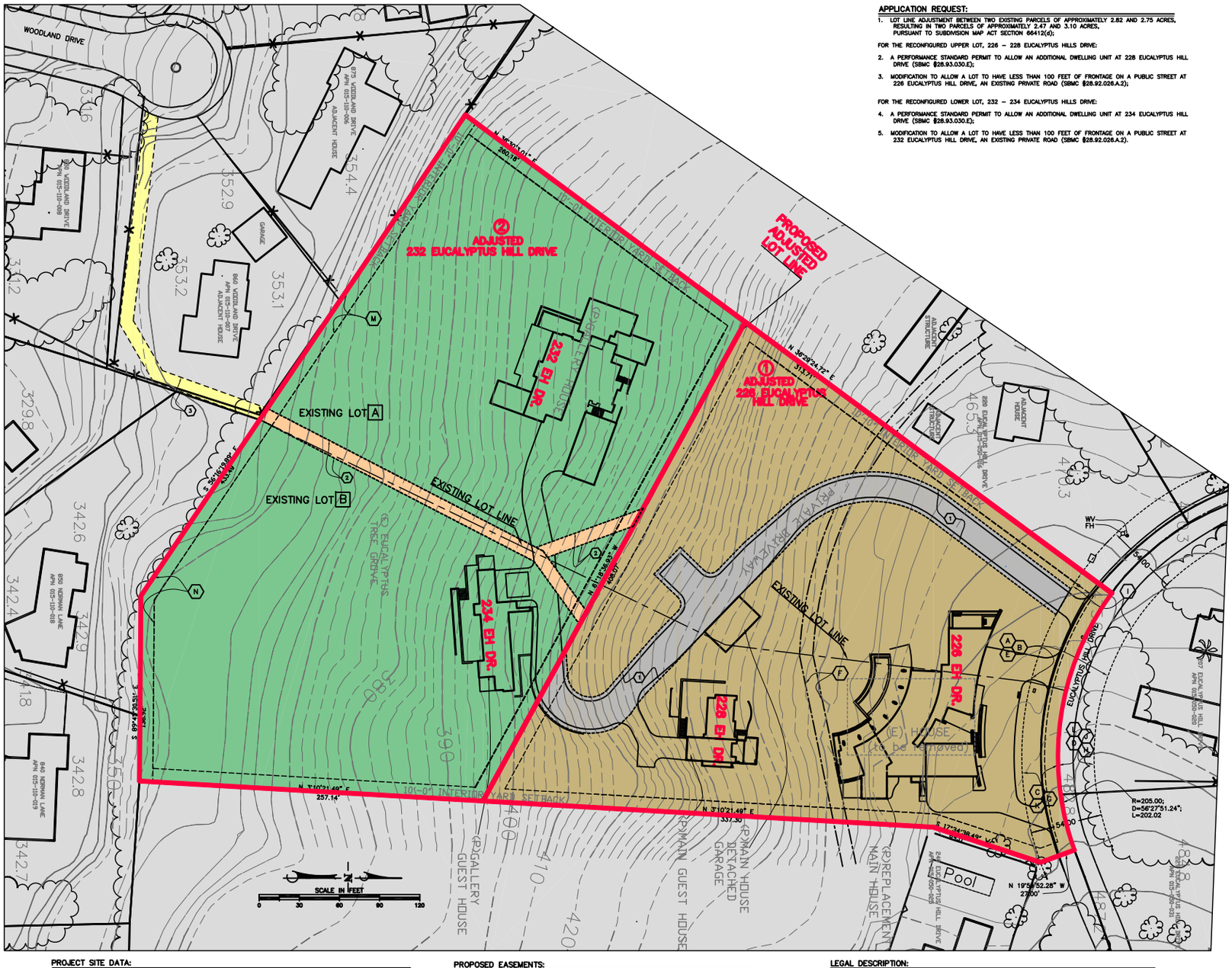


APPLICATION REQUEST:

1. LOT LINE ADJUSTMENT BETWEEN TWO EXISTING PARCELS OF APPROXIMATELY 2.82 AND 2.75 ACRES, RESULTING IN TWO PARCELS OF APPROXIMATELY 2.47 AND 3.10 ACRES, PURSUANT TO SUBDIVISION MAP ACT SECTION 66412(d);

FOR THE RECONFIGURED UPPER LOT, 226 – 228 EUCALYPTUS HILLS DRIVE:

2. A PERFORMANCE STANDARD PERMIT TO ALLOW AN ADDITIONAL DWELLING UNIT AT 228 EUCALYPTUS HILL DRIVE (SBMC §28.93.030.E);
3. MODIFICATION TO ALLOW A LOT TO HAVE LESS THAN 100 FEET OF FRONTAGE ON A PUBLIC STREET AT 226 EUCALYPTUS HILL DRIVE, AN EXISTING PRIVATE ROAD (SBMC §28.92.026.A.2);

FOR THE RECONFIGURED LOWER LOT, 232 – 234 EUCALYPTUS HILLS DRIVE:

4. A PERFORMANCE STANDARD PERMIT TO ALLOW AN ADDITIONAL DWELLING UNIT AT 234 EUCALYPTUS HILL DRIVE (SBMC §28.93.030.E);
5. MODIFICATION TO ALLOW A LOT TO HAVE LESS THAN 100 FEET OF FRONTAGE ON A PUBLIC STREET AT 232 EUCALYPTUS HILL DRIVE, AN EXISTING PRIVATE ROAD (SBMC §28.92.026.A.2).

EXISTING EASEMENTS:

AN EASEMENT FOR PIPELINE PURPOSES GRANTED TO FRANK M. GALLAHER BY A DEED RECORDED FEBRUARY 5, 1906 IN BOOK 112, PAGE 491 OF DEEDS. EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD. (PTR ITEM #5).

(A) FIFTY FOUR (54.00) FOOT WIDE EASEMENT FOR WATER LINE PURPOSES AS DEDICATED TO THE CITY OF SANTA BARBARA AS SHOWN IN A MAP RECORDED NOVEMBER 24, 1976 AS CITY PARCEL MAP No. 20,100 BOOK 16 PAGE 72 AND 73 OF PARCEL MAPS. (PTR ITEM #6)

(B) FIFTY FOUR (54.00) FOOT WIDE PRIVATE EASEMENT AS SHOWN FOR INGRESS AND EGRESS AS SHOWN ON CITY PARCEL MAP No. 20,100 RECORDED NOVEMBER 24, 1976 IN BOOK 16, PAGE 72 AND 73 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER. (PTR ITEM #6).

(C) TWENTY SEVEN (27.00) FOOT WIDE EASEMENT FOR ROADWAY INGRESS AND EGRESS AND PUBLIC AND PRIVATE UTILITY PURPOSES, AS GRANTED TO WALTER LEONARD BREWER BY A DEED RECORDED NOVEMBER 29, 1976 AS INSTRUMENT No. 50977 IN BOOK 2635, PAGE 660, OF OFFICIAL RECORDS. (PTR ITEM #7).

TEN (10.00) FOOT WIDE NON-EXCLUSIVE EASEMENTS BLANKET IN NATURE FOR THE PURPOSES OF PUBLIC UTILITIES, SANITARY SEWER, WATER, AND GAS LINES AS GRANTED TO WALTER LEONARD BREWER IN A DEED RECORDED NOVEMBER 29, 1976 AS INSTRUMENT No. 50977 IN BOOK 2635, PAGE 660, OF OFFICIAL RECORDS. (PTR ITEM #8).

TEN (10.00) FOOT WIDE NON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF A SANITARY SEWER LINE GRANTED TO WALTER LEONARD BREWER BY A DEED RECORDED NOVEMBER 29, 1976 AS DOCUMENT No. 50977 IN BOOK 2635, PAGE 660, OF OFFICIAL RECORDS. LINE NOT LOCATEABLE BY RECORD. (PTR ITEM #9).

(D) TWENTY SEVEN (27.00) WIDE EASEMENT AS RESERVED BY THE FUND FOR THE REPUBLIC, INC., FOR THE PURPOSES OF ROADWAY, INGRESS AND EGRESS, AND PUBLIC AND PRIVATE UTILITY BY A DEED RECORDED NOVEMBER 29, 1976 AS INSTRUMENT No. 50977 IN BOOK 2635, PAGE 660 OF OFFICIAL RECORDS. (PTR ITEM #10)

TEN (10.00) FOOT WIDE NON-EXCLUSIVE EASEMENTS BLANKET IN NATURE FOR THE PURPOSES OF SANITARY SEWER LINE, WATER LINE, ELECTRICAL LINES, GAS LINES, TELEPHONE AND CABLE T.V., AS GRANTED TO WALTER LEONARD BREWER IN A DEED RECORDED NOVEMBER 29, 1976 AS INSTRUMENT No. 50977 IN BOOK 2635, PAGE 660, OF OFFICIAL RECORDS. (PTR ITEM# 11).

COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN A DEED RECORDED NOVEMBER 29, 1976 AS INSTRUMENT No. 50977 BOOK 2635, PAGE 660 OF OFFICIAL RECORDS. (PTR ITEM #12).

(E) FIFTY FOUR (54.00) FOOT WIDE EASEMENT FOR WATER LINE PURPOSES AND PRIVATE INGRESS AND EGRESS AS SHOWN ON A PARCEL MAP RECORDED MARCH 23, 1977 AS PARCEL MAP No. 20,115 IN BOOK 17, PAGES 39 AND 40 OF PARCEL MAPS. (PTR ITEM #13).

(F) TEN (10.00) FOOT WIDE EASEMENT FOR SANITARY SEWER PURPOSES DEDICATED TO THE CITY OF SANTA BARBARA AS SHOWN ON A PARCEL MAP RECORDED MARCH 23, 1977 AS PARCEL MAP No. 20,115 IN BOOK 17, PAGES 39 AND 40 OF PARCEL MAPS. (PTR ITEM #13).

COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN A DEED RECORDED NOVEMBER 11, 1977 AS INSTRUMENT No. 77-56411 OF OFFICIAL RECORDS. (PTR ITEM #15).

(G) TWENTY SEVEN (27.00) FOOT WIDE EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS AND UTILITY PURPOSES RESERVED BY THE FUND FOR THE REPUBLIC, INC., IN A DEED RECORDED NOVEMBER 11, 1977 AS INSTRUMENT No. 77-56411 OF OFFICIAL RECORDS. (PTR ITEM #16).

(H) VARIABLE WIDTH EASEMENT FOR ROADWAY, INGRESS AND EGRESS AND UTILITIES GRANTED TO SOLANO ESTATES BY A DEED RECORDED NOVEMBER 11, 1977 AS INSTRUMENT No. 77-56411 OF OFFICIAL RECORDS. (PTR ITEM #16).

VARIABLE WIDTH EASEMENT FOR ROADWAY, INGRESS AND EGRESS AND PUBLIC UTILITIES GRANTED TO SOLANO ESTATES BY A DEED RECORDED NOVEMBER 11, 1977 AS INSTRUMENT No. 77-56412 OF OFFICIAL RECORDS. (PTR ITEM #17).

(I) FIFTY FOUR (54.00) FOOT WIDE EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES GRANTED TO SOUTHERN CALIFORNIA GAS COMPANY BY A DEED RECORDED DECEMBER 2, 1977 AS INSTRUMENT No. 77-59904 OF OFFICIAL RECORDS. (PTR ITEM #18).

(J) TWENTY SEVEN (27.00) FOOT WIDE EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITY PURPOSES RESERVED BY WALTER LEONARD BREWER IN A DEED RECORDED JANUARY 10, 1978 AS INSTRUMENT No. 78-1193 OF OFFICIAL RECORDS. (PTR ITEM #19).

(K) TWENTY SEVEN (27.00) FOOT WIDE EASEMENT FOR ROADWAY, INGRESS AND EGRESS AND UTILITIES GRANTED TO DEMOCRATIC ENTERPRISES BY A DEED RECORDED JANUARY 10, 1978 AS INSTRUMENT No. 78-1193 OF OFFICIAL RECORDS. (PTR ITEM #19).

(L) TWENTY SEVEN (27.00) FOOT WIDE EASEMENT FOR ROADWAY, INGRESS AND EGRESS AND PUBLIC UTILITIES GRANTED TO DEMOCRATIC ENTERPRISES BY A DEED RECORDED JANUARY 10, 1978 AS INSTRUMENT No. 78-1193 OF OFFICIAL RECORDS. (PTR ITEM #19).

CONDITIONS AND RESTRICTIONS ON PARCEL MAP 20,115 BOOK 17, PAGES 39 AND 40 PER THE DOCUMENT RECORDED FEBRUARY 28, 1978 AS INSTRUMENT No. 78-8216 OF OFFICIAL RECORDS. (PTR ITEM #20).

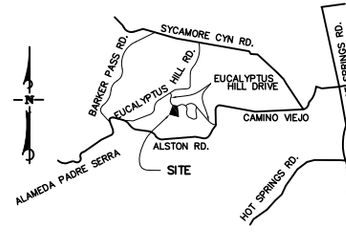
EASEMENT FOR ROADWAY INGRESS AND EGRESS AND UTILITIES PURPOSES AS GRANTED TO RICHARD D. KELTY BY A DEED RECORDED MAY 19, 1978 AS INSTRUMENT No. 78-22727 OF OFFICIAL RECORDS. (PTR ITEM #21).

EASEMENT FOR ROADWAY, INGRESS AND EGRESS AND UTILITIES PURPOSES AS RESERVED BY SOLANO ESTATES IN A DEED RECORDED MAY 19, 1978 AS INSTRUMENT No. 78-22727 OF OFFICIAL RECORDS. (PTR ITEM #21).

EIGHT (8.00) FOOT WIDE EASEMENT FOR PUBLIC UTILITY PURPOSES AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY BY A DEED RECORDED JULY 12, 1978 AS INSTRUMENT No. 78-31542 OF OFFICIAL RECORDS. (PTR ITEM #22).

(M) TEN (10.00) FOOT WIDE EASEMENT FOR PUBLIC UTILITY PURPOSES AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY BY A DEED RECORDED MAY 12, 1993 AS INSTRUMENT No. 93-039963 OF OFFICIAL RECORDS. (PTR ITEM #24).

(N) TEN (10.00) FOOT WIDE EASEMENT FOR PUBLIC UTILITY PURPOSES AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY BY A DEED RECORDED AUGUST 19, 1993 AS INSTRUMENT No. 93-086439 OF OFFICIAL RECORDS. (PTR ITEM #25).



VICINITY MAP: (NOT TO SCALE)

PROJECT SITE DATA:

TOTAL AREA OF PARCELS:	5.57 ACRES
STREET ADDRESS:	226 & 232 EUACLYPTUS HILL DRIVE, SANTA BARBARA, CA
ASSESSORS PARCEL NUMBER:	LOT A : 015-050-017 LOT B : 015-050-018
ZONING DESIGNATION:	A-2 (SINGLE FAMILY RESIDENTIAL; 25,000 SQ. FT. MINIMUM)
EXISTING LAND USE:	SINGLE FAMILY RESIDENTIAL
GENERAL PLAN DESIGNATION:	RESIDENTIAL/TWO UNITS PER ACRE
PROPOSED LAND USE:	SINGLE FAMILY RESIDENTIAL

EXISTING AND PROPOSED LOT DATA:

LOT NUMBER	EUCALYPTUS HILL DRIVE ADDRESS	LOT AREA (AC)	AVERAGE SLOPE OF PARCEL
EXISTING A	(226)	2.82	20
EXISTING B	(232)	2.75	19
PROPOSED 1	(226-228)	2.47	21.3
PROPOSED 2	(232-234)	3.10	22.5

(*EH=EUCALYPTUS HILLS)

PROPOSED EASEMENTS:

(1) PROPOSED VARIABLE WIDTH EASEMENT FOR INGRESS, EGRESS, DRIVEWAY, DRAINAGE, PUBLIC AND PRIVATE UTILITIES, AND INCIDENTAL PURPOSES, FOR THE BENEFIT OF ADJUSTED LOT 2 AS SHOWN HEREON.

(2) PROPOSED TEN (10) FOOT WIDE EASEMENT FOR SEWER AND DRAINAGE, FOR THE BENEFIT OF ADJUSTED LOT 1 AS SHOWN HEREON

(3) PROPOSED TEN (10) FOOT WIDE SEWER AND DRAINAGE EASEMENT FOR THE BENEFIT OF ADJUSTED LOTS 1 AND 2 AS SHOWN HEREON

PROPOSED WATER METER READING EASEMENT TO THE CITY OF SANTA BARBARA, WITHIN THE FRONTAGE OF ADJUSTED LOT 1, IN THE GENERAL LOCATION OF THE EXISTING AND PROPOSED METERS SHOWN HEREON, WITHIN EXISTING EASEMENT (1)

UTILITIES

WATER – CITY OF SANTA BARBARA
SEWER – CITY OF SANTA BARBARA
CATV – COX CABLE
ELECTRIC – EDISON COMPANY
TELEPHONE – GENERAL TELEPHONE
GAS – GAS COMPANY

LEGAL DESCRIPTION:

LOTS 5 AND 6 OF OFFICIAL RECORD MAP BOOK 94, PAGES 68 AND 69, TRACT 20,151 SOLANA ESTATES, IN THE CITY OF SANTA BARBARA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, FEBRUARY 27, 1978.

OWNER'S STATEMENT:

I HEREBY APPLY FOR APPROVAL OF THE LOT LINE ADJUSTMENT SHOWN ON THIS PLAT AND CERTIFY THAT I AM THE LEGAL OWNER OR THE AUTHORIZED AGENT OF THE LEGAL OWNER OF SAID PROPERTY AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE.

BY:

CYNDEE HOWARD
232 EUCALYPTUS HILL DRIVE
SANTA BARBARA, CA 93108

PREPARED UNDER THE DIRECTION OF

MARK LLOYD P.L.S. 5470

PROFESSIONAL LAND SURVEYOR — MARK LLOYD NO. 5470 — EXPIRES 9-30-10 — STATE OF CALIFORNIA

ATTACHMENT 2

LOT LINE ADJUSTMENT

BETWEEN LOTS WITHIN
ASSESSOR'S PARCEL 015-050-017 & 018
226 AND 232 EUCALYPTUS HILL DRIVE
CITY OF SANTA BARBARA, COUNTY OF SANTA BARBARA
STATE OF CALIFORNIA

SCALE: 1" = 30'

JUNE 2009

LLA.01 (SHEET 1 OF 3)

L&P CONSULTANTS
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03-027.01 LLA-2.dwg