

# L A F C O M E M O R A N D U M

*SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION*  
105 East Anapamu Street ♦ Santa Barbara CA 93101 ♦ (805) 568-3391 ♦ Fax (805) 568-2249

## REQUEST FOR REPORTBACK

January 30, 2019

TO: Assessor – Michael Daly  
Auditor-Controller – Claudia Ornelas  
County Executive Office – Mona Miyasato  
Elections – Renee Bishof  
Planning and Development – Whitney Wilkinson

FROM: Paul Hood  
Executive Officer

RE: **19-03 726 N. La Cumbre Reorganization involving Annexation to City of Santa Barbara/Detachment from the Santa Barbara County Fire Protection District, Goleta Water District and County Services Area 32; City Application: MST2016-00431**

Enclosed is the  proposal questionnaire,  map and  legal description for the above-referenced proposal.

The local agencies whose service area or responsibility will be altered by this jurisdictional change are as follows:

- The annexing agency only.
- The annexing city and the Santa Barbara County Fire Protection District.
- The local agencies listed below.

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The Assessor and Auditor  are  are not required by Section 99 of the Revenue and Taxation Code to calculate information for the negotiation for an exchange of property tax revenues for this proposal.

**Additional comments:**

LAFCO requests comments to be returned no later than Monday, March 2, 2020.

Thank you.

## SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION

**Proposal Justification Questionnaire for Annexations,  
Detachments and Reorganizations**

1. Name of Application:

726 N. La Cumbre Reorganization: Annexation to City of Santa Barbara/Detachment from the Santa Barbara County Fire Protection District, Goleta Water District and County Services Area 32; City Application: MST2016-00431.

2. Describe the acreage and general location; include street addresses if known:

The parcel, known as 726 N. La Cumbre Road, is 29,600 square feet and is directly surrounded by residential uses to the north and to the east. The parcel is on the corner of N. La Cumbre Road and Pemm Place. Pemm Place is southerly adjacent to the property's frontage and N. La Cumbre is westerly adjacent to the property. Beyond the streets are residential uses on either side.

3. List the Assessor's Parcels within the proposal area:

Only one parcel is involved in the Reorganization; Assessor's Parcel Number 057-111-003.

4. Purpose of proposal: (Why is this proposal being filed? List all actions for LAFCO approval. Identify other actions that are part of the overall project, i.e., a tract map or development permit.)

The project is being proposed to subdivide the lot into three single-family residential lots. The project includes annexation to the City of Santa Barbara and detachment from the Santa Barbara County Fire Protection District, Goleta Water District and County Service Area 32 (unincorporated police services) of APN 057-111-003. On January 17, 2019 the City Planning Commission approved a Tentative Subdivision Map for a three-lot subdivision, contingent upon approval of the annexation.

5. Land Use and Zoning - Present and Future

## A. Describe the existing land uses within the proposal area. Be specific.

The existing land use is residential. The parcel is developed with a 1,420 square foot single-family residence and a 480 square foot detached two-car garage. The proposal is for continued residential uses. The application to the City includes a three lot subdivision; no residential development on the two proposed vacant lots created by the subdivision is proposed at this time.

- B. Describe any changes in land uses that would result from or be facilitated by this proposed boundary change.

No changes in land use will be facilitated by the proposed boundary change. The land use designations and zoning are residential in both the County (Residential 4.6 units/acre) and the City (Low Density Residential 5 units/acre). In addition to the annexation, the proposed project involves the subdivision of APN 057-111-003 (29,600 sq. ft.) into three lots ranging in size from 8,000 square feet to 13,100 square feet.

- C. Describe the existing zoning designations within the proposal area.

Presently, the parcel is zoned 8-R-1 (Single Family Residential with an 8,000 square foot minimum lot size) and the County's Comprehensive Plan Designation is Residential/4.6 units per acre.

- D. Describe any proposed change in zoning for the proposal area. Do the existing and proposed uses conform with this zoning?

Upon annexation, the property will be zoned RS-7.5/USS (Residential Single Unit/Upper State Street Area), which has a minimum lot size of 7,500 square feet. The only proposed change is from County zoning designation 8-R-1 (Single Family Residential with an 8,000 square foot minimum lot size) to the comparable City zoning designation RS-7.5 (Residential Single-Unit with a 7,500 square foot minimum lot size / Upper State Street). The existing and proposed residential use is in conformance with this zoning.

- E. (For City Annexations) Describe the rezoning that will apply to the proposal area upon annexation. Do the proposed uses conform with this rezoning?

Upon annexation to the City, the parcel will be zoned RS-7.5/USS (Residential Single Unit/Upper State Street). The proposed use is the same as the existing use, and conforms to the rezoning.

- F. List all known entitlement applications pending for the property (i.e., zone change, land division or other entitlements).

The City has approved a three-lot subdivision contingent upon annexation. No residential development on the newly created vacant lots is proposed at this time. A new carport (and demolition of the existing garage) is proposed for the existing residence in order to accommodate the subdivision.

6. Describe the area surrounding the proposal

Using Table A, describe existing land uses, general plans and zoning designations for lands adjacent to and surrounding the proposal area. The application is incomplete without this table.

Please refer to Table A on Page 10.

7. Conformity with Spheres of influence

A. Is the proposal area within the sphere of influence of the annexing agency?

Yes

B. If not, include a proposal to revise the sphere of influence.

8. Conformity with County and City General Plans

A. Describe the existing County General Plan designation for the proposal area.

The County's Comprehensive Plan Designation is Residential/4.6 units per acre.

B. (For City Annexations) Describe the City general plan designation for the area.

The City Council approved a General Plan land use designation of Low Density Residential (Maximum Five Dwelling Units per Acre) for the subject parcel, consistent with surrounding City land use designations.

C. Do the proposed uses conform with these plans? If not, please explain.

The existing and proposed uses conform to the City's approval General Plan land use designation.

9. Topography and Natural Features

A. Describe the general topography of the proposal area and any significant natural features that may affect the proposal.

The entire parcel (29,600 square feet) is relatively flat. The parcels proposed with the 3-lot subdivision would have average slopes of 6.1%, 8.5% and 8.9%.

B. Describe the general topography of the area surrounding the proposal.

The general topography of the area surrounding the subject parcel is relatively flat (a bit flatter than the subject parcel) with minor undulations.

10. Impact on Agriculture

A. Does the affected property currently produce a commercial agricultural commodity?

No

- B. Is the affected property fallow land under a crop rotational program or is it enrolled in an agricultural subsidy or set-aside program?

No

- C. Is the affected property Prime Agricultural Land as defined in Government Code §56064?

No

- D. Is any portion of the proposal area within a Land Conservation (Williamson) Act contract?

No

- 1) If "yes," provide the contract number and the date the contract was executed.
- 2) If "yes", has a notice of non-renewal be filed? If so, when?
- 3) If this proposal is an annexation to a city, provide a copy of any protest filed by the annexing city against the contract when it was approved.

11. Impact on Open Space

Is the affected property Open Space land as defined in Government Code Section 65560?

No

12. Relationship to Regional Housing Goals and Policies (City annexations only)

If this proposal will result in or facilitate an increase in the number of housing units, describe the extent to which the proposal will assist the annexing city in achieving its fair share of regional housing needs as determined by SBCAG.

The proposal will facilitate a potential increase in housing units to a maximum of two additional units (through approval of the three-lot subdivision), which will have a small positive contribution to the City of Santa Barbara meeting its regional housing needs as determined by SBCAG.

13. Population

- A. Describe the number and type of existing dwelling units within the proposal area.

The parcel is developed with a 1,420 square foot single-family residence and a 480 square foot detached two-car garage. The area surrounding the subject parcel is also developed with single-family residences of similar square footage and lot coverage.

- B. How many new dwelling units could result from or be facilitated by the proposal?

Single-family 3 (including the existing residence) Multi-family N/A

The proposal does not facilitate a significant increase in residential development. The property is zoned and designated for residential use in the County and also in the City. Along with the annexation initiation, the City Planning Commission approved a three-lot subdivision contingent upon annexation. No development is proposed on the new lots at this time.

14. Government Services and Controls – Plan for Providing Services (per §56653)

- A. Describe the services to be extended to the affected territory by this proposal.

The developed area of the property is currently served by the City of Santa Barbara for sewer and the Goleta Water District for water. Connection to the City of Santa Barbara water service requires the extension of a 6-inch water main from N. La Cumbre Road down Pemm Place. All other utilities are provided by respective utility companies and no extension of services would be required.

- B. Describe the level and range of the proposed services.

None required. Existing services are proposed to be reorganized as described.

- C. Indicate when the services can feasibly be provided to the proposal area.

Services currently exist.

- D. Indicate any improvements or upgrading of structures, roads, sewers or water facilities or other conditions that will be required as a result of the proposal.

Required improvements associated with proposed subdivision are as follows:

1. 5-foot wide sidewalk, 4-foot wide parkway, 6-inch wide curb and 1.5-inch wide gutter on the Pemm Place project frontage;
2. 25.5 feet of paving from Pemm Place with parking on the north side of the street only for the length of the project frontage leaving 9.5 feet of unimproved right-of-way on the South side (presuming a 46-foot wide right-of-way width);
3. 5-foot wide sidewalk, 6-inch wide curb on La Cumbre Road (to align with existing sidewalk);
4. One diagonal ramp at the corner of Pemm Place and La Cumbre Road on project frontage;

5. One City standard street light at the intersection of Pemm Place and La Cumbre Road;
6. Approximately 350 linear feet of 6-inch watermain extension from La Cumbre Road down Pemm Place with one fire hydrant and three 1-inch water services for new water meters;
7. One mid-block street light on Pemm Place (given frontage of approximately 358 feet);
8. Stop sign, stop bar and street name sign on Pemm Place;
9. A new street structural section on Pemm Place supporting a Traffic Index (TI) of at least 4.5. Typically, 4 inches of AC over 8 inches of Class II base over a removed and re-compacted sub-grade with appropriate vertical curves over the approximate 12% initial rising grade, plateau and fall towards Rolling Brook Lane;
10. Approximately 340 linear feet of curb and gutter on the south side of Pemm Place from the intersection of La Cumbre Road leading to a new cross gutter.

- E. Identify how these services will be financed. Include both capital improvements and ongoing maintenance and operation.

The City currently has a North La Cumbre Road sidewalk infill project that is fully funded through Measure A and includes above listed improvements 3, 4, 5, and 10. The applicant will finance the above listed improvements 1, 2, 6, 7, 8 and 9 as part of the subdivision approval.

- F. Identify any alternatives for providing the services listed in Section (A) and how these alternatives would affect the cost and adequacy of services.

No alternatives have been identified.

15. Ability of the annexing agency to provide services

Attach a statement from the annexing agency describing its ability to provide the services that are the subject of the application, including the sufficiency of revenues (per Gov't Code §56668j).

See enclosed letter from City of Santa Barbara Public Works Director Rebecca Bjork, dated January 28, 2019. See enclosed letter from Jim Austin, Fire Inspector III/Investigator Supervisor. See enclosed memorandum from Anthony Wagner, Police Manager, dated December 18, 2018.

16. Dependability of Water Supply for Projected Needs (as per §56653)

If the proposal will result in or facilitate an increase in water usage, attach a statement from the retail water purveyor that describes the timely availability of water supplies that will be adequate for the projected needs.

See enclosed letter from City of Santa Barbara Public Works Director Rebecca Bjork, dated January 28, 2019.

17. Bonded indebtedness and zones – These questions pertain to long term debt that applies or will be applied to the affected property.

- A. Do agencies whose boundaries are being changed have existing bonded debt? Yes, for water service; however included within rates.  
If so, please describe.
- B. Will the proposal area be liable for payment of its share of this existing debt? Yes, through water rates. If yes, how will this indebtedness be repaid (property taxes, assessments, water sales, etc.)
- C. Should the proposal area be included within any 'Division or Zone for debt repayment? No If yes, please describe.
- D. (For detachments) Does the detaching agency propose that the subject territory continue to be liable for existing bonded debt? No applicable bond debt for Goleta Water District. The other two detaching agencies, Santa Barbara County Fire Protection District, and Police Services Area 32 will be providing responses. If yes, please describe.

18. Environmental Impact of the Proposal

- A. Who is the "lead agency" for this proposal?

City of Santa Barbara.

- B. What type of environmental document has been prepared?

No environmental document has been prepared. The proposed project is exempt pursuant to CEQA § 15183 because it is consistent with the development density established by the City of Santa Barbara's General Plan for which an EIR was certified, and the project poses no project-specific environmental significant effects peculiar to the project or its site.

- C. If an EIR has been prepared, attach the lead agency's resolution listing significant impacts anticipated from the project, mitigation measures adopted to reduce or avoid significant impacts and, if adopted, a "Statement of Overriding Considerations."

N/A

19. Boundaries

Proposal Justification Questionnaire – Annexations, detachments, reorganizations (10-4-01)  
This form can be downloaded from [www.sblafco.org](http://www.sblafco.org)



- A. Why are these particular boundaries being used? Ideally, what other properties should be included in the proposal?

The parcel petitioning inclusion into the City of Santa Barbara is directly adjacent to the city limit to the south and the neighboring parcels to the south (across Pemm Place) are within the city boundary. The parcel directly adjacent to the east is also within the City. The neighborhood northerly adjacent to the parcel is in the County and the properties west of the parcel (across La Cumbre) are within the County. This sole parcel is essentially a notch (see map) in this area adjacent to the boundary of the City. Annexation into the City would allow of a rational and contiguous extension of the boundary. No other properties need be considered in the annexation.

- B. If any landowners have included only part of the contiguous land under their ownership, explain why the additional property is not included.

The entire parcel under ownership is included in the annexation proposal.

20. Final Comments

- A. Describe any conditions that should be included in LAFCO's resolution of approval.

No suggested conditions of approval.

- B. Provide any other comments or justifications regarding the proposal.

The subject property is located within the City's Sphere of Influence. Resource capacities are sufficient to serve the additional area and population. The residential subdivision approved by the Planning Commission complies with existing and proposed density and lot area requirements. Additionally, the subject property is located in an area identified in the City of Santa Barbara General Plan Land Use Element (Policy R4) to be annexed at the earliest opportunity.

- C. Enclose all pertinent staff reports and supporting documentation related to this proposal. Note any changes in the approved project that are not reflected in these materials.

See enclosed City Council Agenda Report, dated March 19, 2019, and its attachments.

21. Notices and Staff Reports

List up to three persons to receive copies of the LAFCO notice of hearing and staff report.

Name

Address

- A. Zoe Carlson, Dudek 621 Chapala Street, Santa Barbara, CA 93101 (Agent)

Proposal Justification Questionnaire – Annexations, detachments, reorganizations (10-4-01)

This form can be downloaded from [www.sblafco.org](http://www.sblafco.org)

- B. Cometa Trust                    726 N. La Cumbre Rd, Santa Barbara, CA 93110                    (Owner)
- C. Tony Boughman, Community Development Dept., 630 Garden St, Santa Barbara, CA 93101 (City)

Who should be contacted if there are questions about this application?

<u>Name</u>	<u>Address</u>	<u>Phone</u>
City staff:		
Tony Boughman, Assistant Planner	630 Garden St. Santa Barbara, CA 93101	805.564.5470 x4539
Signature <u>Tony Boughman</u>		Date <u>5-15-2019</u>
Agent for owner:		
Zoe Carlson, Dudek	621 Chapala Street, Santa Barbara, CA 93101	805.308.8512

TABLE A

Information regarding the areas surrounding the proposal area

	Existing Land Use	General Plan Designation	Zoning Designation
East	Residential	City - Low Density Residential, 5 units/acre	City RS-7.5/USS
West	North La Cumbre Road; Residential	County - Residential; Single Family Residential- Minimum Parcel Size 7,000 sq. ft or more, 4.6 maximum dwelling units per acre	County 8-R-1
North	Residential	County - Residential; Single Family Residential- Minimum Parcel Size 7,000 sq. ft or more, 4.6 maximum dwelling units per acre	County 8-R-1
South	Pemm Place; Residential	City - Low Density Residential, 5 units/acre	City RS-7.5/USS

Other comments or notations:

EXHIBIT "A"

726 N. La Cumbre Rd. COMETA REORGANIZATION:  
ANNEXATION TO THE CITY OF SANTA BARBARA/  
DETACHMENT FROM THE SANTA BARBARA COUNTY FIRE PROTECTION DISTRICT,  
GOLETA WATER DISTRICT, AND COUNTY SERVICE AREA 32  
(unincorporated police services)  
APN: 057-111-003 City Application MST 2016-00431

That portion of Lot 41 of the outside Pueblo Lands of the City of Santa Barbara, County of Santa Barbara, State of California according to the map made by W.H. Norway and approved by the Board of Trustees of the Town of Santa Barbara on November 16, 1867 as Map No. 2, more particularly described as follows:

Commencing at a point on the West line of said Lot 41, a distance of 476 feet South from a brass cap survey monument set at the Northwest corner of said Lot 41 as shown on "Map of portion of Pueblo Lot 41, 1919, in Book 11, Page 194 of Maps and Surveys"; Thence East parallel with the Northerly line of said Lot 41, 30.00 feet to a point on the Easterly Right of Way of La Cumbre Road, said point also being the beginning point of an Annexation as described in Ordinance No. 3152 being the Blankenship Annexation to the City of Santa Barbara adopted June 14<sup>th</sup> 1966, said point also being the True Point of Beginning of the Annexation herein described:

Thence 1<sup>st</sup> along said Easterly Right of Way line of La Cumbre Road, North 80.00 feet;

Thence 2<sup>nd</sup> leaving said Right of Way line of La Cumbre Road, East parallel with said Northerly line of said Lot 41 and along the Northerly line of the property described in a Grant Deed recorded October 10, 2005 as Instrument No. 2005-0098335 of Official Records 370.00 feet to the Northerly terminus of the 2<sup>nd</sup> course as described in said Blankenship Annexation to the City of Santa Barbara;

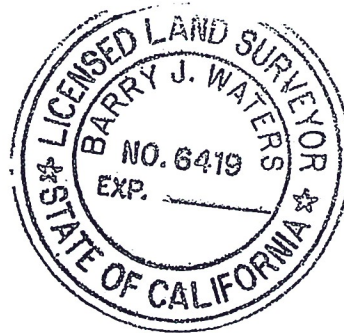
Thence 3<sup>rd</sup> along said 2<sup>nd</sup> course of said Blankenship Annexation, South 80.00 feet to the Easterly terminus of the 1<sup>st</sup> course of said Blankenship Annexation to the City of Santa Barbara;

Thence 4<sup>th</sup> along said 1<sup>st</sup> course of said Blankenship Annexation to the City of Santa Barbara and parallel with said Northerly line of said Lot 41, West 370.00 feet to the True Point of Beginning.

End of Description

Containing 29,600.00 Sq.Ft./0.680 Acres more or less

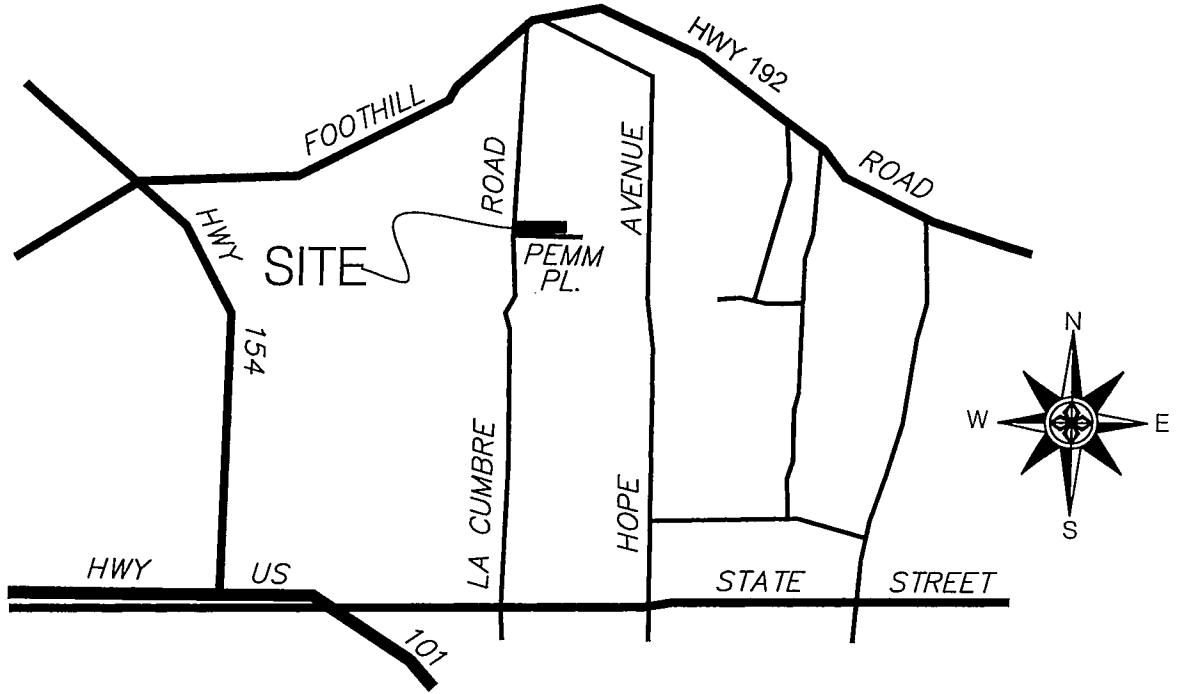
  
Barry Waters  
P.L.S. No. 6419  
date: 1-20-2020



APPROVED AS TO FORM  
AND SURVEY CONTENT

  
Deputy  
COUNTY SURVEYOR





VICINITY MAP  
NO SCALE

APPROVED AS TO FORM  
AND SURVEY CONTENT

*E. Tenell Matlovsky*  
Deputy  
COUNTY SURVEYOR



LAFCO 19-03  
**EXHIBIT "B"**



726 N. La Cumbre Rd.; COMETA REORGANIZATION:  
ANNEXATION TO THE CITY OF SANTA BARBARA /  
DETACHMENT FROM THE SANTA BARBARA COUNTY FIRE  
PROTECTION DISTRICT, GOLETA WATER DISTRICT, & COUNTY  
SERVICE AREA 32 (UNINCORPORATED POLICE SERVICES)  
City Application: MST 2016-00431  
OF APN 057-111-003; BEING A PORTION OF LOT 41  
OF THE OUTSIDE PUEBLO LANDS  
OF THE CITY OF SANTA BARBARA  
IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA  
JANUARY 2020

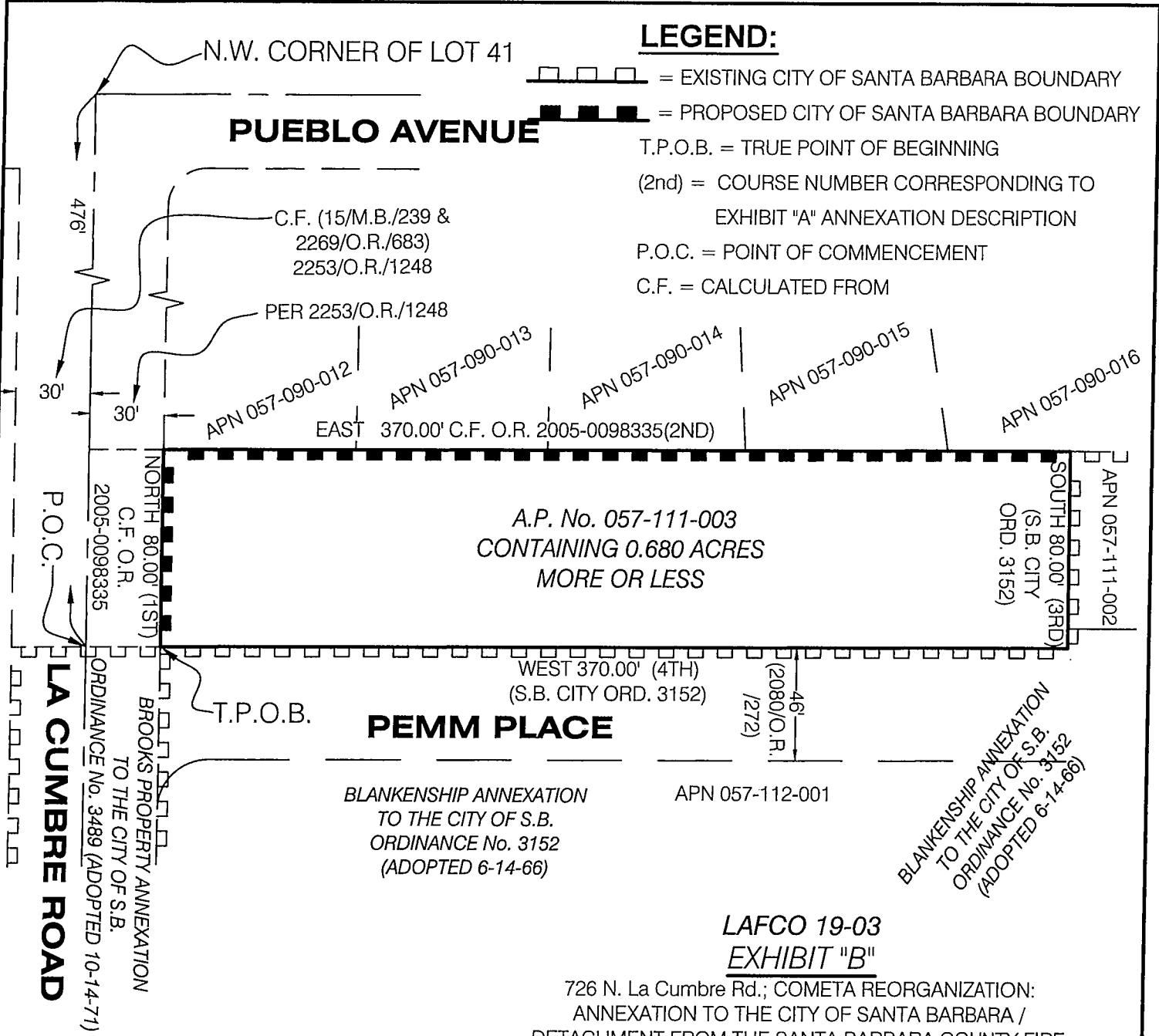
PREPARED BY:

WATERS CARDENAS LAND SURVEYING LLP.  
BARRY WATERS & JOSE CARDENAS  
5553 HOLLISTER AVE. SUITE 7 Goleta, CA 93117  
805-967-4416

*[Signature]* 1/20/2020  
BARRY J. WATERS, P.L.S. 6419 DATE

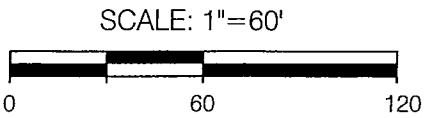
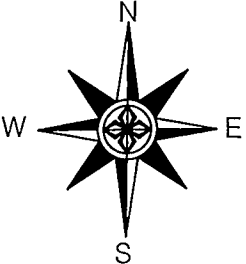
**LEGEND:**

-  = EXISTING CITY OF SANTA BARBARA BOUNDARY
-  = PROPOSED CITY OF SANTA BARBARA BOUNDARY
- T.P.O.B. = TRUE POINT OF BEGINNING
- (2nd) = COURSE NUMBER CORRESPONDING TO EXHIBIT "A" ANNEXATION DESCRIPTION
- P.O.C. = POINT OF COMMENCEMENT
- C.F. = CALCULATED FROM



**LAFCO 19-03**  
**EXHIBIT "B"**  
 726 N. La Cumbre Rd.; COMETA REORGANIZATION:  
 ANNEXATION TO THE CITY OF SANTA BARBARA /  
 DETACHMENT FROM THE SANTA BARBARA COUNTY FIRE  
 PROTECTION DISTRICT, GOLETA WATER DISTRICT, & COUNTY  
 SERVICE AREA 32 (UNINCORPORATED POLICE SERVICES)  
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 JANUARY 2020

PREPARED BY:  
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 805-967-4416  
 WC-17-052 SHEET 2 OF 2 SHEETS



**LAFCO 19-03**

**EXHIBIT "C"**

**726 N. La Cumbre Rd. COMETA REORGANIZATION:  
ANNEXATION TO THE CITY OF SANTA BARBARA/  
DETACHMENT FROM THE SANTA BARBARA COUNTY FIRE PROTECTION DISTRICT,  
GOLETA WATER DISTRICT, AND COUNTY SERVICE AREA 32  
(unincorporated police services)  
APN: 057-111-003 City Application MST 2016-00431**

**Streets List:**

No streets are lying within the affected area.