



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: November 24, 2015

TO: Mayor and Councilmembers

FROM: Engineering Division, Public Works Department

SUBJECT: Approval Of Final Map And Execution Of Agreements For 210 Meigs Road And Acceptance Of Adjacent Easement At Washington School

RECOMMENDATION: That Council:

- A. Approve and authorize the City Administrator to execute and record Final Map Number 20,815 and standard agreements relating to the approved subdivision at 210 Meigs Road, 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; and
- B. Adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Accepting a New Water and Sewer Easement on Santa Barbara Unified School District Property, known as Washington Elementary School, Located at 290 Lighthouse Road.

DISCUSSION:

A Tentative Map for the subdivision located at 210 Meigs Road (Attachment 1), was conditionally approved on March 5, 2009, by adoption of the Planning Commission (PC) Conditions of Approval, Resolution Number 007-09, (Attachment 2). The project involves the subdivision of Parcel One into five single-family residential lots and a new City street to be name Lighthouse Way. Staff has reviewed the Final 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 PC 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 PBW2015-00553. 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* 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.

In accordance with the Planning Commission conditions of approval, the public improvements include curb extensions on the southeast and southwest corners of the Meigs Road and Elise Way intersection. The curb extensions are to shorten the crossing distance and improve pedestrian visibility at the Washington Elementary School crosswalk across Meigs Road, and will be buffered from the vehicle travel lanes by approximately 6 feet.

THE FINAL MAP, AGREEMENTS, AND EASEMENT DEED ARE AVAILABLE FOR REVIEW IN THE CITY CLERK'S OFFICE.

- ATTACHMENT(S):**
1. Vicinity Map
 2. Conditions required to be recorded concurrent with Final Map Number 20,815 by the Planning Commission Conditions of Approval Resolution Number 007-09
 3. List of Owners

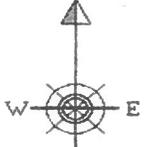
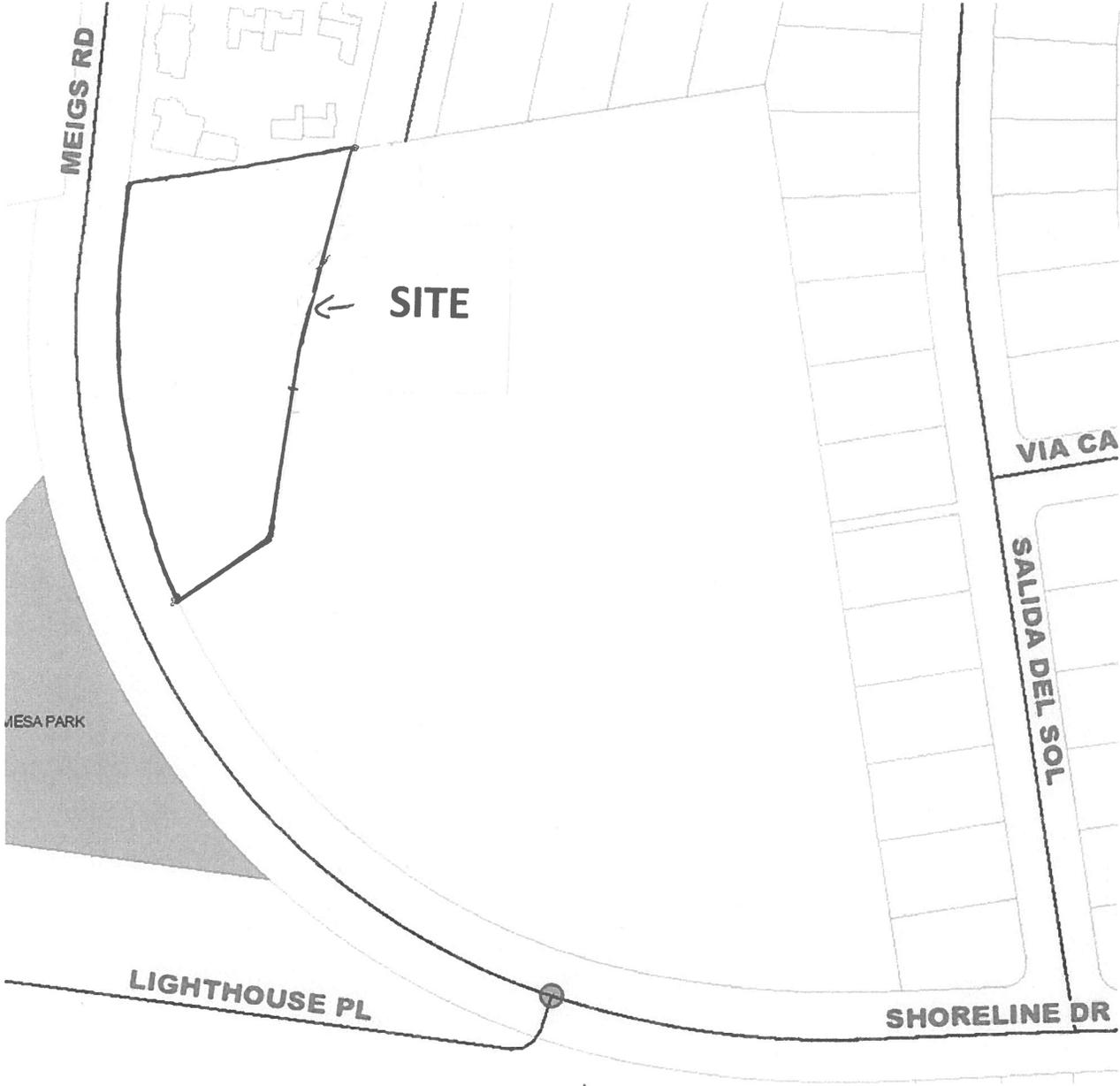
PREPARED BY: John Ewasiuk, Principal Civil Engineer/MW/kts

SUBMITTED BY: Rebecca J. Bjork, Public Works Director

APPROVED BY: City Administrator's Office

ATTACHMENT 1

**Vicinity Map
210 Meigs**



Not to Scale

CONDITIONS REQUIRED TO BE RECORDED CONCURRENT WITH FINAL MAP NUMBER 20,815 BY PLANNING COMMISSION CONDITIONS OF APPROVAL, RESOLUTION NO. 007-09

210 Meigs Road

Said approval is subject to the following conditions:

1. **Approved Development.** The development of the Real Property approved by the Planning Commission on March 5, 2009, is limited to the lot line adjustment and the five lot residential subdivision and associated improvements, including a new public street with sidewalk and parkway, shown on the tentative map and approved project plans signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara.
2. **Future Residential Units.** Any subdivision or other residential development of Adjusted Parcel 1 shall be subject to the review and approval of the Single-Family Design Board (SFDB) and shall incorporate the design review criteria specified in the Design Review section of the conditions of approval contained within the Resolution approving the subject project (MST2006-00476) in order to reduce nuisance noise to future residents and direct views away from the school.
3. **Passive Drainage Techniques - Residential Subdivision.** On each lot of the subdivision, passive/natural water treatment design techniques such as bioswales, infiltration basins, etc, shall be incorporated into open space areas, groundcover, and courtyards to treat the small, frequent storm events that impact water quality in Santa Barbara (a 1 inch storm event, over a 24-hour period). These types of passive/natural capture and filtration design options shall be implemented as opposed to mechanical/underground options, which pose maintenance problems and often times, do not treat runoff as efficiently. These measures shall be incorporated into the drainage plan and shall be subject to review and approval by City Building Division and Public Works Department per City regulations prior to issuance of any building or public works permits (Mitigation Measure W-6).
4. **Uninterrupted Water Flow.** The Owner shall provide for the uninterrupted flow of water onto the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate.
5. **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).
6. **Landscape Plan Compliance.** The Owner(s) shall comply with the Landscape Plan approved by the Single Family Design Board (SFDB). Such plan shall not be modified unless prior written approval is obtained from the SFDB. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan. If said landscaping is removed for any reason without approval by the SFDB, the owner is responsible for its immediate replacement. The following tree protection measures shall be incorporated:

Tree Protection. The existing tree(s) shown on the Tree Removal Plan as to remain shall be preserved, protected, and maintained in accordance with the recommendations contained in the arborist's report prepared by Bill Spiewak, dated August 21, 2007. A copy of this report shall be attached to the recorded conditions as an exhibit. Additionally, the following provisions shall apply to any oak trees to remain on the property:

- a. No irrigation systems shall be installed within three feet of the drip line of any oak tree.
- b. The use of herbicides or fertilizer shall be prohibited within the drip line of any oak tree.

7. **Storm Water Pollution Control and Drainage Systems Maintenance.** Owner(s) shall maintain any drainage system and storm water pollution control devices intended to intercept siltation and other potential pollutants (including, but not limited to, hydrocarbons, fecal bacteria, herbicides, fertilizers, etc.) in a functioning state (and, if applicable, in accordance with the Operations and Maintenance Procedure Plan prepared in accordance with the Storm Water Management Plan BMP Guidance Manual). 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 applicant shall submit a repair and restoration plan to the Community Development Director to determine if an amendment or a new Building Permit and Coastal Development 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.
8. **Disclosure of School Activities.** Future owners of each residential lot shall be made aware of the fact that Washington Elementary School is on the adjacent property and that various indoor and outdoor activities occur on said property, including, but not limited to outdoor play, organized games, and special events. Future school expansion projects should also be disclosed. The language of the disclosure shall be provided to the Washington School Principal and shall be approved by the School District prior to recordation of the final map for the subdivision. Future owners and tenants shall be required to review and acknowledge acceptance of such disclosure. Acknowledgement shall be notarized prior to close of escrow for future owners and as part of rental agreements for tenants.

ATTACHMENT 3

210 Meigs Road

Lighthouse Builders, a California limited liability company

**By the managing member, RJ Builders, LLC, a California limited liability
company**

LIST OF OWNERS

Richard Ridgeway, Managing Member