

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION  
EXECUTIVE OFFICER'S REPORT

May 6, 2021 (Agenda)

LAFCO 19-03: 691 North Hope Avenue Reorganization involving annexation to City of Santa Barbara/Detachment from the Santa Barbara County Fire Protection District, Goleta Water District, Goleta Sanitary District, and County Services Area 32; City Application MST2018-00345.

PROPONENT: City Council of City of Santa Barbara by way of Resolution No. 20-009, adopted by the City Council at its regular meeting held on January 28, 2020.

ACREAGE & LOCATION The parcel located at 691 N. Hope Avenue, is 2.02 acres and is directly surrounded by residential uses on all sides. The parcel is located north of Connie Way and south of Pemm Place. Pemm Place is northerly adjacent to the property's frontage and N. Hope Avenue is easterly adjacent to the property. Beyond both streets are residential uses on either side. (**Attachment A.**)

PURPOSE: The project is being proposed to subdivide the lot into six 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, Goleta Sanitary District, and County Services Area 32. On December 13, 2018, the City Planning Commission approved a Tentative Subdivision Map for a six-lot subdivision, contingent upon approval of the annexation.

RECOMMENDATION:

That the Commission adopt the attached Resolution that will approve the Reorganization of 691 N. Hope Ave property into the City of Santa Barbara.

GENERAL ANALYSIS:

Description of Project

1. Land Use and Zoning - Present and Future:

The property is within an area identified in the City's General Plan Land Use Element (Policy R4) to be annexed at the earliest opportunity and (Policy R3) only be allowed if resource capacities exist to serve the additional area. The existing land use is residential. The parcel is developed with a 1,582 square foot single-family residence and a 480 square foot detached two-car garage and sheds, which would be demolished and replaced with a new single-family residence in the future. The proposal is for continued residential uses.

The application to the City includes a six-lot subdivision; no residential development on the five proposed vacant lots created by the subdivision is proposed at this time.

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 057-113-007 (87,950 sq. ft.) into six lots ranging in size from 9,015 square feet to 14,152 square feet.

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.

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 changes are from County zoning designation 8-R-1 (Single Family Residential with an 8,000 sq. ft. minimum lot size) to the comparable City zoning designation RS-7.5(Residential Single-Unit with a 7,500 sq. ft. minimum lot size/Upper State Street.). **(Attachment B.)**

Upon annexation to the City, the parcel will be zoned RS-7.5 (Residential Single Unit/Upper State Street).

2. Sphere of Influence:

The parcel proposed for annexation is within the sphere of influence of the City of Santa Barbara. The sphere of influence was last updated in 2016.

3. Environmental Justice:

Annexation will have no effect with respect to the fair treatment of people of all races and income, or the location of public facilities or services.

4. Topography, Natural Features and Drainage Basins

The annexation area is relatively flat. The parcels proposed within the 6-lot subdivision would have average slopes of 4.1%, 5.2%, 7.5%, 7.9%, 9.4% and 9.9 %. No significant natural boundaries affect the proposal.

5. Impact of Agricultural Resources

The annexation will have no impact on Agricultural Resources.

6. Population:

The parcel is uninhabited as less than 12 registered voters reside in the area.

7. Governmental Services and Controls - Need, Cost, Adequacy and Availability:

The developed area of the property is currently within the service area of the Goleta Sanitary for sewer, however, the site relies on private septic system and the Goleta Water District for water. Connection to the City of Santa Barbara water and sewer service requires a new water main installed in the new public road serving the new lots. A private sanitary sewer lift station and private sewer lines are required and maintained by an agreement. All other utilities are provided by the respective utility companies and no extension of services would be required.

The City will provide water and wastewater services by charging rates to the user. Therefore, these payments contribute to the existing bonded indebtedness of the City for water & wastewater. (**Attachment F**)

8. Assessed Value, Tax Rates, Indebtedness and Exchange:

The property is presently within Tax Rate Area 069007. The assessed value of the parcel is \$1,716,660 for the land and \$260,100 for improvements for a total of \$1,976,760. (Tax roll 2019-2020.) The Board of Supervisors adopted a resolution agreeing to an exchange of property tax revenue for the proposed annexation on February 9, 2021. The City approved the Property Tax Agreement on February 23, 2021. A small percentage (12.71%) of the property tax increment will be exchanged that otherwise would be allocated to the Santa Barbara County Fire Protection District (12.46%). An additional percentage (0.24%) of the property tax increment will be exchanged that otherwise would be allocated to Goleta Sanitary District that match the adjoining properties pursuant to the specified adopted resolutions. The increment is the amount of increased value of a property on an annual basis.

9. Environmental Impact of the Proposal:

The City of Santa Barbara is the lead agency for purposes of compliance with the California Environmental Quality Act, Public Resources Code section 21000 et seq. ("CEQA"). The City found the project to be exempt from CEQA pursuant to CEQA Guidelines section 15183 because it is consistent with the development density established by the City's General Plan for which an EIR was certified, and the proposed project poses no project-specific environmentally significant effects peculiar to the project or the site. (**Attachment D.**)

10. Landowner and Annexing Agency Consent:

The City consented to the annexation in Resolution No. 20-009, dated January 28, 2020. **(Attachment B.)** The landowners have consented to the annexation. **(Attachment E.)**

11. Boundaries, Lines of Assessment and Registered Voters:

There are no conflicts with lines of assessment or ownership. The site is uninhabited; namely, there are fewer than 12 registered voters residing in the annexation area.

The boundaries are definite and certain. The County Surveyor has approved a map and legal description sufficient for filing with the State Board of Equalization.

Public Noticing:

The Cortese-Knox-Hertzberg Act governs notification requirements regarding annexation with one-hundred percent consent from the property owners and support from the jurisdiction. The proponents have submitted a letter requesting waiving the noticing requirements under CKH 56662. Notice has been sent to the proponents, City and affected agencies. The documents are also available at the Santa Barbara LAFCO website, [www.sblafco.org](http://www.sblafco.org). The noticing requirements of the CKH Act and CEQA has been met.

Conclusion:

The area proposed for annexation, 691 North Hope Ave Reorganization property owned by Wenli Yau to the City of Santa Barbara represents a reasonable and logical expansion of the City. The area proposed for annexation is within the City's sphere of influence.

The site is located in an area that allows the City to best provide services in the future. The City serves the areas to south, west and east of the parcel. City infrastructure (water and wastewater pipes) is located adjacent to the area. The site's close proximity to the City provides for police and fire response.

ALTERNATIVES FOR COMMISSION ACTION

After consideration of this report and any testimony or additional materials that are submitted the Commission should consider taking one of the following options:

**OPTION 1 – APPROVE** the annexation as submitted.

- A. Find the proposal to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15183 as the project is consistent with the development density established by the City's General Plan for which an Environmental Impact Report (EIR) was certified.

- B. Condition approval upon the annexed territory being liable for any existing indebtedness and authorized taxes, charges, fees and assessments of the City of Santa Barbara;
- C. Find the subject territory is uninhabited; all affected landowners have given written consent and the annexing agency has given written consent to the waiver of conducting authority proceedings; and.
- D. Waive the conducting authority proceedings and direct the staff to complete the proceeding.

**OPTION 2** – Adopt this report and DENY the proposal.

**OPTION 3** - CONTINUE consideration of the proposal to a future meeting.

RECOMMENDED ACTION:

Approve **OPTION 1**.



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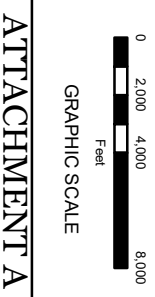
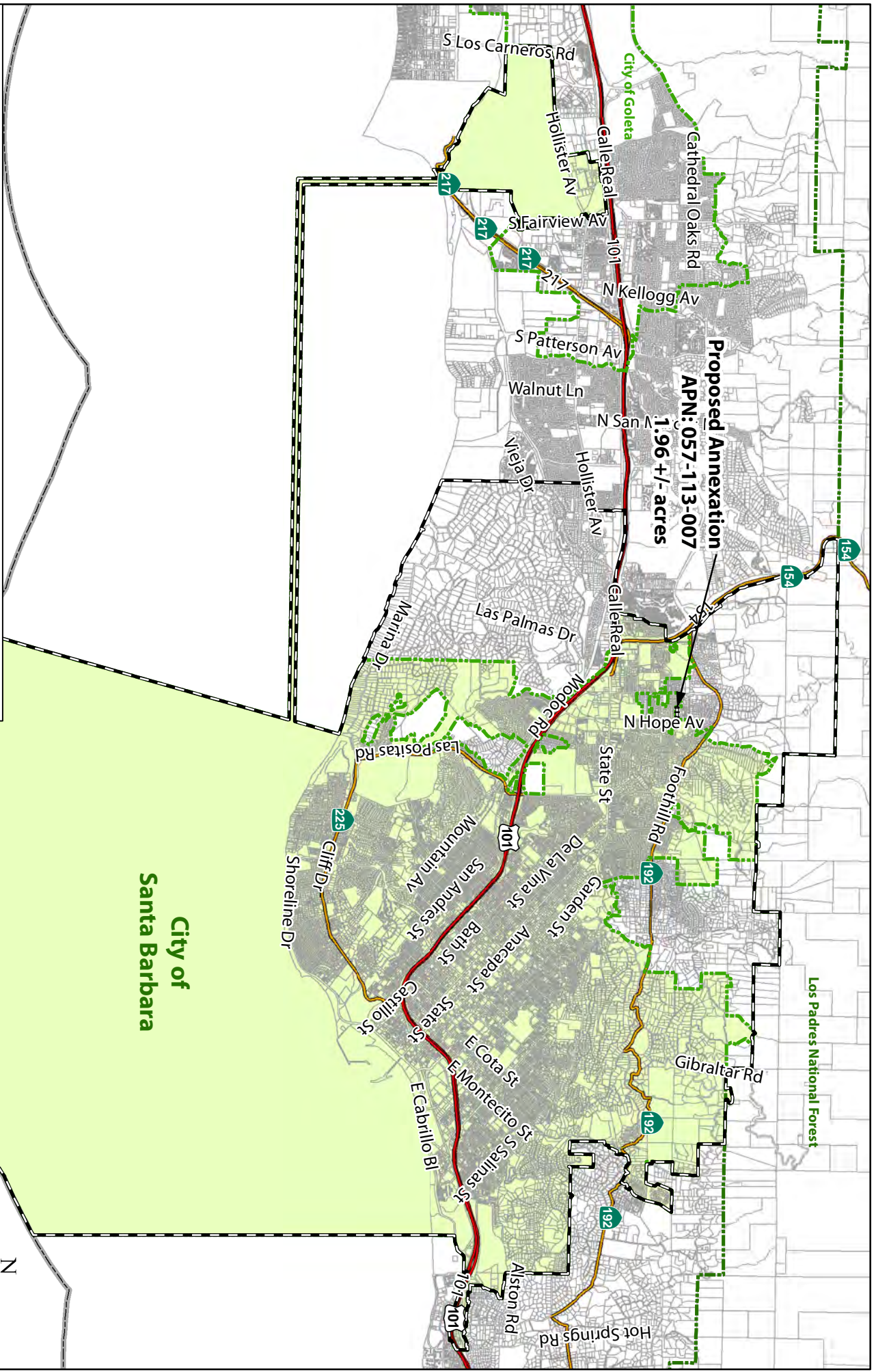
Mike Prater  
Executive Officer  
LOCAL AGENCY FORMATION COMMISSION

ATTACHMENTS

Attachment A	Maps of the Proposed Reorganization
Attachment B	City Resolutions 20-009 & 20-010 amending General Plan and pre-zoning
Attachment C	LAFCO Legislative Factors-Government Code Section 56668 (a-q)
Attachment D	CEQA Exemption Section 15183
Attachment E	Consent to Waive Conducting Authority Proceedings
Attachment F	Plan for Services
Attachment G	LAFCO Resolution Approving the Reorganization

**LAFCO 18-07** 691 N. Hope Ave. Reorganization:

- Annexation to the City of Santa Barbara
- Detachment from the Santa Barbara County Fire Protection District
- Detachment from the Goleta Water District
- Detachment from the Goleta Sanitary District
- Detachment from the Santa Barbara County Service Area 32





GRAPHIC SCALE

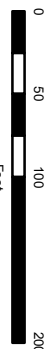


**Proposed Annexation**  
**APN: 057-113-007**  
**1.96 +/- acres**

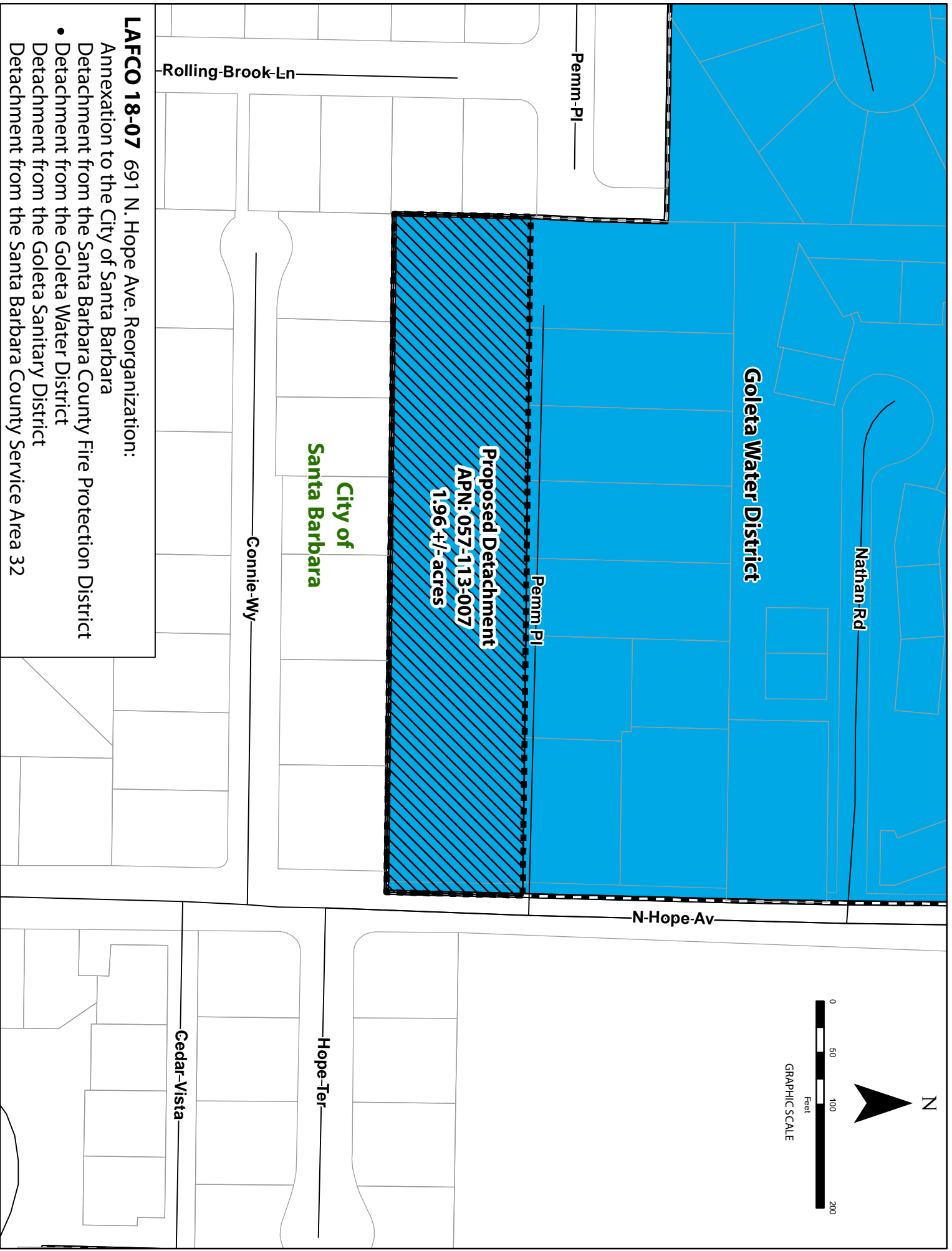
**City of**  
**Santa Barbara**

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GRAPHIC SCALE



**Proposed Detachment**  
**APN: 057-113-007**  
**1.96 +/- acres**

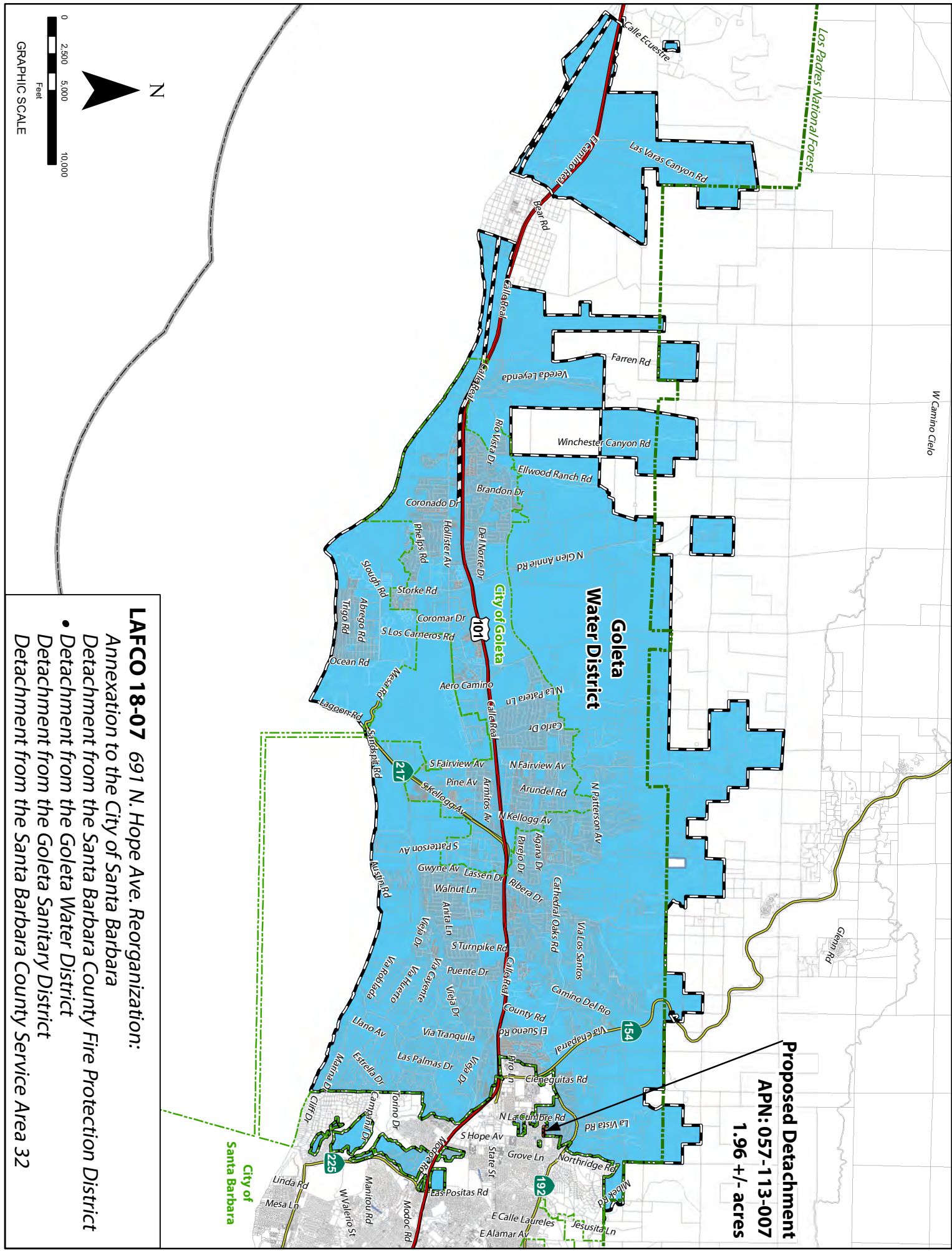
**City of**  
**Santa Barbara**

**Goleta Water District**

**LAFCO 18-07** 691 N. Hope Ave. Reorganization:

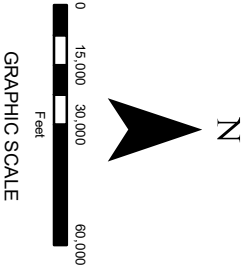
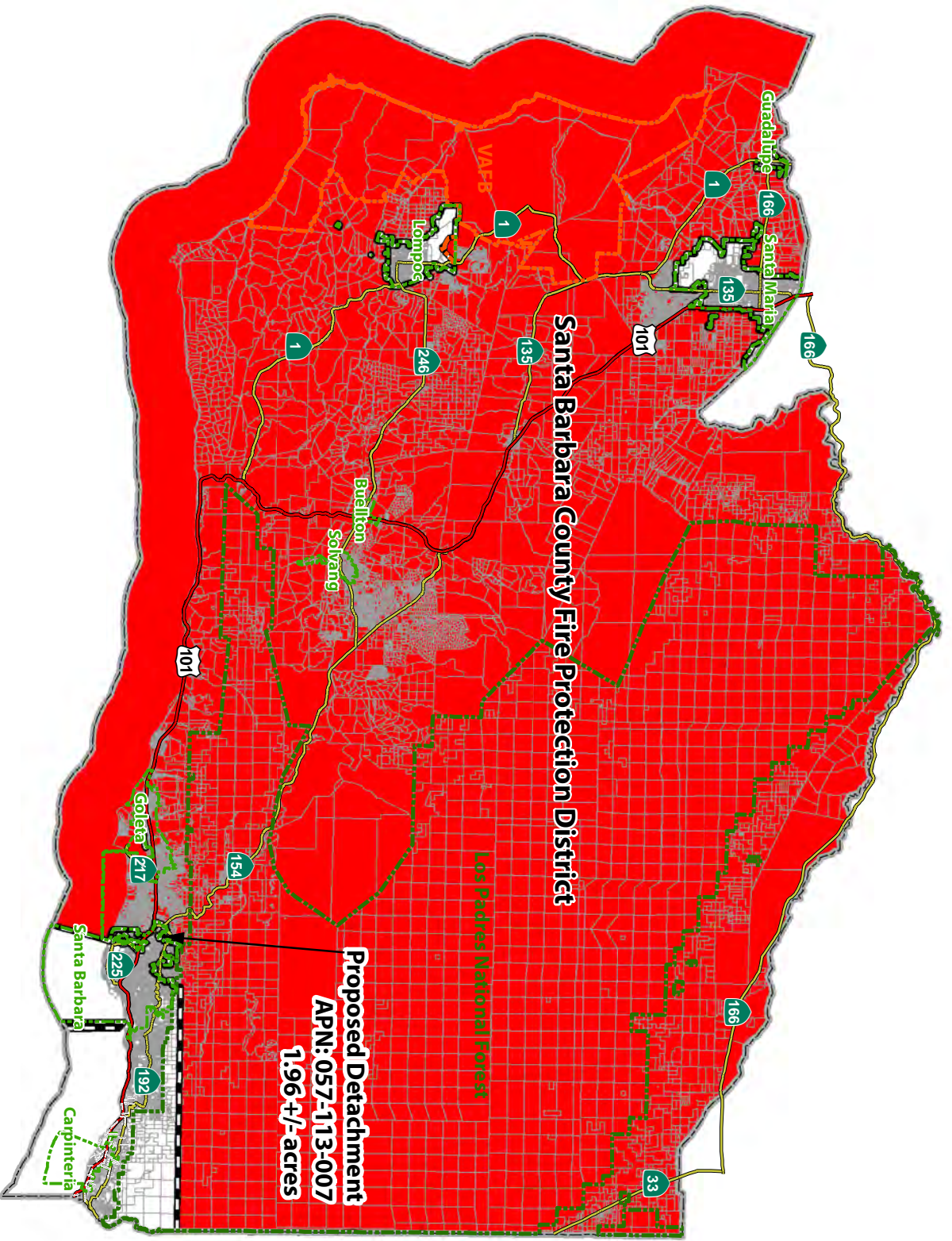
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**APN: 057-113-007**  
**1.96 +/- acres**



**LAFCO 18-07** 691 N. Hope Ave. Reorganization:  
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- Detachment from the Santa Barbara County Fire Protection District
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- Detachment from the Goleta Water District
- Detachment from the Goleta Sanitary District
- Detachment from the Santa Barbara County Service Area 32



GRAPHIC SCALE

**Santa Barbara County Fire Protection District**

Nathan Rd

N-Hope-Av

Perm-Pl

Perm Pl

**Proposed Detachment**  
**APN: 057-113-007**  
**1.96 +/- acres**

**City of**  
**Santa Barbara**

Rolling-Brook-Ln

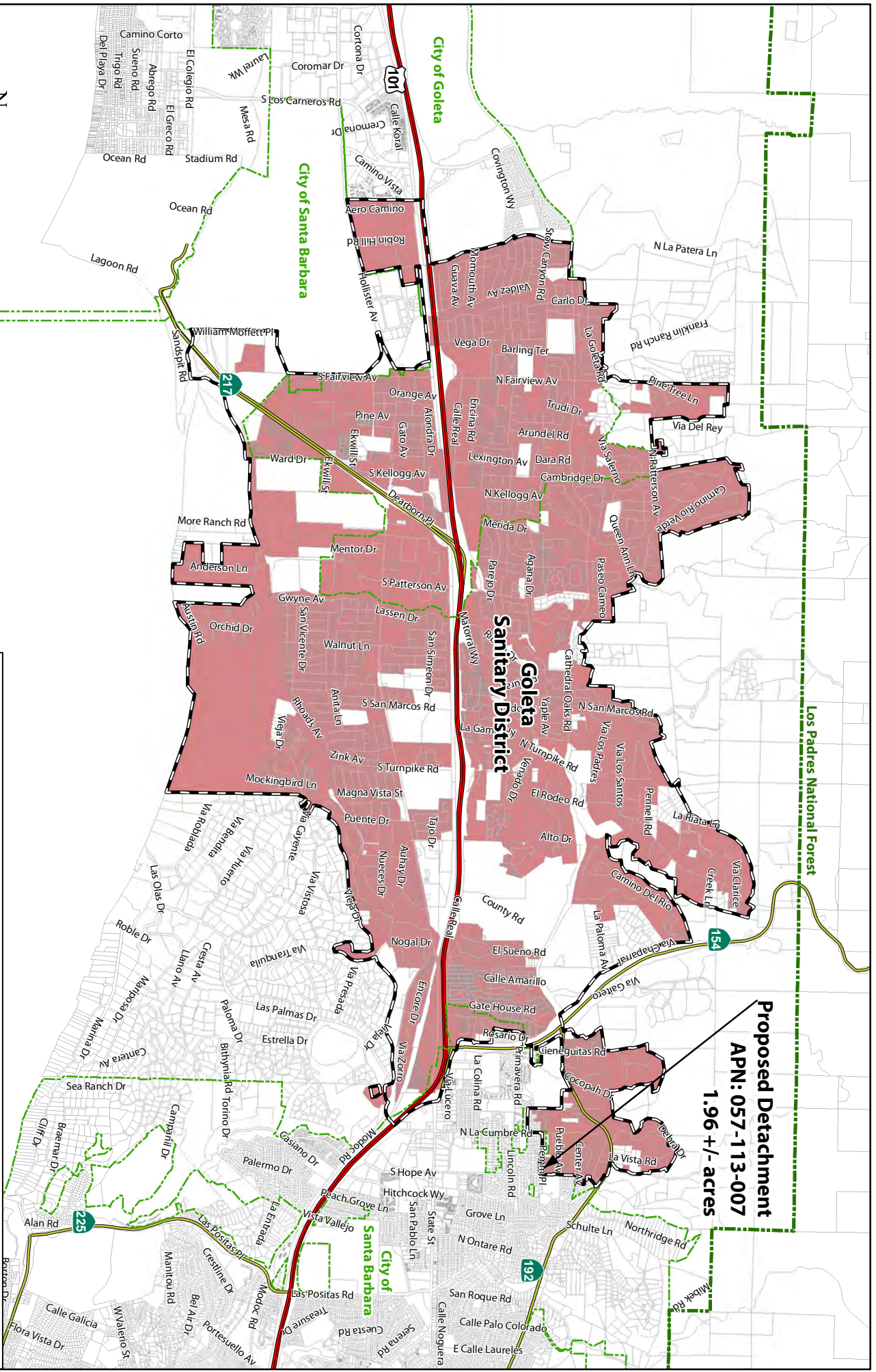
Connie-Wy

Hope-Ter

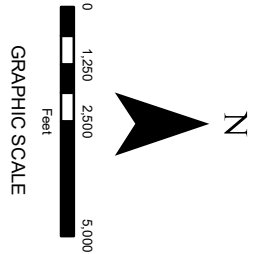
Cedar-Vista

**LAFCO 18-07** 691 N. Hope Ave. Reorganization:

- Annexation to the City of Santa Barbara
- Detachment from the Santa Barbara County Fire Protection District
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- Detachment from the Santa Barbara County Service Area 32



**Proposed Detachment**  
**APN: 057-113-007**  
**1.96 +/- acres**



**LAFCO 18-07** 691 N. Hope Ave. Reorganization:  
 Annexation to the City of Santa Barbara  
 Detachment from the Santa Barbara County Fire Protection District  
 Detachment from the Goleta Water District  
 • Detachment from the Goleta Sanitary District  
 Detachment from the Santa Barbara County Service Area 32



GRAPHIC SCALE

**Goleta Sanitary District**

Nathan Rd

N Hope Av

Perm-Pl

Perm-Pl

**Proposed Detachment**  
**APN: 057-113-007**  
**1.96 +/- acres**

**City of**  
**Santa Barbara**

Rolling Brook Ln

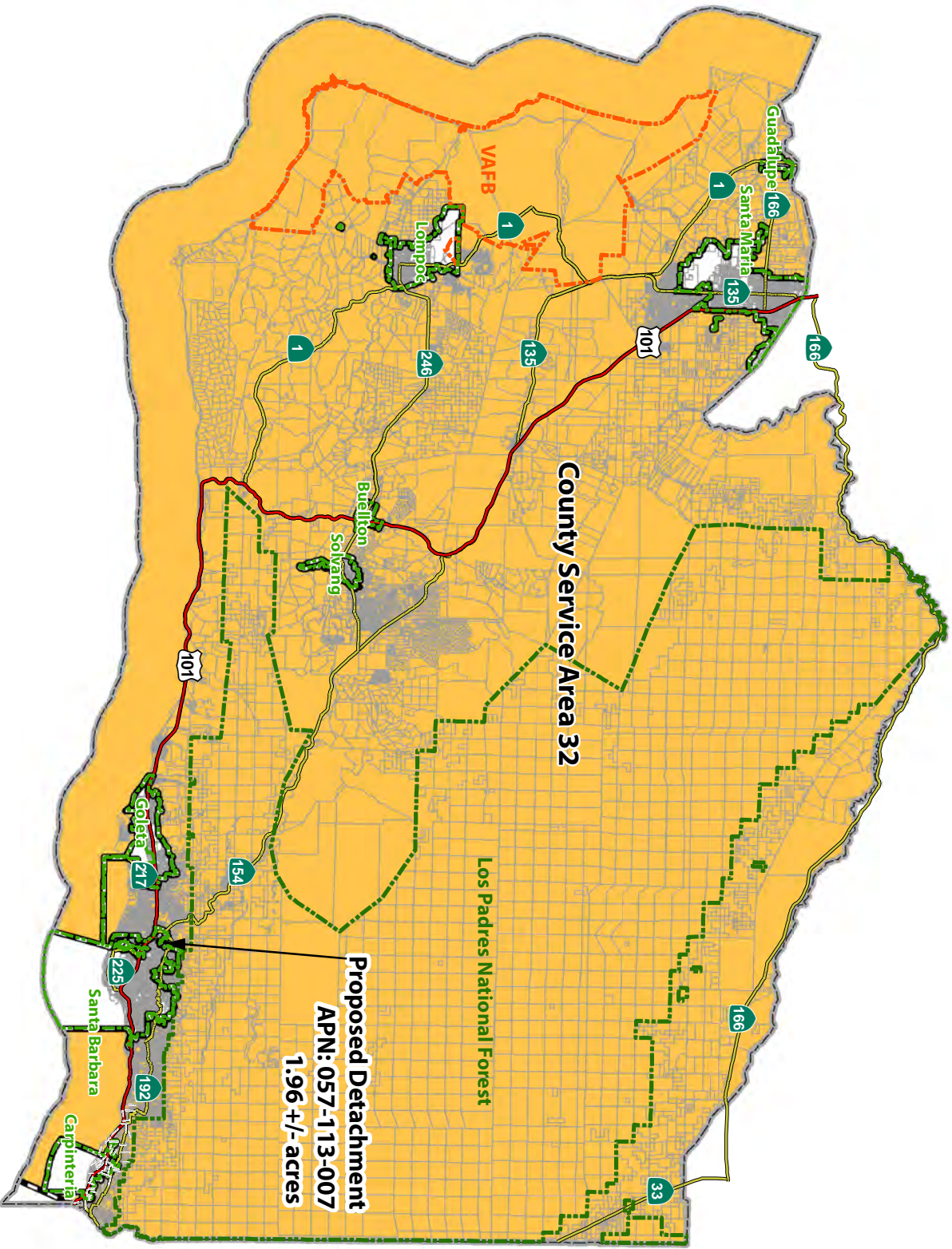
Connie Wy

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**Proposed Detachment**  
**APN: 057-113-007**  
**1.96 +/- acres**

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 Detachment from the Goleta Water District  
 Detachment from the Goleta Sanitary District  
 • Detachment from the Santa Barbara County Service Area 32



GRAPHIC SCALE

County Service Area 32

Nathan Rd

N-Hope-Av

Perm-Pl

Perm Pl

**Proposed Detachment**  
**APN: 057-113-007**  
**1.96 +/- acres**

City of  
Santa Barbara

Connie-Wy

Rolling-Brook-Ln

Cedar-Vista

Hope-Ter

**LAFCO 18-07** 691 N. Hope Ave. Reorganization:

- Annexation to the City of Santa Barbara
- Detachment from the Santa Barbara County Fire Protection District
- Detachment from the Goleta Water District
- Detachment from the Goleta Sanitary District
- Detachment from the Santa Barbara County Service Area 32

RESOLUTION NO. 20-009

A RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA BARBARA APPLYING FOR A REORGANIZATION COMPRISING OF ANNEXATION TO THE CITY OF SANTA BARBARA, AND DETACHMENT FROM THE GOLETA WATER DISTRICT, GOLETA SANITARY DISTRICT, SANTA BARBARA COUNTY FIRE PROTECTION DISTRICT, AND COUNTY SERVICE AREA 32 (UNINCORPORATED AREA – LAW ENFORCEMENT) FOR CERTAIN REAL PROPERTY PRESENTLY LOCATED AT 691 N. HOPE AVENUE (ASSESSOR'S PARCEL NUMBER 057-113-007)

WHEREAS, the City accepted an application from Chad C. Yau and Wenli Y. Yau, Trustees of the Yau Revocable Trust, owners of 691 N. Hope Avenue, in order to process a request for: 1. Annexation of the subject property from the unincorporated area of Santa Barbara County to the City of Santa Barbara; 2. A General Plan Amendment Upon Annexation to add the property to the City's General Plan Map; 3. A Zoning Map Amendment Upon Annexation; 4. A Street Frontage Modification; and 5. A Tentative Subdivision Map.

WHEREAS, the proposed reorganization has been reviewed and recommended for approval by the Planning Commission with respect to environmental and planning matters;

WHEREAS, the City Council finds that the project qualifies for an exemption from further environmental review under the California Environmental Quality Act (CEQA) Guidelines Section 15183, based on the City staff analysis and the CEQA Certificate of Determination on file for this project; and

WHEREAS, the City desires to initiate a proceeding for the reorganization specified herein.

NOW, THEREFORE, the City Council does hereby resolve and order as follows:

1. This application is made, and it is requested that proceedings be taken, pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000, commencing with Section 56000 of the California Government Code.
2. This application is for a reorganization and consists of the following changes of organization:
  - a. Annexation to the City of Santa Barbara;
  - b. Detachment from County Service Area No. 32 (Unincorporated Area - Law Enforcement);
  - c. Detachment from the Santa Barbara County Fire Protection District;
  - d. Detachment from the Goleta Water District; and



- e. Detachment from the Goleta Sanitary District.
3. A description of the boundaries and a map of the affected territory are set forth in Exhibits A and B, respectively, attached hereto and incorporated herein by reference.
  4. It is desired that the reorganization be subject to the following term and condition: The affected territory will be subject to the existing general bonded indebtedness of the City of Santa Barbara.
  5. Upon annexation to the City, the annexed area will be designated on the General Plan Map as Low Density Residential, Five Dwelling Units per Acre.
  6. Upon annexation to the City, the annexed area will be zoned RS-7.5/USS, Residential Single-Unit, 7,500-square-foot-minimum lot size / Upper State Street Area Overlay.
  7. Upon annexation to the City, the annexed area will not be included in the Hillside Design District.
  8. The reason for the reorganization is to provide services to the subject property in a manner considered in the best interests of the affected area and the total organization of local governmental agencies within Santa Barbara County, and to implement the City's General Plan Land Use Element Policy R4.
  9. The territory to be annexed is within the City of Santa Barbara's Sphere of Influence.
  10. The proceeding is subject to the terms and conditions approved by the Local Agency Formation Commission (LAFCO).
  11. The regular County assessment roll will be utilized.
  12. Consent is given to the waiver of conducting authority proceedings, with the condition that LAFCO does not subject completion of this annexation to the initiation or completion of annexations other than those listed in this Resolution.
  13. The City Clerk is directed to transmit two (2) certified copies of this Resolution to the Santa Barbara Local Agency Formation Commission.

**EXHIBIT "A"**

**YAU REORGANIZATION  
ANNEXATION TO THE CITY OF SANTA BARBARA,  
DETACHMENT FROM THE SANTA BARBARA COUNTY FIRE PROTECTION DISTRICT, GOLETA  
WATER DISTRICT, GOLETA SANITARY DISTRICT AND COUNTY SERVICE AREA 32  
(unincorporated police services)**

**ANNEXATION No. \_\_\_\_\_**

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:

Beginning at the northwest corner of the annexation as described in Ordinance No. 3479 being the Connie Way Properties Annexation to the City of Santa Barbara adopted June 15, 1971, also being a point on the easterly line of the annexation as described in Ordinance No. 2870 being the Moxcey Annexation to the City of Santa Barbara adopted March 27, 1962; thence,

1. Northerly along said easterly line of said Ordinance No. 2870 and the easterly line of the annexation as described in Ordinance No. 3152 being the Blankenship Annexation to the City of Santa Barbara adopted June 14, 1966, North 0°06'13" East, 131.90 feet to the southwest corner of Parcel D as shown on the map filed in Book 39 of Record of Surveys at Page 25 in the Office of the County Recorder, County of Santa Barbara, State of California; thence,
2. Easterly along the southerly line of said Parcel D and Parcels A and C of said map, North 89°53'00" East, 647.12 feet to the westerly line of Hope Avenue, also being the easterly line of Parcel 2 of the City of Santa Barbara Resolution 6070; thence,
3. Southerly along said westerly line of Hope Avenue and said Resolution 6070, South 0°20'00" West, 60.34 feet to the northerly terminus of the line described as "North 0°20' East 71.66 feet" in said Ordinance No. 3479; thence,
4. Continuing southerly along said westerly line of Hope Avenue and said Ordinance No. 3479, South 0°20'00" West, 71.66 feet along; thence,
5. Westerly along northerly line of said Ordinance No. 3479, South 89°53'30" West, 646.59 feet to the Point of Beginning

*End of Description*

The land described above contains 87,951 Sq.Ft./2.02 Acres more or less and graphically shown on Exhibit B.

\_\_\_\_\_  
Steven B. Webster, L.S. 7561

\_\_\_\_\_  
Date



# EXHIBIT B



VICINITY MAP  
NOT TO SCALE



*Steven B. Webster*  
DECEMBER 20, 2019

PREPARED BY:

**rrm design group**  
3765 S. Higuera St., Ste. 102  
San Luis Obispo, CA 93401  
(805) 543-1794  
[www.rrmdesign.com](http://www.rrmdesign.com)

**YAU REORGANIZATION  
ANNEXATION TO THE CITY OF SANTA BARBARA,  
DETACHMENT FROM THE SANTA BARBARA COUNTY FIRE  
PROTECTION DISTRICT, GOLETA WATER DISTRICT, GOLETA  
SANITARY DISTRICT AND COUNTY SERVICE AREA 32  
(UNINCORPORATED POLICE SERVICES)  
PORTION OF LOT 41 OF THE OUTSIDE PUEBLO LANDS OF THE  
CITY OF SANTA BARBARA, COUNTY OF SANTA BARBARA,  
STATE OF CALIFORNIA.**

DECEMBER 2019

SHEET 1 OF 2

# EXHIBIT B (CONTINUING)



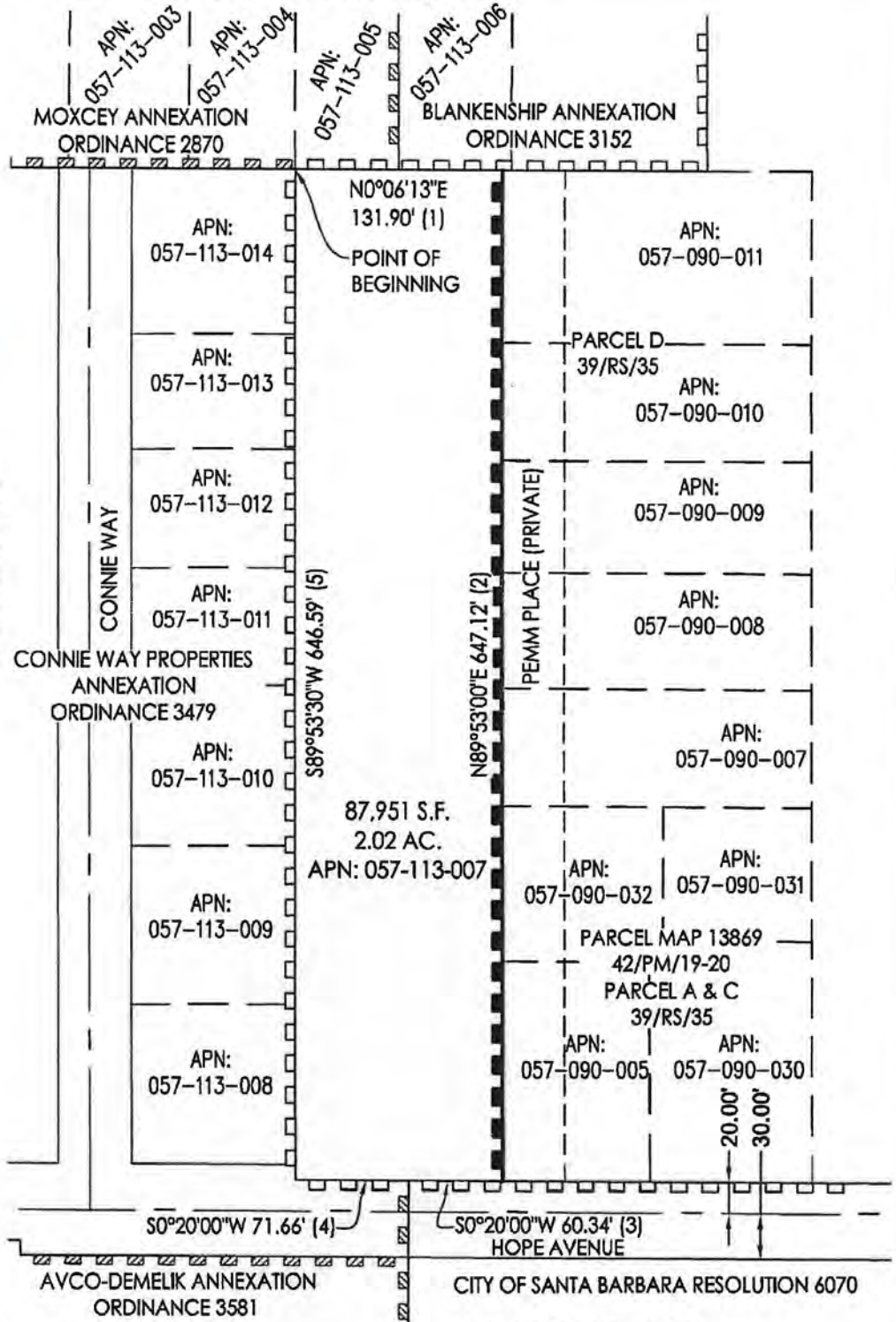
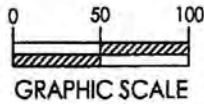
*Steven B. Webster*  
 DECEMBER 20, 2019

PREPARED BY:

**rrm design group**  
 3765 S. Higuera St., Ste. 102  
 San Luis Obispo, CA 93401  
 (805) 543-1794  
[www.rrmdesign.com](http://www.rrmdesign.com)

*JS*

SCALE: 1" = 100'



## LEGEND:

- (#) COARSE NUMBER PER LEGAL DESCRIPTION
- EXISTING CITY OF SANTA BARBARA BOUNDARY
- EXISTING CITY OF SANTA BARBARA ANNEXATIONS BOUNDARY
- PROPOSED CITY OF SANTA BARBARA ANNEXATION BOUNDARY

**YAU REORGANIZATION**  
**ANNEXATION TO THE CITY OF SANTA BARBARA,**  
**DETACHMENT FROM THE SANTA BARBARA COUNTY FIRE**  
**PROTECTION DISTRICT, GOLETA WATER DISTRICT, GOLETA**  
**SANITARY DISTRICT AND COUNTY SERVICE AREA 32**  
**(UNINCORPORATED POLICE SERVICES)**  
 PORTION OF LOT 41 OF THE OUTSIDE PUEBLO LANDS OF THE  
 CITY OF SANTA BARBARA, COUNTY OF SANTA BARBARA,  
 STATE OF CALIFORNIA.

**RESOLUTION NO. 20-009**

STATE OF CALIFORNIA                    )  
  )  
COUNTY OF SANTA BARBARA         ) ss.  
  )  
CITY OF SANTA BARBARA                )

I HEREBY CERTIFY that the foregoing resolution was adopted by the Council of the City of Santa Barbara at a meeting held on January 28, 2020, by the following roll call vote:

- AYES:                    Councilmembers Eric Friedman, Alejandra Gutierrez, Oscar Gutierrez, Meagan Harmon, Mike Jordan, Kristen W. Sneddon; Mayor Cathy Murillo
  
- NOES:                   None
  
- ABSENT:                None
  
- ABSTENTIONS:       None

IN WITNESS WHEREOF, I have hereto set my hand and affixed the official seal of the City of Santa Barbara on January 29, 2020.

  
\_\_\_\_\_  
Sarah P. Gorman, CMC  
City Clerk Services Manager



I HEREBY APPROVE the foregoing resolution on January 29, 2020.

  
\_\_\_\_\_  
Cathy Murillo  
Mayor

RESOLUTION NO. 20-010

A RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA BARBARA AMENDING THE GENERAL PLAN MAP OF THE CITY OF SANTA BARBARA PERTAINING TO ASSESSOR'S PARCEL NUMBER 057-113-007 LOCATED AT 691 N. HOPE AVENUE, WHICH WILL BE ANNEXED TO THE CITY OF SANTA BARBARA

WHEREAS, the City accepted an application from RRM Design Group, as agent for Chad C. Yau and Wenli Y. Yau, Trustees of the Yau Revocable Trust, owners of 691 N. Hope Avenue, in order to process a request for: 1. Annexation of the subject property from the unincorporated area of Santa Barbara County to the City of Santa Barbara; 2. A General Plan Amendment Upon Annexation to add the property to the City's General Plan Map; 3. A Zoning Map Amendment Upon Annexation; 4. A Street Frontage Modification; and 5. A Tentative Subdivision Map.

WHEREAS, on December 20, 2018, the Planning Commission held a duly noticed public hearing to consider the proposed reorganization with respect to planning matters and initiated the annexation, General Plan Map Amendment, and Zoning Map Amendment by a vote of 5-0;

WHEREAS, on October 17, 2019, the Planning Commission held a duly noticed public hearing to consider the proposed development request along with the reorganization for the project at 691 N. Hope Avenue with respect to environmental and planning matters, and approved the development request contingent upon completion of annexation, and recommended approval of the annexation, General Plan Map Amendment, and Zoning Map Amendment to the City Council, by a vote of 5-0;

WHEREAS, on January 28, 2020, the City Council held a duly noticed public hearing concerning the requested Annexation, pursuant to Government Code section 56650 et seq.;

WHEREAS, the City Council has introduced an Ordinance that will amend the current Zoning Map upon the annexation of the subject property;

WHEREAS, the City Council finds that the General Plan Map Amendment is consistent with City Charter Section 1507, the City's policy of living within its resources, because adequate resources, including public streets, Fire and Police Department services, and water and sanitary services, are available to serve the proposed development. In addition, the proposed land use designation of Low Density Residential (Maximum Density: Five Dwelling Units Per Acre) is consistent with the existing neighborhood's land use designation.

WHEREAS, the City Council finds that the proposed amendment is consistent with the General Plan because the proposed density is consistent with the existing surrounding neighborhood's City General Plan land use and zoning designations. In addition, the proposal is consistent with Land Use Element policies R3 and R4 regarding annexations, Housing Element policy H10 that encourages housing on vacant infill sites, and Environmental Resources Element policy ER11 that protects native trees;

WHEREAS, the City Council finds that the project qualifies for an exemption from further environmental review under the California Environmental Quality Act (CEQA) Guidelines Section 15183, based on the City staff analysis and the CEQA Certificate of Determination on file for this project;

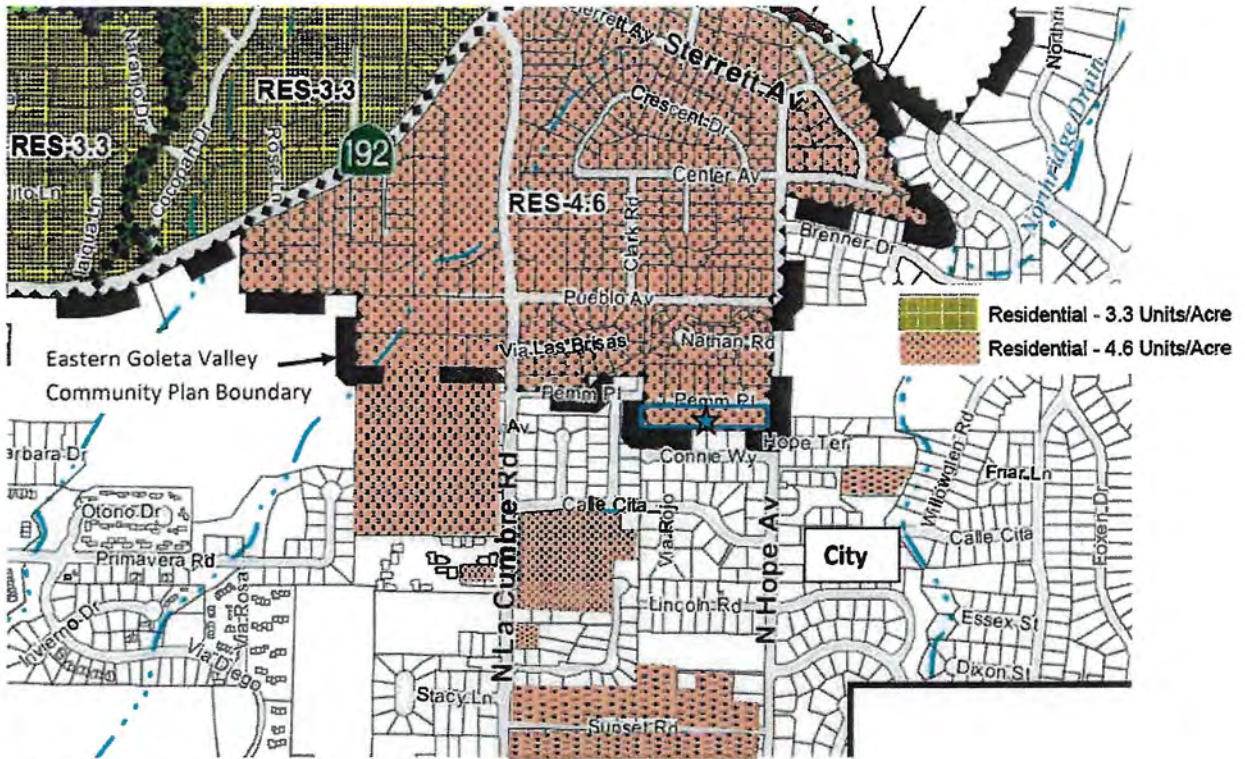
WHEREAS, the City Council has reviewed and considered all materials and exhibits in the current record relative to this amendment, including the project and all staff reports. At the close of the public hearing, the City Council consented to the annexation, and forwarded the request to the Local Agency Formation Commission (LAFCO) for their review; and

WHEREAS, the documents or other materials which constitute the record of the proceedings upon which this decision is based are on file at the City of Santa Barbara Planning Division, located at 630 Garden Street.

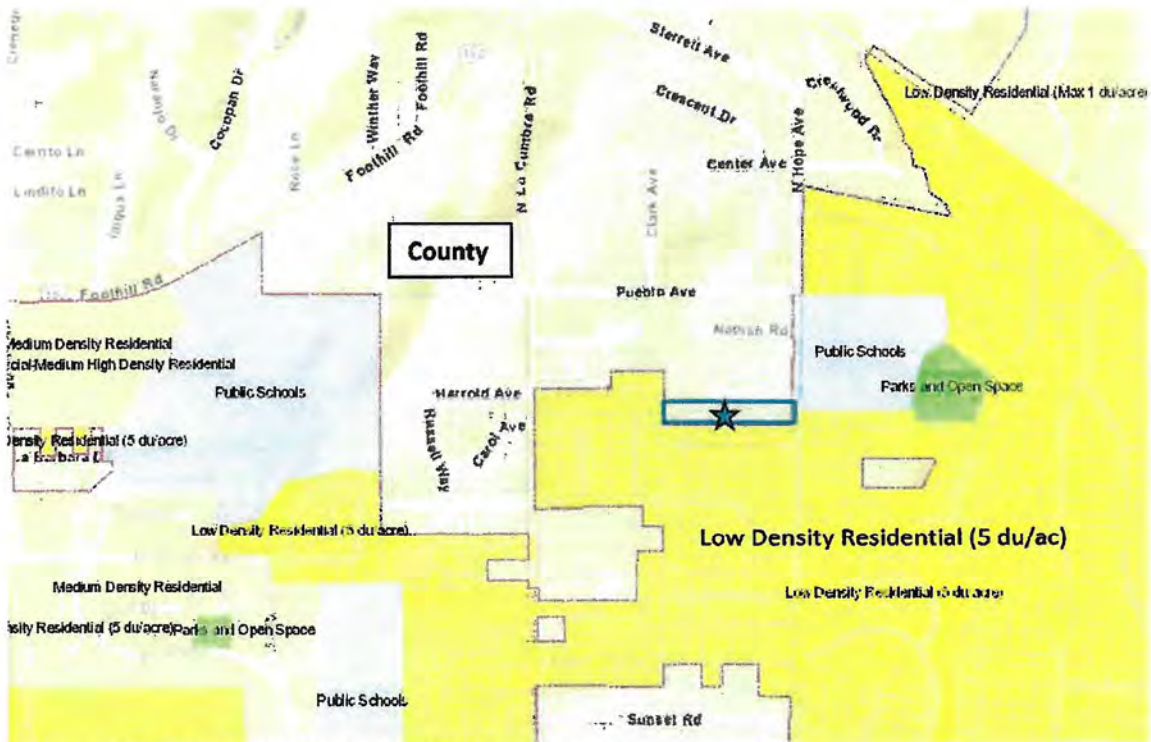
NOW, THEREFORE, BE IT RESOLVED by the City Council for the City of Santa Barbara as follows:

Upon annexation of the subject real property, the General Plan map of the City of Santa Barbara is amended by designating Assessor's Parcel Number 057-113-007 as Low Density Residential, Five (5) Dwelling Units per Acre, as depicted on the attached Exhibit. This Resolution shall not be operative unless and until the annexation of the subject property to the City of Santa Barbara.

## County and City General Plan Land Use Designations



**Current County Land Use Designation: 4.6 units/acre**



**Proposed City Land Use Designation: Low Density Residential (5 du/ac)**

★ Project Site



**RESOLUTION NO. 20-010**

STATE OF CALIFORNIA            )  
  )  
COUNTY OF SANTA BARBARA    ) ss.  
  )  
CITY OF SANTA BARBARA        )

I HEREBY CERTIFY that the foregoing resolution was adopted by the Council of the City of Santa Barbara at a meeting held on January 28, 2020, by the following roll call vote:


AYES:                   Councilmembers Eric Friedman, Alejandra Gutierrez, Oscar Gutierrez, Meagan Harmon, Mike Jordan, Kristen W. Sneddon; Mayor Cathy Murillo

NOES:                   None

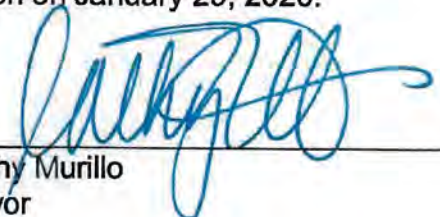
ABSENT:                None

ABSTENTIONS:       None

IN WITNESS WHEREOF, I have hereto set my hand and affixed the official seal of the City of Santa Barbara on January 29, 2020.

  
\_\_\_\_\_  
Sarah P. Gorman, CMC  
City Clerk Services Manager

I HEREBY APPROVE the foregoing resolution on January 29, 2020.

  
\_\_\_\_\_  
Cathy Murillo  
Mayor

ORDINANCE NO. 5932

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA BARBARA AMENDING THE SECTIONAL ZONING MAP OF THE CITY OF SANTA BARBARA, AS REFERENCED IN SANTA BARBARA MUNICIPAL CODE SECTION 30.05.020, PERTAINING TO ZONING UPON ANNEXATION OF ASSESSOR'S PARCEL NO. 057-113-007

THE CITY COUNCIL OF THE CITY OF SANTA BARBARA DOES ORDAIN AS FOLLOWS:

SECTION 1. Upon annexation of the subject property, Sectional Zone Map SC01 of the Sectional Zoning Map of the City of Santa Barbara, incorporated by reference in Section 30.05.020 of the Santa Barbara Municipal Code, is hereby amended to designate Assessor's Parcel Number 057-113-007 located at 691 N. Hope Avenue, and depicted in the attached Exhibit, as RS-7.5/USS (Residential Single Unit, 7,500-square-foot-minimum lot size / Upper State Street Area Overlay) Zone.

SECTION 2. The subject property is determined to not be included in the Hillside Design District pursuant to Santa Barbara Municipal Code Section 22.68.060.B.

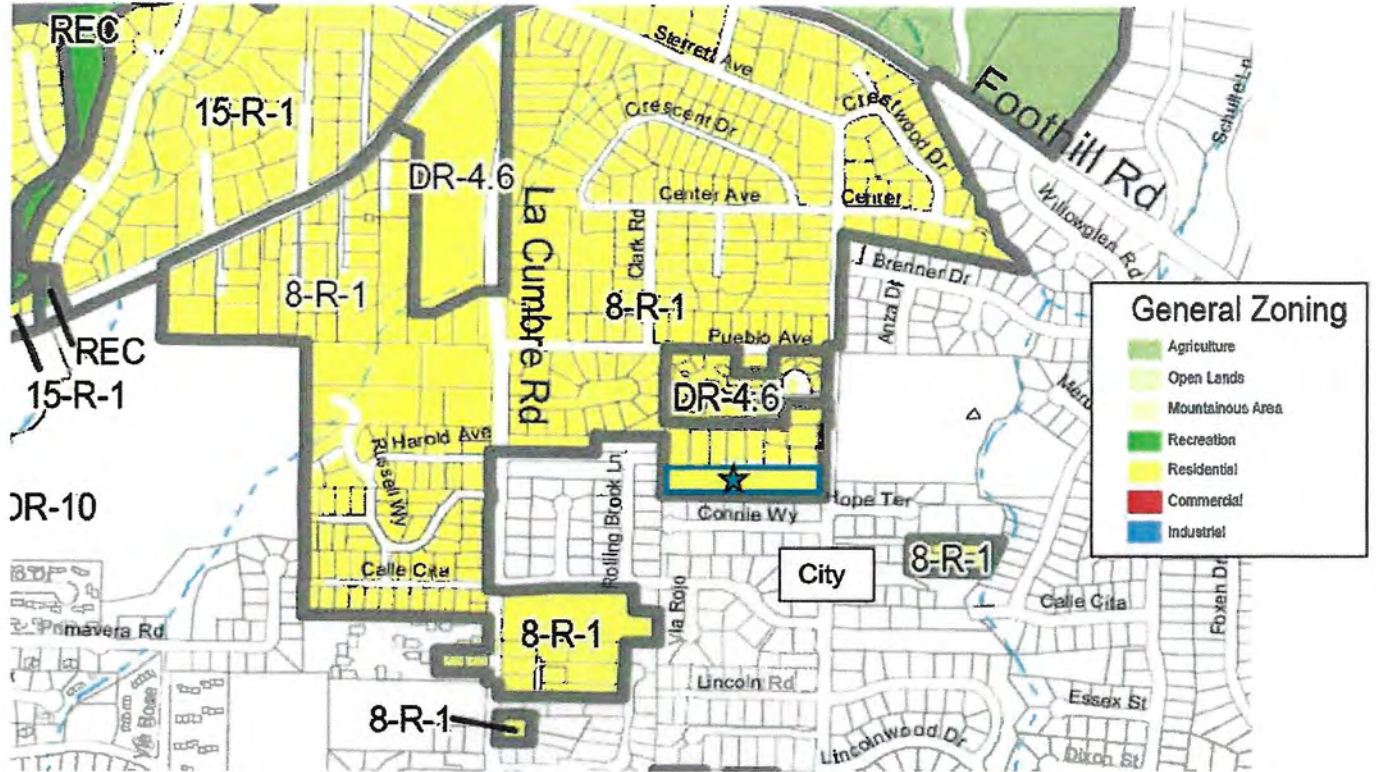
SECTION 3. The Zoning Map Amendment is consistent with City Charter Section 1507, the City's policy of living within its resources because adequate resources, including public streets, Fire and Police Department services, and water and sanitary services, are available to serve the proposed development. In addition, the proposed zoning designation of RS-7.5/ USS is consistent with the existing surrounding neighborhood's City Zoning designation.

SECTION 4. The Zoning Map Amendment is consistent with the General Plan because the proposed density is consistent with the existing surrounding neighborhood's City General Plan land use designation. In addition, the proposal is consistent with Land Use Element policies R3 and R4 regarding annexations, Housing Element policy H10 that encourages housing on vacant infill sites, and

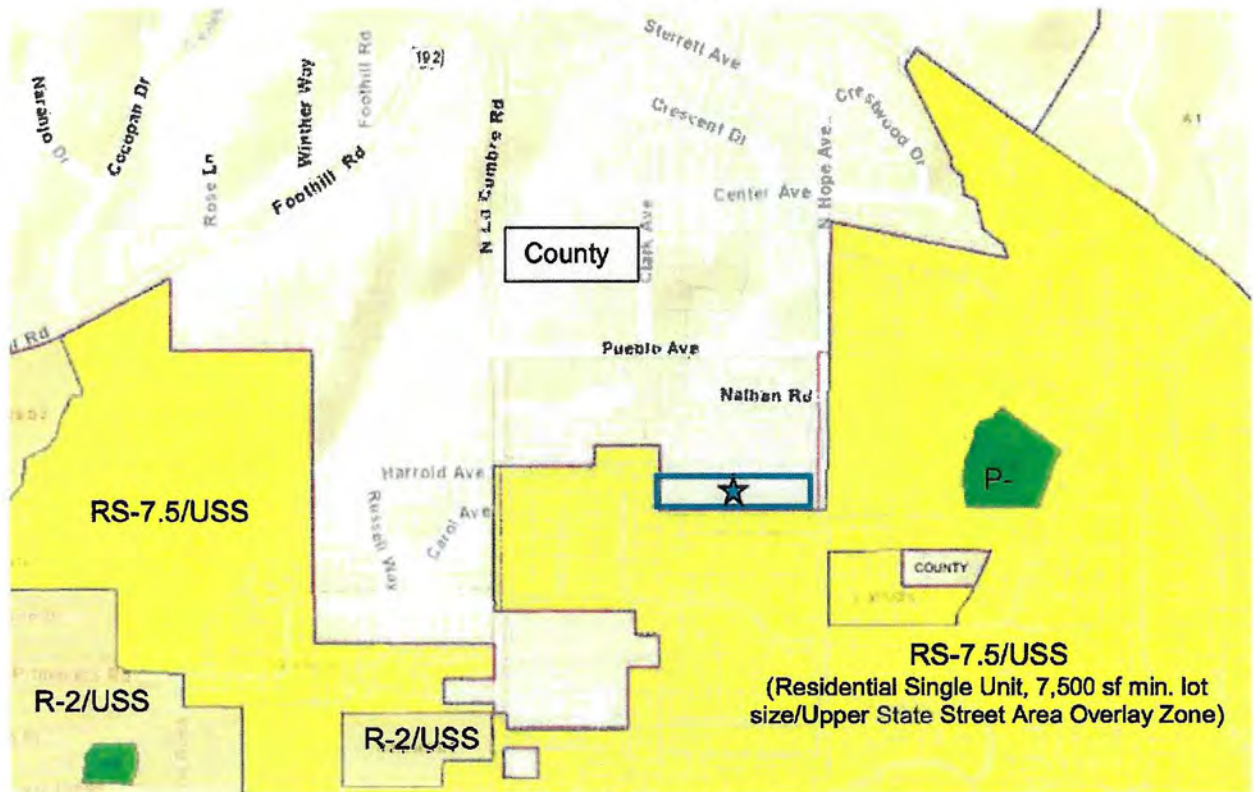
Environmental Resources Element policy ER11 that protects native trees.

SECTION 5. This ordinance shall not be operative unless and until annexation of the subject property to the City of Santa Barbara.

# County and City Zoning Designations



**Current County Zoning: 8-R-1**



**Proposed City Zoning: RS-7.5/USS**

**ORDINANCE NO. 5932**

STATE OF CALIFORNIA            )  
  )  
COUNTY OF SANTA BARBARA    ) ss.  
  )  
CITY OF SANTA BARBARA        )

I HEREBY CERTIFY that the foregoing ordinance was introduced on January 28, 2020, and was adopted by the Council of the City of Santa Barbara at a meeting held on February 4, 2020, by the following roll call vote:

- AYES:                    Councilmembers Eric Friedman, Alejandra Gutierrez, Oscar Gutierrez, Meagan Harmon, Mike Jordan, Kristen W. Sneddon; Mayor Cathy Murillo
- NOES:                   None
- ABSENT:                None
- ABSTENTIONS:       None

IN WITNESS WHEREOF, I have hereto set my hand and affixed the official seal of the City of Santa Barbara on February 5, 2020.

  
\_\_\_\_\_  
Sarah P. Gorman, CMC  
City Clerk Services Manager

I HEREBY APPROVE the foregoing ordinance on February 5, 2020.

  
\_\_\_\_\_  
Cathy Murillo  
Mayor

## EXHIBIT "A"

### LAFCO 18-07: 691 N. HOPE AVENUE REORGINZATION ANNEXATION TO THE CITY OF SANTA BARBARA, AND DETACHMENT FROM THE SANTA BARBARA COUNTY FIRE PROTECTION DISTRICT, GOLETA WATER DISTRICT, GOLETA SANITARY DISTRICT AND COUNTY SERVICE AREA 32 (Extended Police Protection)

#### *Legal Description*

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 Official Map No. 2, more particularly described as follows:

Beginning at the northwest corner of the annexation as described in Ordinance No. 3479 being the Connie Way Properties Annexation to the City of Santa Barbara adopted June 15, 1971, also being a point on the east line of the annexation as described in Ordinance No. 2870 being the Moxcey Annexation to the City of Santa Barbara adopted March 27, 1962, also being the southwest corner of the Goleta Sanitary District Annexation No. 279 by Resolution No. 88-765 dated March 21, 1988 and also being the southwest corner of the land described in the grant deed to The Yau Revocable Trust recorded December 20, 2017 in Document No. 2017-0061201 of Official Records in the County Recorder's Office, County of Santa Barbara, State of California; thence,

1. Northerly along east line of said Ordinance No. 2870, also being along the west line of said Goleta Sanitary District Annexation No. 279, North 0°00'00" East, 65.67 feet to the northeast corner of said Ordinance No. 2870, also being the southeast corner of the annexation as described in Ordinance No. 3152 being the Blankenship Annexation to the City of Santa Barbara adopted June 14, 1966; thence,
2. Northerly along the east line of said Ordinance No. 3152, also being along the west line of said Goleta Sanitary District Annexation No. 279, North 0°00'00" East, 66.33 feet to the southwest corner of Parcel D as shown on the map filed in Book 39 of Record of Surveys at Page 25 in the Office of the County Recorder, County of Santa Barbara, State of California, also being the northwest corner of said Goleta Sanitary District Annexation No. 279; thence,
3. Easterly along the south line of said Parcel D and Parcels C and A of said map, also being along the northwest line of said Goleta Sanitary District Annexation No. 279, North 89°53'00" East, 107.53 feet; thence,
4. Continuing easterly along the south line of said Parcel D and Parcels C and A of said map, North 89°53'00" East, 539.00 feet to the west line of Parcel 2 of the annexation as described in County of Santa Barbara Resolution No. 24812 being the Hope School Annexation to the City of Santa Barbara approved July 6, 1965 and also being the east line of said Goleta Sanitary District Annexation No. 279; thence,
5. Southerly along the west line of Parcel 2 of said Resolution No. 24812, also being along the east line of said Goleta Sanitary District Annexation No. 279, South 0°20'00" West, 60.34 feet to the southwest corner of Parcel 2 of said Resolution No. 24812, also being the northerly terminus of the line described as "North 0°20' East, 71.66 feet" in said Ordinance No. 3479; thence,

6. Southerly along said line described as "North 0°20' East, 71.66 feet" in said Ordinance No. 3479, also being along the east line of said Goleta Sanitary District Annexation No. 279 South 0°20'00" West, 71.66 feet to the southerly terminus of the line described as "North 0°20' East, 71.66 feet" in said Ordinance No. 3479; thence,
7. Westerly along north line of said Ordinance No. 3479, also being along the south line of said Goleta Sanitary District Annexation No. 279, South 89°53'30" West, 646.59 feet to the Point of Beginning.

*End of Description*

The land described above contains 85,258 Sq.Ft./1.96 Acres more or less and graphically shown on Exhibit B



Steven B. Webster, L.S. 7561  
 License Expiration Date: December 31, 2021

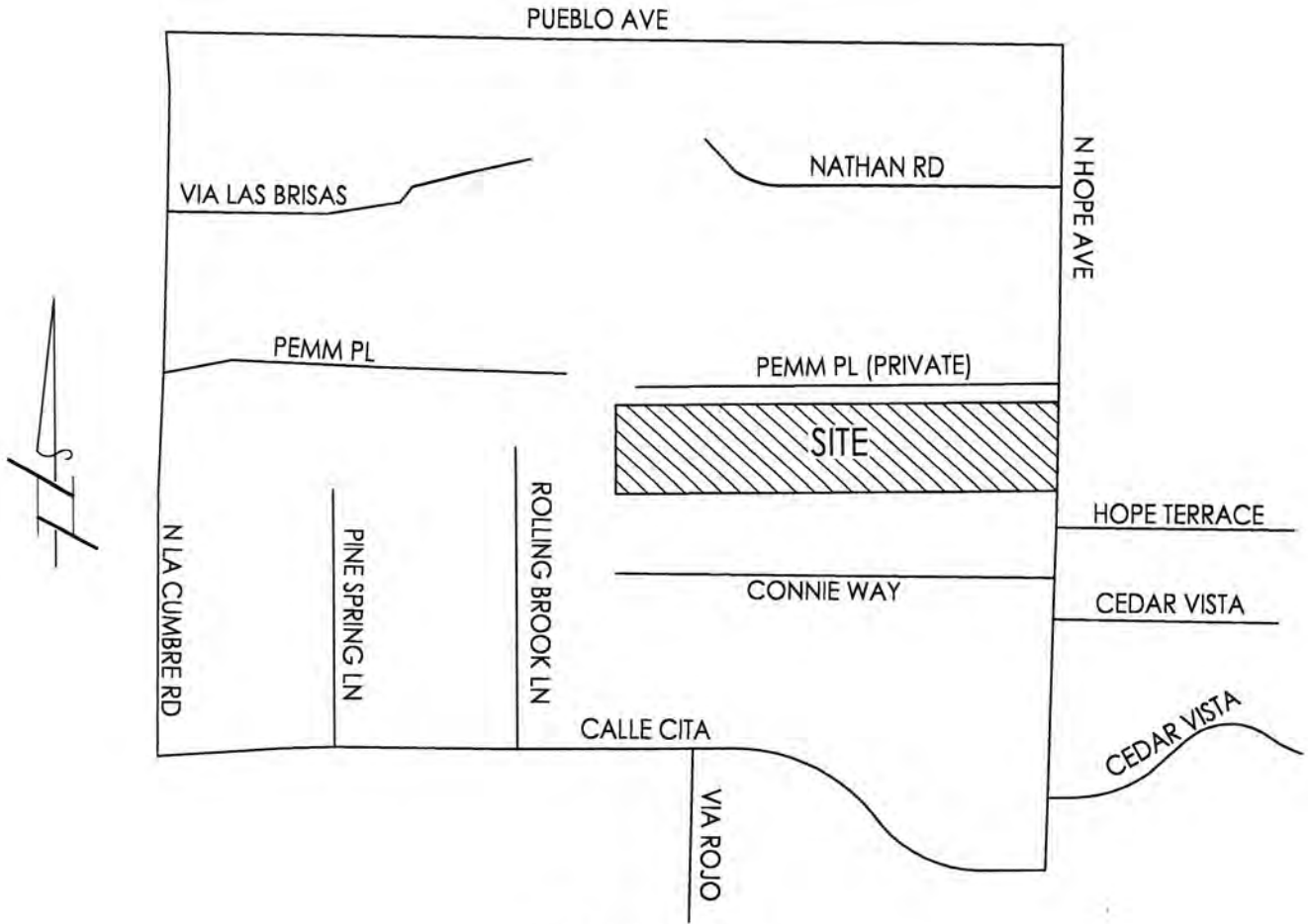
9-10-20  
 Date



APPROVED AS TO FORM  
 AND SURVEY CONTENT  
*E. Tenell Matlovsky*  
 Deputy  
 COUNTY SURVEYOR  
 LICENSE EXP. 12/31/2021



EXHIBIT B



VICINITY MAP  
NOT TO SCALE



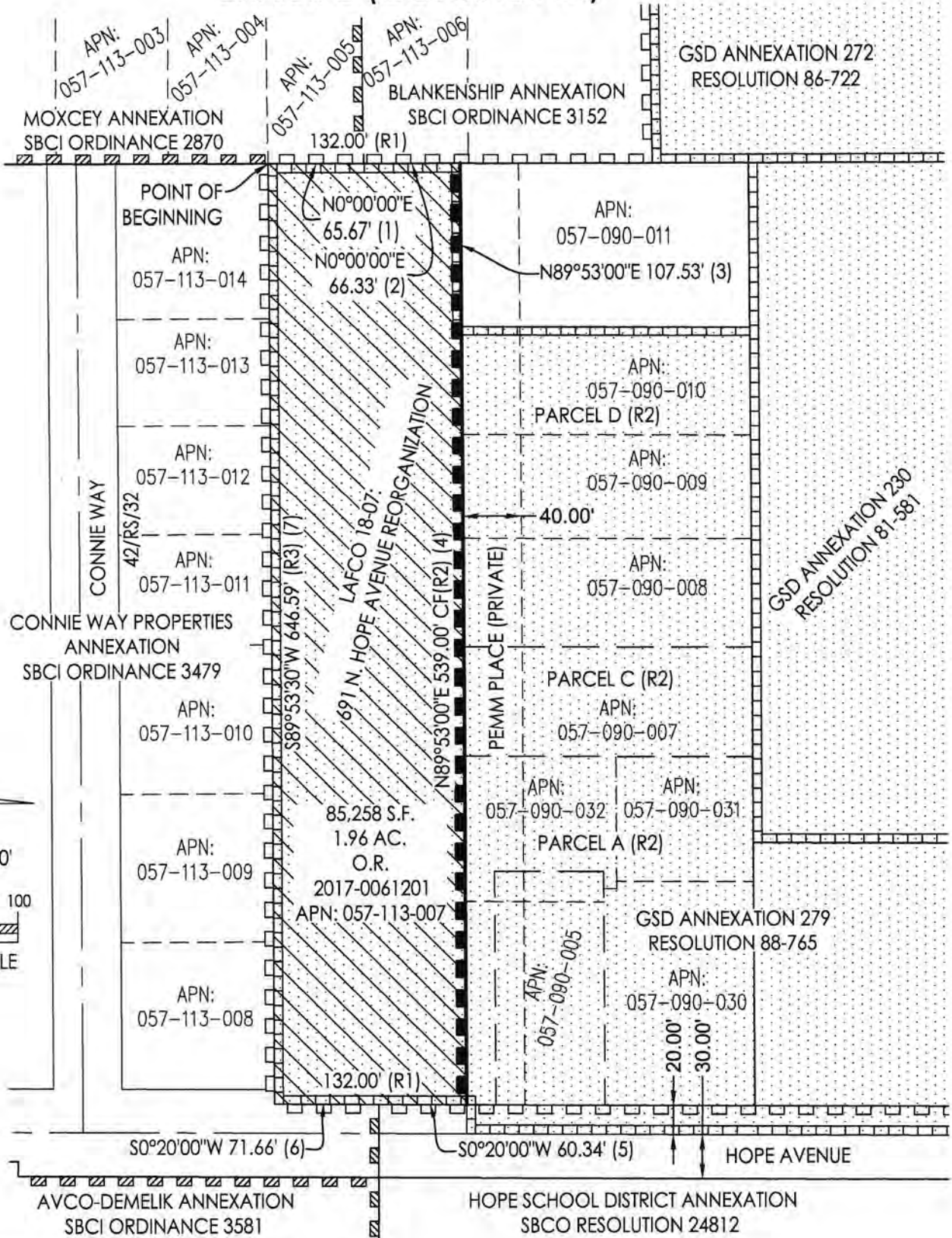
APPROVED AS TO FORM  
AND SURVEY CONTENT

*E. Tenell Matlovsky*  
Deputy  
COUNTY SURVEYOR  
LICENSE EXP. 12/31/2021






# EXHIBIT B (CONTINUING)



## LEGEND:

- O.R. OFFICIAL RECORDS OF SANTA BARBARA COUNTY
- SBCO SANTA BARBARA COUNTY
- SBCI SANTA BARBARA CITY
- GSD GOLETA SANITARY DISTRICT
- CF CALCULATED FROM
- (R1) O.R. 2017-0061201
- (R2) 39/RS/25
- (R3) 42/RS/32
- (#) COURSE NUMBER PER LEGAL DESCRIPTION

 EXISTING GSD



DECEMBER 31, 2021  
 LICENSE EXPIRATION DATE

*Steven B. Webster*

SEPTEMBER 16, 2020 EXHIBIT B

**EXHIBIT "C"**

**LAFCO 18-07: 691 N. HOPE AVENUE REORGINZATION  
ANNEXATION TO THE CITY OF SANTA BARBARA, AND  
DETACHMENT FROM THE SANTA BARBARA COUNTY FIRE PROTECTION DISTRICT,  
GOLETA WATER DISTRICT, GOLETA SANITARY DISTRICT AND COUNTY SERVICE AREA 32  
(Extended Police Protection)**

No streets are lying within the affected area.

## ATTACHMENT C

### LAFCO Proposal Review Factors - Government Code 56668

#### N. Hope Reorganization to the City of Santa Barbara 18-07

**Factor (a)** Population and population density; land area and land use; per capita assessed valuation; topography, natural boundaries, and drainage basins; proximity to other populated areas; the likelihood of significant growth in the area, and in adjacent incorporated and unincorporated areas, during the next 10 years.

**Response.** The N. Hope Annexation is 87,950 square feet or ~2.02 acres and is directly surrounded by residential uses on all sides. The parcel is on the corner of N. Hope Ave and Pemm Place (north of Connie Way and south of Pemm Place). Pemm Place is northerly adjacent to the property's frontage and N. Hope Avenue is easterly adjacent to the property. Beyond both streets are residential uses on either side. The annexation area is less than 10%. The parcels proposed within the 6-lot subdivision would have average slopes of 4.1%, 5.2%, 7.5%, 7.9%, 9.4% and 9.9 %. No significant natural boundaries affect the proposal.

The existing land use is residential. The parcel is developed with a 1,582 square foot single-family residence and a 480 square foot detached two-car garage and sheds, which would be demolished and replaced with a new single-family residence in the future. The proposal is for continued residential uses. The application to the City includes a six-lot subdivision; no residential development on the five proposed vacant lots created by the subdivision is proposed at this time. 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).

The city's future population estimates were developed based upon housing projections included in the City's 2011 General Plan. The water service area does, however, substantially align with the combined U.S. Census areas for the City of Santa Barbara and the adjacent Census Designated Place, "Mission Canyon." Table on the next page shows current and projected population for the City's water service area.

Year	City of Santa Barbara Population <sup>1</sup>	Mission Canyon Census Designated Place Population <sup>2</sup>	Total Water Service Area Population
2010	88,733	2,381	91,114
2015	91,088	2,444	93,532
2020	92,763	2,516	95,279
2025	94,438	2,588	97,026
2030	96,113	2,660	98,773
2035	97,788	2,731	100,519

Notes:

1. Data sources: 2001-2010 (State of California. Department of Finance. 2012), 2015 (State of California. Department of Finance. 2015). Future City growth assumed to be 335 persons/year (AMEC Earth & Environmental, Inc. September 2010).
2. Data Sources: 2010 (U.S. Census Bureau 2011). Future growth in the Mission Canyon Census Designated Place assumed to be 14 persons/year. 2,731 persons are expected at buildout. Buildout assumed to occur in 2035. (County of Santa Barbara Planning and Development Department. Long Range Planning Division. April 2014.)

Source: City 2015 UWMP

Growth is likely in this area whether it's in the City or under the County. The City is prepared to provide services and has approved the six-lot subdivision with the goal of providing for the planned and well-organized growth.

**Assessed Valuation:** The property is presently within Tax Rate Area 069007. The assessed value of the parcel \$1,716,660 for the land and \$260,100 for improvements for a total of \$1,976,760. (Tax roll 2019-2020.) This assessed valuation was used as the basis for property tax negotiations between the City and County.

Currently, the County General Fund receives 17.00793824% of the \$19,768 in property taxes paid. The Santa Barbara County Fire Protection District, Goleta Water District, Goleta Sanitary District and County Service Areas 32 receive 19.93%, 0%, .24% and 0%; respectively. The matching tax allocation (TRA) paid to the City of Santa Barbara on adjoining properties in the City limits is 12.47%. In negotiations between the City of Santa Barbara and the County, the parties agreed that all of the County Fire Protection District's allocated percentage will be eliminated. The City of Santa Barbara will become the provider of all municipal services and will receive 12.47% of property taxes. Additionally, the City will receive all of the tax allocation from the Goleta Sanitary District of .24% for a total allocation to the City of 12.71%. With this tax exchange agreement, the County General Fund will receive \$4,838 per year and the City will receive \$2,511. No property tax revenue from these parcels is distributed to Goleta Water District or County Service Area 32.

**Factor (b)** The need for organized community services, the present cost and adequacy of governmental services and controls in the area,

probable future needs for those services and controls, probable effect of the proposed incorporation, formation, annexation, or exclusion and alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.

**Response.** The present cost and adequacy of governmental services and controls in the area is technically the County's responsibility, however, in emergency response situations the City is normally the first responder. The properties are supplied water by Goleta Water District. There are currently no moratoriums on new water connections. The City's Long Term Water Supply Plan, adopted in 2011, identifies water supplies available to the City that are sufficient to meet the projected demand of 14,000 acre-feet per year (AFY), plus a 10% safety margin. The City has a potable water main in the area. Sewer is provided by private septic system. A private sewer lift station will be maintained by a homeowner's association.

**Factor (c)** The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on the local governmental structure of the county.

**Response.** The proposed action would allow the proposal approved by the City to be implemented upon compliance with the conditions of approval. The area would be removed from the County's unincorporated area and be within the City's incorporated service area. The eventual impact could be an increase of population for the City. The City would be responsible for providing services to the area. The residential development would increase the economic buying power in the area and contribute to local businesses, social and economic interests.

**Factor (d)** The conformity of both the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns of urban development, and the policies and priorities set forth in Section 56377.

**Response.** The City prepared their General Plan that provides for the planned, orderly and efficient development of the area coupled with the City approving the Pre-zoning and environmental documentation regarding this proposal both provide documentation that address a variety of issues, including:

- Utilities and Services
- Land Use
- Development Standards
- Circulation/Transportation
- Housing Affordability
- Community Design
- Public Services
- Public Facilities
- Financing

The City's "Procedures for Processing of Annexations to the City" (Resolution 96-118) require that the case planner request "fiscal impact analysis and ability to provide service" from the Public Works Department, Fire Department, and Police Department:

**Policy 1.** Any proposal for a change or organization or reorganization shall contain sufficient information to determine that adequate services, facilities, and improvements can be provided and financed by the agencies responsible for the provision of such services, facilities, and improvements.

**Analysis.** The City's Plan for Services outline the adequate services, facilities, and improvements. The City's financial fiscal analysis determine the annexation request is negligible to the City services.

**Policy 2.** Proposal would eliminate islands, corridors, or other distortion of existing boundaries.

**Analysis.** The properties are adjacent to the City and are not difficult for the provision of City services. The Annexation provides for the efficient and effective provision of services by the City as planned for in its Planning documents and in its Sphere of Influence.

**Policy 3.** Proposed area is urban in character or urban development is imminent, requiring municipal or urban-type services

**Analysis.** The City will be able to provide an increased level of service and controls for the 6-lot subdivision. The Plan for Services approved by the City address the provision of governmental services and financing of improvements.

**Policy 4.** Proposed area can be provided all urban services by agency as shown by agency service plan and proposals would enhance the efficient provision of urban services.

**Analysis.** The City has demonstrated its ability to serve the area in the approved Plan for Services found in Attachment F of this Staff Report. The City has the capability to provide water, police and fire services and other services as well. The City already provides wastewater. To the site. The City has an allocation of 12,377 acre-feet per year of water availability to serve the proposed project demand for a 6-lot subdivision. Wastewater capacity is 11.0 mgpd to accommodate the proposed project.

**Policy 5.** An economically sound base for financing services without including territories which will not benefit from the services will be promoted.

**Analysis.** The City of Santa Barbara has an economically sound base to add a 6-lot subdivision. The Area is adjacent to the City and its social

and economic communities of interest. The annexation of this area will promote the implementation of the City General Plan.

**Policy 6.** Where possible, a single larger agency rather than a number of adjacent smaller ones, established for a given service in the same general area, will be preferred.

**Analysis.** The proposed annexation is consistent with the City General Plan and detachment from the Goleta Water and Sanitary and CSA 32 and County Fire Protection District would reduce the serve area of smaller single serve districts.

**Policy 7.** Reorganization of overlapping and competing agencies or the correction of illogical boundaries dividing agency service areas is recommended. The Commission encourages reorganizations, consolidations, mergers, or dissolutions where the result will be better service, reduced cost, and/or more efficient and visible administration or services to the citizens.

**Analysis.** The proposed annexation would also detachment the area from the Goleta Water and Sanitary, CSA 32, and County Fire Protection District reducing the overlapping agencies resulting in a better service area.

**Policy 8.** All lands proposed for annexation to cities shall be pre-zoned prior to the submission of an application to the Local Agency Formation Commission. The City shall be lead agency for environmental review in such cases, and environmental documentation shall accompany the application.

**Analysis.** The City pre- zoned RS-7.5/USS (Residential Single Unit/Upper State Street Area) which has a minimum lot size of 7,500 square feet. The City also completed CEQA and filed a Categorical Exemption.

Government Code Section 56377 states:

56377. In reviewing and approving or disapproving proposals which could reasonably be expected to include, facilitate, or lead to the conversion of existing open-space lands to uses other than open-space uses, the commission shall consider all of the following policies and priorities:

(a) Development or use of land for other than open-space uses shall be guided away from existing prime agricultural lands in open-space use toward areas containing nonprime agricultural lands,

unless that action would not promote the planned, orderly, efficient development of an area.

(b) Development of existing vacant or nonprime agricultural lands for urban uses within the existing jurisdiction of a local agency or within the sphere of influence of a local agency should be encouraged before any proposal is approved which would allow for or lead to the development of existing open-space lands for non-open-space uses which are outside of the existing sphere of influence or the local agency.

**Analysis.** The annexation to the City promotes the development of lands proximate to the City, the annexation area does not have any agriculture land located within the boundaries of the annexation.

**Factor (e)** The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by Section 56016.

**Response.** The area includes 6 parcels, under common ownership. The area is unincorporated and has seen development under County zoning consisting of a single-family residence. The six-lot subdivision would create five vacant parcels of land at this time, but has the potential for residential development by the City. No impacts or effect would occur on agricultural lands.

**Factor (f)** The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries.

**Response.** The annexation boundary follows lines of assessment and does not create an island or corridor of unincorporated territory reviewed and approved by the County Surveyor's for legal description and map.

**Factor (g)** A regional transportation plan adopted pursuant to Section 65080.

**Response.** The annexation of this small 6-lot subdivision is consistent with SBCAG RTP 2019 planning document.

**Factor (h)** Consistency with appropriate City or County General and Specific Plans.

**Response.** The property is within an area identified in the City's General Plan Land Use Element (Policy R4) to be annexed at the earliest opportunity. The existing land use is residential. 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). The only proposed changes are from County zoning designation 8-R-1 (Single Family Residential with an 8,000 sq. ft. minimum lot size) to the comparable City zoning designation RS-7.5 (Residential Single-Unit with a 7,500 sq. ft. minimum lot size/Upper State Street.)

**Factor (i)** The Sphere of Influence of any local agency which may be applicable to the proposal being reviewed.

**Response.** The proposal site is within the City of Santa Barbara's current Sphere of Influence. The last SOI update for the City was in 2016.

**Efficient Service Provision.** The site is located in an area that allows the City to best provide services in the future. The City serves the areas to south, west and east of the parcel. City infrastructure (water and wastewater pipes) is located adjacent to the area. The Project Site's close proximity to the City provides for police and fire response through mutual aid agreements.

**LAFCO Process.** The Sphere recognizes that an area should receive services from a particular jurisdiction and the jurisdiction should plan to serve an area. The Sphere does not grant a jurisdiction the authority to serve a particular area. For the City to serve the area either an outside user agreement or an annexation would need to be approved by LAFCO. The City request for annexation to serve the Project Site with water, wastewater and other services provided by the city. These approvals are subject to the Cortese-Knox-Hertzberg Act and local policies and procedures adopted by Santa Barbara LAFCO. LAFCO has discretion in making its decision regarding these actions. Annexation into the City of Santa Barbara would include the following property; Assessor's Parcel Numbers 057-113-007.

**Municipal Service Review.** The Cortese-Knox-Hertzberg Act advises that a current Municipal Service Review (MSR) be used to analyze a Sphere of Influence Amendment. The CKH Act requires LAFCO to update the Spheres of Influence for all applicable jurisdictions in the County every five years or as necessary. The MSR is a study of the City's service capabilities and addresses seven factors described in Section 56430 of the CKH Act. LAFCO adopted a Sphere of Influence Update and Municipal Services Review (SOI/MSR) for the City of Santa Barbara in November 2012 and updated the SOI in 2016.

**Factor (j)** The comments of any affected local agency or other public agency.

**Response.** No comments have been submitted by local agencies. Any comments will be addressed in the staff report.

**Factor (k)** The ability of the newly formed or receiving entity to provide the services which are the subject of the application to the area,

including the sufficiency of revenues for those services following the proposed boundary change.

**Response.** The City of Santa Barbara is capable of providing services to all of the properties within the annexation area. This is documented in Plan for Services, and other studies completed by the City. The property tax agreement has been approved by the City and the County of Santa Barbara.

**Factor (l)** Timely availability of water supplies adequate for projected needs as specified in Section 65352.5.

**Response.** The City's Long Term Water Supply Plan, adopted in 2011, identifies water supplies available to the City that are sufficient to meet the projected demand of 14,000 acre-feet per year (AFY), plus a 10% safety margin.

**Factor (m)** The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs as determined by the appropriate council of governments consistent with Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7.

**Response.** For this annexation, no Regional Housing Needs Allocation (RHNA) credits were negotiated as the RHNA exchange would only involve five above-moderate income units and the County does not need above-moderate income unit's credits for the current RHNA cycle.

**Factor (n)** Any information or comments from the landowner or owners.

**Response.** Letters from the property owners will be included and addressed in the Staff Report. No comment letters were received.

**Factor (o)** Any information relating to existing land use designations.

**Response.** The existing land use is addressed in the staff report.

**Factor (p)** Environmental Justice. The extent to which the proposal will promote environmental justice. As used in this subdivision, "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services.

**Response.** A six-lot subdivision is included as part of the contemplated service and annexation proposal. Any new development in the future would be considered by the City with environmental justice topics considered. With regards to the location of public facilities and the provisions of public services, (pipelines and other infrastructure) associated with development will be located within

public roadways or on the site. The City services such as police and fire are capable of serving the site and have adequate resources to serve all residents of the City of Santa Barbara. The annexation of the area shall not require the construction of facilities or connections to services and fees to be unfairly impacted by races, cultures and incomes.

**Factor (q)** Information contained in a local hazard mitigation plan, information contained in a safety element of a general plan, and any maps that identify land as a very high fire hazard zone pursuant to Section 51178 or maps that identify land determined to be in a state responsibility area pursuant to Section 4102 of the Public Resources Code, if it is determined that such information is relevant to the area that is the subject of the proposal.

**Response.** The 691 N. Hope site is identified as a low fire hazard zone; and low liquefaction or landslide risk as identified in the local hazard mitigation plan.



**City of Santa Barbara**  
**CEQA CERTIFICATE OF DETERMINATION**

**To:** File: PLN2018-00345  
 Project Address: 691 N Hope Ave

**From:** Kathleen A. Kennedy, Project Planner; 805-564-5470 x4560; [KKennedy@SantaBarbaraCa.gov](mailto:KKennedy@SantaBarbaraCa.gov)

**Subject:** Certificate of Determination for Exemption from Environmental Review under CEQA Guidelines Section 15183

**Project Location:** County of Santa Barbara **Proposed General Plan Designation(s):** Low Density Residential, Five Dwelling Units Per Acre

**Assessor's Parcel Number(s):** 057-113-007 **Proposed Zone(s):** RS-7.5/USS

**Project Applicant:** Tony Tomasello, RRM Design Group

**Project Description:** The project consists of an annexation and a six-lot subdivision for future single-family residential development on a 2.02-acre (87,950-square foot) parcel located at 691 N. Hope Avenue (APN 057-113-007) in Santa Barbara County. The project includes the demolition of the existing single-family residence, detached garage, and sheds, and the construction of a new public street.

**Project Environmental Findings:** The City of Santa Barbara evaluated the proposed project and made the following determinations:

1. The project is consistent with the density established for the site in the City of Santa Barbara General Plan.
2. A Program Environmental Impact Report was certified for the 2011 General Plan, which identified environmental effects of future citywide development under the General Plan, including significant effects, mitigated effects, and insignificant effects.
3. Pursuant to CEQA and CEQA Guidelines (Public Resources Code Section 21083.3 and California Code of Regulations, Title 14, Division 6, Chapter 3, Section 15183), environmental review for this project shall be limited to examination of any significant project-specific environmental effects not analyzed in the prior Environmental Impact Report for the 2011 General Plan.
4. Project-specific impacts:
  - The project will not result in significant project-specific environmental effects.
  - Potentially significant project-specific environmental effects will be substantially mitigated by uniformly applied development standards or policies and/or measures proposed as part of the project description, as identified in the *Preliminary Review* documentation. The project will not result in significant project-specific effects.
5. Mitigation measures:
  - Relevant mitigation measures from the General Plan Program EIR have been made part of the project.
  - No mitigation measures from the General Plan Program EIR are relevant or have been made part of the project.
6. A mitigation monitoring and reporting plan [  was  was not ] adopted for this project.
7. A Statement of Overriding Considerations was adopted by City Council for the 2011 General Plan (Resolution 11-079), finding that the significant cumulative environmental effects of citywide development under the 2011 General Plan were outweighed by the benefits of the Plan and therefore deemed acceptable. The Statement of Overriding Considerations remains applicable for the current project.
8. Findings were made pursuant to the provisions of CEQA.

**Exempt Status:** Exempt per Section 15183 of the California Environmental Quality Act (CEQA) Guidelines (Projects Consistent with Community Plan or Zoning) and CEQA Statute (Section 21083.3 of California Public Resources Code)

The Program Environmental Impact Report for the 2011 General Plan and the record of current project permit review process may be viewed by the public at the City Planning Division office at 630 Garden Street, Santa Barbara.

Kathleen A. Kennedy Project Planner 10/9/19  
 Signature (City of Santa Barbara) Title Date



**City of Santa Barbara**  
Community Development Department

www.SantaBarbaraCA.gov  
2020 MAR 24 PM 4:43  
COUNTY OF SANTA BARBARA  
CLERK OF THE  
BOARD OF SUPERVISORS

March 24, 2020

Director's Office  
Tel: 805 564 5502  
Fax: 805 564 5508

Mr. Paul Hood, Executive Officer  
Santa Barbara LAFCO  
105 East Anapamu Street, Room 407  
Santa Barbara CA 93101

Administration, Housing &  
Human Services  
Tel: 805 564 5481  
Fax: 805 564 5477

**Subject:** 691 N. Hope Avenue Reorganization: Annexation to the City of Santa Barbara and Detachment from the Santa Barbara County Fire District, Goleta Water District, Goleta Sanitary District, and County Service Area 32

Building & Safety  
Tel: 805 564 5485  
Fax: 805 564 5476

Dear Mr. Hood,

Planning  
Tel: 805 564 5470  
Fax: 805 564 5477

The undersigned hereby requests approval of the proposal described in the attached materials, under the provisions of the Cortese/Knox/Hertzberg Local Government Reorganization Act. Enclosed in support of this proposal are the following:

Rental Housing  
Mediation Task Force  
Tel: 805 564 5420  
Fax: 805 564 5477

1. Seven (7) copies of the Completed LAFCO Questionnaire
2. One (1) copy of letter from City Public Works Department (Water)
3. One (1) copy of letter from City Public Works Department (Wastewater)
4. One (1) copy of letter from City Fire Department
5. One (1) copy of letter from City Police Department
6. One (1) copy of the Assessor's Parcel Map with parcel in red
7. One (1) copy of the CEQA Notice of Determination
8. One (1) copy of the Santa Barbara Council Agenda Report (1/28/20)
9. One (1) copy of Council Resolution No. 20-009 for Annexation
10. One (1) copy of Council Resolution No. 20-010 for General Plan Map Amendment
11. One (1) copy of Council Ordinance No. 5932 for Zoning Map Amendment
12. Seven (7) copies of Revised legal description and map
13. One (1) signed Cost Accounting and Indemnification Agreement

630 Garden Street  
PO Box 1990  
Santa Barbara, CA  
93102-1990

No fees are enclosed. The applicant (Tony Tomasello, RRM Design Group) submitted an application directly to LAFCO in 2018 and at that time submitted the \$2,000 LAFCO processing fee and the \$1,100 County Surveyor fee.

Written consent has been given to this annexation by all affected property owners and it is therefore requested that the Commission waive the protest hearing requirements.

If you have any questions, please contact me at (805) 564-5470, ext. 4560 or by e-mail at [KKennedy@SantaBarbaraCA.gov](mailto:KKennedy@SantaBarbaraCA.gov).

Sincerely,

Kathleen A. Kennedy, Project Planner  
City Case Number: PLN2018-00345



# City of Santa Barbara

Public Works Department

SantaBarbaraCA.gov

March 16, 2020

#### Main Office

630 Garden Street  
P.O. Box 1990  
Santa Barbara, CA  
93102-1990

#### Administration

Tel: (805) 564-5377  
Fax: (805) 897-2613

#### Engineering

Tel: (805) 564-5363  
Fax: (805) 564-5467

#### Facilities

Tel: (805) 564-5583  
Fax: (805) 897-2577

#### Street Maintenance

Tel: (805) 564-5413  
Fax: (805) 897-1991

#### Transportation

Tel: (805) 564-5385  
Fax: (805) 564-5467

#### Water Resources

Tel: (805) 564-5387  
Fax: (805) 897-1991

Mr. Paul Hood, Executive Officer  
Santa Barbara LAFCO  
105 East Anapamu Street Room 407  
Santa Barbara, CA 93101

**SUBJECT:** Water Service for 691 N Hope Avenue Annexation (APN 057-113-007)

Dear Mr. Hood:

As the annexing agency, the City of Santa Barbara (City) will provide water service for the subject parcel. The applicant plans to detach from the Goleta Water District and obtain all new water services from the City.

The City has declared a Stage One Water Supply Condition, however there are currently no water use restrictions in effect, nor moratoriums on new water connections. The City's Long Term Water Supply Plan, adopted in 2011, identifies water supplies available to the City that are sufficient to meet the projected system-wide demand of 14,000 acre-feet per year (AFY), plus a 10% safety margin of 1,400 AFY, for a total target demand of 15,400 AFY. The safety margin was added to the demand target to address shortfalls that could occur as a result of supply disruptions, as well as unaccounted for increases in demand, including annexations. The City's planning policies also include required demand reductions during droughts and emergencies. The subject project is within the City's ability to serve, and will be subject to all rules and regulations that are applicable to other customers of the City water system, including any future drought water use restrictions.

Sincerely,

A handwritten signature in black ink that reads "Rebecca Bjork".

Rebecca Bjork  
Public Works Director

DH/mef

cc: Joshua Haggmark, Water Resources Manager  
Adam Hendel, Principal Engineer  
Kathleen Kennedy, Project Planner  
Catherine Taylor, Acting Water Supply Manager  
John McInnes, Goleta Water District General Manager



# City of Santa Barbara

Public Works Department

SantaBarbaraCA.gov

March 16, 2020

## Main Office

630 Garden Street  
P.O. Box 1990  
Santa Barbara, CA  
93102-1990

## Administration

Tel: (805) 564-5377  
Fax: (805) 897-2613

## Engineering

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## Transportation

Tel: (805) 564-5385  
Fax: (805) 564-5467

## Water Resources

Tel: (805) 564-5387  
Fax: (805) 897-1991

Mr. Paul Hood, Executive Officer  
Santa Barbara LAFCO  
105 East Anapamu Street Room 407  
Santa Barbara, CA 93101

SUBJECT: Wastewater Service for 691 N Hope Avenue Annexation (APN 057-113-007)

Dear Mr. Hood:

As the annexing agency, the City of Santa Barbara (City) will provide wastewater service for the subject parcel. The applicant plans to detach from the Goleta Sanitary District and obtain all new wastewater services from the City.

There are currently no moratoriums in place regarding new wastewater system connections, and the subject project is within the City's ability to serve. The project will be subject to all rules, regulations, and fees that are applicable to other customers of the City wastewater system.

Sincerely,

A handwritten signature in blue ink that reads "Rebecca Bjork".

Rebecca Bjork  
Public Works Director

DH/mef

cc: Amanda Flesse, Wastewater System Manager  
Joshua Haggmark, Water Resources Manager  
Adam Hendel, Principal Engineer  
Kathleen Kennedy, Project Planner  
Steve Wagner, Goleta Sanitary District General Manager



# City of Santa Barbara

Fire Department

[www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov)

March 3, 2020

City of Santa Barbara, Community Development  
Attention: Kathleen Kennedy, Project Planner  
630 Garden Street  
Santa Barbara, CA 93101

**Administration**

Tel: 805.965.5254

Fax: 805.564.5730

**Fire Prevention/  
Public Education**

Tel: 805.564.5702

Fax: 805.564.5715

121 W. Carillo St.

Santa Barbara, CA

93101

**Subject: 691 N. Hope Avenue Annexation Fiscal Impact Analysis – Fire**

Dear Kathleen Kennedy,

The subject property 691 N. Hope Avenue (APN 057-113-007) is currently served for emergency services by the Santa Barbara City Fire Department per the Automatic Aid Agreement with the Santa Barbara County Fire Department. Station 4 located at 19 N. Ontare Road is the nearest firehouse to the subject property and serves the surrounding area.

The annexation of the subject property and the proposed development (PLN2018-00345) will add no further fiscal impact than currently exists for emergency services.

Sincerely,

A handwritten signature in black ink, appearing to read "Jim Austin".

Jim Austin, Fire Inspector III/Investigator  
Supervisor, Fire Prevention Bureau





# City of Santa Barbara

## Police Department

www.sbpd.com

March 18, 2020

Mr. Paul Hood, Executive Officer  
Santa Barbara LAFCO  
105 East Anapamu Street, Room 407  
Santa Barbara, CA 93101

**SUBJECT: 691 N. Hope Avenue Annexation Project (APN 057-113-007) (PLN2018-00345)  
Detachment from County Service Area 32 (Unincorporated Area – Law Enforcement)**

Dear Mr. Hood:

On January 28, 2020, the City Council consented to the annexation of the 2.02-acre parcel located at 691 N. Hope Avenue. As part of the annexation process, the subject parcel will detach from County Service Area 32 (Unincorporated Area – Law Enforcement).

As a result, City of Santa Barbara Police Department services will be required. The Police Department currently serves the surrounding area and has the ability to provide services to the subject parcel. The inclusion of the 2.02 acre parcel, which will subsequently be subdivided into six new lots for six new single-family residences, will have a negligible fiscal impact on the Police Department.

Sincerely,

A handwritten signature in blue ink that reads 'Anthony Wagner'.

Anthony Wagner

Manager, Permits and Licensing

cc: Kathleen Kennedy, Project Planner, Community Development

LAFCO 21-xx

RESOLUTION OF THE SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION MAKING DETERMINATIONS AND APPROVING THE 691 N. HOPE AVENUE REORGANIZATION INVOLVING ANNEXATION TO THE CITY OF SANTA BARBARA AND DETACHMENT FROM THE SANTA BARBARA COUNTY FIRE PROTECTION DISTRICT; GOLETA WATER DISTRICT; GOLETA SANITARY DISTRICT; AND COUNTY SERVICE AREA 32

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Santa Barbara Local Agency Formation Commission pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act (Section 56000 et seq. of the Government Code); and

WHEREAS, on March 8, 2021, the Executive Officer issued a Certificate of Filing for LAFCO application No. 18-07, a request to consider a proposal for Annexation No. 125 to the City of Santa Barbara of property located at 691 N. Hope in the unincorporated area of Santa Barbara County; and

WHEREAS, at the times and in the manner required by law the Executive Officer has given notice of the Commission's consideration of the proposal; and

WHEREAS, a staff report was prepared, and the public hearing was duly conducted under the Covid-19 modified open meetings laws of the Brown Act; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony related to the proposal including, but not limited to, the Executive Officer's report and recommendation, the environmental document or determination, Spheres of Influence and applicable General and Specific Plans; and

WHEREAS, the Commission determined that the environmental review documentation adopted by the City of Santa Barbara meets the requirements of the California Environmental Quality Act, Public Resources Code section 21000 et seq., (CEQA); and

WHEREAS, the Commission has considered all factors required to be considered by Government Code Sections 56668 et seq.; and

NOW, THEREFORE, BE IT RESOLVED DETERMINED AND ORDERED by the Commission as follows:

- (1) The proposal has been reviewed and is found to be Categorically Exempt from CEQA pursuant to CEQA Guidelines section 15183 because it is

consistent with the development density established by the City of Santa Barbara General Plan for which an EIR was certified, and the proposed project poses no project-specific environmentally significant effects peculiar to the project or the site;

- (2) The written statements of determinations set forth in the Executive Officer's Staff report dated May 6, 2021, are hereby incorporated by reference as though set forth in full and are adopted as determinations and findings of the Commission;
- (3) The proposal is found to be in the best interests of the affected area and the total organization of local governmental agencies within Santa Barbara County;
- (4) The proposal is found to be within the City of Santa Barbara's sphere of influence;
- (5) The subject proposal is assigned the distinctive short-form designation:  

691 N. Hope Ave;
- (6) This approval is conditioned upon the annexed territory being liable for any existing indebtedness and authorized taxes, charges, fees, and assessments of the City of Santa Barbara;
- (7) Said territory is found to be uninhabited;
- (8) All affected landowners have given written consent to the annexation and the annexing agency has consented to waive conducting authority proceedings.
- (9) The conducting authority proceedings are waived and staff is directed to complete the proceedings, subject to compliance with all conditions of this Resolution;
- (10) The boundaries of the affected territory are found to be definite and certain as set forth in Exhibits A and B, attached hereto and made a part hereof.
- (11) All subsequent proceedings in connection with this reorganization shall be conducted only in compliance with the approved boundaries set forth in the attachments and any terms and conditions specified in this resolution.
- (12) The reorganization shall become final upon the recordation of the Certificate of Completion.

This resolution is hereby adopted this 6<sup>th</sup> day of May, 2021 in Santa Barbara, California.

AYES:

NOES:

ABSTAIN:

Santa Barbara County Local Agency  
Formation Commission

By: \_\_\_\_\_  
Etta Waterfield, Chair

Date: \_\_\_\_\_

ATTEST:

Jacquelyne Alexander, Clerk  
Santa Barbara County  
Local Agency Formation Commission

## EXHIBIT "A"

### LAFCO 18-07: 691 N. HOPE AVENUE REORGINZATION ANNEXATION TO THE CITY OF SANTA BARBARA, AND DETACHMENT FROM THE SANTA BARBARA COUNTY FIRE PROTECTION DISTRICT, GOLETA WATER DISTRICT, GOLETA SANITARY DISTRICT AND COUNTY SERVICE AREA 32 (Extended Police Protection)

#### *Legal Description*

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 Official Map No. 2, more particularly described as follows:

Beginning at the northwest corner of the annexation as described in Ordinance No. 3479 being the Connie Way Properties Annexation to the City of Santa Barbara adopted June 15, 1971, also being a point on the east line of the annexation as described in Ordinance No. 2870 being the Moxcey Annexation to the City of Santa Barbara adopted March 27, 1962, also being the southwest corner of the Goleta Sanitary District Annexation No. 279 by Resolution No. 88-765 dated March 21, 1988 and also being the southwest corner of the land described in the grant deed to The Yau Revocable Trust recorded December 20, 2017 in Document No. 2017-0061201 of Official Records in the County Recorder's Office, County of Santa Barbara, State of California; thence,

1. Northerly along east line of said Ordinance No. 2870, also being along the west line of said Goleta Sanitary District Annexation No. 279, North 0°00'00" East, 65.67 feet to the northeast corner of said Ordinance No. 2870, also being the southeast corner of the annexation as described in Ordinance No. 3152 being the Blankenship Annexation to the City of Santa Barbara adopted June 14, 1966; thence,
2. Northerly along the east line of said Ordinance No. 3152, also being along the west line of said Goleta Sanitary District Annexation No. 279, North 0°00'00" East, 66.33 feet to the southwest corner of Parcel D as shown on the map filed in Book 39 of Record of Surveys at Page 25 in the Office of the County Recorder, County of Santa Barbara, State of California, also being the northwest corner of said Goleta Sanitary District Annexation No. 279; thence,
3. Easterly along the south line of said Parcel D and Parcels C and A of said map, also being along the northwest line of said Goleta Sanitary District Annexation No. 279, North 89°53'00" East, 107.53 feet; thence,
4. Continuing easterly along the south line of said Parcel D and Parcels C and A of said map, North 89°53'00" East, 539.00 feet to the west line of Parcel 2 of the annexation as described in County of Santa Barbara Resolution No. 24812 being the Hope School Annexation to the City of Santa Barbara approved July 6, 1965 and also being the east line of said Goleta Sanitary District Annexation No. 279; thence,
5. Southerly along the west line of Parcel 2 of said Resolution No. 24812, also being along the east line of said Goleta Sanitary District Annexation No. 279, South 0°20'00" West, 60.34 feet to the southwest corner of Parcel 2 of said Resolution No. 24812, also being the northerly terminus of the line described as "North 0°20' East, 71.66 feet" in said Ordinance No. 3479; thence,

6. Southerly along said line described as "North 0°20' East, 71.66 feet" in said Ordinance No. 3479, also being along the east line of said Goleta Sanitary District Annexation No. 279 South 0°20'00" West, 71.66 feet to the southerly terminus of the line described as "North 0°20' East, 71.66 feet" in said Ordinance No. 3479; thence,
7. Westerly along north line of said Ordinance No. 3479, also being along the south line of said Goleta Sanitary District Annexation No. 279, South 89°53'30" West, 646.59 feet to the Point of Beginning.

*End of Description*

The land described above contains 85,258 Sq.Ft./1.96 Acres more or less and graphically shown on Exhibit B

*Steven B. Webster*

Steven B. Webster, L.S. 7561  
License Expiration Date: December 31, 2021

*9-10-20*

Date

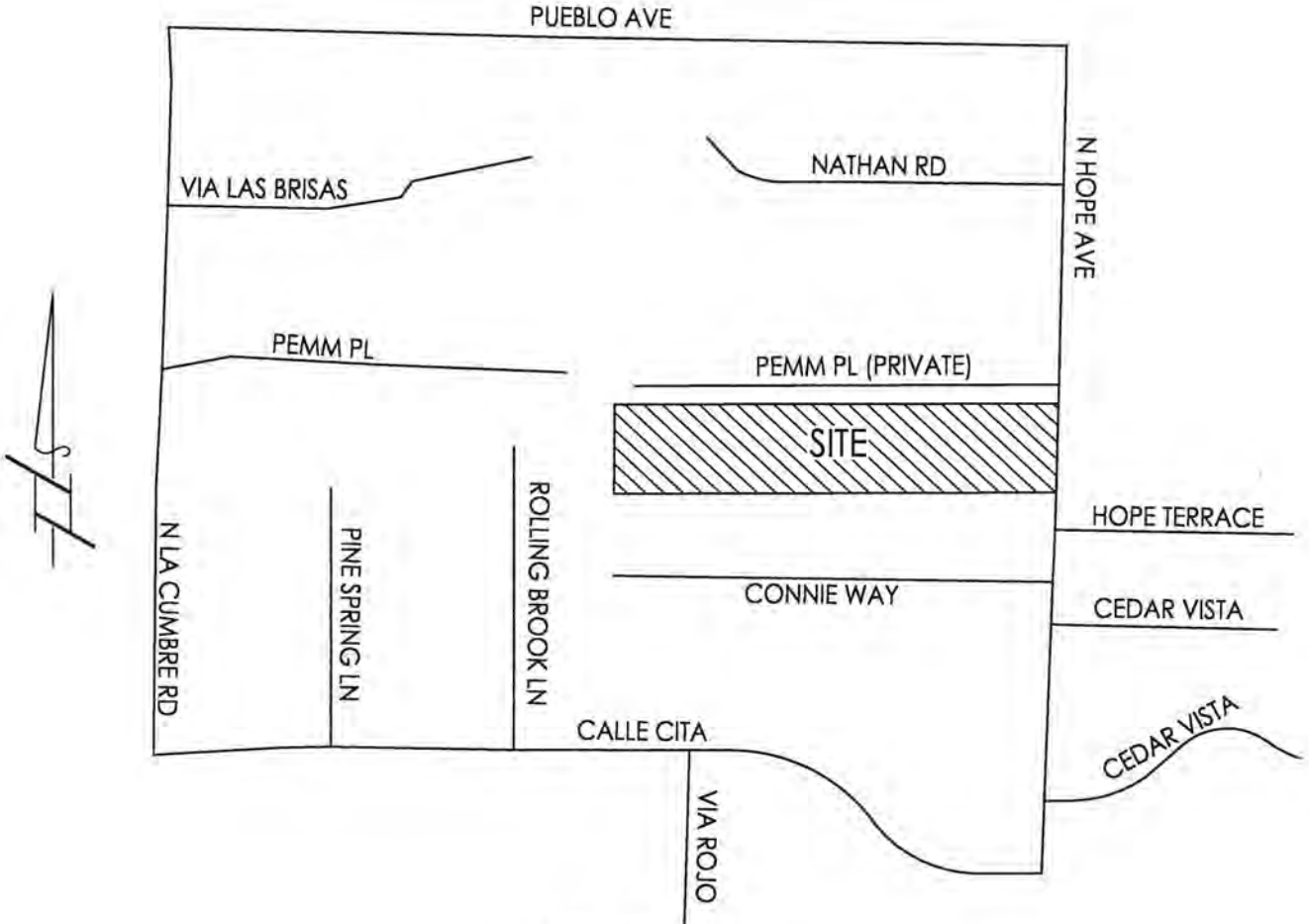


APPROVED AS TO FORM  
AND SURVEY CONTENT

*E. Tenell Matlovsky*  
*Deputy*  
COUNTY SURVEYOR  
LICENSE EXP. *12/31/2021*



EXHIBIT B



VICINITY MAP  
NOT TO SCALE



APPROVED AS TO FORM  
AND SURVEY CONTENT  
*E. Tenell Matlovsky*  
Deputy  
COUNTY SURVEYOR  
LICENSE EXP. 12/31/2021



DECEMBER 31, 2021  
LICENSE EXPIRATION DATE

*Steven B. Webster*

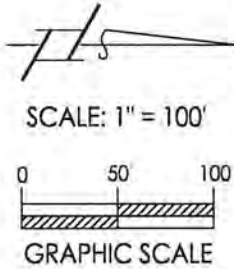
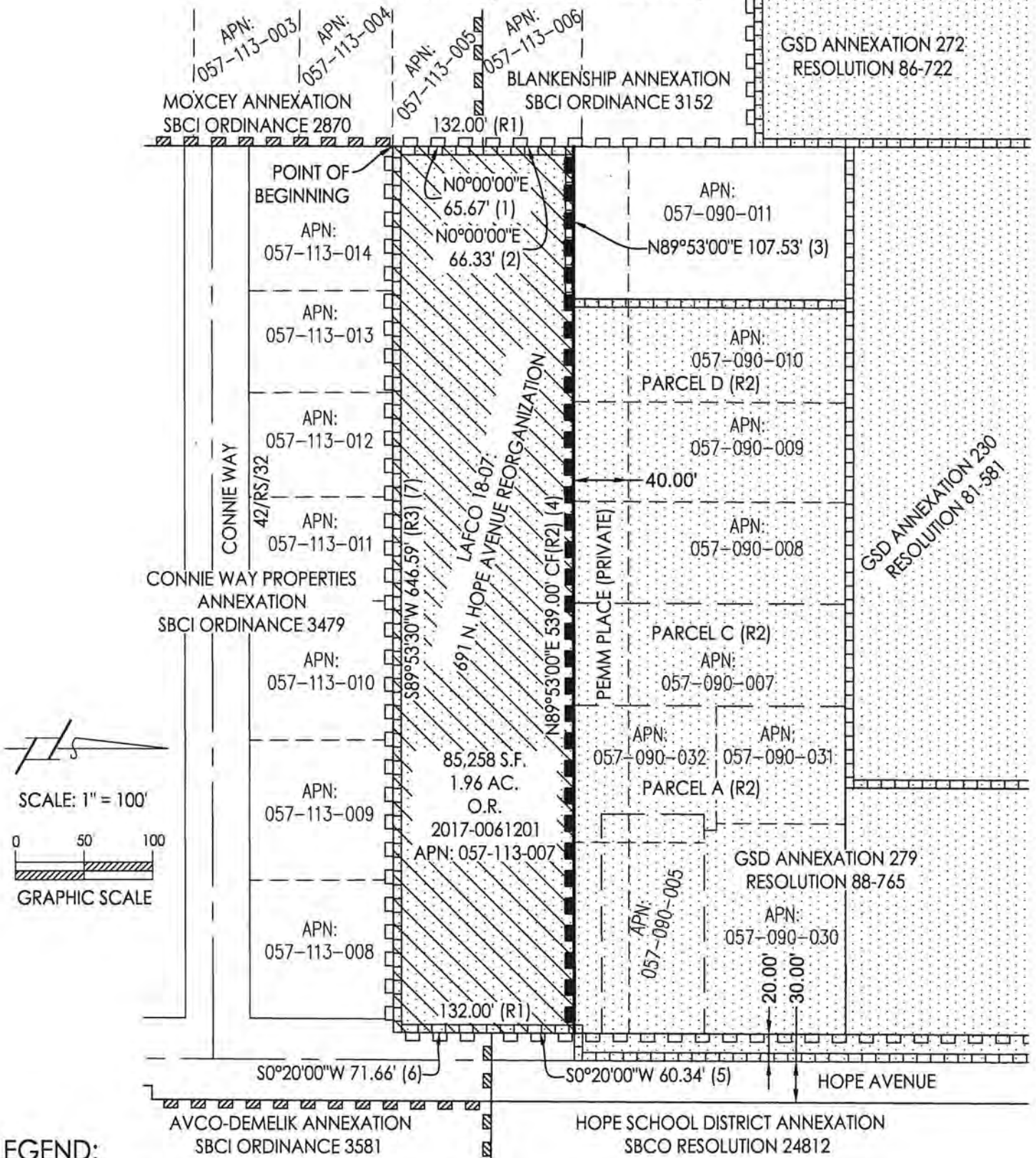
SEPTEMBER 10, 2020

PREPARED BY:

**rrm design group**  
3765 S. Higuera St., Ste. 102  
San Luis Obispo, CA 93401  
(805) 543-1794  
[www.rrmdesign.com](http://www.rrmdesign.com)

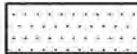
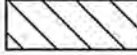
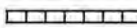

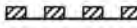

**LAFCO 18-07: 691 N. HOPE AVENUE REORGINZATION  
ANNEXATION TO THE CITY OF SANTA BARBARA, AND  
DETACHMENT FROM THE SANTA BARBARA COUNTY FIRE  
PROTECTION DISTRICT, GOLETA WATER DISTRICT, GOLETA  
SANITARY DISTRICT AND COUNTY SERVICE AREA 32  
(EXTENDED POLICE PROTECTION)  
PORTION OF LOT 41 OF THE OUTSIDE PUEBLO LANDS OF THE  
CITY OF SANTA BARBARA, COUNTY OF SANTA BARBARA,  
STATE OF CALIFORNIA.**

# EXHIBIT B (CONTINUING)



## LEGEND:


- O.R. OFFICIAL RECORDS OF SANTA BARBARA COUNTY
- SBCO SANTA BARBARA COUNTY
- SBCI SANTA BARBARA CITY
- GSD GOLETA SANITARY DISTRICT
- CF CALCULATED FROM
- (R1) O.R. 2017-0061201
- (R2) 39/RS/25
- (R3) 42/RS/32
- (#) COURSE NUMBER PER LEGAL DESCRIPTION

-  EXISTING GSD
-  PROPOSED DETACHMENT FROM GSD
-  EXISTING GSD ANNEXATION BOUNDARY
-  EXISTING SBCI BOUNDARY
-  EXISTING SBCI ANNEXATION BOUNDARY
-  PROPOSED SBCI ANNEXATION BOUNDARY

PREPARED BY:

**rrm design group**  
 3765 S. Higuera St., Ste. 102  
 San Luis Obispo, CA 93401  
 (805) 543-1794  
[www.rrmdesign.com](http://www.rrmdesign.com)



DECEMBER 31, 2021  
 LICENSE EXPIRATION DATE  
  
 SEPTEMBER 10, 2020

**LAFCO 18-07: 691 N. HOPE AVENUE REORGANIZATION ANNEXATION TO THE CITY OF SANTA BARBARA, AND DETACHMENT FROM THE SANTA BARBARA COUNTY FIRE PROTECTION DISTRICT, GOLETA WATER DISTRICT, GOLETA SANITARY DISTRICT AND COUNTY SERVICE AREA 32 (EXTENDED POLICE PROTECTION)**  
 PORTION OF LOT 41 OF THE OUTSIDE PUEBLO LANDS OF THE CITY OF SANTA BARBARA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA.