



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: March 11, 2008

TO: Mayor and Councilmembers

FROM: Engineering Division, Public Works Department

SUBJECT: Approval Of Map And Execution Of Agreements For 612 Alston Road

RECOMMENDATION:

That Council approve and authorize the City Administrator to execute and record Parcel Map No. 20,749 for a subdivision at 612 Alston Road, finding the Parcel Map in conformance with the state Subdivision Map Act, the City's Subdivision Ordinance and the tentative subdivision map, and other standard agreements relating to the approved subdivision; and authorize the City Engineer to record a removal document for the Land Development Agreement when public improvements are completed.

DISCUSSION:

A Tentative Map for a subdivision located at 612 Alston Road (Attachment 1) was conditionally approved on January 4, 2007, by adoption of the Planning Commission's (PC) Conditions of Approval, Resolution number 002-07 (Attachment 2). The project involves the subdivision of a 88,205 square foot parcel into two parcels, totaling 39,284 square feet (Parcel A) and 48,921 square feet (Parcel B). The single-family residence would remain on Parcel A and no new development is planned for Parcel B.

In accordance with the PC's approval, the Owner, Diane Norman, has signed and submitted the Parcel Map and the subject Agreements to the City, tracked under Public Works Permit No. PBW2007-00476. It is necessary that Council approve the Parcel Map since it conforms to all the requirements of the Subdivision Map Act and the Municipal Code applicable at the time of approval the Tentative Map (Municipal Code, Chapter 27.09.060).

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

REVIEWED BY: _____Finance _____Attorney

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The *Agreement Assigning Water Extraction Rights* is being processed concurrently with this Council Agenda Report, and will be signed by the Public Works Director in accordance with City Council Resolution No. 02-131.

THE PARCEL MAP IS AVAILABLE FOR REVIEW, BOTH IN THE CITY CLERK'S OFFICE AND THE MAYOR AND COUNCIL OFFICE.

ATTACHMENTS:

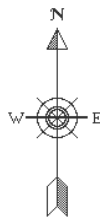
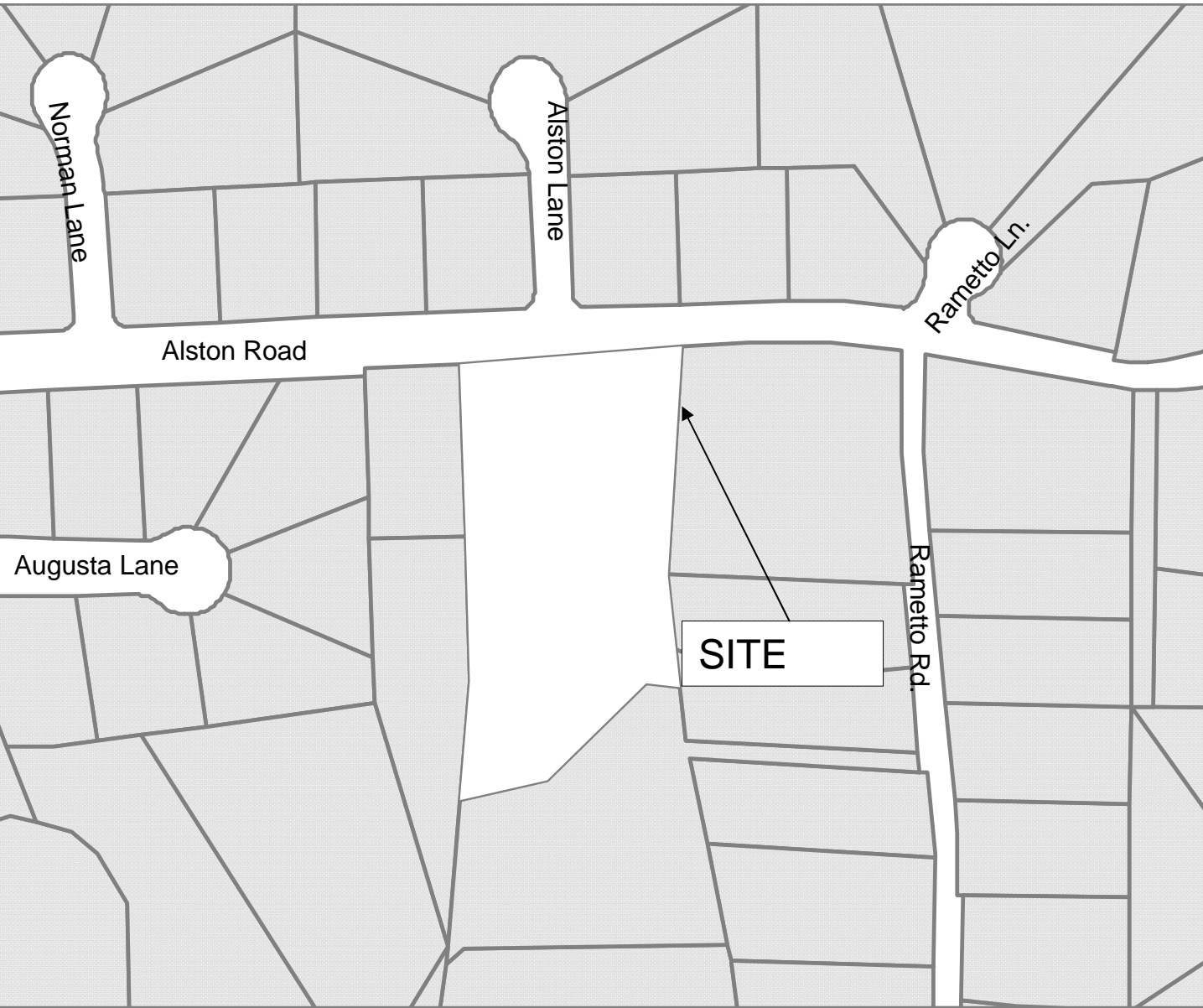
1. Vicinity Map
2. Conditions that are required to be recorded concurrent with Parcel Map No. 20,749 by the Planning Commission's Conditions of Approval, Resolution No. 002-07

PREPARED BY: Homer F. Smith II, Principal Engineer/VJ/kts

SUBMITTED BY: Paul Casey, Acting Public Works Director

APPROVED BY: City Administrator's Office

Vicinity Map
612 Alston Road



Not to Scale

CONDITIONS THAT ARE REQUIRED TO BE RECORDED CONCURRENT WITH PARCEL MAP NO. 20,749 BY PLANNING COMMISSION CONDITIONS OF APPROVAL, RESOLUTION NO. 002-07

612 Alston Road

Said approval is subject to the following conditions:

- 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 water courses, conduits and any access road, as appropriate. 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.
 - 2. Approved Development.** The development of the Real Property approved by the Planning Commission on October 5, 2006 is limited 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.
 - 3. 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.
 - 4. 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.
 - 5. 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.
 - 6. Soils Report.** A soils report shall be submitted to the Building and Safety Department prior to and/ or concurrent with the application for a building permit for a new residence on Parcel B. A soils report shall also be submitted for additions or new structures that are 1,000 square feet or greater on either parcel.
 - 7. Tree Protection Plan.** A Tree Protection Plan, prepared by a Certified Arborist, shall be prepared for the construction of the new driveway and residence on Parcel B.
 - 8. House Design.** The new house on Parcel B shall be designed to avoid excessive massing near the Eastern property line.