



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: December 13, 2016

TO: Mayor and Councilmembers

FROM: Engineering Division, Public Works Department

SUBJECT: Approval Of Parcel Map And Execution Of Agreements For 350 Hitchcock Way

RECOMMENDATION:

That Council approve and authorize the City Administrator to execute and record Parcel Map Number 20,822, and standard agreements relating to the approved subdivision at 350 Hitchcock Way, and authorize the City Engineer to record, upon completion of any required public improvements, a recital document stating that the public improvements have been completed and that the previously recorded Land Development Agreement may be removed from the title document.

DISCUSSION:

A Tentative Map for the subdivision, located at 350 Hitchcock Way (Attachment 1), was conditionally approved on April 7, 2016, by adoption of the Planning Commission (PC) Conditions of Approval, Resolution Number 012-16 (Attachment 2). The project involves the subdivision of one parcel into two lots and construction of new automobile dealerships. Staff has reviewed the Parcel 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. The County Surveyor has reviewed the Parcel Map for technical correctness.

In accordance with the PC approval, the Owners (Attachment 3) have signed and submitted the Parcel Map and the required Agreements to the City. Council approval is required if Council agrees with the staff determination that the Parcel 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.

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

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 Map and Agreements are available for review in the City Clerk's Office.

- ATTACHMENTS:**
1. Vicinity Map
 2. Conditions required to be recorded concurrent with Parcel Map Number 20,822 by Planning Commission Conditions of Approval, Resolution Number 012-16
 3. List of Owners/Trustees

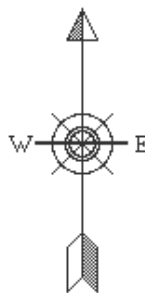
PREPARED BY: Adam Hendel, Principal Civil Engineer/TS/kts

SUBMITTED BY: Rebecca J. Bjork, Public Works Director

APPROVED BY: City Administrator's Office

ATTACHMENT 1

Vicinity Map 350 Hitchcock Way



Not to Scale

CONDITIONS REQUIRED TO BE RECORDED CONCURRENT WITH PARCEL MAP NUMBER 20,822 BY PLANNING COMMISSION CONDITIONS OF APPROVAL, RESOLUTION NO. 012-16

350 Hitchcock Way

Said approval is subject to the following conditions:

- 1. Approved Development.** The development of the Real Property approved by the Planning Commission on April 7, 2016: The approval is limited to a subdivision of the 5.08 acre lot into a 3.0 acre lot (Proposed Lot 1) and a 2.8 acre lot (Proposed Lot 2) and the construction of a new two-story 36,752 square foot automobile dealership and the improvements shown on the project plans and the Tentative Subdivision Map signed by the Planning Commission on said date and on file at the City of Santa Barbara as well as a new 36,752 square foot, two-story auto dealership showroom and service center on proposed Lot 2.
- 2. Uninterrupted Water Flow.** The Owner(s) of each newly created parcel shall allow for the continuation of any historic flow of water onto 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.
- 3. Recreational Vehicle Storage Prohibition.** No recreational vehicles, boats, or trailers shall be stored on the Real Property.
- 4. Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan approved by the Architectural Board of Review (ABR) for Proposed Lots 1 and 2. Such plan shall not be modified unless prior written approval is obtained from the ABR. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan, including any tree protection measures. If said landscaping is removed for any reason without approval by the ABR, the owner is responsible for its immediate replacement.
- 5. Easement Along Eastern and Northern Property Lines.** The Owner of Proposed Lot 1 shall keep the landscaped easement area along the eastern property boundary maintained. The Owner of Proposed Lot 2 shall keep the landscaped easement area along the eastern and northern property boundaries maintained until the time that the City develops a pedestrian and bicycle path.
- 6. Storm Water Pollution Control and Drainage Systems Maintenance.** Owner shall maintain the drainage system and storm water pollution control devices in a functioning state. Should any of the project's surface or subsurface drainage structures or storm water pollution control methods fail to capture, infiltrate and/or treat water, 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 Owner 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.

7. BMP Training. Training on the implementation of Best Management Practices (BMPs) shall be provided to every employee by the property owner/management in order to prevent or reduce the discharge of pollutants to storm water from buildings and ground maintenance. The training shall include using good housekeeping practices, preventive maintenance and spill prevention and control at outdoor loading/unloading areas in order to keep debris from entering the storm water collection system.

8. Loading/Unloading Off-Street. Loading and unloading of automobiles transported by truck shall occur on site on Proposed lot 2 in order to not cause congestions on Hitchcock Way.

9. Employee Parking Off-Street. The 23 parking spaces designated for employees shall be posted "Employees Only" on Proposed Lot 2.

ATTACHMENT 3

350 Hitchcock Way

LIST OF OWNERS

The Larry and Laura Worchell Family Trust, u.t.a. January 21, 2005
Laura Worchell, Sole Trustee

The Horowitz Family Trust, u.t.d December 1, 1986 as restated
Ralph Horowitz, Trustee

Shaghan Securities, LLC
Ralph Horowitz, Trustee and Member

Timothy M. Ison, Trustee

Avenue 26 Holdings, LLC
Ralph Horowitz, Member

No Way Hitchcock, LLC
Ralph Horowitz, Member