



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: December 11, 2012

TO: Mayor and Councilmembers

FROM: Engineering Division, Public Works Department

SUBJECT: Approval Of Parcel Map And Execution Of Agreements For 1533 San Miguel Avenue

RECOMMENDATION:

That Council approve and authorize the City Administrator to execute and record Parcel Map Number 20,799 and standard agreements relating to the approved subdivision at 1533 San Miguel Avenue.

DISCUSSION:

A Tentative Map for the subdivision located at 1533 San Miguel Avenue (Attachment 1), was conditionally approved on June 29, 2011 by adoption of the Staff Hearing Officer (SHO) Conditions of Approval, Resolution Number 023-11, (Attachment 2). The project involves the subdivision of one parcel into two parcels. Parcel One would remain vacant.

Staff has reviewed the Parcel Map (Map) and has found it to be in substantial compliance with the previously approved Tentative Map, the Conditions of Approval, the State Subdivision Map Act, and the City's Subdivision Ordinance.

In accordance with the SHO approval, the Owner(s) (Attachment 3) have signed and submitted the Map and the required Agreements to the City, tracked under Public Works Permit Number PBW2011-01433. Council approval is required if Council agrees with the staff determination that the Map conforms to all the requirements of the Subdivision Map Act and the Municipal Code applicable at the time of the approval of the Tentative Map (Municipal Code, Chapter 27.09.060, City Council Action).

Staff recommends that Council authorize the City Administrator to execute the required *Agreement Relating to Subdivision Map Conditions Imposed on Real Property*.

The *Agreement Assigning Water Extraction Rights* does not require Council approval, and will be signed by the Public Works Director in accordance with City Council Resolution Number 02-131.

THE PARCEL/FINAL MAP IS AVAILABLE FOR REVIEW IN THE CITY CLERK'S OFFICE.

- ATTACHMENT(S):**
1. Vicinity Map
 2. Conditions required to be recorded concurrent with Parcel Map Number 20,799 by the Staff Hearing Officer Conditions of Approval Resolution Number 023-11
 3. List of Owners/Trustees

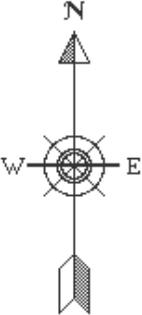
PREPARED BY: Mark Wilde, Supervising Civil Engineer/VJ/kts

SUBMITTED BY: Christine F. Andersen, Public Works Director

APPROVED BY: City Administrator's Office

ATTACHMENT 1

Vicinity Map
1533 San Miguel Avenue



Not to Scale

CONDITIONS REQUIRED TO BE RECORDED CONCURRENT WITH PARCEL MAP NUMBER 20,799 BY STAFF HEARING OFFICER CONDITIONS OF APPROVAL, RESOLUTION NO. 023-11

1533 San Miguel Avenue

Said approval is subject to the following conditions:

1. **Approved Development.** The development of the Real Property approved by the Staff Hearing Officer on June 29, 2011 is limited to the subdivision of an existing 24,580 square foot (0.564 acre) parcel into two parcels with proposed Parcel 1 to be approximately 12,740 square feet (0.292 acres) and proposed Parcel 2 to be approximately 11,840 square feet (0.272 acres); removal of an existing fence, block walls, patio, patio cover, steps and walkway; construction of one new uncovered parking space and the improvements shown on the Tentative Subdivision Map signed by the Staff Hearing Officer on said date and on file at the City of Santa Barbara.
2. **Future Development.** All future development on the property shall be subject to the following conditions:
 - a. All future construction shall comply with the applicable conditions of approval contained in Section E. "Construction Implementation Requirements."
 - b. **Permeable Paving.** Permeable paving shall be provided in the driveway for Parcel 1 to the extent feasible.
 - c. **Guest Parking.** Adequate space shall be provided on Parcel 1 to accommodate two guest vehicles.
3. **Uninterrupted Water Flow.** The Owner(s) of each newly created parcel shall allow for the continuation of any historic flow of water onto their newly created parcels including water from adjacent sources such as, but not limited to, public or private property drainage swales, natural watercourses, conduits, runoff from public or private roads, etc, as may be deemed appropriate.
4. **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).

ATTACHMENT 3

1533 SAN MIGUEL AVENUE

LIST OF OWNERS

W.T. Brummett

Jennifer D. Brummett