



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: June 23, 2009

TO: Mayor and Councilmembers

FROM: Engineering Division, Public Works Department

SUBJECT: Acceptance Of Public Easements Associated With Proposed Extension Of La Vista Del Oceano Drive

RECOMMENDATION: That Council:

- A. Adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Accepting an Easement for Public Facility Purposes, Accepting an Easement for a Public Street Retaining Wall, and Accepting an Easement for a Public Street Wall Drainage Facility on Portions of the Real Property Known as 1575 La Vista Del Oceano Drive; and
- B. Adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Accepting an Easement for All Public Street Purposes on a Portion of the Real Property Known as 1562 La Vista Del Oceano Drive.

DISCUSSION:

The Resolutions are recommended to accomplish the City's acceptance of public easements associated with the proposed construction of new public improvements required for the extension of La Vista Del Oceano Drive, a public road.

The remaining unpaved portion of La Vista Del Oceano Drive, between Cliff Drive and Ricardo Avenue, is currently under construction. The portion of La Vista Del Oceano Drive proposed to be paved is located between 1564 and 1585 La Vista Del Oceano Drive and is a City-owned strip of land (see Attachment).

The new public improvements are being constructed by Oceano Investors, LLC, which owns four (previously five) undeveloped residential lots assigned addresses of 1568, 1570, 1575, and 1576 La Vista Del Oceano Drive. Although the City owns the strip of land known as La Vista Del Oceano Drive in fee, certain elements of the public improvements, including retaining walls, will be constructed on portions of adjacent lots because of the narrow right of way width and steep slopes. The proposed easements will provide for the City's maintenance, use, and replacement of the public improvements after their construction.

The extension of La Vista Del Oceano Drive was approved based on civil plans prepared by licensed civil engineers, and has been reviewed and approved by the City. Permits have also been issued to allow mass grading of the remaining vacant residential lots that front La Vista Del Oceano Drive. The affected property owner, Oceano Investors LLC, has initiated the City's review, and plans for development of the residential lots are being submitted to the City separately at different times.

At this time, plans are being reviewed for a new residence at 1575 La Vista Del Oceano Drive. In connection with this site, a Certificate of Voluntary Merger has been signed by Oceano Investors LLC, approved and recorded in the Official Records. The certificate will permanently merge the two undersized parcels (1565 and 1575 La Vista Del Oceano Drive) into one single lot, which allows for residential development on this site subject to issuance of final City permits.

Oceano Investors LLC, has previously received approval of civil design plans to begin construction of the extension of La Vista Del Oceano Drive and appurtenant facilities. The approved plans provide for construction of hillside stabilization, street pavement, guard rails, water main, sewer main extension, storm drains, and other changes required within the City's existing strip of land to create a public road. The approved plans also provide access so that construction of the following public improvements can take place on adjacent lots:

1. At 1575 La Vista Del Oceano Drive, the owner and developer, Oceano Investors LLC, has signed and delivered respective easement deeds to the City for the use, maintenance, and replacement of the following new public improvements:
 - a. A retaining wall and vehicle barrier, for which a Public Street Retaining Wall Easement Deed provides an easement (4' wide by approximately 127' long).
 - b. A wall drainage facility, for which a Street Wall Drain Easement Deed provides an easement (approximately 10' wide by 46' long).
 - c. Various public facilities, which may include sewer mains, water mains and storm drains located at the narrow turn of La Vista Del Oceano Drive, for which a Public Facility Easement Deed provides a multiple use easement (approximately 3,169 square feet).
2. At 1562 La Vista Del Oceano Drive, at the request of Oceano Investors LLC, the affected owners, Helen S. Converse and John W. Converse, have signed and delivered a Public Street Easement Deed to the City to provide for a retaining wall to support the public street (approximately 3' wide by 68' long).

The proposed new public improvements will all be maintained by the City in the future as part of the City's public street system.

BUDGET/FINANCIAL INFORMATION:

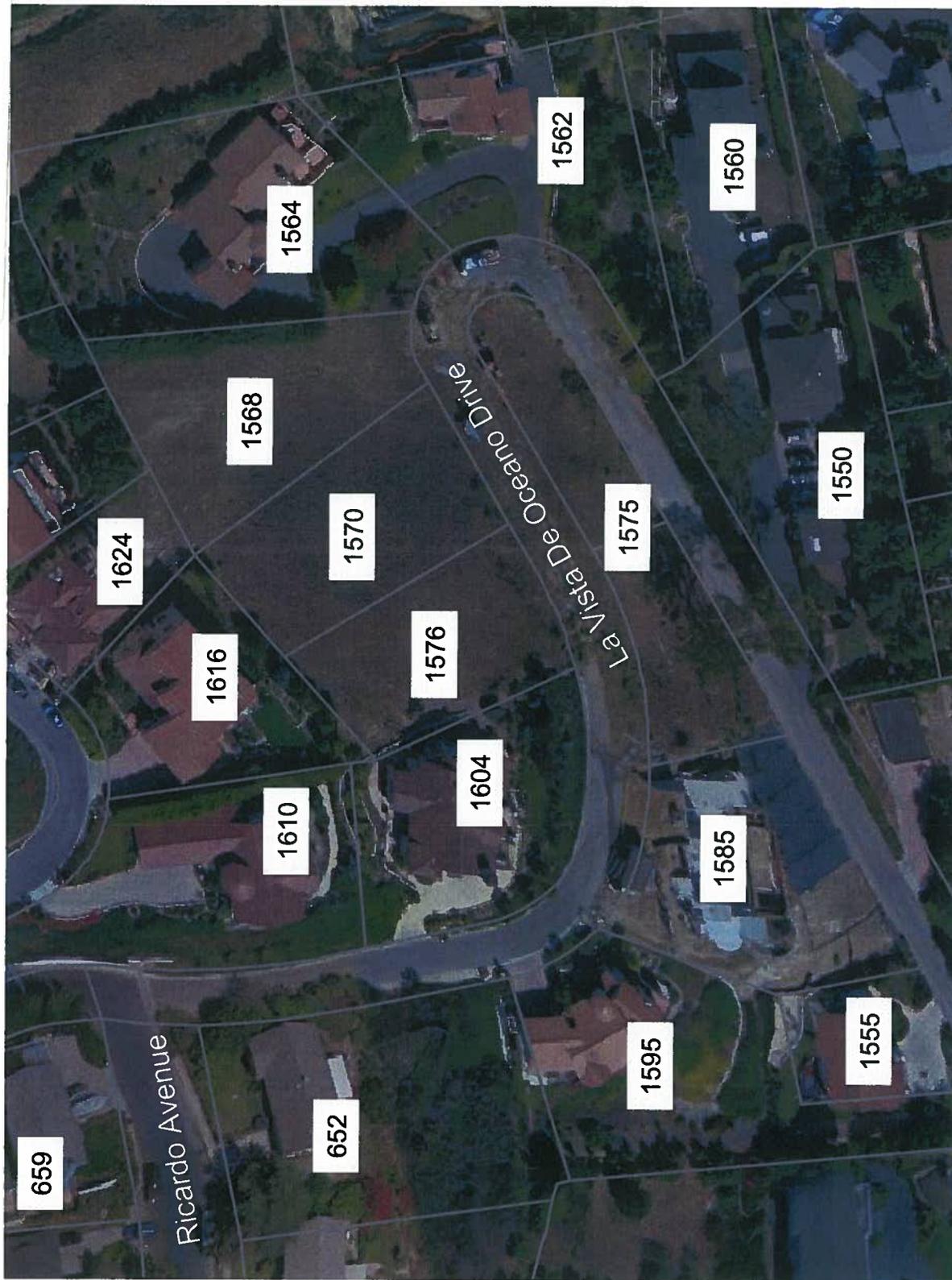
The proposed public improvements are being financed by Oceano Investors LLC.

ATTACHMENT: Vicinity Photograph

PREPARED BY: Pat Kelly, Assistant Public Works Director/City Engineer/DI/mj

SUBMITTED BY: Christine F. Andersen, Public Works Director

APPROVED BY: City Administrator's Office



Vicinity Photo – La Vista Del Oceano Drive