On-Site Drainage Plan. A complete drainage plan, including pre- and post-construction run-off rates, that addresses the existing drainage patterns and leads towards improvement of the quality of water run-off conditions from the site. Any increase in the post construction run-off rates must be kept on site. The owner shall install any and all Best Management Practices (BMP's) needed to intercept drainage pollutants from the parking lot areas and other service areas prior to drainage discharge into the public storm drain system.
4. If the existing garage remains and is to be located within 3 feet of the property line, then the structure will be required to provide a 1 hour fire wall.

V. **ENVIRONMENTAL REVIEW:**

Staff anticipates that once the necessary information is submitted and the formal application is deemed complete, an Initial Study will need to be prepared to determine the appropriate level of environmental review (i.e., Negative Declaration or Environmental Impact Report).

VI. **FEEES**

Please be informed that fees are subject to change at a minimum annually. Additionally, any fees required following Planning Commission Approval will be assessed during the Building Plan Check phase and shall be paid prior to issuance of the building permit. Based on the information submitted, the subject project requires the following additional fees for the following reasons:

A. Planning Division

Prior to PC Annexation/Zone Change/General Plan Amendment Initiation:

Initiation Balance\$355.00

Prior to the application being deemed complete:

Annexation (less than 1 acre with development potential)\$3,720.00

Zone Change\$9,640.00

General Plan Map Amendment\$9,400.00

Subdivision\$1,230.00

Modifications (if needed)\$1,525.00 for initial and \$770 for each additional

Mailing List Service\$135.00

Environmental ReviewTBD

Following City Council approval:

LDT Recovery Fee	30% of all fees
Zoning Plan Check Fee	TBD

LAFCO Fees

Following City Council approval, additional fees are required by LAFCO for processing the annexation application. The current LAFCO fee for processing an annexation of this size is \$610. In addition, a \$1,100 deposit payable to the County of Santa Barbara is required for review maps and legal descriptions.

Note: Planning fees are proposed to increase 20% effective July 1, 2008.

B. Engineering Division

Following Planning Commission approval:

Annexation Map Update Fee.....	\$711.70
Annexation Buy-In Fee.....	TBD
Parcel Map Review Fee (1-4 lots/units).....	\$2,672.20
Water Buy-In Fee (each new SFR water meter)	\$2,805.00
Sewer Buy-In Fee (each new SFR water meter)	\$2,240.00
2" service w/ manifold (holds up to 8 x 5/8" meters)	\$ 2,567.00
Meter set fee (each meter).....	\$229.00
Driveway Apron, access ramps, subsurface work (each).....	\$176.20
Curb and gutter (> than 30 lf).....	\$274.60 + \$4.00/lf over 30'
Trenching in R/W (w/ac or w/conc).....	\$290.70 +\$1.60/sf >100 sf
Sidewalk Inspection Fee (over 30 lf).....	\$247.60 + \$3.60/lf over 30'
Curb Drain Outlet Inspection Fee (ea.)	\$64.60
PW Building Plan Check (major w/PW permit)	\$390.70

C. Transportation Division

Following Planning Commission approval:

Fee	\$0.00
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D. Building & Safety Division

Following Planning Commission approval:

Fee	TBD
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VII. NEXT STEPS:

1. Request and submit fees for Planning Commission annexation initiation
2. Following initiation, Single Family Design Board (SFDB) vacant lot review of subdivision grading and building envelope siting. Also, if the applicant pursues a remodel with the annexation, SFDB concept review will be required.

3. Following initiation, Architectural Board of Review concept review of public improvements
4. City reviews formal application for completeness
5. Staff preparation of an Initial Study and environmental determination
6. Circulation of environmental document
7. Public hearing before Planning Commission to consider recommendations to City Council regarding the annexation of the lot, a General Plan Amendment, and Zoning Map amendment, findings for environmental document and approval of the Tentative Subdivision Map
8. Initiation of tax exchange agreement between the City and County
9. Public hearing before City Council to request annexation of the property to the City and consider findings for General Plan Amendment and Zoning Map Amendment
10. LAFCO consideration of approval of the annexation and detachment from special districts
11. ABR and SFDB consideration of preliminary and final approvals

VIII. CONTACTS

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

Planning Division, 564-5470..... Dan Gullett, Associate Planner
Fire Department, 564-5702 Jim Austin, Fire Inspector III
Engineering Division, 564-5363 Victoria Johnson, Project Engineer
Transportation Division, 564-5385 Chelsey Swanson, Associate Transportation Planner
Building & Safety Division, 564-5485..... Elizabeth Sorgman, Senior Plans Examiner

IX. CONCLUSIONS/GENERAL COMMENTS

These comments constitute your PRT review. The project is scheduled for review at a meeting on May 13, 2008 at 2:45pm with staff from the Planning, Transportation, Engineering, Building & Safety Divisions and the Fire Department. Please review this letter carefully prior to our scheduled meeting date. We will answer your questions on the PRT comments at that time. If you do not feel it is necessary to meet with Staff to discuss the contents of the letter or the project, please call me at (805) 564-5470 by noon on May 12, 2008. If we do not hear from you by this date, we will assume that you will be attending the scheduled meeting.

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

Sincerely,

Dan Gullett

Dan Gullett, Associate Planner

Attachment:

LAFCO Requirements for Maps and Legal Descriptions

cc: (w/o attachments)
Nona Cometa 1866 Frances St. Santa Barbara, CA 93111
Dan Gullett, Associate Planner
Debra Andaloro, Environmental Analyst
Mark Wilde, Supervising Civil Engineer
Victoria Johnson, Project Engineer I
Rocky Peebles, Water System Superintendent
Manuel Romero, Wastewater System Superintendent
Karen Gumtow, Environmental Services Specialist
Jim Austin, Fire Inspector III
Chelsey Swanson, Associate Transportation Planner
Elizabeth Sorgman, Senior Plans Examiner
Autumn Malanca, Water Resources Specialist
Melissa Hetrick, Project Planner



City of Santa Barbara California

PLANNING COMMISSION MINUTES

August 8, 2002

CALL TO ORDER:

Chair Brian Barnwell called the meeting to order at 1:02 p.m.

ROLL CALL:

Present:

Chair Brian Barnwell

Vice Chair Bill Mahan

Commissioners Barbara Chen Lowenthal, Grant House, and Harwood A. White, Jr.

Absent:

Commissioner Pete Ehlen

STAFF PRESENT:

Karen Craver, Senior Planner II

Irma Unzueta, Project Planner

Renee Brooke, Assistant Planner

Jessica Grant, Assistant Planner

Jacqueline Ellis, Planning Technician I

Susan McLaughlin, Planning Technician I

N. Scott Vincent, Assistant City Attorney

Susan Gantz, Planning Commission Secretary

ACTUAL TIME: 3:54 P.M.

- C. APPLICATION OF LAURA BRIDLEY, AGENT FOR NONA COMETA, 726 NORTH LA CUMBRE, 057-111-003, COUNTY ZONING 8-R-1, SINGLE FAMILY RESIDENTIAL WITH A MINIMUM LOT SIZE OF 8,000 SQUARE FEET OF GROSS LAND AREA PER DWELLING UNIT AND COUNTY COMPREHENSIVE DESIGNATION OF RESIDENTIAL, 4.6 UNITS PER ACRE (MST2002-00259)

The applicant is requesting that the City initiate the annexation of a property located at 726 North La Cumbre Road. The subject parcel is currently developed with a single-family residence and detached two-car garage. The subject parcel is located within the City's existing Sphere of Influence. If the request for initiation is granted, the proposed project will involve annexation of the unincorporated area of Santa Barbara County into the City of Santa Barbara, General Plan Amendment to Five Dwelling Units per Acre, Zoning Map Amendment to E-3/SD-2 (Single Family Residential/Outer State Street Area) and Tentative Subdivision Map to divide the

parcel into three residential lots. The existing residence and detached two-car garage would be demolished. At this time, the discretionary application required for this project is Initiation of Annexation of the 29,600 square foot parcel (SBMC § 28.96).

Jessica Grant, Assistant Planner, gave a presentation of the project.

Laura Bridley, Applicant's Agent, gave a brief review of the project.

Commissioners' questions and comments:

1. Asked for clarification about sewer service.

The public comment was opened at 4:04 p.m.

The following people spoke with concerns about the project:

Andrea Gonzales, 627 Rolling Brook Lane

Carolyn Dukes, 621 Rolling Brook Lane

Ridge Baccash, 631 Rolling Brook Lane

Jeff Chaffin, 3853 Pemm Place

The following people spoke in opposition to the project:

Don Blankenship, 3894 Pemm Place

The public hearing was closed at 4:18 p.m.

During the discussion, the Commissioners expressed either individually or collectively:

1. Asked for clarification of the road right-of-way.
2. Stated that one of the neighboring properties has encroached onto the public right-of-way.
3. Asked about emergency access options.
4. Supported the idea of the annexation.
5. Believed the annexation would enhance the neighborhood.
6. Would like to see grids restored for emergency access and to lessen car trip mileage.
7. Suggested a sidewalk on one side of Pemm Place.
8. Liked the idea that the road is narrower and honors existing trees.
9. Expressed concern about the existing residence at end of the street not having a fire sprinkler.
10. Felt that fire truck access is needed by the entire neighborhood.
11. Felt the annexation would not intensify the neighborhood.
12. Felt the improvements would be suitable.

13. Felt walkways and drainage would be more appropriate than sidewalks, curb & gutter.

Jim Austin, Fire Department, spoke about emergency access options to the site. He stated that the sprinkler situation for the house at the end of the street will need to be looked into and expressed desire to have a turnaround at the end of the street to allow fire truck access.

MOTION: White/House

To approve the Initiation of Annexation as outlined by Staff.

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 0 Absent: 1 (Ehlen)

Chair Barnwell announced the ten calendar day appeal period.

