



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** June 25, 2013

**TO:** Mayor and Councilmembers

**FROM:** Engineering Division, Public Works Department

**SUBJECT:** Acceptance Of Sidewalk Easement And Approval Of Caltrans Landscape Maintenance Agreement At 4151 Foothill Road

**RECOMMENDATIONS:** That Council:

- A. Adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Accepting a Street Easement Deed for All Street Purposes on Portions of Certain Real Property Commonly Known as 4151 Foothill Road, and Authorizing the Public Works Director to Execute the Same, and Cause the Recordation by the City Clerk of Said Easement with the County Recorder; and
- B. Adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Authorizing the Public Works Director to Execute Caltrans Agreements for Maintenance of Landscape Area at 4151 Foothill Road Within the State Highway Right-of-Way.

**DISCUSSION:**

Acceptance of Street Easement Deed

The subject property at 4151 Foothill Road, located adjacent to the Caltrans right of way, was annexed into the City limits on February 6, 2012. The development includes two new two-story office buildings for use by Sansum Clinic, a 225 space parking lot, and associated utility and public improvements. On June 21, 2012, the Planning Commission approved the proposed development per Planning Commission Resolution 009-12. On July 24, 2012 Council amended the Planning Commission approval per Council Resolutions 12-055 and 12-056. The amended approval included, amongst other things, a General Plan Amendment, Zoning Map Amendment, and Final Economic Development Designation. A portion of the subject property is being offered to the City as a street easement to construct an approximate five-foot wide sidewalk strip and landscape improvements (see Attachment). The City required this development project to provide this dedication in order to attain a widened sidewalk and to provide landscaping in the parkway along the Foothill Road subject property frontage. This is consistent with the Planning Commission conditions of development. This Council action completes the dedication requirements for this development. The Street

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Easement Deed is being tracked by the Public Works Department as Case PBW2013-00359. The construction of the public improvements along the Foothill Road property frontage is permitted as Public Works Department Case PBW2013-00110.

Landscape Maintenance Agreement

Caltrans requires Agreements for Maintenance of Landscape Area within State Highway Right of Way when new landscaping is placed in the state right of way. This agreement is used by Caltrans in other Cities throughout the state and is common practice. This agreement is generally between the private property owner and Caltrans. The City is a subordinate party in the agreement and is only responsible for maintenance of the landscape in the unlikely event the property owner defaults on this maintenance. In this event the City will contact the property owner to cause the continuance of maintenance.

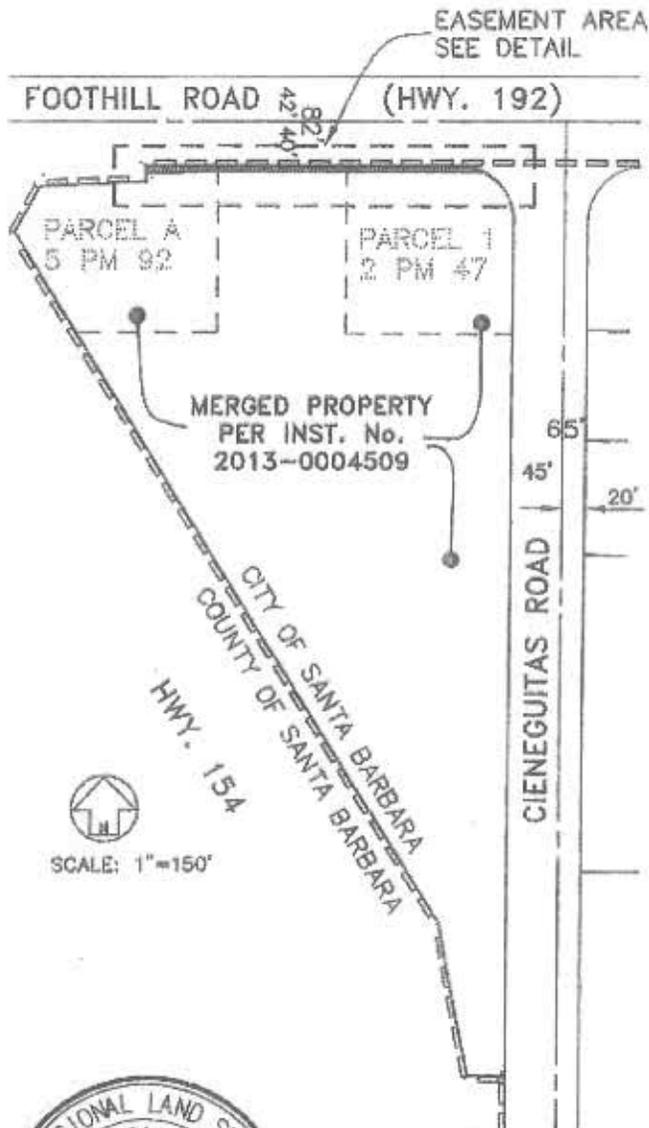
The development project at 4151 Foothill Road was required to place landscaping in the existing Caltrans right of way. Currently, the proposed plans provide for a small amount of landscaping and two trees that are to be installed in the existing Caltrans right of way. This agreement is needed for this project to place these trees and fulfill the Conditions of Approval taken by Planning Commission Resolution 009-12 and Council Resolutions 12-055 and 12-056.

**ATTACHMENT(S):** Sidewalk Easement Dedication Area

**PREPARED BY:** John Ewasiuk, Principal Civil Engineer/MLW/kts

**SUBMITTED BY:** Christine F. Andersen, Public Works Director

**APPROVED BY:** City Administrator's Office



SCALE: 1"=150'



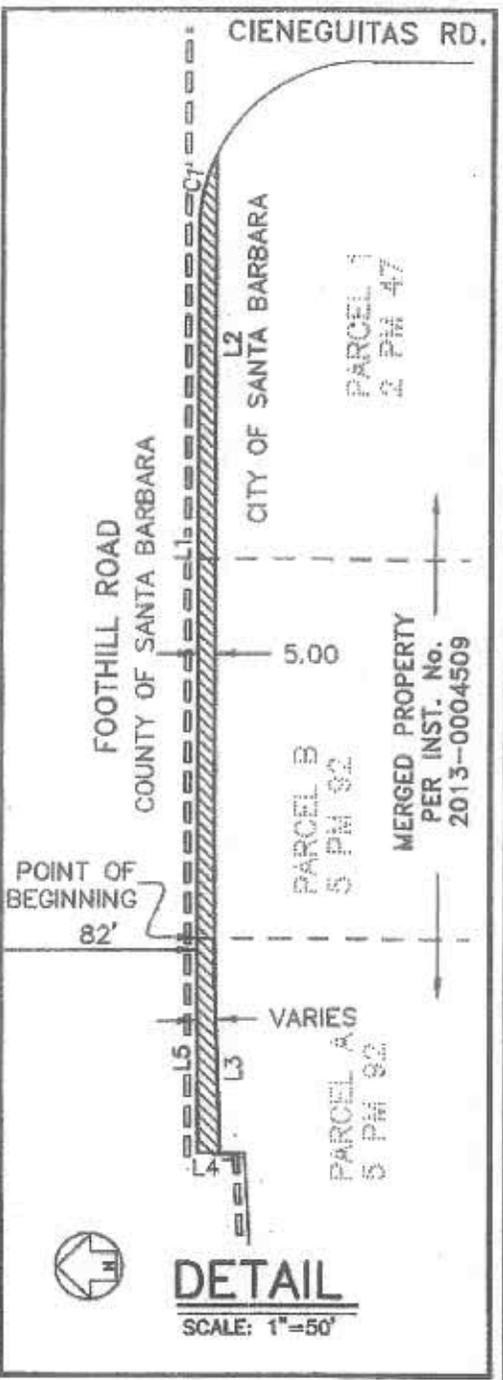
*M.A. Castellanos*  
5/23/2013

**Penfield & Smith**  
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• Construction Management •

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W.O. 18666.07 DWG: 18666LG01.dwg

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N 89°59'34" E	213.99'
L2	S 89°59'34" W	247.95'
L3	S 88°22'25" W	52.02'
L4	N 00°03'43" E	6.47'
L5	N 89°59'34" E	64.18'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	25°50'31"	50.00'	22.55'



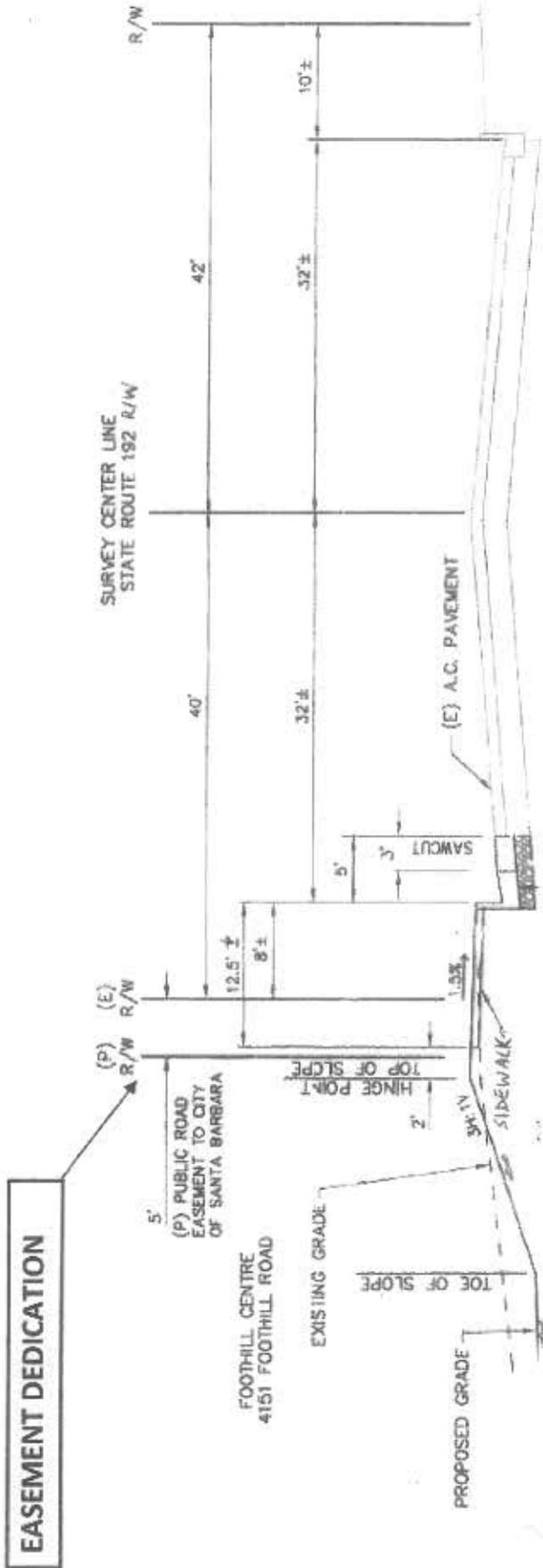
**DETAIL**  
SCALE: 1"=50'

**EXHIBIT B**  
FOR INFORMATIONAL PURPOSES ONLY  
**DEDICATION AREA**

COUNTY OF SANTA BARBARA  
STATE OF CALIFORNIA

SCALE: VARIES PLOT DATE: 5/23/2013

# EXHIBIT B



**TYPICAL ROAD SECTION A**  
SCALE 1"=10'