



Street Widening Setback Line Study February 2011

Prepared By: Green
& Associates

Prepared For:
City of Santa Barbara
Public Works Department
Real Property Division

TABLE OF CONTENTS

Joint Memorandum of Understanding	2
SBMC Chapter 28.83.....	3
SBMC Chapter 28.84.....	4
Procedure for Processing a Variance.....	5
Diagram A - Variance Application Intake & Routing Process.....	11
Street Widening Setback Line Study February 23, 2011.....	12
Table A.....	20
Historical Ordinances	21
Table B.1 - SBMC 28.83.007 Canon Perdido Street	27
SBMC 28.83.007 - Canon Perdido Maps	28
Table B.2 - SBMC 28.83.027 Canon Perdido Street	31
SBMC 28.83.027 -Canon Perdido Street Maps	32
Table B.3 - SBMC 28.83.057 Chapala Street.....	33
SBMC 28.83.057 Chapala Street Map.....	34
Table B.4 - SBMC 28.83.067 Chapala Street.....	38
SBMC 28.83.067 Chapala Street Map.....	39
Table B.5 - SBMC 28.83.077 Cliff Drive	43
SBMC 28.83.077 Cliff Drive Map-Properties on North Side of Street.....	47
SBMC 28.83.077 Cliff Drive Map-Properties on South Side of Street.....	73
SBMC 28.83.077 Cliff Drive Map-City Map R-16	95
SBMC 28.83.077 Cliff Drive Map-City Map R-10	106
SBMC 28.83.077 Cliff Drive Map-City Map R-11	128
SBMC 28.83.077 Cliff Drive Map-CALTRANS MAP – MESA.....	152
Table B.6 - SBMC 28.83.117 East Cabrillo Boulevard.....	159
SBMC 28.83.117 East Cabrillo Boulevard Map.....	160
Table B.7 - SBMC 28.83.127 Gutierrez Street	161
SBMC 28.83.127 Gutierrez Street Map	162
Table B.8 - SBMC 28.83.137 Gutierrez Street	168
SBMC 28.83.137 Gutierrez Street Map	169
Table B.9 - SBMC 28.83.147 Hollister Avenue.....	179
SBMC 28.83.147 Hollister Avenue Map	180
Table B.10 - SBMC 28.83.157 Hollister Avenue.....	197
SBMC 28.83.157 Hollister Avenue Map	198
Table B.11 - SBMC 28.83.167 Hollister Avenue.....	212
SBMC 28.83.167 Hollister Avenue Map	214
Table B.12 - SBMC 28.83.177 Milpas Street.....	236
SBMC 28.83.177 Milpas Street Map	238
Table B.13 - SBMC 28.83.187 Montecito Street.....	258
SBMC 28.83.187 Montecito Street Map	259
Table B.14 - SBMC 28.83.197 Montecito Street.....	260
SBMC 28.83.197 Montecito Street Map	261
Table B.15 - SBMC 28 83 227 - Carrillo Street Extension	264
SBMC 28 83 227 - Carrillo Street Extension Map.....	265

cf



City of Santa Barbara
Public Works Department and Community Development Department

Joint Memorandum

DATE: June 28, 2011

TO: Paul Casey, Community Development Director
Christine F. Andersen, Public Works Director

FROM: Bettie Weiss, City Planner *BLW*
Pat Kelly, Assistant Public Works Director/City Engineer *R*
Browning Allen, Transportation Manager *BA*

SUBJECT: Street Widening Setback Line Study – Acceptance

As originally authorized by Contract No. 22,713 (City Land and Public Easements Planning Services), dated April 2, 2008, a Street Widening Setback Line Study (herein Study) has been completed by Theresa Green, Principal of Green and Associates (Green), concerning Santa Barbara Municipal Code (SBMC) Chapter 28.83 (Street Widening Setback Lines Established, and Chapter 28.84 (Variances for Street Widening Setback Lines). The Study, dated February 23, 2011, is recommended by this Joint Memorandum to be adopted for use by members of the City's Land Development Team (LDT) involved in the review of plans for proposed projects impacted by SBMC Chapter 28.83 and Chapter 28.84. The Study was extensively researched, reviewed, revised, and enhanced by Green, and input provided by Public Works Engineering and Transportation Divisions staff and Community Development Planning and Zoning Divisions staff.

Among other attributes, the Study includes an overview of the procedures for processing Variance requests along with relevant background, a history of City Ordinances that established the setback lines, past examples of approved Variances, and other pertinent information. The Study also contains attachments such as Diagram A (flowchart of Variance Application Intake and Routing Process), Table A (Summary Table for SBMC 28.83, with lists of streets affected, pertinent Ordinances, street widths, etc.), and copies of all pertinent Ordinances. The Study also contains Table B.1 through Table B.14 to provide data relating to each affected City street, Assessor's Parcels, street widths, copies of pertinent maps, etc.

The public information counters for Public Works and Community Development will keep a three-ring binder containing the Study and background materials. An electronic copy of the Study and background materials will be uploaded onto the City's SharePoint site for LDT members to facilitate review of future development projects where setback lines exist, applications for a Variance may be required, and properties affected by the setback lines will be "tagged" on Tidemark Advantage. The Study suggests a plan for its future management by City staff, with periodic revisions of each copy of the binders kept at Public Works and Community Development, and on SharePoint, as may be necessary.

DI/sk

cc: James L. Armstrong, City Administrator
Stephen P. Wiley, City Attorney

Visit the City's Website at
http://www.santabarbaraca.gov/Government/City_Hall/Municode/
for the most current copy of SBMC Chapter 28.83
Street Widening Setback Lines Established

Visit the City's Website at
http://www.santabarbaraca.gov/Government/City_Hall/Municode/
for the most current copy of SBMC Chapter 28.84
Variances for Street Widening Setback Lines

**Street Widening Setback Line Study
Procedures for Processing a Variance Request
February 23, 2011**

At the time this study was written, the most recent project requesting a variance for an established street widening setback was 1929 Cliff Drive (PBW2006-01391). Any future variance request application associated with SBMC 28.83, the Street Widening Setback Lines Established code, shall be processed as detailed below to ensure consistent intake and processing of any & all future projects. For convenient reference only, the steps to process projects requesting a variance are generally depicted on the flow chart attached as Diagram A, the *Variance Application Intake & Routing Process*.

In pertinent part, SBMC Chapter 28.84.013 (Ord. 3769, 1975; Ord. 3710, 1974; Ord 2585, 1957; Ord. 2062 §4, 1946.) states the following:

"In order to justify any variance under the provisions of this chapter, the three (3) following qualifications must be shown relative to the property involved in the application for such variance; and, the City Council's resolution of approval in connection with any such applications must contain written findings of fact showing wherein the property involved meets the three (3) following qualifications:

Finding #1: (SBMC 28.84.142(1)):

That there are exceptional or extraordinary circumstances or conditions applicable to the property involved that do not apply generally to all property affected by the setback line involved, and which produce unreasonable practical difficulties or unreasonable and unnecessary hardships in the way of adhering to the setback line or lines as established without the granting of leave for any variance therefrom.

Finding #2 (SBMC 28.84.142(2)):

That such variance is necessary for the preservation and enjoyment of a substantial property right of the petitioner in consonance and harmony with the enjoyment of their property by other neighboring owners, subject to the setback line involved.

Finding #3 (SBMC 28.84.142(3)):

That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements subject to the setback line involved."

Staff agrees to the following procedures for processing a variance application request (not requiring design and/or discretionary review) within a target 30-day time-frame:

1. The applicant shall submit an application requesting a Street Setback Variance to the Public Works Front Counter staff. Upon receiving the application, Staff shall perform the application completeness review and, if complete, shall distribute copies of the application packets to the divisions identified to review the application. Prior to accepting the application and distributing it to staff, as detailed below, the Public Works front counter staff shall confirm that the applicant has clearly stated why they are requesting the variance as required by SBMC 28.84.033, Petition to State Grounds for Variance, and applicant has paid any and all fees associated with the application request including CEQA fees.
2. Upon acceptance, the application package shall be routed by the Public Works Front Counter staff to the Engineering Division, Land Development Supervisor for project management and simultaneous distribution by the Public Works Front Counter staff to the following for review and comments regarding justification of the requested variance as follows:
 - a. Public Works Engineering (Land Development)
 - Finding #3 (Examples: review of the project as it relates to preservation of easements, utilities, drainage facilities, potential bridge project improvements, water and sewer service lines, etc.)
 - b. Public Works Transportation (Planning and Operations)
 - Finding #1 (Examples: review of the project as it relates to the City's existing and future traffic network, General Plan Circulation Element, Bicycle Master Plan, Pedestrian Master Plan, etc.)
 - Finding #3 (Examples: review of the project as it relates to sight distances, transition lanes, bus turnouts, etc.)
 - c. Community Development Planning & Zoning
(If required, Ministerial review by Zoning Plan Checker;
Discretionary Review by Case Planner)
 - Finding #1
 - Finding #2
 - CEQA Analysis & Findings
 - d. Other City Staff and advisors,
 - i. Public Works Real Property (if applicable)
 - ii. City Attorney
 - Advice regarding Finding #2
 - iii. Parks Creeks Division (if applicable)

3. Within the targeted 30-days, all comments associated with the variance application shall be provided to Engineering Division staff, to ensure that all comments have been inserted into the City's permit tracking system (currently know as Advantage/Tidemark) for the assigned case.
4. Within 30-days¹ from the date of application intake, Engineering Division staff shall ensure that all comments are detailed in the City's permit tracking system.
 - a. If/when comments are received, the Engineering Division staff assigned to the case shall return the variance request to the applicant with comments/suggestions for fine-tuning the applicant package.
 - i. If the applicant chooses to address the comments and resubmit the variance request application, the project shall be rerouted - as detailed above.
 - ii. Upon receipt of the applicant's resubmitted project, the application shall be rerouted for final comments by all reviewing parties within 30-days from the date of application resubmittal.
5. The Engineering Division is the responsible section staff to serve as project coordinator and liaison between City Staff and the project applicant for all nondiscretionary variance application requests. This step can and often does mirror the DART review and Planning Commission approval process. For Example:
 - a. If concurrence between all reviewing City staff is attained, Engineering Division staff shall prepare and send a letter detailing the comments received by the reviewing divisions and their recommendation for approval at least 10-days prior to preparing a Council Agenda Report.
 - b. If concurrence amongst Staff cannot be attained, the Community Development Department Planning Division Supervisor and/or the Engineering Division, Land Development Supervisor shall be the final authority to make the preliminary project findings and recommendation.
 - i. Any contradicting Staff opinions shall require a meeting with all dissenting staff members present to discuss the determination and recommendation to be presented in the Council Agenda Report. This meeting shall take place at least 10-days prior to the Engineering Division Land Development staff member preparing a Council Agenda Report.

¹ Subject to the Permit Streamlining Act

- ii. Immediately following the above-noted meeting, the final project findings and recommendations shall be finalized to allow the preparation of the Council Agenda Report by the Engineering staff.

However, if a street setback variance application also requires design and/or discretionary review, then the following shall occur:

- c. Design Review-only Project: If the Variance request is a part of a Design Review-only submittal, the Planning & Zoning Division's Design Review section staff shall advise the applicant of the required street setback variance and have the applicant submit a Street Setback Variance Request to the Engineering Division for simultaneous processing with the Design Review application.
 - i. It shall be responsibility of the Design Review Section Staff member to advise the Board or Commission of the required variance and allow for Preliminary Approval only of the project contingent upon City Council's approval of the requested street setback variance. Processing as such would allow the Council to review the Design & Variance applications together should the project's Preliminary Approval be appealed.
 - d. DART Project: If the Variance request is part of a DART submittal, Steps 1-6 of the Procedures for Processing a Variance Request would be administered by the Planning & Zoning Division and Steps 7-10 would be managed by the Engineering Division post discretionary review and approval - *similar to the way a Final Map is handled by Engineering after a Tentative Subdivision Map is approved by the Planning Commission*.
 - i. As with all discretionary projects, Planning Commission approval shall occur prior to City Council approval in a manner similar to the Tentative Map/Final Map process. Thus, if Planning Commission approval of the project is required, an advisory paragraph about the Variance Application shall be included in the Planning & Zoning Community Development Department Planning Commission Staff Report.
6. Should the project require design and/or discretionary review, the Case Planner shall note the required variance in the staff comments to the Design Review Board and/or in the Staff Report to the Staff Hearing Officer or Planning Commission and advise the decision maker(s) of Staff's recommendation to City Council regarding the variance.

- a. A condition of project approval shall be written stating that the design and/or discretionary approval is contingent upon the City Council granting the requested Variance.
7. If it is agreed by all parties to recommend denial of the requested Variance and the applicant is not willing to make changes to the project to attain support from staff, then the project may be fast-tracked to City Council for a quick denial.

After any required discretionary review and recommended approval of any application for Variance Agreement, the following shall occur:

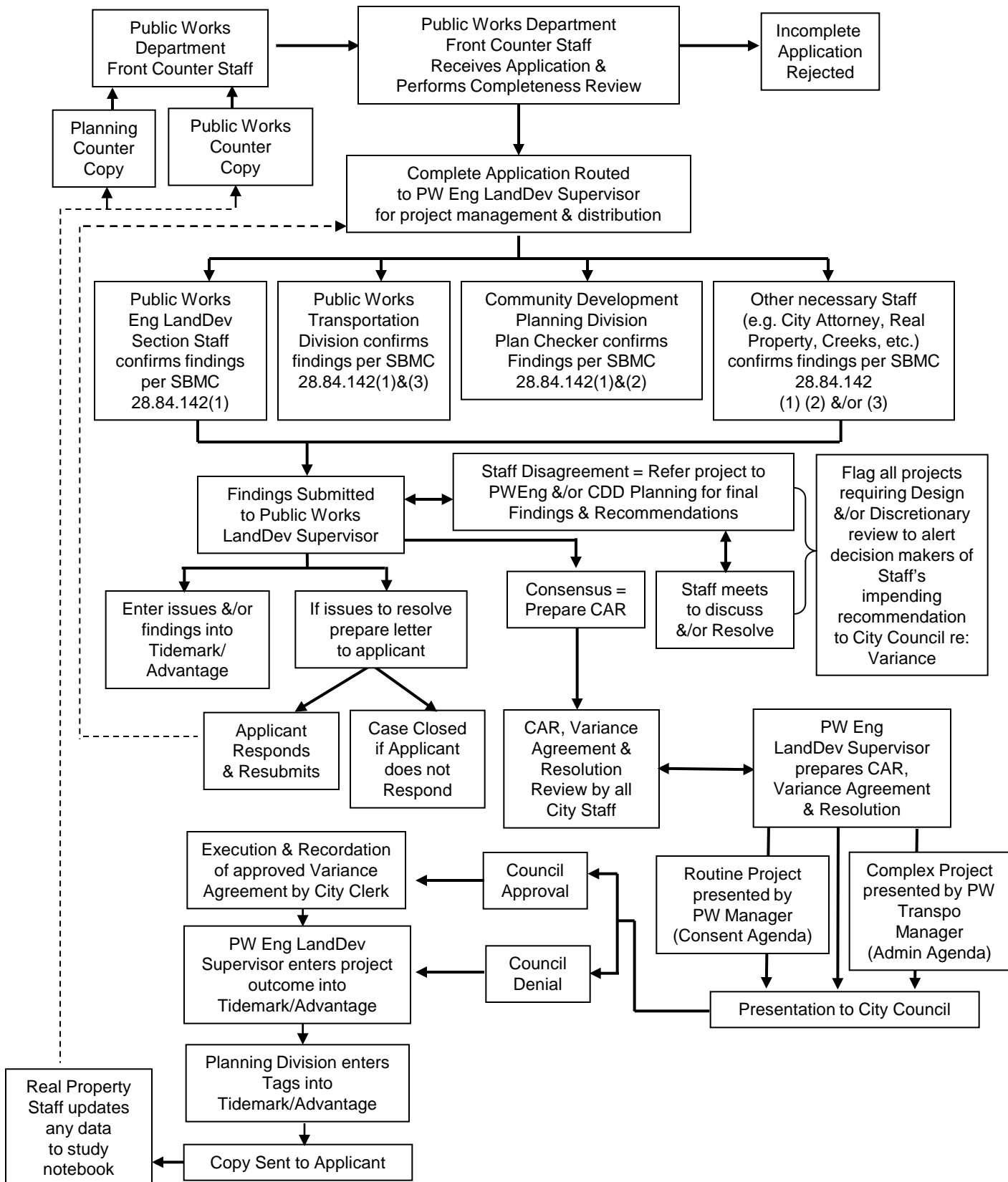
8. The assigned staff of the Engineering Division shall, in concert with City staff and City advisors mentioned in this study, shall proceed as follows:
 - a. If a Variance Agreement may be recommended for approval by City Council, assigned Engineering Division staff shall prepare a written Variance Agreement, as set forth in SBMC 28.84.013, together with preparation of the necessary resolution of Council to approve such Variance Agreement, along with preparation of the required Council Agenda Report including CEQA analysis and findings.
 - b. If a Variance Agreement cannot be recommended for approval by City Council, assigned Engineering Division staff shall prepare the required Council Agenda Report, including analysis, findings and reasons for recommended disapproval.
 - c. All items proposed to be submitted to City Council for review and action shall be routed to all interested and participating City staff and advisors for final review prior to the City Council hearing in order to consider any final recommendation concerning the approval or disapproval of a Variance Agreement.
9. At any City Council meeting to consider a Variance Agreement:
 - a. The assigned Manager of the Engineering Land Development section of the Public Works Department, with coordination and support by the Land Development Supervisor, shall present the project findings and favorable recommendations to City Council on the consent agenda for any routine project requiring a Variance Agreement; or
 - b. The assigned Manager of the Transportation Division of the Public Works Department shall present the project findings and recommendations to the City Council on the administrative agenda for any complex or non-routine project (as determined by the Engineering Land Development section) requiring a Variance Agreement, or for any recommendation to disapprove a Variance Agreement, if applicable.

10. Following review and approval by City Council of any Variance Agreement, as approved by a resolution adopted by Council, the City Clerk shall transmit the Variance Agreement and any associated exhibits to the County Recorder's Office for recordation in the Official Records.
11. Upon the final recordation of any approved Variance Agreement, or upon any disapproval by Council of any such application, whichever is applicable, the Engineering Division staff, with responsible oversight by the Land Development Supervisor, shall input the outcome and findings relating to the application into the City's permit tracking system (*currently known as Tidemark/Advantage*).
12. Following the recordation of any approved Variance Agreement, the assigned Planning Division staff member shall enter any necessary Tags into the City's permit tracking system (*currently known as Tidemark/Advantage*).
13. Upon receipt of any recorded Variance Agreement, the Land Development Supervisor shall provide a copy of the Variance Agreement to the applicant.
14. If any revisions of this study are desired to improve the procedures set forth herein, in particular to improve the procedures following review by City staff of any application for Variance Agreement, the City's Real Property staff shall initiate steps to draft such revisions for review and approval by other assigned City staff, as appropriate.
15. Following periodic revision of this study, if any, the City's Real Property staff shall remove superseded pages of this study as needed to insert such revised pages in each of the copies maintained for review and reference by assigned staff working at the respective:
 - a. Public Works Department, Engineering Division public information counter; and
 - b. Community Development Department, Planning Division public information counter.

Street Widening Setback Line Study

Variance Application Intake & Routing Process

Following a typical Public Works PBW intake process



Street Widening Setback Line Study

February 23, 2011

Project Purpose

Relative to Santa Barbara Municipal Code Section 28.83, *Street Widening Setback Lines Established*, in agreement with City Staff, the Planning, Transportation and the Public Works Engineering Divisions came to a consensus to set a goal to:

1. Research the City's Street Widening Setback Lines Established code, and analyze which setbacks have been satisfied, which remain outstanding, and which if any, could be eliminated from the current Zoning Code.
2. Document results of the study.
3. Establish a process for the future application processing.

Background

Staff was tasked to research and report on previously granted public *right-of-way widening* for streets named within SBMC Chapter 28.83. Green & Associates (hereinafter known as Green) was hired to review all existing City and County facilities, including Assessors Parcel Maps, City Maps, scanned City files, previous internal staff correspondences on this topic, and the City's GIS Mapping System to derive a list of all parcels associated with this study.

As detailed in Chapter 28.83 of the Santa Barbara Municipal Code, and depicted in the table below, the study area is divided into fifteen (15) subsections which comprise nine (9) City Streets:

City Street Name	Municipal Code Section	# of Parcels in Search Area
Canon Perdido Street (NW)	28.83.007	5
Canon Perdido Street (SE)	28.83.027	8
Chapala Street (NE)	28.83.057	17
Chapala Street (SW)	28.83.067	11
Cliff Drive	28.83.077	211
East Cabrillo Boulevard	28.83.117	5
Gutierrez Street (NW)	28.83.127	51
Gutierrez Street (SE)	28.83.137	56
Hollister Avenue (NE)	28.83.147	66
Hollister Avenue (City Limits to Mission Street)	28.83.157	63
Milpas Street (NE)	28.83.167	116
Milpas Street (SE)	28.83.177	86
Montecito Street (NE)	28.83.187	9
Montecito Street (SE)	28.83.197	10
Carrillo Street Extension	28.83.227	3
Total Parcel in Study Area:		717

After collecting the aforementioned data, Green prepared this Street Widening Setback Line Study containing findings relative to each *street widening setback line* established and detailed in SBMC 28.83, the originally established right-of-way width, and the current right-of-way widths, which concluded whether or not the intent of the street setbacks detailed in SBMC 28.83 had been satisfied.

The data collected for each setback and the resulting Summary Reports are contained within individual project binders held by staff at the City's Planning & Zoning Counter and the Public Works Engineering Counter. Each binder contains the following information:

- A copy of the joint memorandum between the Community Development Public Works Departments, dated February 2011, accepting this Street Widening Setback Line Study and its associated contents contained within this binder;
- A copy of SBMC Chapter 28.83, Street Widening Setback Lines Established;
- A copy of SBMC 28.84, Variances for Street Widening Setback Lines;
- The Street Widening Setback Line Study - Procedures for Processing a Variance Request and its associated flow chart, Diagram A, the Variance Application Intake & Routing Process;
- This Street Widening Setback Line Study and its associated exhibits, Table A, a matrix containing an overall summary of the Street Widening Setback Lines Established code and Tables B.1 through B.15, which are specific to each code section contained within SBMC 28.83 and are accompanied by respective Assessor Parcel Maps used for this study; and
- Historical Ordinances – as referenced in SBMC 28.83 – that were available at the time of this study.

The effective date of this study is February 23, 2011 as indicated by the joint memorandum. It is universally understood and agreed upon by all parties involved that once this study is accepted by City Staff, it will be the responsibility of the City's Engineering Division to update an electronic version and hard-copies of this Study and its respective diagrams and tables when a new project presents itself in the future, for placement in each of the binders being used by respective City staff.

History of Street Widening Setbacks

In the early 1920's, the Santa Barbara City Council reviewed and adopted several ordinances intending to limit the placement of private structures within areas that might be required for future street widening purposes. Essentially the

adoption of these ordinances reduced concern for associated costs should future street widening occur in these locations. The setback lines established by these ordinances effectively served the purpose of public street easements without the City actually obtaining public street easements for the land detailed in each ordinance. As discussed below, the establishment of procedures for setback lines described below currently exists as SBMC Chapter 28.83, Street Widening Setback Lines Established, with the latest amendments to this section circa 1975.

On May 17, 1923, the Santa Barbara City Council approved Ordinance No. 1157 which introduced the Method of Procedures for Establishing Setback Lines in the City of Santa Barbara and the Penalty for the Violation of such Ordinance for the City streets associated with this code. This ordinance allowed the City to determine and establish “*a line to be known and designated as a set-back line between which line and the street line no building or structure shall be erected or constructed.*” This ordinance, however, did not state the reason for the setback. It was not until later ordinances that it became clear that the implementation of such setbacks was for street widening purposes.

The Santa Barbara City Council adopted Ordinance No. 1294 on March 24, 1926 establishing a building setback line along Montecito Street between State Street and Rancheria Street for future *street widening* purposes. This ordinance was amended in the year 2000 to modify the setback boundary area along Montecito Street between Bath Street and Rancheria Street, *eliminating the previous State Street to Bath Street setback.*

On April 1, 1926, Ordinance 1297 established a setback line along Milpas Street between Anapamu Street and Cabrillo Boulevard for street widening purposes. This ordinance is contained in the current Zoning Ordinance as SBMC 28.83.167 & SBMC 28.83.177, Milpas Street – Northeasterly between Anapamu Street and Cabrillo Boulevard and Milpas Street – Southeasterly between Anapamu Street and Cabrillo Boulevard, respectively.

Nearly 90-days later, on May 20, 1926, the Council followed suit with a street widening setback ordinance, Ordinance No. 1304, along Canon Perdido Street between Quarantina Street and Milpas Street, currently recognized as SBMC 28.83.007 & SBMC 28.83.027.

The following year, on February 3, 1927, the Council established building setback lines along Chapala Street (between Mission Street and Anapamu Street and between Montecito Street and Cabrillo Boulevard) via Ordinance No. 1325. The current codes, SBMC 28.83.057 & SBMC 28.83.067, limit the Chapala Street street widening setback to the Montecito Street and Cabrillo Boulevard boundaries, thus excluding the 1927 code areas between Mission Street and Anapamu Street.

In 1928, street widening setbacks were also established for Hollister Avenue, now renamed De La Vina Street (Ordinance No. 1388; April 12, 1928) and East Cabrillo Boulevard (Ordinance No. 1400, June 28, 1928) for future potential street widening purposes.

The aforementioned ordinances establishing setback lines as well as those not specifically noted above are currently detailed in SBMC 28.83.

Setback Line Variance Ordinance

On February 7, 1946, Ordinance No.2062 was approved by the Santa Barbara City Council *“providing for the allowance of variance from setback lines established by ordinance in said City prescribing the method of procedure for the allowance of such variance repealing ordinances inconsistent herewith to the extent of their inconsistency...”* This ordinance, the Variance Ordinance, allowed structures to be constructed within the previously established setbacks and street widening setbacks under validation by the owner and authorization by the City Council with the following understanding:

1. Variance authorized if improvements are wholly removed in the event of any future public street acquisition by condemnation at expense of property owner at the time the variance was granted.
2. Variance authorized upon filing a written agreement with the property owner to whom variance granted and in perpetuity acknowledging requirement for removal of improvements at sole expense of property owner.
3. Variance authorized upon filing a written agreement confirming City's rights to remove improvements - should owner refuse - at sole expense of property owner.
4. Variance authorized upon express provision and condition that owner expressly waives and renounces any and all rights or claims to damages or compensation for removal of improvements.
5. Variance authorized if following three qualifications can be justified:
 - a. Property has exceptional or extraordinary circumstances that don't apply to other properties in SBMC 28.83 and that produce unreasonable &/or unnecessary hardships to the petitioner.
 - b. Variance would allow for the preservation and enjoyment of the property in consonance with neighboring properties.

- c. Variance will not be materially detrimental to public welfare or injurious to property or improvements subject to SBMC 28.83

At present, procedures allowing variances for setback lines can be found in SBMC Chapter 28.84, Variances for Street Widening Setback Lines, with the most current ordinance revisions listed as September 30, 2008.

Intent of SBMC 28.83

Evidence obtained indicates SBMC 28.83 was written to establish areas for future street widening purposes and to restrict building and/or structure placement within the setback as it relates to the rights-of-way at the time the statute was codified. City Staff and advisors (2009) agree that once easements for street widening – *as detailed in each respective code* – have been granted to the City for specific properties, no additional setback is required or allowed for that property, and the existing ordinance no longer applies to that property.

Therefore, if a City Street has already been widened, if most properties within a given street widening setback have been granted Street Setback Variances, or if City Staff can conclusively determine that a street identified in SBMC 28.83 will not be widened or needed for future bike lanes and/or turning lanes, then the City's Land Development Team should process amendments to adjust the language of each respective street widening setback code as it relates to the current versus the original right-of-way widths or remove the required setback altogether from the Zoning Code as was done between 2000 & 2003 when the Santa Barbara City Council repealed the following street widening setbacks:

- SBMC 28.83.207 & 28.83.217: Montecito Street, between US Highway 101 & State Street or more currently know as Montecito Street between Santa Barbara Street & Bath Street (*May 2, 2000 – Ordinance 5153*)
- SBMC 28.83.087 & 28.83.097: De La Vina Street, between Mission Street & Montecito Street (*April 30, 2002*)
- SBMC 28.83.077: Cliff Drive, Arroyo Burro Beach to the Westerly City Limits (*April 15, 2003*)

For these setbacks, rather than continuously approve individual setback variances in these locations, the Council voted to repeal the aforementioned five (5) street widening setback lines previously established based on existing & future estimated traffic demands, community character and/or the public necessity and general welfare of the greater community for future street widening.

Past Examples of Street Widening Setback Lines Variances

Canon Perdido Street

- 822 East Canon Perdido Street
- 824 East Canon Perdido Street

Chapala Street

- 326- 328 Chapala Street (Chapala Lofts)
Setback Variance Agreement for FM 20,627; 12/12/00
Ordinance approval for Encroachment Permit for colonnaded arcades; 11/21/00
- 1221 Chapala Street
Setback Variance granted; 12/1/98
- 1732 Chapala Street
Setback Variance Agreement (Andres Project): The project initiated steps to rescind the street widening setback from Mission Street to Anapamu Street; 10/7/03
- City Council review of an ordinance to repeal the street widening setback along portions of Chapala Street; 11/18/03

Cliff Drive

- In an e-mail by City Staff dated January 4, 2001, there is a notation that Transportation Planning expressed interest in reducing the Cliff Drive Setback (*measured from the Center Line of Cliff Drive*) from 55-feet to 33-feet along the stretch of Cliff Drive from the city limit line to the westerly boundary of Arroyo Burro Beach (*or for the length of the Cliff Drive Setback detailed in SBMC 28.83.077*). In the same email, Transportation Planning recommended that the Cliff Drive setback be reduced from a 10-foot setback west of Arroyo Burro Beach.
- 2109 Cliff Drive
Setback variance requested for structure encroachment within the setback; 12/13/05
- 2317 Vista Arroyo (*property frontage on Cliff Drive*)
Building Setback Variance along Cliff Drive; 1/30/01
- 1929 Cliff Drive
Setback Variance requested structure encroachment within the setback

Gutierrez Street

- 825 East Gutierrez Street
Variance request to place a 6-foot cement wall within the street widening setback
- 414 De La Vina Street (property frontage on Gutierrez Street)
Resolution to grant a variance to permit a structure within the setback; 5/2/00
- 336 North Nopal Street (property frontage on Gutierrez Street)
Variance request for a structure within the street widening setback

Hollister Avenue (De La Vina Street)

- City Council Approval to amend portions of the setback zone along De La Vina Street (former portions of Hollister Avenue); 4/25/00 & 5/2/00

Milpas Street

- 302 North Milpas Street
Determination that a variance was not required to build within the street widening setback line established for Milpas Street
- 336 North Milpas Street
Determination by way of a 2006 inner-office e-mail stating that although the property maintained an existing 80-foot right-of-way, the proposed project was still subject to the City's street widening setback ordinance
- 716 North Milpas Street
Determination that a variance was not required to build within the setback because this property was no longer subject to the City's street widening setback ordinance

Montecito Street

- 220-240 West Montecito Street
Setback Variance; 11/2/99
- 302 West Montecito Street
Setback Variance; 11/2/99
- 316 West Montecito Street
Setback Variance Agreement; 5/3/05
- Council Approval to delete portions of the Montecito Street Setback; 4/25/00 & 5/2/00

Next Steps

Upon acceptance of this report, City Staff and advisors (2009) agree that in order to ensure consistent application intake and processing of a Variance request, provide Staff and the general public with information about the 717 parcels associated with this study, and to eliminate any potential unnecessary acquisition of additional private lands, the following shall occur:

1. Public Works Engineering Division Staff and the Community Development Department Planning Division staff shall work to coordinate “Flagging” this study – parcel by parcel – in the City’s Permit Tracking facilities (a.k.a. Tidemark/ Advantage) to ensure that this study is reviewed each time a project presents itself.
2. Public Works Engineering Division staff shall discuss with Information Systems staff the financial obligations of requesting Information System’s staff to enter the project data and findings from this study – parcel by parcel – into the City Map program (formerly the DataBrowser program) for reference as needed, as Divisional priorities allow.

Conclusion

Decades before the City’s first approved Zoning Ordinance, City Officials circa 1920 anticipated various street frontages as potential future commercial corridors. As such, these officials created language to preserve certain areas of land to accommodate the City’s future desire to widen rights-of-ways. In effect, the setbacks established at the time discouraged structures from being erected within prescribed distances of the rights-of-way lines to allow greater potential for street widening without costly removal of such structures, should the need arise to enhance the rights-of-way in these areas. With such foresight, these officials created laws to address public necessity and protect the general welfare of the greater community for future street widening purposes.

In understanding the history of these codes and recognizing the limitations placed upon each property affected by SBMC 28.83, the Street Widening Setback Lines Established code, the parties involved in this study conclude that a consensus must be reached regarding the specific setback boundaries and a process must be established to ensure consistent and fair processing of each application subject to the prescribed setback corridors.

While the foundation of this study provides a clearer understanding for the premise of these codes and establishes a procedure for application intake and processing of any variance requests, the work on this subject will continue as new projects are submitted and new information becomes available.

Street Widening Setback Line Study Summary Table for SBMC 28.83								
City Street Name	Street Widening Setback Line Description & Width	Municipal Code Section	Ordinance Current (Original)	Ordinance Date Current (Original)	Original Street Width	Setback Satisfied	# of Properties in Search Area	Notes
Canon Perdido Street (Exhibit B.1)	NW btwn Quarantina & Milpas Streets; 10-feet NW from the NW line of Canon Perdido Street	28.83.007	1304	May 20, 1926	60-feet	No	5	
Canon Perdido Street (Exhibit B.2)	SE btwn Quarantina & Milpas Streets; 10-feet SE from the SE line of Canon Perdido Street	28.83.027					8	
Chapala Street (Exhibit B.3)	NE btwn Montecito St & Cabrillo Blvd; 10-feet NE from the NE line of Chapala Street	28.83.057	1325	February 3, 1927	60-feet	No	17	Ord. No. 1325 also stated that the setback applied to the widening of Chapala Street between Mission and Anapamu Street. The traveled portion of Chapala Street stops at Yanonali Street. Amendments to these two codes are recommended to eliminate the untraveled portion of Chapala Street (Chapala Street from Montecito to Yanonali Streets is no longer a public street)
Chapala Street (Exhibit B.4)	SW btwn Montecito St & Cabrillo Blvd; 10-feet SW from the SW line of Chapala Street	28.83.067					11	
Cliff Drive (Exhibit B.5)	W Montecito St widening setback line on the E to the E'ly side entrance to Arroyo Burro Beach; 55-feet distant from the CL of Cliff Drive on each side and running parallel 110-feet from the opposing setback at all points	28.83.077	5274	2003	Varies based on the Center Line of Cliff Drive	Not Completely	211	See the Street Widening Setback Line Study for properties encompassed by the SBMC 28.83.077 Street Widening Setback Line boundaries
East Cabrillo Boulevard (Exhibit B.6)	NW line of E Cabrillo Blvd btwn NE Line of State St & SE line of Santa Barbara St	28.83.117	1400	June 28, 1928	91-feet	No	5	
Gutierrez Street (Exhibit B.7)	NW btwn De La Vina & Milpas Streets	28.83.127			60-feet	Not Completely	51	See the Street Widening Setback Line Study for properties encompassed by the SBMC 28.83.127 Street Widening Setback Line boundaries
Gutierrez Street (Exhibit B.8)	SE btwn De La Vina & Milpas Streets	28.83.137				No	56	
Hollister Avenue <i>Renamed: De La Vina Street</i> (Exhibit B.9)	NE btwn Calle Laureles & Mission St	28.83.147	1388 (1298)	April 12, 1928 (March 4, 1926)	60-feet	Not Completely	66	See the Street Widening Setback Line Study for properties encompassed by the SBMC 28.83.147 Street Widening Setback Line boundaries
Hollister Avenue <i>Renamed: De La Vina Street</i> (Exhibit B.10)	Between City Limits & Mission St	28.83.157	1388 (1298)	April 12, 1928 (March 4, 1926)		Not Completely	63	See the Street Widening Setback Line Study for properties encompassed by the SBMC 28.83.157 Street Widening Setback Line boundaries
Milpas Street (Exhibit B.11)	NE btwn Anapamu St & Cabrillo Blvd	28.83.167	1297	April 1, 1926	60-feet	Not Completely	116	See the Street Widening Setback Line Study for properties encompassed by the SBMC 28.83.167 Street Widening Setback Line boundaries
Milpas Street (Exhibit B.12)	SE btwn Anapamu St & Cabrillo Blvd	28.83.177	3028 (1297)	1965 (April 1, 1926)		Not Completely	86	See the Street Widening Setback Line Study for properties encompassed by the SBMC 28.83.177 Street Widening Setback Line boundaries
Montecito Street (Exhibit B.13)	NE btwn Bath St & Rancheria St	28.83.187	5153 (1294)	2000 (March 24, 1926)	60-feet	Not Completely	9	See the Street Widening Setback Line Study for properties encompassed by the SBMC 28.83.187 Street Widening Setback Line boundaries
Montecito Street (Exhibit B.14)	SE btwn Bath St & Rancheria St	28.83.197	1294	March 24, 1926		No	10	
Carrillo Street Extension (Exhibit B.15)	40-ft E'ly of CL of Carrillo St extension btwn engineer's station 49+00 & station 52+00	28.83.227	3205	1967	80-feet	No	3	The three (3) parcels in this study area do not meet the original street width requirement

ORDINANCE NO. 1304
AN ORDINANCE ESTABLISHING A
BUILDING SET-BACK LINE ON
CANON PERDIDO STREET BE-
TWEEN QUARANTINA STREET AND
MILPAS STREET, IN THE CITY OF
SANTA BARBARA, CALIFORNIA.

BE IT ORDAINED by the Council of the City of Santa Barbara, California: Section 1. Pursuant to Resolution No. 735 (New Series) the City Council did on the 15th day of April, 1926, hold a public hearing duly advertised in the Santa Barbara Daily News, notifying any and all persons having any objections to the establishment of said lines to appear at said hearing and present any objections or protests which they might have; and no protestants appearing at said hearing, now, therefore,

The City Council hereby finds and determines that the public safety, convenience, interest and welfare of said city each requires the future widening of Canon Perdido Street between Quarantina Street and Milpas Street and the establishment of the following described building set-back lines on said street, to-wit:

A straight line drawn from the northeasterly line of Quarantina Street, produced northwesterly, to southwesterly line of Milpas Street ten (10) feet northwesterly from the northwesterly line of Canon Perdido Street, as a set-back line, between which line and said northwesterly line of Canon Perdido Street no building or structure shall hereafter be erected or placed.

A straight line drawn from the northeasterly line of Quarantina Street to the southwesterly line of Milpas Street ten (10) feet southeasterly from the southeasterly line of Canon Perdido Street, as a set-back line, between which line and said southeasterly line of Canon Perdido Street no building or structure shall hereafter be erected or placed.

Section 2. This ordinance after its passage and authentication shall be published in The Santa Barbara Daily News, a daily newspaper of general circulation, printed, published and circulated in said city and hereby designated for that purpose.

State of California,
County of Santa Barbara, SS.:

I, H. A. ADRIAN, Mayor of the City of Santa Barbara, California, do hereby certify that the foregoing ordinance was read in full at three regular meetings of the Council of said City, and finally passed on the 20th day of May, 1926, by the following vote on roll call:

Yeas: Councilmen C. M. Andara, Wm. J. Mellinger, J. Smedley, H. L. Sweeney, H. A. Adrian.

Nays: Councilmen, None.

Absent: Councilmen, None.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal to be affixed this 21st day of May, 1926.

H. A. ADRIAN,
Mayor.

ATTEST: S. B. TAGGART,
City Clerk.

(SEAL)

ORDINANCE NO. 1318

AN ORDINANCE DECLARING ALL THAT PORTION OF MULBERRY AVENUE, BETWEEN SAN PASCUAL AND SAN ANDREAS STREETS TO BE AN OPEN PUBLIC STREET OR THOROUGHFARE OF THE CITY OF SANTA BARBARA, CALIFORNIA.

BE IT ORDAINED by the Council of the City of Santa Barbara, California:

Section 1. All that certain piece, parcel or strip of land situated in said City of Santa Barbara, and known as Mulberry Avenue, and hereinafter particularly described, is hereby declared to be an open public street or thoroughfare of said City, to-wit:

Commencing at a point on the southwesterly line of San Pascual Street, distant 212.44 feet northwesterly from the East corner of Block 53, in said City; thence southwesterly in a direct line to a point on the northeasterly line of San Andreas Street, distant 212.32 feet northwesterly from the south corner of said Block; thence northwesterly along the northeasterly line of San Andreas Street 30.28 feet; thence in a direct line northeasterly to a point in the southwesterly line of San Pascual Street 242.34 feet northeasterly from the east corner of said Block; thence southeasterly along the southwesterly line of San Pascual Street 29.00 feet to the point of beginning.

Section 2. This ordinance, after its passage and authentication shall be published once in The Santa Barbara Daily News, a daily newspaper of general circulation printed, published and circulated in said City.

State of California,

County of Santa Barbara, SS.:

I, H. A. Adrian, Mayor of the City of Santa Barbara, California, hereby certify that the foregoing ordinance was read in full at three regular meetings, of the said Council of the City of Santa Barbara, and finally passed on the 4th day of November, 1926, by the following roll call:

Yeas: Councilmen Jay Smedley, H. L. Sweeney, Wm. J. Mellinger, H. A. Adrian.

Nays: Councilmen, None.

Absent: Councilman C. M. Andara.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal of said City to be affixed this 5th day of November, 1926.

H. A. ADRIAN,
Mayor.
S. B. TAGGART,
City Clerk.

(SEAL)

(1926)

ORDINANCE NO. 1325

An Ordinance Establishing a Building Set-Back Line on Chapala Street Between Mission Street and Anapamu Street and Between Montecito Street and Cabrillo Boulevard, Within Said City.

BE IT ORDAINED by the Council of the City of Santa Barbara, California:

Section 1. Pursuant to Resolution No. 753, (New Series), the City Council did on the 13th day of May, 1926, hold a public hearing duly advertised in The Morning Press notifying any and all persons having any objections to the establishment of said lines to appear at said hearing and present any objections or protests which they might have; and no protestants appearing at said hearing, now, therefore,

The City Council finds and determines that the public safety, convenience, interest and welfare of said City each requires the future widening of Chapala Street between Mission Street and Anapamu Street and between Montecito Street and Cabrillo Boulevard, and the establishment of the following described building set-back line on said streets, to-wit:

A straight line drawn from the southeasterly line of Mission Street to the northwesterly line of Anapamu Street, to ten (10) feet northeasterly from the northeasterly line of Chapala Street, as a set-back line, between which line and said northeasterly line of Chapala Street no building or structure shall hereafter be erected or placed.

A straight line drawn from the southeasterly line of Mission Street to the northwesterly line of Anapamu Street, ten (10) feet southwesterly from the southwesterly line of Chapala Street, as a set-back line, between which line and said southwesterly line of Chapala Street no building or structure

shall be hereafter erected or placed.

A straight line drawn from the southeasterly line of Montecito Street to the northwesterly line of Cabrillo Boulevard ten (10) feet northeasterly from the northeasterly line of Chapala Street, as a set-back line between which line and said northeasterly line of Chapala Street no building or structure shall hereafter be erected or placed.

A straight line drawn from the southeasterly line of Montecito Street to the northwesterly line of Cabrillo Boulevard, ten (10) feet southwesterly from the southwesterly line of Chapala Street, as a set-back line between which line and said southwesterly line of Chapala Street no building or structure shall hereafter be erected or placed.

Section 2. This ordinance after its passage and authentication shall be published in The Morning Press, a daily newspaper of general circulation, printed, published and circulated in said City and hereby designated for that purpose.

STATE OF CALIFORNIA,)
COUNTY OF SANTA BARBARA,)SS.

I, H. A. ADRIAN, Mayor of the City of Santa Barbara, California, do hereby certify that the foregoing ordinance was read in full at three regular meetings of the Council of said City, and finally passed on the 3rd day of February, 1927, by the following vote on roll call:

YEAS: Councilmen—H. L. Sweeney, Jay Smedley, Wm. J. Mellinger.

NAYS: Councilmen—None.

NOT VOTING: Councilman—H. A. Adrian.

ABSENT: Councilman—C. M. Anderson.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal to be affixed this 4th day of February, 1927.

H. A. ADRIAN, Mayor.

ATTEST:
S. B. TAGGART, City Clerk.
(SEAL)

(1927)

ORDINANCE NO. 1400

ORDINANCE ESTABLISHING A BUILDING SET BACK LINE ON EAST CABRILLO BOULEVARD BETWEEN STATE STREET AND SANTA BARBARA STREET IN SAID CITY.

The Council of the City of Santa Barbara, do ordain as follows:

SECTION 1: Pursuant to Resolution No. 969 (New Series) the City Council did, on the 24th day of May, 1928, hold a public hearing duly advertised in the Santa Barbara Daily News notifying any and all persons having any objections to the establishment of said lines to appear at said hearing and present any objections or protests which they might have; and no protestants appearing at said hearing; now therefore;

The City Council hereby finds and determines that the public safety, interest, convenience and welfare of said City each requires the future widening of Cabrillo Boulevard, between State and Santa Barbara Streets, and that said Council does hereby establish the following described set back line, to-wit:

A line drawn parallel to and distant Ten (10) feet northwesterly from the line of East Cabrillo Boulevard between the northeasterly line of State Street and the southwesterly line of Santa Barbara Street as a set back line, between which line and said northeasterly line of East Cabrillo Boulevard no building or structure shall hereafter be erected or placed.

SECTION 2: The erection of any building, fence or any other structure between said set back line and the line of Cabrillo Boulevard is hereby prohibited.

SECTION 3: This ordinance after its passage and authentication shall be published in "The Santa Barbara Daily News," a daily newspaper of general circulation, printed, published and circulated in said City and hereby designated for that purpose.

State of California,
County of Santa Barbara, SS.:

I, S. B. TAGGART, Clerk of the City of Santa Barbara, State of California, hereby certify that the foregoing Ordinance was read in full at Two (2) regular meetings of the Council of said City, the third reading being dispensed with by the unanimous vote of said Council, and finally passed on the 28th day of June, 1928, by the following vote on roll call:

YEAS: Councilmen: H. R. Graham, Starr Gruner, John Henney, Walter McIntosh, John Parma, Laselle Thornburgh.

NAYS: Councilmen, None.

ABSENT: Councilmen, None.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal to be affixed this 29th day of June, 1928.

S. B. TAGGART,
City Clerk.

ATTEST:
I hereby approve the within ordinance.

T. R. FINLEY,
Mayor.

(SEAL)

ORDINANCE NO. 1401

AN ORDINANCE OF THE CITY OF SANTA BARBARA, SETTING APART CABRILLO BOULEVARD IN THE CITY OF SANTA BARBARA, AND DECLARING SAME TO BE A PARK BOULEVARD AND PLEASURE DRIVEWAY, REGULATING AND LIMITING THE USE OF SAID PARK BOULEVARD, AND PROVIDING A PENALTY FOR THE VIOLATION OF THIS ORDINANCE.

The Council of the City of Santa Barbara, do ordain as follows:

SECTION 1: All that portion of Cabrillo Boulevard in the City of Santa Barbara between Castillo Street and the State Highway shown on Plans and Profiles Nos. C-1-1232, C-1-1233, C-1-1234, C-1-1235, C-1-1236, C-1-1237, C-1-1238, C-1-1247, C-1-1248, C-1-1249, C-1-1223, C-1-1224, C-1-1257, on file in the office of the City Engineer of the City of Santa Barbara, is hereby made and declared a park boulevard and pleasure driveway of the City of Santa Barbara.

SECTION 2: It shall be unlawful for any Commercial Vehicle to use said Park Boulevard, providing, however, that this Ordinance shall never be construed to prevent any commercial vehicle from delivering or receiving a load on said Park Boulevard within One Block of an intersecting Street or from crossing said Park Boulevard at any crossing on said Boulevard.

SECTION 3: Any person violating any of the provisions of this Ordinance shall be guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine not to exceed Five Hundred Dollars, (\$500.00) or by imprisonment in the City Jail for not more than six months, or by both such fine and imprisonment.

SECTION 4: This Ordinance after its passage and authentication shall be published once in the "Santa Barbara Daily News," a daily newspaper of general circulation printed, published and circulated in said City and hereby designated for that purpose.

STATE OF CALIFORNIA

COUNTY OF SANTA BARBARA, ss.

I, S. B. TAGGART, Clerk of the City of Santa Barbara, California, hereby certify that the foregoing Ordinance was read in full at three (3) regular meetings of the Council of said City, and finally passed on the 12th day of July, 1928, by the following vote on roll call:

YEAS: Councilmen, H. R. Graham, Starr Gruner, John Henney, Walter McIntosh, John Parma.

NAYS: Councilmen, none.

ABSENT: Councilmen, Laselle Thornburgh.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal of said City to be affixed this 13th day of July, 1928.

ATTEST: S. B. TAGGART,
City Clerk.

I hereby approve the within ordinance.
(SEAL)

T. R. FINLEY,
Mayor.

A-10

(1928)

AN ORDINANCE AMENDING SECTION 1 OF ORDINANCE NO. 1298, ENTITLED "AN ORDINANCE ESTABLISHING A BUILDING SET BACK LINE ON HOLLISTER AVENUE AND DE LA VINA STREET WITHIN SAID CITY."

#1388

ORDINANCE NO. 1387

AN ORDINANCE DECLARING ALL THAT PORTION OF SANTA BARBARA STREET BETWEEN CARRILLO BOULEVARD AND THE PACIFIC OCEAN TO BE AN OPEN PUBLIC STREET OR THOROUGHFARE OF SAID CITY OF SANTA BARBARA.

The Council of the City of Santa Barbara, do ordain as follows:

SECTION 1: All that portion of Santa Barbara Street, in said City of Santa Barbara, between Carrillo Boulevard and the Pacific Ocean hereinafter particularly described, is hereby declared to be an open public street or thoroughfare of said City, to-wit:

That certain real property in the City of Santa Barbara, County of Santa Barbara, State of California, described as follows:

That certain real property in the City of Santa Barbara, County of Santa Barbara, State of California, described as follows:

Beginning at the most northerly corner of Block 336 1/4 of said City, according to the official map thereof; thence southeasterly along the southeasterly prolongation of the southwesterly line of Santa Barbara Street to the line of Ordinary High Tide of the Pacific Ocean; thence northeasterly and along said Ordinary High Tide Line of the Pacific Ocean to the point of its intersection with the southeasterly prolongation of the Northeasterly line of Santa Barbara Street; thence northwesterly and along said last mentioned line of Santa Barbara Street to the southeasterly line of Quintientos Street, as formerly established; thence at right angles southwesterly to the point of beginning.

SECTION 2: This ordinance after its passage and authentication shall be published once in the "Santa Barbara Daily News," a daily newspaper of general circulation, printed, published and circulated in said City, and hereby designated for that purpose.

State of California,
County of Santa Barbara, SS.:

I, S. B. TAGGART, Clerk of the City of Santa Barbara, State of California, hereby certify that the foregoing Ordinance was read in full at Two (2) Regular meetings of the Council of said City, the third reading being dispensed with by the unanimous vote of said Council, and finally passed on the 12th day of April, 1928, by the following vote on roll call:

YEAS: COUNCILMEN: H. R. GRAM, STARR GRUNER, JOHN HENNEY, WALTER MCINTOSH, JOHN PARMA, LASALLE THORNBURGH.

NAYS: COUNCILMEN NONE.

ABSENT: COUNCILMEN NONE.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal of said City to be affixed this 13th day of April, 1928.

ATTEST: S. B. TAGGART,

City Clerk.

I hereby approve the within Ordinance.

T. R. FINLEY,
Mayor.

(SEAL)

A18

The Council of the City of Santa Barbara, do Ordain as follows:

SECTION 1: That Section 1, of Ordinance No. 1298, be and the same is hereby amended to read as follows:

Section 1: Pursuant to Resolution No. 715 (New Series) the City Council, did on the 4th day of March, 1926, hold a public hearing duly advertised in The Morning Press, notifying any and all persons having any objections to the establishment of said lines to appear at said hearing and present any objections which they might have; and such protests as were filed against said proposed set-back line having been overruled by said Council and determined to have been without merit, now, therefore,

The City Council hereby finds and determines that the public safety, convenience, interest and welfare of said City requires the future widening of Hollister Avenue and De la Vina Streets and the establishment of the following described building set-back lines on said street, to-wit:

A line drawn from the Easterly line of Calle Laureles to the Northwesterly line of Mission Street, parallel to and Ten (10) feet northeasterly from the northeasterly line of Hollister Avenue, as a set-back line between which line and said northeasterly line of Hollister Avenue no building or structure shall hereafter be erected or placed.

A line drawn from the City Limits to the northwesterly line of Mission Street, parallel to and ten (10) feet southwesterly from the southwesterly line of Hollister Avenue, as a set-back line, between which line and said southwesterly line of Hollister Avenue no building or structure shall hereafter be erected or placed.

A straight line drawn from the southeasterly line of Mission Street to the northwesterly line of Montecito Street Ten (10) feet northeasterly from the northeasterly line of De la Vina Street as a set-back line, between which line and said northeasterly line of De la Vina Street no building or structure shall hereafter be erected or placed.

A straight line drawn from the southeasterly line of Mission Street to the northwesterly line of Monterito Street Ten (10) feet southwesterly from the southwesterly line of De la Vina Street, as a set-back line between which line and said northeasterly line of De la Vina Street no building or structure shall hereafter be erected or placed.

SECTION 2: This Ordinance after its passage and authentication shall be published Once in "The Santa Barbara Daily News," a daily newspaper of general circulation, printed, published and circulated in said City, and hereby designated for that purpose.

State of California,
County of Santa Barbara, SS.:

I, S. B. TAGGART, Clerk of the City of Santa Barbara, California, hereby certify that the foregoing ordinance was read in full at Two (2) regular meetings of the Council of the City of Santa Barbara, the third reading being dispensed with by the unanimous vote of said Council, and finally passed on the 12th day of April, 1928, by the following vote on roll call:

YEAS: COUNCILMEN: H. R. GRAM, STARR GRUNER, JOHN HENNEY, WALTER MCINTOSH, JOHN PARMA, LASALLE THORNBURGH.

NAYS: COUNCILMEN NONE.

ABSENT: COUNCILMEN NONE.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal to be affixed this 13th day of April, 1928.

S. B. TAGGART,
City Clerk.

ATTEST:
I hereby approve the within ordinance.
(SEAL)

T. R. FINLEY,
Mayor.
A18

(1928)

ORDINANCE NO. 1237

**An Ordinance Establishing a Building
Set Back Line on Milpas Street
Between Anapamu Street and Ca-
brillo Boulevard, in the City of
Santa Barbara, California.**

BE IT ORDAINED by the Council
of the City of Santa Barbara, Cali-
fornia:

Section 1. Pursuant to Resolution
No. 713 (New Series) the City Coun-
cil did on the 25th day of February,
1926, hold a public hearing duly ad-
vertised in The Morning Press, noti-
fying any and all persons having any
objections to the establishment of
said lines to appear at said hearing
and present any objections or pro-
tests which they might have; and no
protestants appearing at said hear-
ing, now, therefore.

The City Council hereby finds and
determines that the public safety,
convenience, interest, and welfare of
said City requires the future widen-
ing of Milpas Street between Ana-
pamu Street and Cabrillo Boulevard
and the establishment of the follow-
ing described building set back lines
on said street, to-wit:

A straight line drawn from the
southeasterly line of Anapamu
Street to the northwesterly line
of Cabrillo Boulevard, ten (10)
feet northeasterly from the north-
easterly line of Milpas Street, as
a set-back line, between which
line and said northeasterly line
of Milpas Street no building or
structure shall hereafter be erect-
ed or placed.

A straight line drawn from the
southeasterly line of Anapamu
Street to the northwesterly line
of Cabrillo Boulevard, ten (10)
feet southwesterly from the
southwesterly line of Milpas
Street, as a set-back line, be-
tween which line and said
southwesterly line of Milpas
Street no building or structure
shall hereafter be erected or
placed.

Section 2. This ordinance after its
passage and authentication shall be
published in The Morning Press, a
daily newspaper of general circula-
tion, printed, published and circulated
in said City and hereby designated
for that purpose.

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA)SS.

I, H. A. ADRIAN, Mayor of the
City of Santa Barbara, California, do
hereby certify that the foregoing or-
dinance was read in full at three
regular meetings of the Council of
said City, and finally passed on the
1st day of April, 1926, by the follow-
ing vote on roll call:

YEAS: Councilmen—C. M. Andera,
Wm. J. Mellinger, J. Smedley, H. L.
Sweeney, H. A. Adrian.

NAYS: Councilmen—None.
ABSENT: Councilmen—None.

IN WITNESS WHEREOF, I have
hereunto set my hand and caused the
official seal to be affixed this 2nd
day of April, 1926.

H. A. ADRIAN,
Mayor.
S. E. TAGGART, City Clerk.

(1926)

11/92
S.B.M.C. 28.23.187

ORDINANCE NO. 1294

An ordinance establishing a building set back line on Montecito Street from State Street to Rancheria Street in the City of Santa Barbara.

BE IT ORDAINED by the Council of the City of Santa Barbara, California:

SECTION 1. Pursuant to Resolution No. 708 (New Series) the City Council did on the 18th day of February, 1926, hold a public hearing duly advertised in the Morning Press notifying any and all persons having any objections to the establishment to said lines to appear at said hearing and present any objections or protests which they might have; and no protestants appearing at said hearing, now therefore, —

The City Council hereby finds and determines that the public safety, convenience, interest and welfare of said city each requires the future widening of Montecito Street between State Street and Rancheria Street and the establishment of the following described building set back lines on said street, to-wit:

A straight line drawn from the southwesterly line of State Street to the northeasterly line of Rancheria Street, ten (10) feet northwesterly from the northwesterly line of Montecito Street, as a set back line, between which line and said northwesterly line of Montecito Street no building or structure shall hereafter be erected or placed.

A straight line drawn from the

southwesterly line of State Street to the northeasterly line of Rancheria Street, ten (10) feet southeasterly from the southeasterly line of Montecito Street, as a set-back line, between which line and the southeasterly line of Montecito Street no building or structure shall hereafter be erected or placed.

SECTION 2. This ordinance after its passage and authentication shall be published in The Morning Press, a daily newspaper of general circulation, printed, published, and circulated in said city and hereby designated for that purpose.

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA)SS.

I, H. A. ADRIAN, Mayor of the City of Santa Barbara, California, do hereby certify that the foregoing ordinance was read in full at three regular meetings of the Council of said City, and finally passed on the 24th day of March, 1926, by the following vote on roll call:

YEAS: Councilmen C. M. Andera, J. Smedley, H. L. Sweeney, H. A. Adrian.

NAYS: Councilmen—None.

ABSENT: Councilman Wm. J. Melinger.

In witness whereof, I have hereunto set my hand and caused the official seal to be affixed this 24th day of March 1926.

H. A. ADRIAN,
Mayor.

ATTEST:
S. B. TAGGART, City Clerk.
(SEAL.)

(1926)

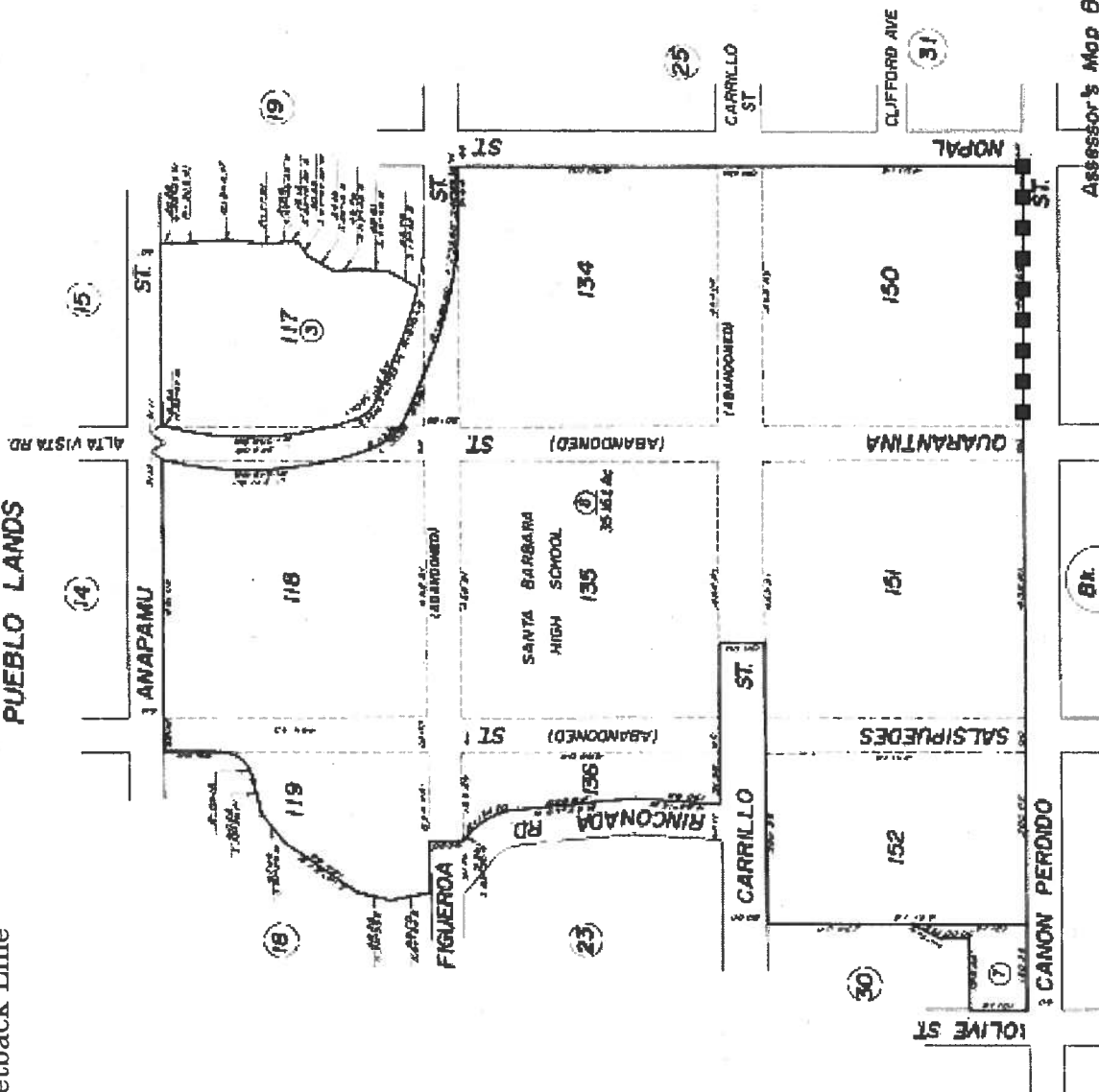
SBMC 28.83.007			
Canon Perdido Street - Northwesterly between Quarantina and Milpas Street			
A straight line drawn from the northeasterly line of Quarantina Street produced northwesterly, to southwesterly line of Milpas Street, ten feet (10') northwesterly from the northwesterly line of Canon Perdido Street is established as a setback line, between which line and such northwesterly line of Canon Perdido Street no building or structure shall be hereafter erected or placed. (prior Code Appendix II, Article II § 1(5).)			
<i>Excerpt from Code Section 28.83 - Street Widening Setback Lines Established/ rev. 9/30/08</i>			
APN	Original Street Width	Current Street Width	Notes
029-240-008	60-feet	60-feet	It appears that the 10-foot setback as referenced in SBMC 28.83.007 has yet to be satisfied by these parcels
029-610-002			
029-312-007			
029-312-008			
029-313-010			



Legend:

■ ■ ■ 28.83.007 Setback Line

PUEBLO LANDS



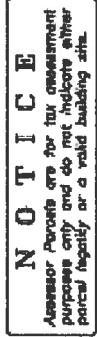
NOTE - Age and Sex Numbers Shown in Circles
Assessable Foray Numbers Shown in Circles

Assessor's Map Bk 29 - Pg. 24
County of Santa Barbara, Calif.

9/2

28.83.007 Setback Line

029-61



City of Santa Barbara
Assessor's Map Bk, 029—Pg. 61
County of Santa Barbara, Calif.

09/03/2006 R.M. Bk. 197, Pg. 44-48 Condominium Plan for Lot 1 of Tract 20726 "Small Cow Condominiums" 10/97 Was by Law 312-05

Legend:

■ ■ ■ 28.83.007 Setback Line

POR. PUEBLO LANDS

029-31



ALISOS ST
EAST ST

NOTICE
Assessor's Parcels are for tax assessment purposes only and do not include either parcel legally or a valid building area.

City of Santa Barbara
Assessor's Map Bk. 029-Pg. 31
County of Santa Barbara, Calif.

07/25/2006 R.M. Bk. 196, Pg. 96-97, Tract 20692
07/07/1887 R.M. Bk. 1, Pg. 13, Tract "Subdivision of Park Block of Hammel's Addition"

SBMC 28.83.027			
Canon Perdido Street - Southeasterly between Quarantina Street and Milpas Street			
A straight line drawn from the northeasterly line of Quarantina Street to the southwesterly line of Milpas Street, ten feet (10') southeasterly from the southeasterly line of Canono Perdido Street is established as a setback line, between which line and such southeasterly line of Canon Perdido Street no building or structure shall hereafter be erected or placed. (prior Code Appendix II, Article II § 1(6).)			
<i>Excerpt from Code Section 28.83 - Street Widening Setback Lines Established/ rev. 9/30/08</i>			
APN	Original Street Width	Current Street Width	Notes
031-041-001	60-feet	60-feet	It appears that the 10-foot setback as referenced in SBMC 28.83.027 has yet to be satisfied by these parcels
031-042-020			
031-042-002			
031-042-003			
031-042-029			
031-042-006			
031-042-007			
031-042-025			

31-04

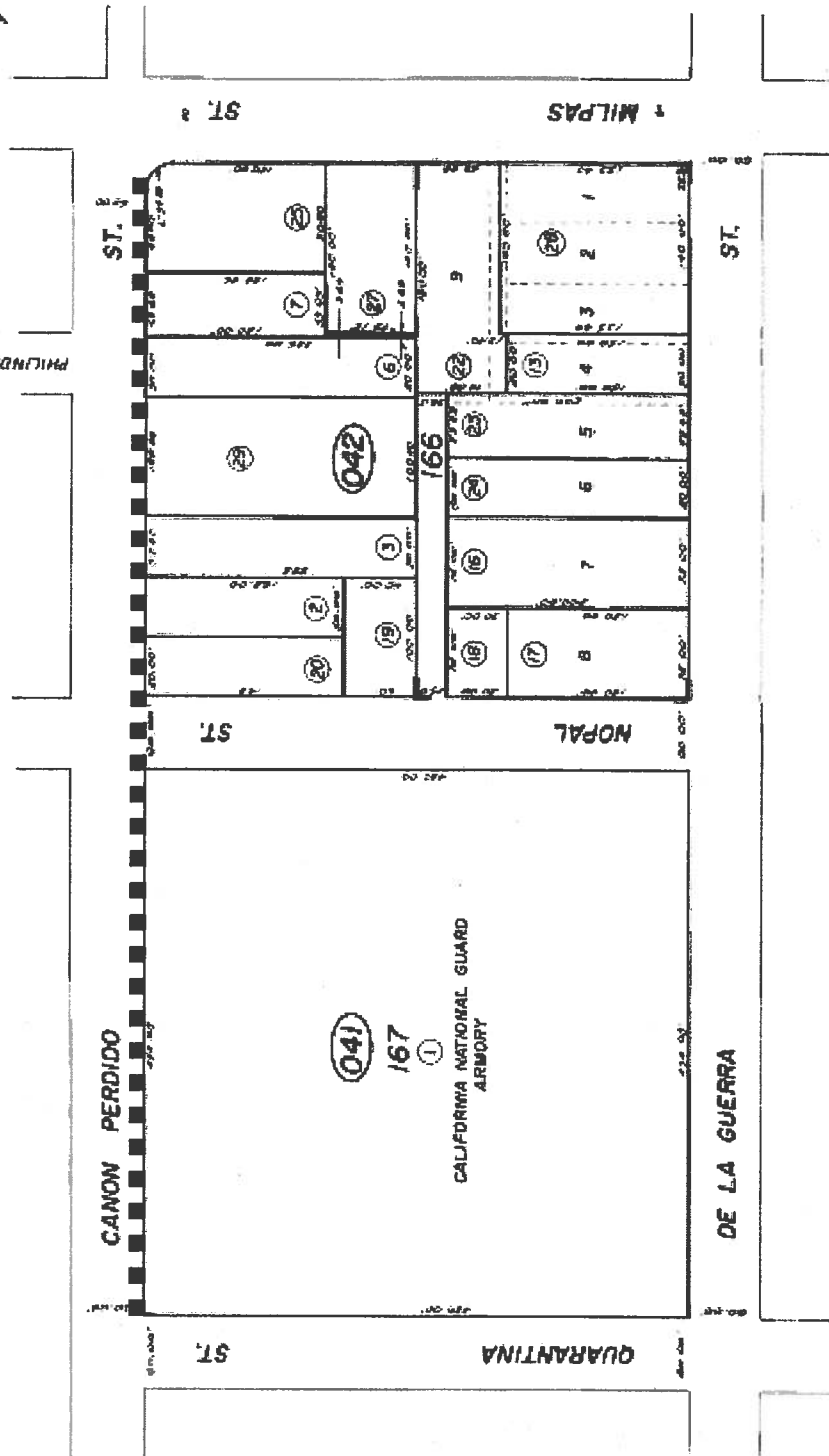
PUEBLO LANDS

Legend:

■ ■ ■ 28.83.027 Setback Line



Bk. 29



Assessor's Map Bk. 31 - Pg. 04

County of Santa Barbara, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

R. M. Bk. 1, Pg. 15 - Plot of SE 1/2 of Block 166

LD 171

SBMC 28.83.057			
Chapala Street - Northeasterly between Montecito Street & Cabrillo Boulevard			
A straight line drawn from the southeasterly line of Montecito Street to the northwesterly line of Cabrillo Boulevard, ten feet (10') northeasterly from the northeasterly line of Chapala Street is established as a setback line, between which line and such northeasterly line of Chapala Street no building or structure shall hereafter be erected or placed. (prior Code Appendix II, Article II §1(9).)			
<i>Excerpt from Code Section 28.83 - Street Widening Setback Lines Established/rev. 9/30/08</i>			
APN	Original Street Width	Current Street Width	Notes
033-042-014	60-feet	60-feet	It appears that the 10-foot setback as referenced in SBMC 28.83.057 has yet to be satisfied by this parcel
033-010-011	60-feet	N/A See Notes	Chapala Street no longer exists between Montecito and Yanonali Streets. These two parcels, which were previously privately owned, are now owned by the City of Santa Barbara Redevelopment Agency and they no longer function as roadway. These two parcels are slated to be merged with other surrounding RDA Parcels in 2010.
033-010-014			
033-042-001	60-feet	60-feet	It appears that the 10-foot setback as referenced in SBMC 28.83.057 has yet to be satisfied by these parcels
033-042-012			
033-041-012			
033-041-013			
033-074-001			
033-074-021			
033-074-012			
033-074-011			
033-074-010			
033-074-009			
033-074-008			
033-074-007			
033-102-001			
033-102-002			

Legend:

■ ■ ■ ■ ■ 28.83.057 Setback Line

POR PUEBLO LANDS

033-04

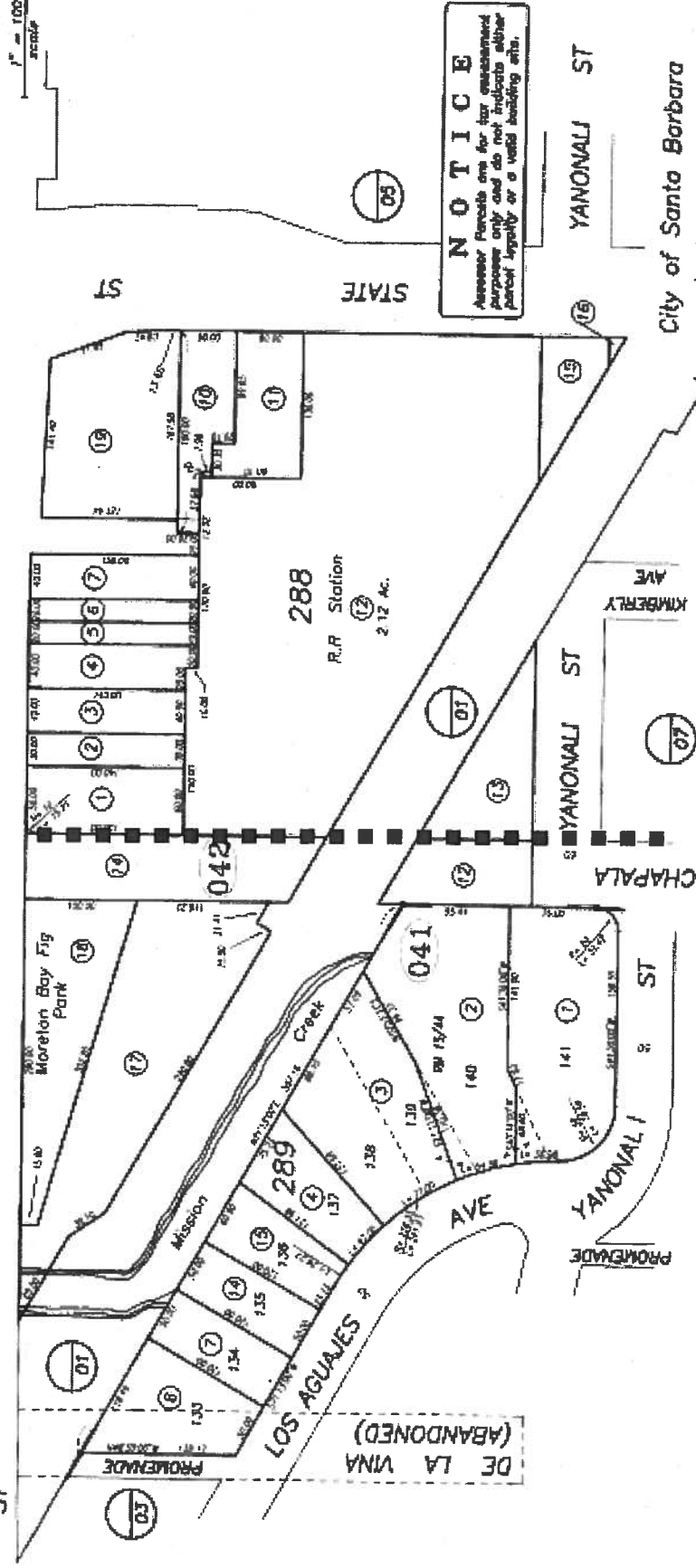
ST

ST

U. S. HWY. 101

MONTECITO ST

relation = 48.5"
1" = 100'
scale



NOTICE
Assessor's Parcels are for tax assessment purposes only and do not indicate whether parcel legally or a valid building site.

City of Santa Barbara
Assessor's Map Bk. 033 -Pg. 04
County of Santa Barbara, Calif.

03/01/1924 R.M. Bk. 15, Pg. 44 Tract Ambassador

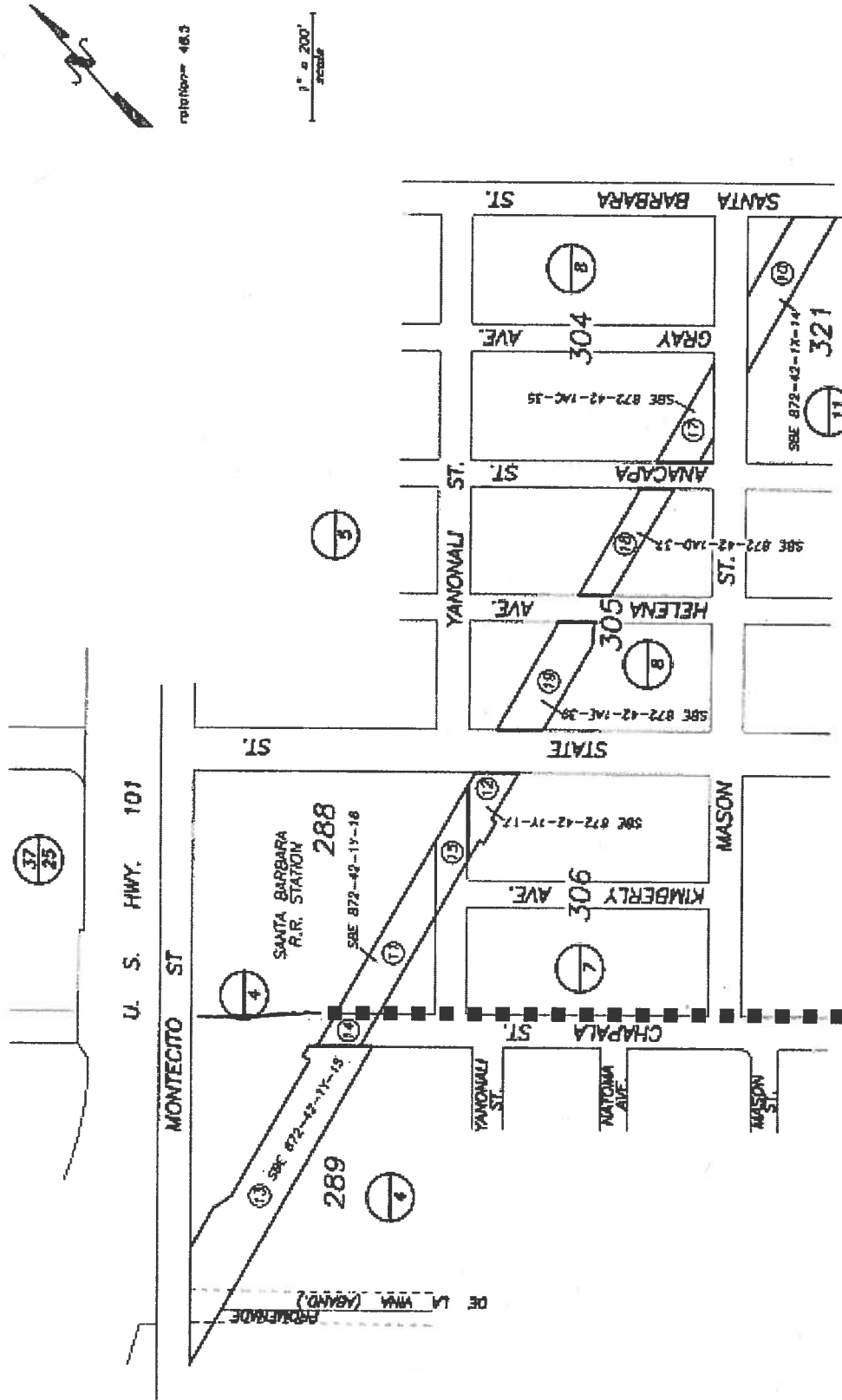
042-18 New Survey

Legend:

■ ■ ■ 28.83.057 Setback Line

POR. PUEBLO LANDS

033-01



NOTICE
Assessor's Parcels are for tax measurement purposes only and do not indicate either partial legality or a valid building site.

City of Santa Barbara
Assessor's Map Bk. 033 -Pg. 01
County of Santa Barbara, Calif.

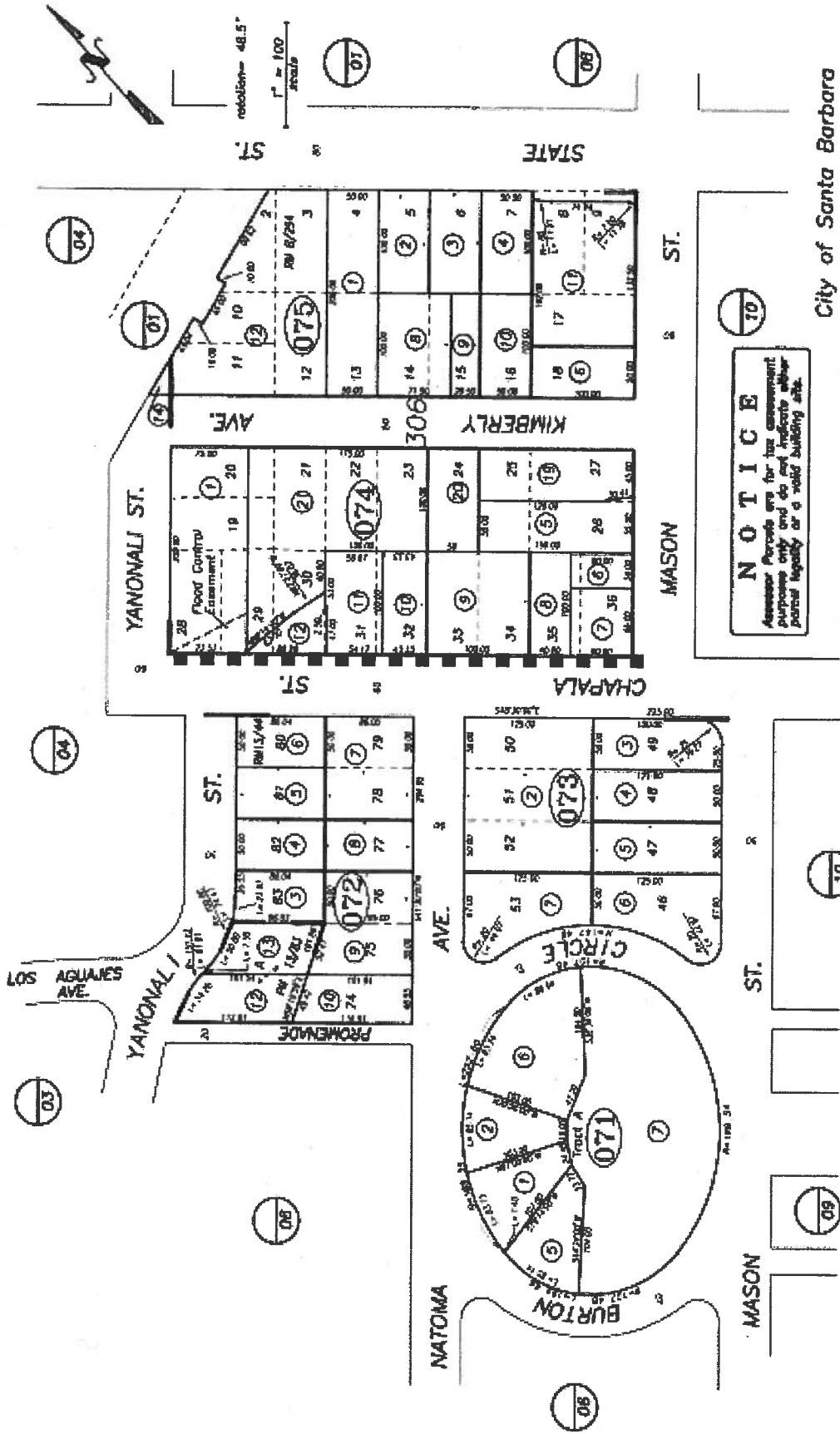
05/99 S&P Drawn on 10/01/99

Legend:

■ ■ ■ ■ ■ 28.83.057 Setback Line

POR. PUEBLO LANDS

033-07



03/ / 1924 R.M. Bk. 15 , Pg. 44 , Tract Ambassador
12/18/1875 R.M. Bk. B , Pg. 284 , Tract Subd. of Block 306

City of Santa Barbara
Assessor's Map Bk. 033 -Pg. 07
County of Santa Barbara, Calif.

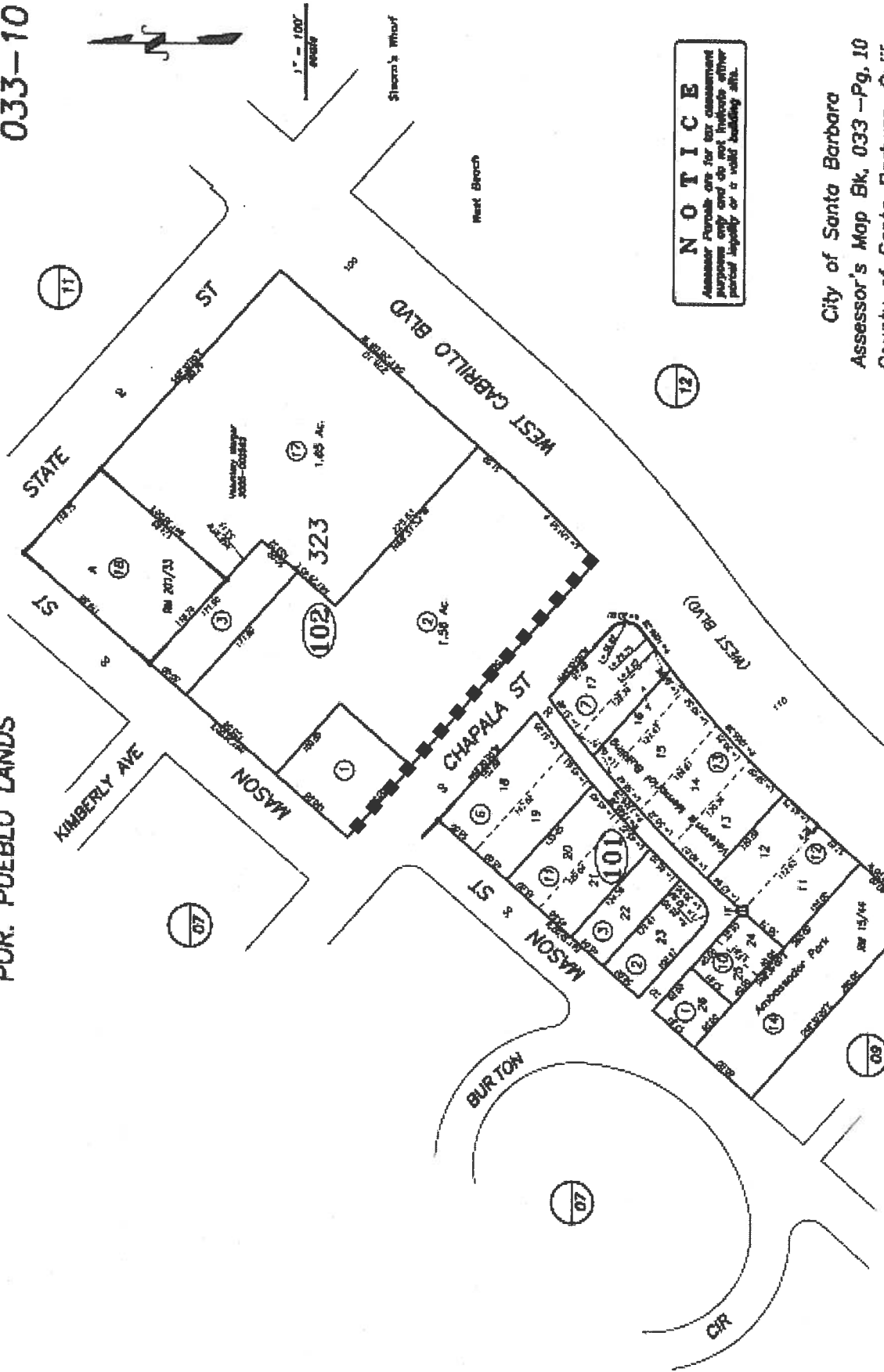
06/98 474-18 AHS 034-18.50. 0 31

Legend:

■ ■ ■ ■ ■ 28.83.057 Setback Line

POR. PUEBLO LANDS

033-10



NOTICE
Assessor's Maps are for assessment purposes only and do not constitute either partial title or a valid building plan.

City of Santa Barbara
Assessor's Map Bk. 033 -Pg. 10
County of Santa Barbara, Calif.

12/12/2005 R.M. Bk. 201, Pg. 33-35, Tract 20683
04/08/1924 R.M. Bk. 15, Pg. 44-45, Tract 20683

10/08
2002-04-14 Map 100-10

SBMC 28.83.067**Chapala Street - Southwesterly between Montecito Street and Cabrillo Boulevard**

A straight line drawn from the southeasterly line of Montecito Street to the northwesterly line of Cabrillo Boulevard, ten feet (10') southwesterly from the southwesterly line of Chapala Street is established as a setback line, between which line and such southwesterly line of Chapala Street no building or structure shall hereafter be erected or placed (prior Code Appendix II, Article II §1(10).)

Excerpt from Code Section 28.83 - Street Widening Setback Lines Established/rev. 9/30/08

APN	Original Street Width	Current Street Width	Notes
033-042-018	60-feet	60-feet	It appears that the 10-foot setback as referenced in SBMC 28.83.067 has yet to be satisfied by these parcels
033-042-017			
033-010-013	60-feet	N/A See Notes	Chapala Street no longer exists north of Yanonali Street to US Highway 101. This parcel, which was formerly privately owned, is now owned by the City of Santa Barbara Redevelopment Agency and does not function as a roadway. This parcel is slated to be merged with other surrounding RDA Properties in 2010.
033-041-002	60-feet	60-feet	It appears that the 10-foot setback as referenced in SBMC 28.83.067 has yet to be satisfied by these parcels
033-041-001			
033-072-006			
033-072-007			
033-073-002			
033-073-003			
033-101-006			
033-101-007			

Legend:

■ ■ ■ ■ ■ 28.83.067 Setback Line

POR PUEBLO LANDS

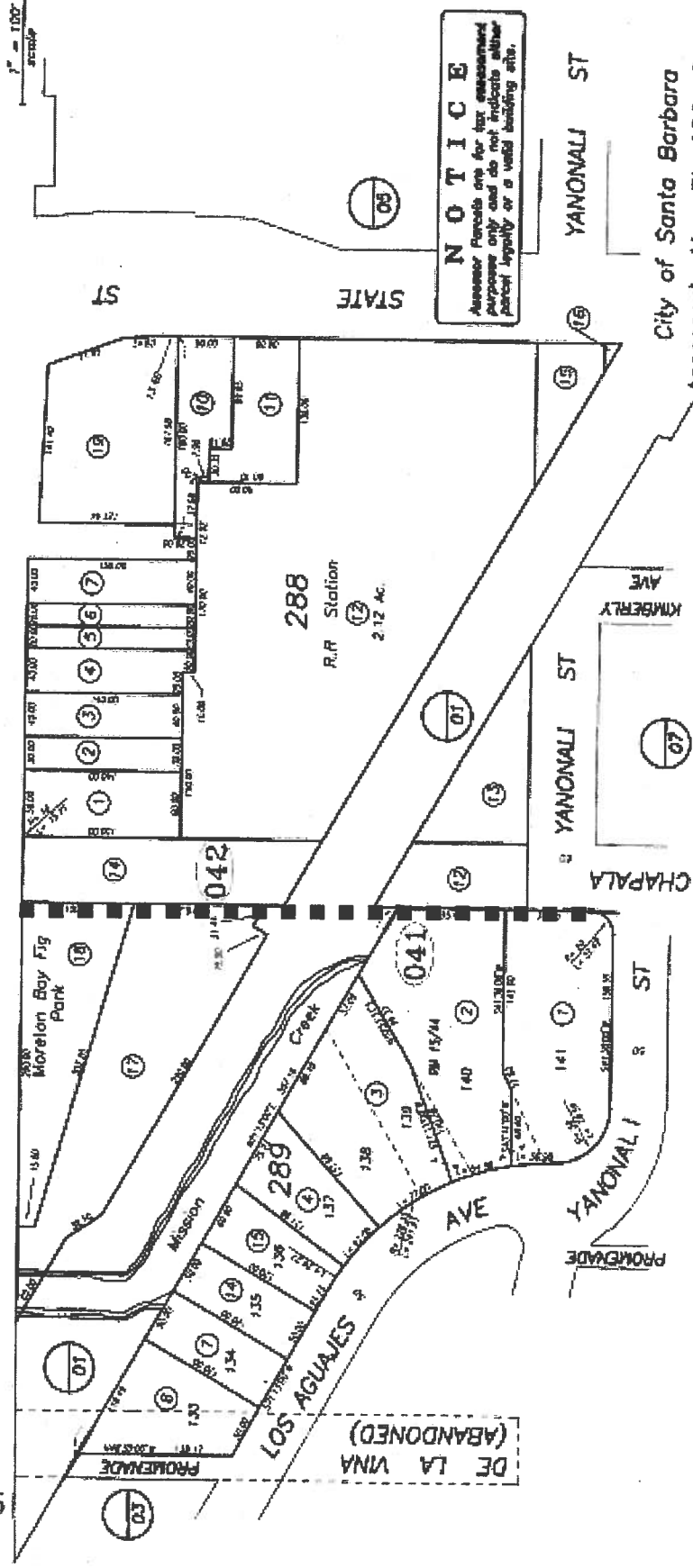
033-04



U. S. HWY. 101

MONTECITO ST

reduction = 48.5"
1" = 100'



NOTICE
Assessor Records are for tax assessment
purpose only and do not indicate whether
parcel legally or a valid building site.

City of Santa Barbara
Assessor's Map Bk, 033-Pg. 04
County of Santa Barbara, Calif.

03/01/1924 R.M. Bk 15, Pg. 44, Tract Ambassador

043-15 was revised
LD/02

Legend:

■ ■ ■ ■ 28.83.067 Setback Line

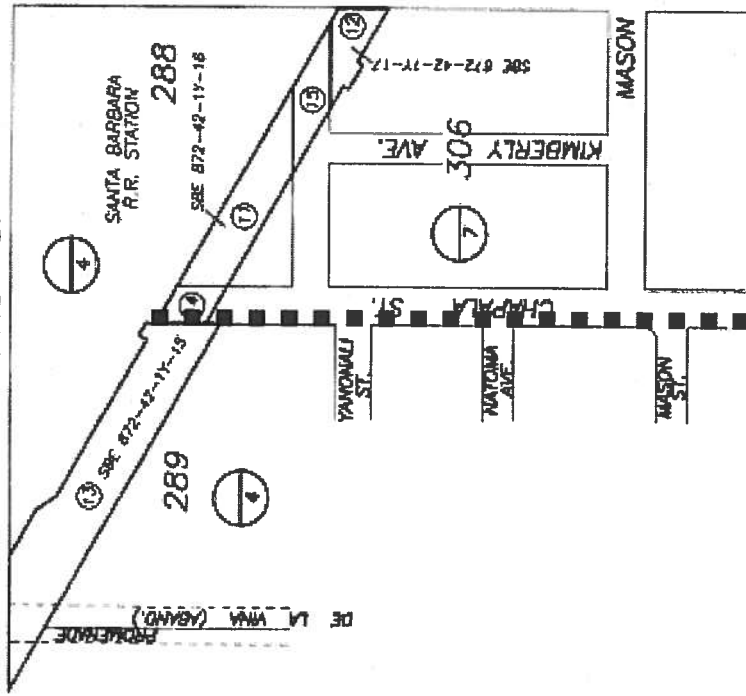
POR. PUEBLO LANDS

033-01



U. S. HWY. 101

MONTECITO ST



relation= 48.3

1" = 200'
scale

NOTICE
Assessor's Records are for tax assessment purposes only and do not indicate either partial legality or a valid building site.

City of Santa Barbara
Assessor's Map Bk, 033-Pg. 01
County of Santa Barbara, Calif.

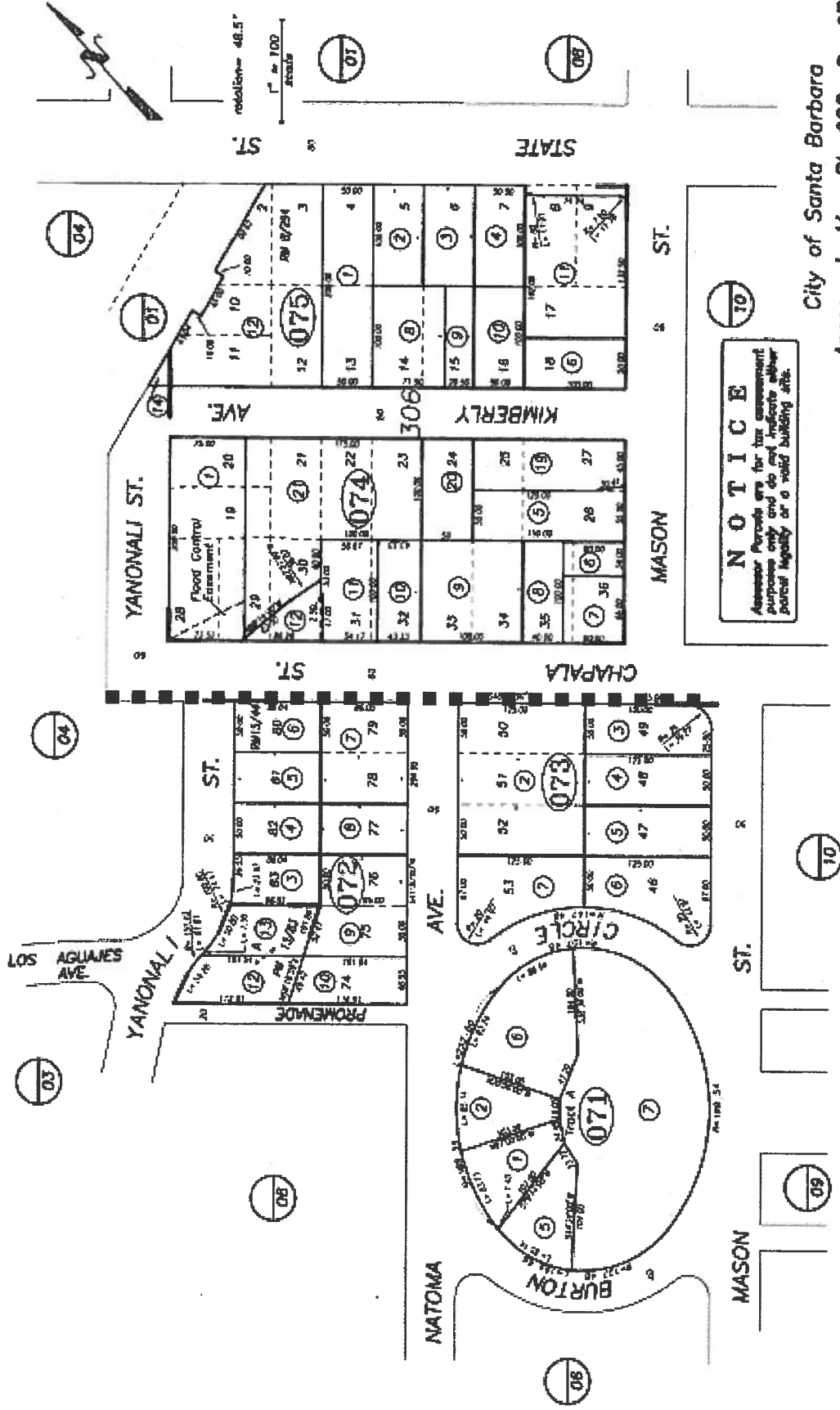
05/199 S&P Change on 10/1/15

Legend:

■ ■ ■ ■ ■ 28.83.067 Setback Line

POR. PUEBLO LANDS

033-07

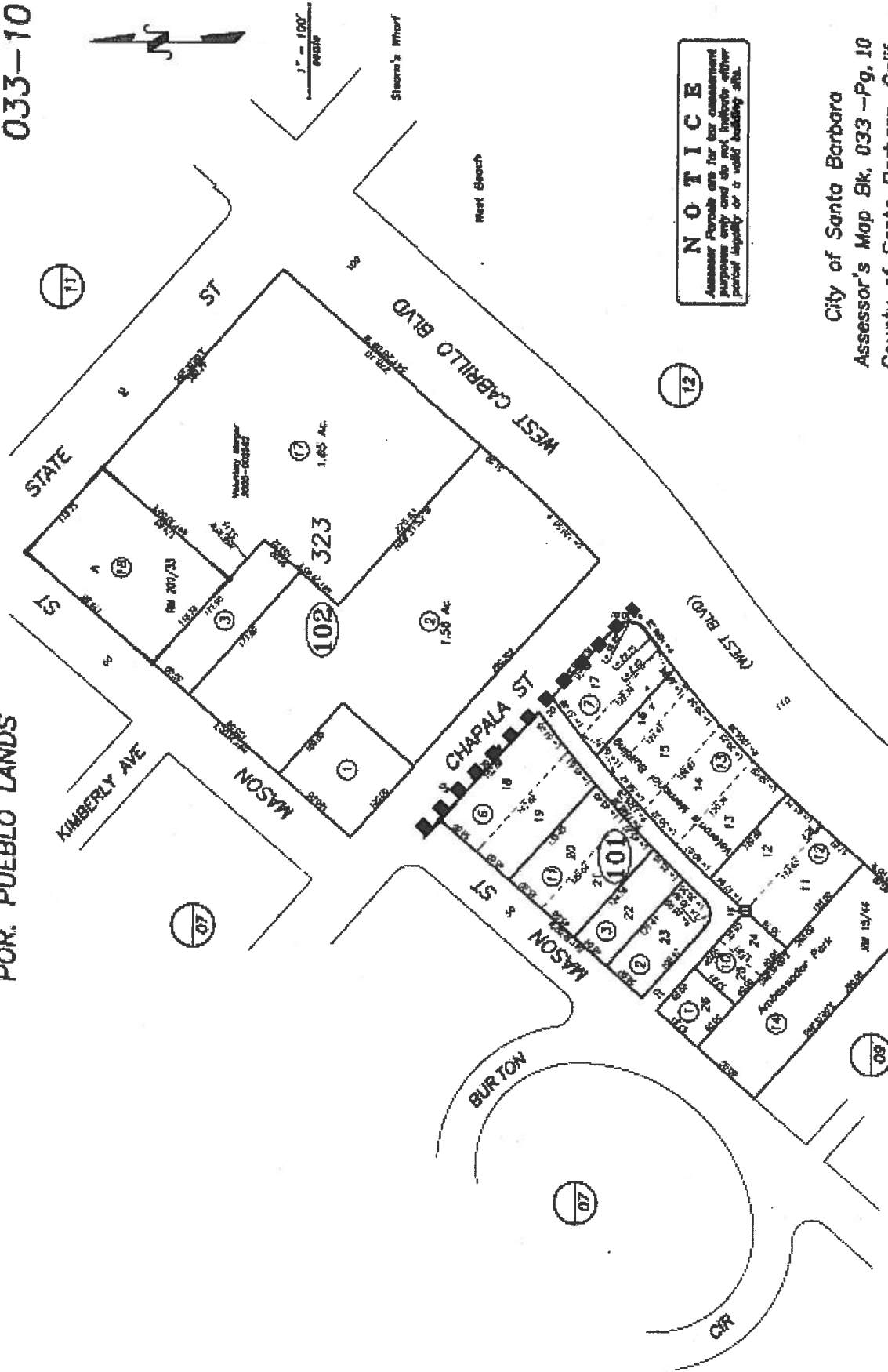


Legend:

■ ■ ■ ■ ■ 28.83.067 Setback Line

POR. PUEBLO LANDS

033-10



NOTICE
Assessor's Map Bk. 033-Pg. 10
Assessor's Map Bk. 033-Pg. 10
Assessor's Map Bk. 033-Pg. 10
Assessor's Map Bk. 033-Pg. 10

City of Santa Barbara
Assessor's Map Bk. 033-Pg. 10
County of Santa Barbara, Calif.

12/12/2005 R.M. Bk. 201, Pg. 33-35, Tract 20683
04/08/1924 R.M. Bk. 15, Pg. 44-45, Tract "Ambassador"

**SBMC 28.83.077
Cliff Drive**

Two (2) setback lines, drawn parallel to each other and to the centerline of Cliff Drive, separated from each other by the centerline of Cliff Drive, the one (1) being drawn on one (1) side of the centerline of Cliff Drive and the other being drawn on the other side of such centerline of Cliff Drive, each such setback line being fifty-five feet (55') distant from the centerline of Cliff Drive, and one hundred ten feet (110') distant from the other such setback line, at all points, and running for a distance extending from the existing West Montecito Street widening setback line on the east, to and including all portions of Cliff Drive, to the easterly side of the entrance to Arroyo Burro Beach, between which two (2) setback lines no building or structure shall hereafter be erected, constructed or placed. (Ord. 5274, 2003; prior Code Appendix II, Article II §1(11).)

Excerpt from Code Section 28.83 - Setback Lines Established/rev. 12/31/03

	APN	Original Street Width	Current Street Width	Notes
Properties on North Side of Street	037-222-032	Varies	Varies	The Cliff Drive study area has a total of 211 individual parcels. Given the fact that the centerline meanders, each parcel in this study area shall be studied individually to confirm if the Street Setback as established by SMBC 28.83.077 has been satisfied or not prior to the erection of any building or structure on the lot.
	037-430-CA1			
	037-260-019			
	037-260-015			
	037-260-013			
	035-280-013			
	035-280-012			
	035-232-006			
	035-232-007			
	035-232-009			
	035-232-011			
	035-232-012			
	035-232-015			
	035-232-016			
	035-232-019			
	035-232-020			
	035-460-CA1			
	035-220-016			
	035-220-010			
	035-220-011			
	035-220-012			
	035-212-016			
	035-212-015			
	035-212-014			
	035-212-013			
	035-212-012			
	035-212-011			
	035-212-010			
	035-211-024			
	035-200-CA1			
	035-200-006			
	035-200-007			
	035-200-009			
	035-191-038			
	035-191-037			
	035-192-008			
	035-192-009			
	035-192-010			
	035-192-011			
	035-191-016			
	035-191-050			

	APN	Original Street Width	Current Street Width	Notes
Properties on North Side of Street - Continued	035-170-011	Varies	Varies	The Cliff Drive study area has a total of 211 individual parcels. Given the fact that the centerline meanders, each parcel in this study area shall be studied individually to confirm if the Street Setback as established by SMBC 28.83.077 has been satisfied or not prior to the erection of any building or structure on the lot.
	035-170-009			
	035-170-008			
	035-170-006			
	035-170-026			
	035-170-005			
	035-170-003			
	035-170-002			
	035-160-030			
	035-160-029			
	035-160-032			
	035-160-011			
	035-160-010			
	035-160-009			
	035-160-008			
	035-160-007			
	035-160-006			
	035-160-005			
	035-160-004			
	035-160-003			
	035-142-011			
	035-142-013			
	035-150-012			
	035-150-013			
	035-150-009			
	035-150-008			
	035-150-007			
	035-150-006			
	035-150-014			
	035-150-003			
	035-150-002			
	035-150-001			
	035-141-008			
	035-141-009			
	035-141-007			
	041-252-018			
	041-430-CA1			
	041-252-061			
	041-252-062			
	041-252-069			
	041-252-068			
	041-252-067			
	041-252-065			
	041-252-064			
	041-252-023			
	041-252-024			
	041-252-070			
	041-252-027			
	041-252-028			
	041-252-029			
	041-252-030			
	041-252-054			
	041-252-031			
	041-252-071			
	041-242-042			
	041-242-021			
	041-242-022			
	041-242-023			
	041-242-024			

	APN	Original Street Width	Current Street Width	Notes
Properties on North Side of Street - Continued	041-242-025 041-242-026 041-242-027 041-242-028 041-242-029 041-241-006 041-241-007 041-230-016 041-230-012 041-230-013 041-230-008 041-230-019 041-230-022 047-010-049 047-093-004 047-093-008 047-093-002 047-091-025 047-091-022 047-091-021 047-091-020 047-091-036 047-091-035	Varies	Varies	The Cliff Drive study area has a total of 211 individual parcels. Given the fact that the centerline meanders, each parcel in this study area shall be studied individually to confirm if the Street Setback as established by SMBC 28.83.077 has been satisfied or not prior to the erection of any building or structure on the lot.
Properties on South Side of Street	033-120-025 045-250-008 045-250-007 045-072-002 045-072-001 045-071-002 045-071-001 045-061-009 045-061-008 045-061-007 045-061-006 045-061-005 045-061-004 045-061-003 045-061-002 045-061-022 045-050-004 045-050-CA1 045-042-001 045-041-011 045-041-010 045-041-009 045-041-008 045-041-007 045-041-006 045-041-005 045-041-004 045-041-003 045-041-002	Varies	Varies	The Cliff Drive study area has a total of 211 individual parcels. Given the fact that the centerline meanders, each parcel in this study area shall be studied individually to confirm if the Street Setback as established by SMBC 28.83.077 has been satisfied or not prior to the erection of any building or structure on the lot.

	APN	Original Street Width	Current Street Width	Notes
Properties on South Side of Street - Continued	045-041-001			The Cliff Drive study area has a total of 211 individual parcels. Given the fact that the centerline meanders, each parcel in this study area shall be studied individually to confirm if the Street Setback as established by SMBC 28.83.077 has been satisfied or not prior to the erection of any building or structure on the lot.
	045-032-027			
	045-032-028			
	045-032-017			
	045-032-019			
	045-031-018			
	045-031-031			
	045-031-022			
	045-031-020			
	045-031-027			
	045-031-001			
	045-031-017			
	045-022-011			
	045-022-010			
	045-022-009			
	045-022-008			
	045-022-007			
	045-022-006			
	045-022-005			
	045-022-004			
	045-022-003			
	045-022-002			
	045-022-001			
	045-021-009			
	045-021-020			
	045-360-CA1			
	045-013-002			
	045-015-007			
	045-015-011			
	045-015-013			
	045-015-016			
	045-015-020			
	045-310-CA1			
	045-380-CA1			
	<i>This APN does not exist. Was it formerly k/a 45-380-CA1</i>			
	045-083-007			
	041-305-018			
	041-305-019			
	041-303-013			
	041-303-014			
	041-303-012			
	041-303-001			
	041-302-003			
	041-302-002			
	041-302-016			
	041-302-001			
	041-301-003			
	041-301-002			
	041-301-001			
	041-272-026			
	041-272-030			
	041-272-028			
	041-272-027			
	041-260-003			
	041-260-026			
	041-260-024			
	047-140-003			
	047-140-005			
	047-140-004			
	047-092-013			

Table B.5
Street Widenign Setback Line Study
February 23, 2011
Page 4 of 4

SBMC 28.83.077

Cliff Drive

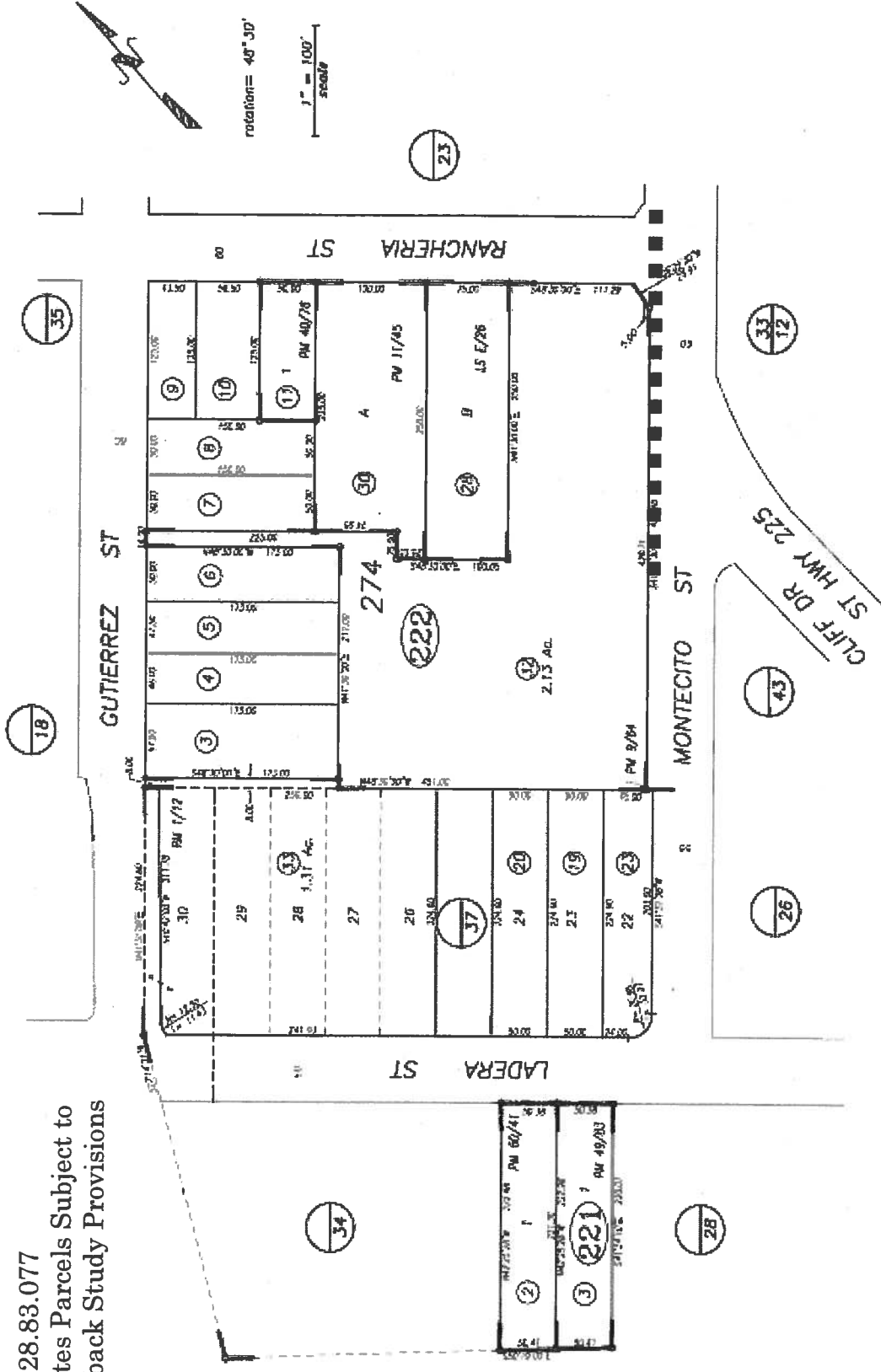
Properties on North Side of Street

POR. PUEBLO LANDS

037-22

Legend:

- ■ ■ ■ ■ 28.83.077
- Line Indicates Parcels Subject to Special Setback Study Provisions



NOTICE
Assessor's Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building site.

City of Santa Barbara
Assessor's Map Bk, 037 -Pg. 22
County of Santa Barbara, Calif.

Legend:

■ ■ ■ ■ ■ 28-83-077

Line Indicates Parcels Subject to
Special Setback Study Provisions

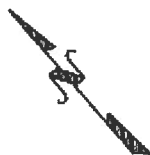
POR. PUEBLO LANDS

(22)

MONTECITO ST. 8

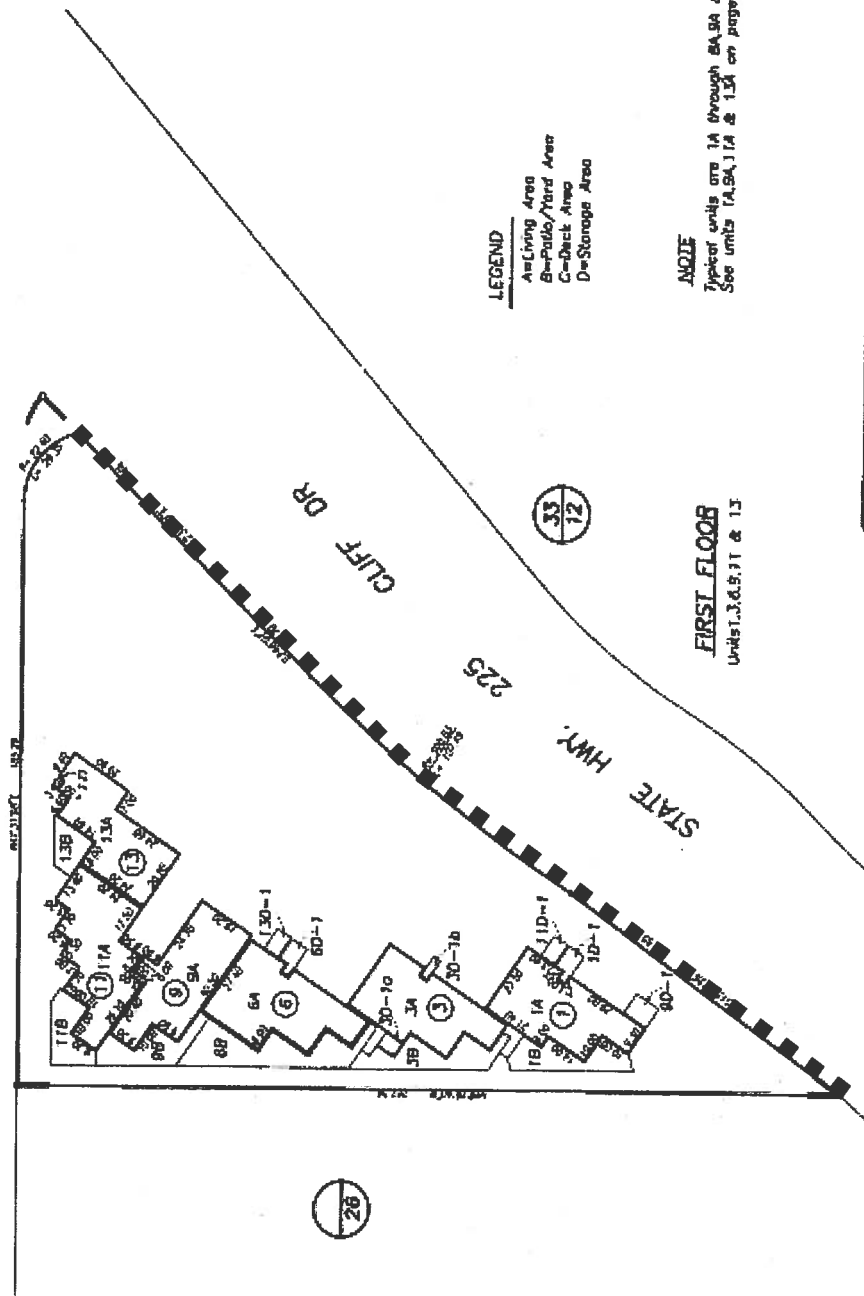
037-43

Page 1 of 2



notations 48.5

1" = 40' scale



NOTICE
Assessor's Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building site.

City of Santa Barbara
Assessor's Map Bk. 037-Pg. 43
County of Santa Barbara, Calif.

06/12/1986 R.M. Bk. 138, Pg. 21-26 . Tract 20409 condominium Plan for Lot 1

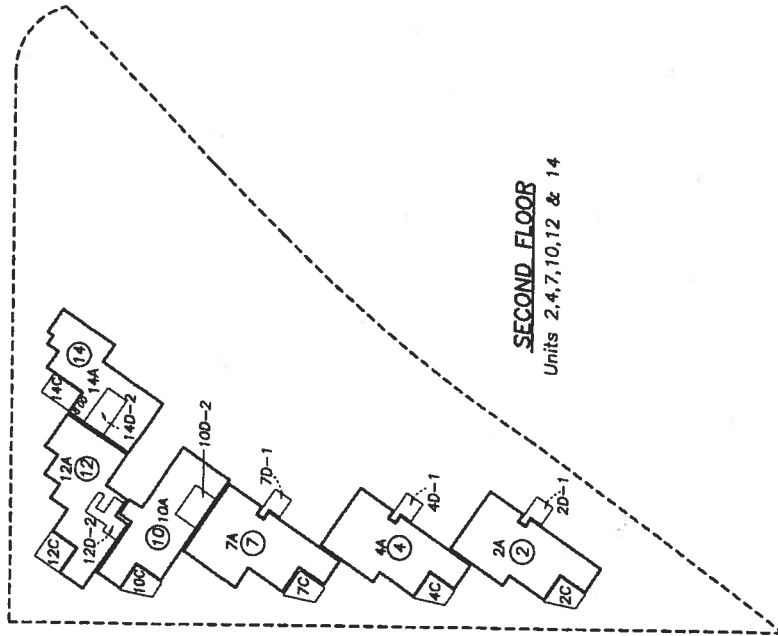
10/98

Circle from 208-22

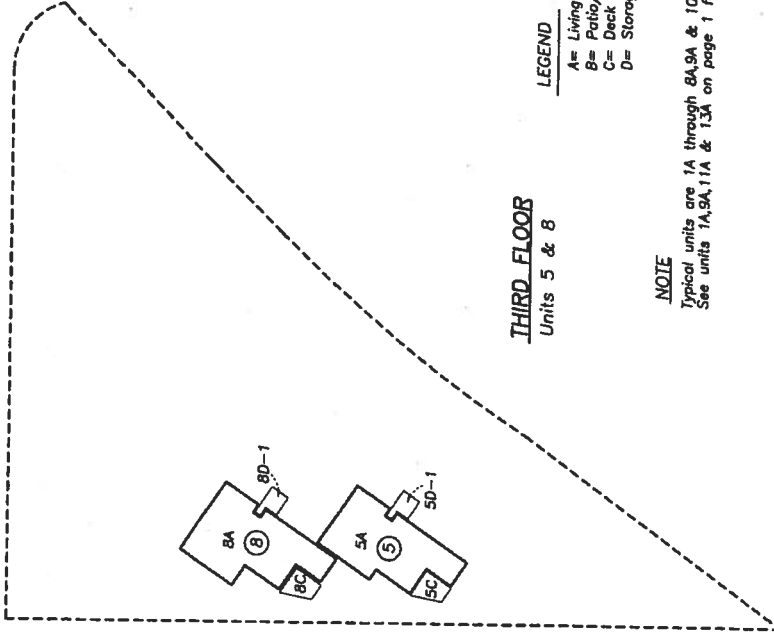
POR. PUEBLO LANDS

037-43A
Page 2 of 2

1" = 40'
scale



SECOND FLOOR
Units 2, 4, 7, 10, 12 & 14



THIRD FLOOR
Units 5 & 8

LEGEND
A= Living Area
B= Patio/Yard Area
C= Deck Area
D= Storage Area

NOTE

Typical units are 1A through 8A, 9A & 10A, 11A & 12A, 13A & 14A.
See units 1A, 9A, 11A & 13A on page 1 for dimensions.

NOTICE

Assessor Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building site.

City of Santa Barbara
Assessor's Map Bk, 037 -Pg, 43A
County of Santa Barbara, Calif.

06/12/1986 R.M. Bk. 138, Pg. 21-25 , Tract 20409 Condominium Plan for Lot 1

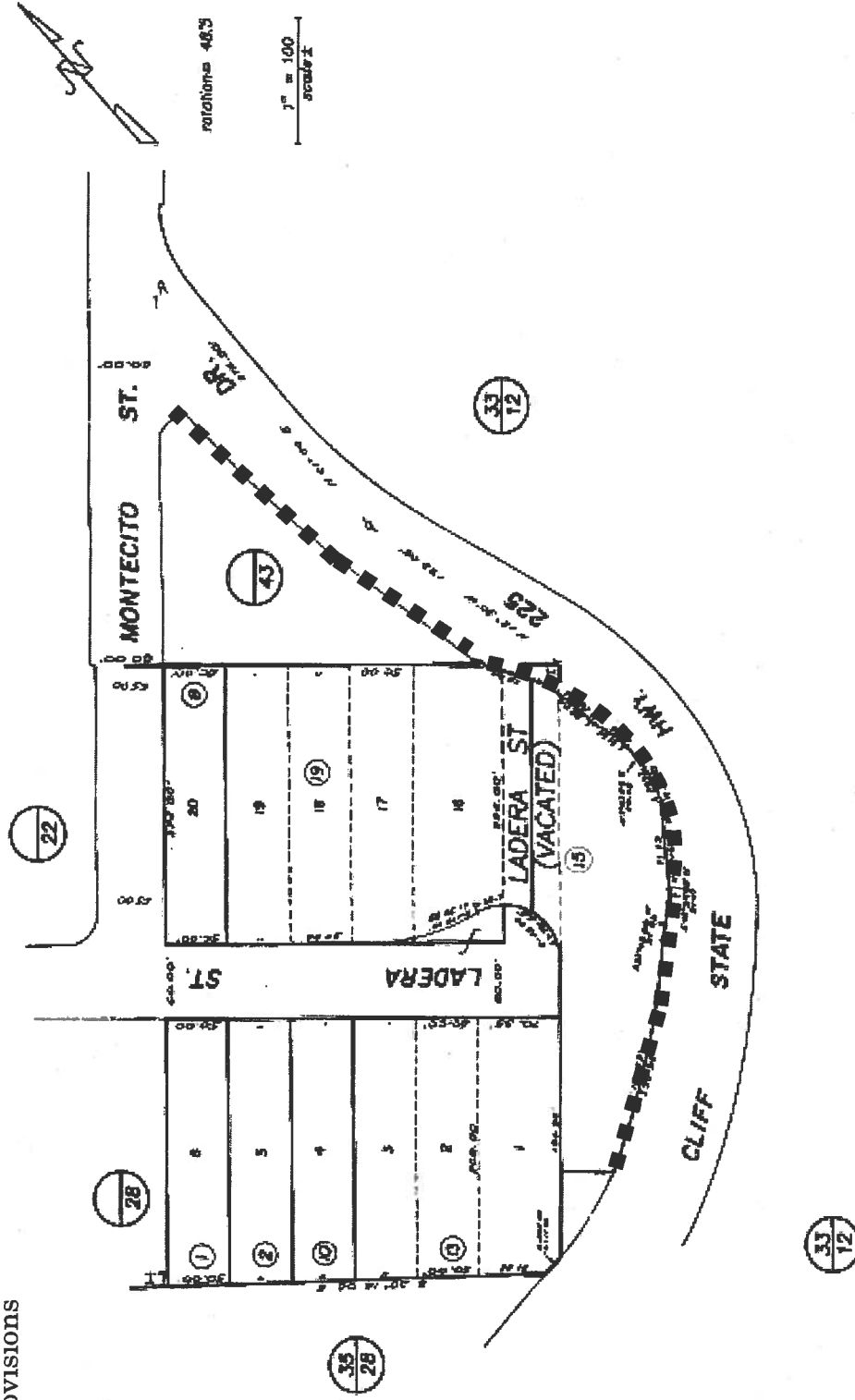
LD/99

POR. PUEBLO LANDS

037-26

Legend:

- ■ ■ ■ ■ 28.83.077
- Line Indicates Parcels Subject to Special Setback Study Provisions



NOTICE
Assessor Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building site.

City of Santa Barbara
Assessor's Map Bk, 037 -Pg. 26
County of Santa Barbara, Calif.

03/19/1887 R.M. Bk. 1, Pg. 12, Tract Ladera
05/27/1986 R.M. Bk. 129, Pg. 98-100, Tract 20409

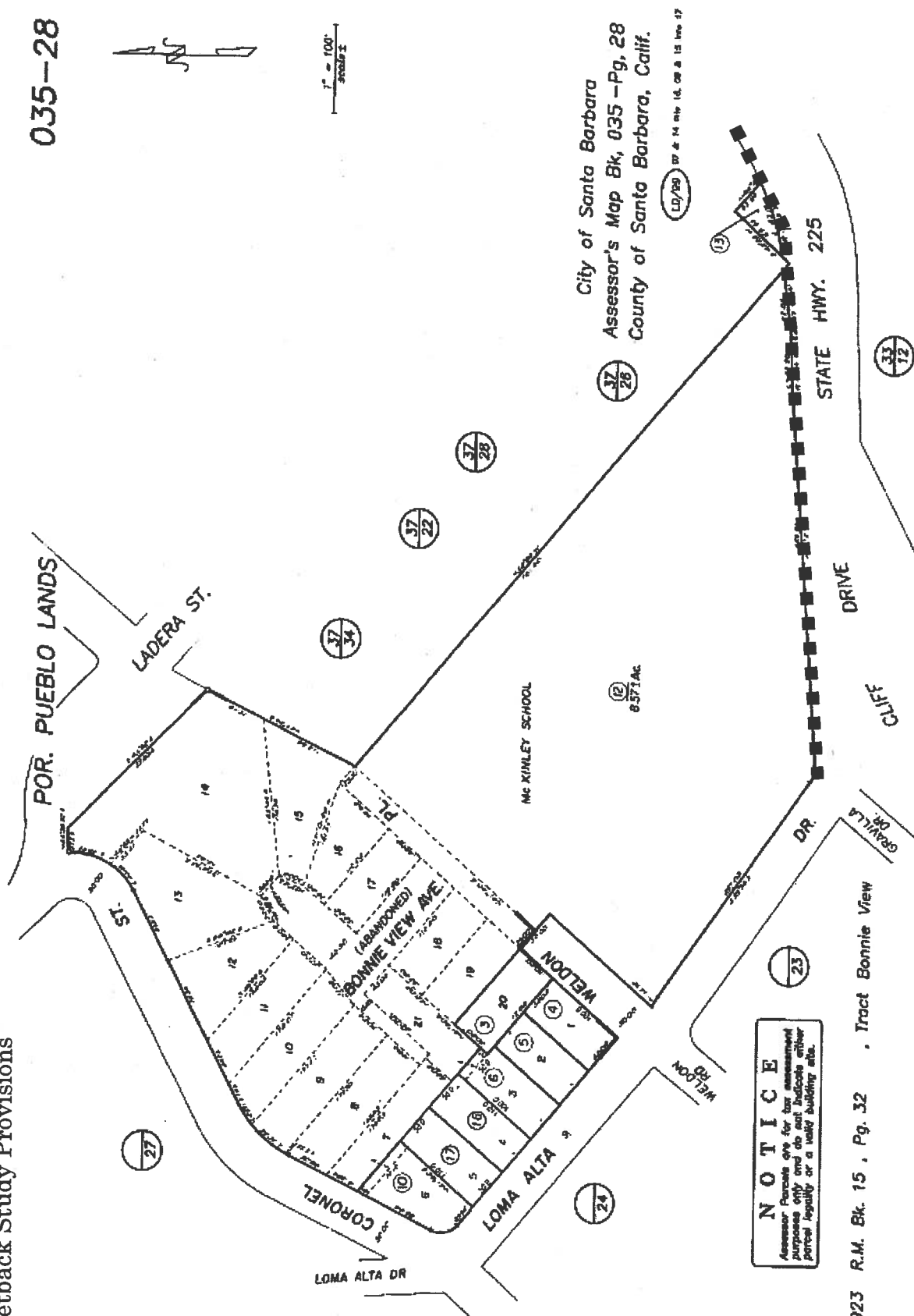
10/99 22 110 New Pg. 43

Legend:

■ ■ ■ ■ ■ 28.83.077

Line Indicates Parcels Subject to
Special Setback Study Provisions

035-28



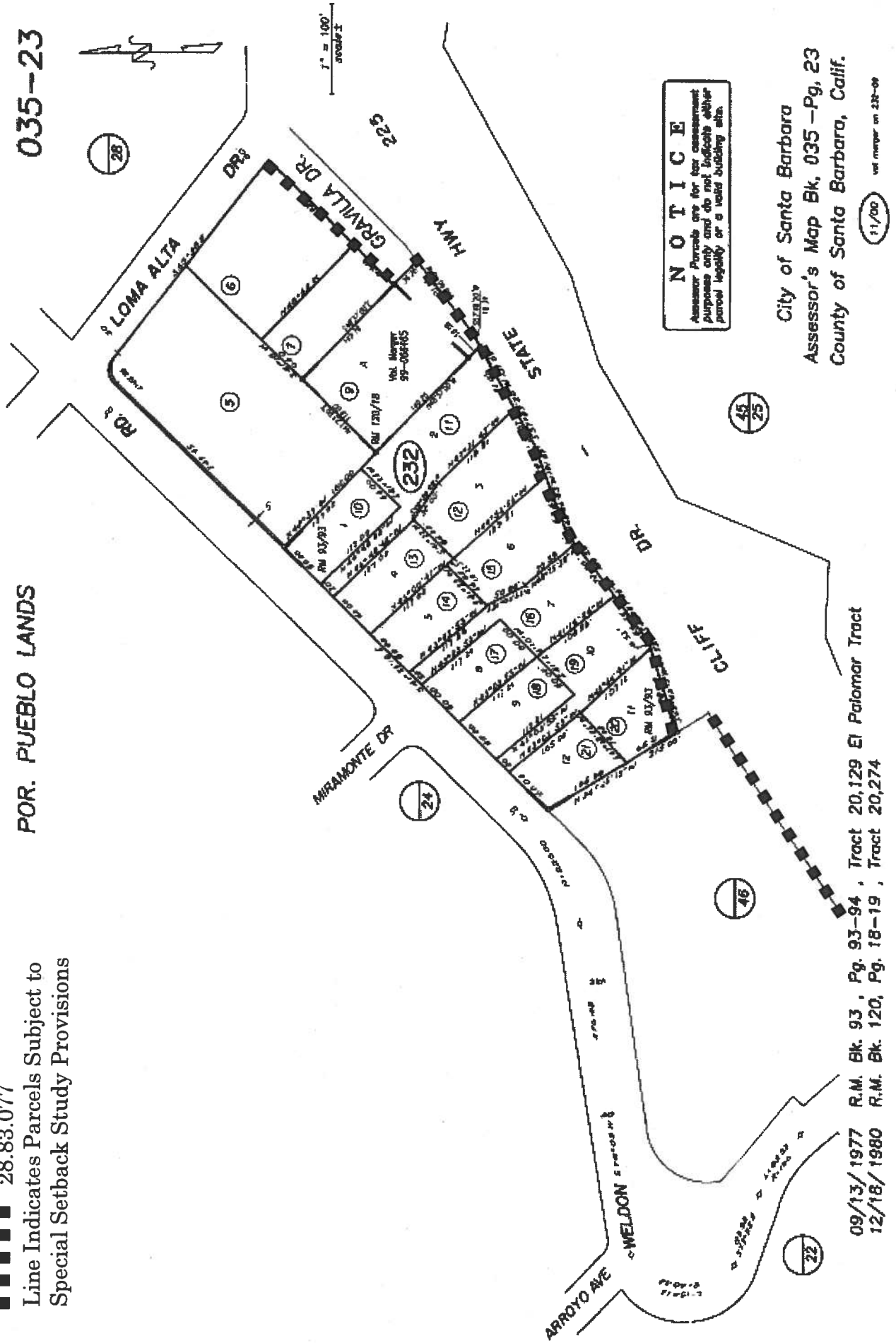
Legend:

■ ■ ■ ■ ■ 28.83.077

Line Indicates Parcels Subject to
Special Setback Study Provisions

POR. PUEBLO LANDS

035-23



Legend:

■■■■■ 28.83.077

Line Indicates Parcels Subject to
Special Setback Study Provisions

POR. PUEBLO LANDS

35-46

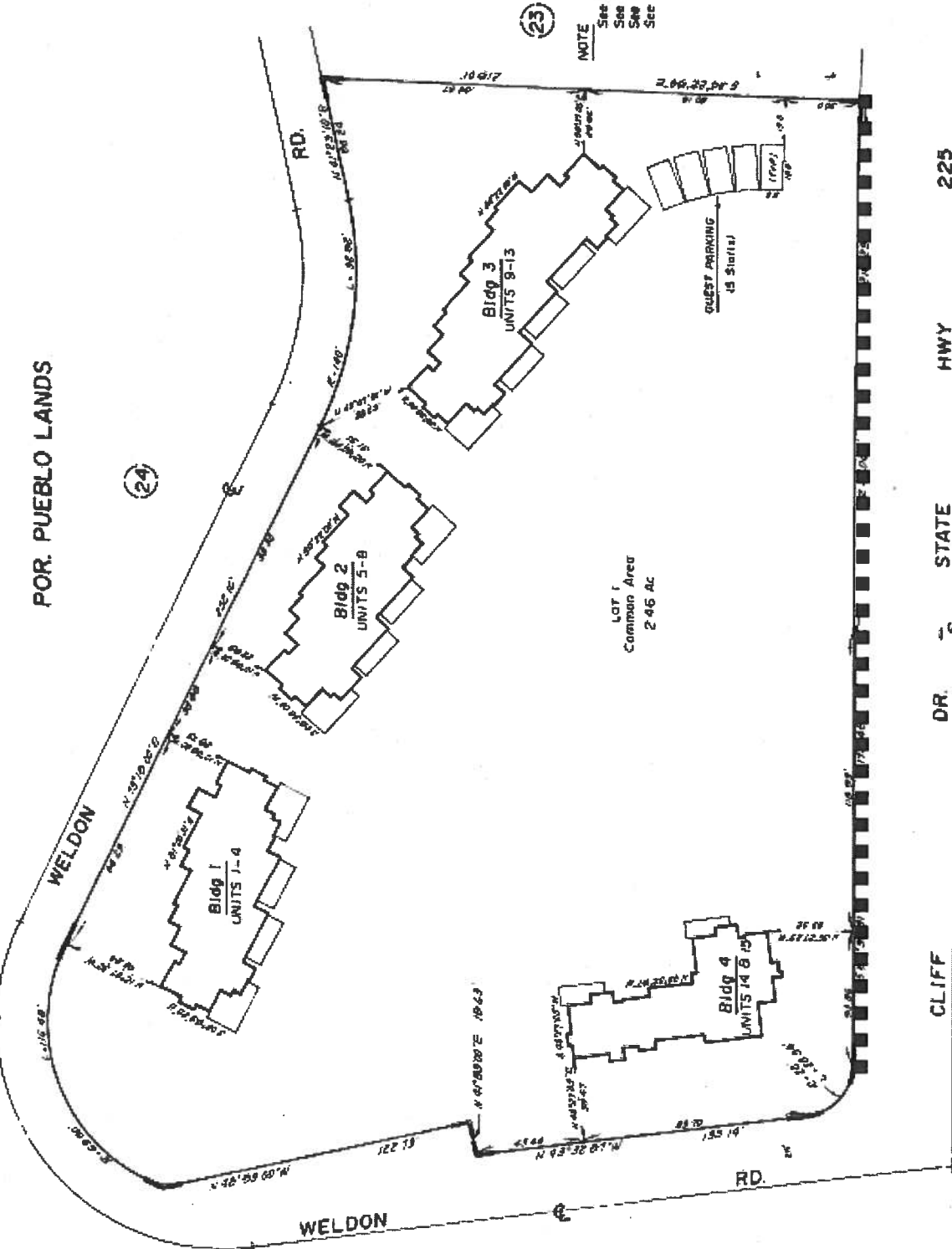
1 OF 5



LEGEND

- A = Living Unit
- B = Balcony
- G = Garage Area
- E.U.C.A. = Exclusive Use Common Area

NOTE
See Page 2 for Bldg 1 Details (Units 1-4)
See Page 3 for Bldg 2 Details (Units 5-8)
See Page 4 for Bldg 3 Details (Units 9-13)
See Page 5 for Bldg 4 Details (Units 14-18)



225

HWY

STATE

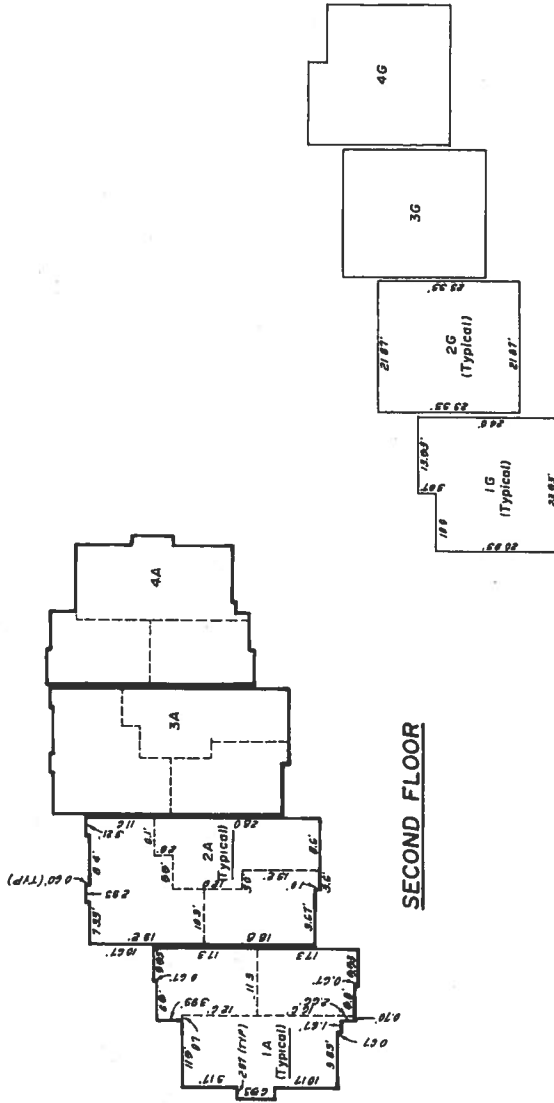
DR.

CLIFF

45/25

Assessor's Map Bk. 35 - Pg. 46
County of Santa Barbara, Calif.

10/02/87 R.M. 160, Pg. 61-67 - Condominium Plan for Lot 1 of Tract 20,419

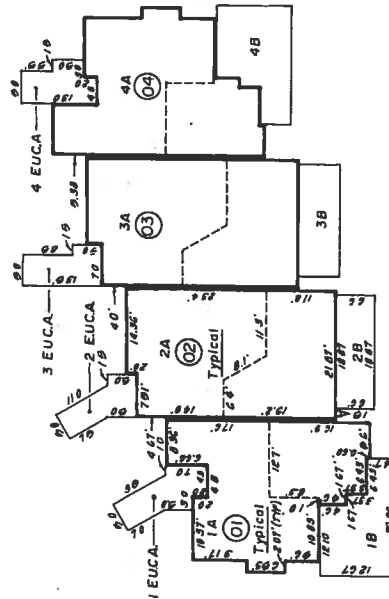


SECOND FLOOR

LEGEND
 A = Living Unit
 B = Balcony
 G = Garage Area
 E.U.C.A. = Exclusive Use Common Area

NOTE

See Page 3 for Bldg 2 Details (Units 5-8)
 See Page 4 for Bldg 3 Details (Units 9-13)
 See Page 5 for Bldg 4 Details (Units 14-15)



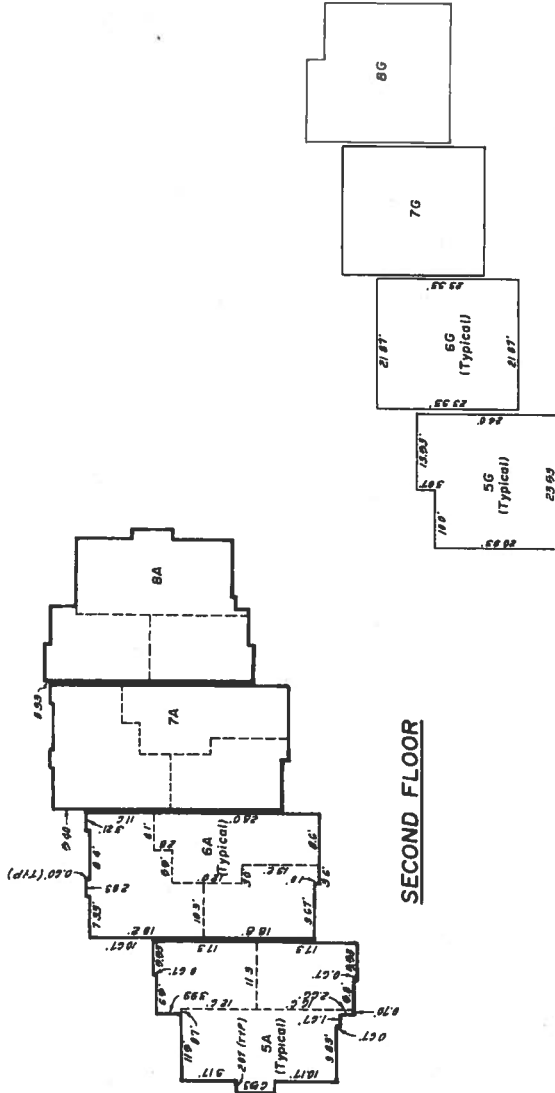
FIRST FLOOR

Bldg 1
 UNITS 1-4

POR. PUEBLO LANDS

35-46B

3 OF 5

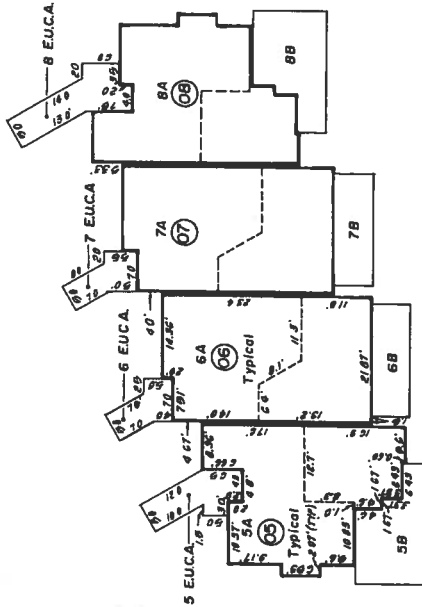


LEGEND

A = Living Unit
 B = Balcony
 G = Garage Area
 E.U.C.A. = Exclusive Use Common Area

NOTE

See Page 2 for Bldg 1 Details (Units 1-4)
 See Page 4 for Bldg 3 Details (Units 9-13)
 See Page 5 for Bldg 4 Details (Units 14-15)



Bldg 2
 UNITS 5-8

Assessor's Map Bk. 35 - Pg. 46
 County of Santa Barbara, Calif.

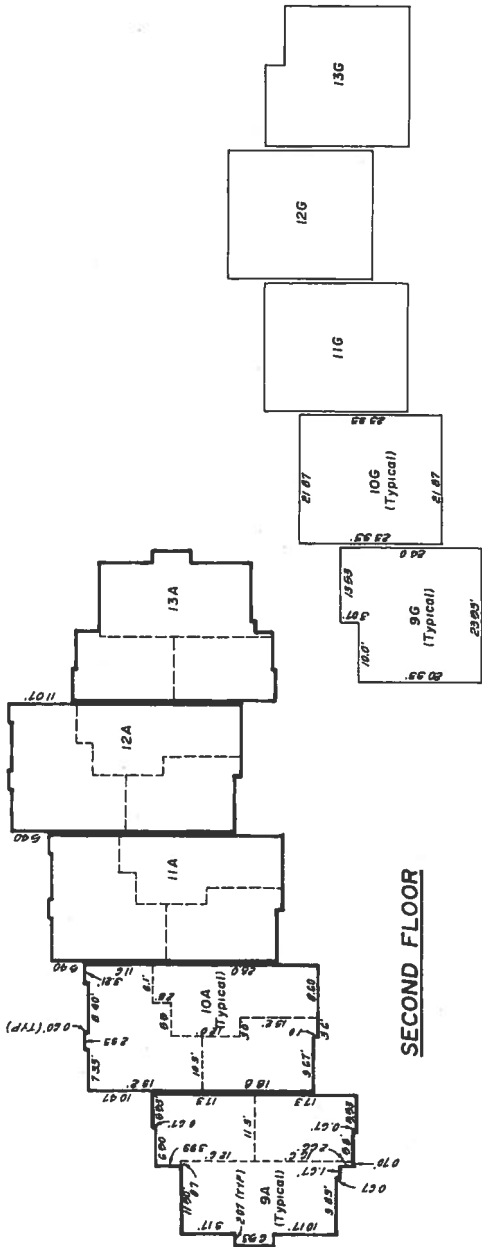
10/02/87 R.M. 160, Pg. 61-67 - Condominium Plan for Lot 1 of Tract 20,419

LO/89

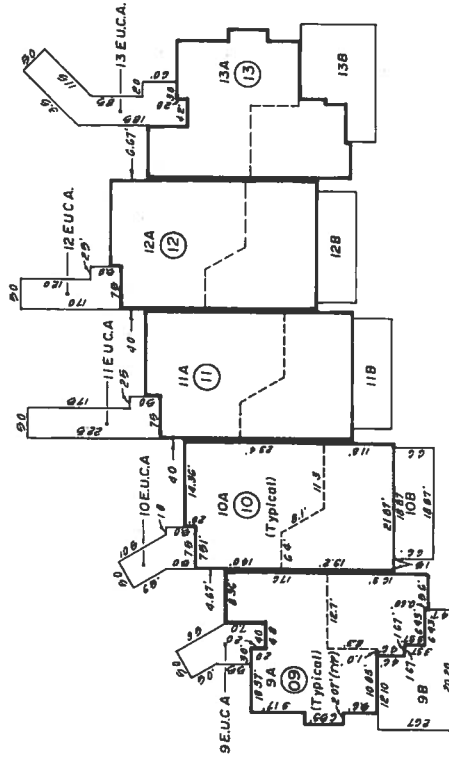
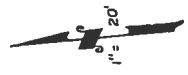
POR. PUEBLO LANDS

35-46C

4 OF 5



LEGEND
 A = Living Unit
 B = Balcony
 G = Garage Area
 E.U.C.A. = Exclusive Use Common Area



NOTE
 See Page 2 for Bldg 1 Details (Units 1-4)
 See Page 3 for Bldg 2 Details (Units 5-8)
 See Page 5 for Bldg 4 Details (Units 14-15)

Bldg 3
 UNITS 9-13

FIRST FLOOR

10/02/87 R.M. 160, Pg. 61-67-Condominium Plan for Lot 1 of Tract 20,419

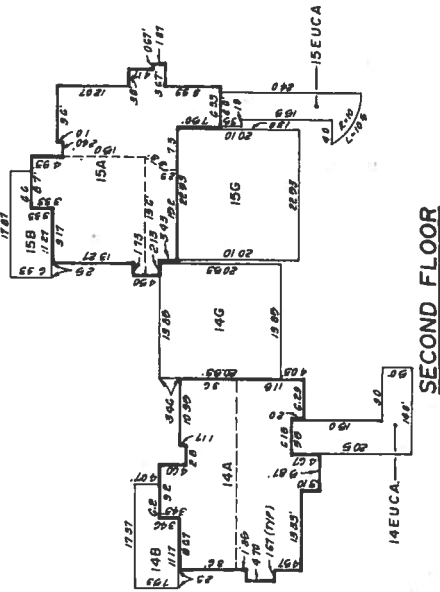
Assessor's Map Bk. 35 - Pg. 46
 County of Santa Barbara, Calif.

10/89

POR. PUEBLO LANDS

35-46D

5 OF 5



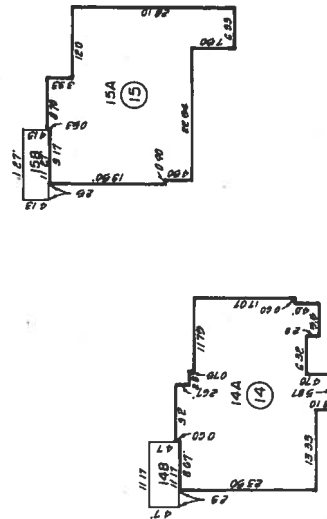
NOTE

See Page 2 for Bldg 1 Details (Units 1-4)
 See Page 3 for Bldg 2 Details (Units 5-8)
 See Page 4 for Bldg 3 Details (Units 9-13)

Bldg 4
 UNITS 14 & 15

Assessor's Map Bk. 35 - Pg. 46
 County of Santa Barbara, Calif.

LD/05



10/02/87 R.M. 160, Pg. 61-67-Condominium Plan for Lot 1 of Tract 20,419

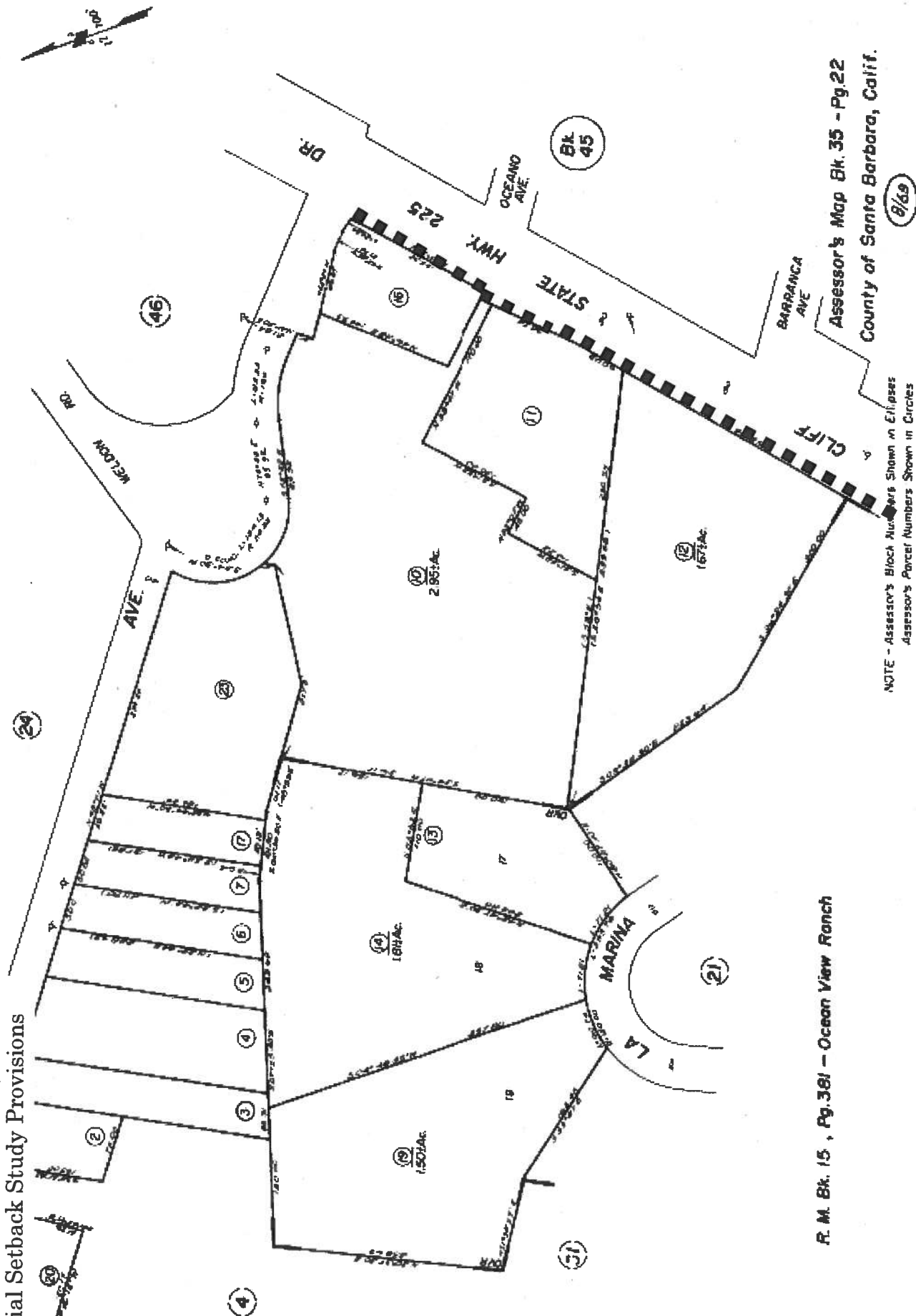
Legend:

- ■ ■ ■ ■ 28.83.077
- Line Indicates Parcels Subject to Special Setback Study Provisions

PUEBLO LANDS

Tax Area Code

35-22



R. M. Bk. 15 , Pg. 381 - Ocean View Ranch

Assessor's Map Bk. 35 - Pg. 22
County of Santa Barbara, Calif.

8/69

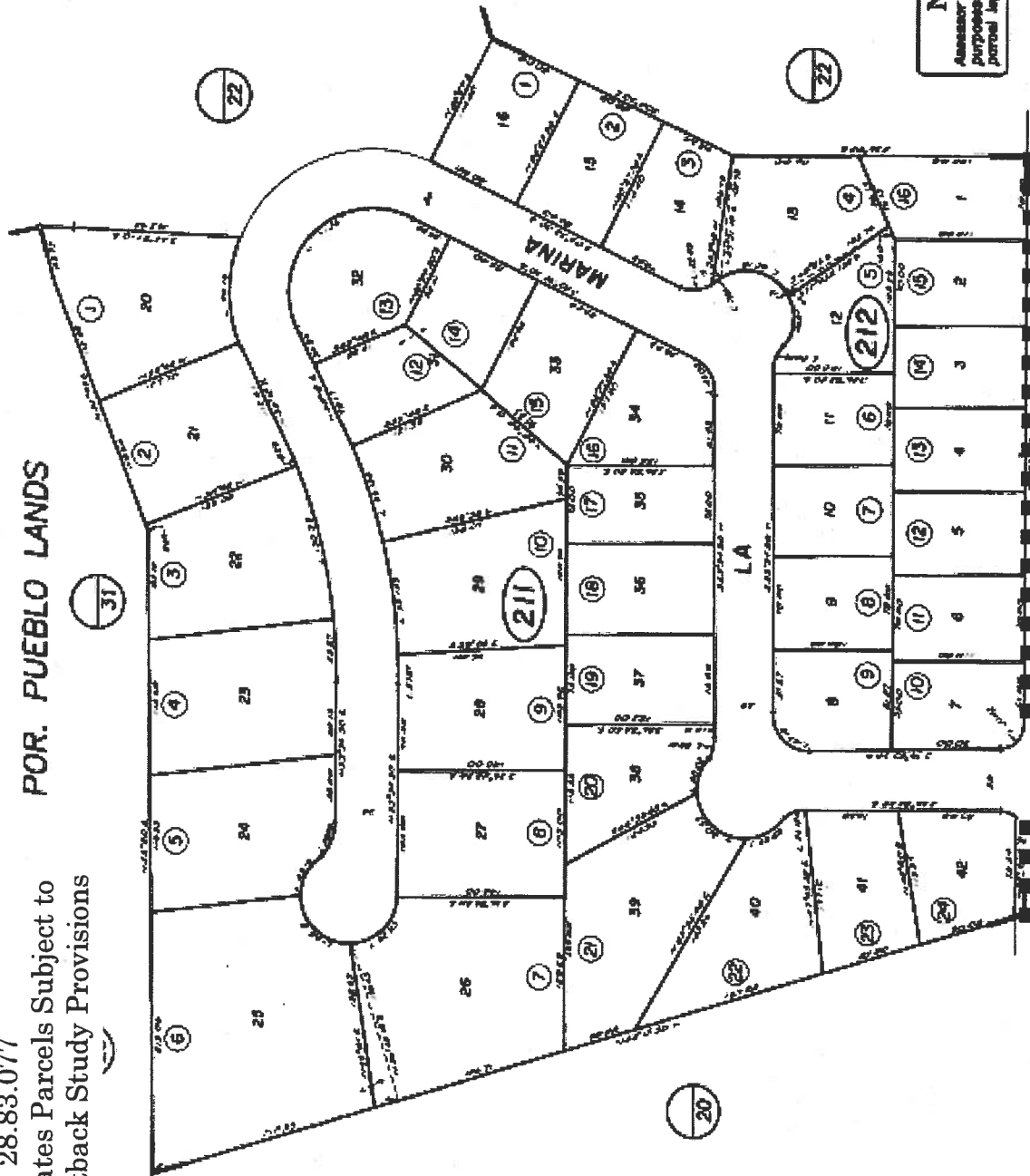
Legend:

■■■■■ 28.83.077

Line Indicates Parcels Subject to
Special Setback Study Provisions

POR. PUEBLO LANDS

035-21



NOTICE
Assessor's Parcels are for tax assessment
purposes only and do not indicate either
partial legality or a valid building site.

City of Santa Barbara
Assessor's Map Bk, 035 -Pg, 21
County of Santa Barbara, Calif.

DR. 2

45/06

STATE HWY. 225

CLIFF

4/05/1955 R.M. Bk. 15 , Pg. 380-81, Tract Ocean View Ranch

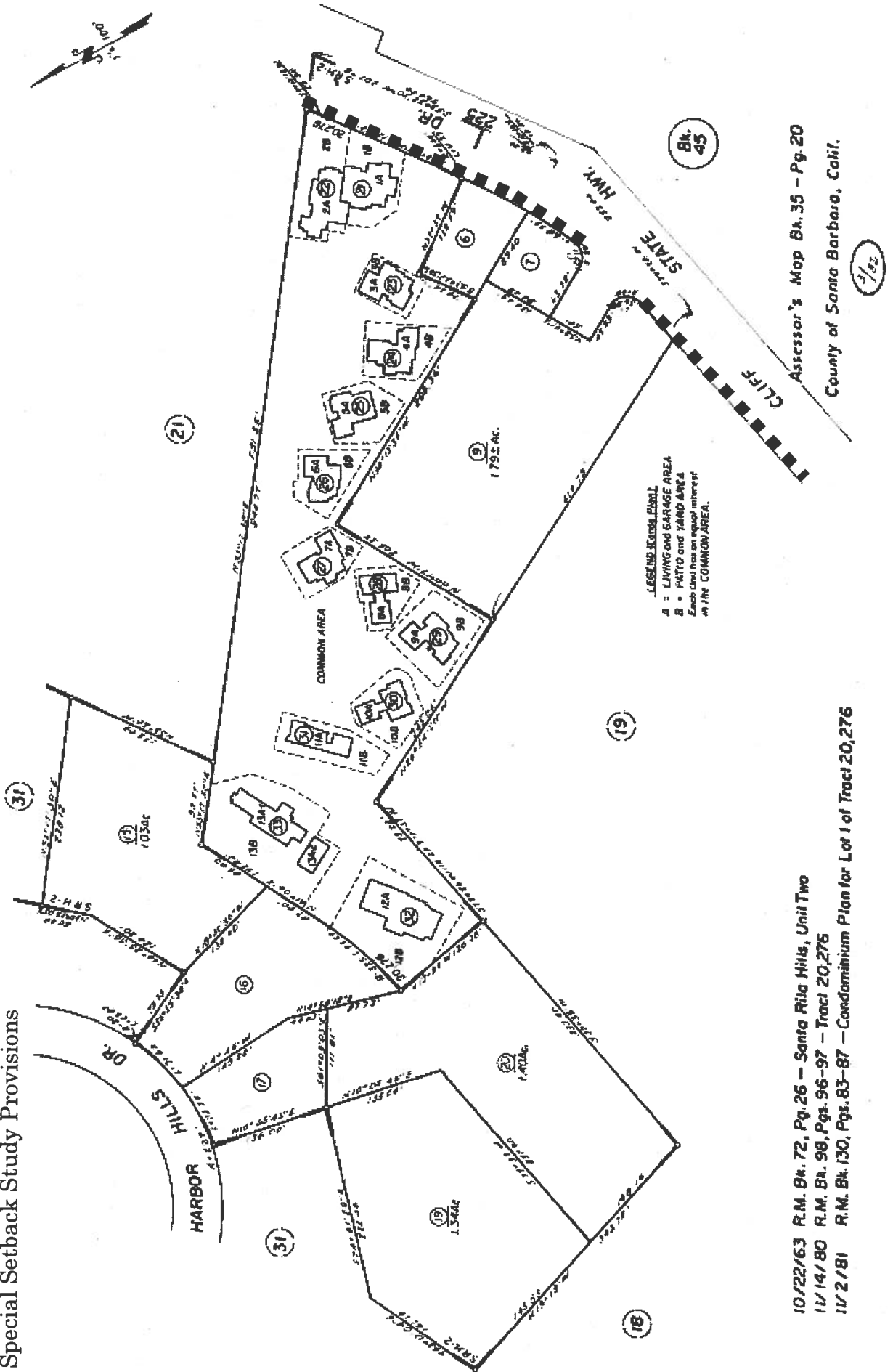
10/99 Correct Revision no 12

■ ■ ■ ■ ■ 28.83.077

Line Indicates Parcels Subject to Special Setback Study Provisions

PUEBLO LANDS

35-20



10/22/63 R.M. Bk. 72, Pg. 26 - Santa Rita Hills, Unit Two
11/14/80 R.M. Bk. 98, Pgs. 96-97 - Tract 20, 275
11/2/81 R.M. Bk. 130, Pgs. 83-87 - Condominium Plan for

Assessor's Map Bl. 35 - Pg. 20
County of Santa Barbara, Calif.

②

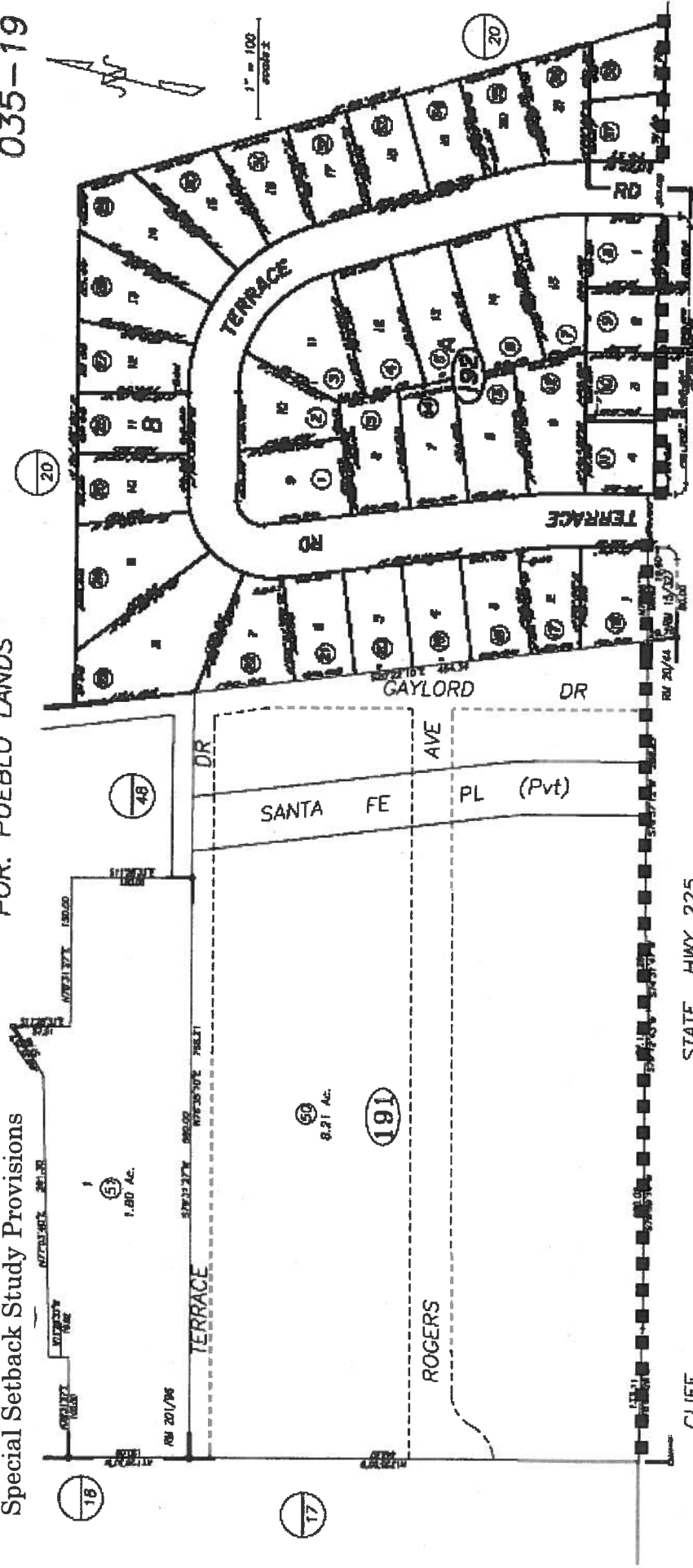
Legend:

■ ■ ■ ■ ■ 28.83.077

Line Indicates Parcels Subject to Special Setback Study Provisions

POR. PUEBLO LANDS

035-19



NOTICE
Assessor's Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building etc.

City of Santa Barbara
Assessor's Map Bk. 035 -Pg. 19
County of Santa Barbara, Calif.

04/07/2006 R.M. Bk. 201, Pg. 96-98, Tract 20708
01/16/1952 R.M. Bk. 15, Pg. 327, Tract "Hillside Terrace"
08/13/1929 R.M. Bk. 20, Pg. 44, Tract "Rogers Tract"

19/07

035-08,09,10,11,12,13,14,15,16,17,18,19,20,21,22,23,24,25,26,27,28,29,30,31,32,33,34,35,36,37,38,39,40,41,42,43,44,45,46,47,48,49,50,51,52,53,54,55,56,57,58,59,60,61,62,63,64,65,66,67,68,69,70,71,72,73,74,75,76,77,78,79,80,81,82,83,84,85,86,87,88,89,90,91,92,93,94,95,96,97,98,99,100

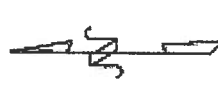
Legend:

■ ■ ■ ■ ■ 28.83.077

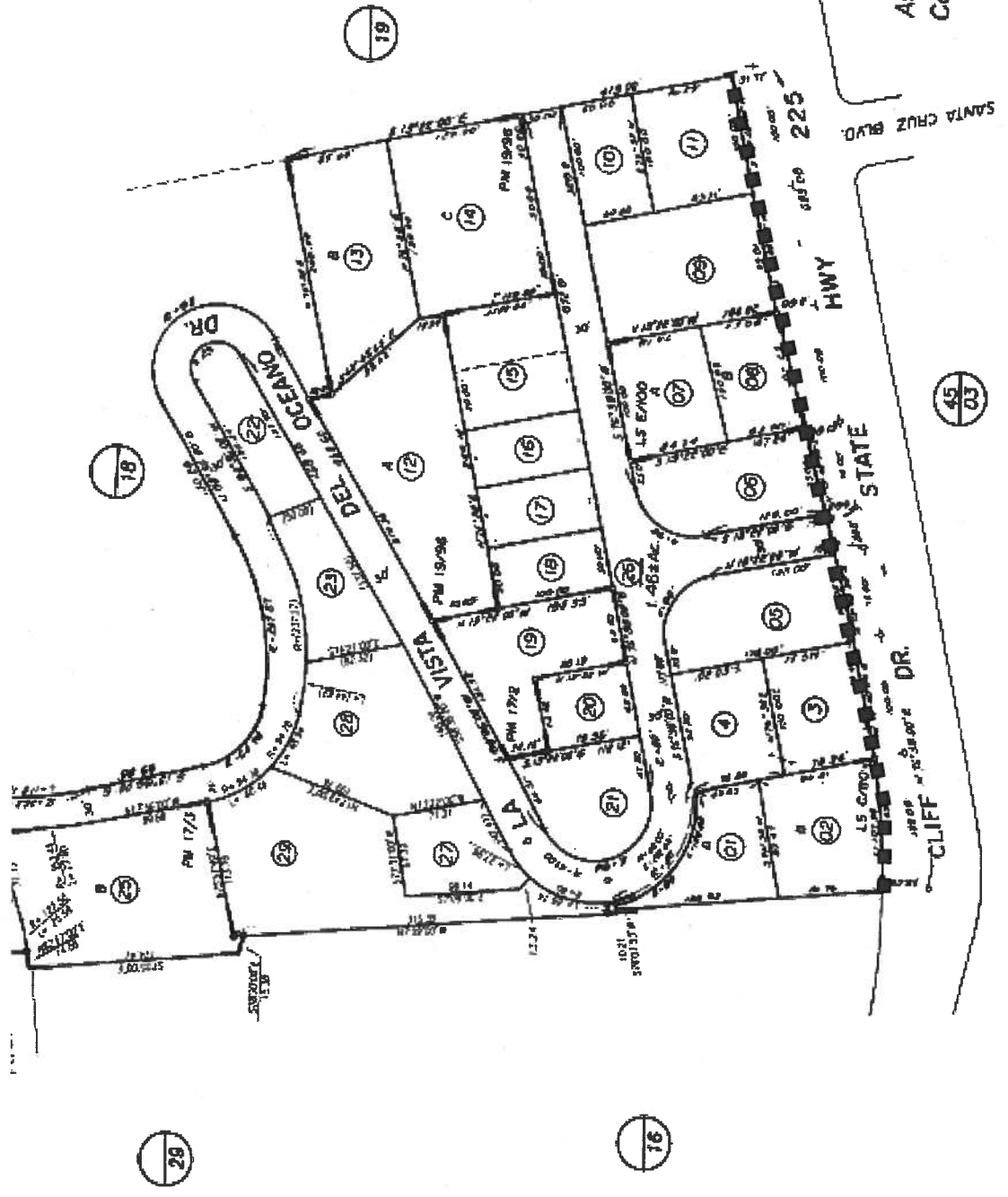
Line Indicates Parcels Subject to
Special Setback Study Provisions

POR. PUEBLO LANDS

035-17



1" = 100'
Scale 2



NOTICE
Assessor's Parcels are for tax assessment
purposes only and do not indicate either
parcel legality or a valid building site.

City of Santa Barbara
Assessor's Map Bk, 035-Pg, 17
County of Santa Barbara, Calif.

10/02 revised code on 27, 28, 29.

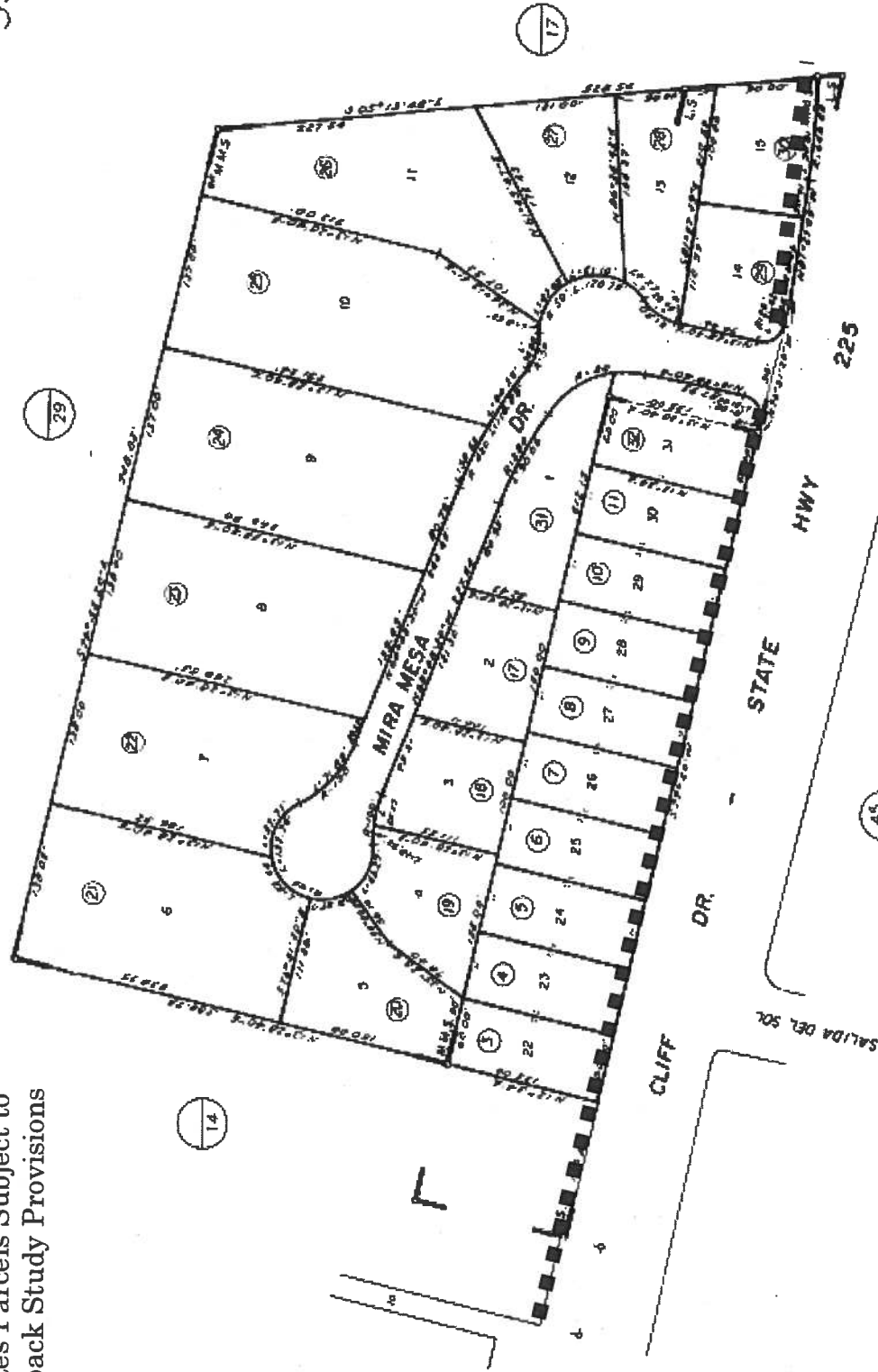
Legend:

■ ■ ■ ■ ■ 28.83.077

Line Indicates Parcels Subject to
Special Setback Study Provisions

POR. PUEBLO LANDS

35-16



1/11/51 R.M. Bk. 15 ; Pg. 313 - Lomas Subdivision
8/25/78 R.M. Bk. 95 ; Pg. 33-34 - Mira Mesa Subdivision, Tract No. 20,172

City of Santa Barbara
Assessor's Map Bk. 35 -Pg. 16
County of Santa Barbara, Calif.

09/95 DT revised to 033-142-013

Legend:

■ ■ ■ ■ ■ 28.83.077

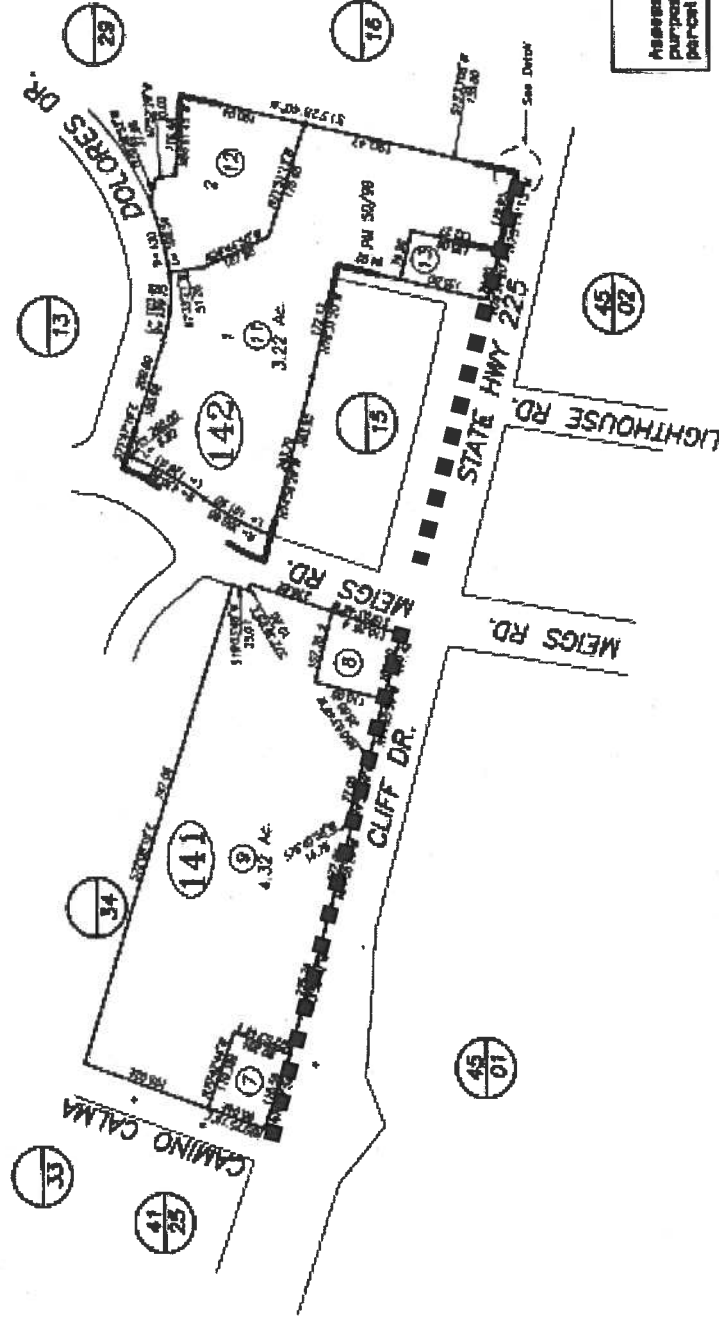
Line Indicates Parcels Subject to
Special Setback Study Provisions

POR. PUEBLO LANDS

035-14



1" = 200'
Scale



NOTICE

Assessor Parcels are for tax assessment
purposes only and do not indicate either
parcel legality or a valid building site.

City of Santa Barbara

Assessor's Map Bk, 035-Pg. 14

County of Santa Barbara, Calif.

09/85
142-07 Map 0 4 8 8 to 20 20
142-08 Map 0 4 8 8 to 20 20
142-13 Map 0 4 8 8 to 20 20

Legend:

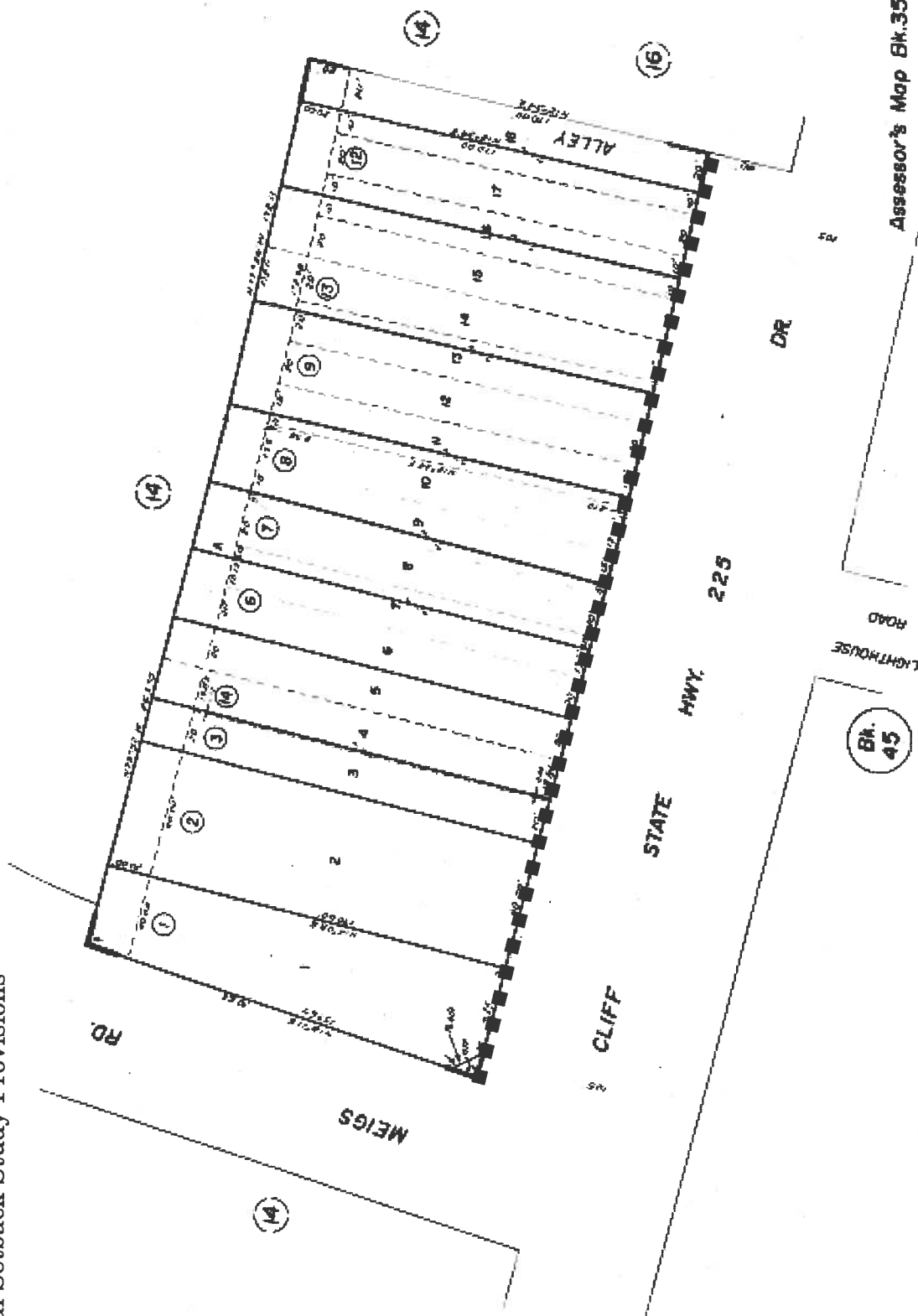
■ ■ ■ ■ ■ 28.83.077

Line Indicates Parcels Subject to
Special Setback Study Provisions

PUEBLO LANDS

Tax Area Code

35-15



BA.
45

R.M.Bk. 15, Pg. 313 - Lomas Subdivision

Assessor's Map Bk. 35 - Pg. 15
County of Santa Barbara, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

2/27/07

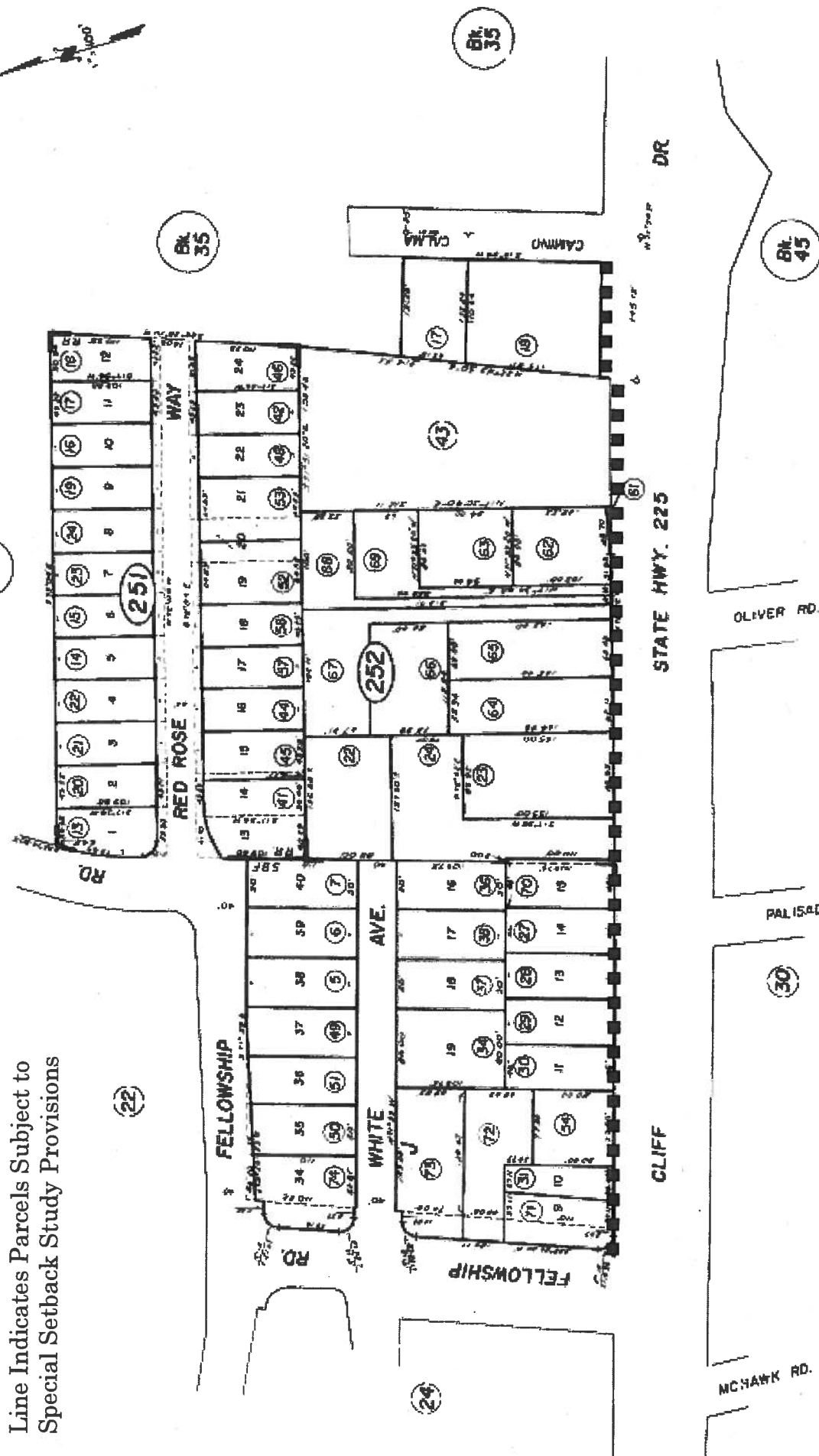
PUEBLO LANDS

41-25

Legend:

■ ■ ■ ■ ■ 28.83.077

Line Indicates Parcels Subject to
Special Setback Study Provisions



R.M. Bk. , Pg. - Red Rose Plaza
R.M. Bk. , Pg. - Santa Barbara Fellowship Tract
9/23/82, R.M. Bk. 123, Pgs. 56-57 - Tract 20,352

Assessor's Map Bk. 41 - Pg. 25
County of Santa Barbara, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

4/8/86



Legend:

28.83.077

Line Indicates Parcels Subject to Special Setback Study Provisions

UPPER
LEVEL

**LOWER
LEVEL**

LEGEND

- 4 = LIVING AREA
5 = DECK
6 = GARAGE
7 = YARD AREA
8 = STORAGE AREA
Each unit has an equal interest in the common area.

Assessor's Map Bk. 41 - Pg. 43

County of Santa Barbara, Calif.

6/83

CLIFF (S.H.W.Y.225) DR.

10/6/82, R.M. Bt. 132 Pgs. 1-6 -- Condominium Plan for Lot 1 of Tr

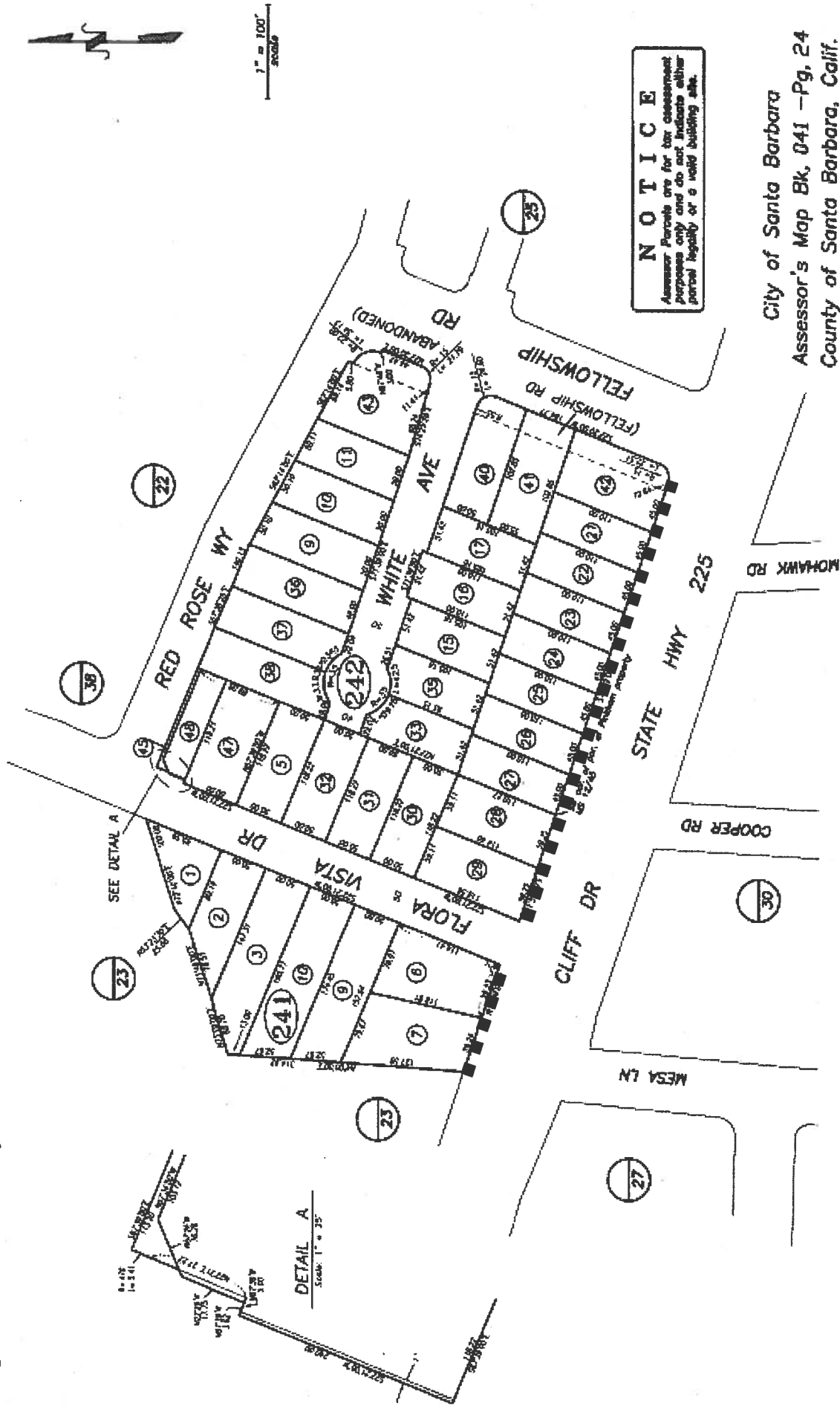
Legend:

■■■■■ 28.83.077

Line Indicates Parcels Subject to
Special Setback Study Provisions

POR. PUEBLO LANDS

041-24



City of Santa Barbara
Assessor's Map Bk, 041 -Pg. 24
County of Santa Barbara, Calif.

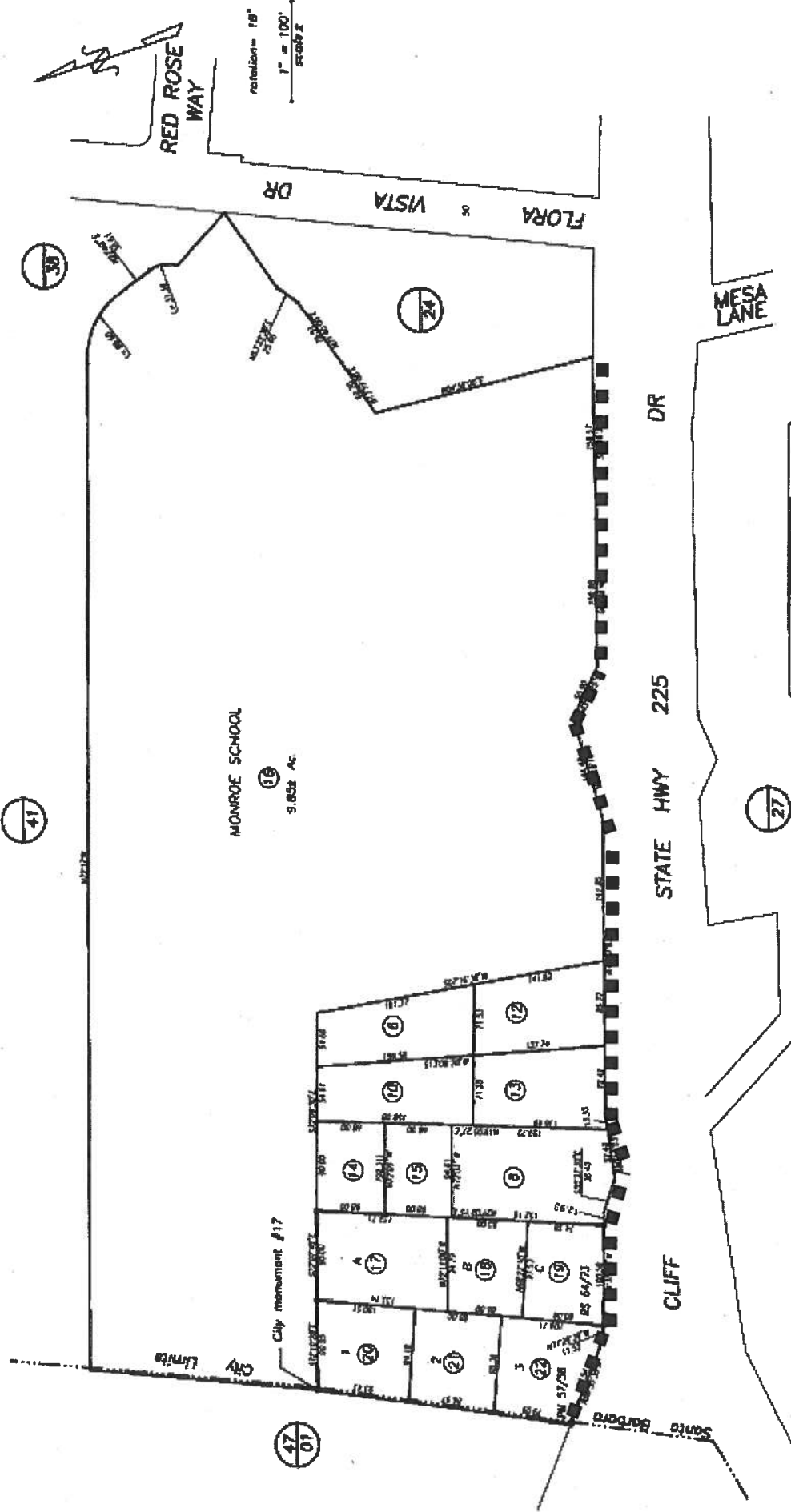
Legend:

■ ■ ■ ■ ■ 28.83.077

Line Indicates Parcels Subject to
Special Setback Study Provisions

POR. PUEBLO LANDS

041-23



NOTICE
Assessor's Parcels are for tax assessment
purpose only and do not indicate either
parcel legality or a valid building site.

City of Santa Barbara
Assessor's Map Bk, 041 -Pg. 23
County of Santa Barbara, Calif.

07/04 02 8110 20-22

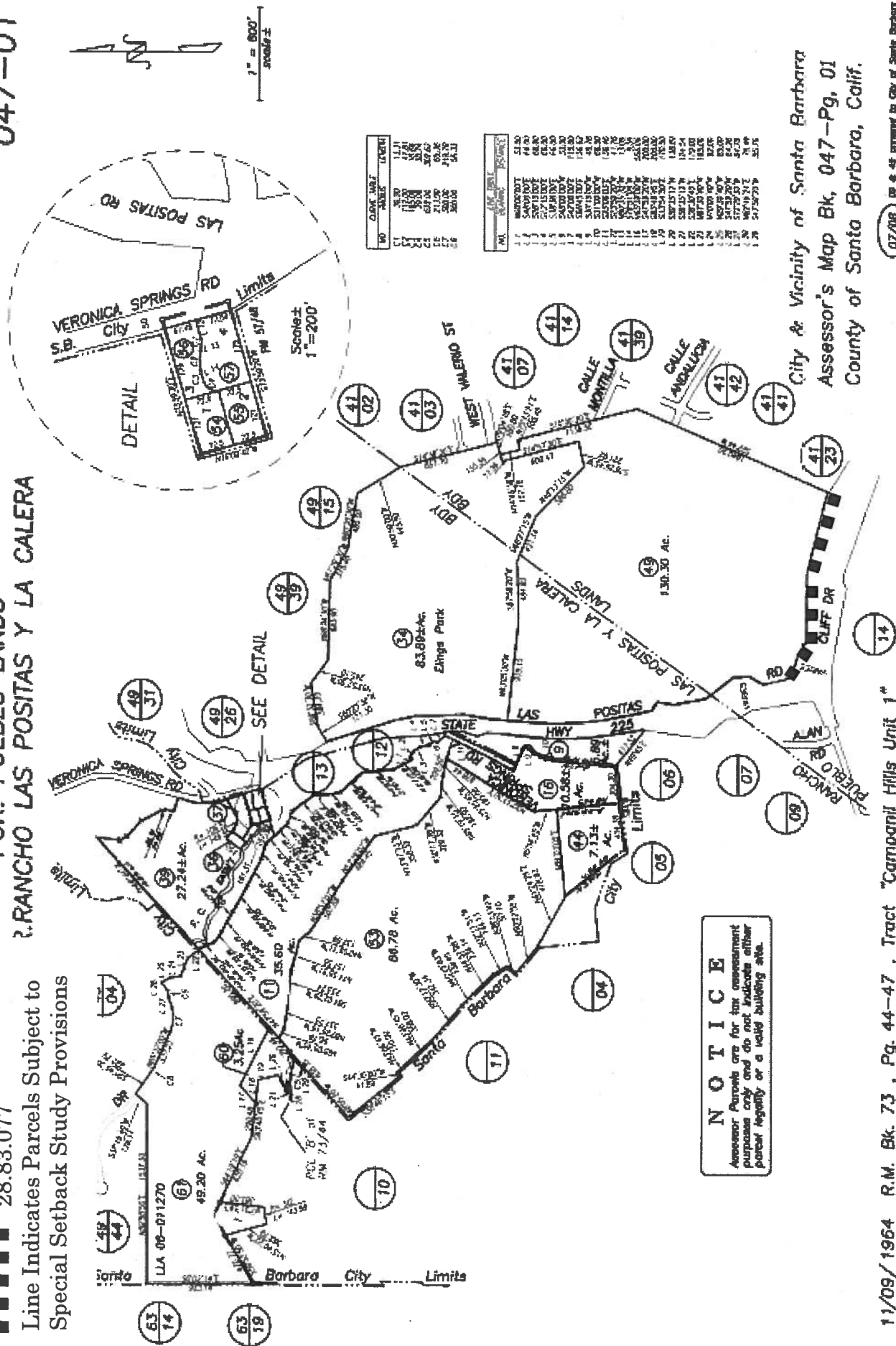
Legend:

■ ■ ■ ■ ■ 28.83.077

Line Indicates Parcels Subject to Special Setback Study Provisions

**POR. PUEBLO LANDS
RANCHO LAS POSITAS Y LA CALERA**

047-01



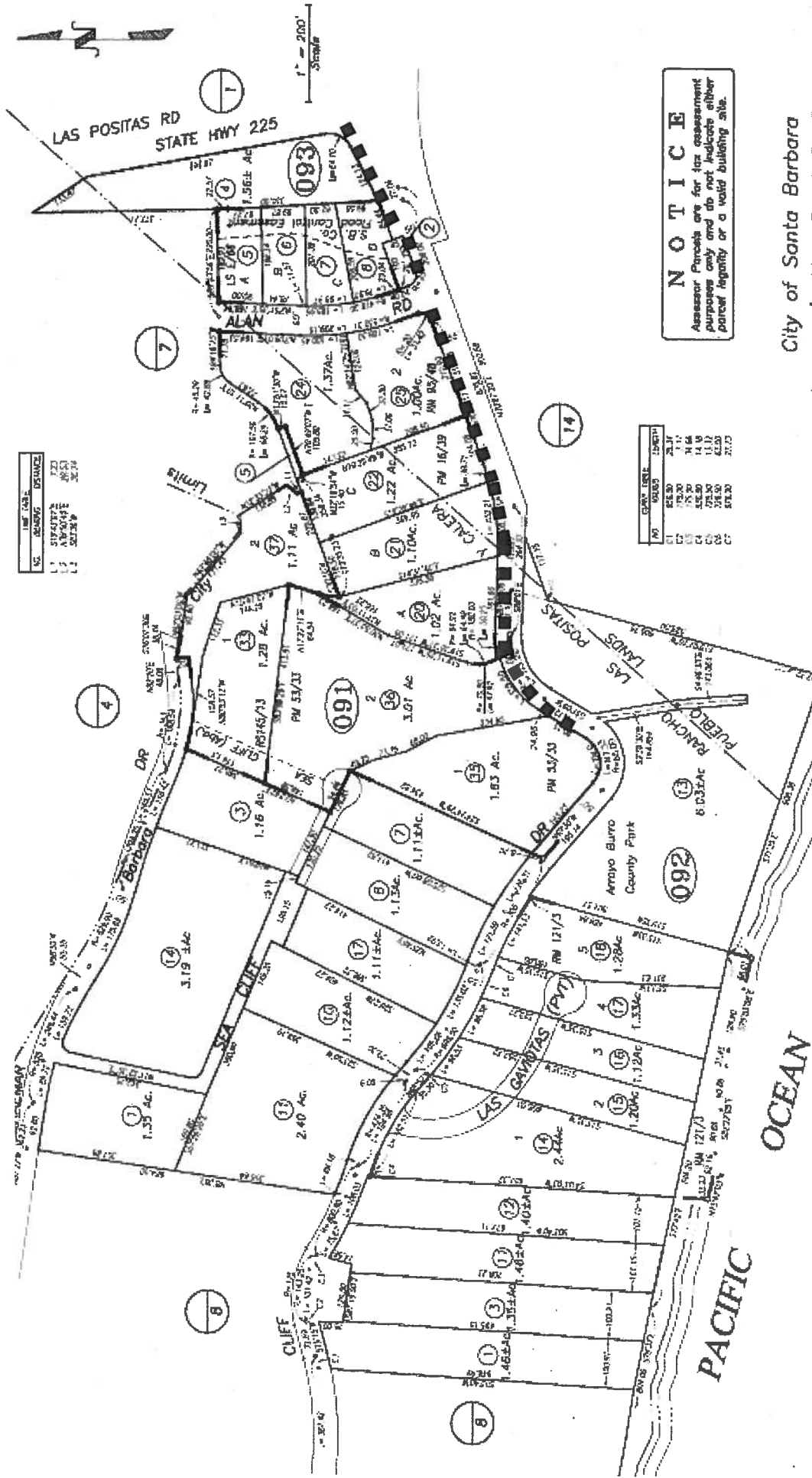
Legend:

■ ■ ■ ■ ■ 28.83.077

Line Indicates Parcels Subject to Special Setback Study Provisions

R. RANCHO LAS POSITAS Y LA CALERA
& POR. PUEBLO LANDS

047-09



NOTICE
Assessor's Parcels are for assessment purposes only and do not indicate either parcel legality or a valid building site.

City of Santa Barbara
Assessor's Map Bk. 047-Pg. 14
County of Santa Barbara, Calif.

08/08 047-09 assessed to City

09/27/1978 R.M. Bk. 95, Pg. 48-49, Tract 20191 "La Sombra Subdivision"
03/26/1981 R.M. Bk. 121, Pg. 3-6, Tract 20224 "Las Gaviotas"

SBMC 28.83.077

Cliff Drive

Properties on South Side of Street

Legend:

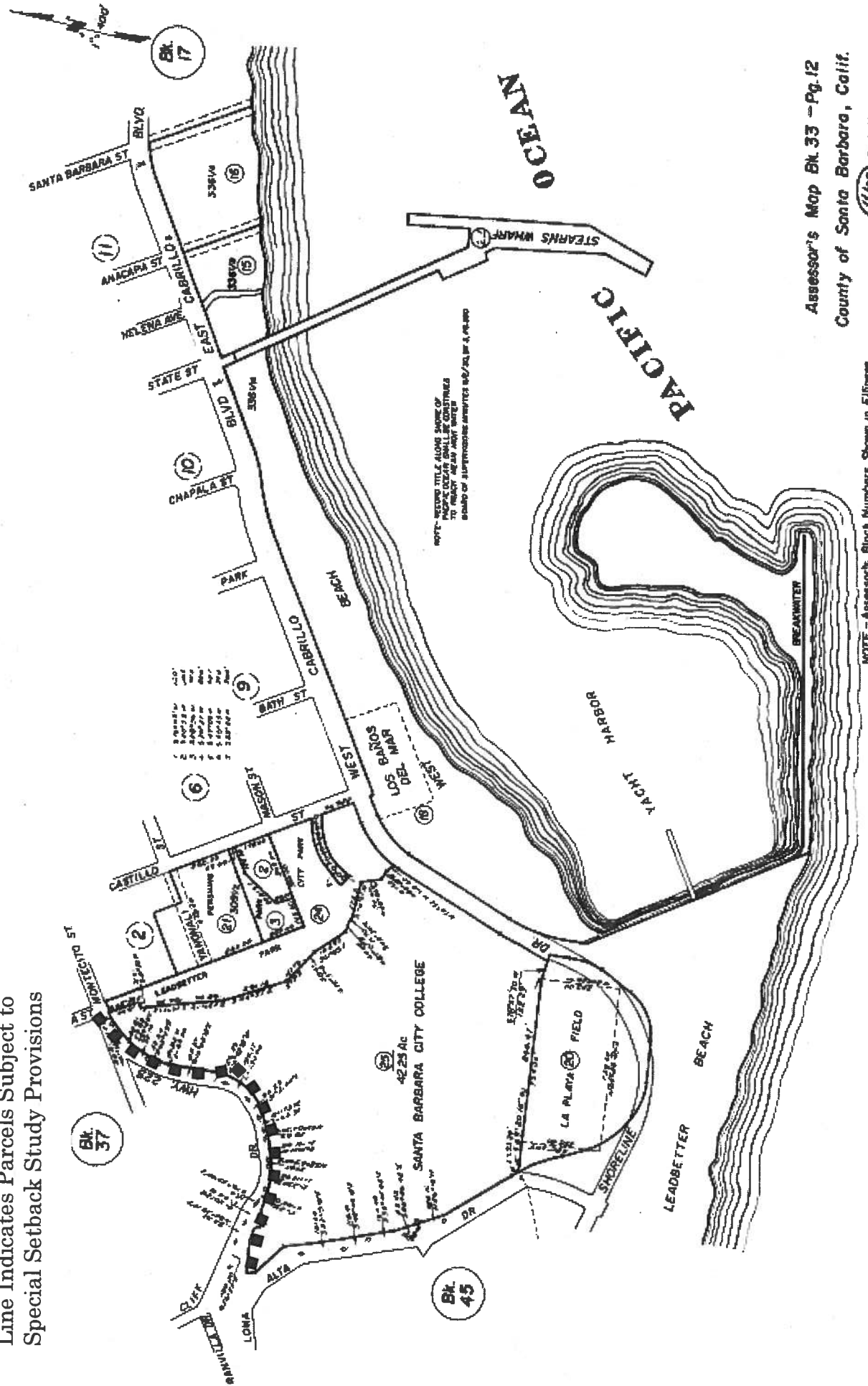
■ ■ ■ ■ ■ 28.83.077

Line Indicates Parcels Subject to
Special Setback Study Provisions

PUEBLO LANDS

Tex Area Code

33-12



Assessor's Map Bk 33 - Pg. 12
County of Santa Barbara, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles

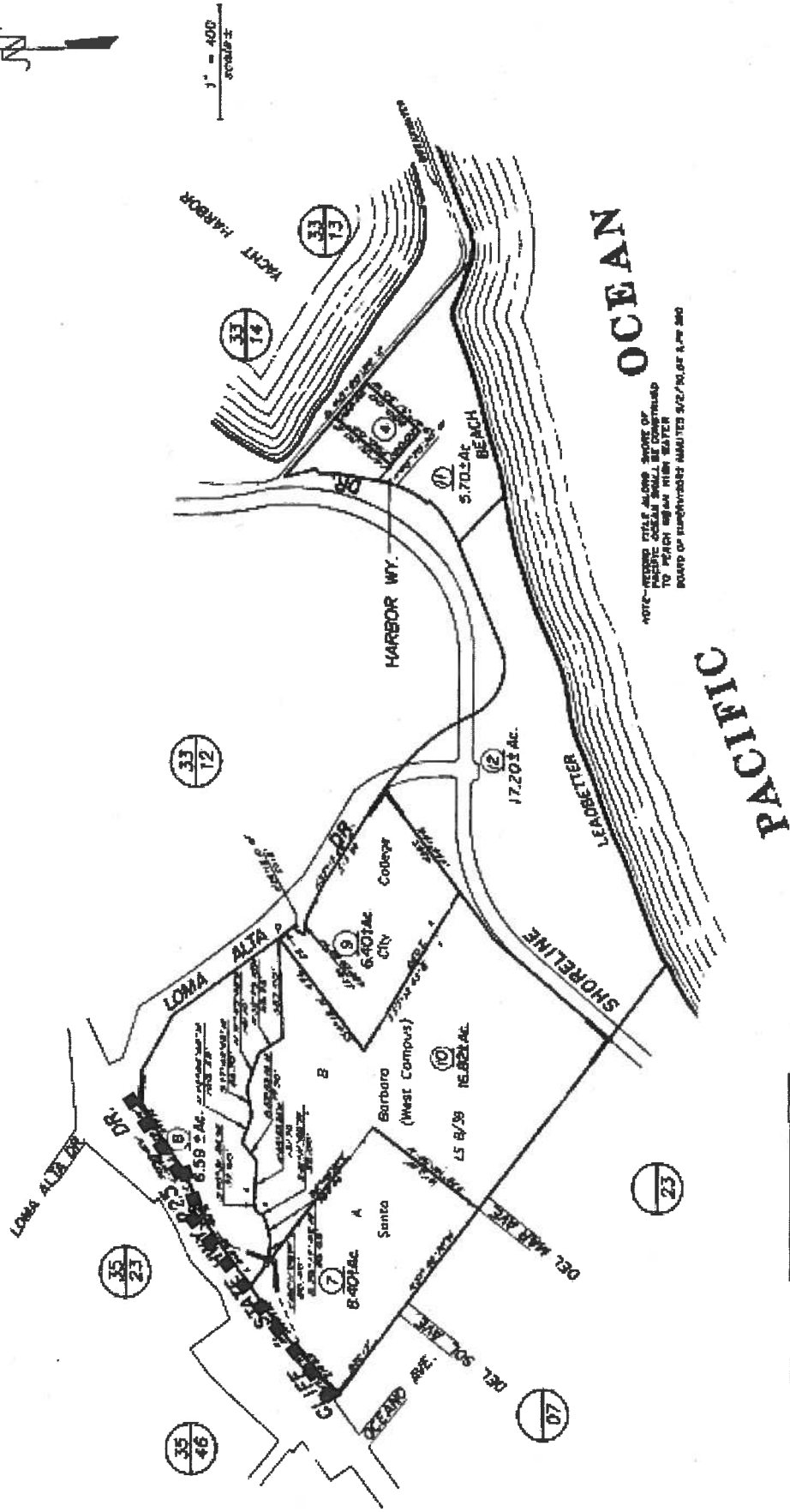
Legend:

■ ■ ■ ■ ■ 28.83.077

Line Indicates Parcels Subject to
Special Setback Study Provisions

POR. PUEBLO LANDS

045-25



NOTICE
Assessor's Parcels are for tax assessment purposes only and do not indicate either parcel legally or a valid building site.

City of Santa Barbara
Assessor's Map Bk, 045 -Pg. 25
County of Santa Barbara, Calif.

03 Nov 11 4:12

03/73

Legend:

■ ■ ■ ■ ■ 28.83.077

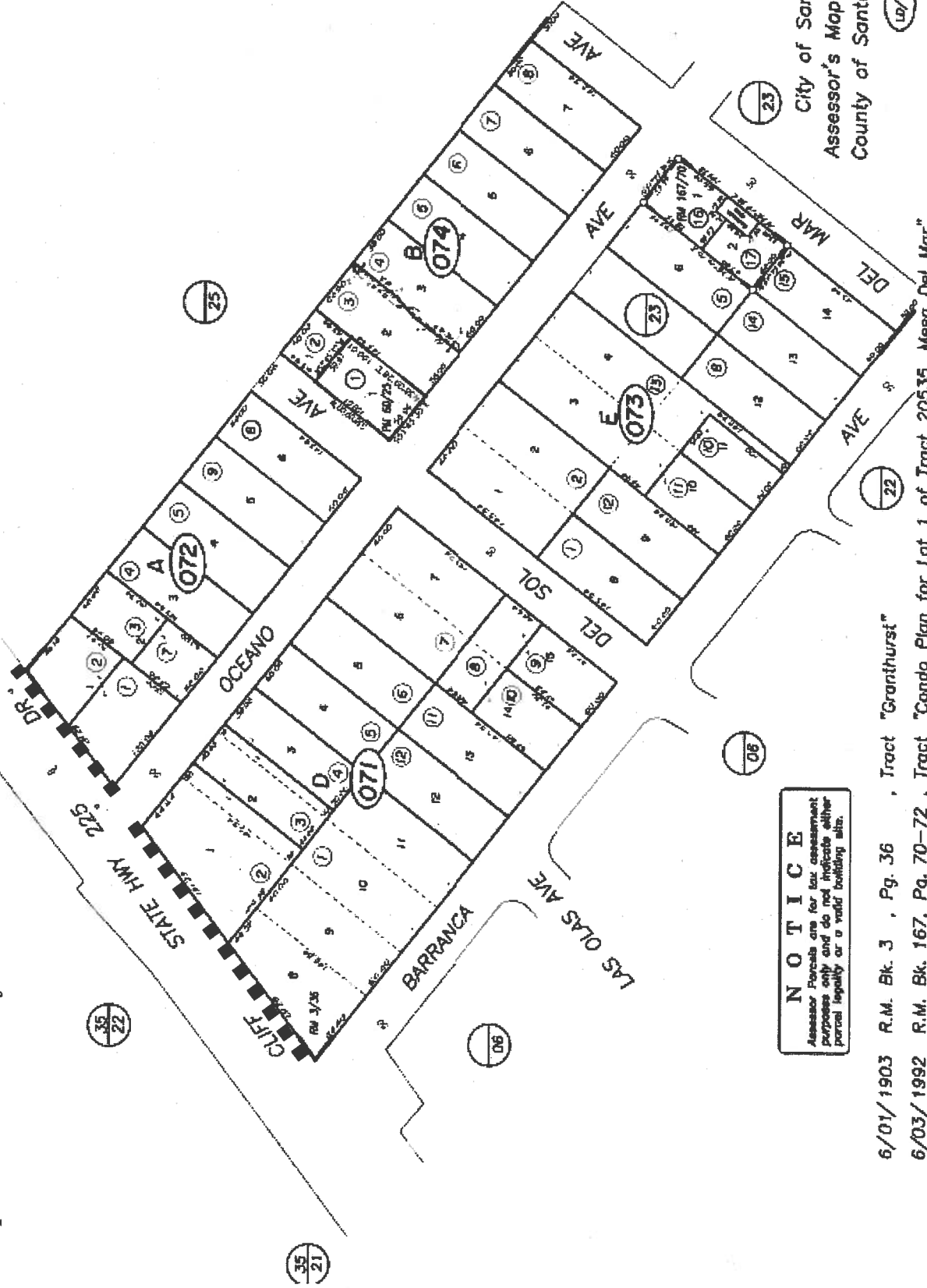
Line Indicates Parcels Subject to
Special Setback Study Provisions

POR. PUEBLO LANDS

045-07



1" = 100'
2000' 2"



NOTICE
Assessor Parcels are for tax assessment
purposes only and do not indicate either
parcel legality or a valid building site.

City of Santa Barbara
Assessor's Map Bk. 045 -Pg. 07
County of Santa Barbara, Calif.

6/01/1903 R.M. Bk. 3 , Pg. 36 , Tract "Granthurst"
6/03/1992 R.M. Bk. 167, Pg. 70-72 , Tract "Condo Plan for Lot 1 of Tract 20535, Mesa Del Mar"

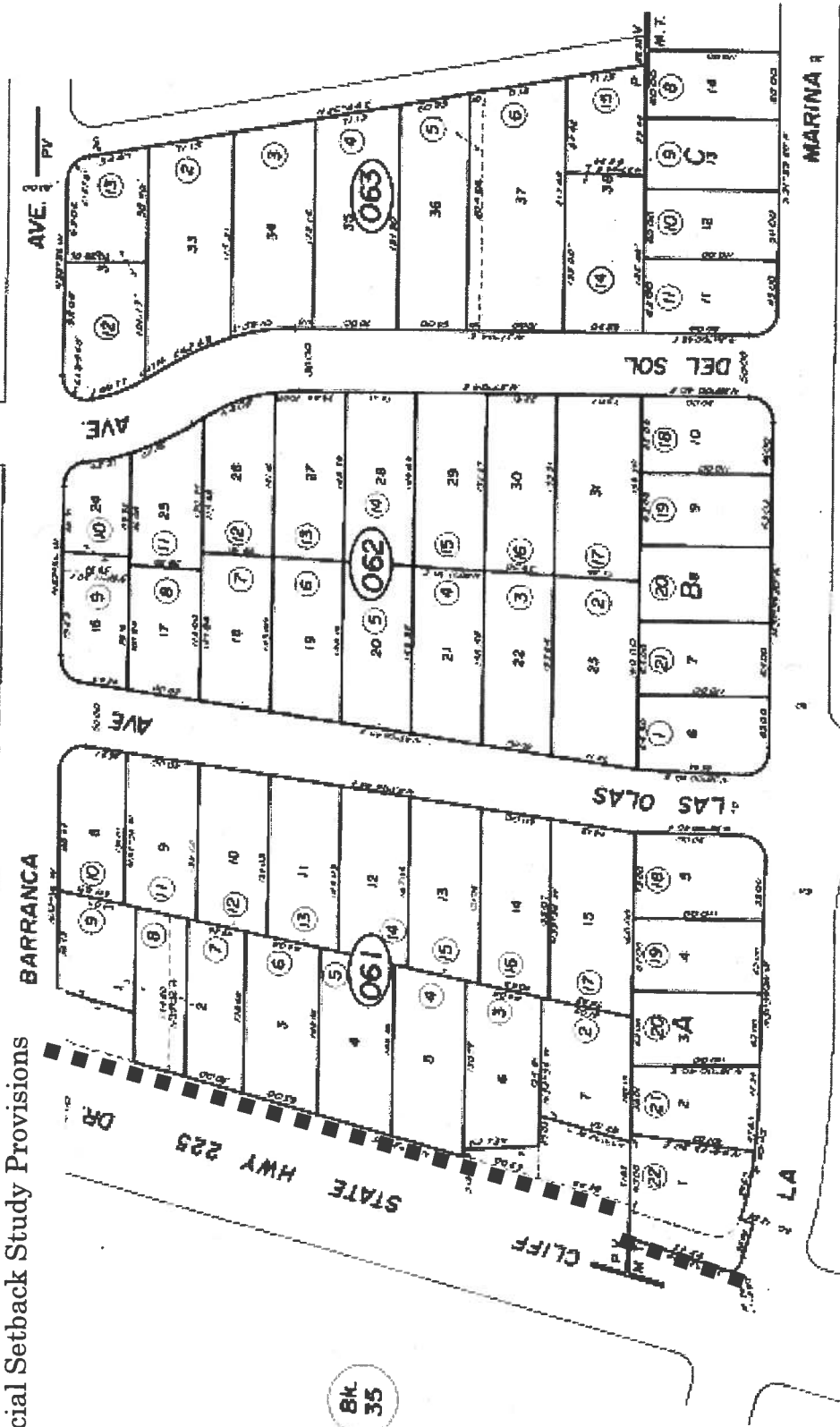
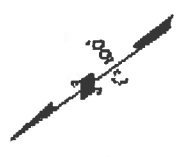
10/07 045-07 Single Lot Subdivision

PUEBLO LANDS

Legend:

■ ■ ■ ■ ■ 28.83.077

Line Indicates Parcels Subject to Special Setback Study Provisions



BK 35

5

16

R.M. Bk. 15, Pg. 57 - Punta Verde
R.M. Bk. 15, Pg. 307 - Marine Terrace

Assessor's Map Bk. 45-Pg. 06
County of Santa Barbara, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

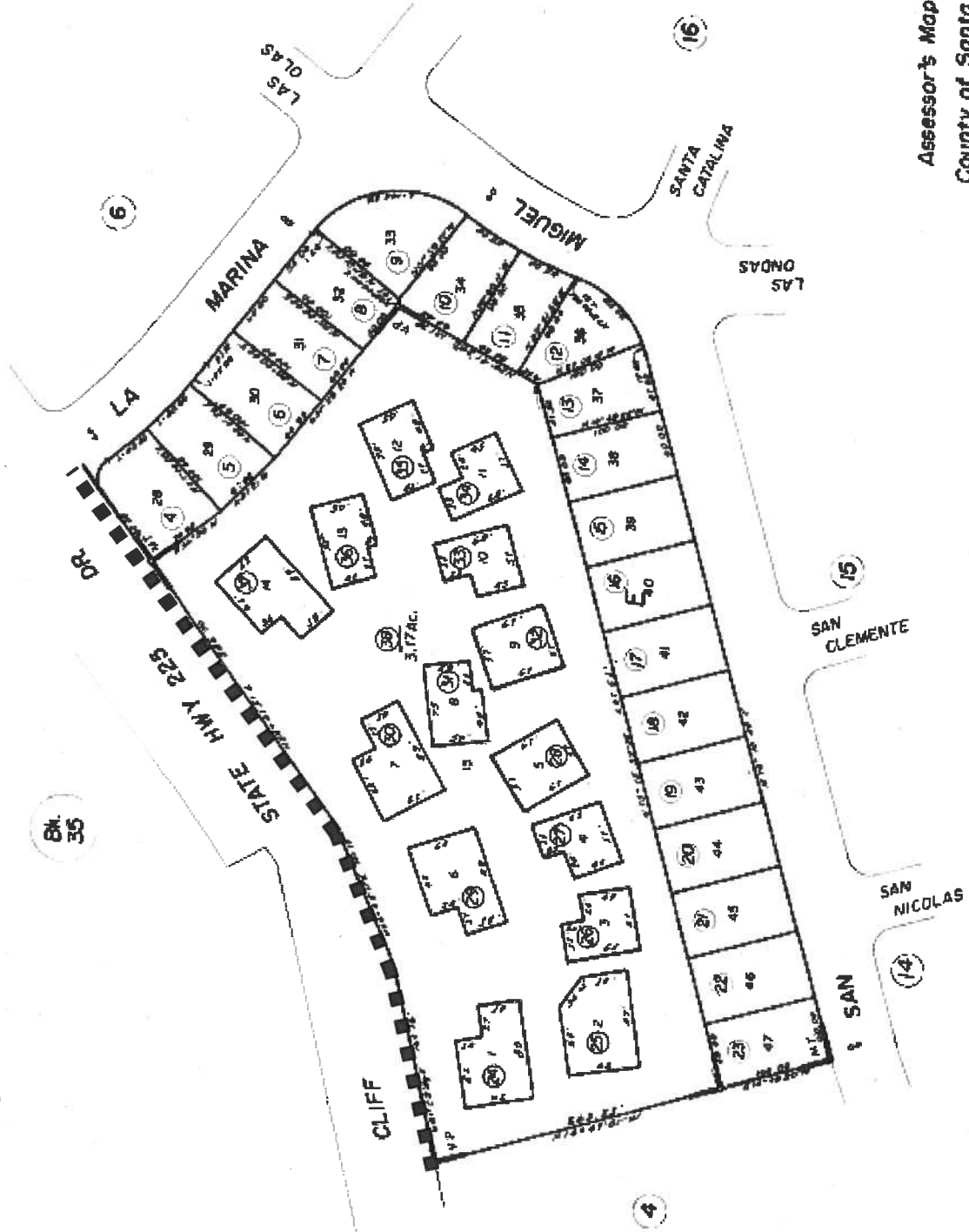
10/12

PUEBLO LANDS

Legend:

■ ■ ■ ■ ■ 28.83.077

Line Indicates Parcels Subject to Special Setback Study Provisions



R. M. Bk. 15, Pg. 307 - Marine Terrace
9/22/76, R. M. Bk. 92, Pg. 85-87 - Vista Pacifica, Tract No. 20,091

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk 45 - Pg. 05
County of Santa Barbara, Calif.

9/76

PUEBLO LANDS

Tax Area Code

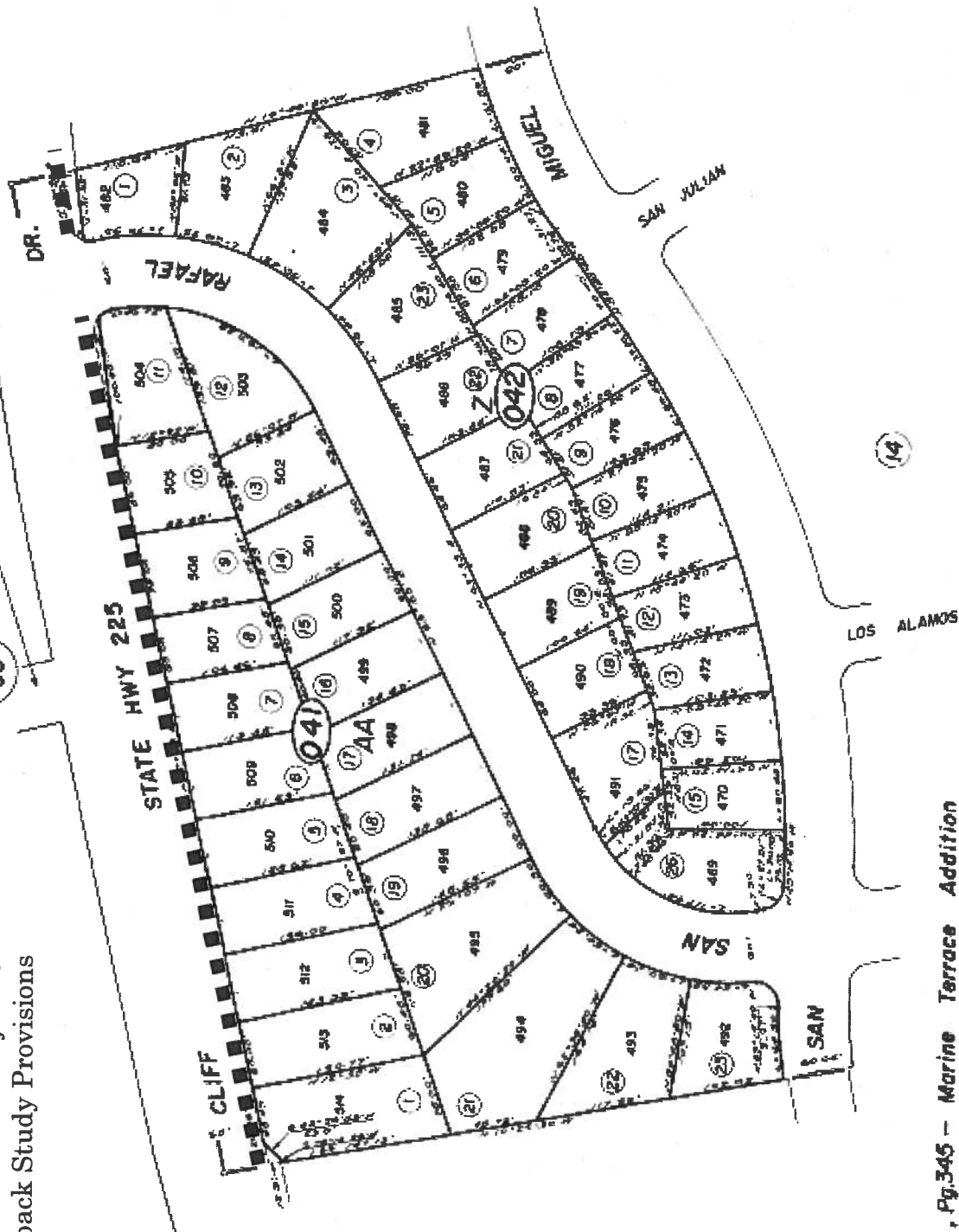
45-04

Legend:

■ ■ ■ ■ ■ 28.83.077

Line Indicates Parcels Subject to
Special Setback Study Provisions

Bk.
35



R. M. Bk. 15, Pg. 345 - Marine Terrace Addition

Assessor's Map Bk. 45-Pg. 04
County of Santa Barbara, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

9/6

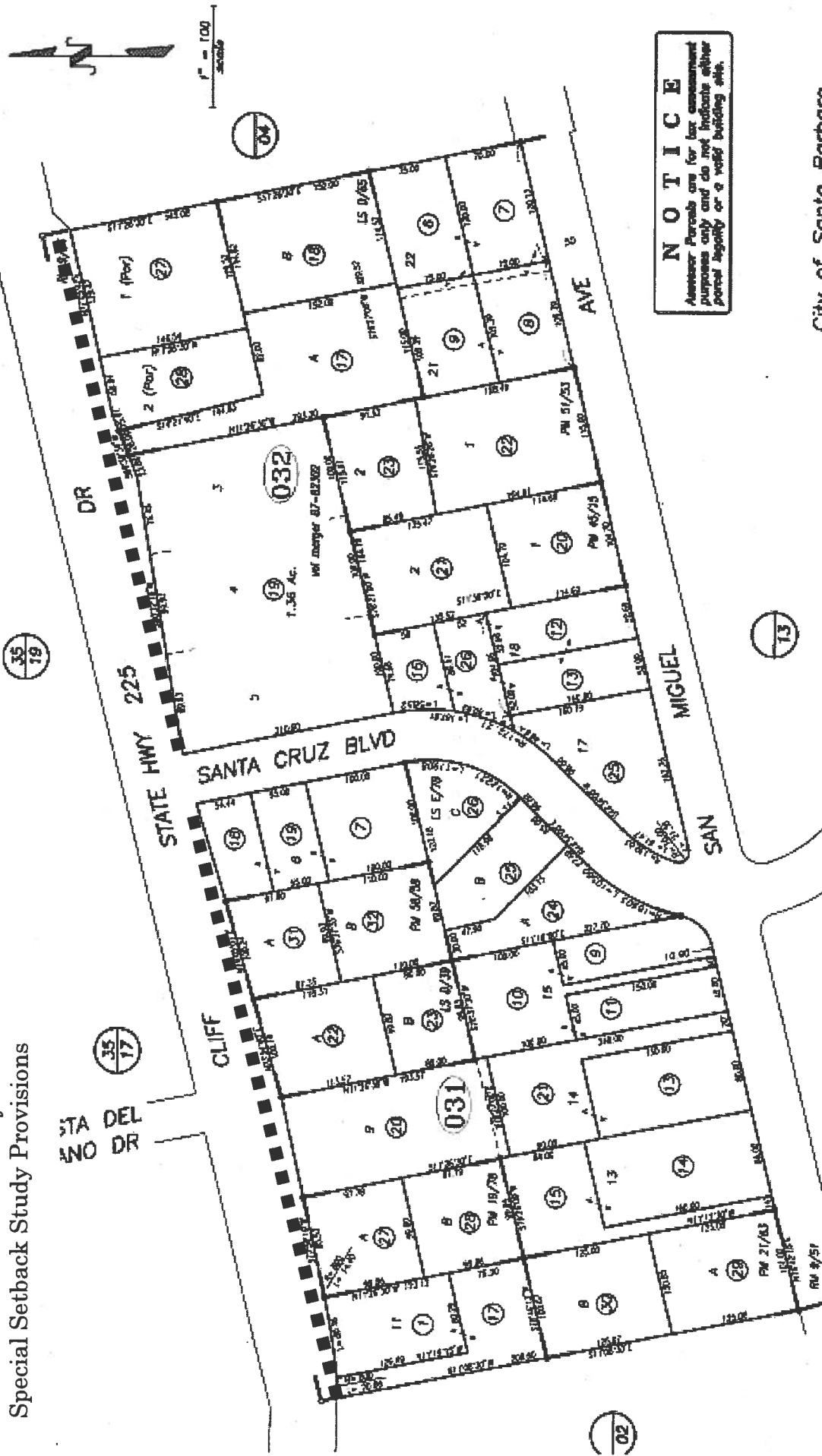
Legend:

■ ■ ■ ■ ■ 28.83.077

Line Indicates Parcels Subject to
Special Setback Study Provisions

POR. PUEBLO LANDS

045-03



NOTICE
Assessor's Parcels are for tax assessment
purposes only and do not indicate either
partial legality or a valid building site.

City of Santa Barbara
Assessor's Map Bk, 045-Pg, 03
County of Santa Barbara, Calif.

01/27/1919 R.M. Bk. 11, Pg. 188, Tract "Fair Acres on Mesa"
02/04/1919 R.M. Bk. 9, Pg. 51, Tract "Fair Acres on Mesa"

05/05 031-03 Map 031-31 & 32

Legend:

■■■■■ 28.83.077

Line Indicates Parcels Subject to
Special Setback Study Provisions

POR. PUEBLO LANDS

045-02



City of Santa Barbara
Assessor's Map Bk. 045 -Pg. 02
County of Santa Barbara, Calif.

NOTICE
Assessor's Parcels are for tax assessment
purposes only and do not indicate either
parcel legality or a valid building site.

11/18/76 R.M. Bk. 93, Pg. 17-18, Tract 20,102 "El Faro"
07/08/58 R.M. Bk. 45, Pg. 30-33, Tract Pacific Estates

02/84 assessed on 27

Legend:

■■■■■ 28.83.077

Line Indicates Parcels Subject to
Special Setback Study Provisions

POR. PUEBLO LANDS

CLIFF

DR.

Bk.
35

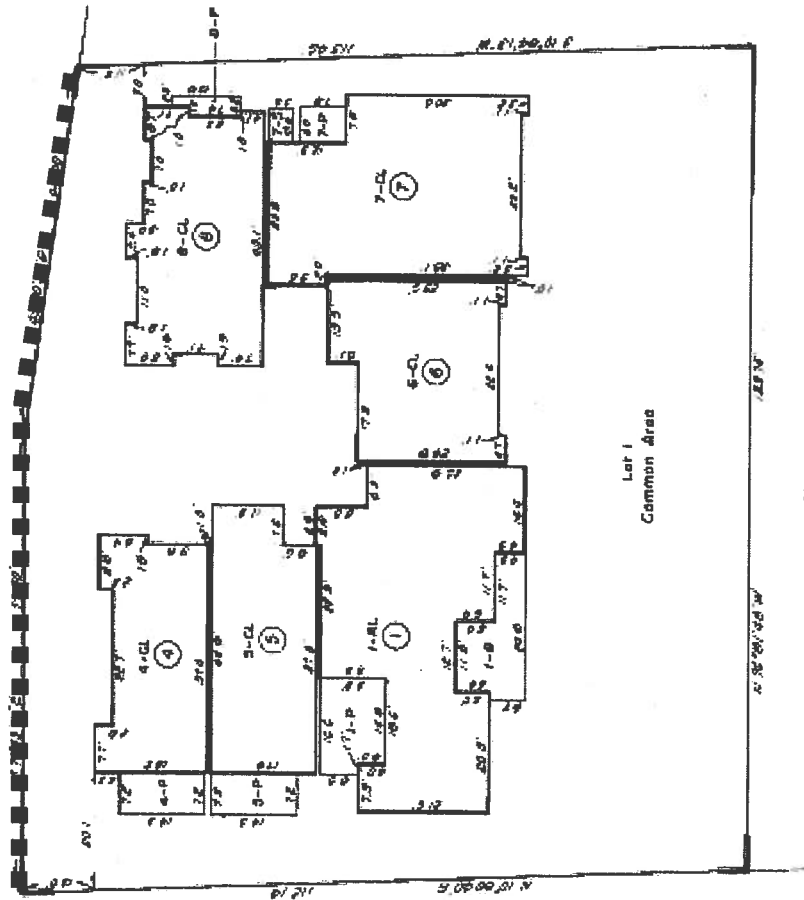
45-36

Page 1 of 3



RD.

LIGHTHOUSE



LEGEND

- B = Balcony Area
- CL = Commercial Office Area
- E = Entryway/Porch Area
- G = Garage Space Area
- P = Patio Area
- RL = Residential Living Area (Main Level)
- RU = Residential Living Area (Upper Level)
- S = Staircase/Utility Area

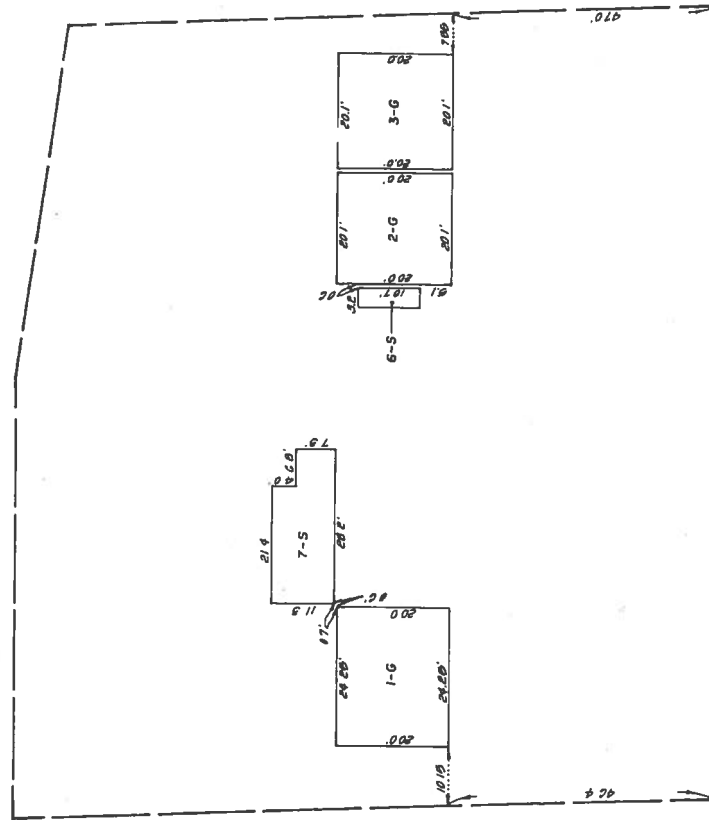
MAIN FLOOR LEVEL

05/02/98 R.M. Bk. 161, Pg. 48-51 Condominium Plan for Lot 1 of Tract 20,450

Assessor's Map Bk. 45-Pg. 36
County of Santa Barbara, Calif.

07/98

45-36A



LEGEND

- B = Balcony Area
CL = Commercial Office Area
E = Entryway/Porch Area
G = Garage Space Area
P = Patio Area
RL = Residential Living Area (Main Level)
RU = Residential Living Area (Upper Level)
S = Storage/Utility Area

07/88

05/02/88 R.M. Bk. 161, Pg. 48-51 Condominium Plan for Lot 1 of Tract 20,460

POR. PUEBLO LANDS

45-36B

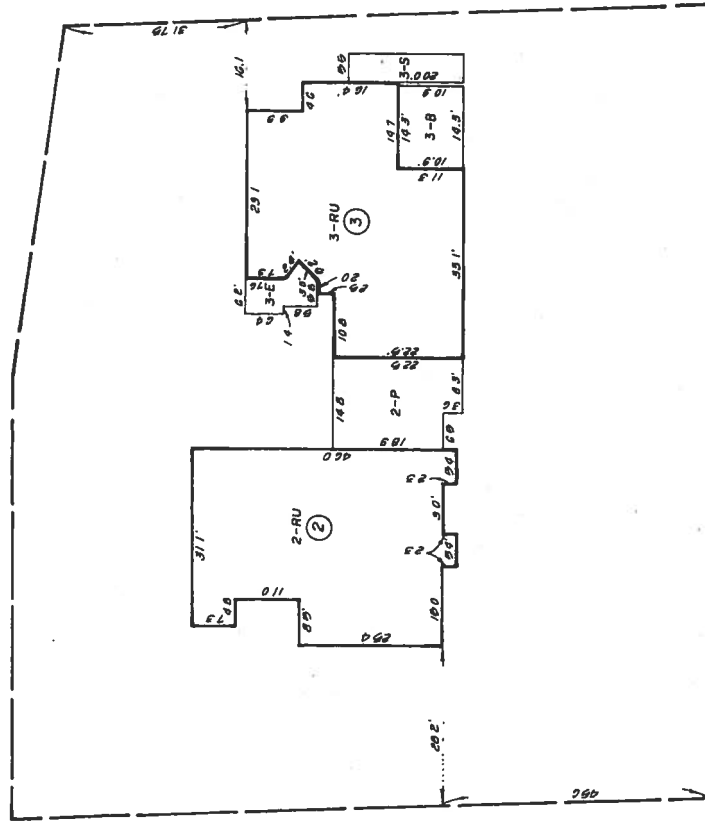
Page 3 of 3



LEGEND

- B = Balcony Area
- CL = Commercial Office Area
- E = Entryway/Porch Area
- G = Garage Space Area
- P = Patio Area
- RL = Residential Living Area (Main Level)
- RU = Residential Living Area (Upper Level)
- S = Storage/Utility Area

UPPER LEVEL



05/02/88 R.M. Bk. 161, Pg. 48-51 Condominium Plan for Lot 1 of Tract 20,460

Assessor's Map Bk. 45-Pg. 36
County of Santa Barbara, Calif.

07/88

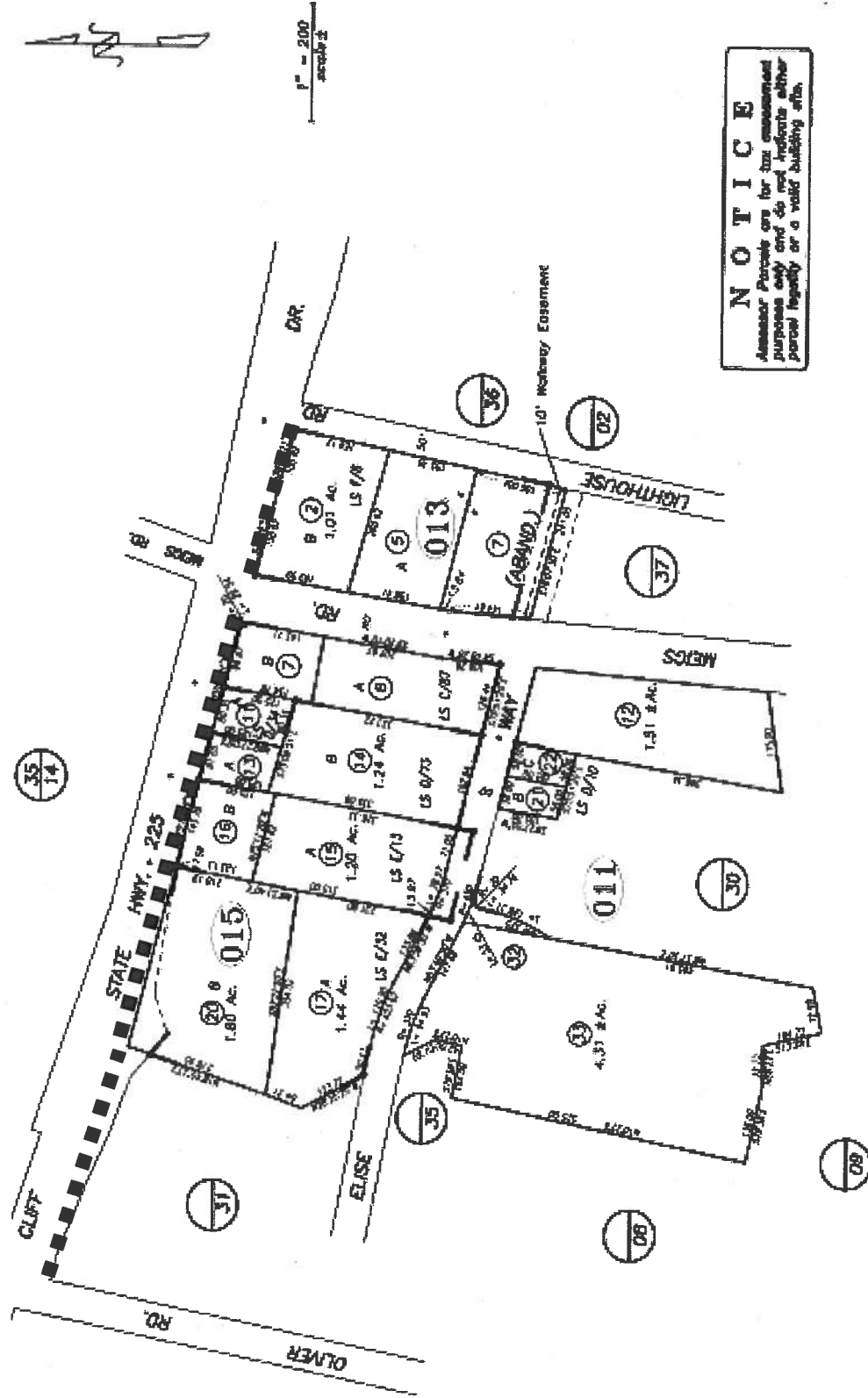
Legend:

■ ■ ■ ■ ■ 28.83.077

Line Indicates Parcels Subject to
Special Setback Study Provisions

POR. PUEBLO LANDS

045-01



NOTICE

Assessor's Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building plan.

City of Santa Barbara
Assessor's Map Bk. 045 -Pg. 01
County of Santa Barbara, Calif.

03/00 20 14 12 2 30

Legend:

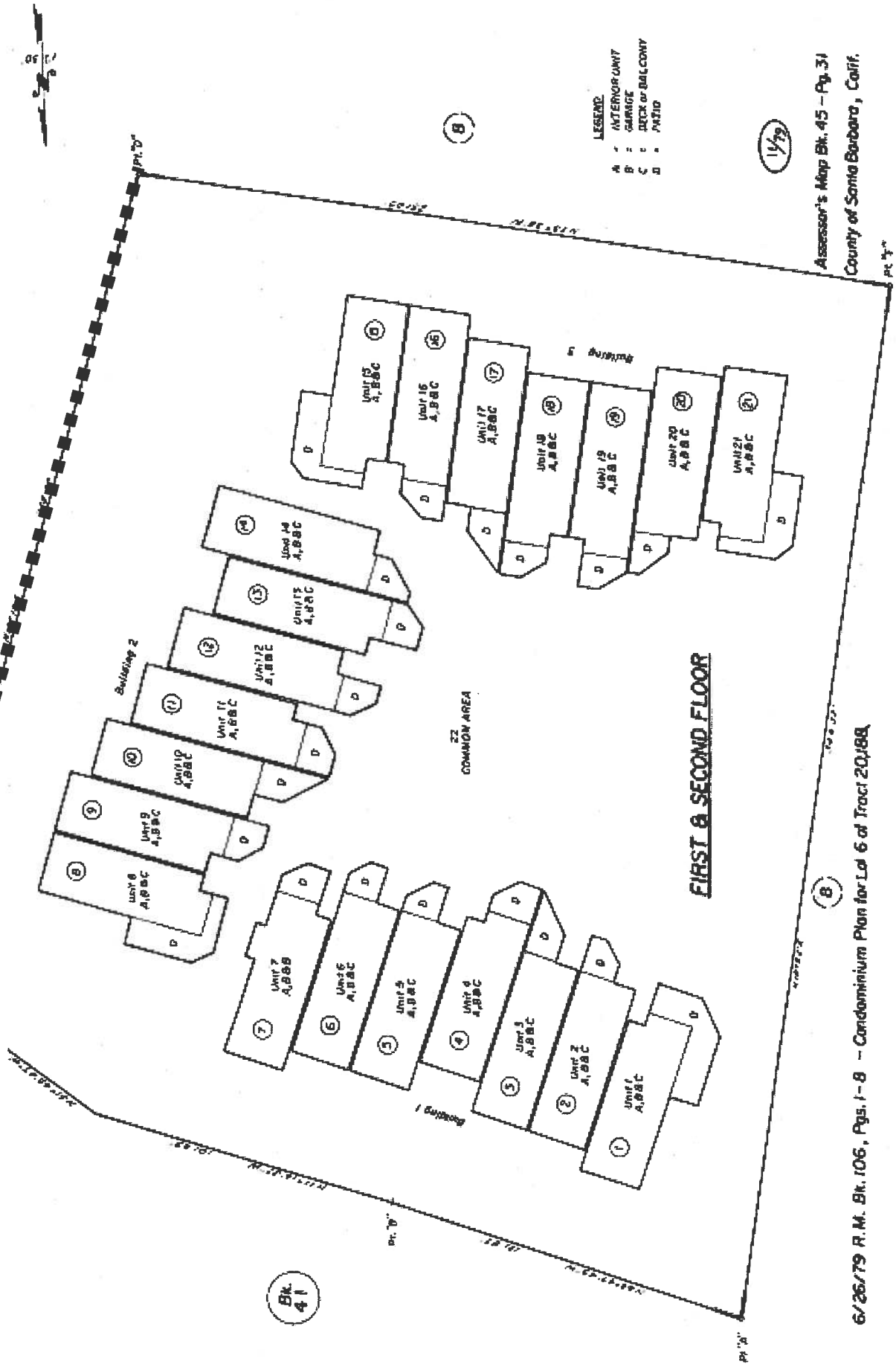
■ ■ ■ ■ ■ 28.83.077

Line Indicates Parcels Subject to
Special Setback Study Provisions

45-31

PUEBLO LANDS

(1)



FIRST & SECOND FLOOR

Assessor's Map Bk. 45 - Pg. 31
County of Santa Barbara, Calif.

6/26/79 R.M. Bk. 106, Pgs. 1-8 - Condominium Plan for Lot 6 of Tract 20, 188

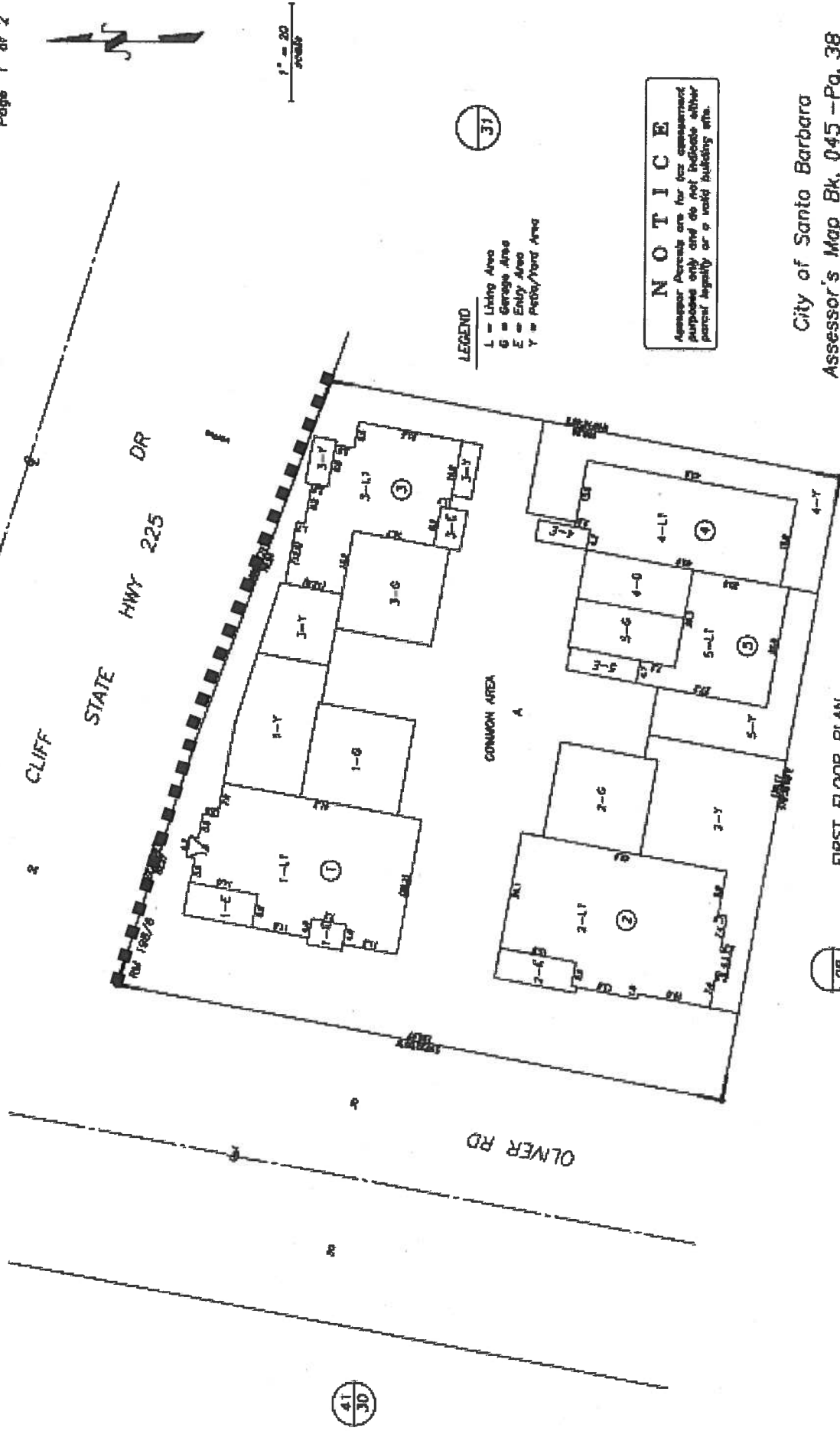
Legend:

■■■■■ 28.83.077

Line Indicates Parcels Subject to
Special Setback Study Provisions

POR. PUEBLO LANDS

045-38
Page 1 of 2



02/07/2007 R.M. Bk. 198, Pg. 6-10 , Tract Condo Plan for Lot A of Tract 2071B

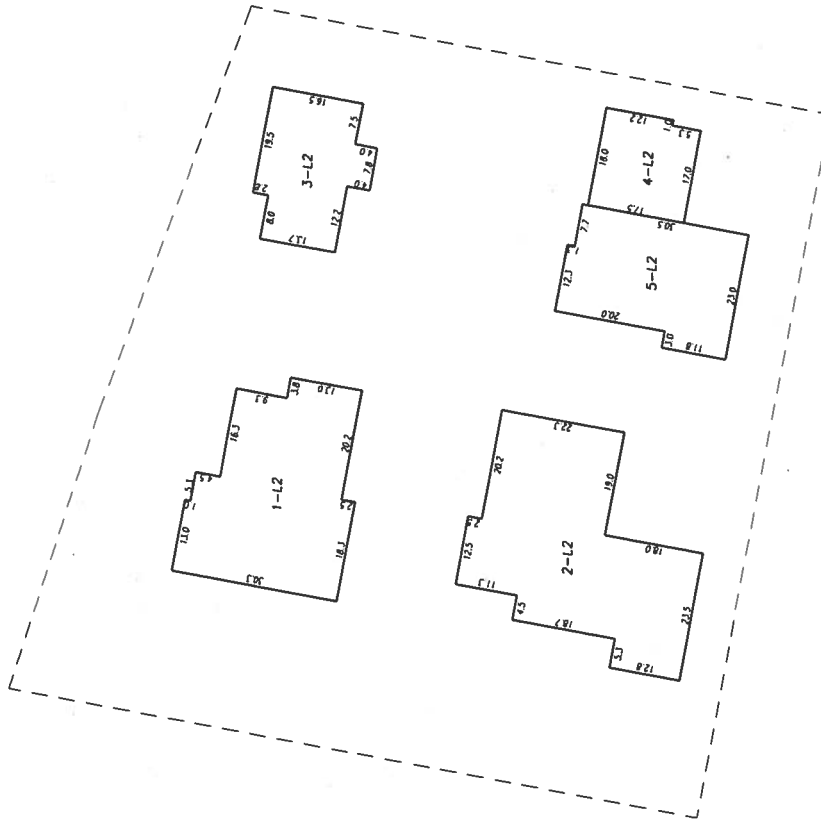
City of Santa Barbara
Assessor's Map Bk. 045 -Pg. 38
County of Santa Barbara, Calif.

10/07

new 04 from 045-07

POR. PUEBLO LANDS

045-38A
Page 2 of 2



SECOND FLOOR PLAN

NOTICE
Assessor Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building site.

City of Santa Barbara
Assessor's Map Bk. 045 -Pg. 38
County of Santa Barbara, Calif.

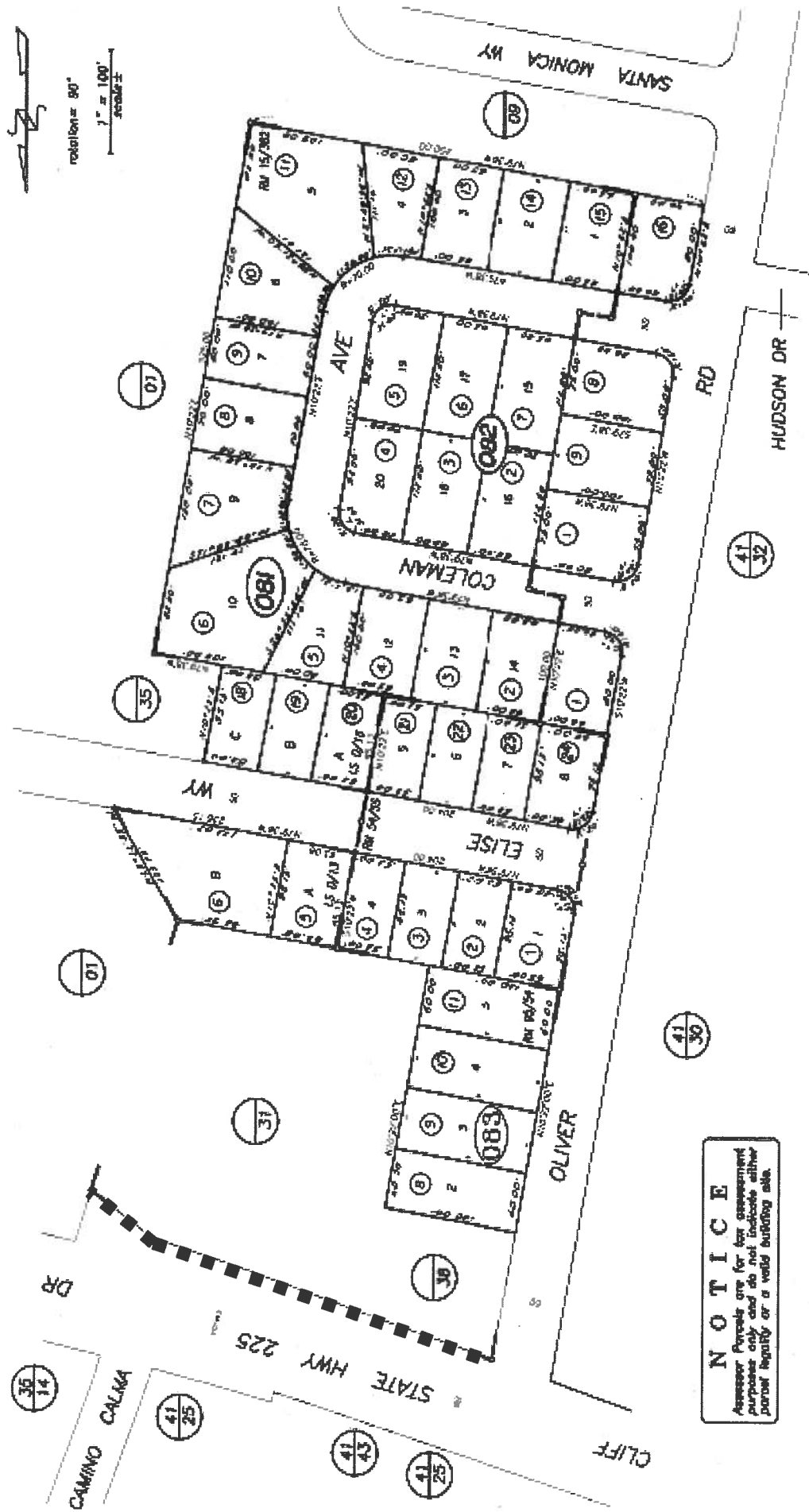
Legend:

■■■■■ 28.83.077

Line Indicates Parcels Subject to
Special Setback Study Provisions

POR. PUEBLO LANDS

045-08



NOTICE
Assessor's Parcels are for tax assessment
purposes only and do not indicate either
partial legality or a valid building site.

12/21/2005 R.M. Bk. 201, Pg. 55-56, Tract 20718
10/26/1978 R.M. Bk. 95, Pg. 54-55, Tract 20188 "Villa Mesa Subdivision"
11/15/1960 R.M. Bk. 54, Pg. 55-56, Tract "Villa Pacifico - Unit A"
06/23/1954 R.M. Bk. 15, Pg. 362, Tract "Sea View Acres"

City of Santa Barbara
Assessor's Map Bk, 045 -Pg. 08
County of Santa Barbara, Calif.

10/07 7 100 000 24 38

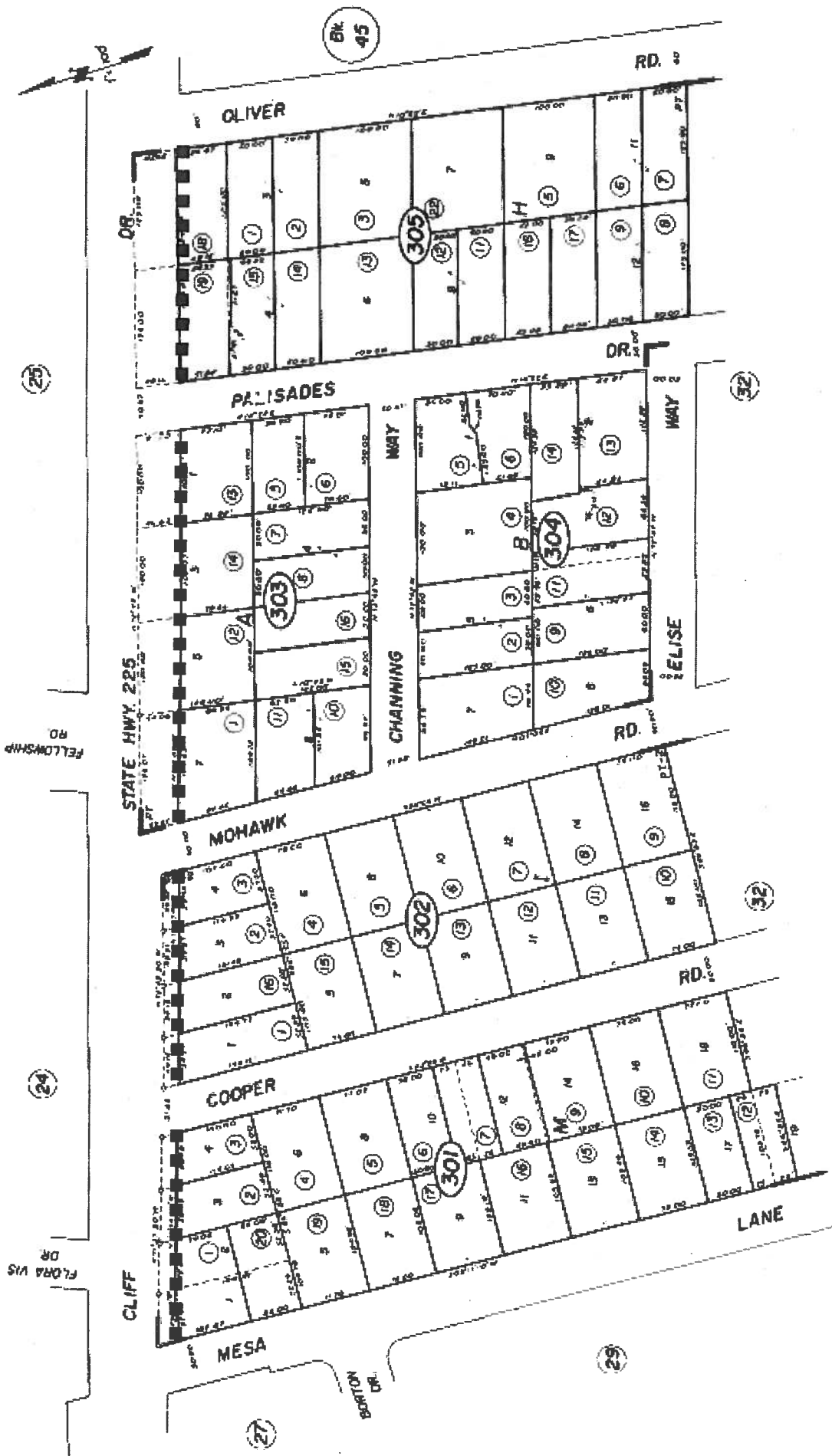
Legend:

■ ■ ■ ■ ■ 28.83.077

Line Indicates Parcels Subject to
Special Setback Study Provisions

PUEBLO LANDS

41-30



R.M. Bk. 15, Pg. 18 - Palisades Tract
R.M. Bk. 15, Pg. 40 - Palisades Tract No. 2

Assessor's Map Bk. 41 - Pg. 30
County of Santa Barbara, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

6/77

Legend:

■ ■ ■ ■ ■ 28.83.077

Line Indicates Parcels Subject to
Special Setback Study Provisions

POR. PUEBLO LANDS

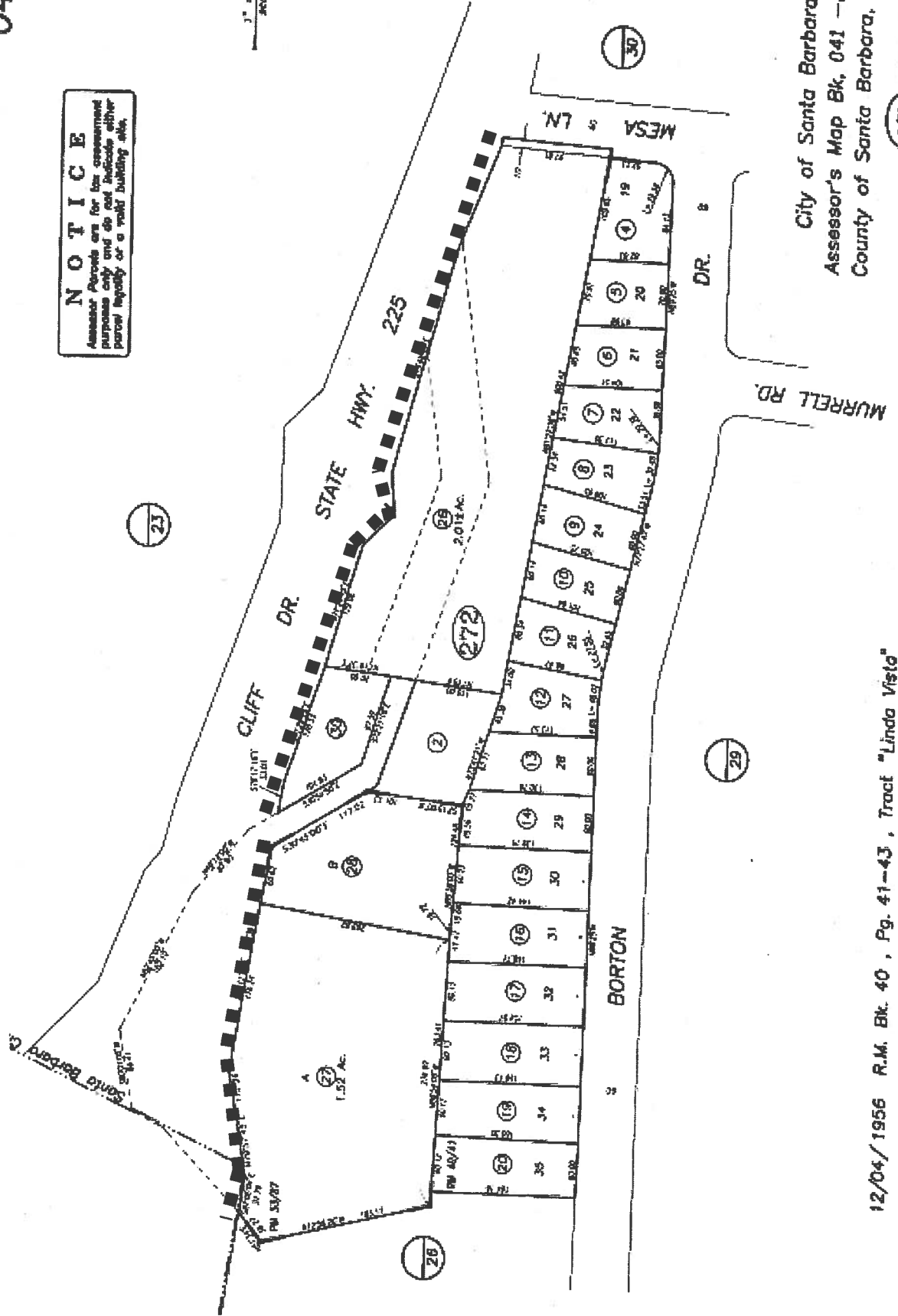
041-27

NOTICE

Assessor's Records are for tax assessment
purposes only and do not indicate either
parcel legality or a valid building etc.



1" = 100'
Scale ±



City of Santa Barbara
Assessor's Map Bk. 041 -Pg. 27
County of Santa Barbara, Calif.

12/04/1956 R.M. Bk. 40 , Pg. 41-43 , Tract "Linda Vista"

9/99 272-01 Sub 27 & 28
272-28 & 29, Cont. Ex. (28) Sub 29

Legend:

■ ■ ■ ■ ■ 28.83.077

Line Indicates Parcels Subject to
Special Setback Study Provisions

PUEBLO LANDS

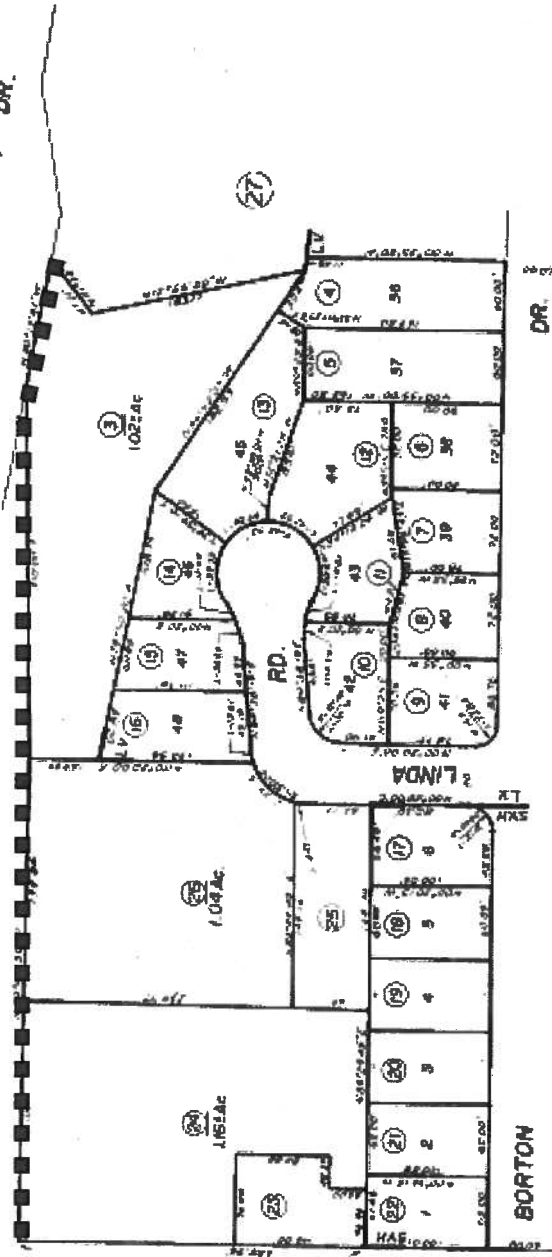
70% Area Code

41-26



CLIFF (STATE HWY. 225) DR.

Bk.
47



Bk.
47

(28)

12/10/58 R. M. Bk. 50, Pg. 15 - Sun Valley Homes
12/4/56 R. M. Bk. 40, Pg. 4243 - Linda Vista Tract

Assessor's Map Bk. 41 - Pg. 26
County of Santa Barbara, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

10/85

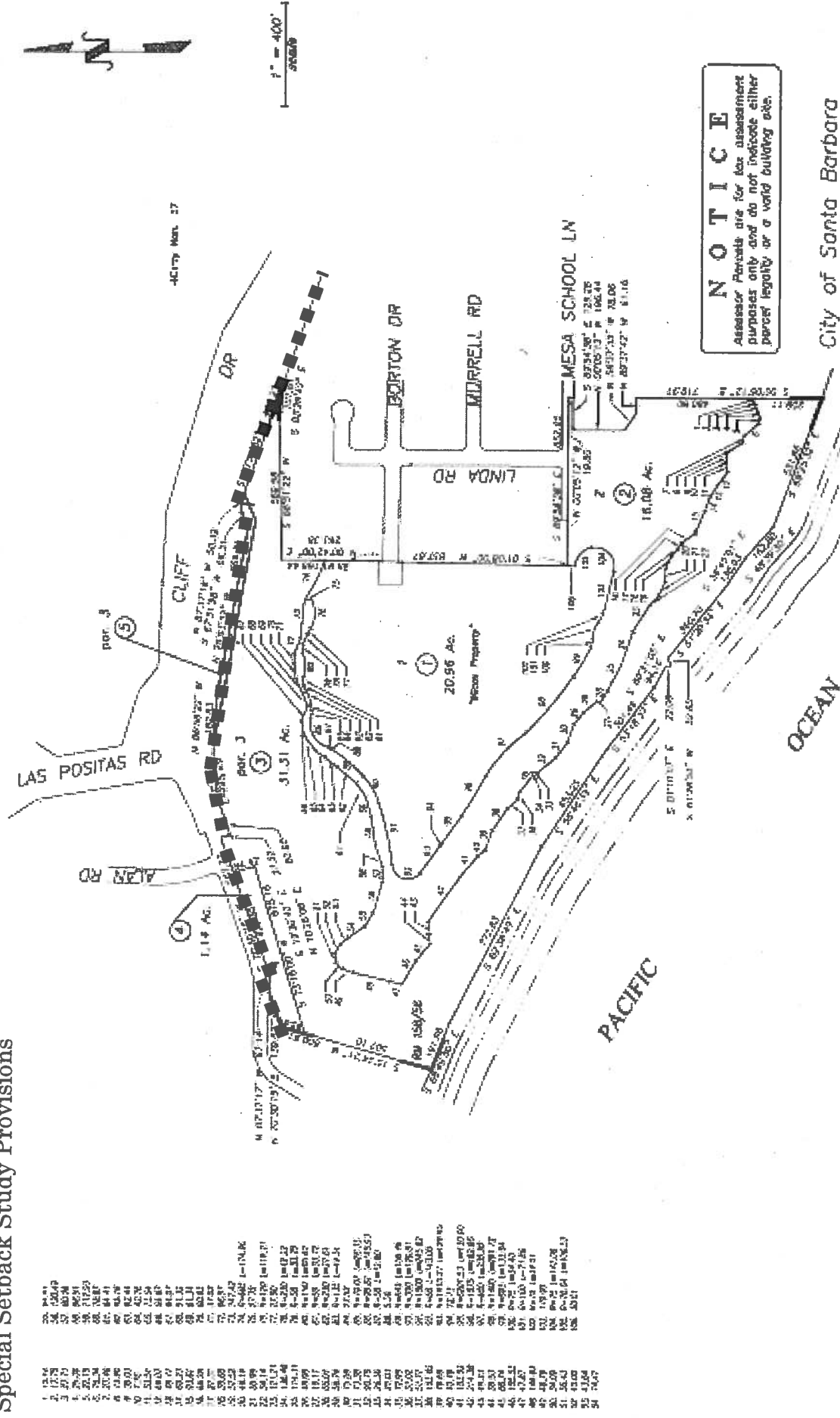
Legend:

■■■■■ 28.83.077

Line Indicates Parcels Subject to
Special Setback Study Provisions

POR. PUEBLO LANDS

047-14



City of Santa Barbara
Assessor's Map Bk, 047 -Pg. 14
County of Santa Barbara, Calif.

Legend:

DR. RANCHO LAS POSITAS Y LA CALERA
& POR. PUEBLO LANDS

NOTICE
Assessor's Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building site.

City of Santa Barbara

1" = 200'

Scale

Las Positas Rd
State Hwy 225

093

091

092

094

095

096

097

098

099

100

101

102

103

104

105

106

107

108

109

110

111

112

113

114

115

116

117

118

119

120

121

122

123

124

125

126

127

128

129

130

131

132

133

134

135

136

137

138

139

140

141

142

143

144

145

146

147

148

149

150

151

152

153

154

155

156

157

158

159

160

161

162

163

164

165

166

167

168

169

170

171

172

173

174

175

176

177

178

179

180

181

182

183

184

185

186

187

188

189

190

191

192

193

194

195

196

197

198

199

200

201

202

203

204

205

206

207

208

209

210

211

212

213

214

215

216

217

218

219

220

221

222

223

224

225

226

227

228

229

230

231

232

233

234

235

236

237

238

239

240

241

242

243

244

245

246

247

248

249

250

251

252

253

254

255

256

257

258

259

260

261

262

263

264

265

266

267

268

269

270

271

272

273

274

275

276

277

278

279

280

281

282

283

284

285

286

287

288

289

290

291

292

293

294

295

296

297

298

299

300

301

302

303

304

305

306

307

308

309

310

311

312

313

314

315

316

317

318

319

320

321

322

323

324

325

326

327

328

329

330

331

332

333

334

335

336

337

338

339

340

341

342

343

344

345

346

347

348

349

350

351

352

353

354

355

356

357

358

359

360

361

362

363

364

365

366

367

368

369

370

371

372

373

374

375

376

377

378

379

380

381

382

383

384

385

386

387

388

389

390

391

392

393

394

395

396

397

398

399

400

401

402

403

404

405

406

407

408

409

410

411

412

413

414

415

416

417

418

419

420

421

422

423

424

425

426

427

428

429

430

431

432

433

434

435

436

437

438

439

440

441

442

443

444

445

446

447

448

449

450

451

452

453

454

455

456

457

458

459

460

461

462

463

464

465

466

467

468

469

470

471

472

473

474

475

476

477

478

479

480

481

482

483

484

485

486

487

488

489

490

491

492

493

494

495

496

497

498

499

500

501

502

503

504

505

506

507

508

509

510

511

512

513

514

515

516

517

518

519

520

521

FUNCTION

Assessor Parents are for tax assessment purposes only and do not indicate either parent residency or a valid building site.

City of Santa Barbara

Assessor's Map Bk, 047 -Pg. 14
County of Santa Barbara, Calif.

04/27/04 04:04 PM

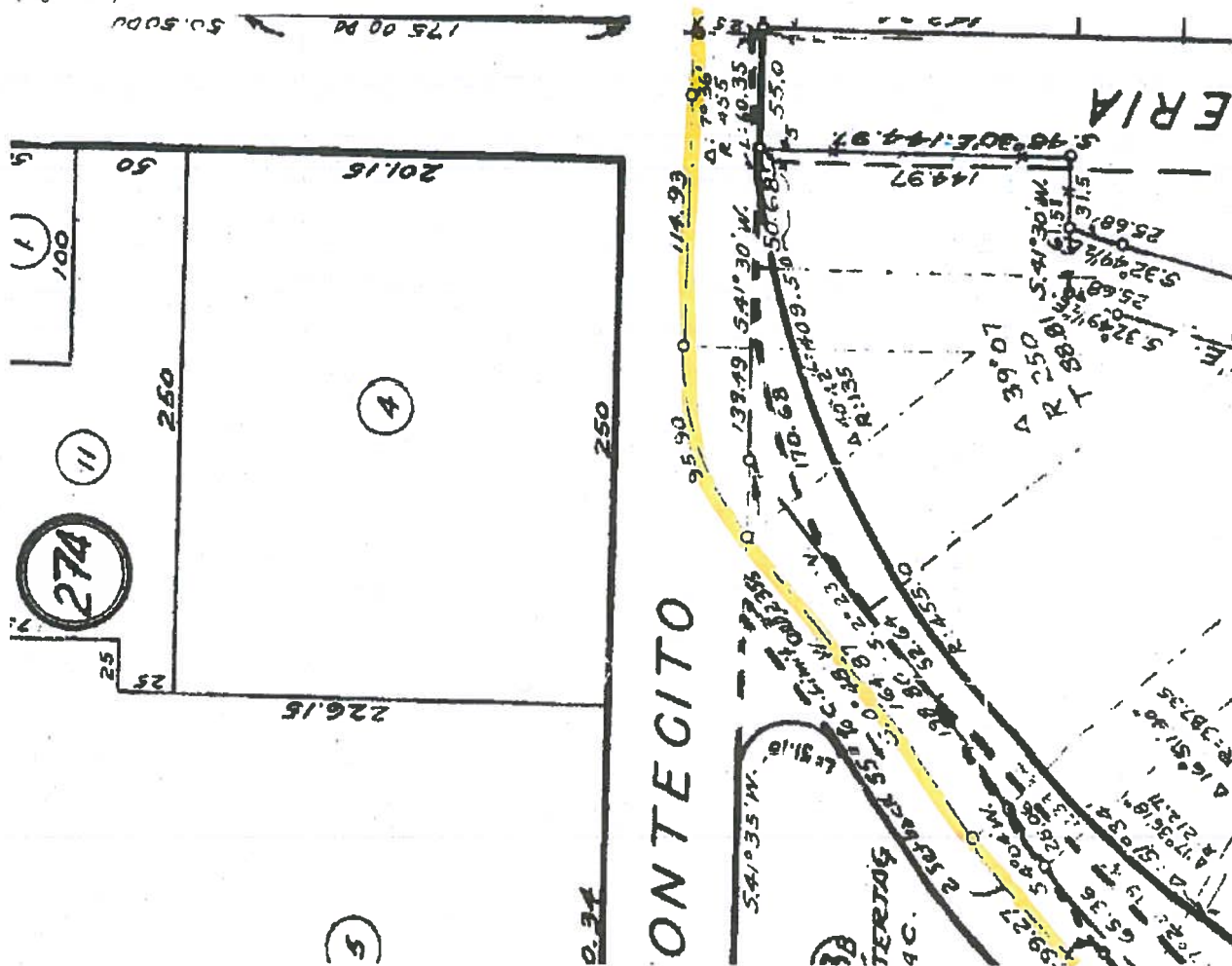
	09/27/1978	R.M. Bk. 95 , Pg. 48-49	"La Sombra Subdivision"
	03/26/1981	R.M. Bk. 121, Pg. 3-6	"Las Gaviotas"

SBMC 28.83.077

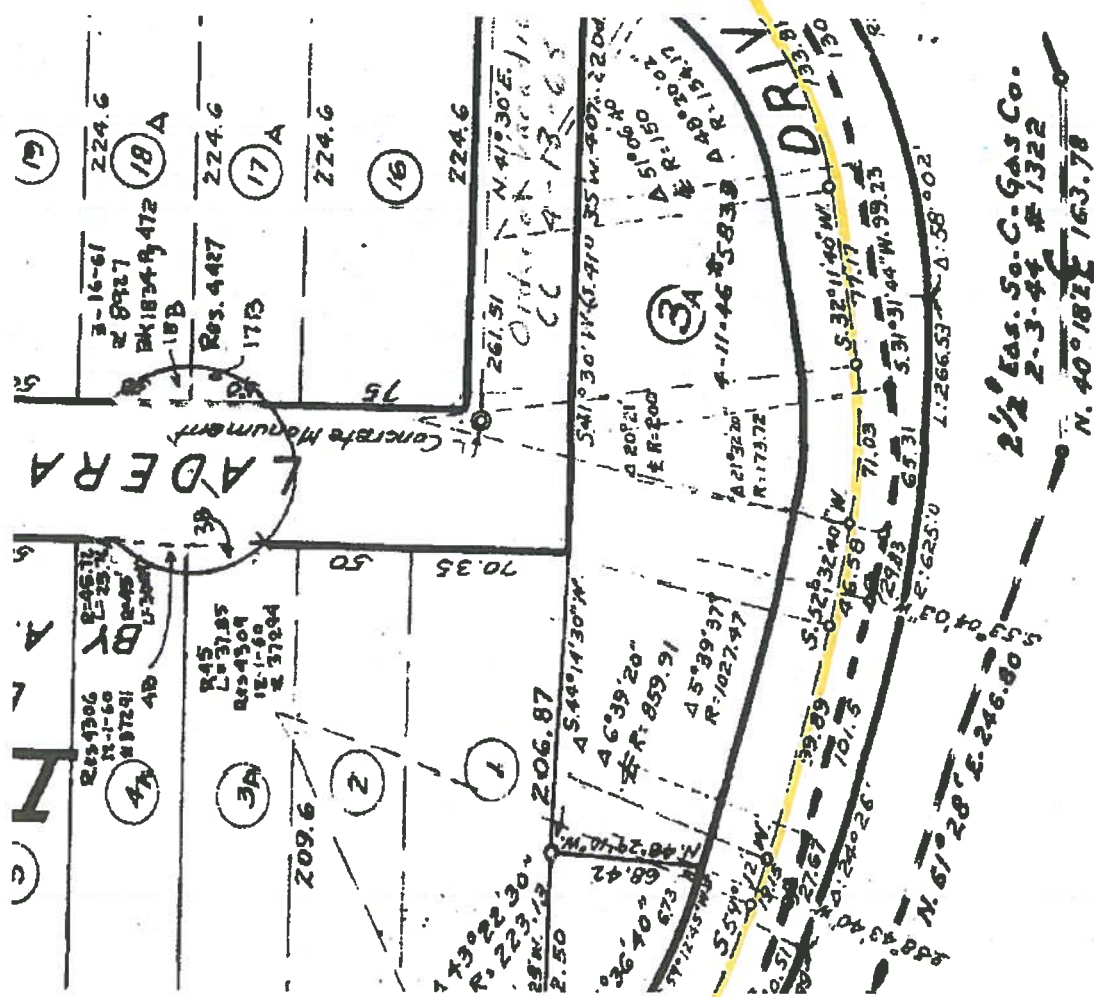
Cliff Drive

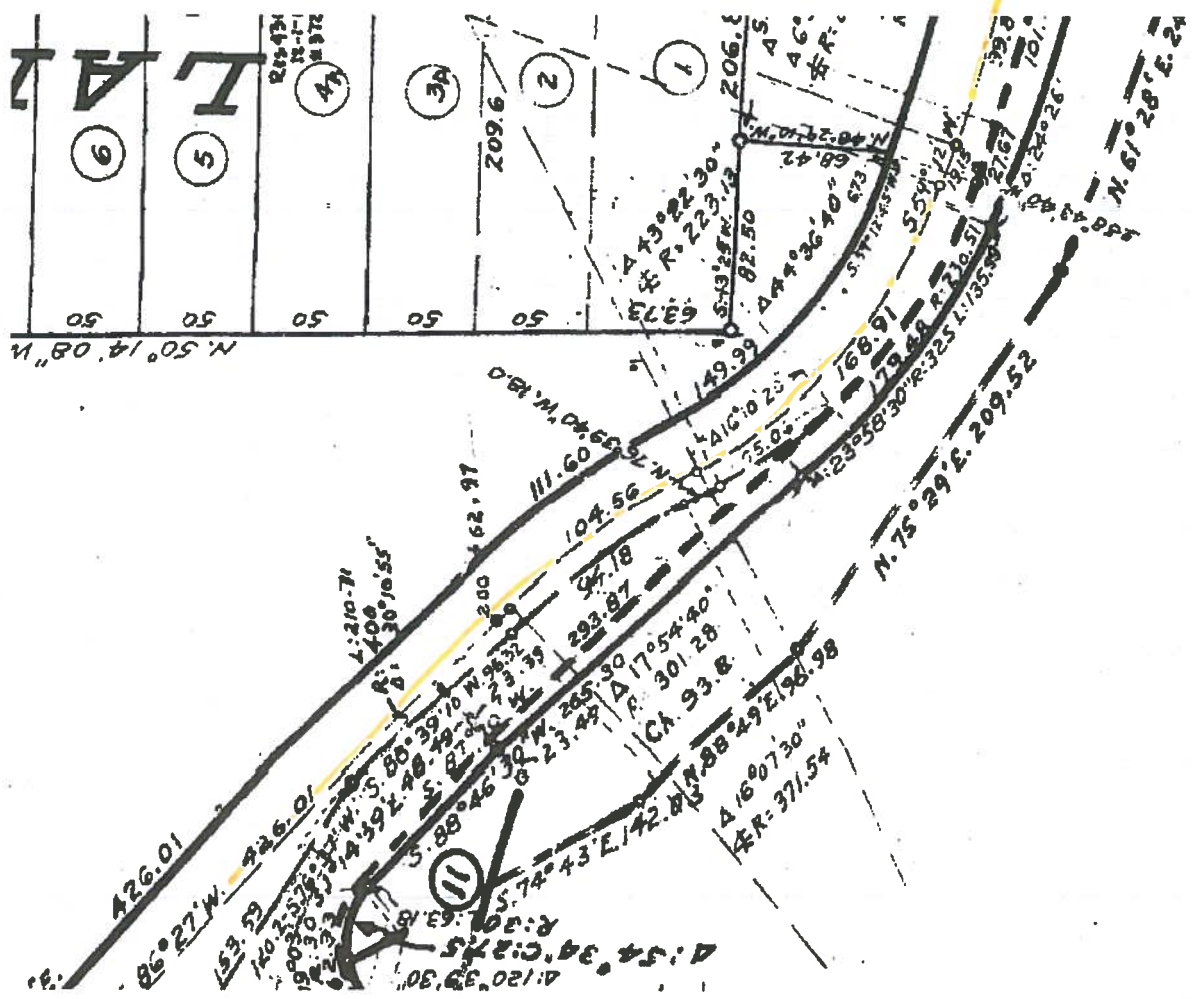
Properties on both sides of Street

City Map R-16

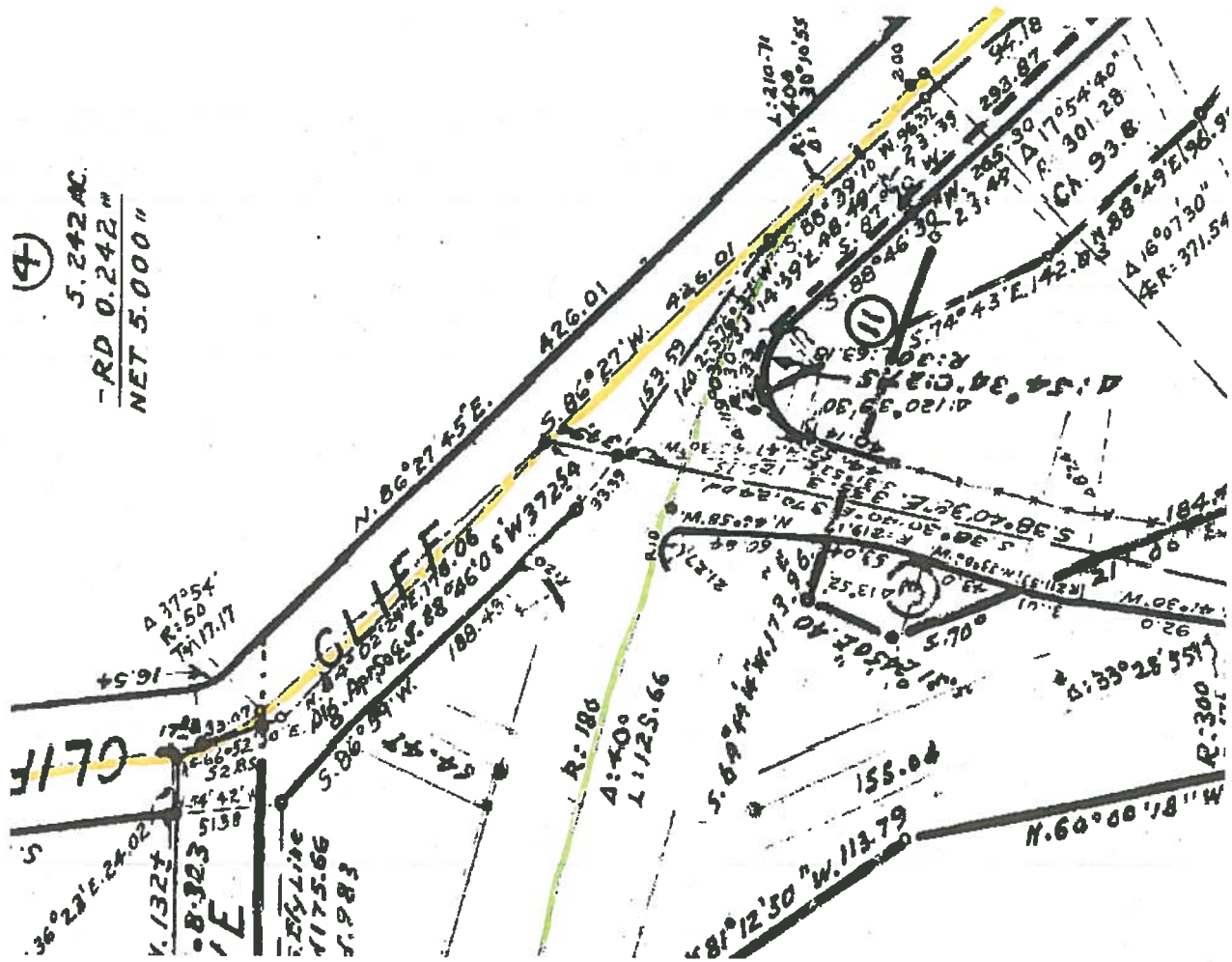


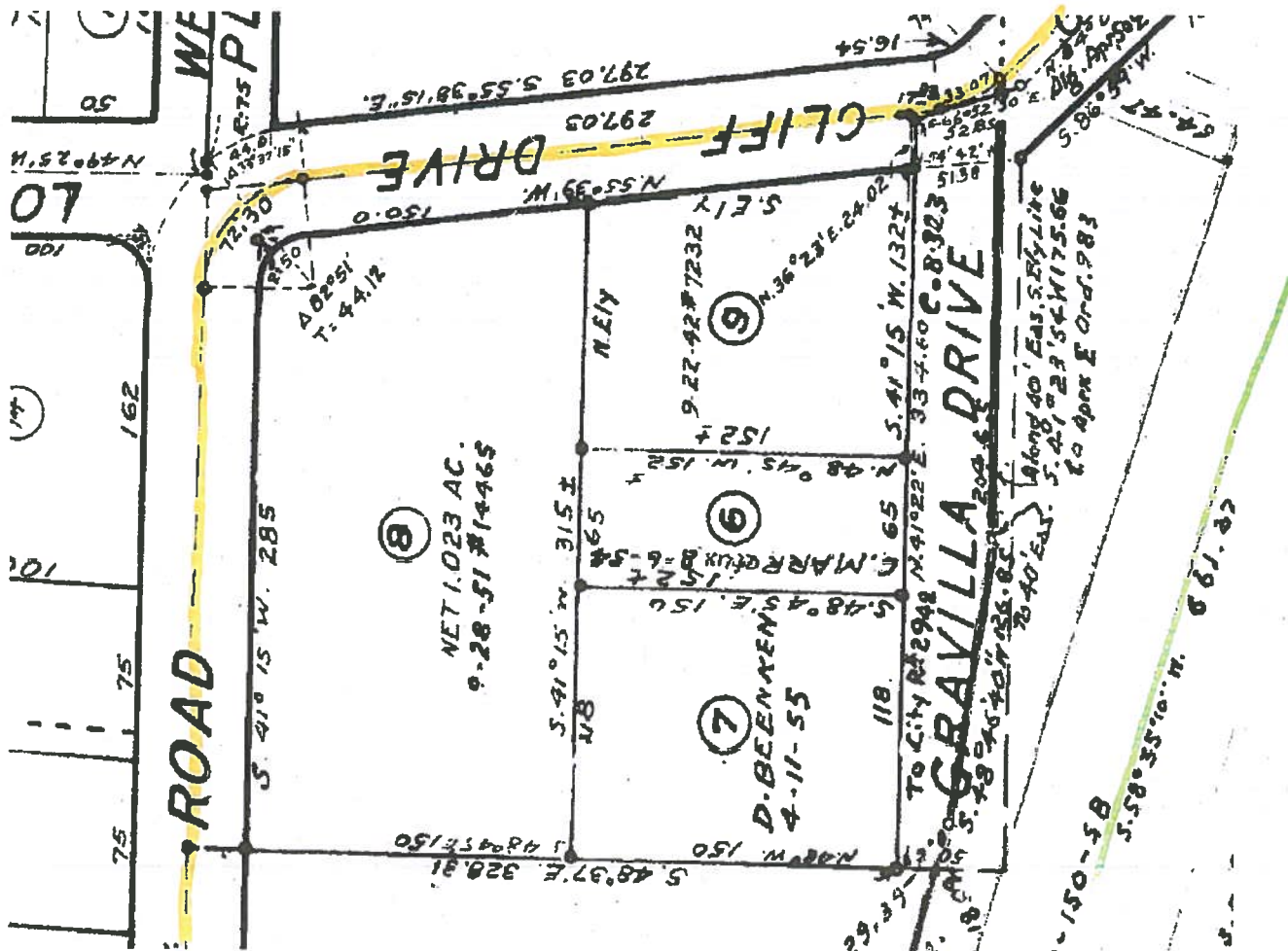
R-16

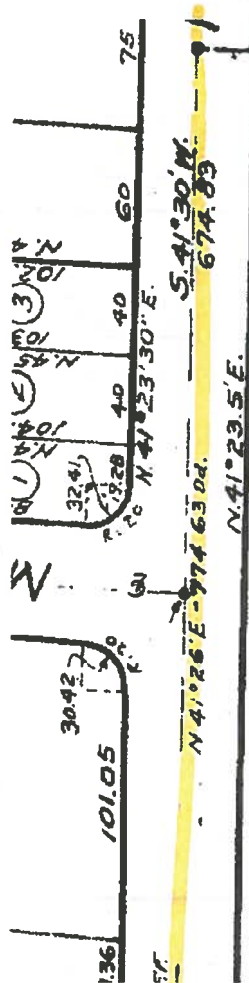




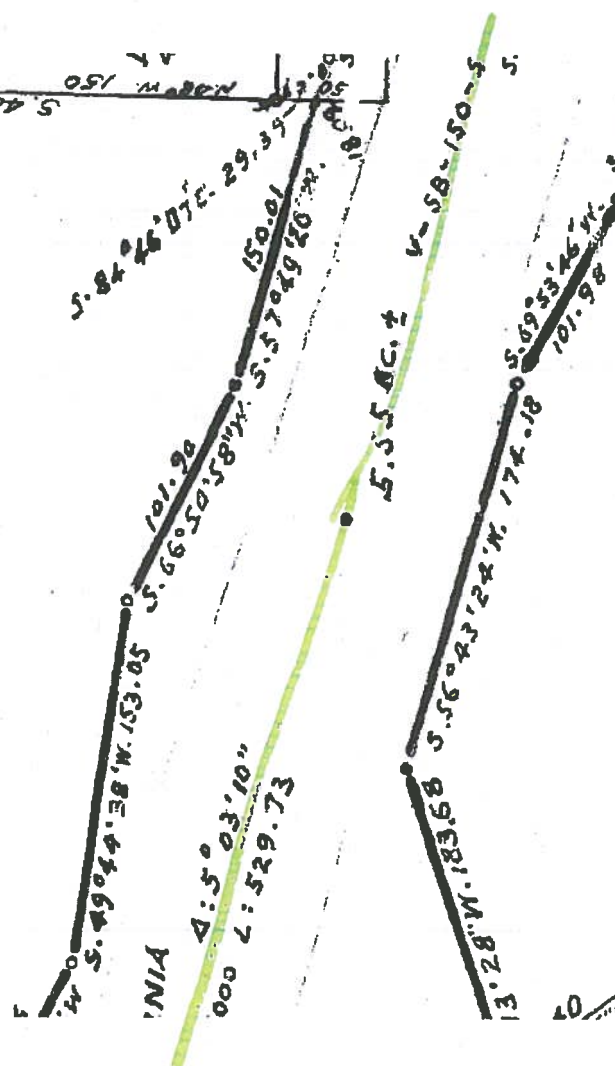
(4)
 5.242 AC
 - RD 0.242"
 NET 5.000"

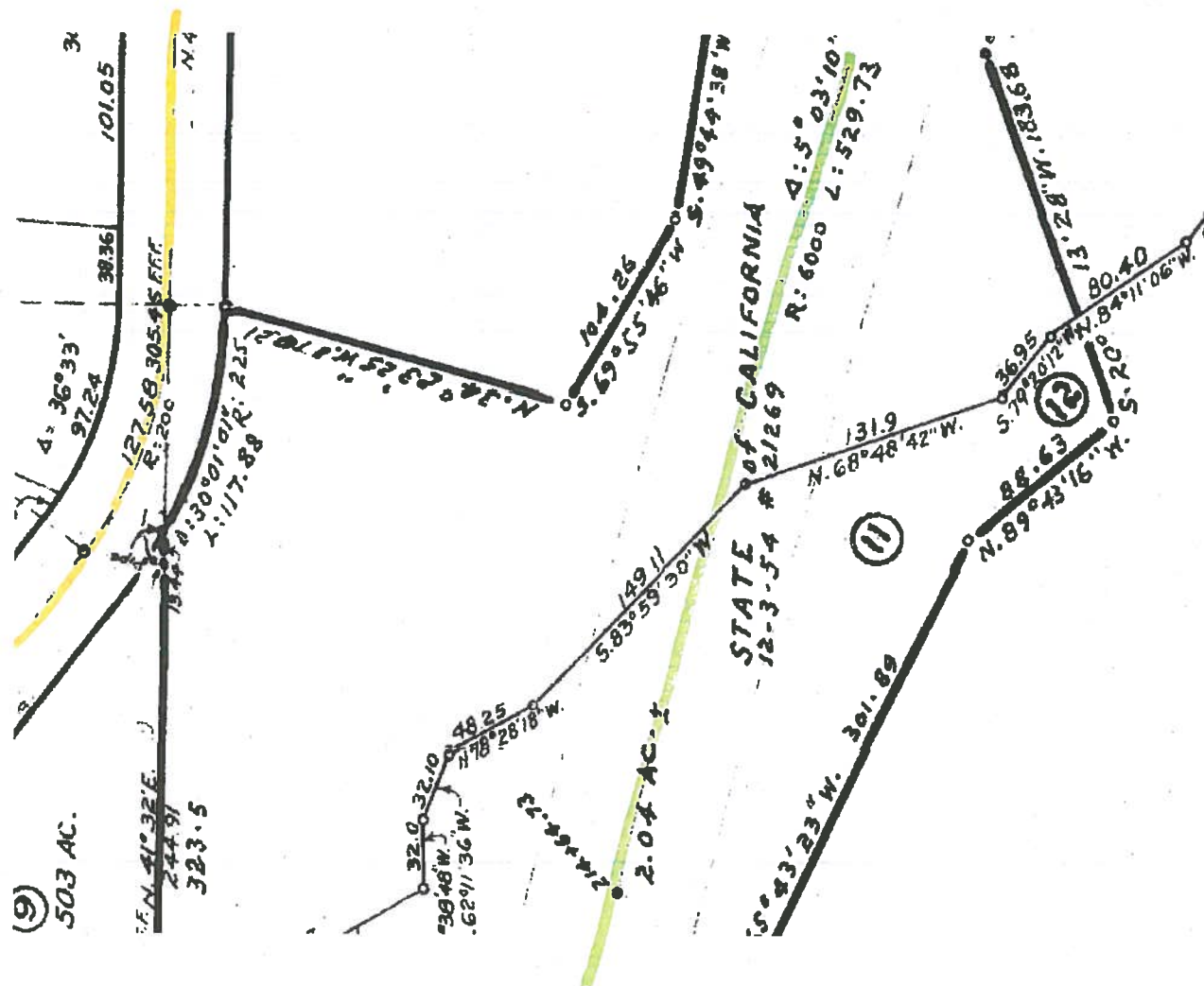


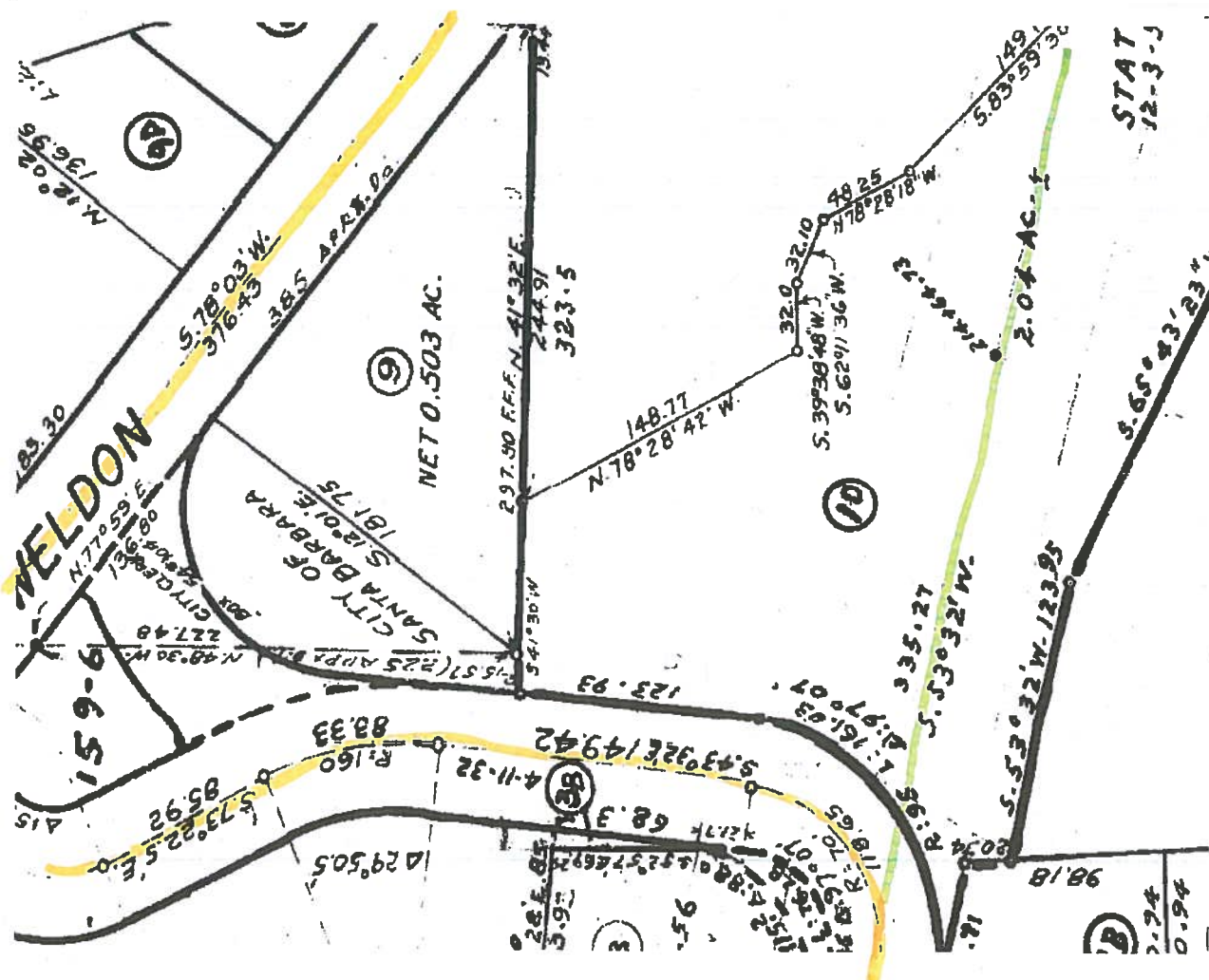


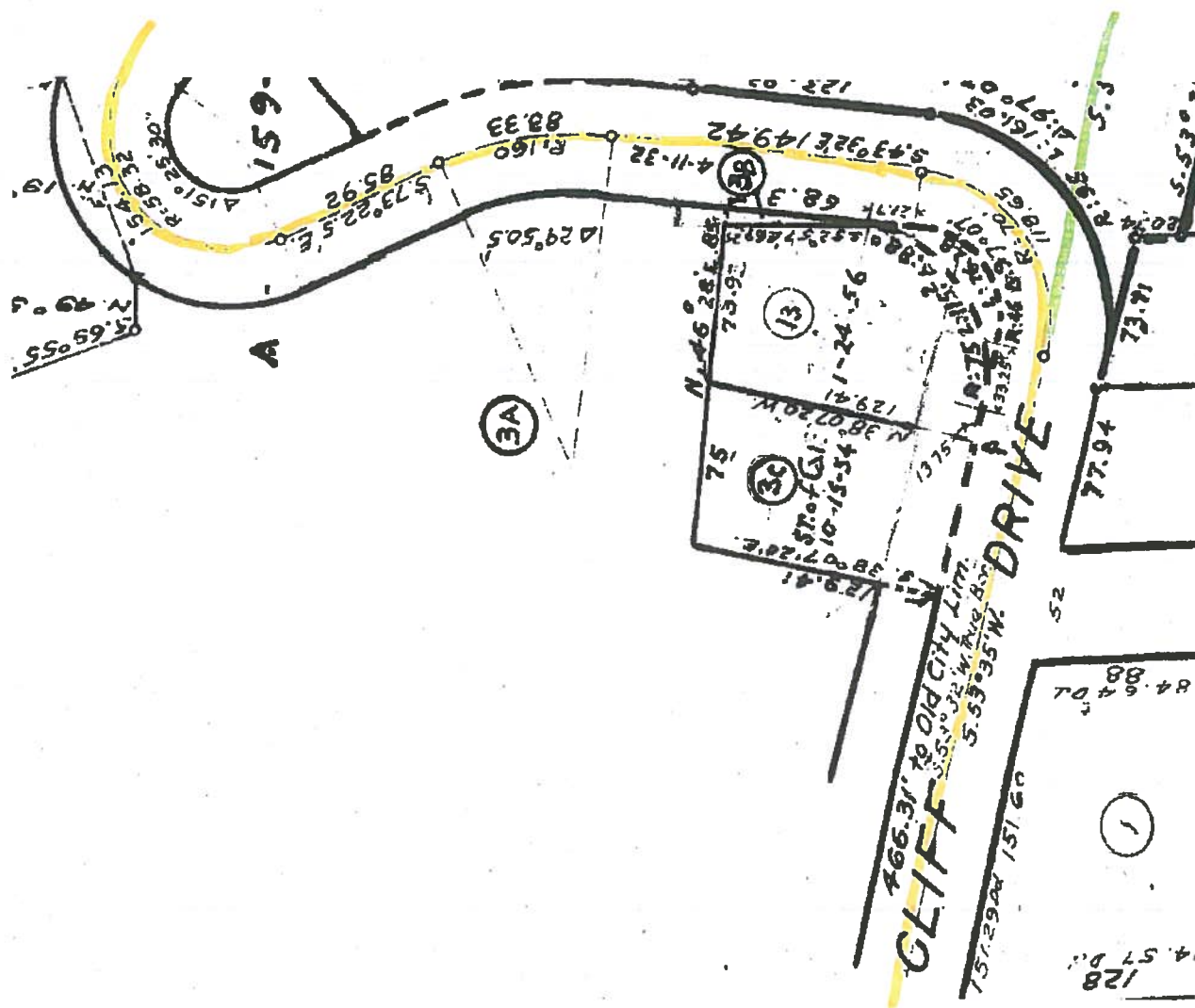


NET 2.63A







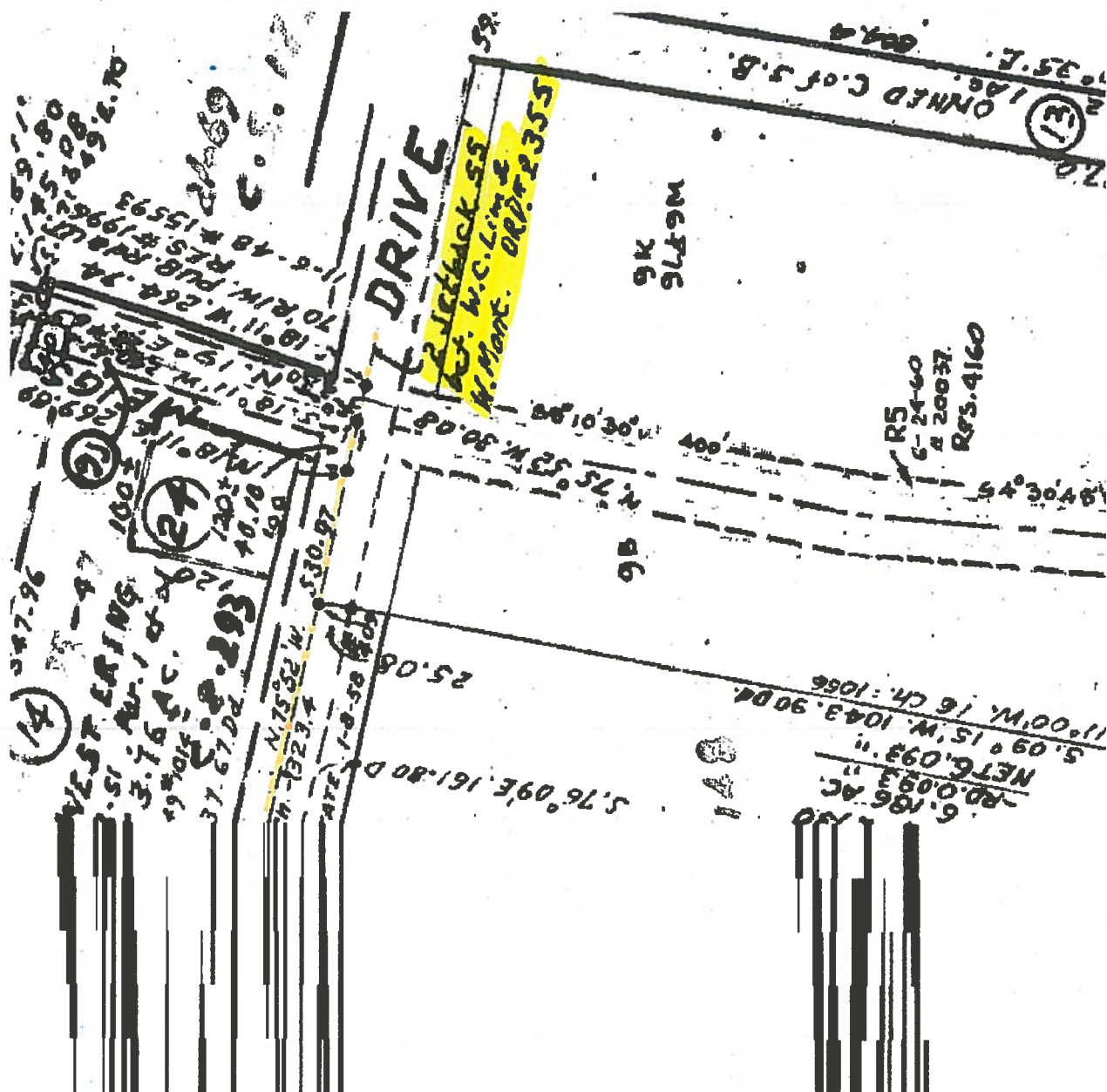


SBMC 28.83.077

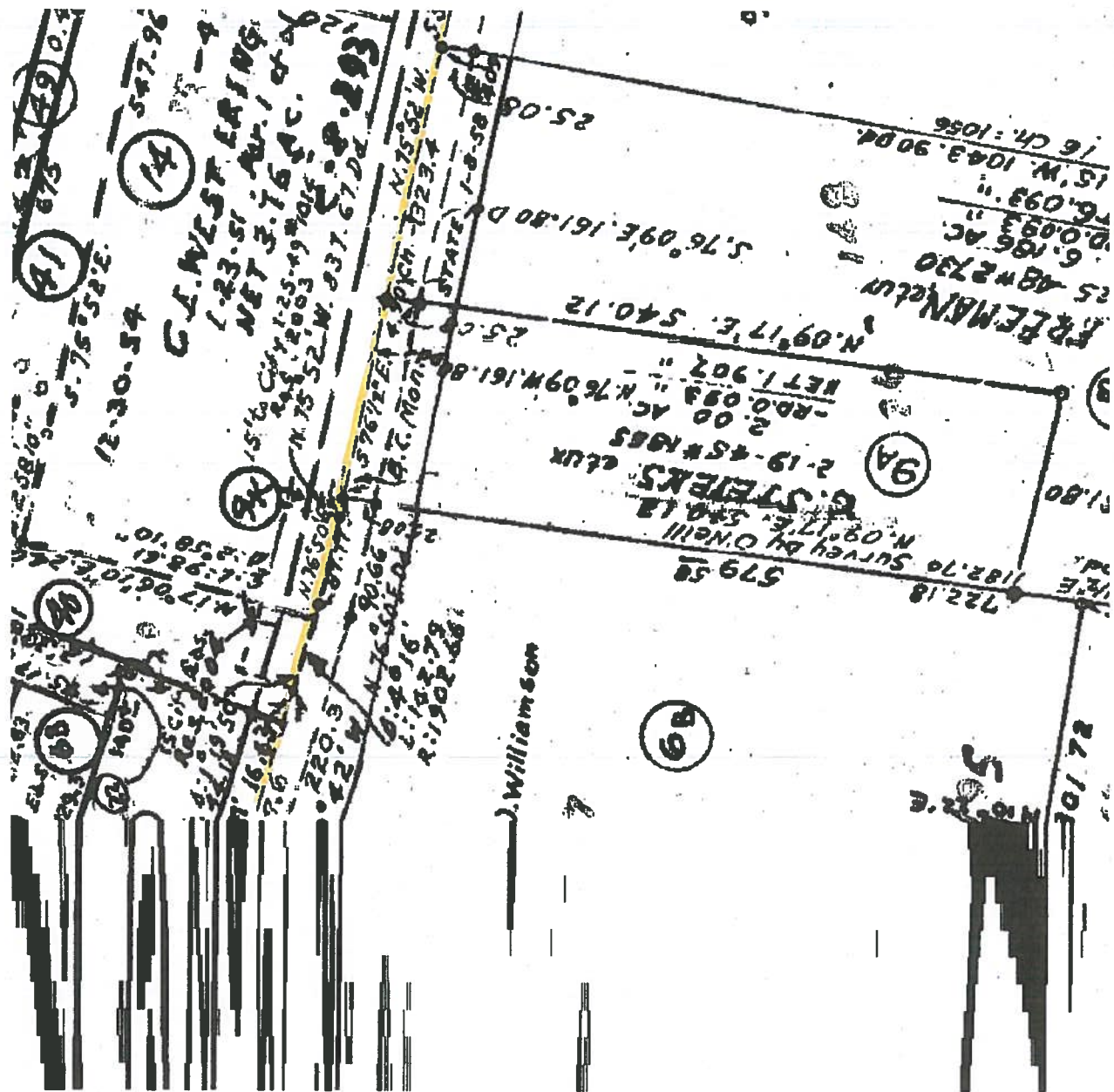
Cliff Drive

Properties on both sides of Street

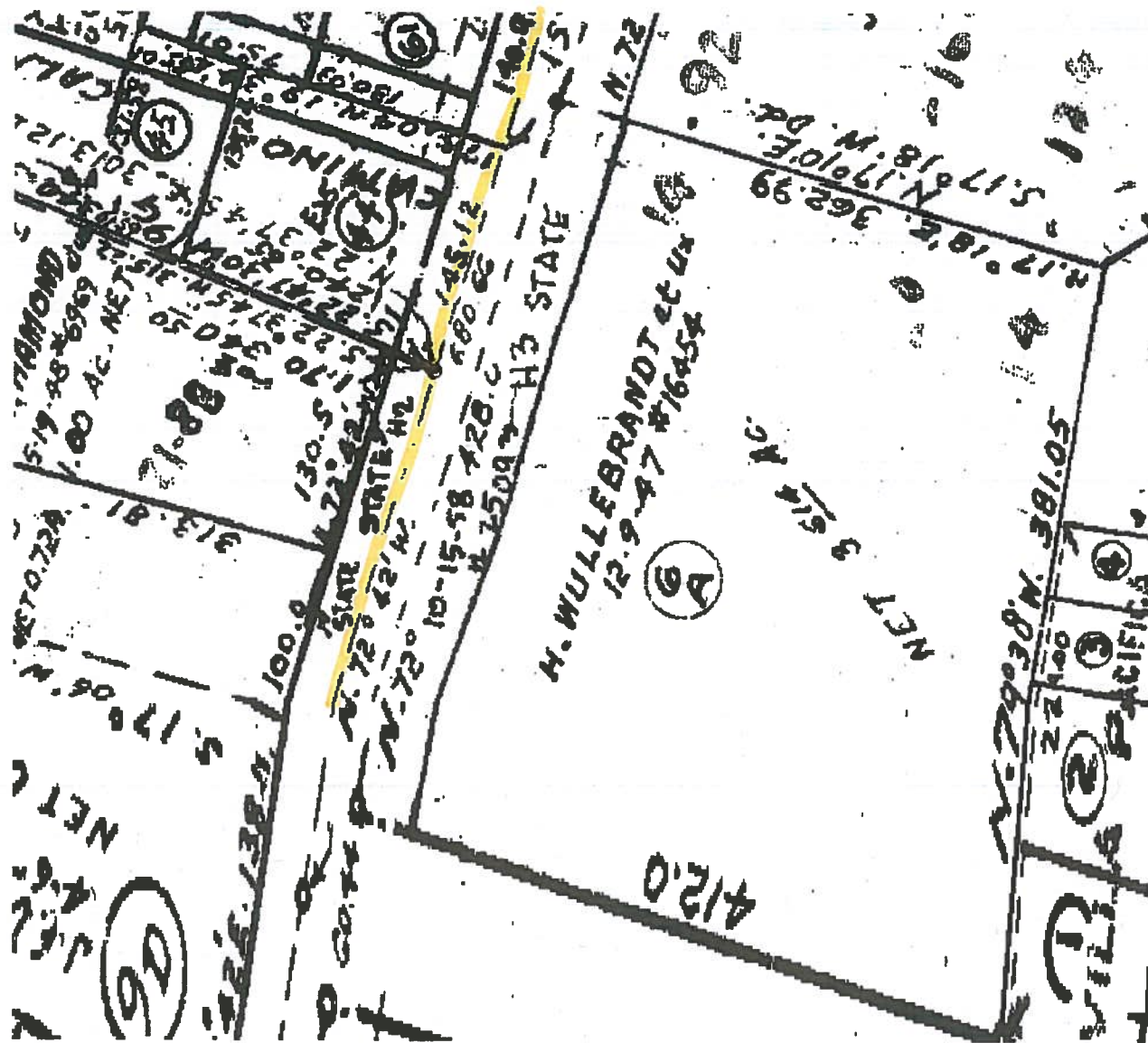
City Map R-10

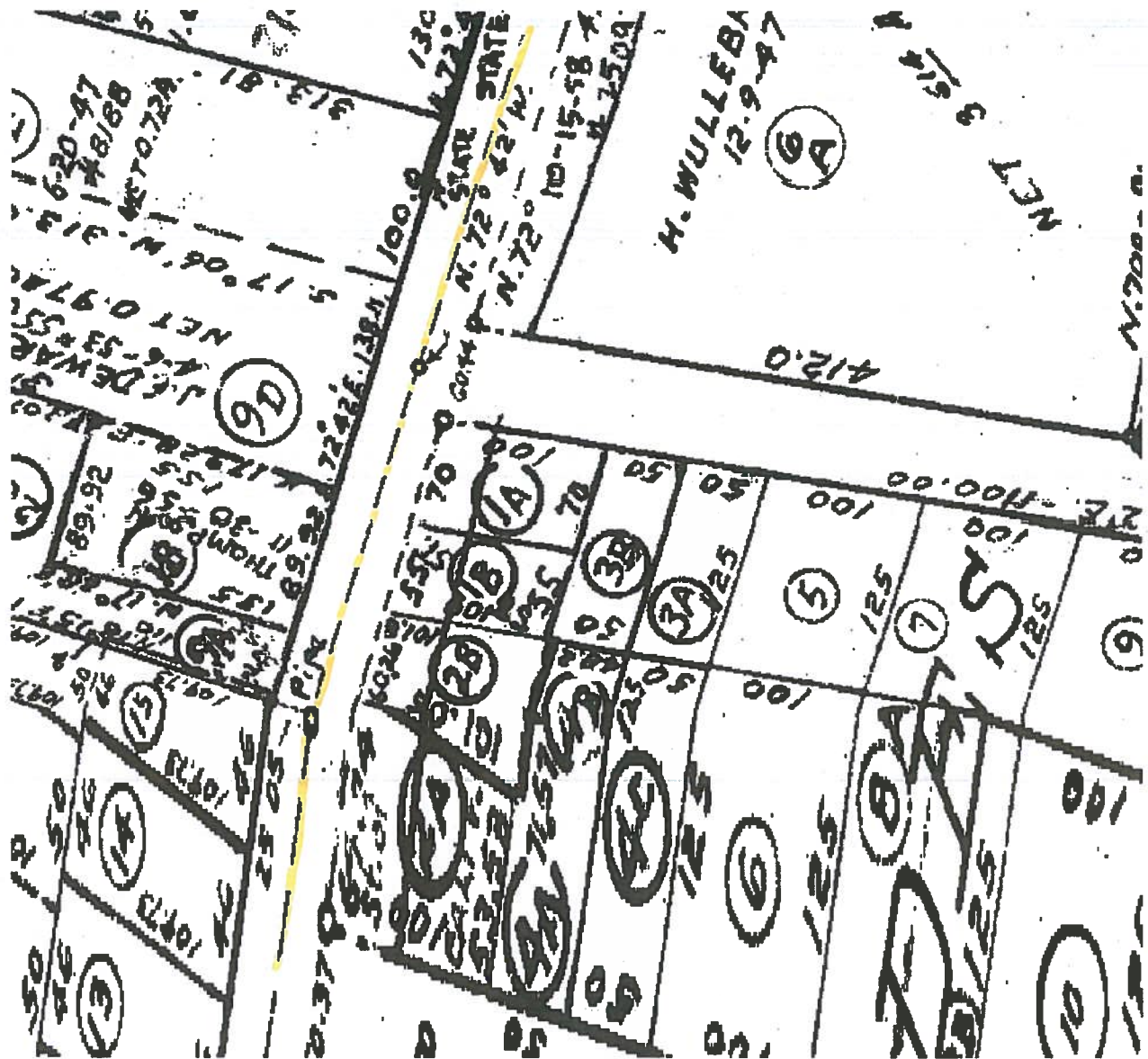


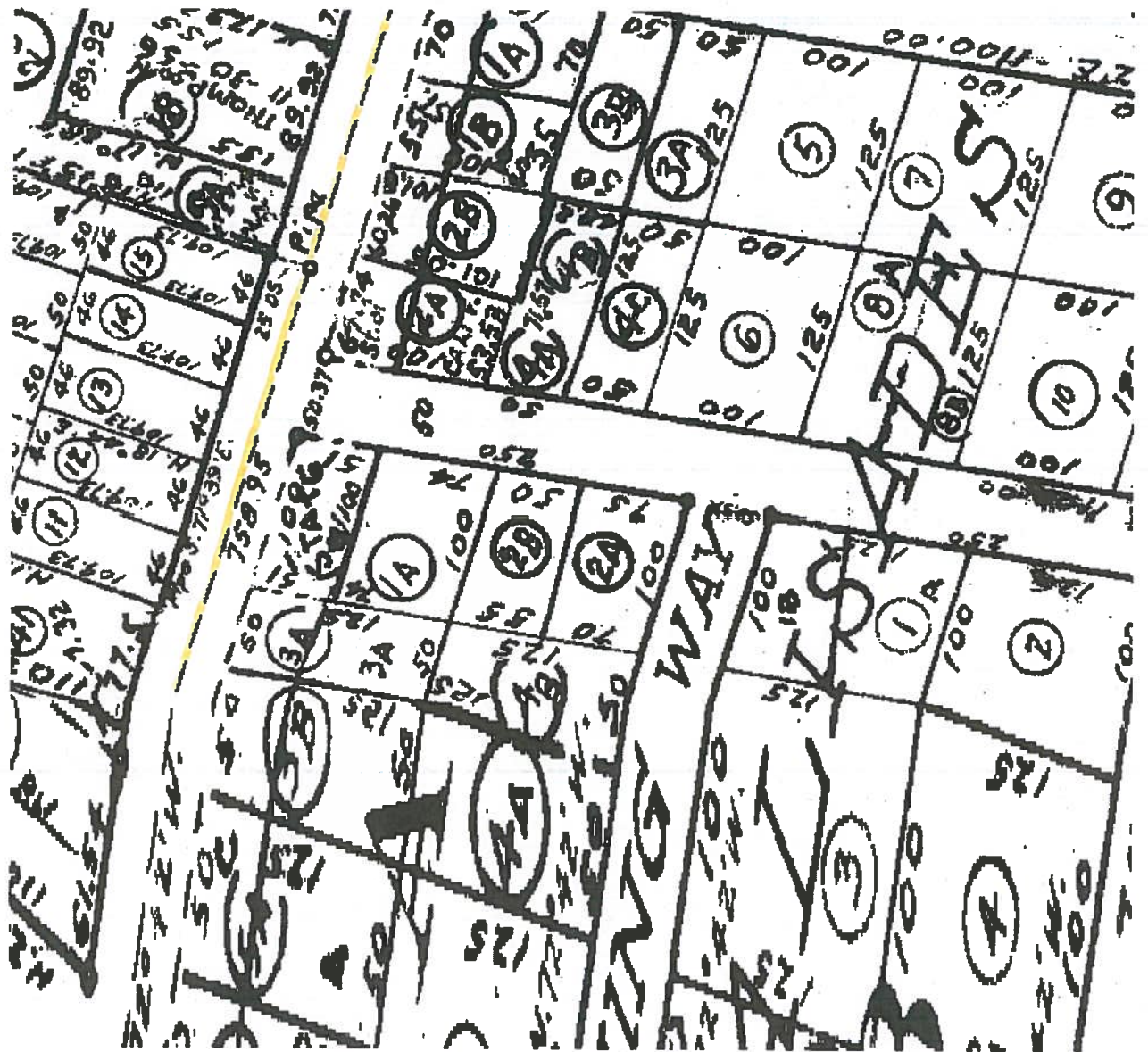
R-10

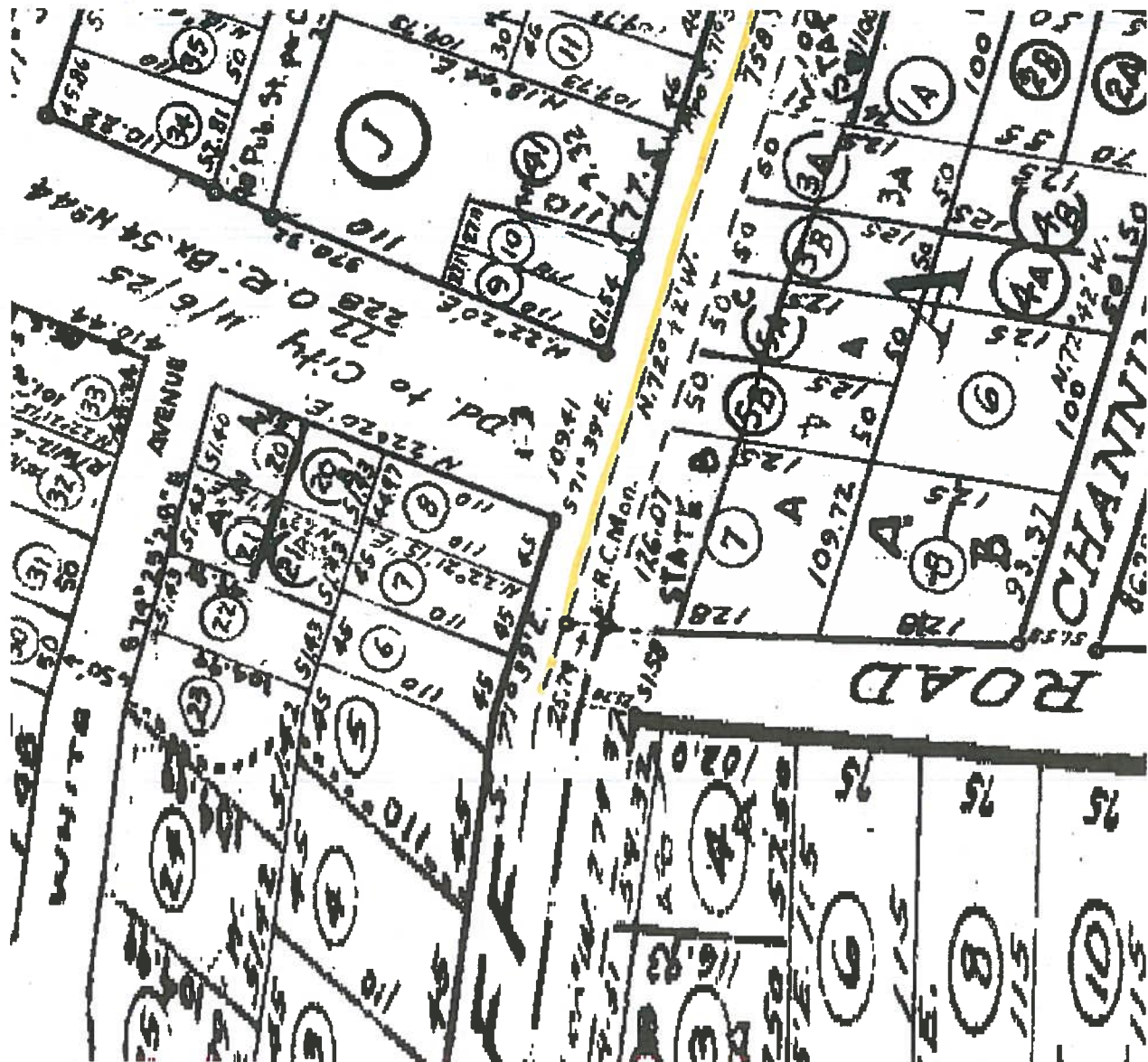


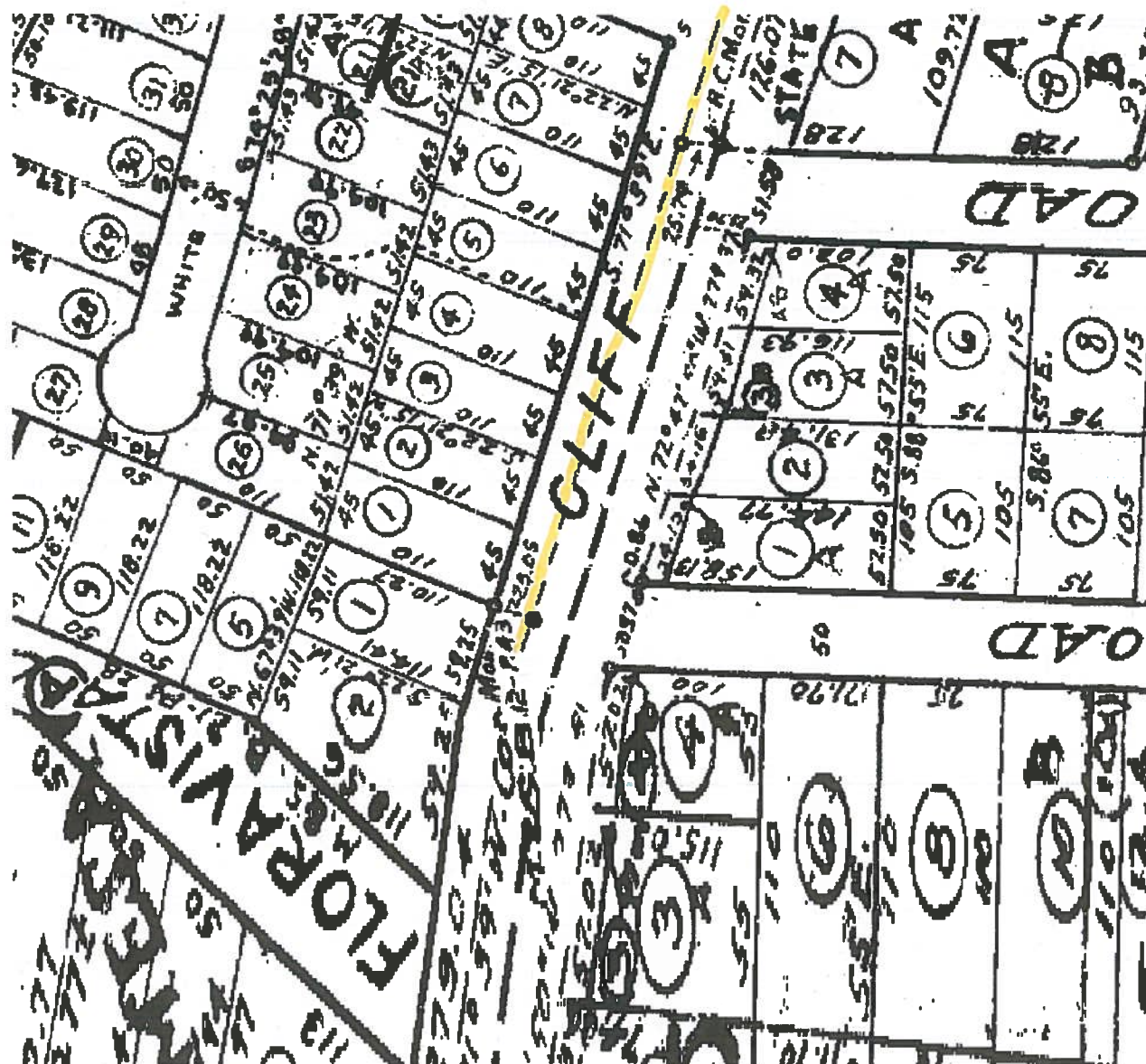


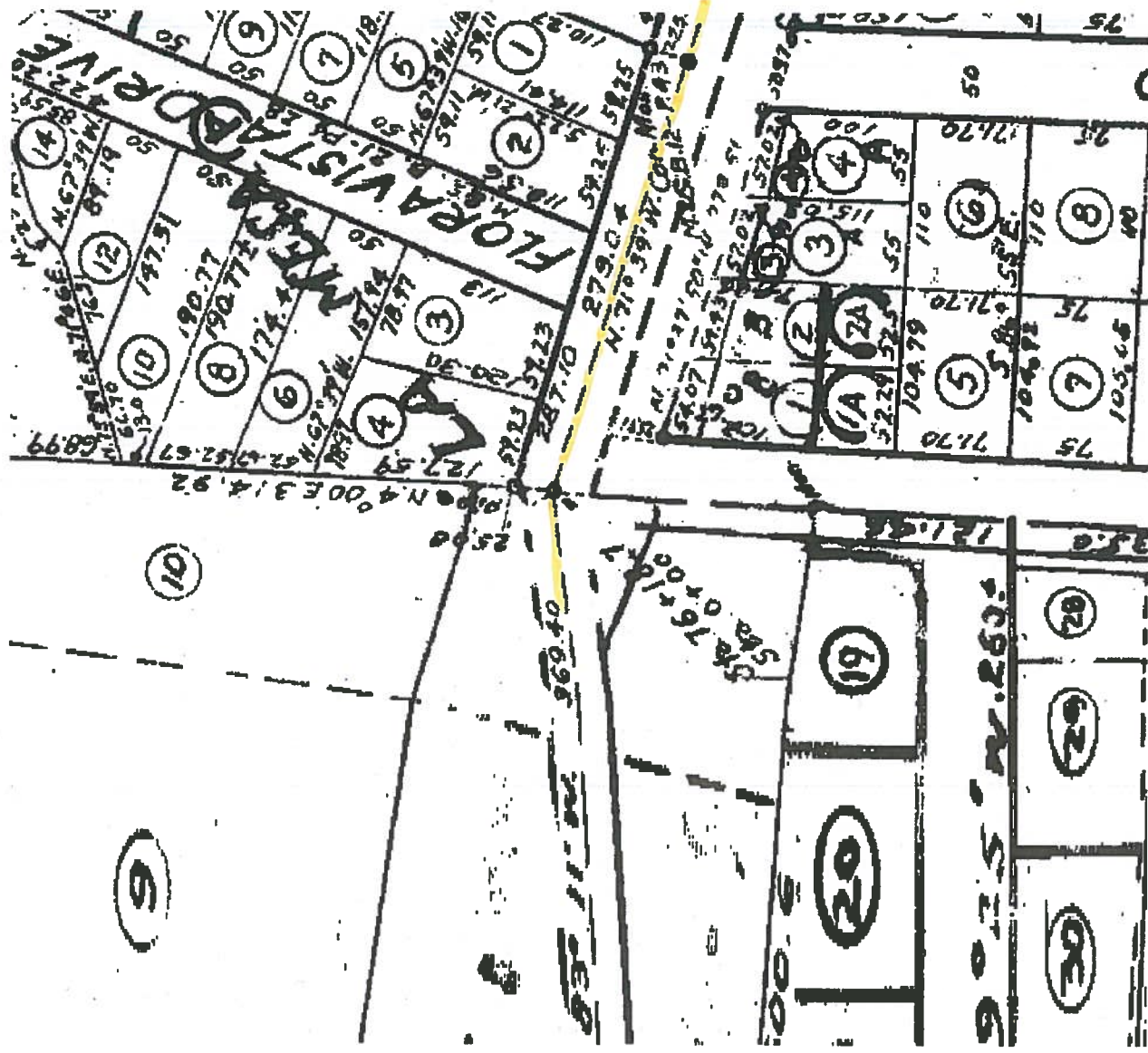


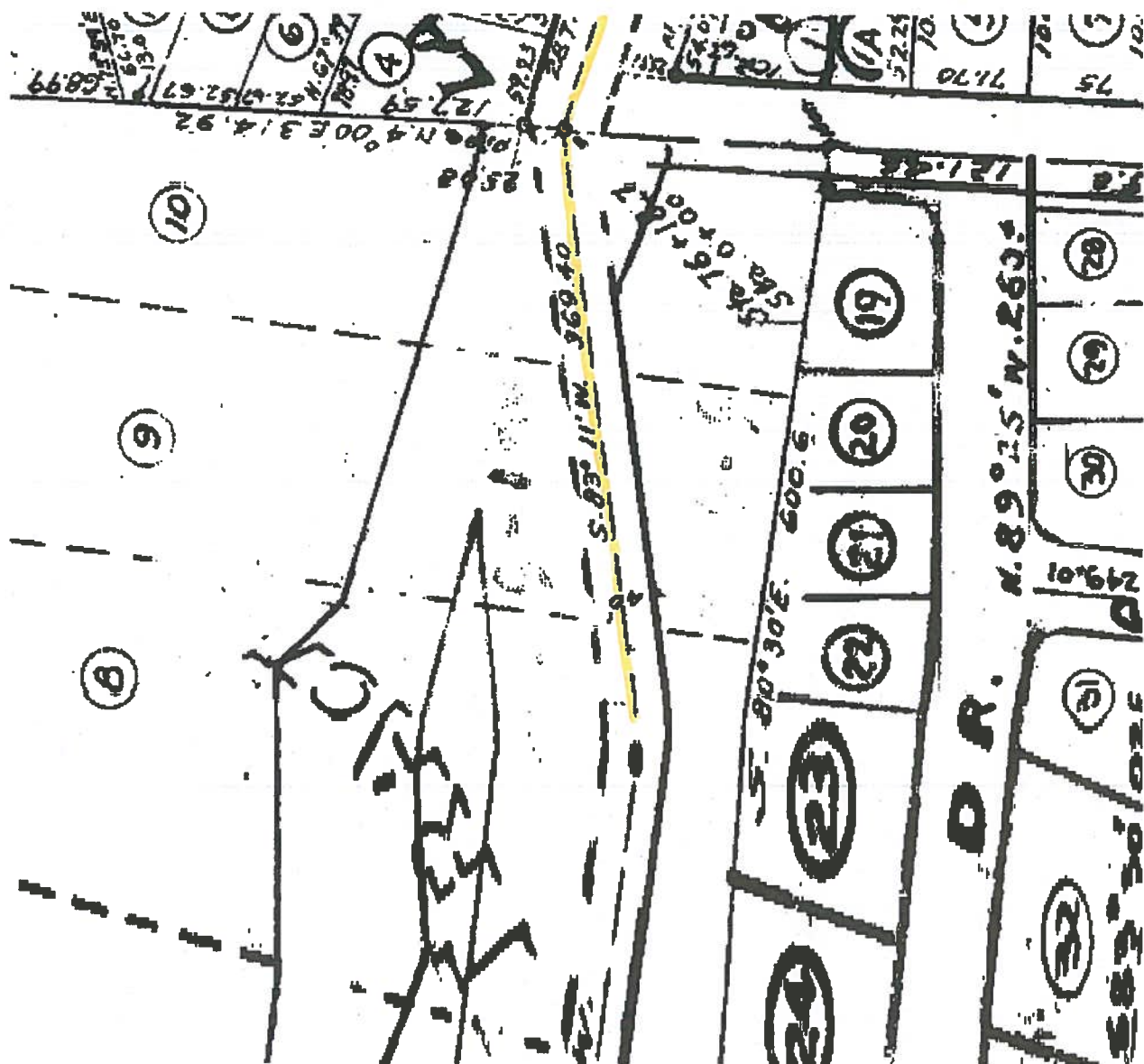


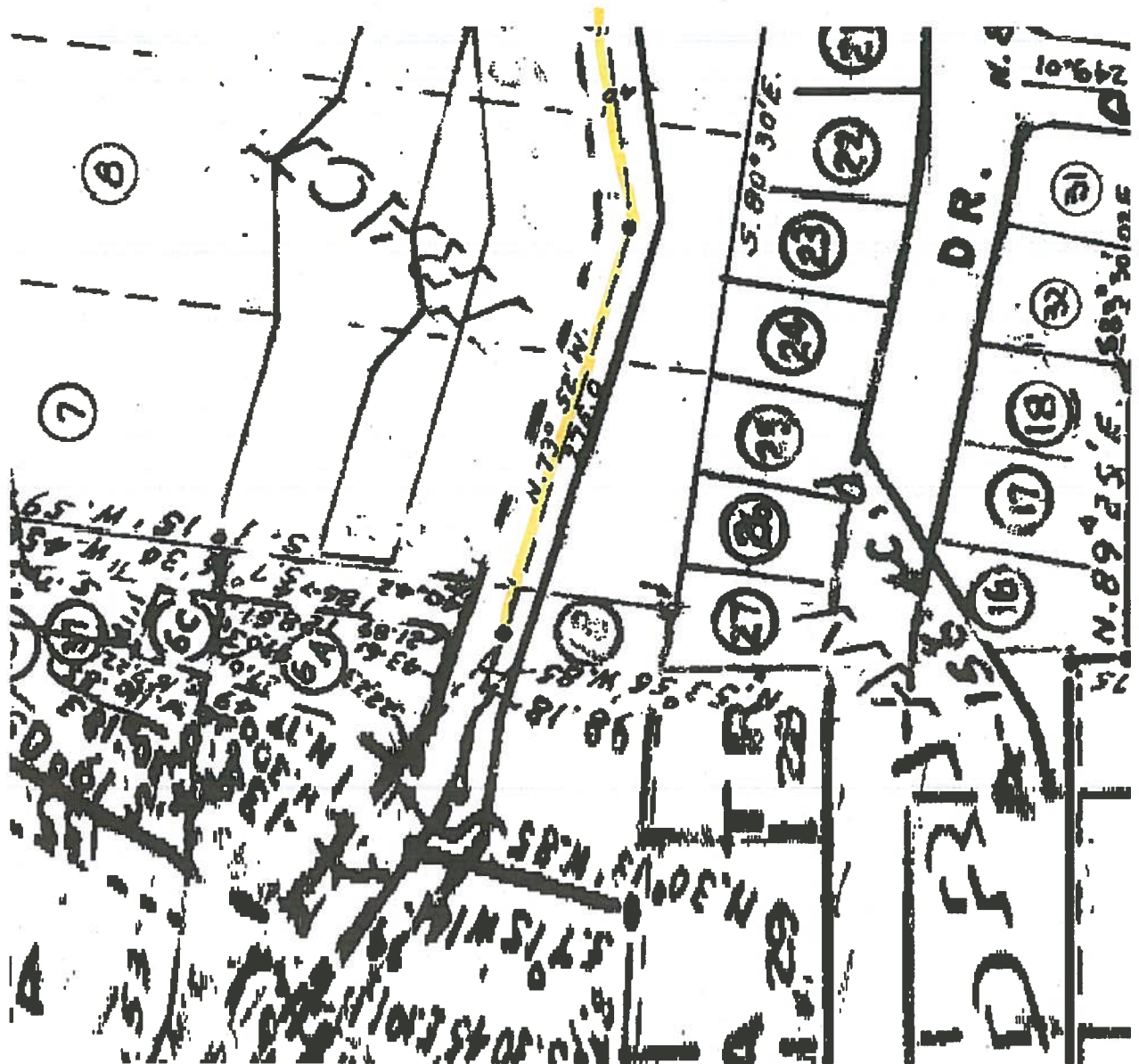


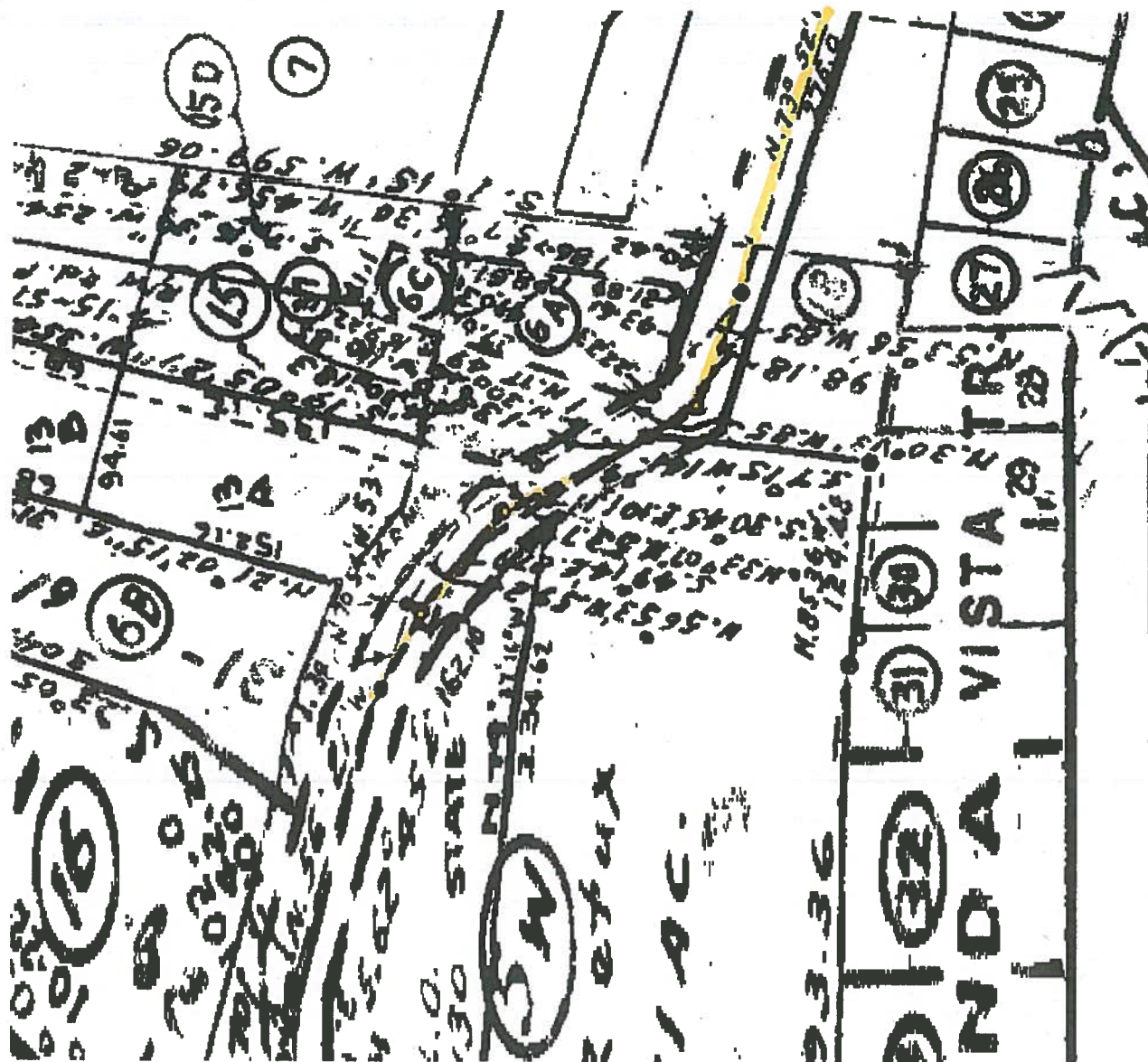


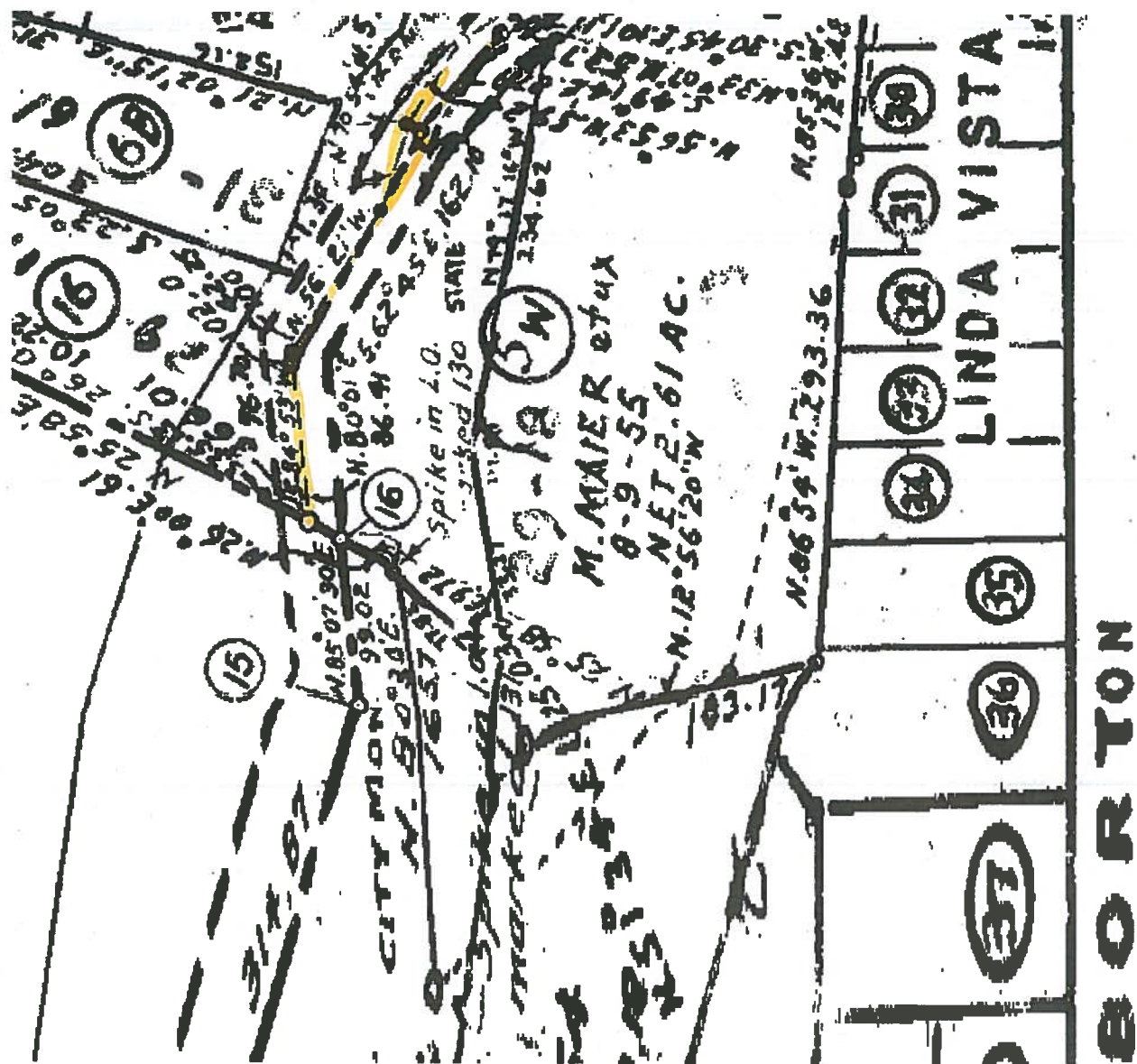


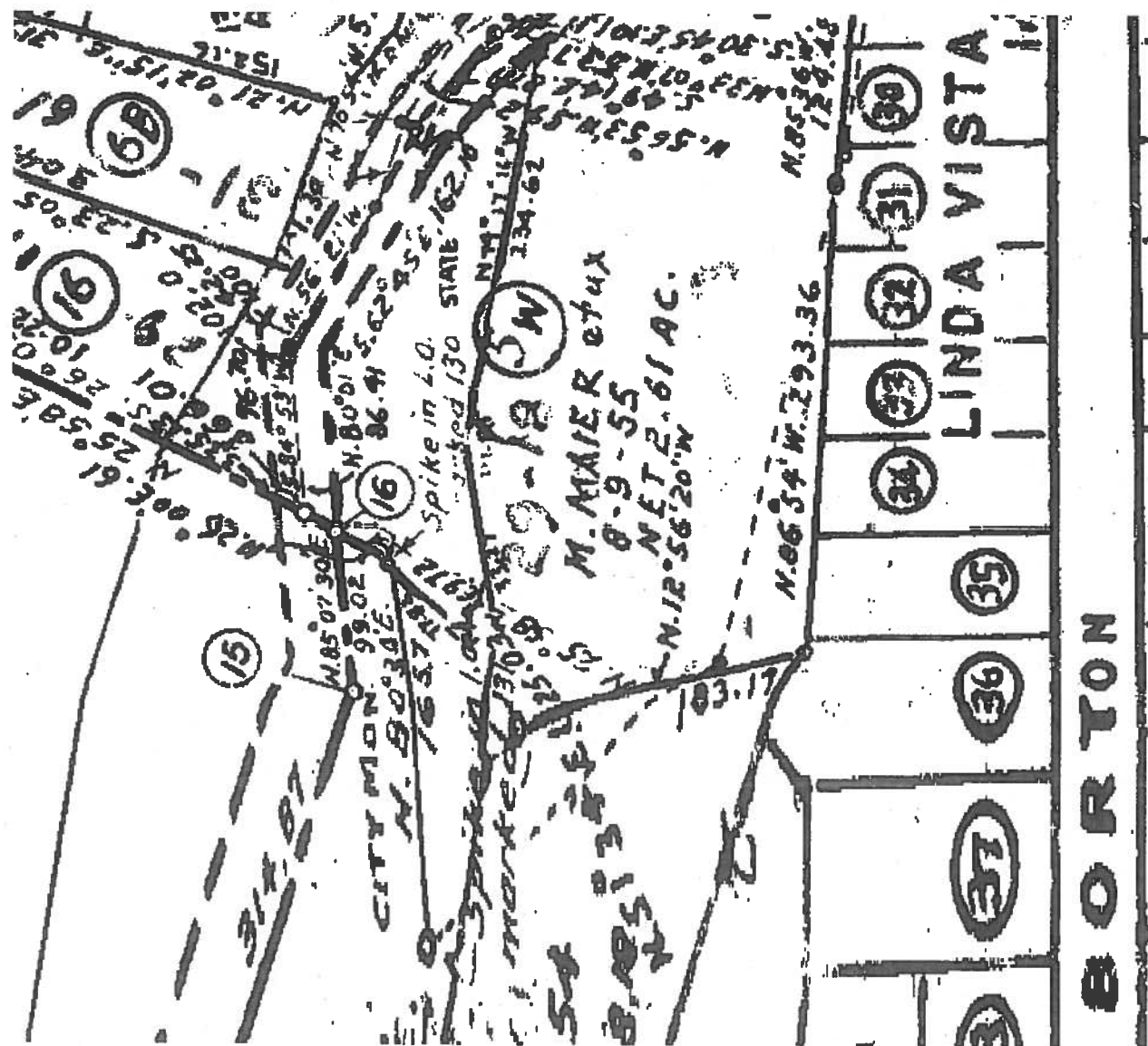


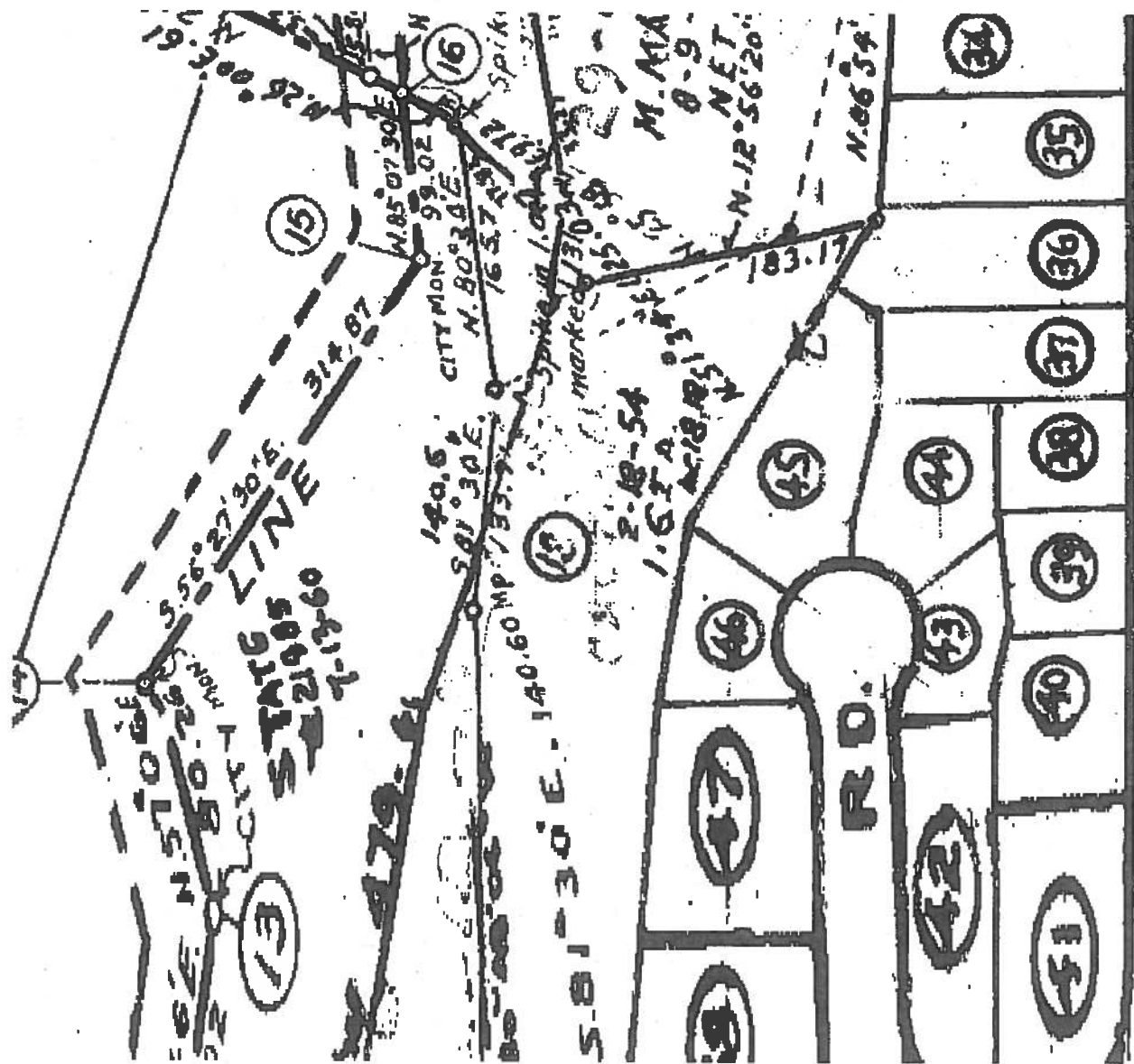


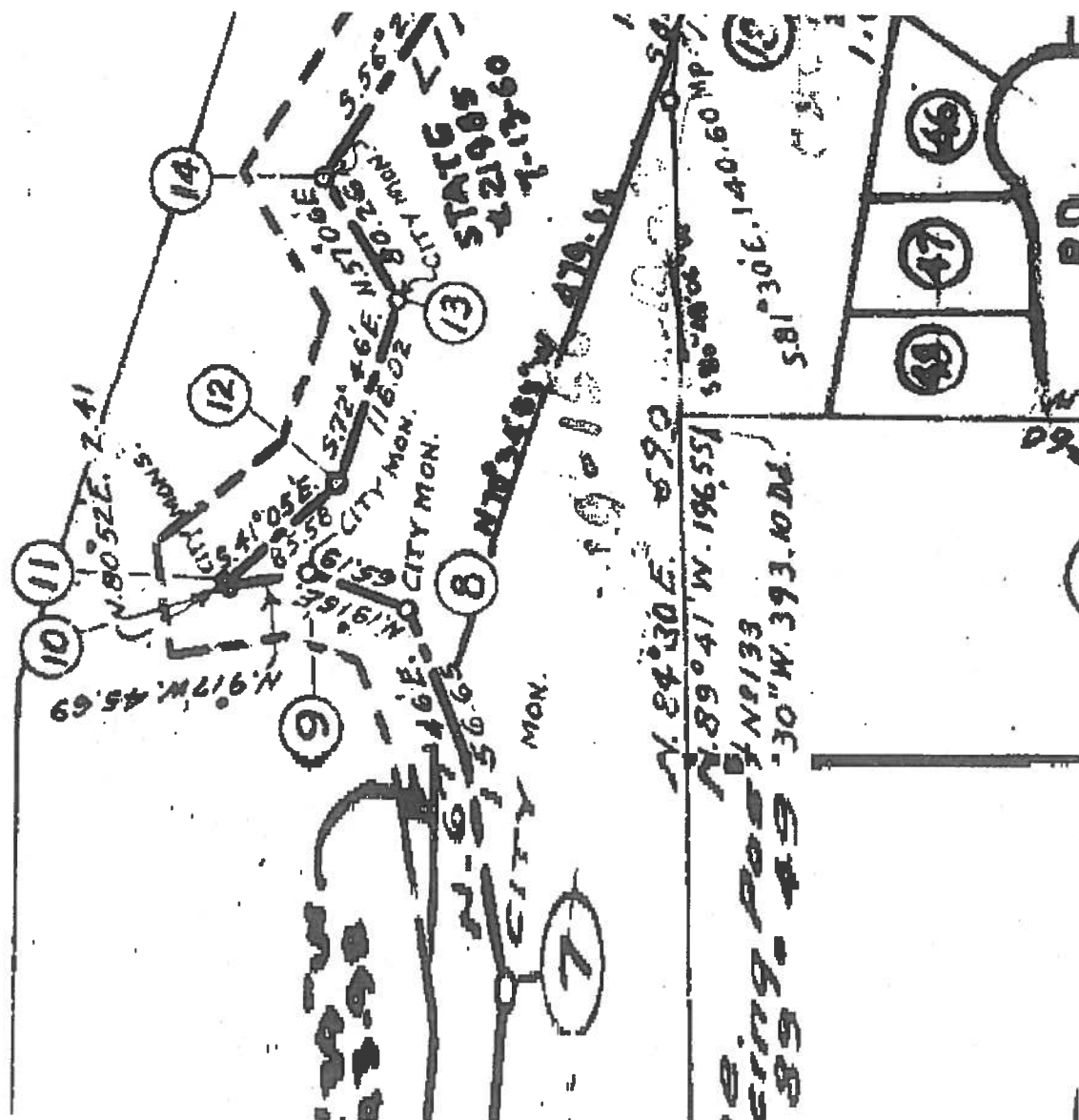


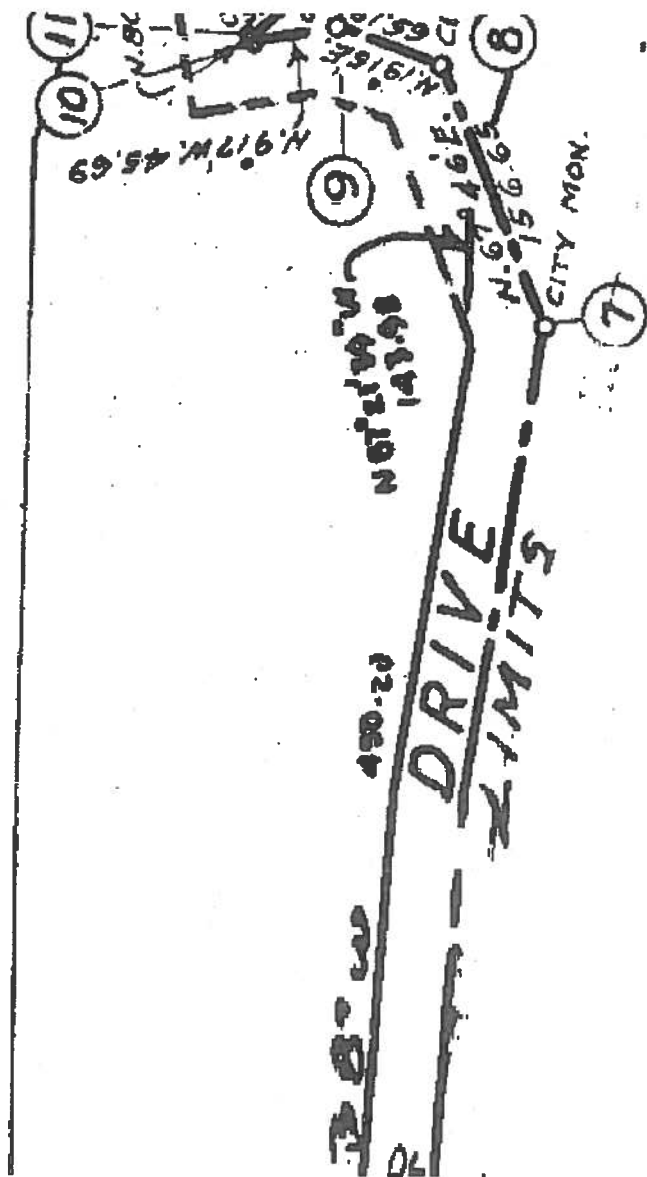












2" Pipe.
Replacing Post N 89° 41' W.
N. 89° 41' W. 156.63

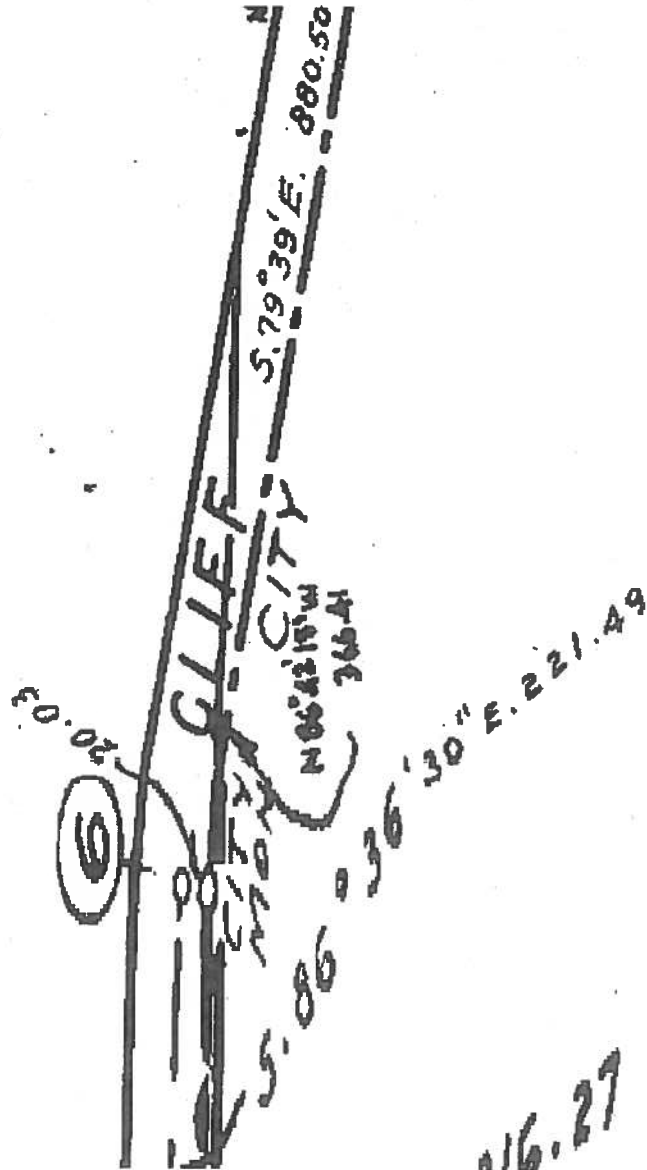
100° 30' W.
264'
596.645



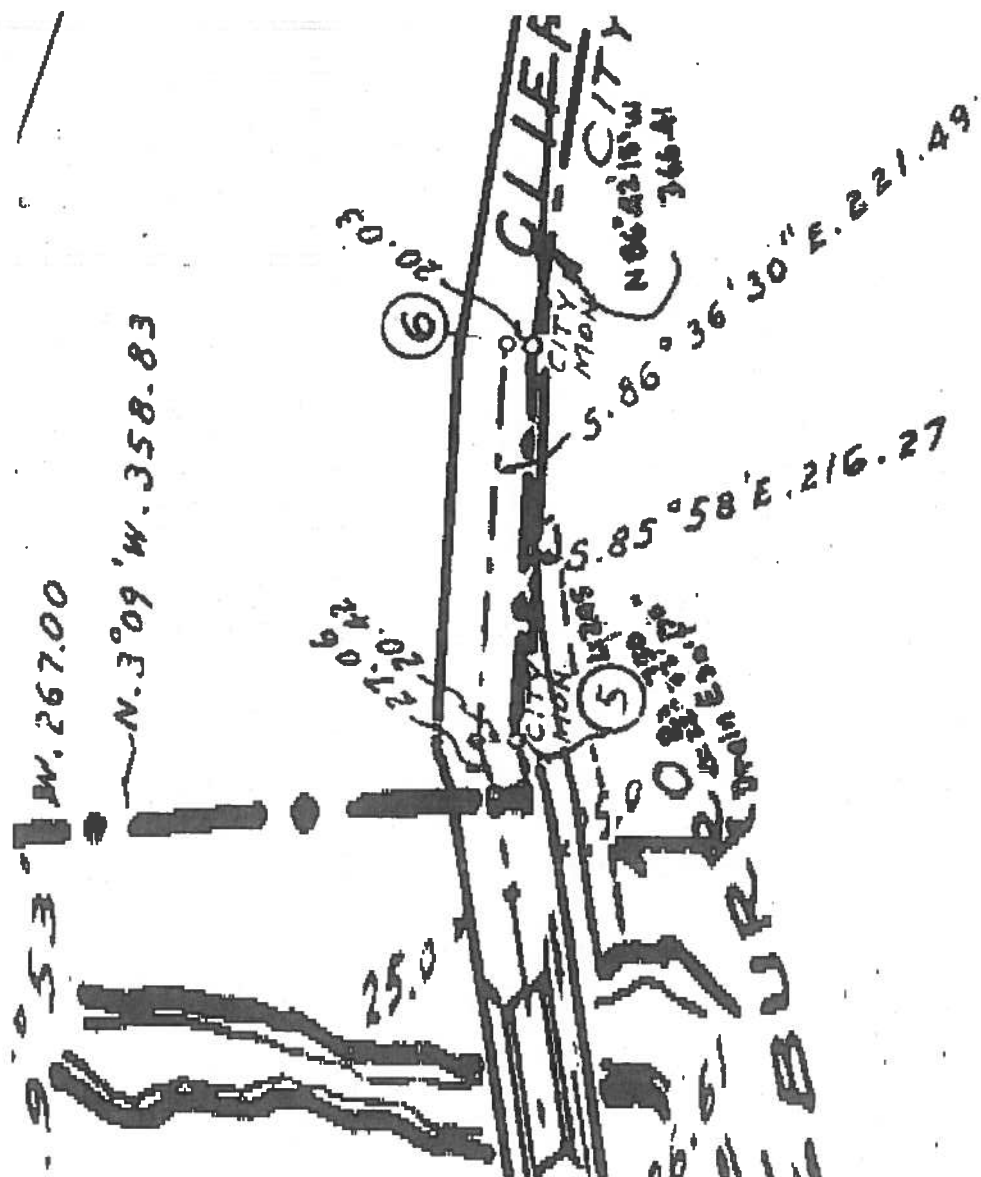
S. 79° 39' E. 880.50
N 19° 41' 38" W 450.20
DRIVE
LIMITS

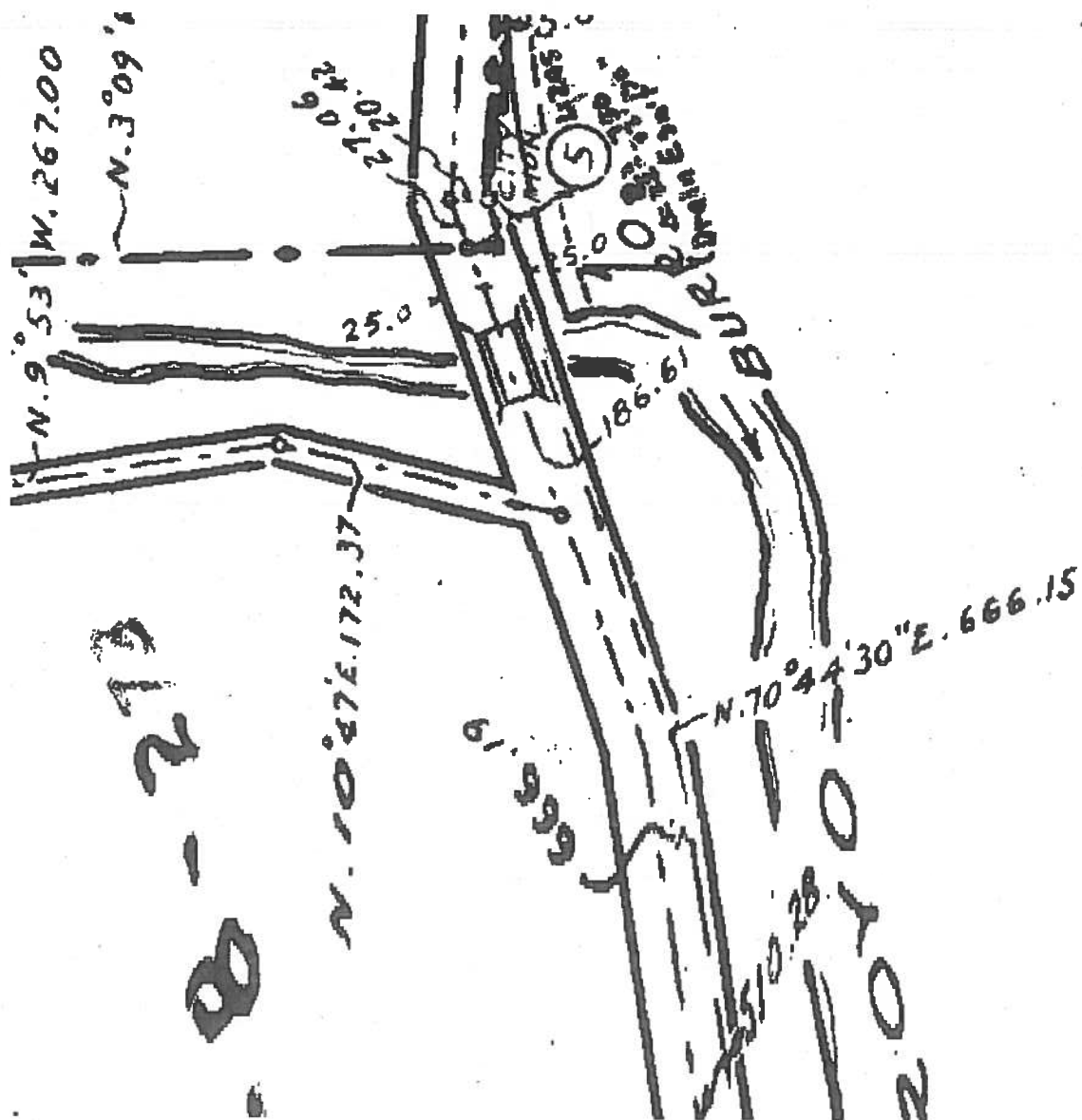
100.30 W
M. 06, 00.1

58-83



16.27



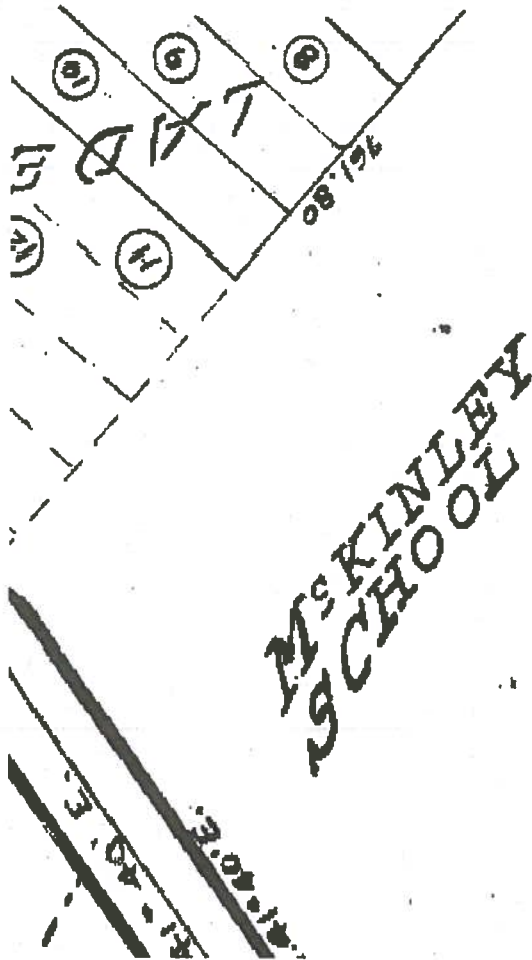


SBMC 28.83.077

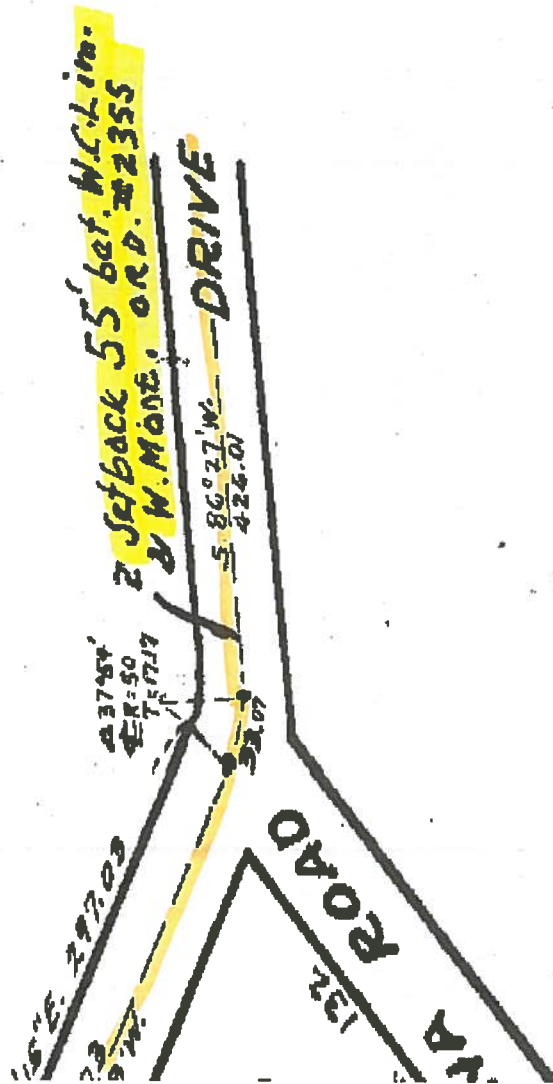
Cliff Drive

Properties on both sides of Street

City Map R-11



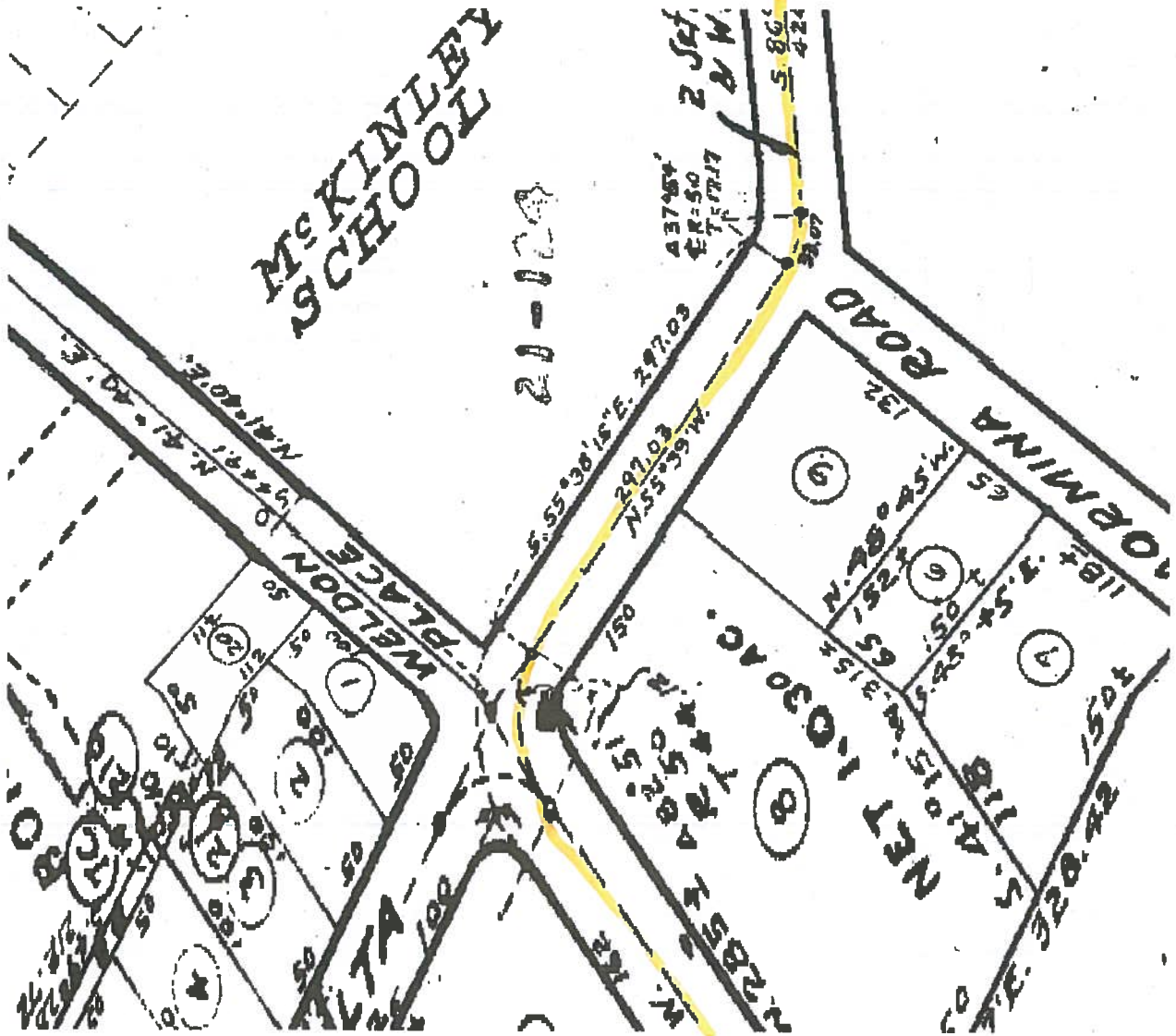
20-028

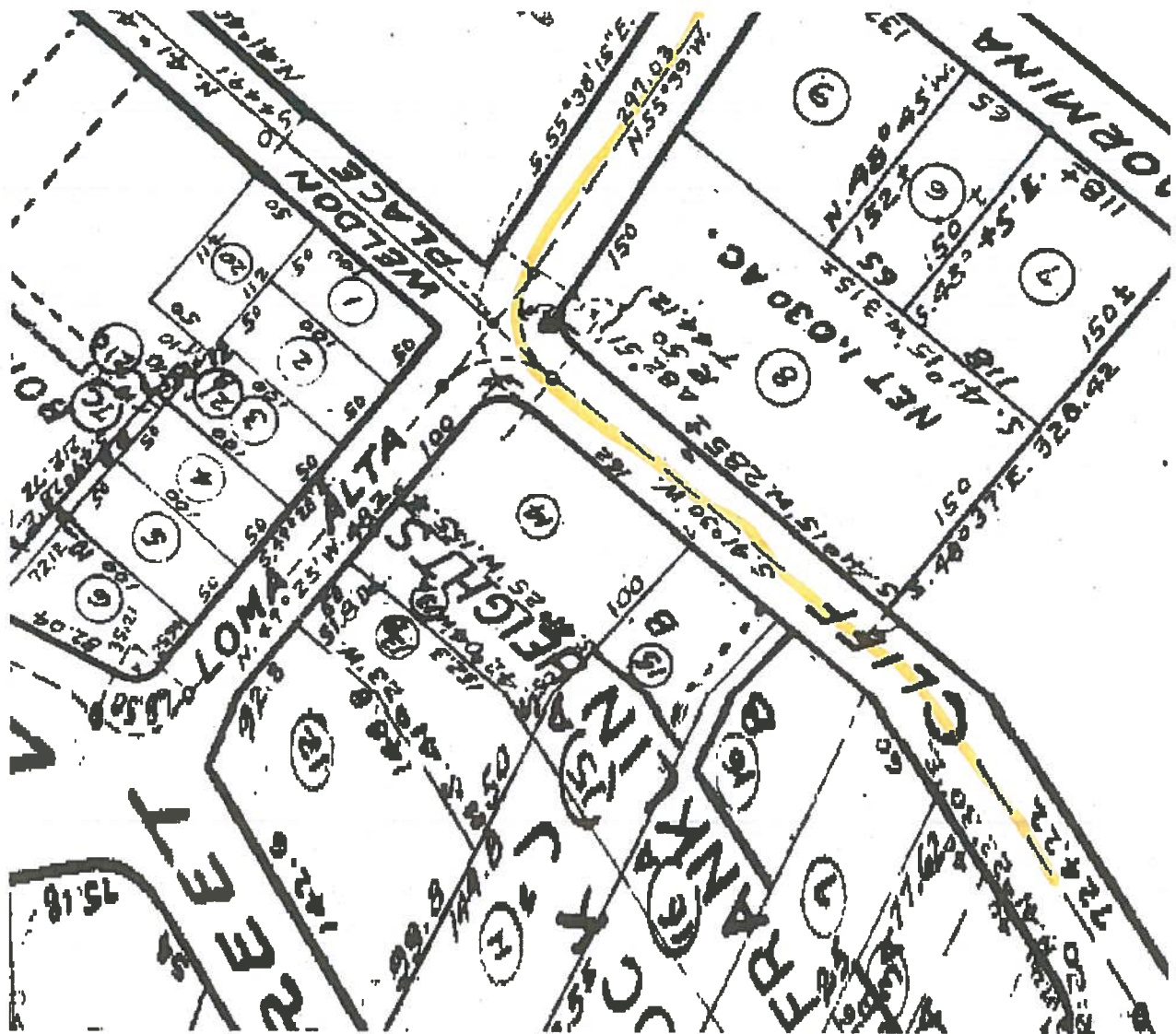


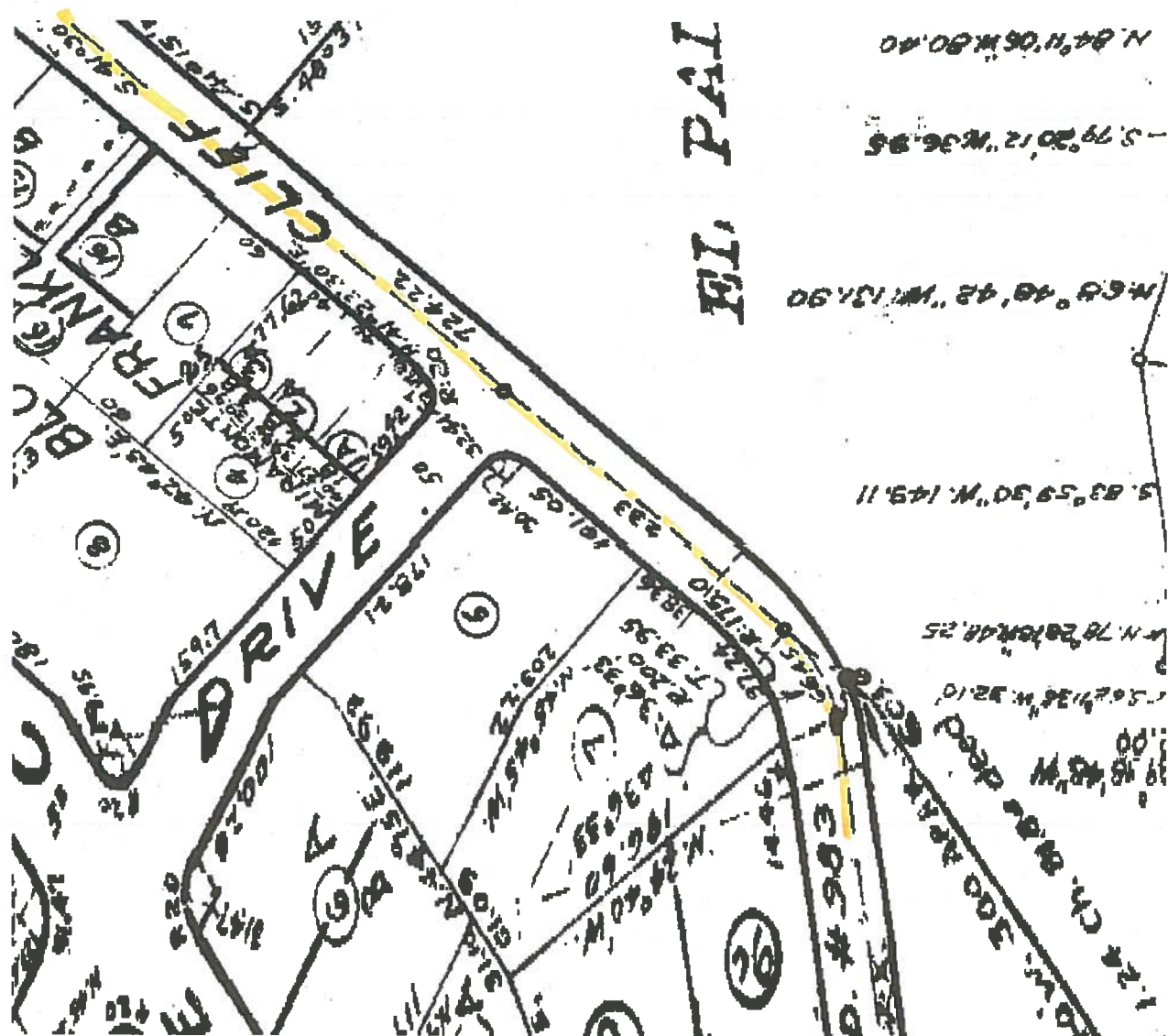
R-11

McKINLEY
SCHOOL

21-123







PAI

N. 84° 06' 00" W. 80.40

S. 79° 20' 12" W. 36.95

N. 65° 48' 42" W. 134.90

S. 83° 59' 30" W. 149.11

N. 78° 28' 00" W. 48.25

S. 62° 13' 36" W. 32.10

N. 84° 06' 00" W. 80.40

S. 79° 20' 12" W. 36.95

N. 65° 48' 42" W. 134.90

S. 83° 59' 30" W. 149.11

N. 78° 28' 00" W. 48.25

S. 62° 13' 36" W. 32.10

N. 84° 06' 00" W. 80.40

S. 79° 20' 12" W. 36.95

N. 65° 48' 42" W. 134.90

S. 83° 59' 30" W. 149.11

N. 78° 28' 00" W. 48.25

S. 62° 13' 36" W. 32.10

N. 84° 06' 00" W. 80.40

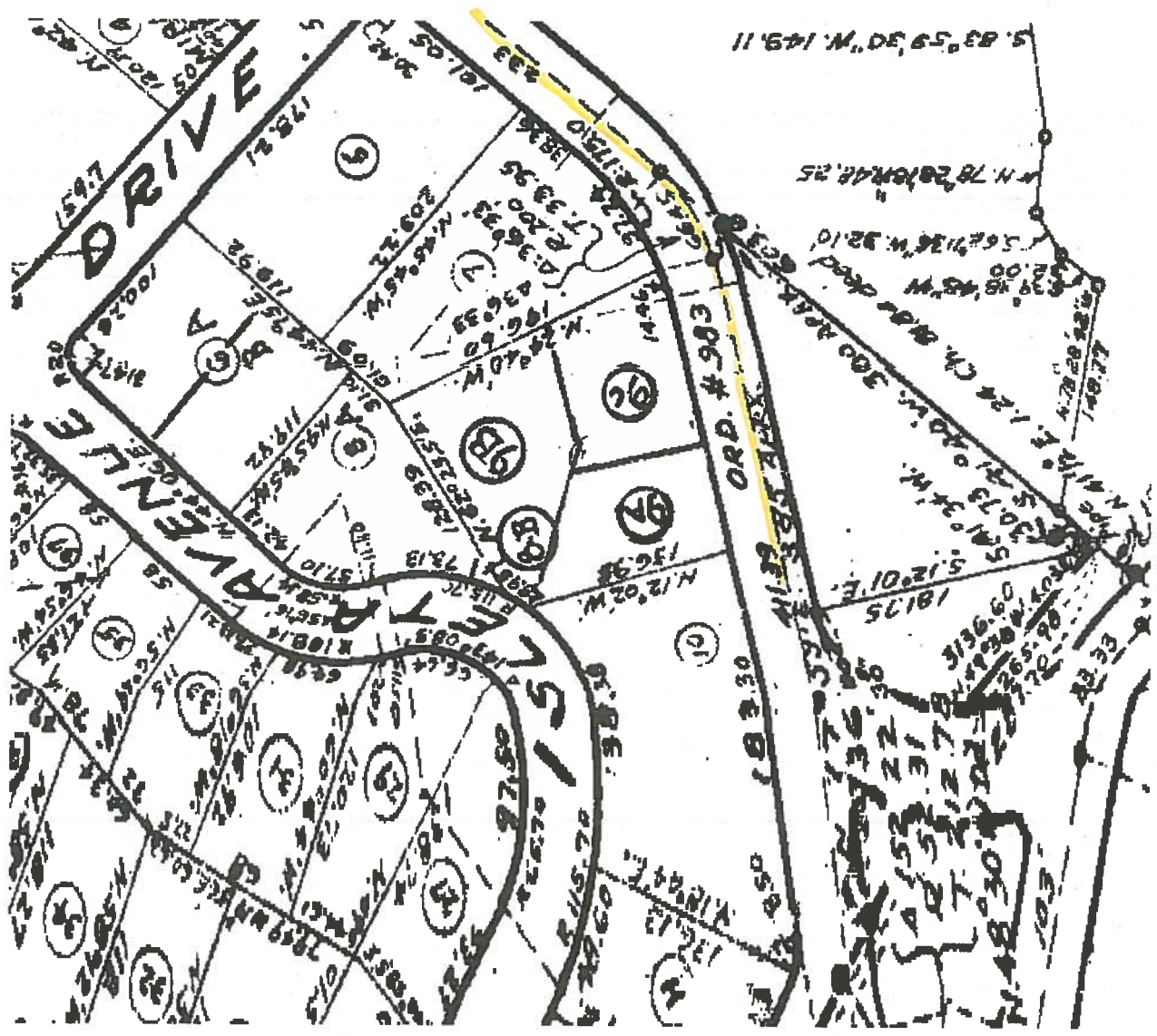
S. 79° 20' 12" W. 36.95

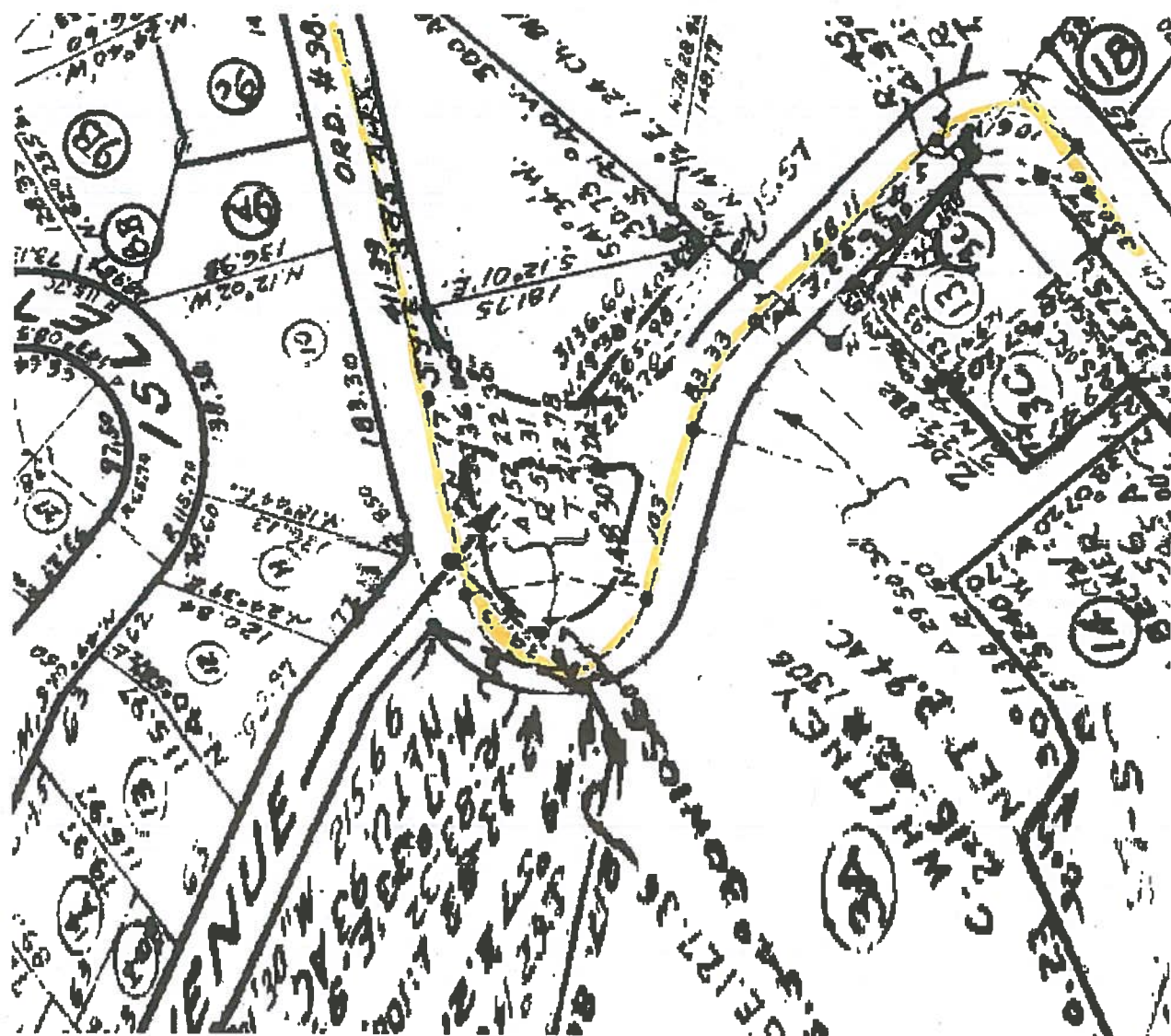
N. 65° 48' 42" W. 134.90

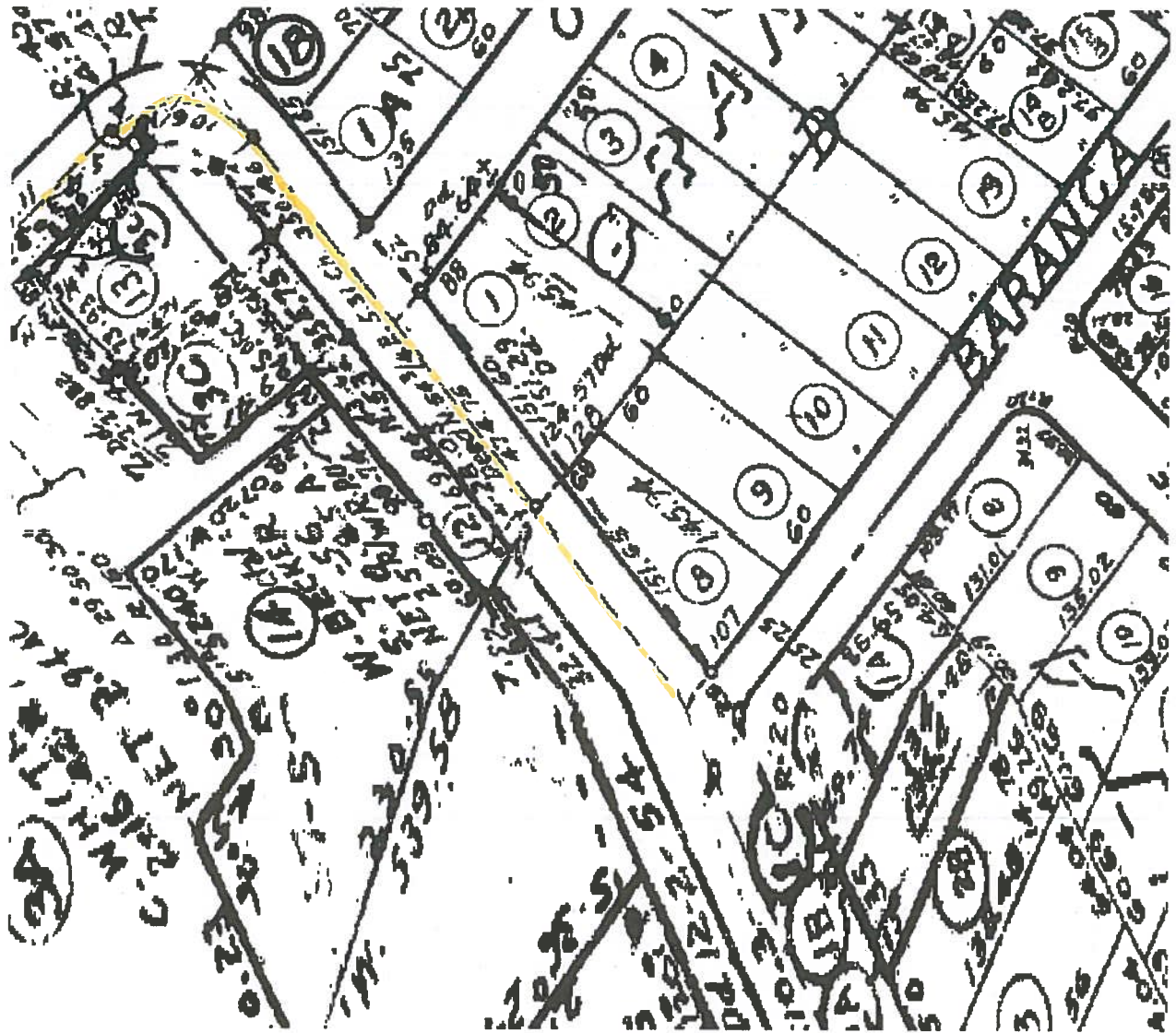
S. 83° 59' 30" W. 149.11

N. 78° 28' 00" W. 48.25

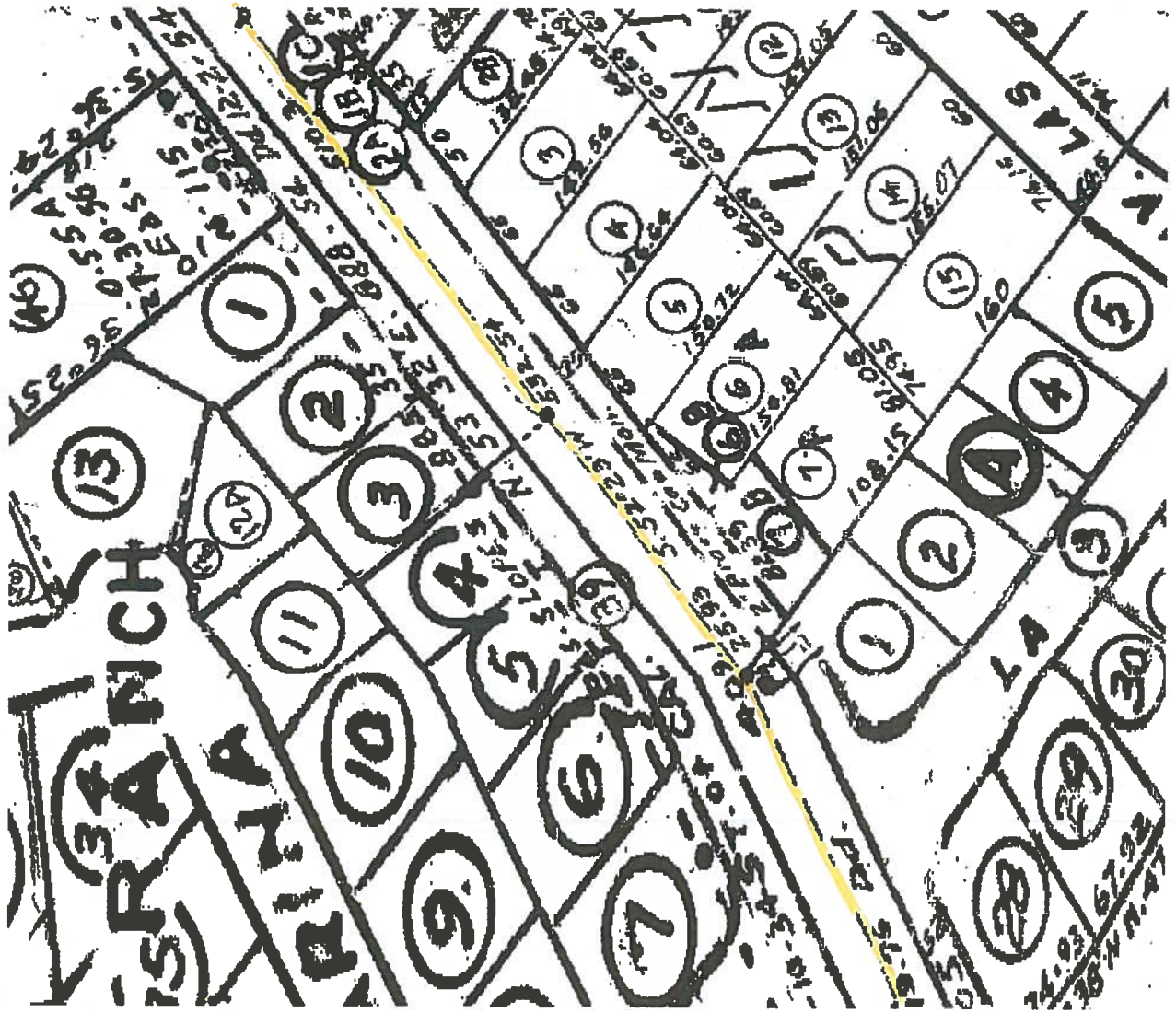
S. 62° 13' 36" W. 32.10

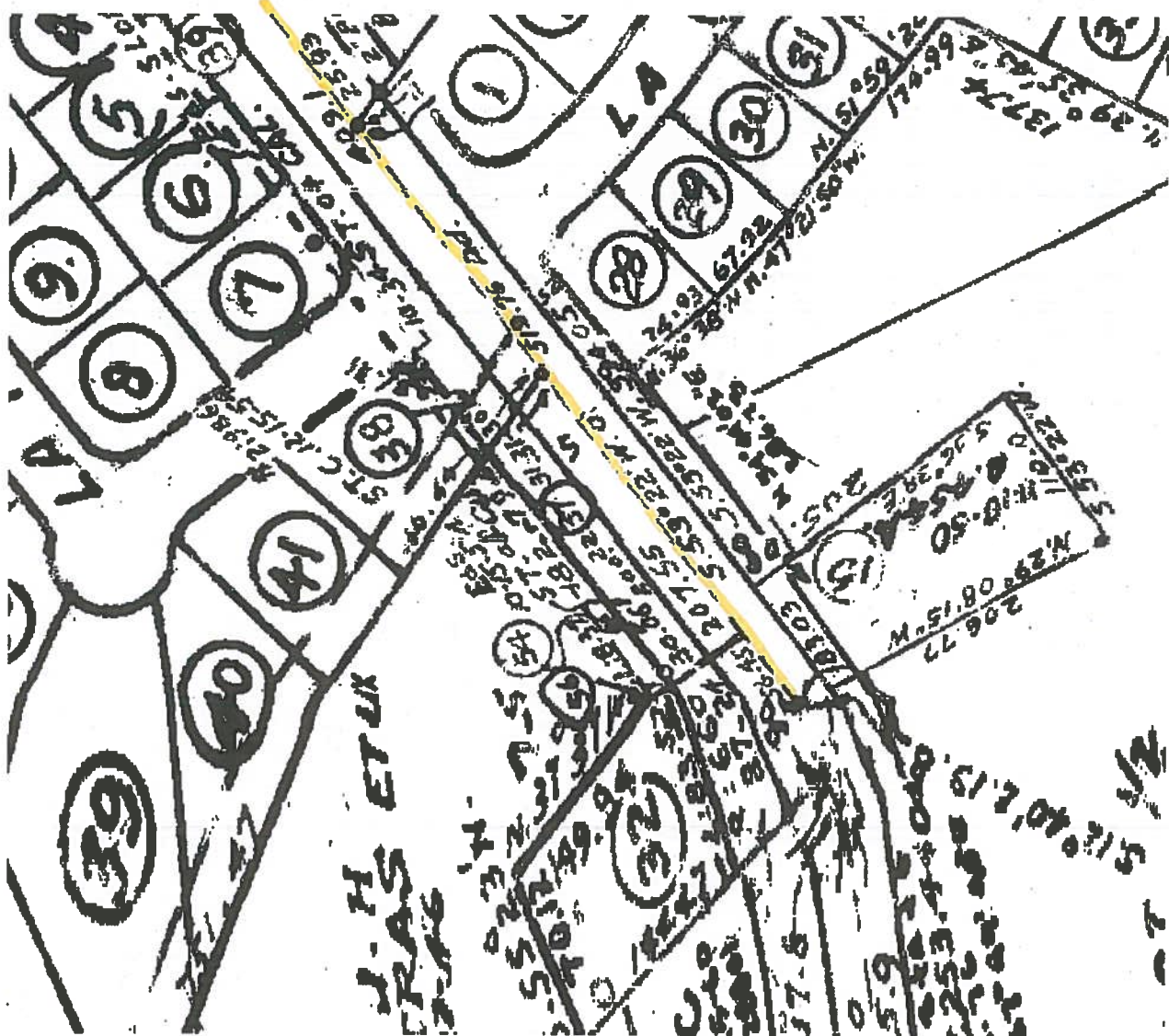


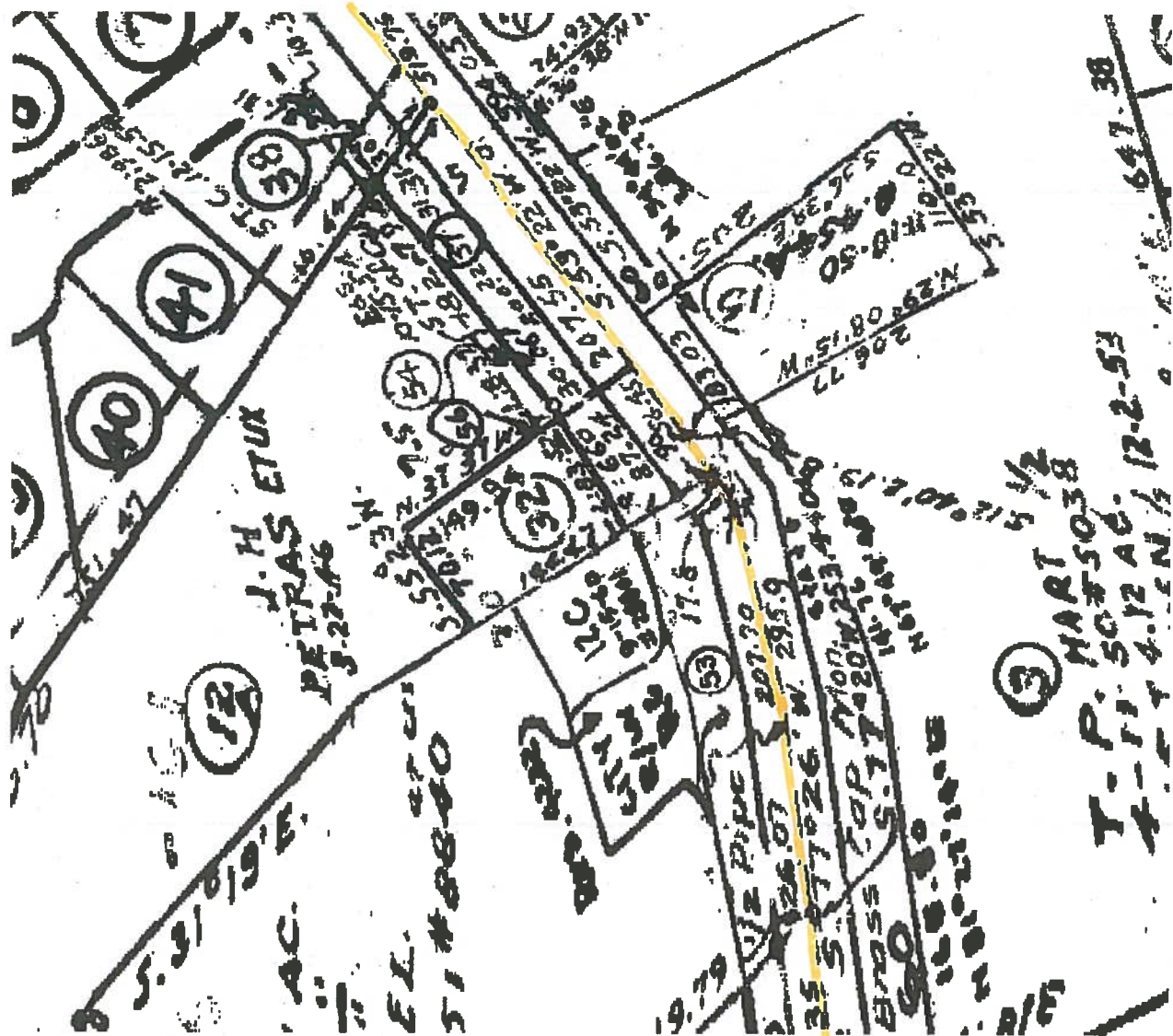


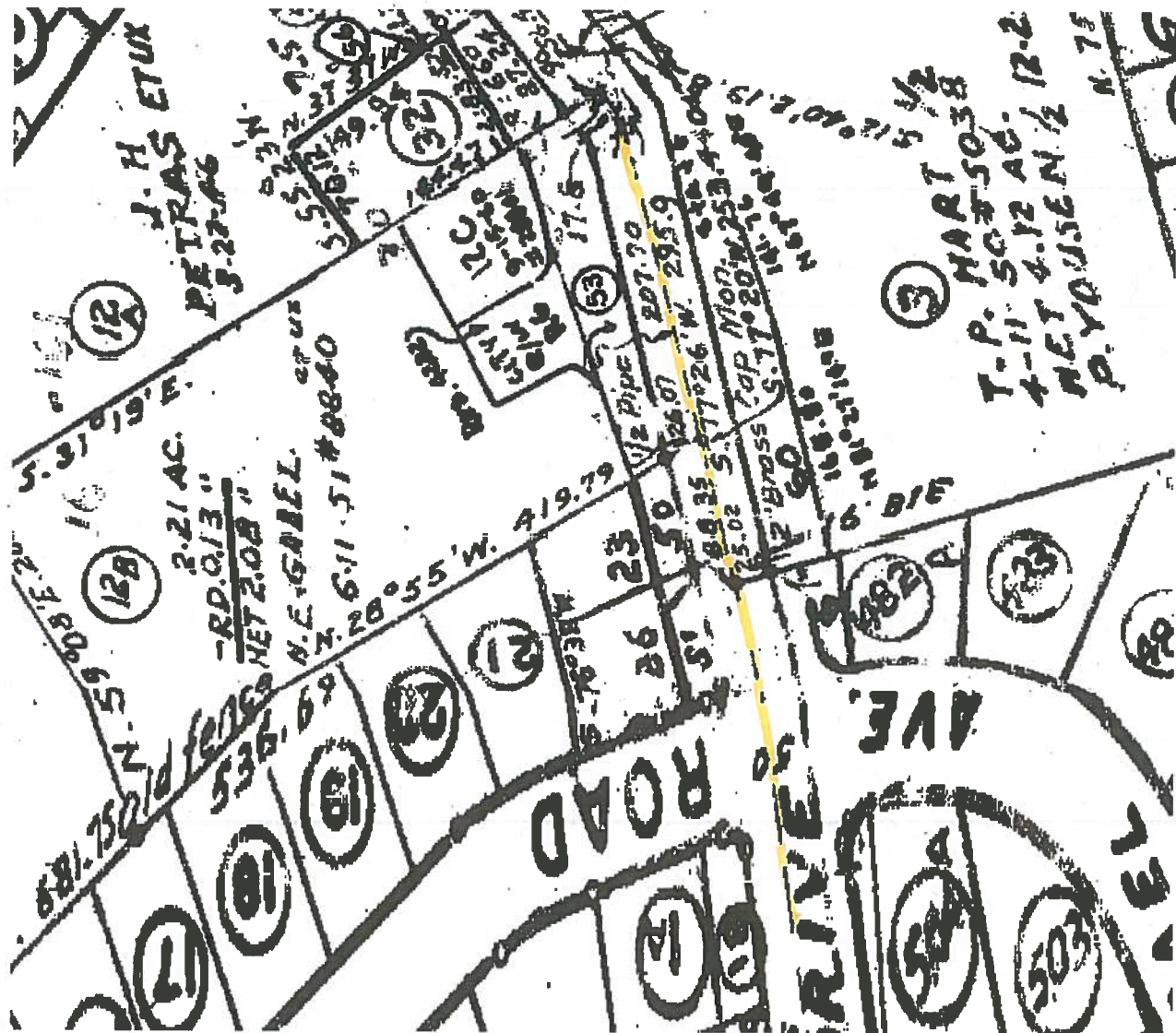


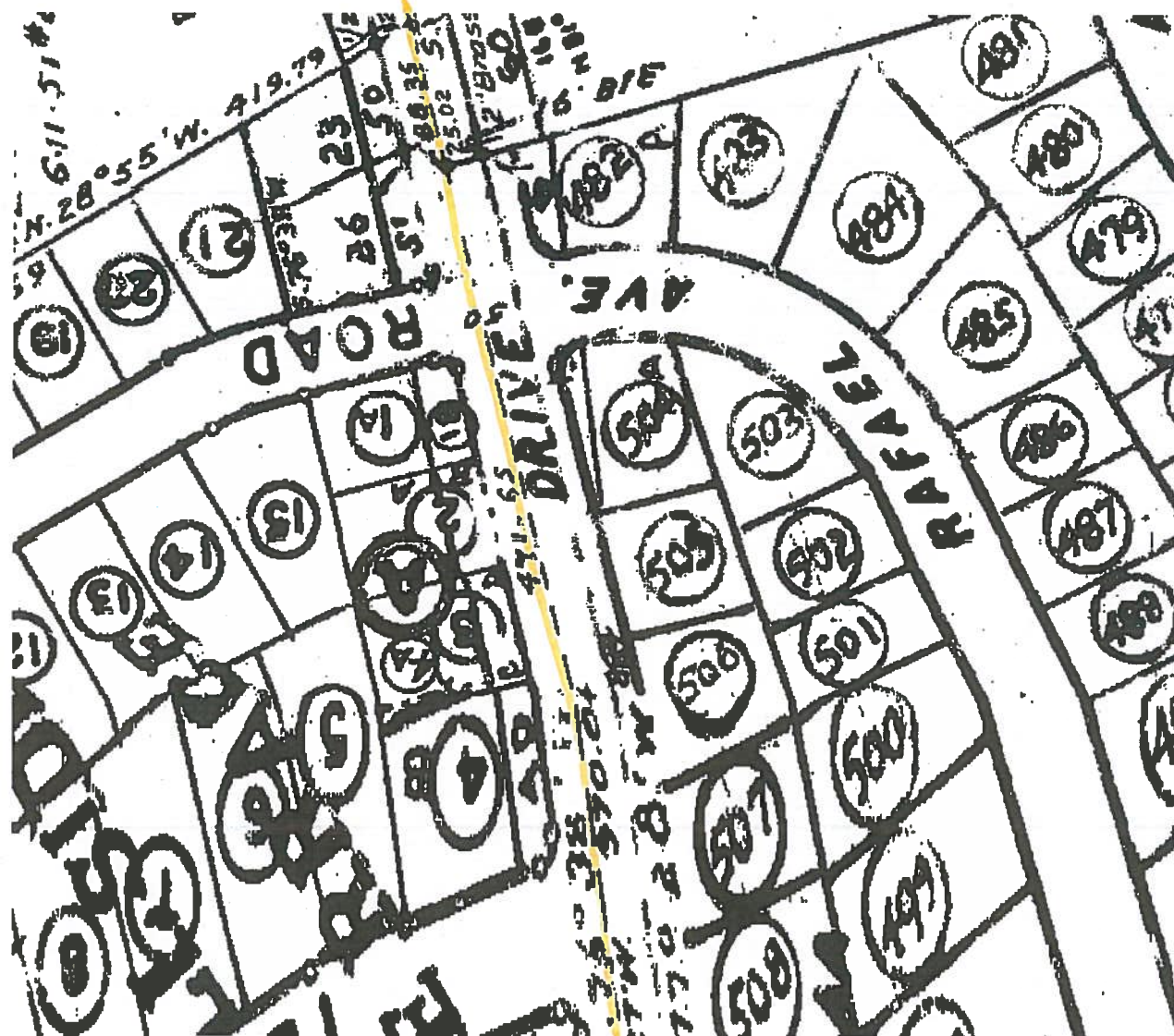


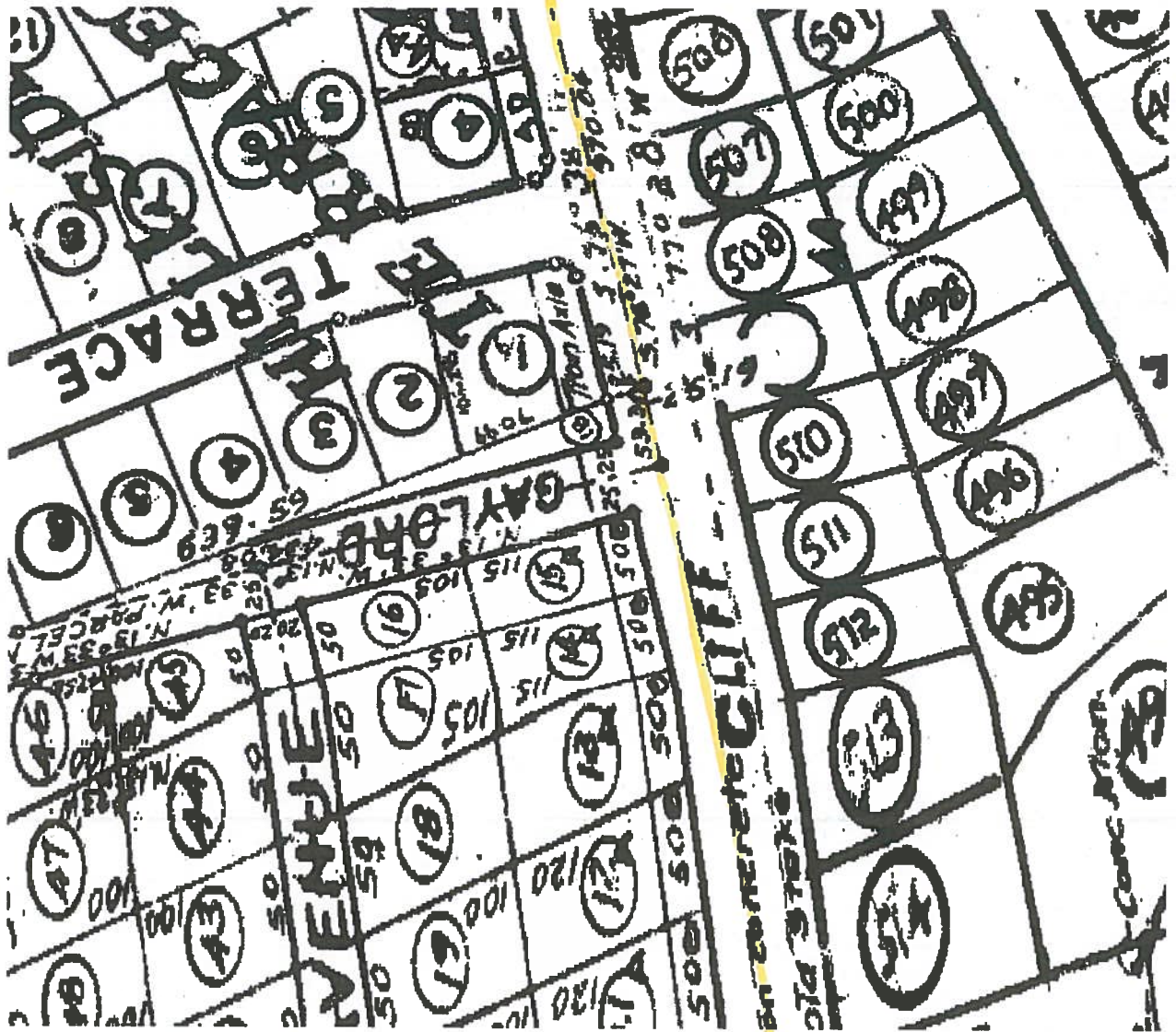


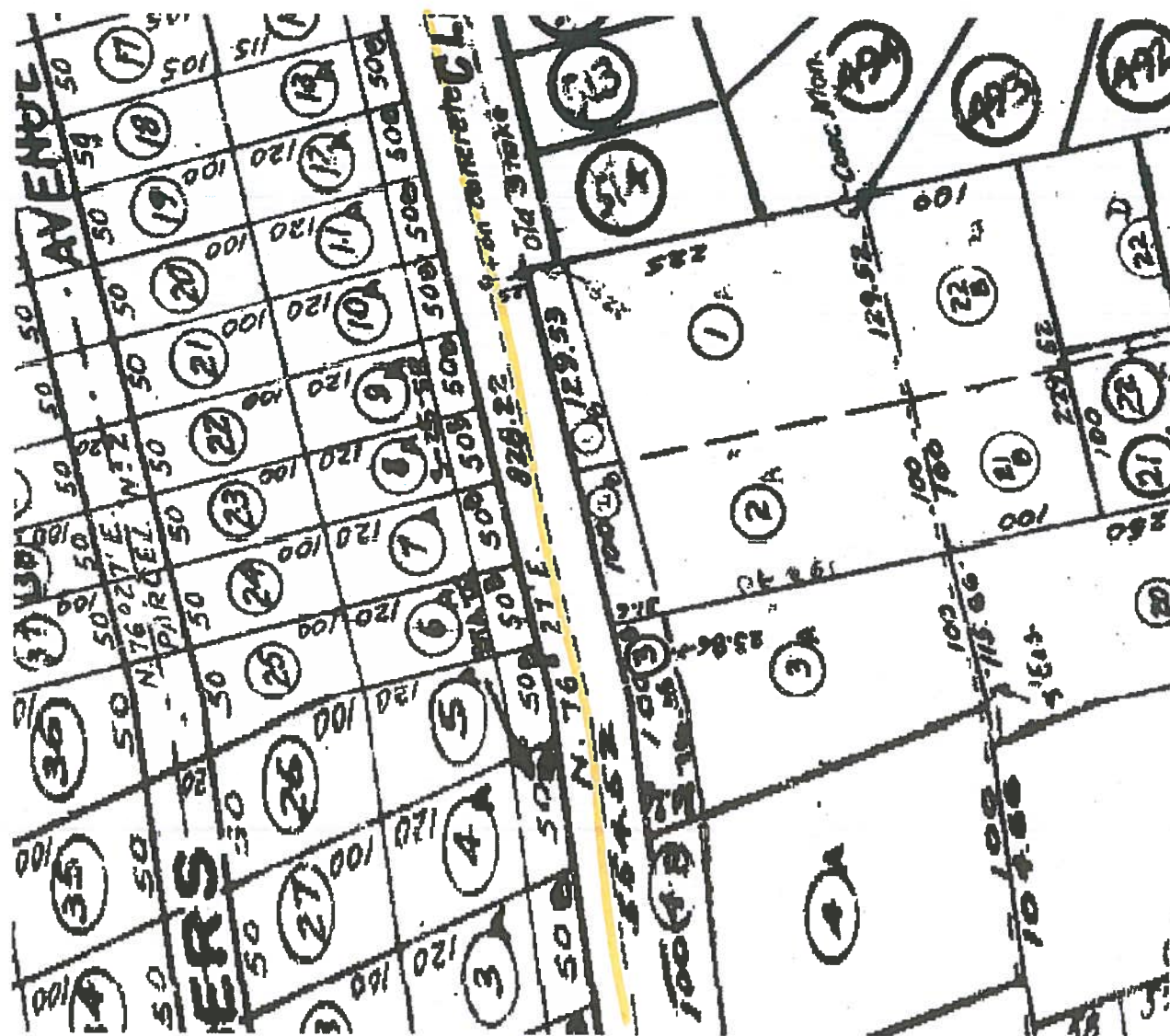


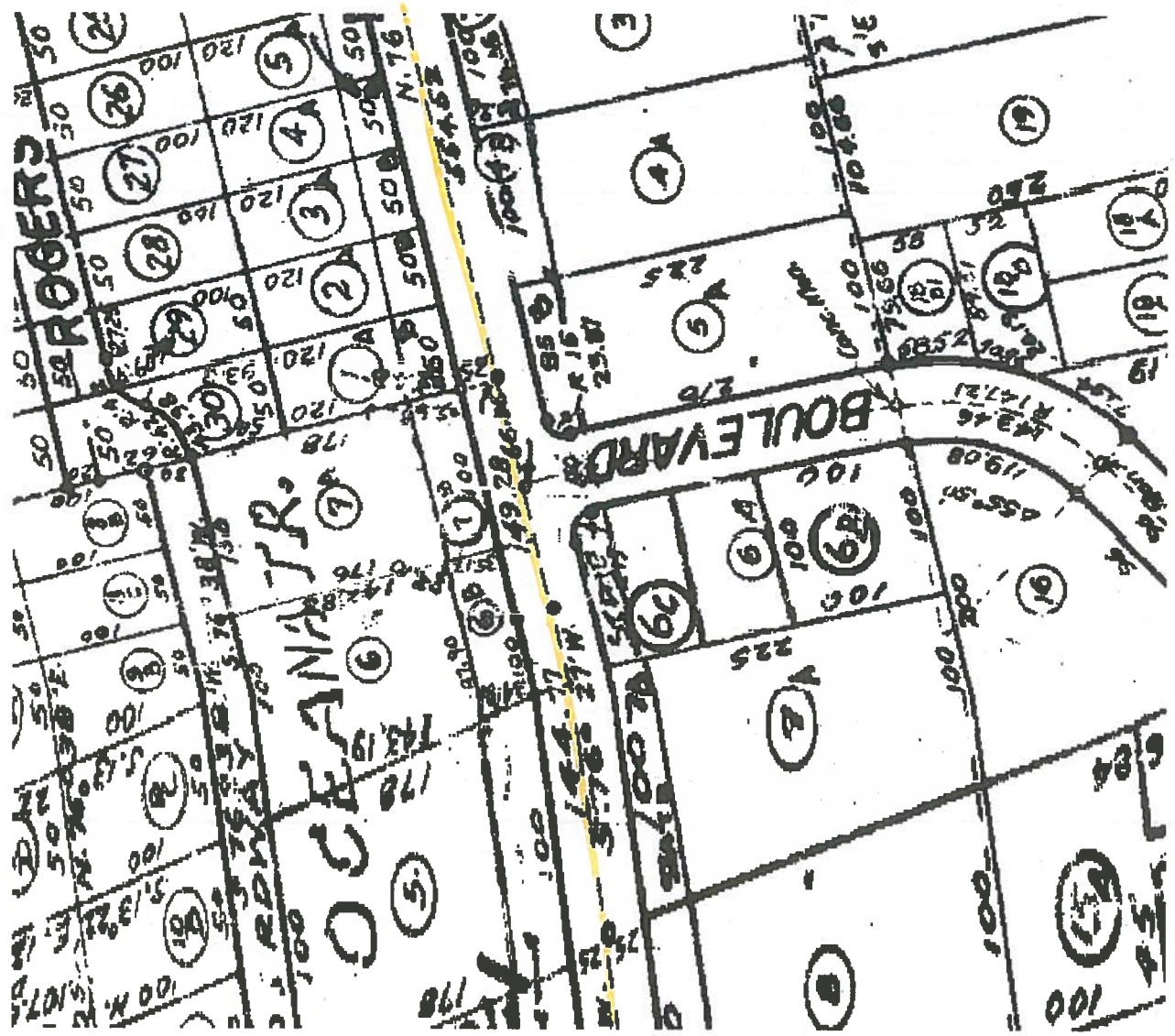


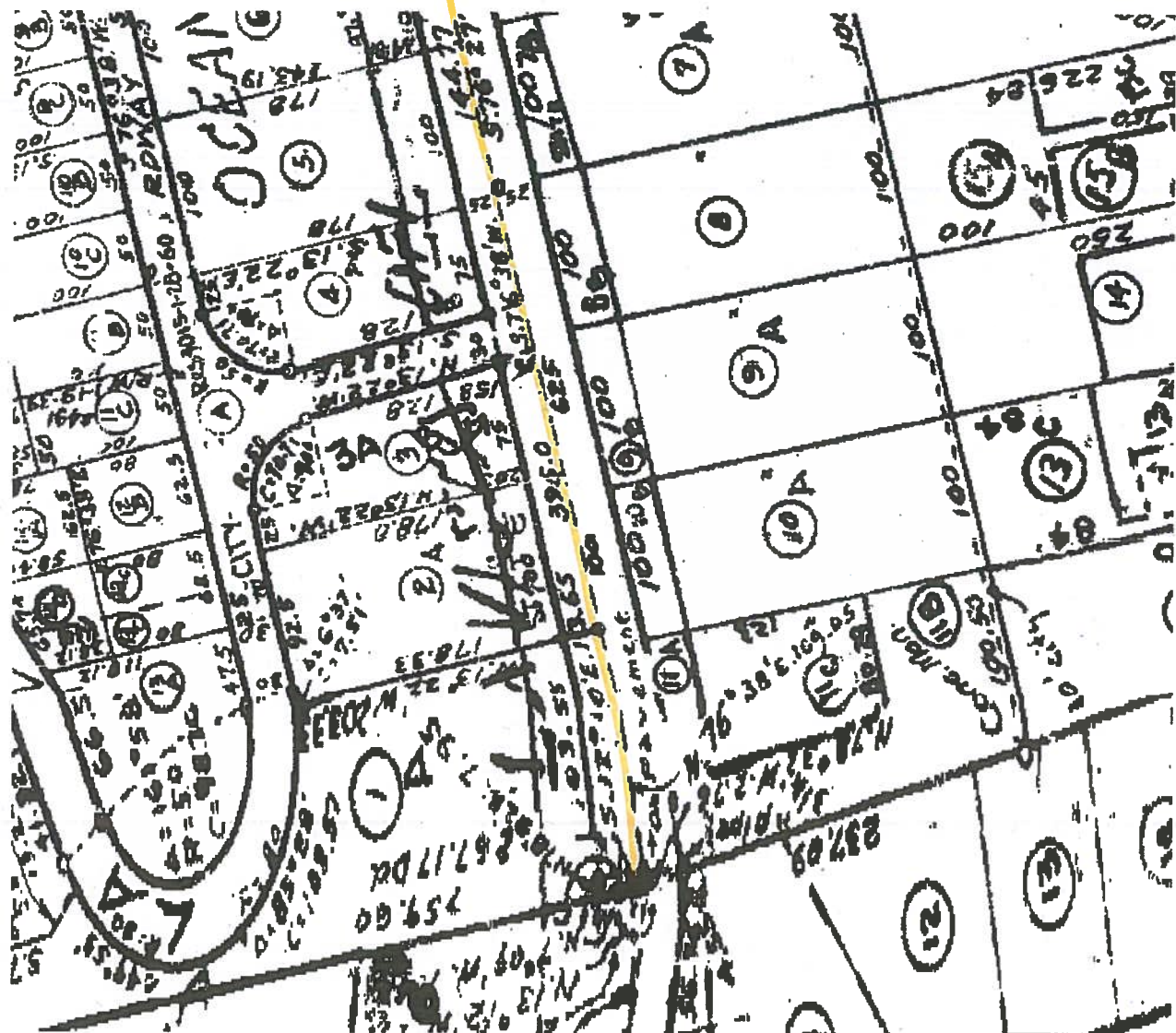


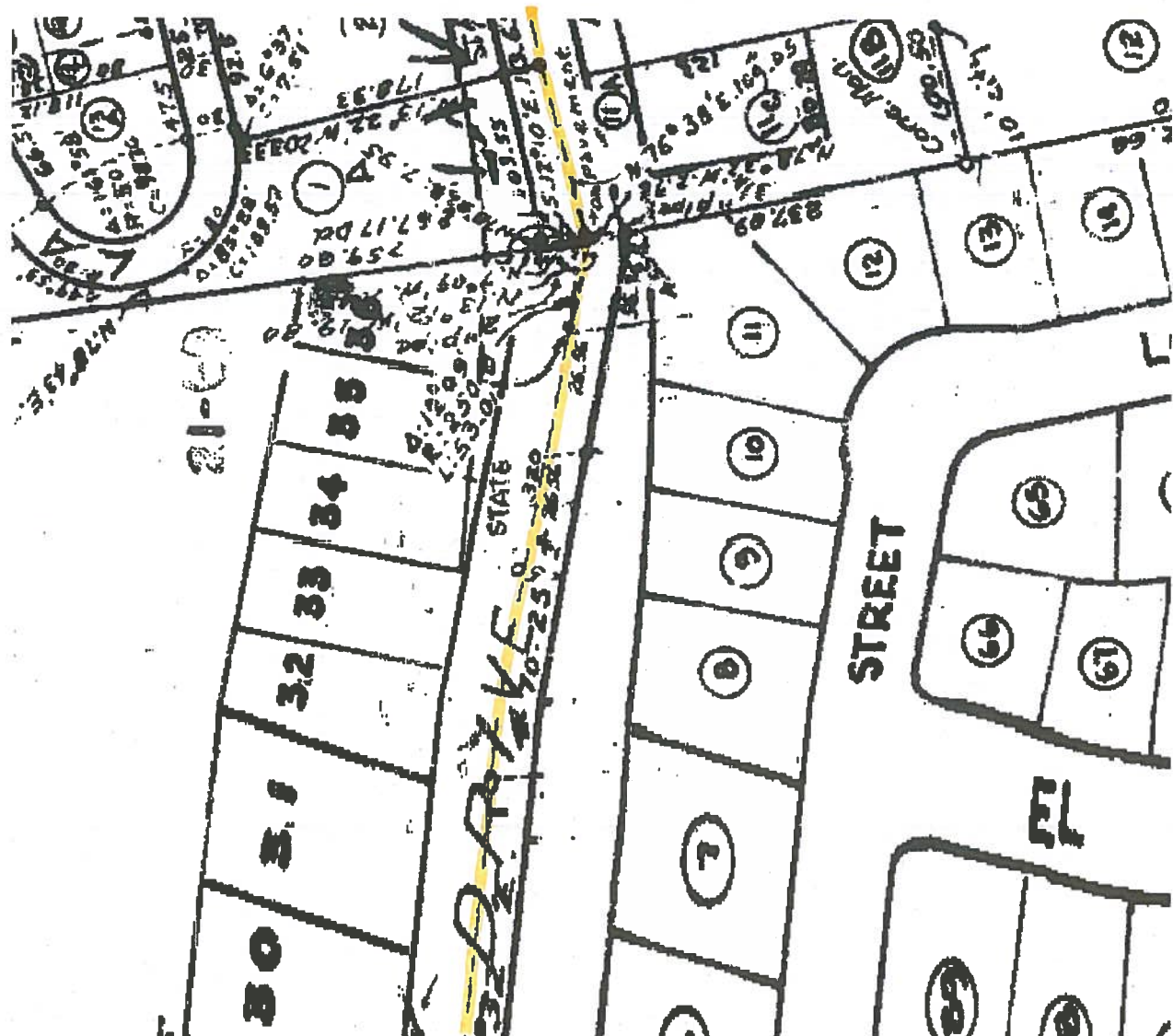












N. 77° 26' W. 1074.95

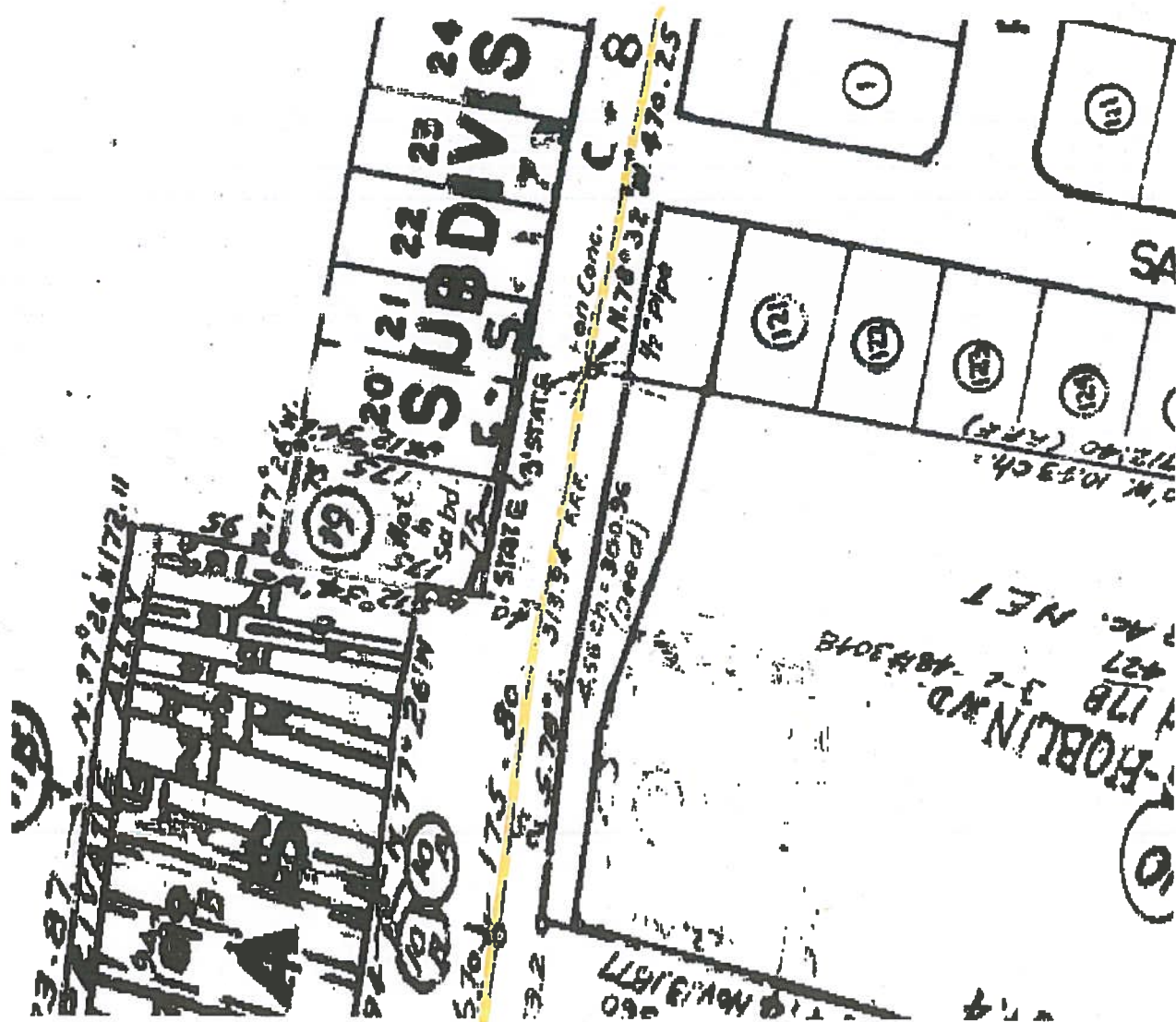
23	24	25	26	27	28	29	30	31	32
VISION									
C-8-293									
N. 77° 26' W. 1074.95									
ORD. # 1154									
N. 57° 32' E. 960.44									

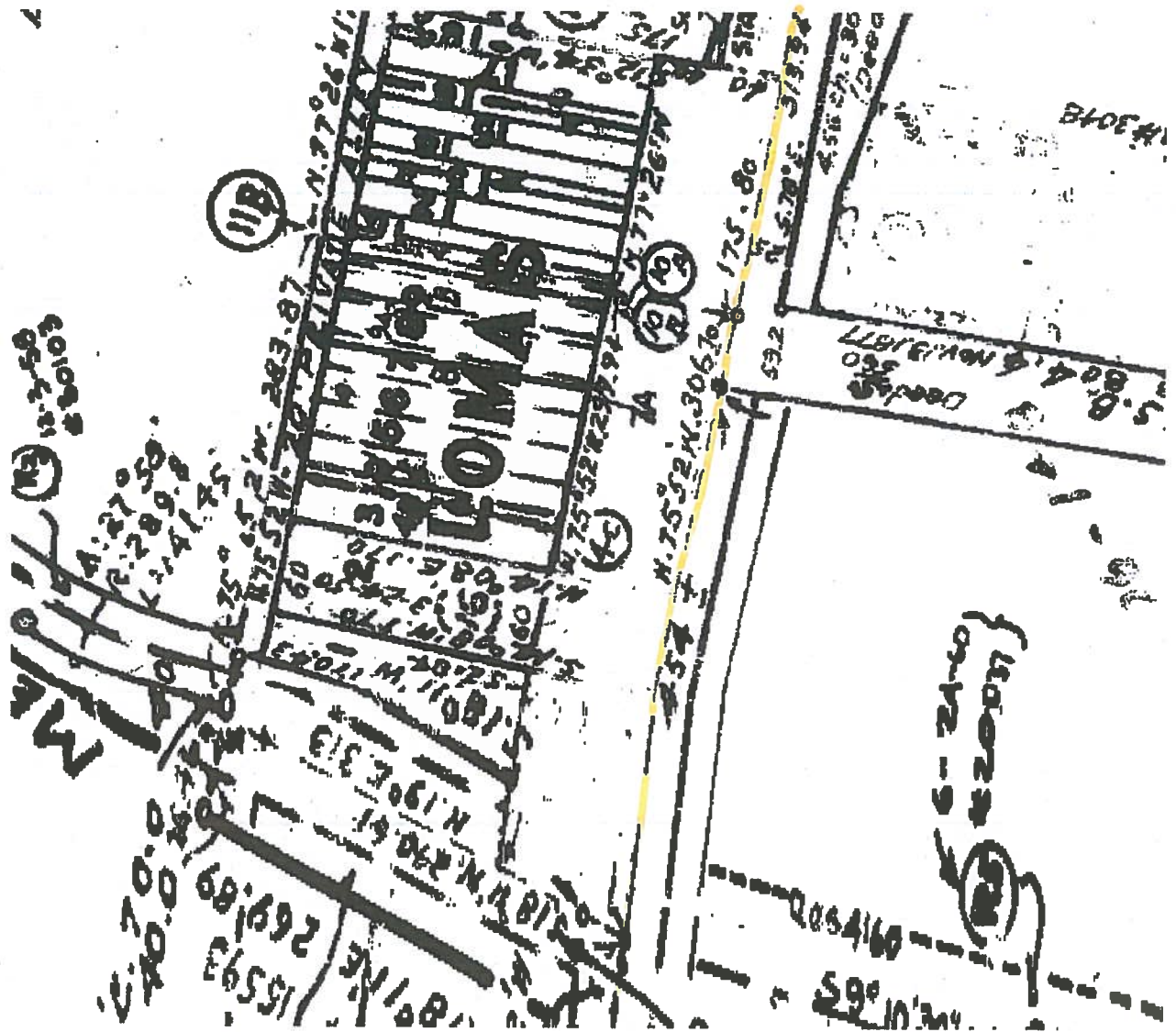
1	2	3	4	5	6	7	8
---	---	---	---	---	---	---	---

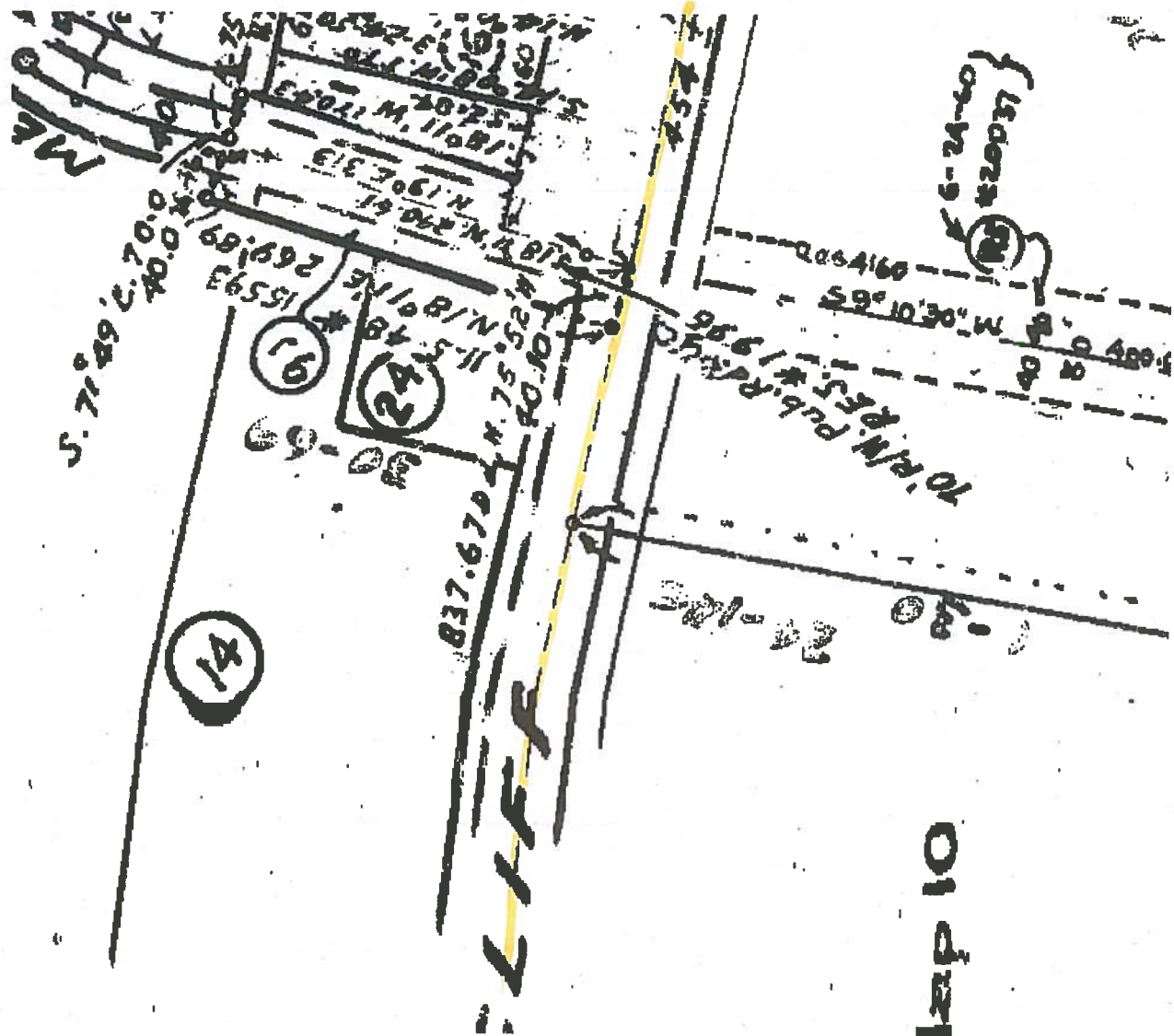
PAYERAS

111	110	109	108
112	111	110	109

COF







lap 10

14

837.670
CLIFF

See Map 10

701
321-22

SBMC 28.83.077

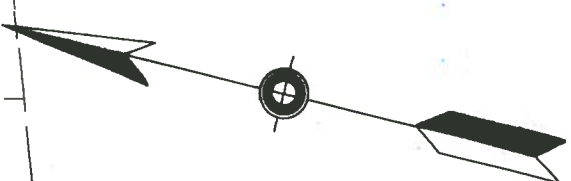
Cliff Drive

Properties on both sides of Street

CALTRANS MAP - MESA

SANTA

BARBARA



SCALE = 99'

EXAMPLE
LEFT 247+00
63'

FAIR ACRES ON THE MESA

Santa Cruz Blvd.

La Vista Del Oceano Dr.

Rogers Avenue

Gaylord Drive

Terrace Road

RIGHT
50'
248+00

LA VISTA

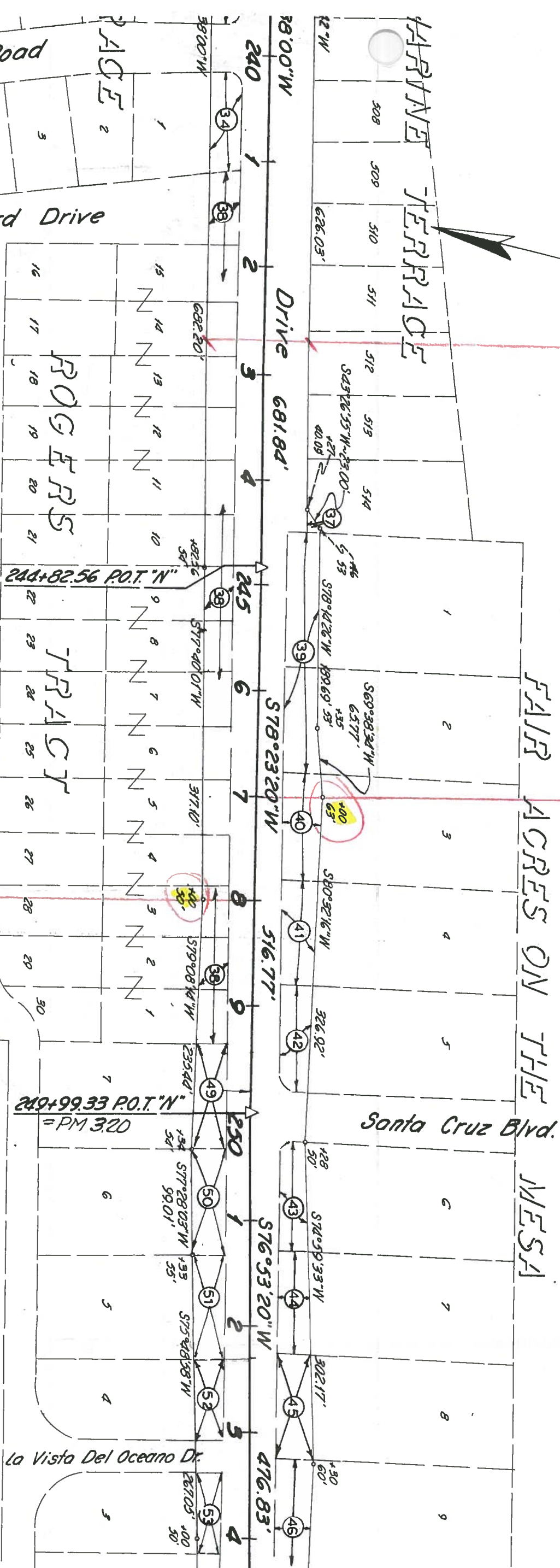
DEL OCEANO

STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
DIVISION OF HIGHWAYS

RIGHT OF WAY MAP

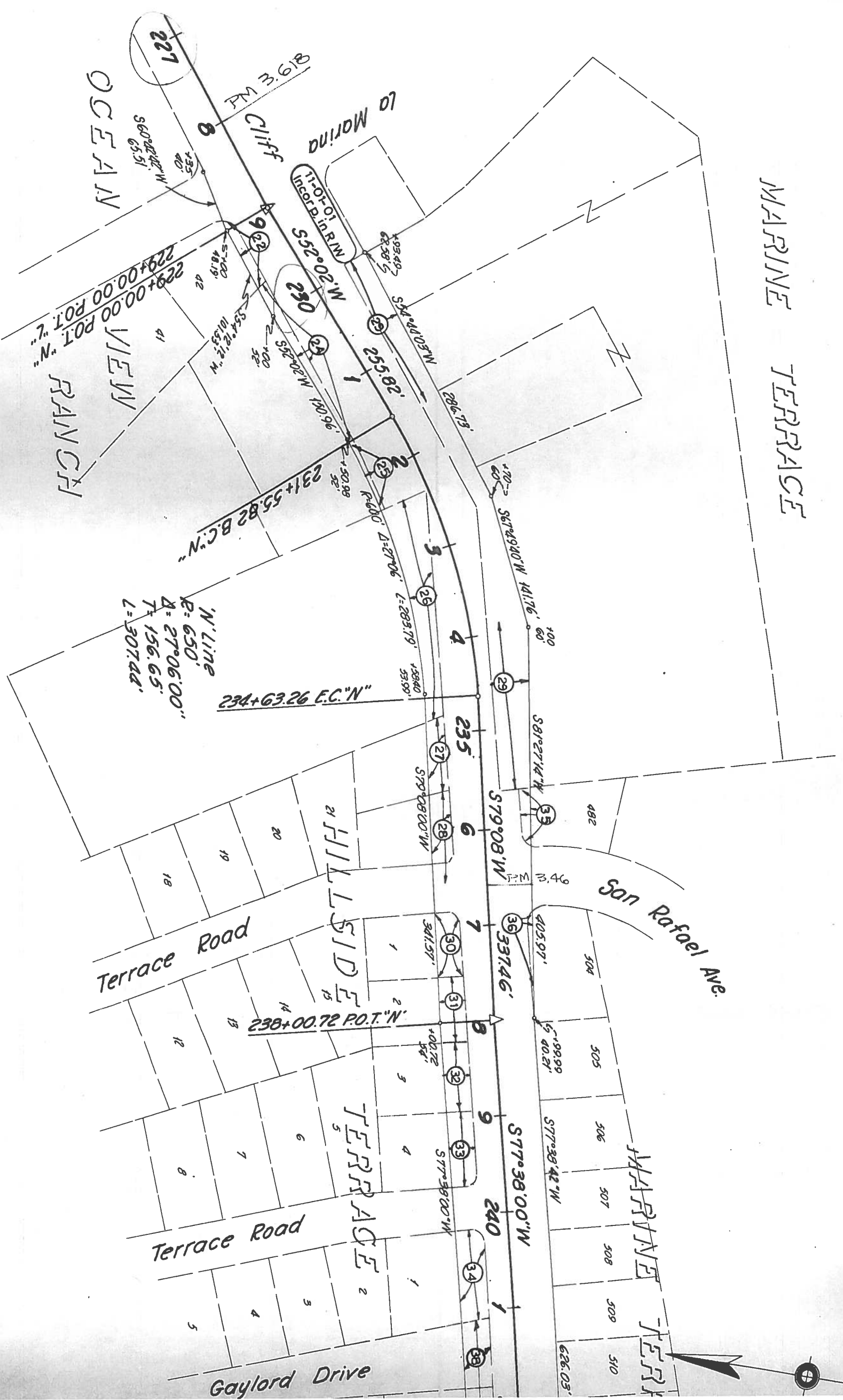
1957 SCALE

SR 225



CITY OF SANTA

MARINE TERRACE



BARBARA

SHORE LINE DRIVE FAS #978

U.S. Lighthouse Road

Meigs Road

N. 18° 11' 40" W.

FOR LATER R/W
SEE MAP 28 A

SCALE ± 91'

RIGHT
42'
277+00

NOTE: CALIFORNIA'S AND ORIGINAL
CENTERLINE AND CENTERLINE
NOT THE SAME.

STATE OF CALIFORNIA
DIVISION OF HIGHWAYS
RIGHT OF WAY MAP

279+61.28 B.C. "N"

CAMINO CALMA

282+60.31 E.C. "N"

MAN SR 225

1957

SB-150-SB

100 SCALE

CITY OF SANTA BA

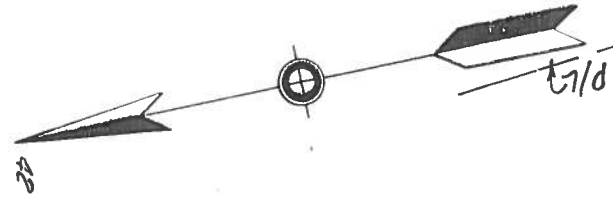
1390 SHORE

- (1) N. 11°25'14"E., 25.90'
- (2) S. 75°51'20"E., 98.47'
- (3) R=12' Δ=87°16'34" L=18.28'
- (4) S. 11°25'14"W., 14.27'
- (5) N. 77°40'25"W., 40.47'
- (6) N. 74°57'03"W., 69.46'

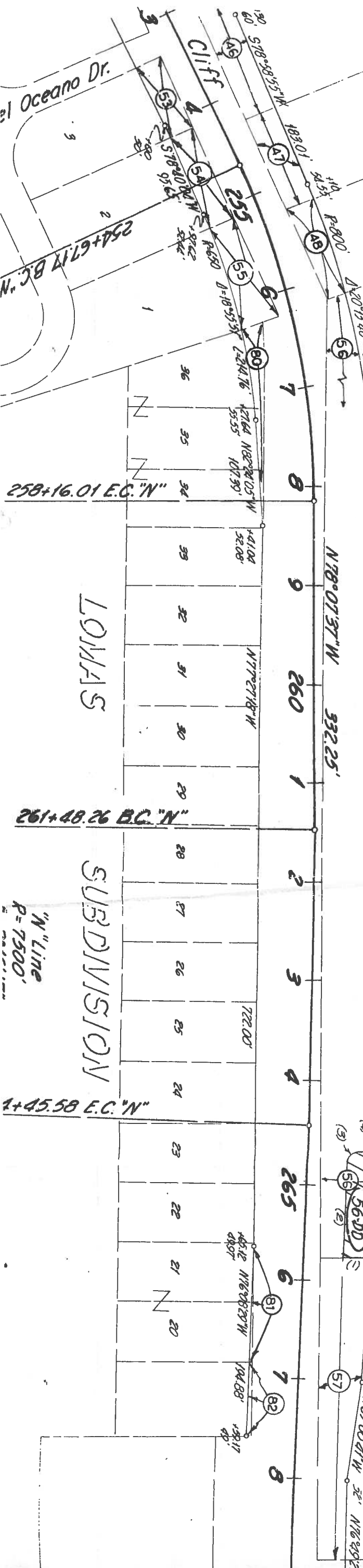
56-00

DEL SOL

SALIDA



FAIR ACRES
ON THE MESA

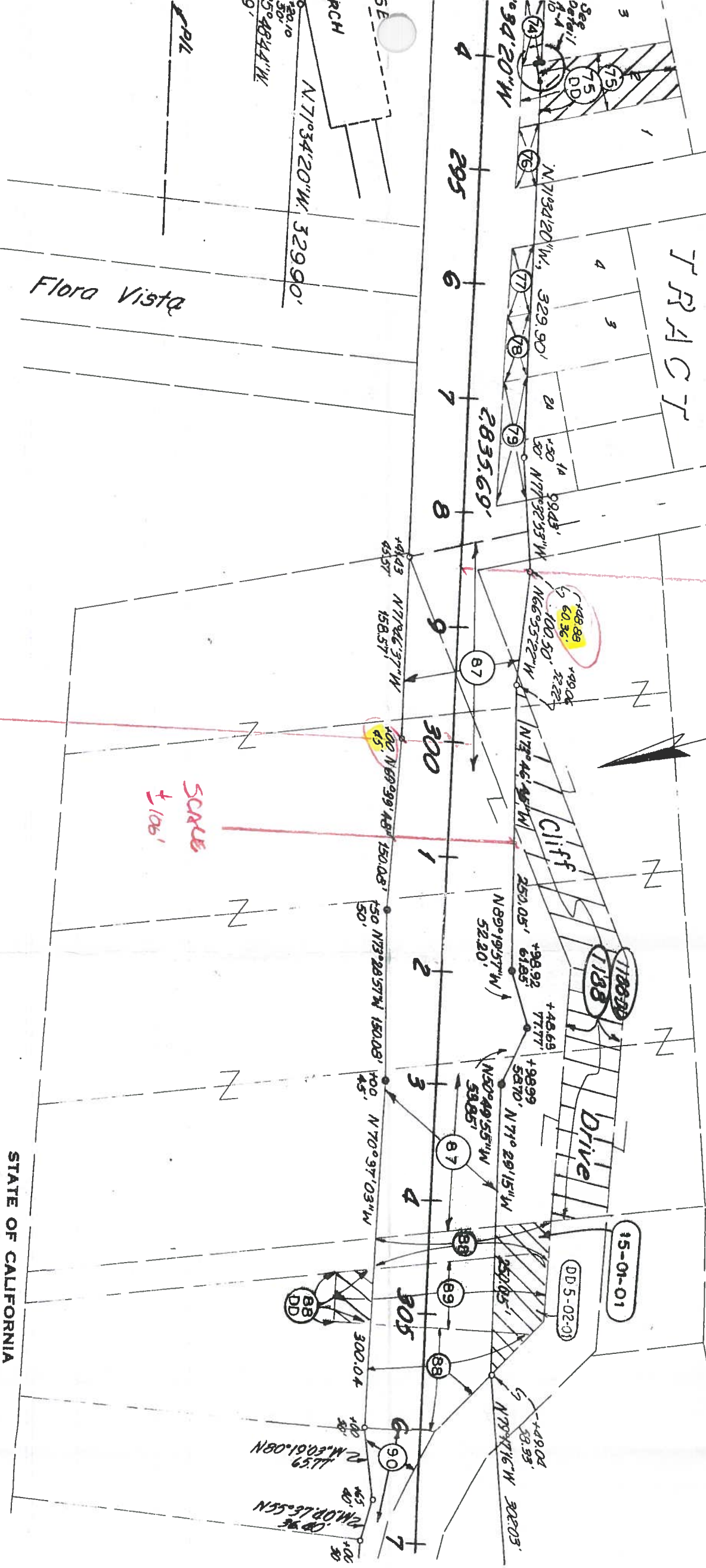


ARBARA

Cooper Road

Mesa lane

Flora Vista



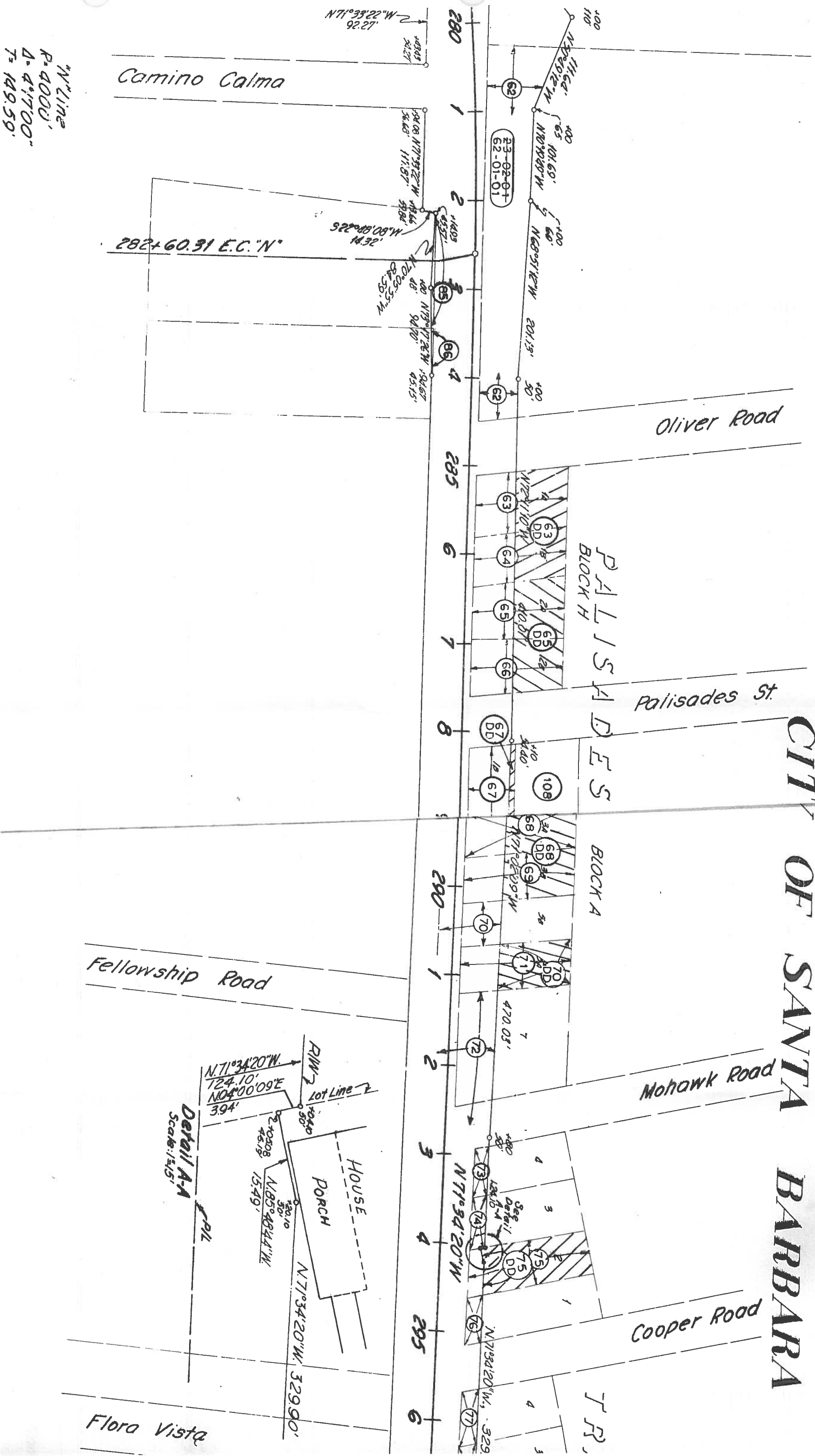
STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
DIVISION OF HIGHWAYS
RIGHT OF WAY MAP

SB-150-SB

Scale: 1"=100' AUGUST 1957

new
SR 225

CITY OF SANTA BARBARA



SBMC 28.83.117
East Cabrillo Boulevard

A line drawn parallel to and distant ten feet (10') northwesterly from the line of East Cabrillo Boulevard between the northeasterly line of State Street and the southwesterly line of Santa Barbara Street is Established as a setback line , between which line and such northeasterly line of East Cabrillo Boulevard no building or structure shall hereafter be erected or placed. (prior Code Appendix II, Article II §_{1(14).})

Excerpt from Code Section 28.83 - Street Widening Setback Lines Established/rev. 9/30/08

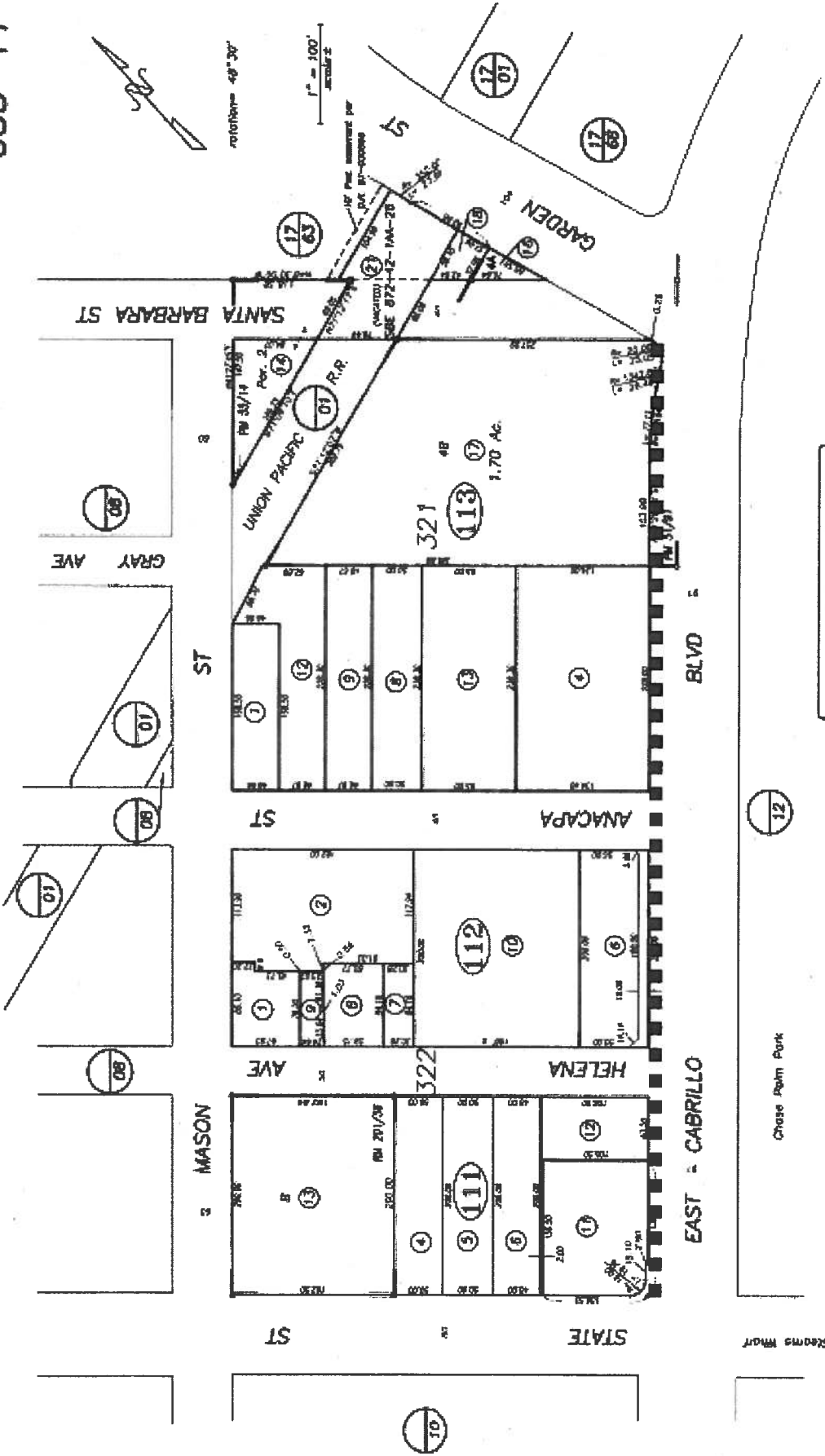
APN	Original Street Width	Current Street Width	Notes
033-111-011	91-feet	91-feet	It appears that the 10-foot setback as referenced in SBMC 28.83.117 has yet to be satisfied by these parcels
033-111-012			
033-112-006			
033-113-004			
033-113-017			

Legend:

■ ■ ■ 28.83.117 Setback Line

POR. PUEBLO LANDS

033-11



NOTICE

Assessor's Office for the assessment purposes only and do not include other period property or a valid building site.

City of Santa Barbara

Assessor's Map Bk, 033-Pg. 11

County of Santa Barbara, Calif.

12/12/2005 R.M. Bk. 201, Pg. 36-38, Tract 20884

12/12/2005 R.M. Bk. 201, Pg. 36-38, Tract 20884

SBMC 28.83.127			
Gutierrez Street - Northwesterly between De la Vina Street and Milpas Street			
A straight line drawn from the northeasterly line of De la Vina Street to the southwesterly line of Milpas Street, ten fee (10') northwesterly form the northwesterly line of Gutierrez Street is established as a setback line, between which line and such northwesterly line of Gutierrez Street no building or structure shall hereafter be erected or placed. (Ord. 3028 §1(part), 1965; prior Code Appendix II, Article II §1(15).)			
Excerpt from Code Section 28.83 - Street Widening Setback Lines Established/rev. 9/30/08			
APN	Original Street Width	Current Street Width	Notes
037-203-012	60-feet	60-feet	It appears that the 10-foot setback as referenced in SBMC 28.83.127 has yet to be satisfied by these parcels
037-203-011			
037-203-026	60-feet	70-feet for SW 1/2 of lot; remaining lot width is 60-feet	It appears that the SW half of this lot, fronting Gutierrez Street has satisfied the 10-foot setback as referenced in SBMC 28.83.127 however it appears that the SE 1/2 of this lot has yet to satisfy the setback prescribed by SBMC 28.83.127.
037-211-021	60-feet	60-feet	It appears that the 10-foot setback as referenced in SBMC 28.83.127 has yet to be satisfied by these parcels
037-211-020			
037-211-019			
037-211-031			
037-211-018			
037-212-021			
037-212-035			
037-212-030			
031-271-016			
031-271-017			
031-271-015			
031-271-030			
031-271-031			
031-271-012			
031-271-027			
031-272-009			
031-272-010			
031-281-015			
031-281-014			
031-281-013			
031-281-012			
031-282-010			
031-282-009			
031-283-013			
031-292-001			
031-292-011			
031-292-009			
031-292-010			
031-292-008			
031-293-017			
031-293-016			
031-293-015			
031-293-014			
031-293-013			
031-293-012			
031-302-016			
031-302-020			
031-302-013			
031-302-012			
031-302-011			
031-302-010			
031-304-015			
031-304-014			
031-304-013			
031-304-012			
031-304-011			
031-304-007			
031-304-021			

Legend:

■ ■ ■ ■ 28.83.127 Setback Line

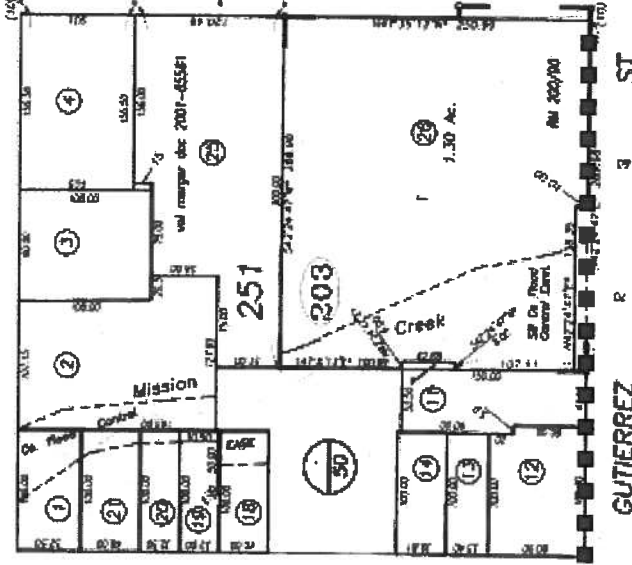
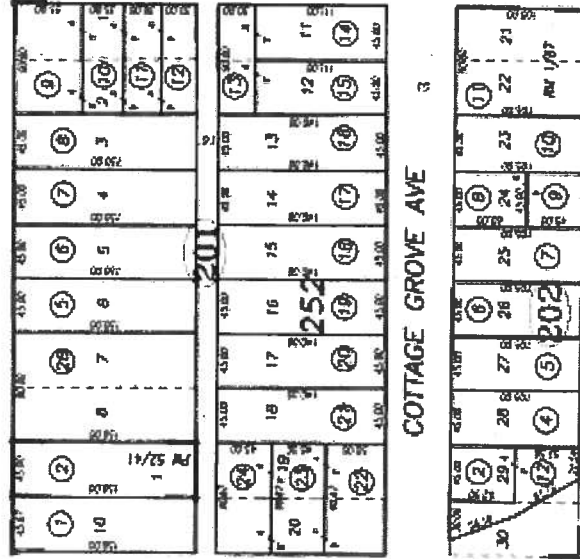
POR. PUEBLO LANDS

037-20

BRINKERHOFF AVE

HALEY

ST



U. S. HWY 101

GUTIERREZ

ST

24

24

NOTICE

Assessor's Office is for tax assessment purposes only and does not constitute a legal opinion or a valid building authority.

City of Santa Barbara
Assessor's Map Bk. 037-Pg. 20
County of Santa Barbara, Calif.

08/17/2005 R.M. Bk. 200, Pg. 90-92, Tract 20659, Merger and One Lot Subdivision
08/13/1900 R.M. Bk. 1, Pg. 87, Tract Plot No. 2 of Block 252

12/05

200-01 100 new pg 30



rotation = 48° 30'

1" = 100'
Scale 1/2"

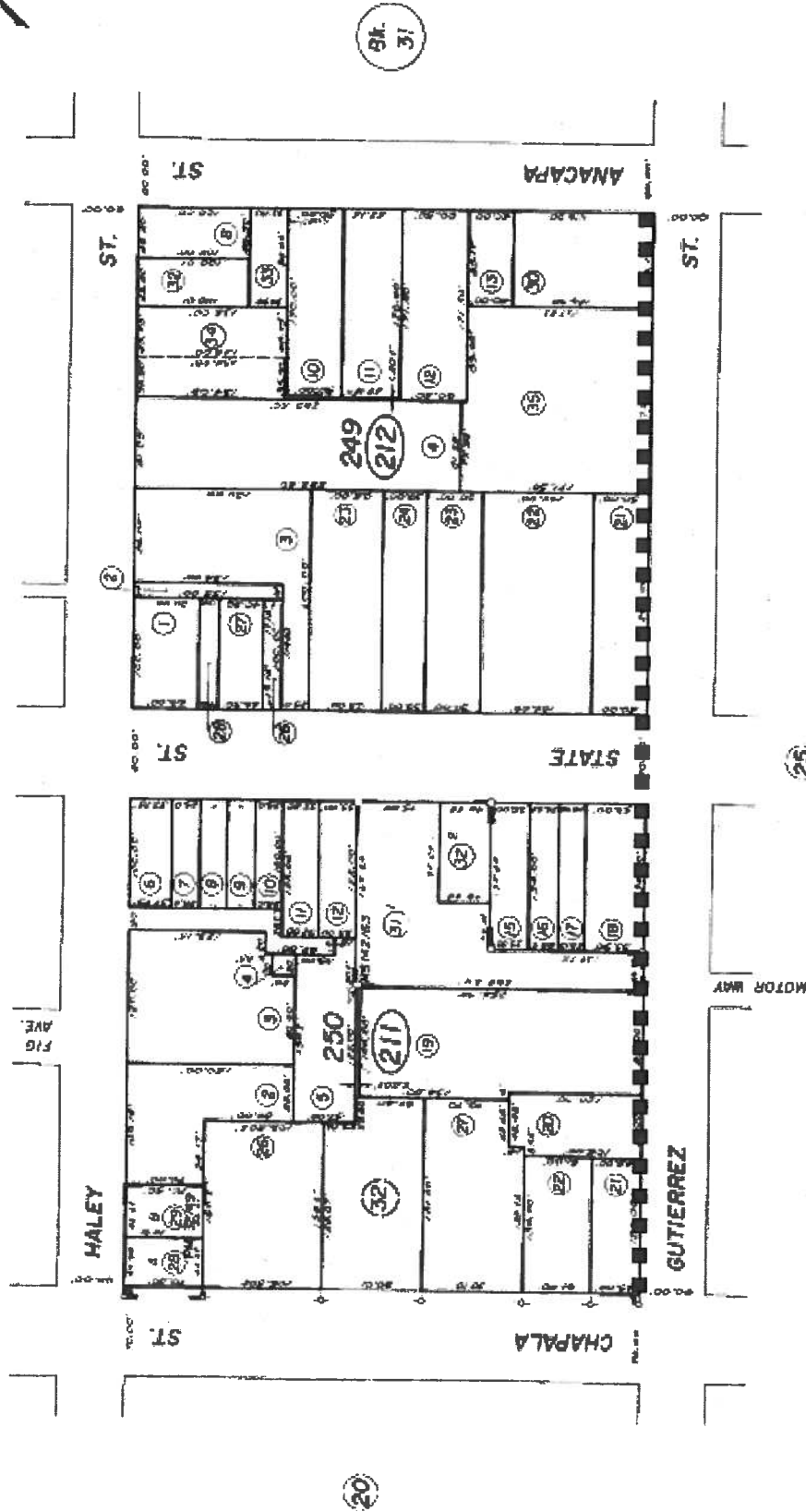
Note: Surveying records with entries (1) are shown and existing (2) are shown. The surveying records are subject to the provisions of the Survey Act of 1907.

Legend:

■ ■ ■ 28.83.127 Setback Line

POR. PUEBLO LANDS

37-21



Assessor's Map Bk. 37 - Pg. 21
County of Santa Barbara, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

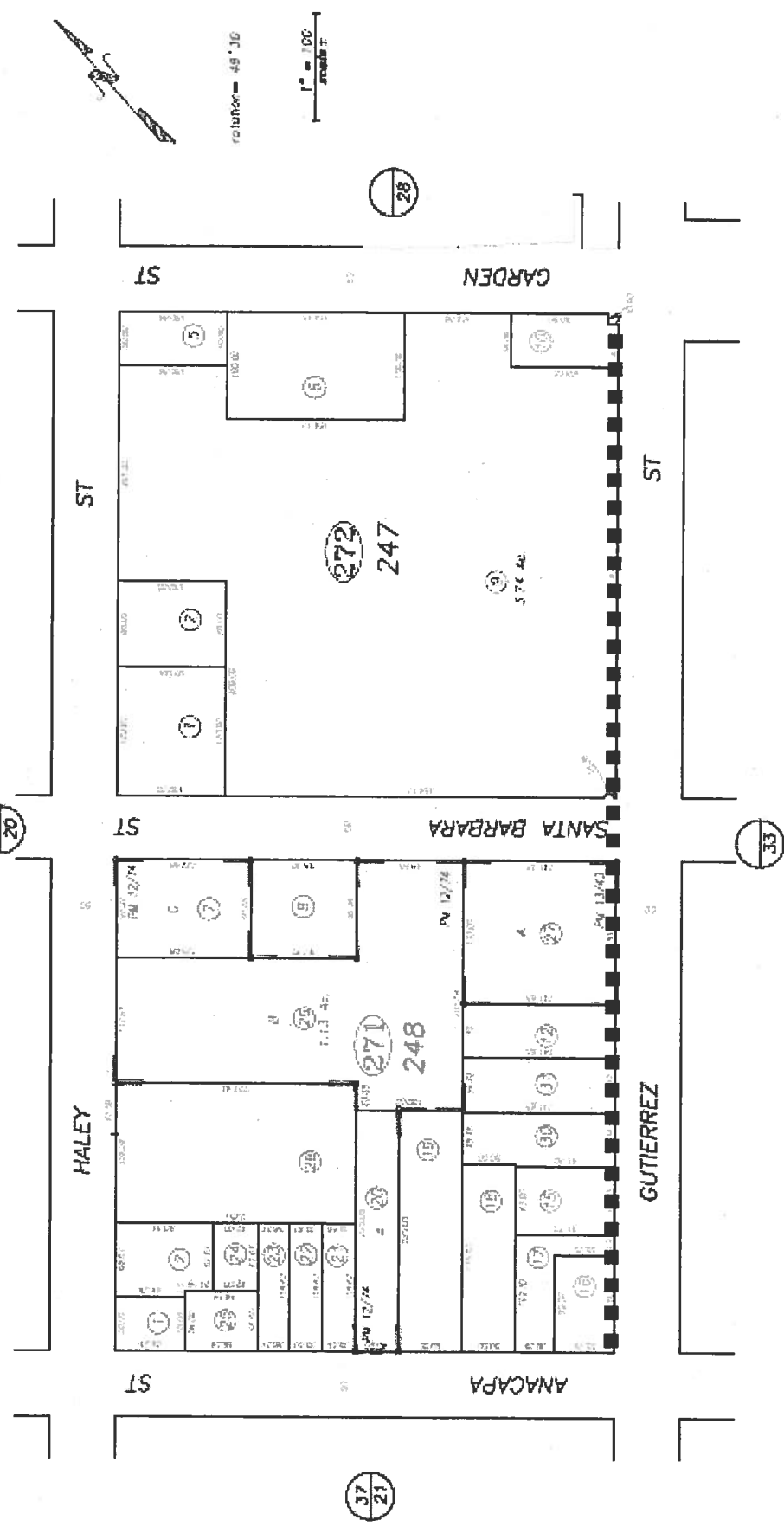
17/31 28.83.127 Setback Line

Legend:

■ ■ ■ ■ ■ 28.83.127 Setback Line

POR. PUEBLO LANDS

031-27



NOTICE
Assessor's Maps are for assessment purposes only and do not constitute either a warranty or a deed.

City of Santa Barbara
Assessor's Map Bk. 031 -Pg. 27
County of Santa Barbara, Calif.

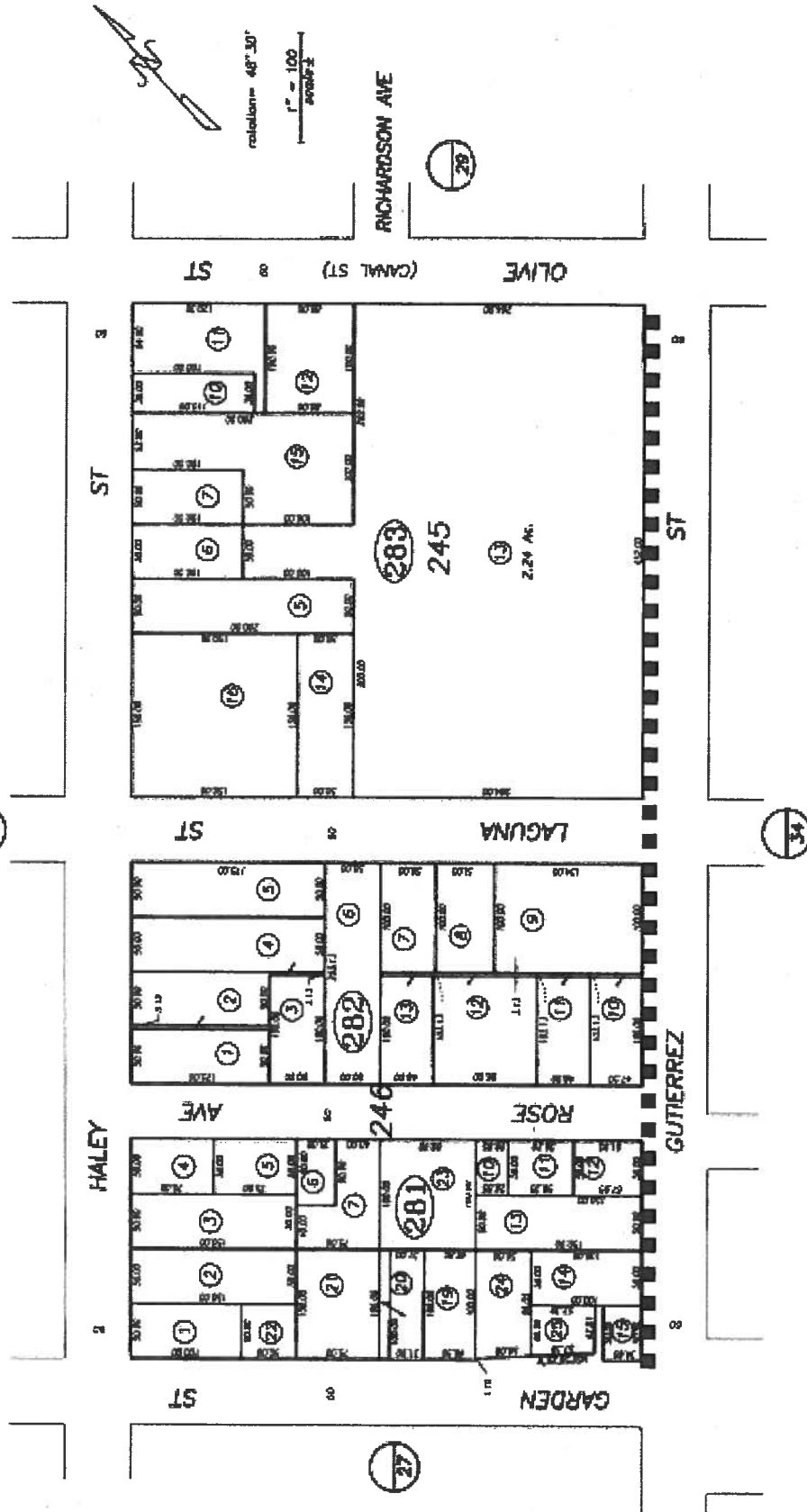
11/03/27

Legend:

■ ■ ■ ■ ■ 28.83.127 Setback Line

POR. PUEBLO LANDS

031-28



NOTICE
Assessor's Records are for tax assessment purposes only and do not indicate other period liability or a valid building site.

City of Santa Barbara
Assessor's Map Bk. 031 -Pg. 28
County of Santa Barbara, Calif.

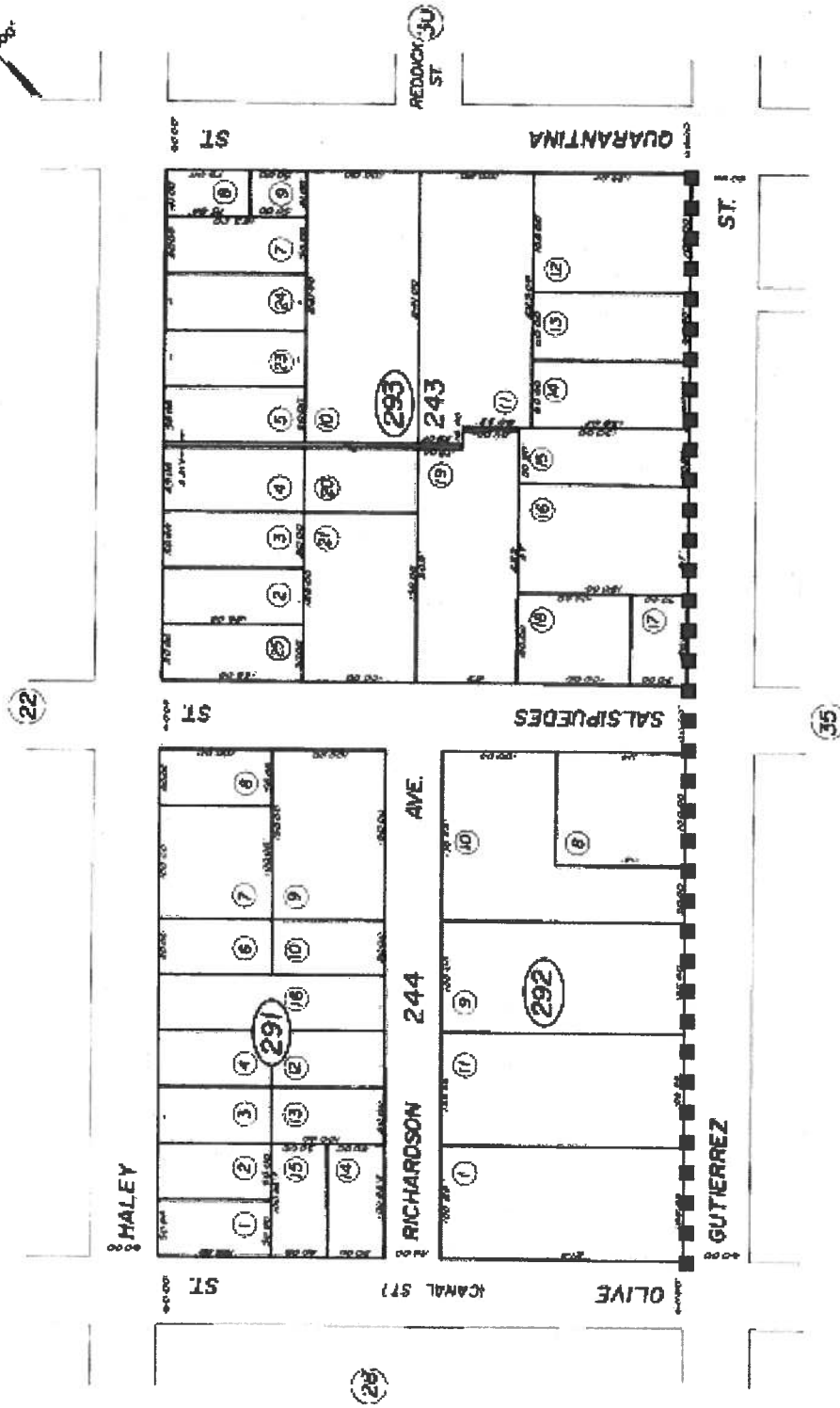
10/08 201-10-4 17 mm 26

Legend:

■ ■ ■ ■ 28.83.127 Setback Line

PUEBLO LANDS

31-29



Assessor's Map Bk. 31 - Pg. 29
County of Santa Barbara, Calif.

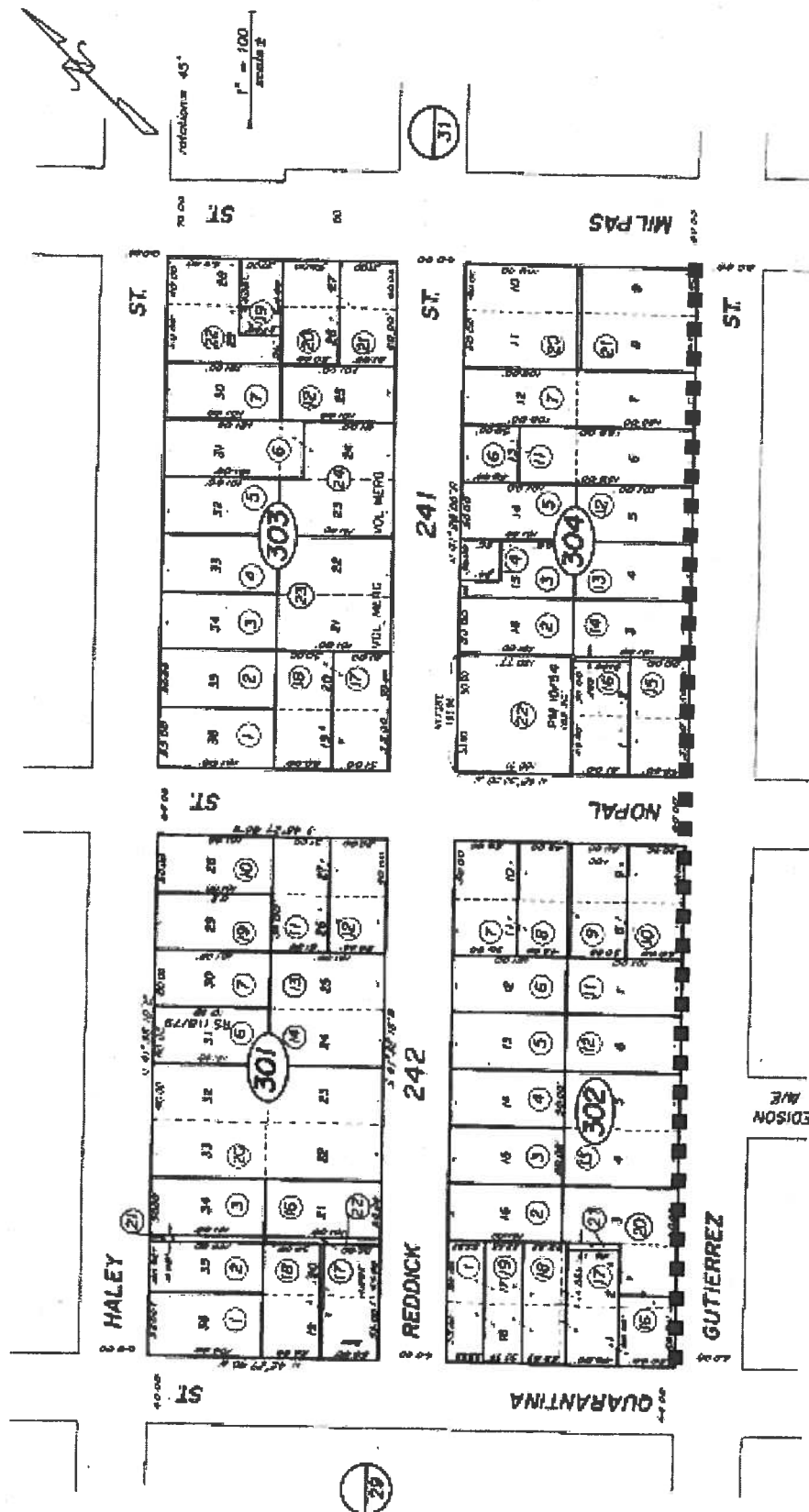
NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Legend:

■ ■ ■ ■ ■ 28.83.127 Setback Line

POR. PUEBLO LANDS

031-30



NOTICE

Assessor's Office for tax assessment purposes only and do not indicate either present legality or a valid building title.

7/8/1873 R.M. Bk. 1 . Pg. 4 . Tract Sub. of Blocks 221, 222, 241, 242

Assessor's Map Bk. 031-Pg. 30
County of Santa Barbara, Calif.

002-21 added

10/02

SBMC 28.83.137
Gutierrez Street - Southeasterly between De la Vina Street and Milpas Street

A straight line drawn from the northeasterly line of De la Vina Street to the southwesterly line of Milpas Street, ten feet (10') southeasterly from the southeasterly line of Gutierrez Street is established as a setback line, between which line and such southeasterly line of Gutierrez Street no building or structure shall hereafter be erected or placed. (Ord. 3028 §1(part), 1965; prior Code Appendix II, Article II §1(16).)

Excerpt from Code Section 28.83 - Street Widening Setback Lines Established/rev. 9/30/08

APN	Original Street Width	Current Street Width	Notes
037-245-001	60-feet	60-feet	It appears that the 10-foot setback as referenced in SBMC 28.83.137 has yet to be satisfied by these parcels
037-245-015			
037-245-003			
037-450-CA1			
037-251-003			
037-252-011			
037-254-016			
037-254-014			
037-254-003			
037-254-004			
037-254-005			
031-331-001			
031-331-002			
031-331-024			
031-331-004			
031-331-005			
031-331-006			
031-331-007			
031-331-008			
031-332-001			
031-332-002			
031-332-003			
031-332-004			
031-332-005			
031-332-013			
031-332-014			
031-332-008			
031-332-012			
031-341-012			
031-341-002			
031-341-003			
031-341-013			
031-341-011			
031-341-010			
031-341-009			
031-343-001			
031-343-009			
031-351-016			
031-351-013			
031-351-014			
031-351-015			
031-352-001			
031-352-002			
031-352-003			
031-352-004			
031-352-005			
031-361-005			
031-362-001			
031-362-002			
031-362-003			
031-362-004			
031-363-001			
031-363-038			
031-363-003			
031-363-004			
031-363-033			

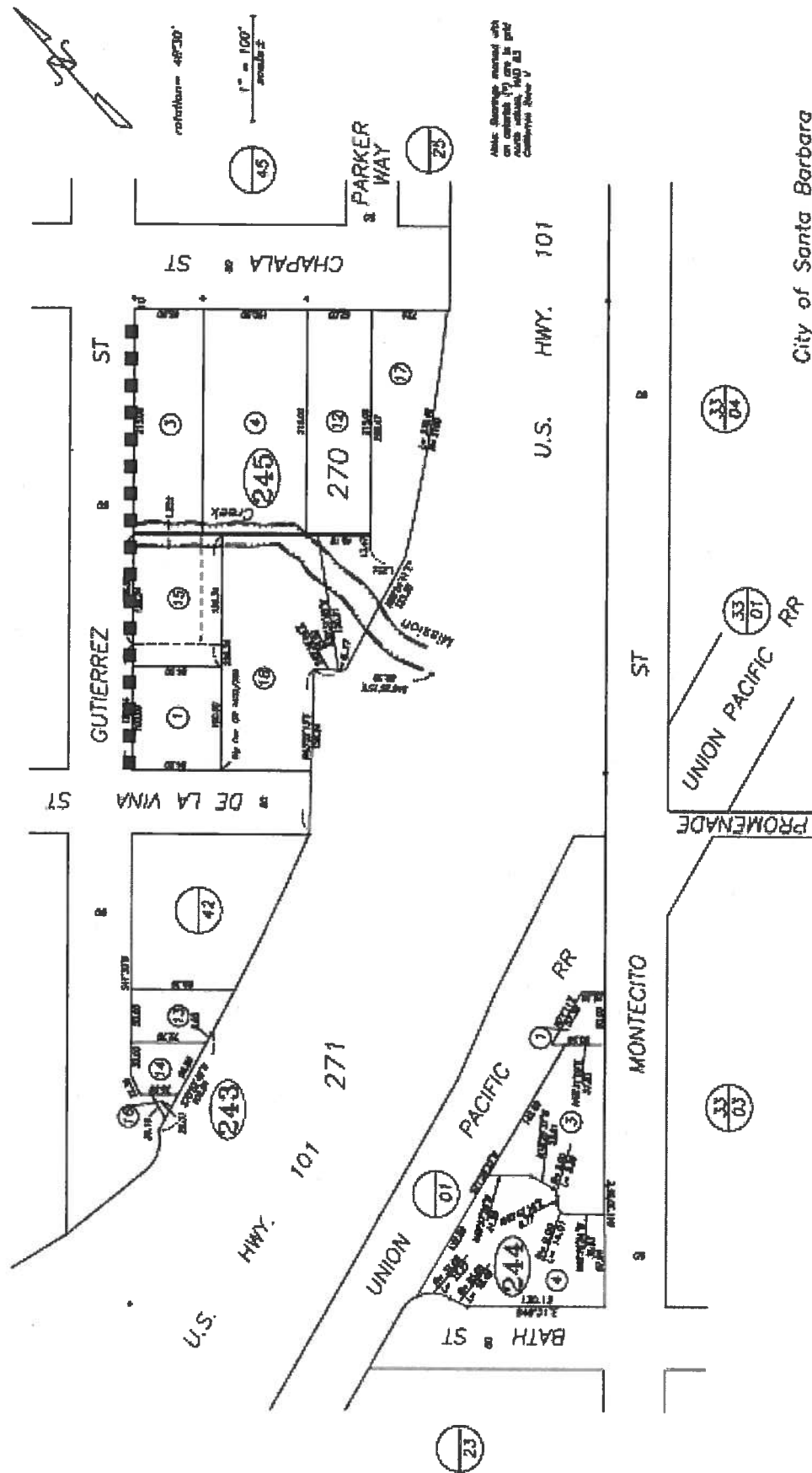
Legend:

■ ■ ■ ■ ■ 28.83.137 Setback Line

POR. PUEBLO LANDS

037-24

20



NOTICE
Assessor Records are for tax assessment purposes only and do not indicate either parcel agency or a valid building site.

City of Santa Barbara
Assessor's Map Bk, 037-Pg, 24
County of Santa Barbara, Calif.

LD/08

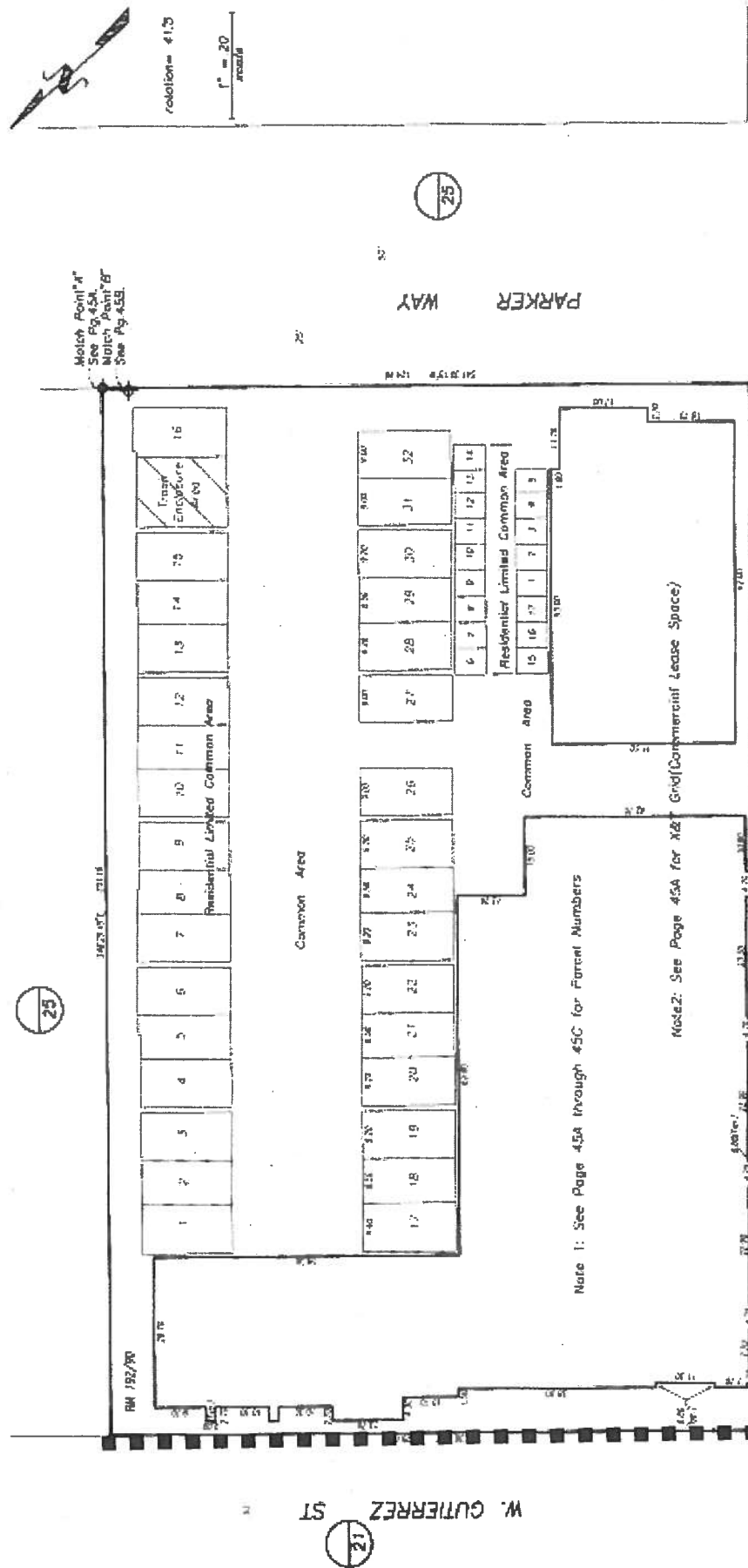
037-24 into Map 037-24

Legend:

■ ■ ■ ■ ■ 28.83.137 Setback Line

POR. PUEBLO LANDS

037-45
Page 1 of 4



City of Santa Barbara
Assessor's Map Bk. 037-Pg. 45
County of Santa Barbara, Calif.

NOTICE
Assessor's Purposes are for tax assessment purposes only and do not indicate either parcel legality or a valid building plan.

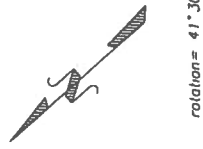
07/10/2001 R.M. Bk. 192, Pg. 90-96, Tract 20627

11/03
Map Pg. Item 20

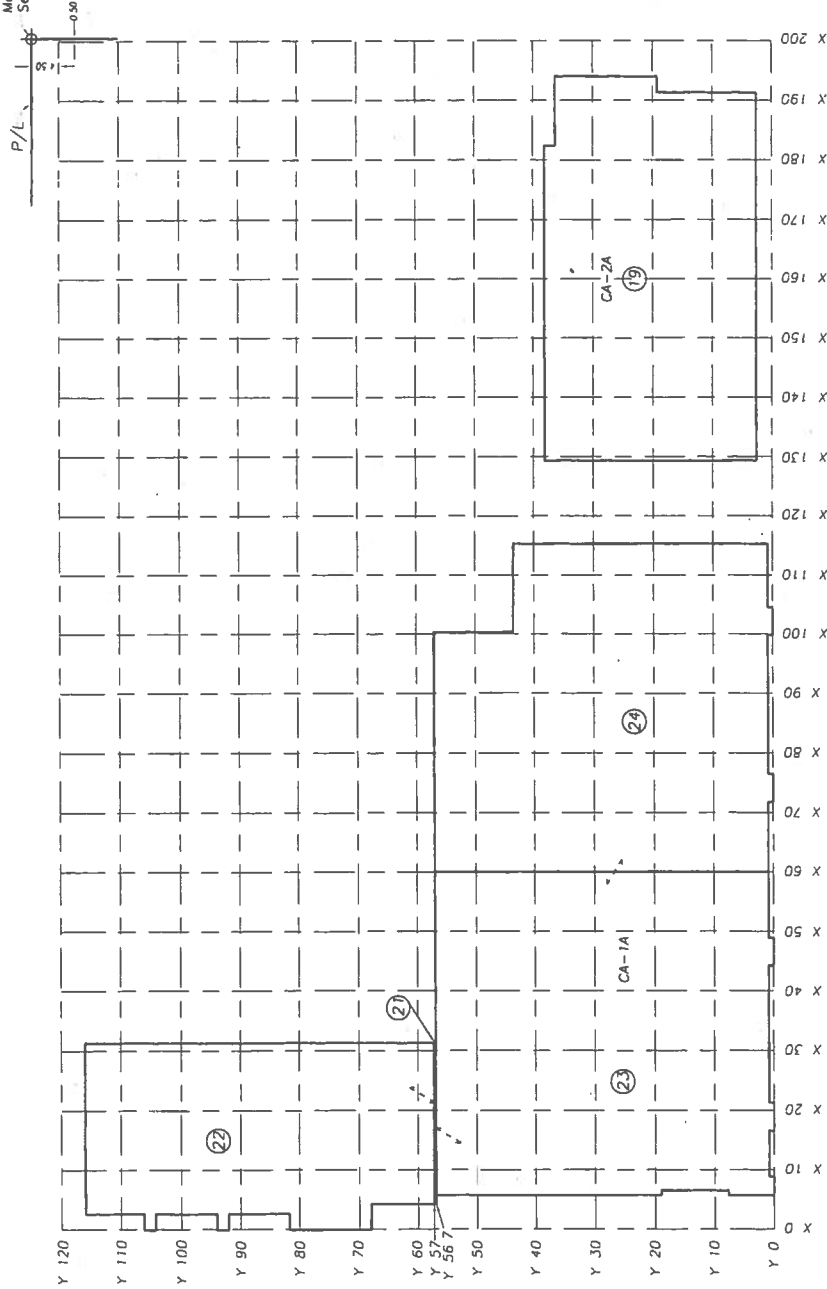
Commercial Lease Space—First Floor

037-45A

Page 2 of 4



Match Point "A"
See Pg 45A



City of Santa Barbara
Assessor's Map Bk, 037 -Pg, 45A
County of Santa Barbara, Calif.

NOTICE

Assessor Parcels are for tax assessment purposes only and do not indicate either parcel legally or a valid building site.

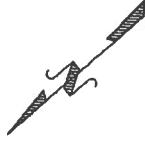
10/03 18 and 21-24

RESIDENTIAL UNIT DETAILS-SECOND FLOOR

037-45B

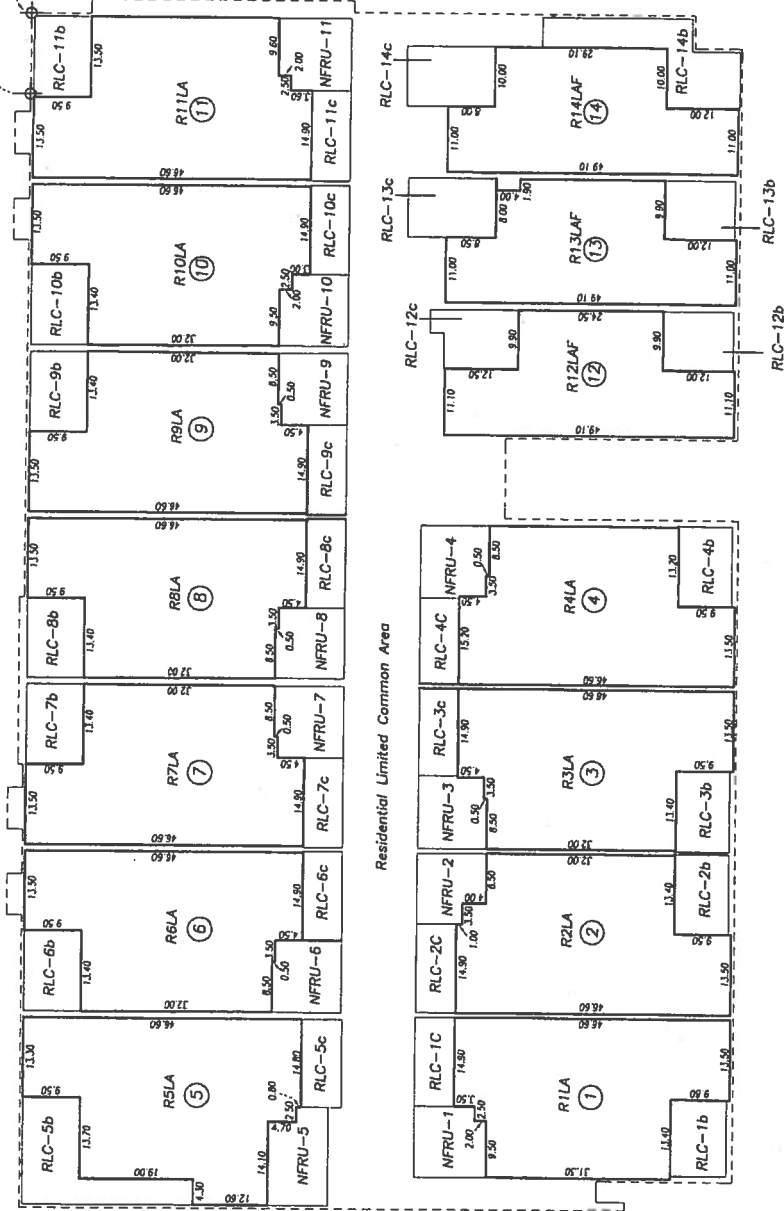
Page 3 of 4

Match Point "C"
See Pg. 45C
Match Point "B"
See Pg. 45



rotation = 41.5

1" = 20'
scale



LEGEND

- CA=Commercial Area
- NFRU=Not For Residential Use
- b=Balcony
- c=Patios
- g=Staircases
- R=Residential Area
- LA } Types of Living Areas
- AF }
- PH }

NOTICE

Assessor's Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building site.

City of Santa Barbara

Assessor's Map Bk, 037-Pg, 45B

County of Santa Barbara, Calif.

11/01

THIRD FLOOR - RESIDENTIAL

037-45C

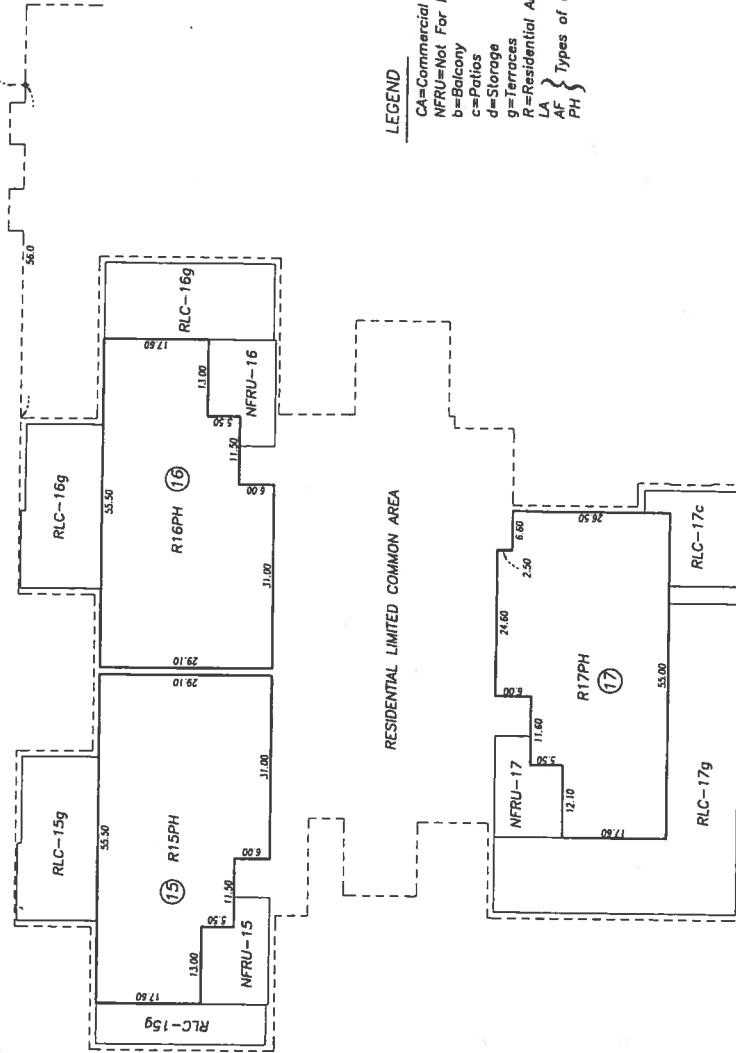
Page 4 of 4



rotation = 41.5

1" = 20
scale

Match Point "C"
See Pg. 45B.



LEGEND

- CA=Commercial Area
- NFRU=Not For Residential Use
- b=Balcony
- c=Patios
- d=Storage
- g=Terraces
- R=Residential Area
- LA } Types of Living Areas
- AF }
- PH }

NOTICE
Assessor Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building site.

City of Santa Barbara
Assessor's Map Bk, 037-Pg, 45C
County of Santa Barbara, Calif.

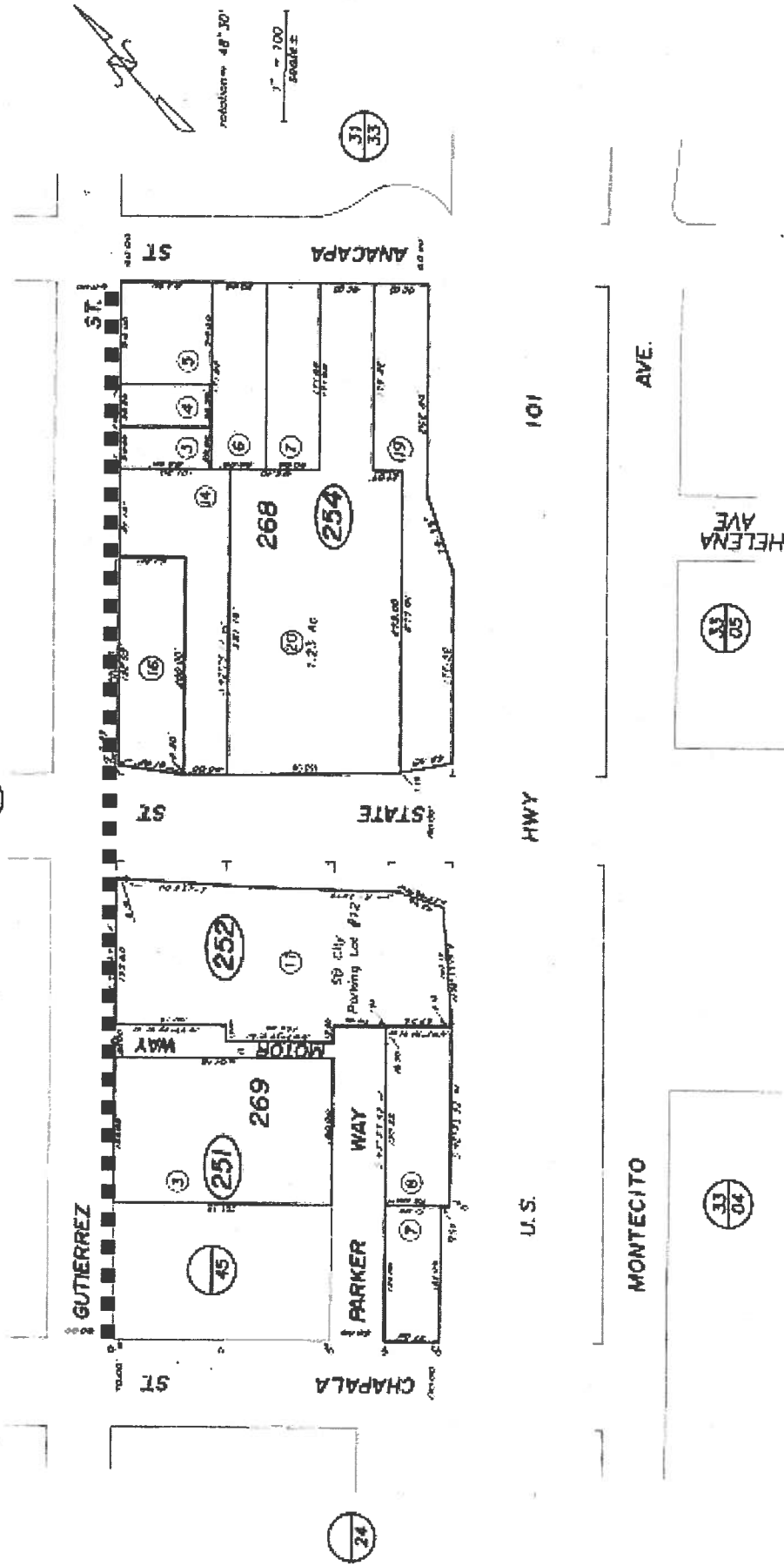
12/01

Legend:

■ ■ ■ ■ ■ 28.83.137 Setback Line

POR. PUEBLO LANDS

037-25



NOTICE
Assessor's Records are for tax assessment purposes only and do not indicate either present legality or a valid building site.

City of Santa Barbara
Assessor's Map Bk. 037-Pg. 25
County of Santa Barbara, Calif.

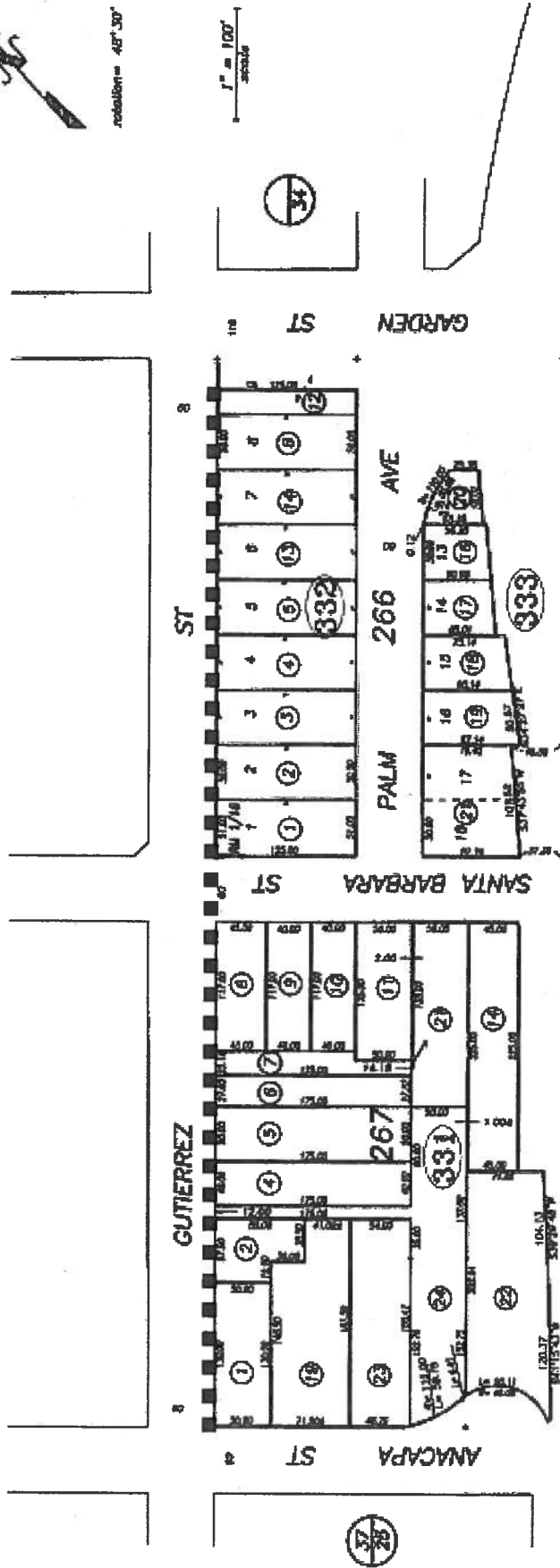
Legend:

■ ■ ■ ■ ■ 28.83.137 Setback Line

POR. PUEBLO LANDS

031-33

27



US HWY 101

NOTICE
Assessor's Records are for tax assessment purposes only and do not reflect other public Agency or a voter's ballot.

33/35

17/71

17/22

City of Santa Barbara
Assessor's Map Bk. 031 -Pg. 33
County of Santa Barbara, Calif.

02/23/1888 R.M. Bk. 1 , Pg. 16 , Tract "Hayman's Subdivision of Blocks Nos. 265 & 266"

33-11 Map 33-13 & 14

Legend:

■ ■ ■ ■ ■ 28.83.137 Setback Line

POR. PUEBLO LANDS

031-34

28

ROSE AVE.

GUTIERREZ

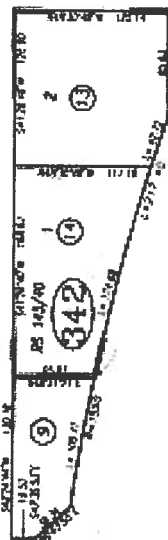
ST.

LAGUNA ST.

GARDEN ST.

33

265 PALM AVE.



U.S.

Hwy.

MONTECITO ST.

ST.

17
03

101

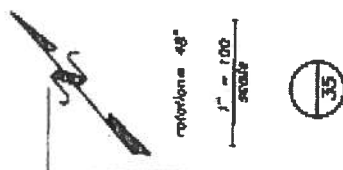
17
63

NOTICE

Assessor's Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building etc.

City of Santa Barbara
Assessor's Map Bk, 031 -Pg, 34
County of Santa Barbara, Calif.

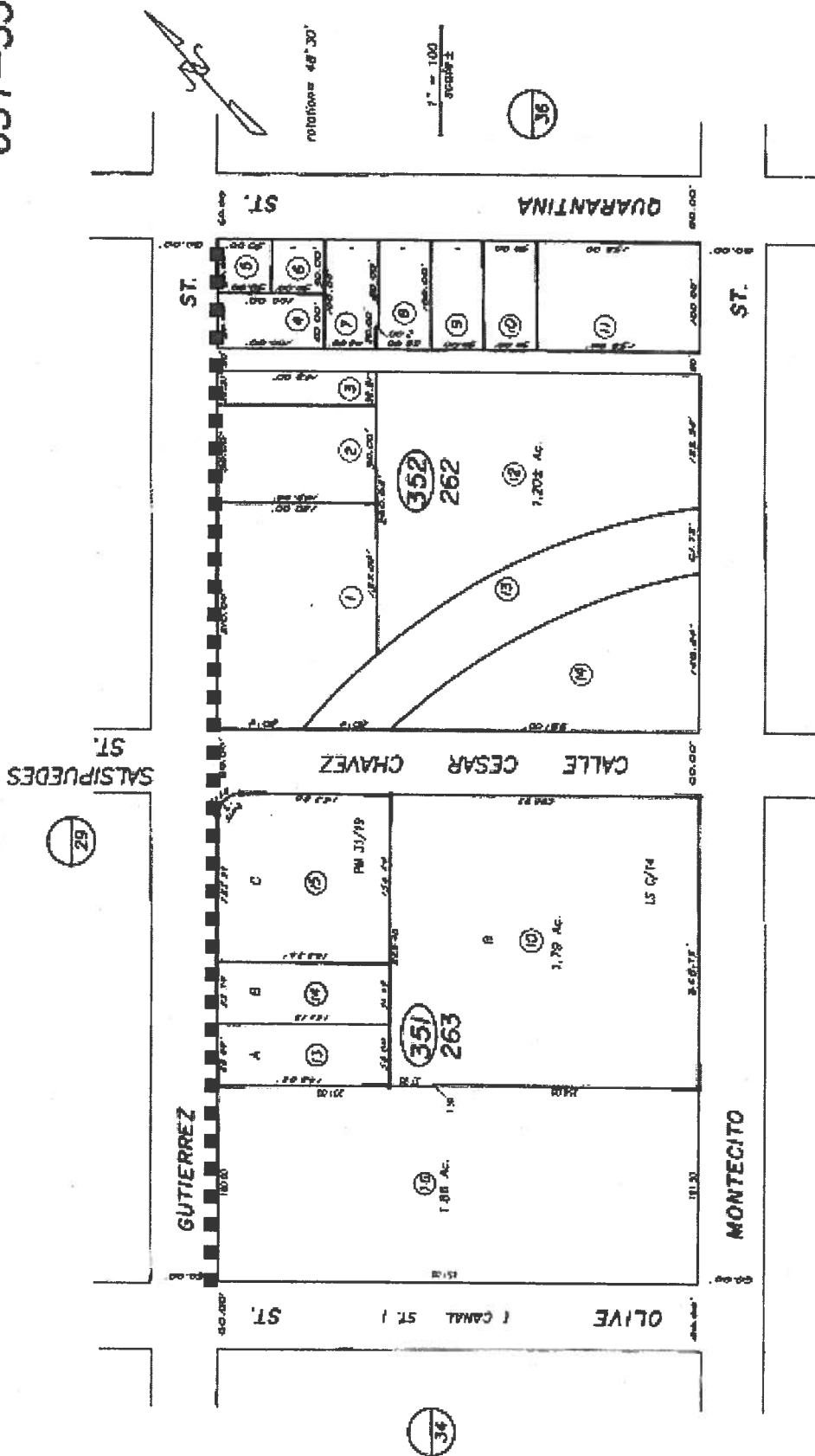
03/97 per of Map 343-10



28.83.137 Setback Line

POR. PUEBLO LANDS

031-35



Answer: Perhaps only for the commonest purposes only and do not indicate either personal history or a valid breeding title.

City of Santa Barbara
Assessor's Map Bk. 031 -Pg. 35
County of Santa Barbara, Calif.

191-57 8 03 444 107-18

Legend:

■ ■ ■ ■ ■ 28.83.137 Setback Line

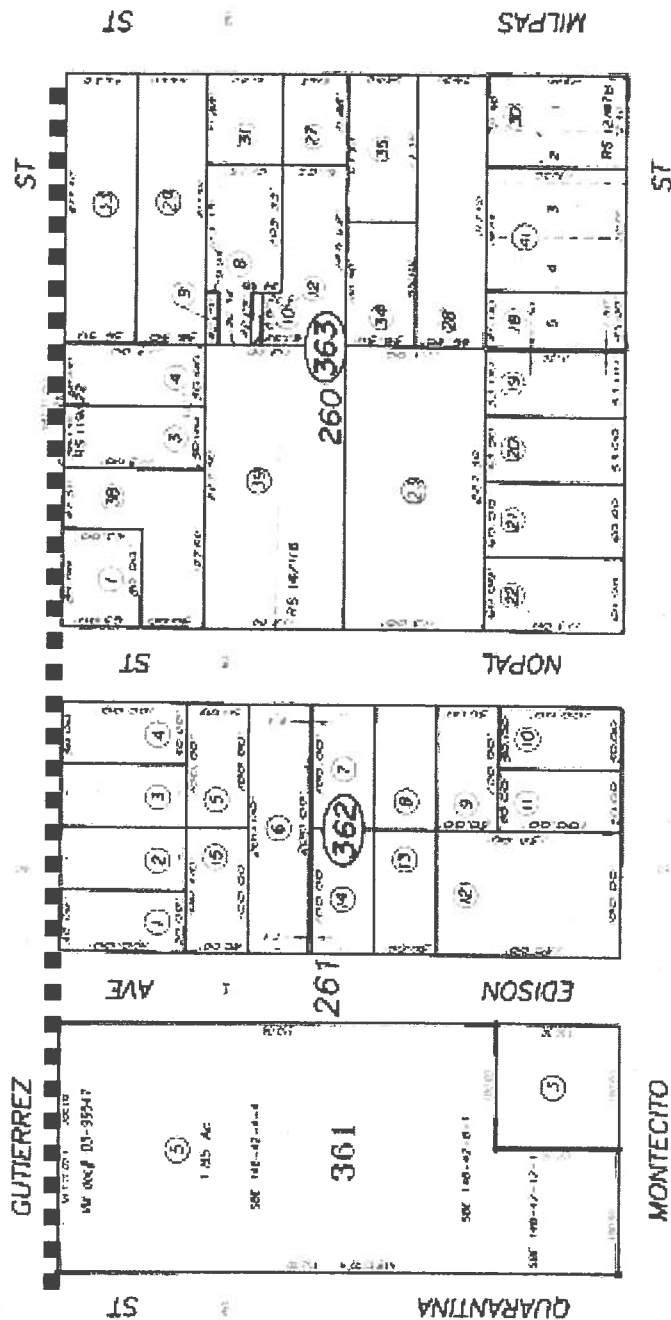
POR. PUEBLO LANDS

031-36



rotation = +8° 30'

1" = 100ft
scale



City of Santa Barbara
Assessor's Map Bk, 031 -Pg. 36
County of Santa Barbara, Calif.

NOTICE
Assessor's Maps are for tax assessment purposes only and do not indicate other parcel legality or a valid building site.

15/04 161-01-02 a 04 with 361-05

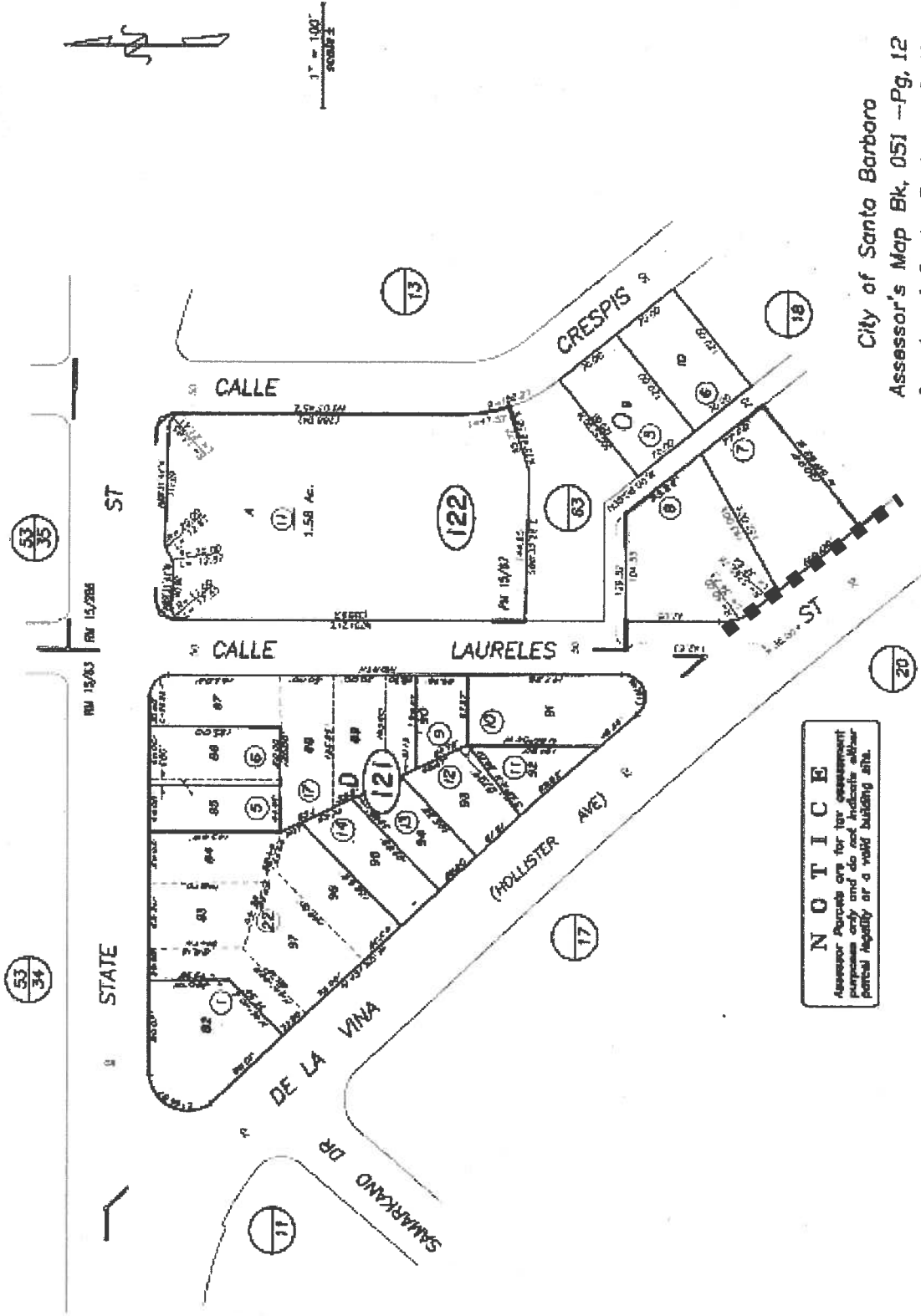
SBMC 28.83.147			
Hollister Avenue - Northeasterly between Calle Laureles and Mission Street			
A line drawn from the easterly line of Calle Laureles to the northwesterly line of Mission Street, parallel to and ten fee (10') northeasterly from the northeasterly line of Hollister Avenue is established as setback line, between which lien and such northeasterly line of Hollister Avenue no building or structure shall hereafter be erected or placed. (prior Code Appendix II, Article II & 1(17)).			
Excerpt from Code Section 28.83 - Street Widening Setback Lines Established/rev. 9/30/08			
APN	Original Street Width	Current Street Width	Notes
051-122-008	60-feet	70-feet	The 10-foot setback appears to be satisfied by these parcels
051-122-007			
051-180-025	60-feet	70-feet	The 10-foot setback appears to be satisfied by these parcels
051-180-020			
051-180-019			
051-180-030			
051-180-016			
051-180-029			
051-180-011			
051-180-028			
051-220-023	60-feet	70-feet	The 10-foot setback appears to be satisfied by these parcels. To confirm; review L/S Book D, Page 28.
051-220-024			
051-220-015	60-feet	70-feet	The 10-foot setback appears to be satisfied by this parcel
051-220-021	60-feet	60-feet	It appears that the 10-foot setback has yet to be satisfied by these parcels
051-220-014			
051-220-013			
051-220-012	60-feet	70-feet	The 10-foot setback appears to be satisfied by these parcels
051-220-011			
051-293-001	60-feet	60-feet	It appears that the 10-foot setback has yet to be satisfied by these parcels
051-293-008			
051-293-005			
051-293-006			
025-023-001			
025-023-016			
025-023-015			
025-023-014			
025-023-013			
025-023-012			
025-023-011			
025-023-017			
025-062-001			
025-600-CA1			
025-062-020			
025-620-CA1			
025-062-018			
025-062-017			
025-062-022			
025-113-001			
025-113-023			
025-113-022			
025-113-021			
025-650-CA1			
025-113-019			
025-113-018			
025-113-017			
025-183-001			
025-183-024			
025-183-023			
025-183-022			
025-183-021			
025-183-020			
025-183-019			
025-183-018			
025-233-001			
025-233-002			
025-233-022			
025-500-CA1			
025-233-020			
025-550-CA1			
025-233-017			
025-302-022			
025-302-020			
025-302-019			
025-302-018			
025-302-017			
025-302-016			

Legend:

■ ■ ■ ■ ■ 28.83.147 Setback Line

POR. PUEBLO LANDS

051-12



NOTICE
Assessor's Parcels are for tax assessment purposes only and do not indicate either partial legality or a valid building site.

11/07/1949 R.M. Bk. 15, Pg. 286 ; Tract "La Cumbre Park No. 4"
10/04/1924 R.M. Bk. 15, Pg. 63-64 ; Tract "Block 'C' of Parcel No. 1 of the Rutherford Tract"

City of Santa Barbara
Assessor's Map Bk. 051 -Pg. 12
County of Santa Barbara, Calif.

11/06

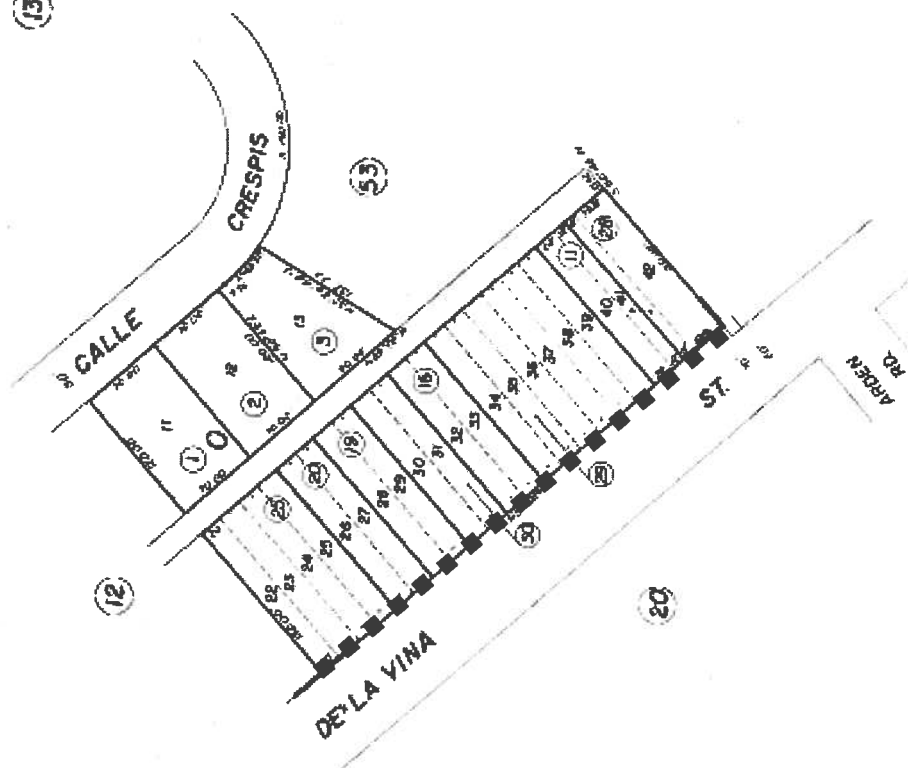
127-04 Site Area Page 12

Legend:

■ ■ ■ ■ ■ 28.83.147 Setback Line

PUEBLO LANDS

51-18



R. M. Bk. 15, Pg. 286 - La Cumbre Park No. 4
6/25/82 R.M. Bk. 122, Pgs. 71-72 - Tract 20, 333

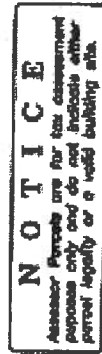
Assessor's Map Bk 51 - Pg 18
County of Santa Barbara, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

4/83

28.83.147 Setback Line

051-22



SE Corner
Pueblo Lot 64

City of Santa Barbara
Assessor's Map Bk, 051 -Pg. 22
County of Santa Barbara, Calif.

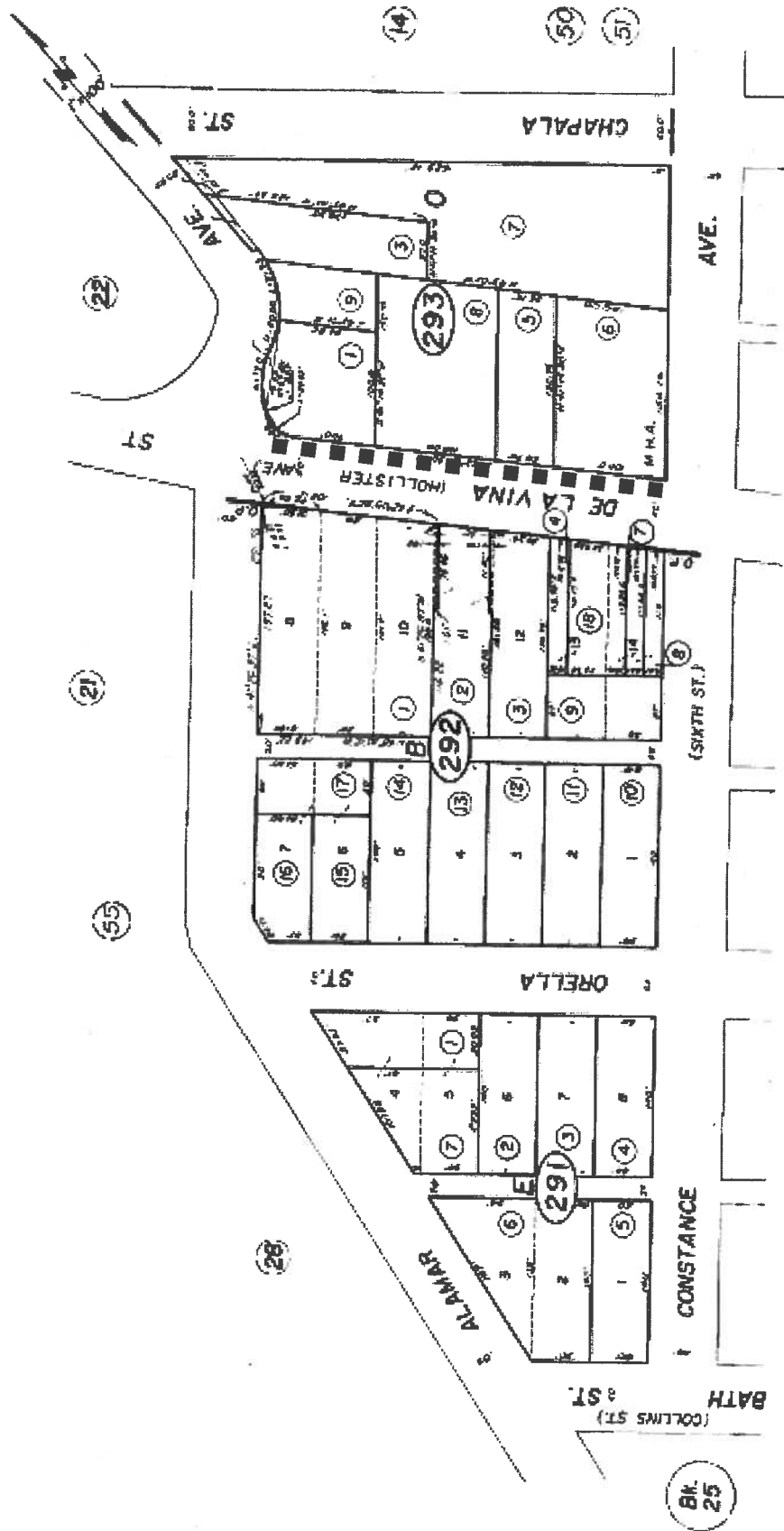
12/95

Legend:

■ ■ ■ ■ ■ 28.83.147 Setback Line

POR. PUEBLO LANDS

51-29



Bk. 25

Bk. 25

Misc. Bk. B, Pg. 550 - Mission Hills Addition
Oak Park Tract

Assessor's Map Bk. 51 - Pg. 29
County of Santa Barbara, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

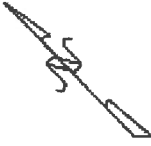
10-1-78 270 N. W. 1/4

Legend:

■ ■ ■ ■ ■ 28.83.147 Setback Line

POR. PUEBLO LANDS

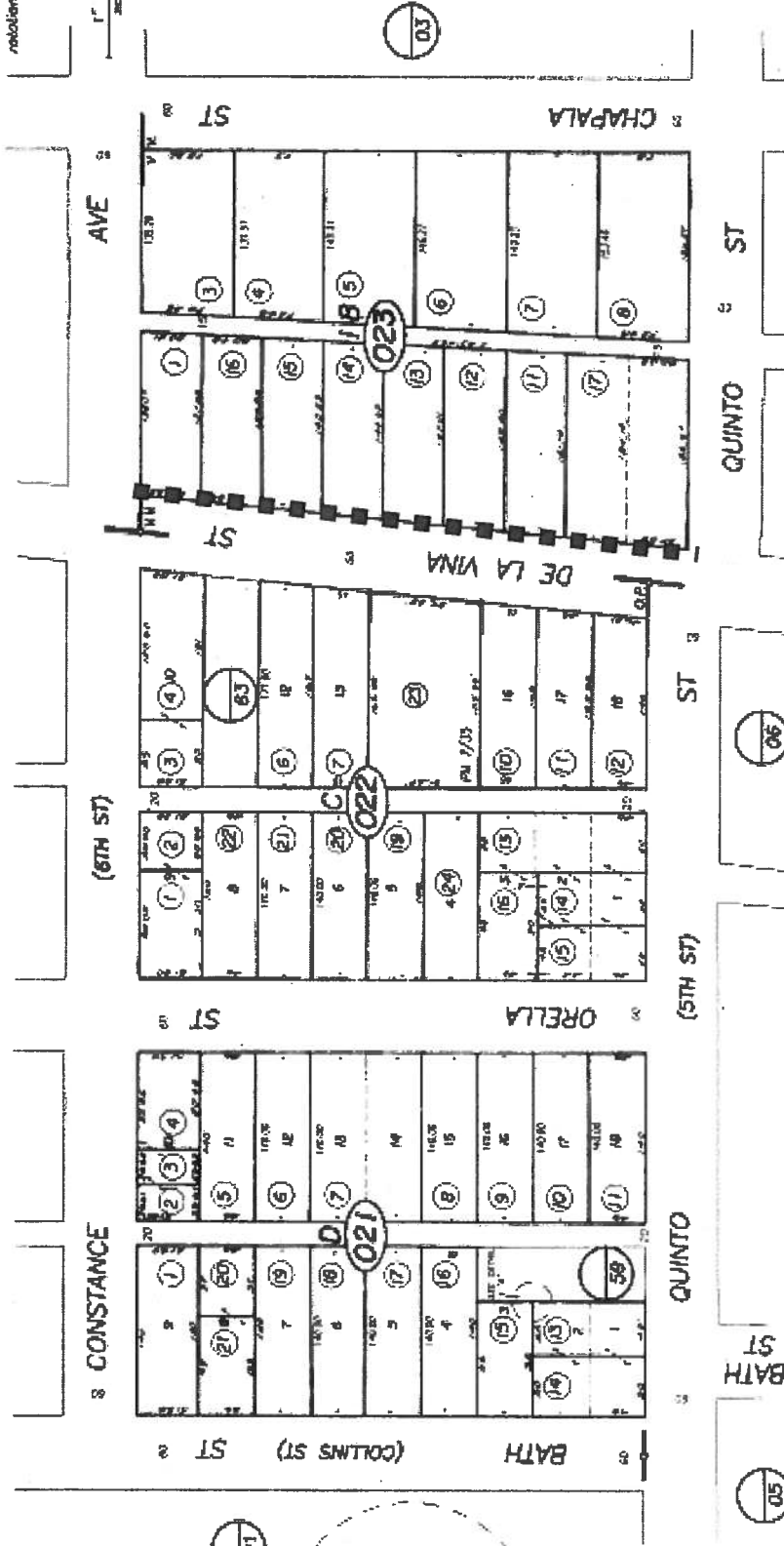
025-02



51
29

resolution = 48" 30"

1" = 100'
Scale 2



NOTICE
Assessor Agents are for tax assessment purposes only and do not indicate either partial legality or a valid building site.

03/20/1898 R.M. Bk. B , Pg. 550 , Tract "Oak Park"
03/03/1874 R.M. Bk. 1 , Pg. 5 , Tract "Van Vactor & Myers Addition"

City of Santa Barbara
Assessor's Map Bk. 025 -Pg. 02
County of Santa Barbara, Calif.

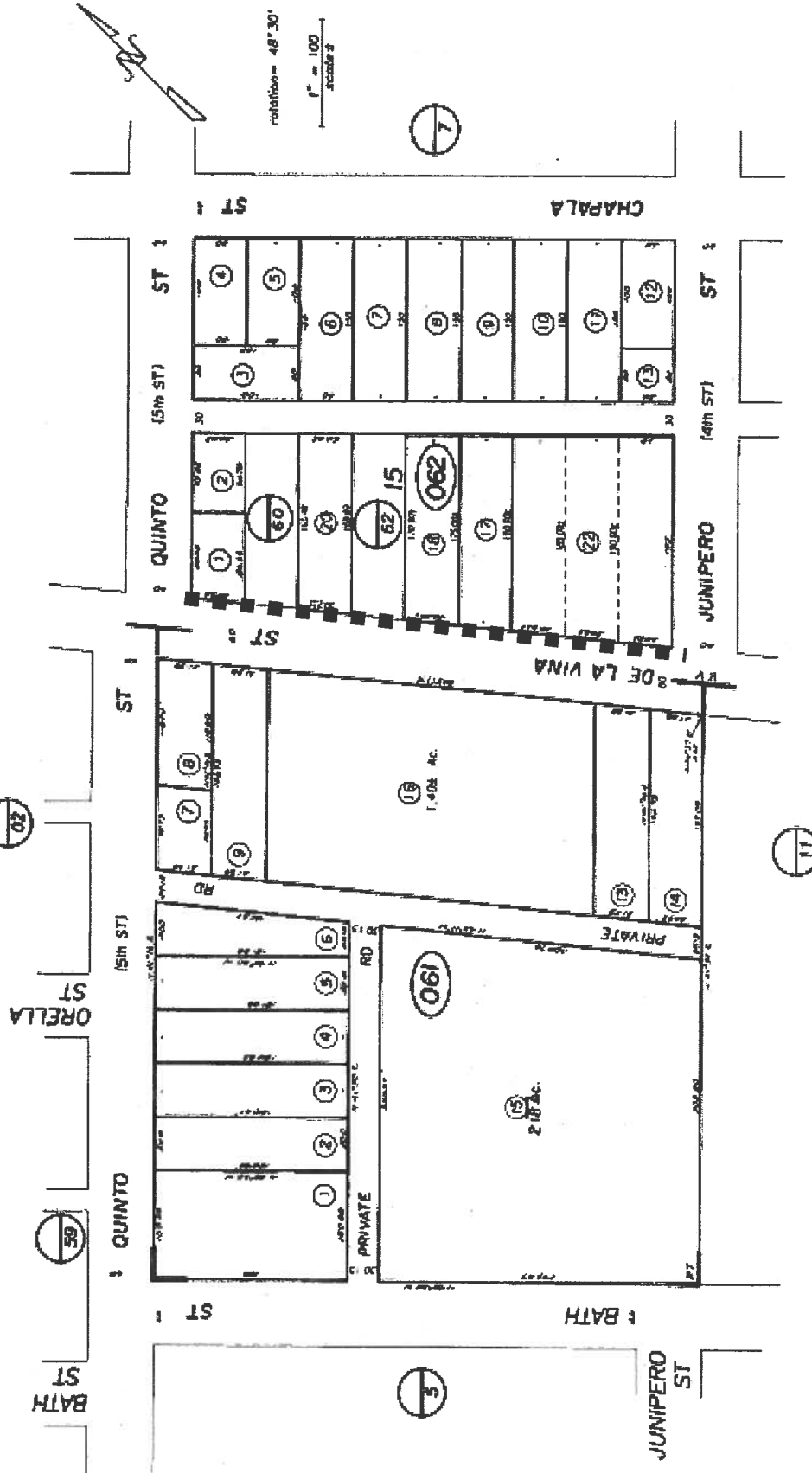
12/03 025-02 110 100 100 43

Legend:

■ ■ ■ ■ ■ 28.83.147 Setback Line

POR. PUEBLO LANDS

025-06



NOTICE
 Assessor Records are for tax assessment
 purposes only and do not indicate other
 property rights or a valid building title.

City of Santa Barbara
 Assessor's Map Bk. 025-Pg. 06
 County of Santa Barbara, Calif.

03/03/1874 R.M. Bk. 1, Pg. 5 ; Tract "Van Vactor & Myers Addition"
 06/22/1938 R.M. Bk. 24, Pg. 153 ; Tract "Pierce"

002-19 and add. pg. 02

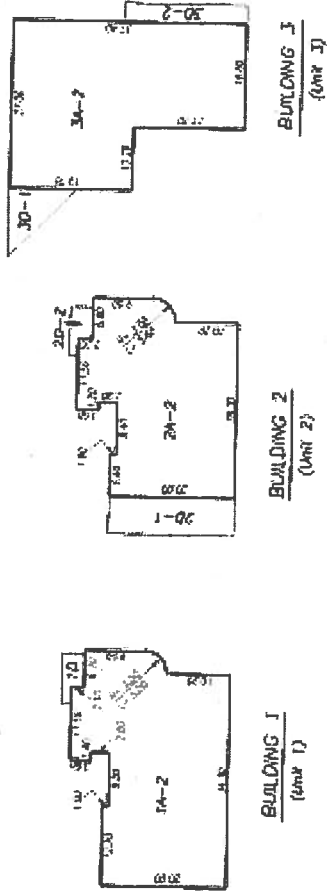
11/04

Legend:

■ ■ ■ 28.83.147 Setback Line

POR PUEBLO LANDS

025-60



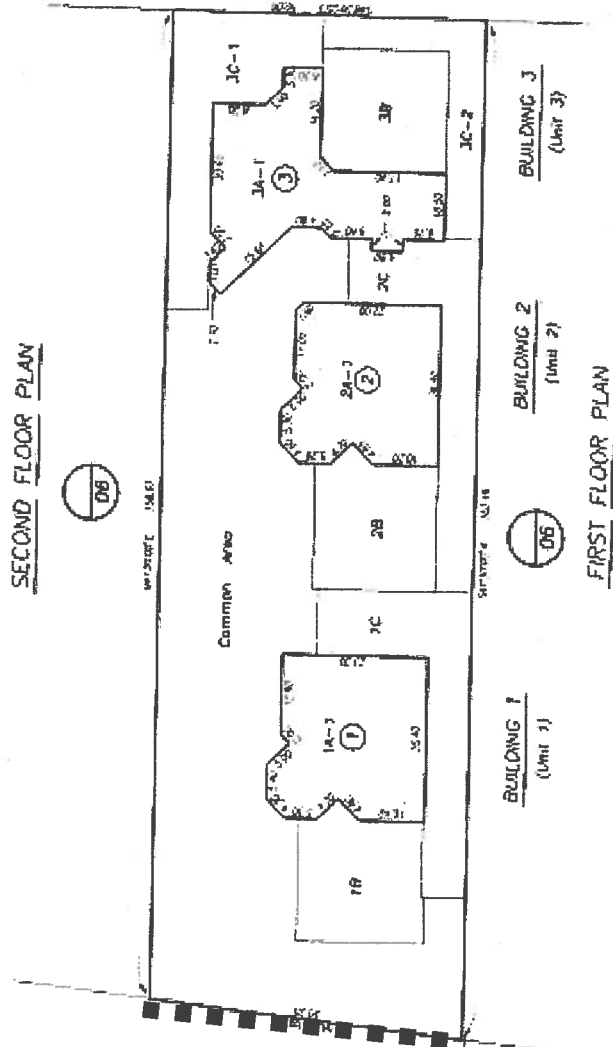
LEGEND

A=Living Area
B=Garage Area
C=Patio/Yard Area
D=Deck Area

radiation= 49°

1" = 20' scale

SECOND FLOOR PLAN



FIRST FLOOR PLAN

NOTICE

Assessor's Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building etc.

City of Santa Barbara
Assessor's Map Bk. 025-Pg. 60
County of Santa Barbara, Calif.

02/93

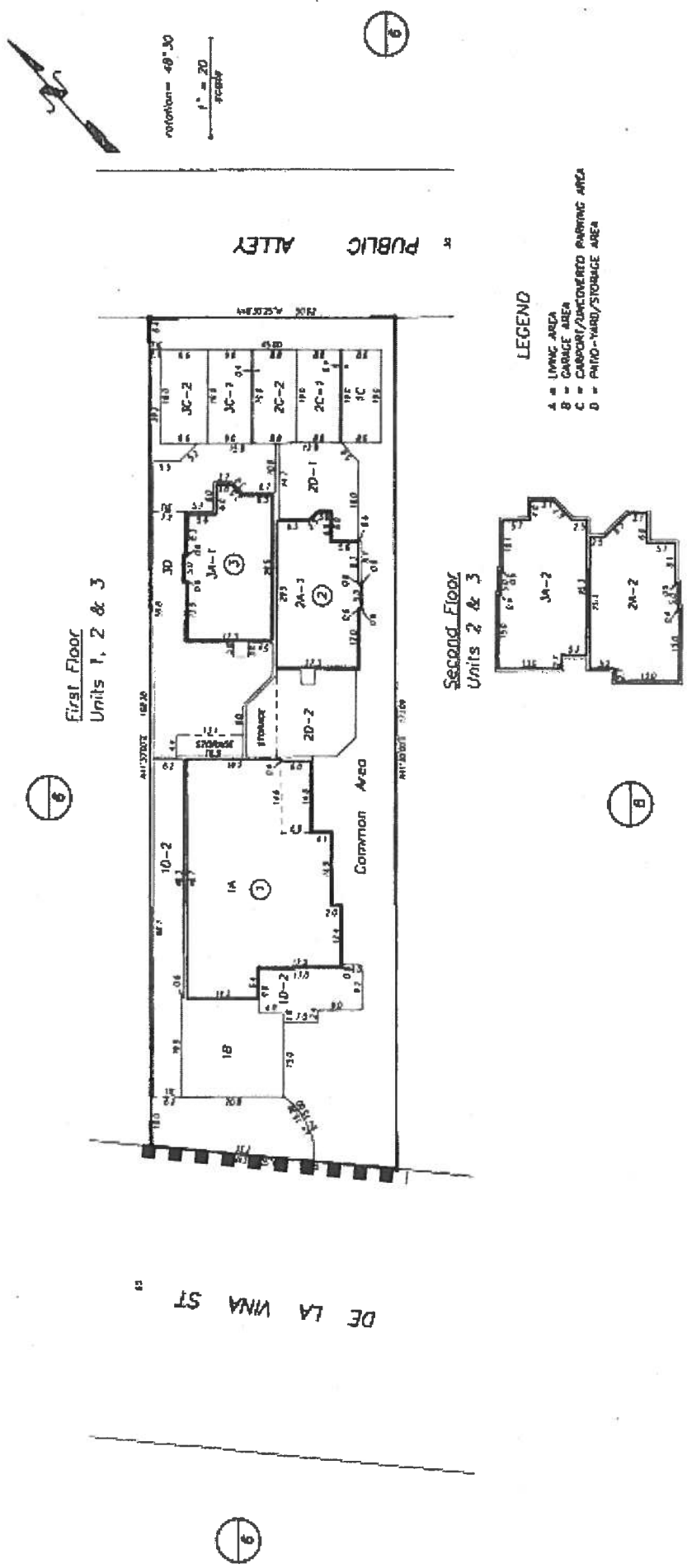
12/29/92 R.M. Bk. 168, Pg. 39-42, Tract 20,560 Condominium Plan for Lot 1 "Villa De La Vina"

Legend:

■ ■ ■ ■ ■ 28.83.147 Setback Line

POR. PUEBLO LANDS

025-62



NOTICE
Assessor's Records are for tax assessment purposes only and do not indicate either current legality or a valid building etc.

City of Santa Barbara
Assessor's Map Bk. 025 -Pg. 062
County of Santa Barbara, Calif.

07/02/2004 R.M. Bk. 195, Pg. 6-10 , Tract "Condo Plan for Lot 1 of P.M. 20634"

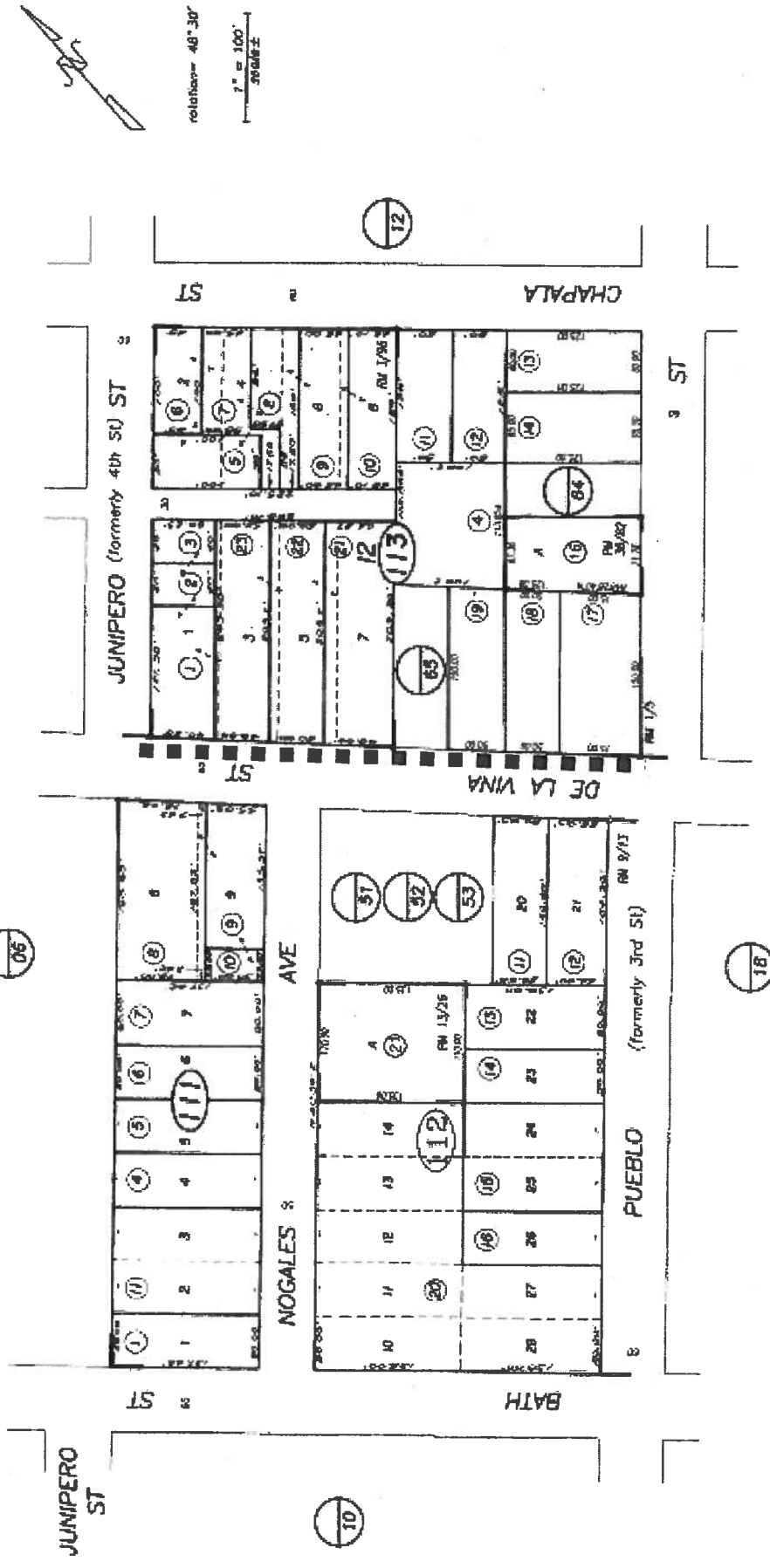
11/04
Map by Map 025-62

Legend:

■ ■ ■ ■ ■ 28.83.147 Setback Line

POR. PUEBLO LANDS

025-11



NOTICE
Assessor Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building etc.

City of Santa Barbara
Assessor's Map Bk. 25 -Pg. 11
County of Santa Barbara, Calif.
06/05 112-20 112-20 112-20 112-20 112-20

04/08/1916 R.M. Bk. 9 , Pg. 13
11/18/1905 R.M. Bk. 3 , Pg. 96
03/03/1874 R.M. Bk. 1 , Pg. 5

Tract "Andrew J. Cronise"
Tract "Subdivision of W 1/2, Bk 12, Van Vactor & Myers Addition"
Tract "Van Vactor & Myers Addition"

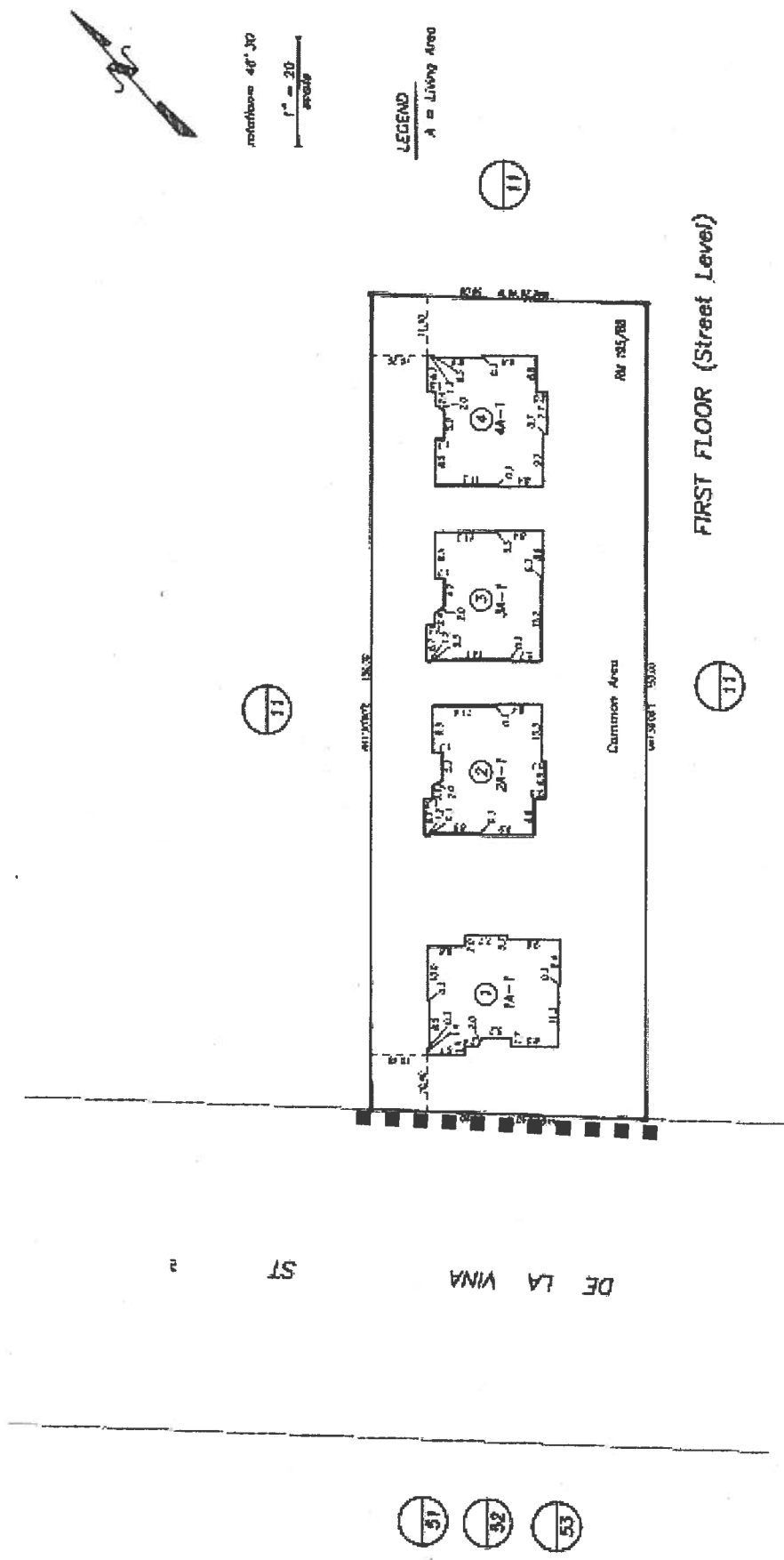
Legend:

■ ■ ■ ■ ■ 28.83.147 Setback Line

POR. PUEBLO LANDS

025-65

Page 1 of 2



NOTICE

Assessor's Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building etc.

City of Santa Barbara

Assessor's Map Bk, 025-Pg. 65

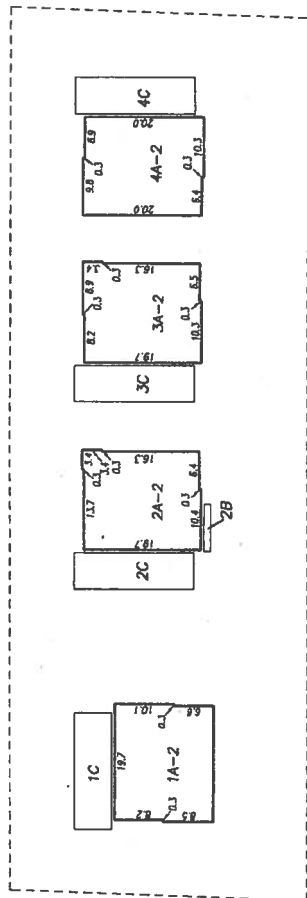
County of Santa Barbara, Calif.

05/31/2005 R.M. Bk. 195, Pg. 88-93, Tract 20,662, Condominium Plan for Parcel 1, "2316 De La Vina Condominiums" 06/05

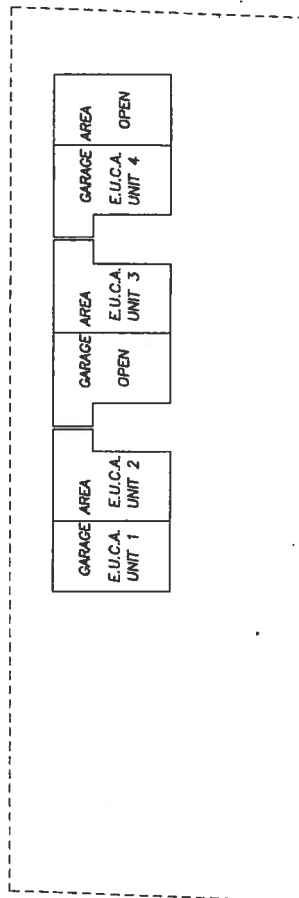
UNIT DETAILS

025-65A

Page 2 of 2



SECOND FLOOR



GROUND FLOOR (Garage/Storage Areas) (Below Street Level)

LEGEND

- A = Living Area
- B = Balcony Area
- C = Deck Area
- E.U.C.A. = Exclusive Use Common Area

NOTICE

Assessor's Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building site.

City of Santa Barbara

Assessor's Map Bk, 025 -Pg, 65A

County of Santa Barbara, Calif.

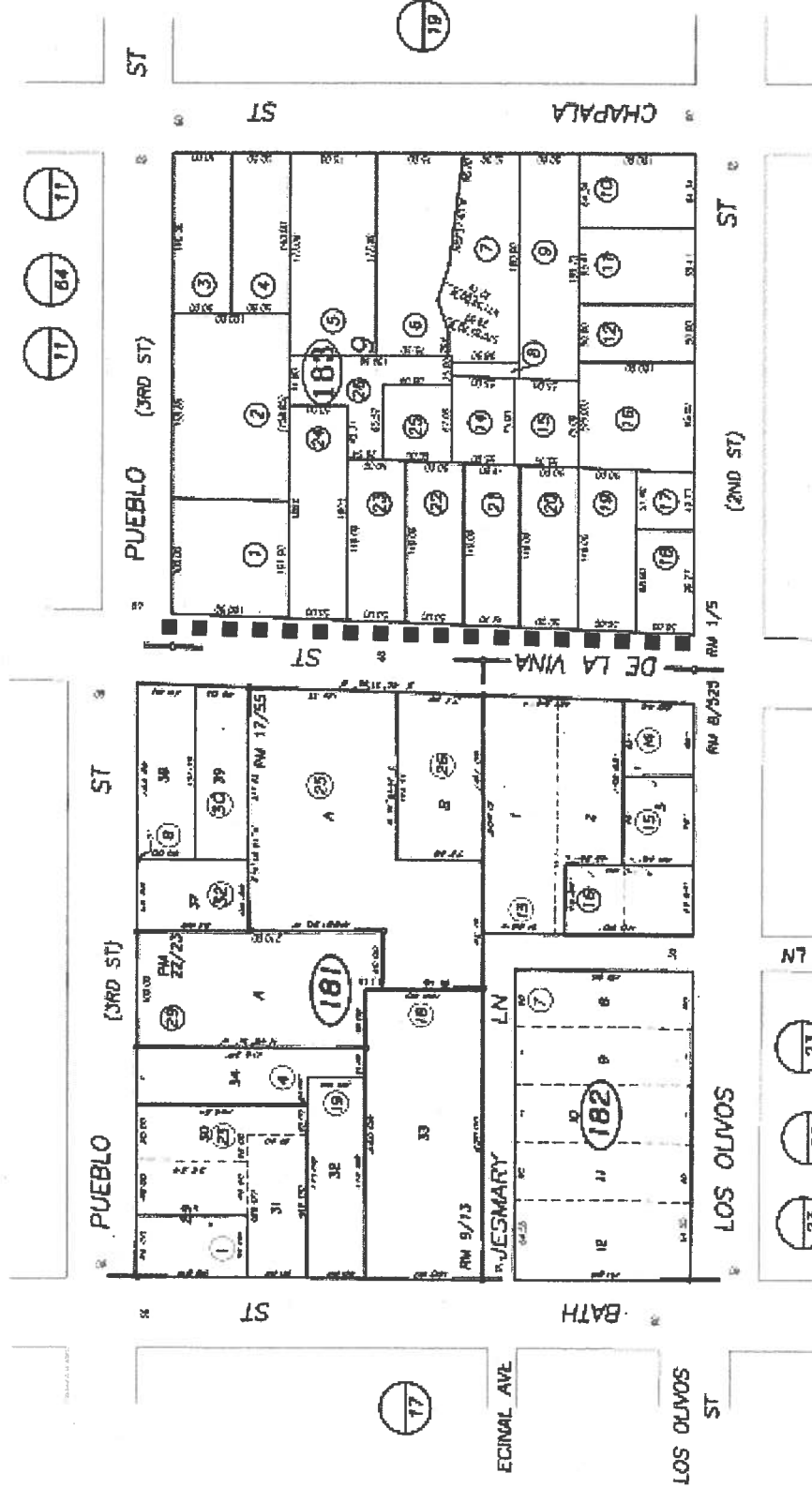
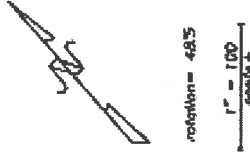
05/31/2005 R.M. Bk. 195, Pg. 88-93 , Tract 20,662, Condominium Plan for Parcel 1, "2316 De La Vina Condominiums" (06/05) NEW PG from 113-20

Legend:

■ ■ ■ ■ ■ 28.83.147 Setback Line

POR. PUEBLO LANDS

025-18



NOTICE
Assessor's Records are for tax assessment purposes only and do not indicate either parcel legality or a valid building site.

City of Santa Barbara
Assessor's Map Bk. 025-Pg. 18
County of Santa Barbara, Calif.

3/3/1875 R.M. Bk. 1, Pg. 5, Tract "Van Vactor & Myers Addition"
4/08/1916 R.M. Bk. 9, Pg. 13, Tract "Andrew J. Cornise"
R.M. Bk. Misc. B, Pg. 525, Tract "Grigsby Tract"

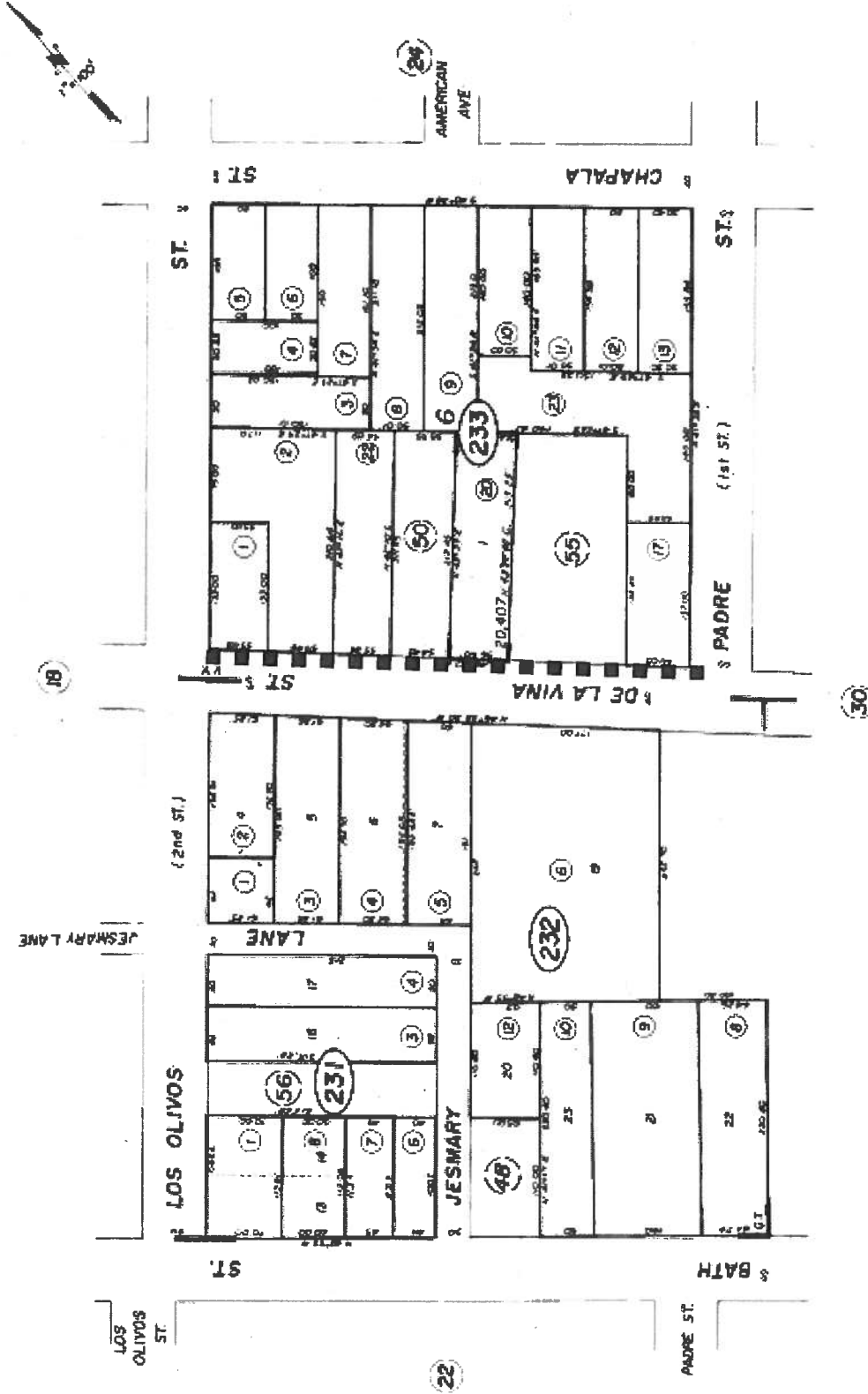
10/07
REC-13 AND REC-24 & 28

Legend:

■ ■ ■ ■ ■ 28.83.147 Setback Line

POR. PUEBLO LANDS

25-23



Misc. Bk. B, Pg. 525 - Grigsby Tract
R. M. Bk. 1, Pg. 5 - Van Vactor & Myers Addition

9/10/84 R.M. Bk. 126, Pgs. 74-75 - Tract 20,407

Assessor's Map Bk. 25 - Pg. 23
County of Santa Barbara, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

25/26 25-27 corrected Plat

Legend:

■ ■ ■ ■ ■ 28.83.147 Setback Line

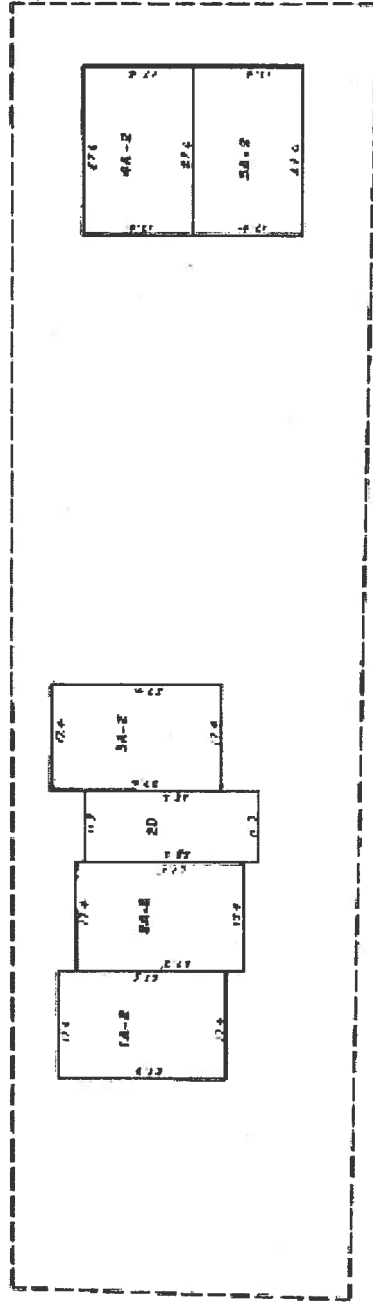
PUEBLO LANDS

25-50

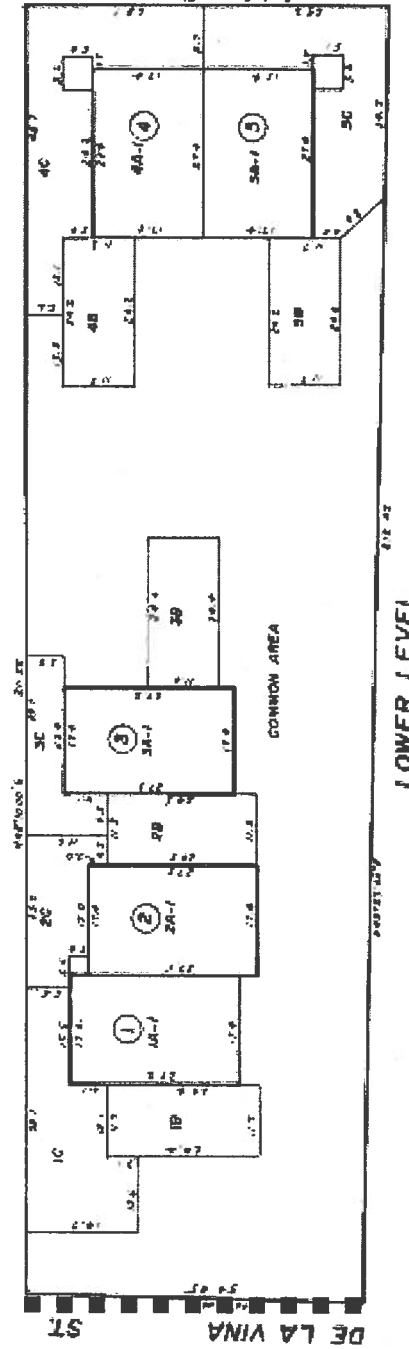
(23)



LEGEND
 A=Living Area
 B=Garage Spaces
 C=Patio-Yard Area
 D=Deck



UPPER LEVEL



LOWER LEVEL

Assessor's Map Bk. 25 - Pg. 50
 County of Santa Barbara, Calif.

1/16/85 R. M. Bk. 135, Pg. 14-18 - Condominium Plan for Lot 1, Tract 20, 319

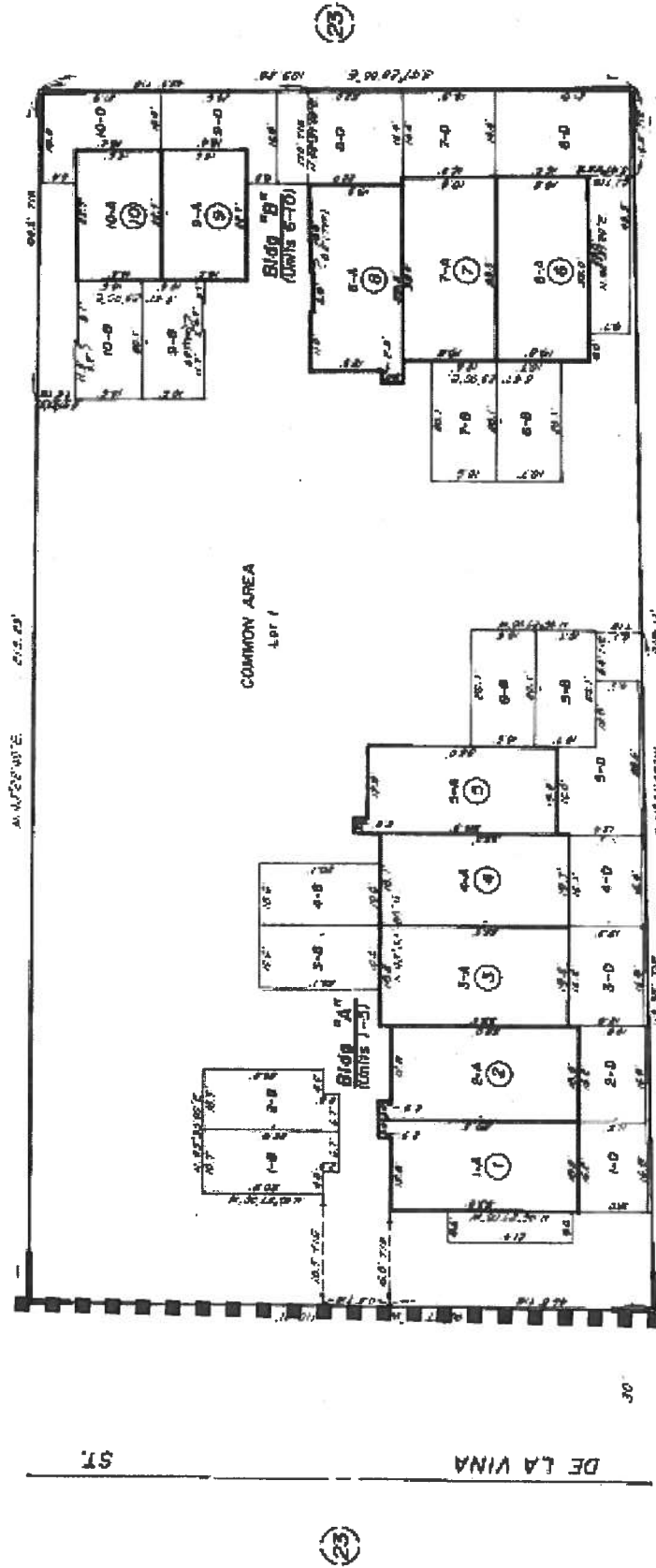
5/85

Legend:

■ ■ ■ ■ ■ 28.83.147 Setback Line

POR. PUEBLO LANDS

25-55
Page 1 of 2



LEGEND

- A = Living Area
- B = Garage Area
- C = Deck Area
- D = Patio/Terrace Area
- E = Attic Area

FIRST FLOOR

Assessor's Map Bk. 25-Pg. 55
County of Santa Barbara, Calif.

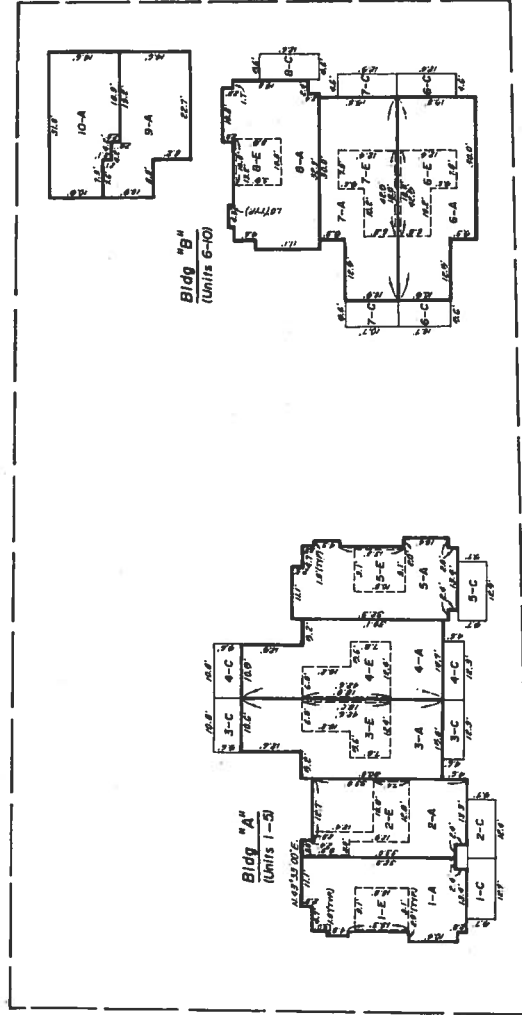
06/27/86 R.M. Bk. 138, Pg. 35-40 Condominium Plan for Lot 1 of Tract 20,436 "Eldonford Condos"

POR. PUEBLO LANDS

25-55A
Page 2 of 2



(23)



(23)

(23)

LEGEND
A = Living Area
B = Kitchen Area
C = Deck Area
D = Patio/Yard Area
E = Attic Area

SECOND FLOOR

(23)

Assessor's Map Bk. 25-Pg. 55
County of Santa Barbara, Calif.

11/98

06/27/86 R.M. Bk. 138, Pg. 35-40 Condominium Plan for Lot 1 of Tract 20,436 "Eldonford Condos"

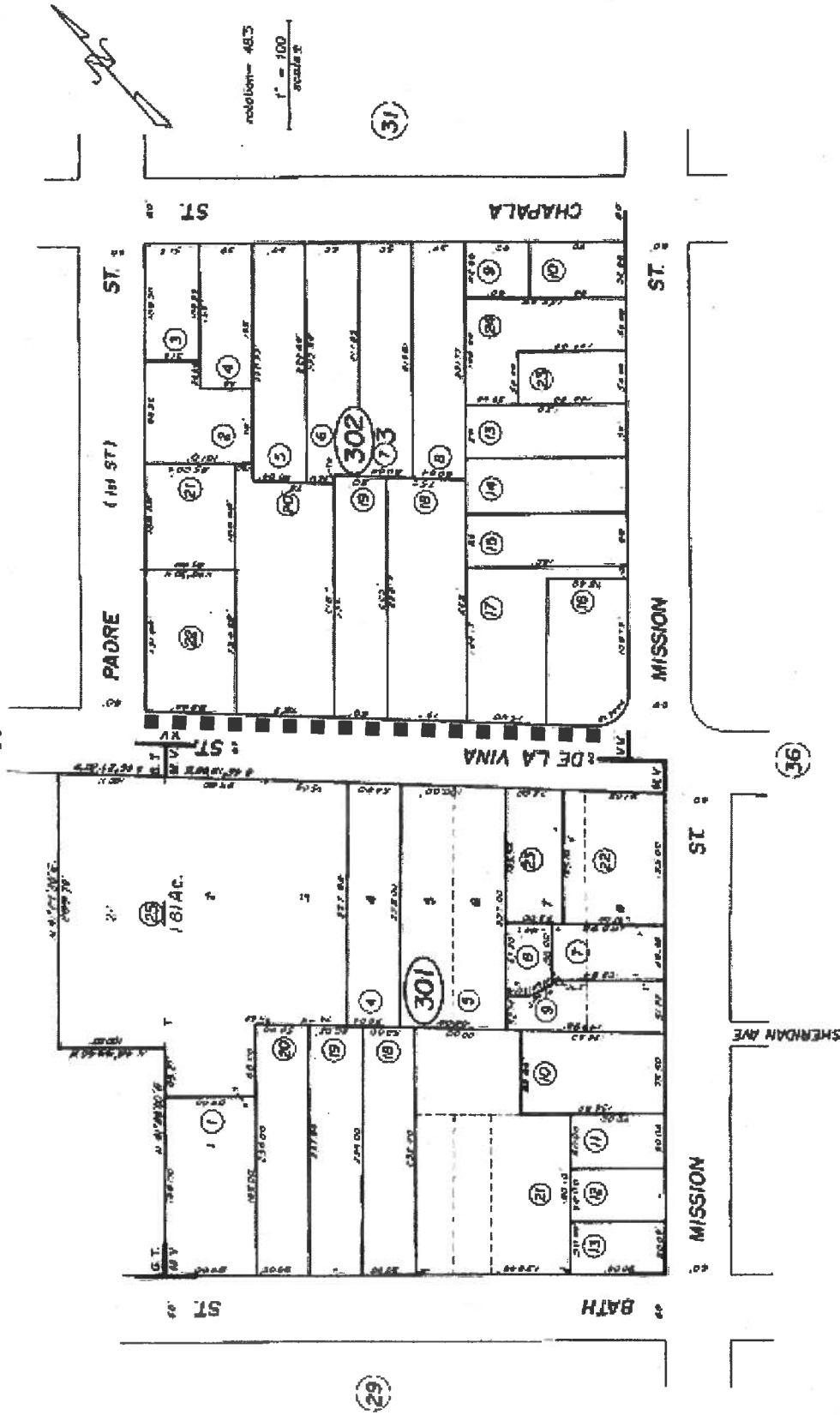
Legend:

■ ■ ■ ■ ■ 28.83.147 Setback Line

POR. PUEBLO LANDS

025-30

(23)



- R.M. Bk. 1 . Pg. 05 . Tract "Van Vactor & Myers"
- R.M. Bk. 3 . Pg. 72 . Tract "Mountain View"
- R.M. Bk. B . Pg. 525 . Tract "Grigsby"

NOTICE
Assessor's Parcels are for tax assessment purposes only and do not indicate either partial legality or a valid building site.

Assessor's Map Bk.25 -Pg.30
County of Santa Barbara, Calif.

2/03 REVISED / AUTO 480-25
P-03

SBMC 28.83.157			
Hollister Avenue - Between City Limits and Mission Street			
A line drawn from the City limits to the northwesterly line of Mission Street, parallel to and ten feet (10') southwesterly from the southwesterly line of Hollister Avenue is established as a setback line between which line and such southwesterly line of Hollister Avenue no building or structure shall hereafter be erected or placed. (prior Code Appendix II, Article II §1(18).)			
Excerpt from Code Section 28.83 - Street Widening Setback Lines Established/rev. 9/30/08			
APN	Original Street Width	Current Street Width	Notes
051-112-019	60-feet	70-feet	Although the current street width is 70-feet in this location of former Hollister Avenue (now De La Vina Street), it appears that the parcels fronting the north side of De La Vina Street have provided the 10-foot setback beyond the original 60-foot street width to make the current right-of-way 70-feet. Thus, it appears that the 10-foot setback has yet to be satisfied by these parcels based on an original 60-foot right-of-way.
051-112-018			
051-112-004			
051-172-021			
051-172-020			
051-172-019			
051-202-001			
051-202-002			
051-202-026			
051-202-006			
051-202-007			
051-202-008			
051-202-009	60-Feet	NW 1/2 of lot 70-feet; NE 1/2 of lot 60-feet	Although the current street width is 70-feet in this location of former Hollister Avenue (now De La Vina Street), it appears that the parcels fronting the north side of De La Vina Street have provided the 10-foot setback beyond the original 60-foot street width to make the current right-of-way 70-feet. Thus, it appears that the 10-foot setback has yet to be satisfied by these parcels based on an original 60-foot right-of-way.
051-212-001	60-feet	60-feet	It appears that the 10-foot setback has yet to be satisfied by these parcels
051-212-002			
051-212-003			
051-212-016			
051-213-020	60-feet	70-feet	The 10-foot setback appears to be satisfied by these parcels
051-213-019			
051-213-017			
051-213-017			
051-292-001	60-feet	60-feet	It appears that the 10-foot setback has yet to be satisfied by these parcels
051-292-002			
051-292-003			
051-292-004			
051-292-018			
051-292-007			
051-292-008			
025-022-004			
025-630-CA1			
025-022-006			
025-022-007			
025-022-023			
025-022-010			
025-022-011			
025-022-012			
025-061-008			
025-061-009			
025-061-016			
025-061-013			
025-061-014			
025-111-008			
025-111-009			
025-510-CA1			
025-520-CA1			
025-530-CA1			
025-112-011			
025-112-012			
025-181-008			
025-181-030			
025-181-025			
025-181-026			
025-181-013			
025-181-014			
025-232-002			
025-232-003			
025-232-004			
025-232-005			
025-232-006			
025-301-025			
025-301-004			
025-301-005			
025-301-023			
025-301-022			

Legend:

■ ■ ■ ■ ■ 28.83.157 Setback Line

SAN
ROQUE
RD.

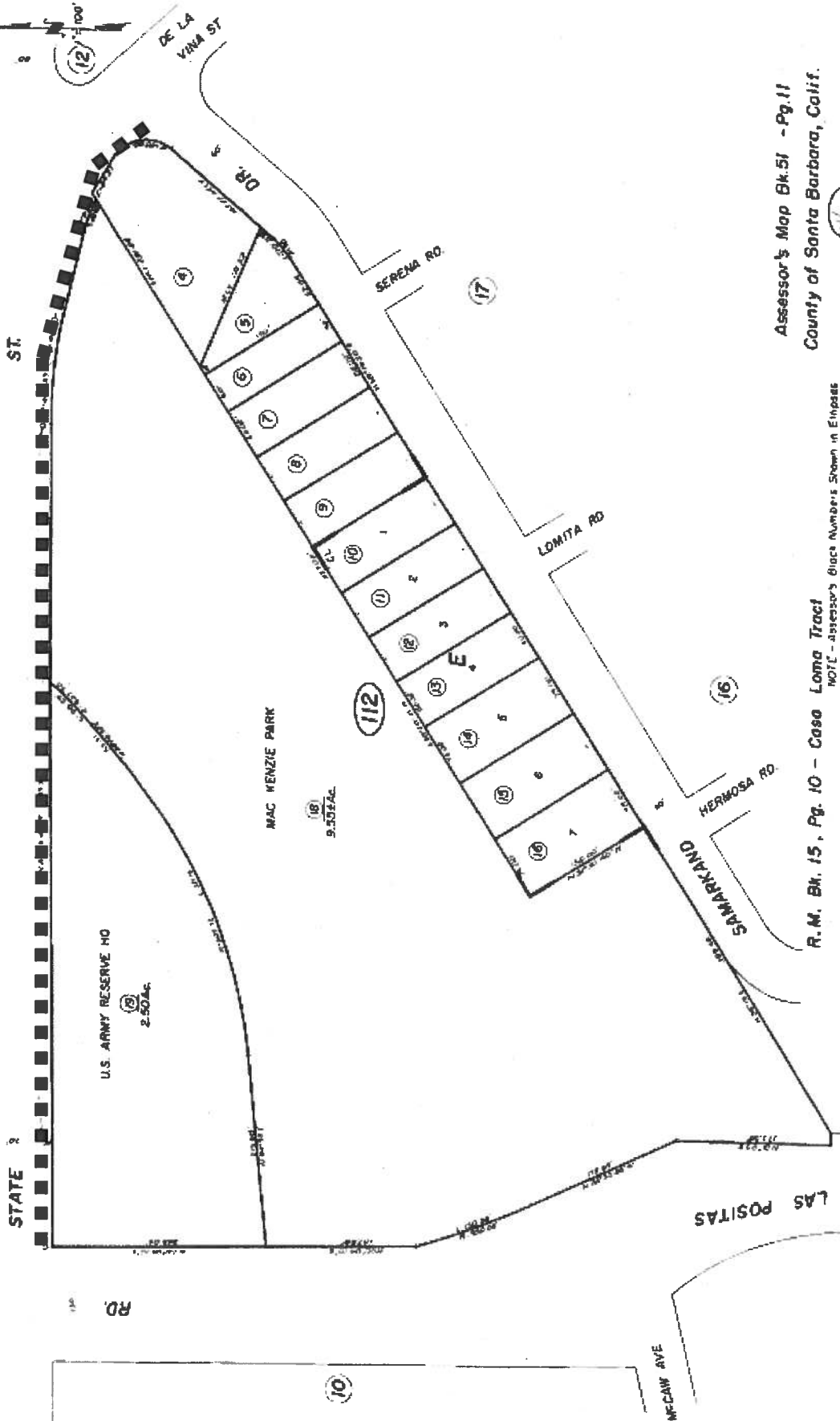
Bk
53

PUEBLO LANDS

CALLE PALO
COLORADO

Tax Area Code

51-11



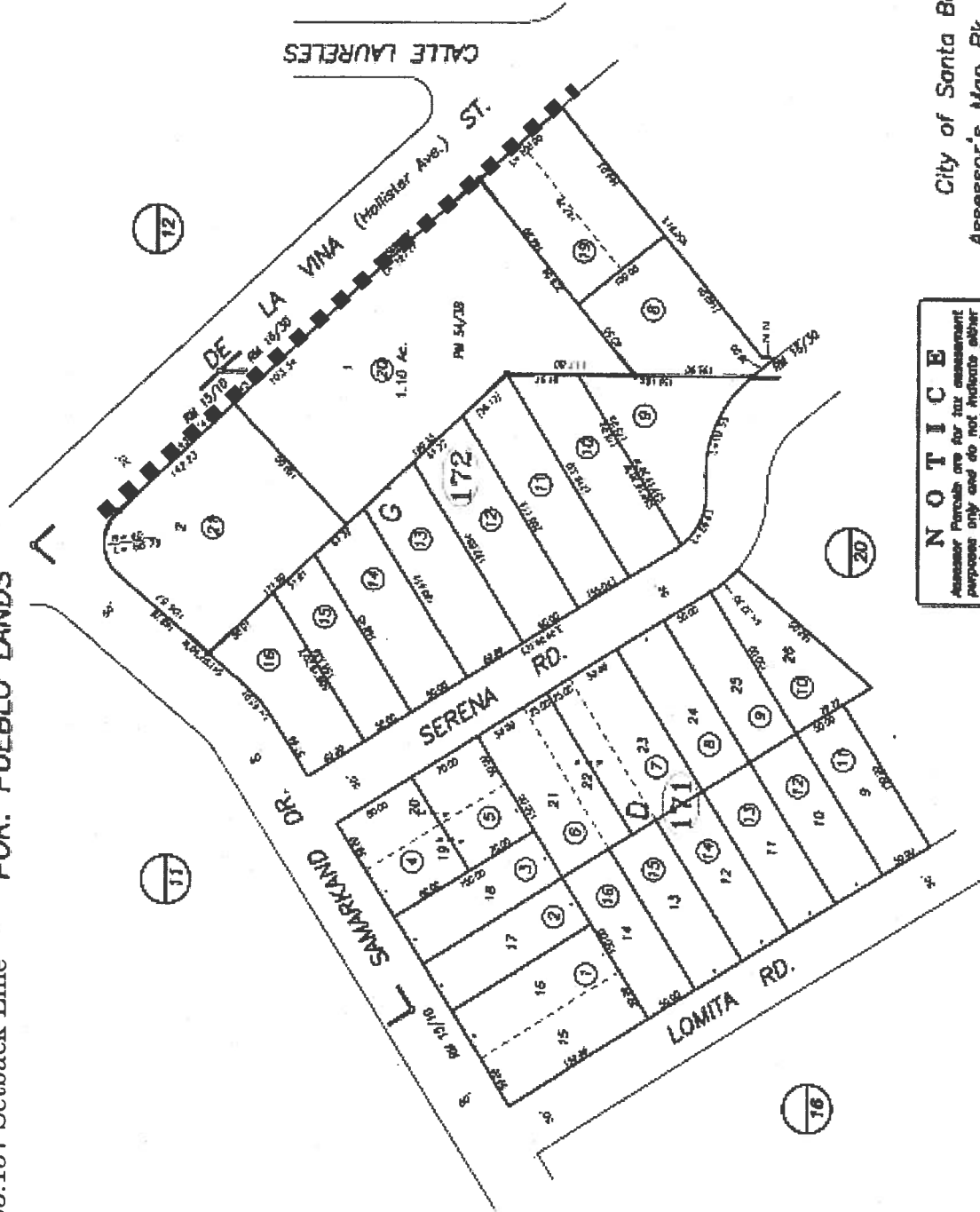
R.M. Bk. 15, Pg. 10 - Casa Loma Tract
NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 51 - Pg. 11
County of Santa Barbara, Calif.

Legend:

■ ■ ■ ■ ■ 28.83.157 Setback Line POR. PUEBLO LANDS

051-17



NOTICE
Assessor's Records are for tax assessment
purpose only and do not constitute either
partial legal title or a valid building site.

City of Santa Barbara
Assessor's Map Bk, 051 -Pg. 17
County of Santa Barbara, Calif.

08/---/1922 R.M. Bk. 16 , Pg. 30
12/22/1922 R.M. Bk. 15 , Pg. 10

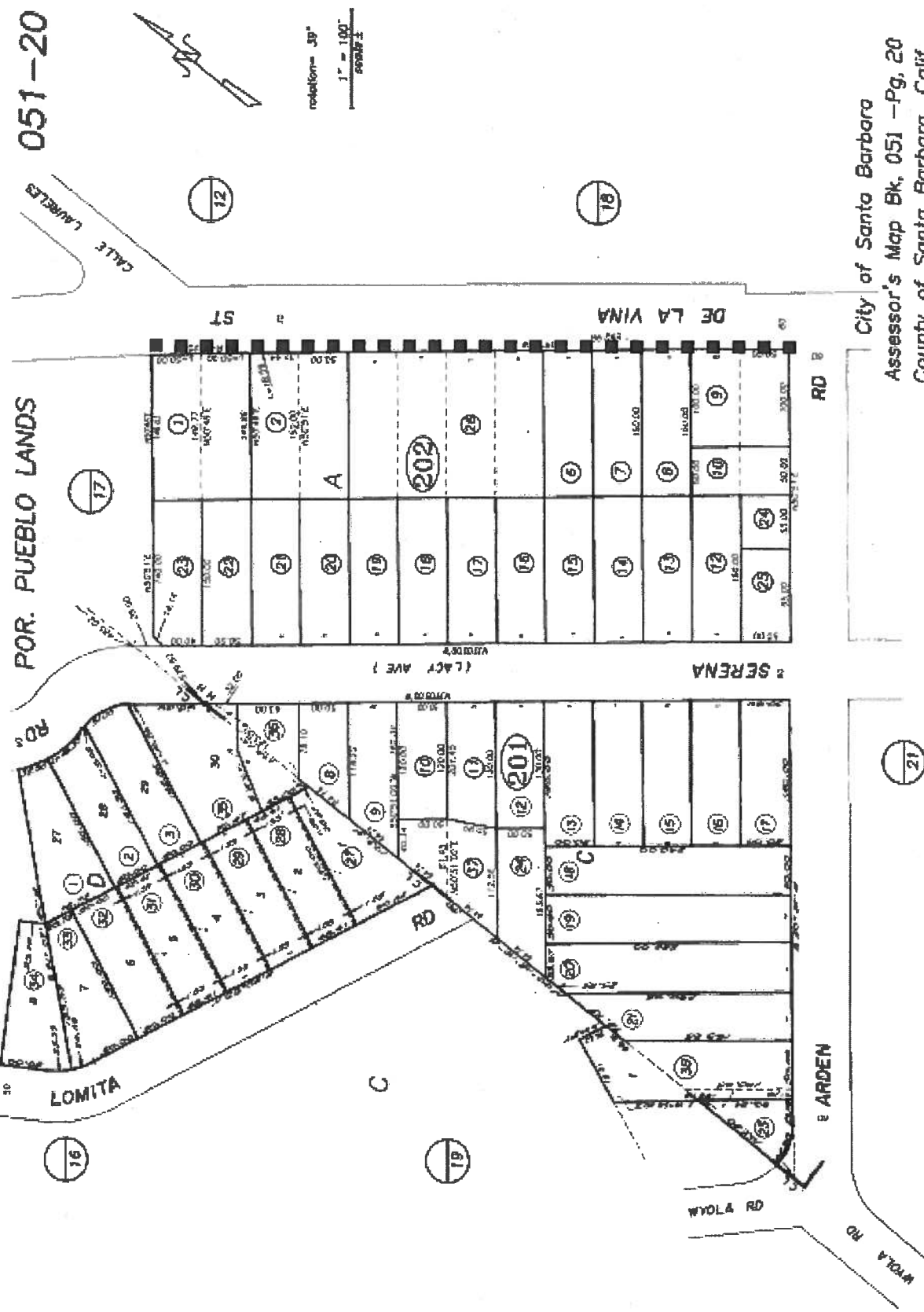
, Tract Hollister Heights
, Tract Casa Loma

12/99 10 Jan 20-21

Legend:

■ ■ ■ ■ ■ 28.83.157 Setback Line

051-20



NOTICE
Assessor Parcels are for tax assessment purposes only and do not indicate other parcel equity or a valid building site.

12/22/1922 R.M. Bk. 15, Pg. 10 Tract "Casa Loma"
B/ / 1922 R.M. Bk. 16, Pg. 30 Tract "Hollister Heights"

City of Santa Barbara
Assessor's Map Bk. 051 -Pg. 20
County of Santa Barbara, Calif.

10/08 2017-18 & 17 Current boundary

Legend:

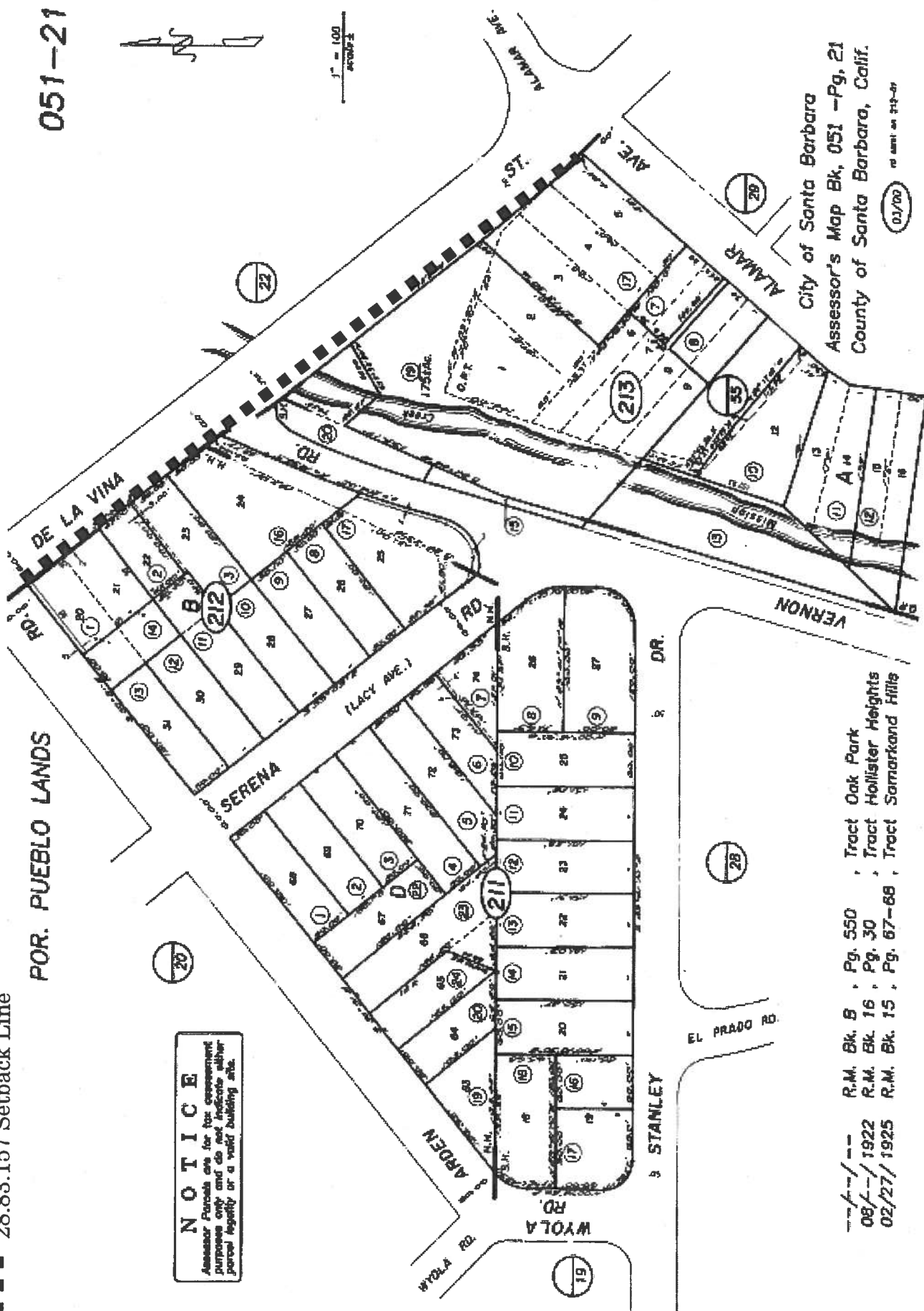
- ■ ■ 28.83.157 Setback Line

POR. PUEBLO LANDS

051-21

NOTICE

Assessor's Records are for tax assessment purposes only and do not indicate other parcel legality or a valid building site.



--/--/1922 R.M. Bk. B , Pg. 550 ; Tract Oak Park
 08/--/1922 R.M. Bk. 16 , Pg. 30 ; Tract Hollister Heights
 02/27/1925 R.M. Bk. 15 , Pg. 67-68 ; Tract Samarkand Hills

City of Santa Barbara
 Assessor's Map Bk. 051 -Pg. 21
 County of Santa Barbara, Calif.

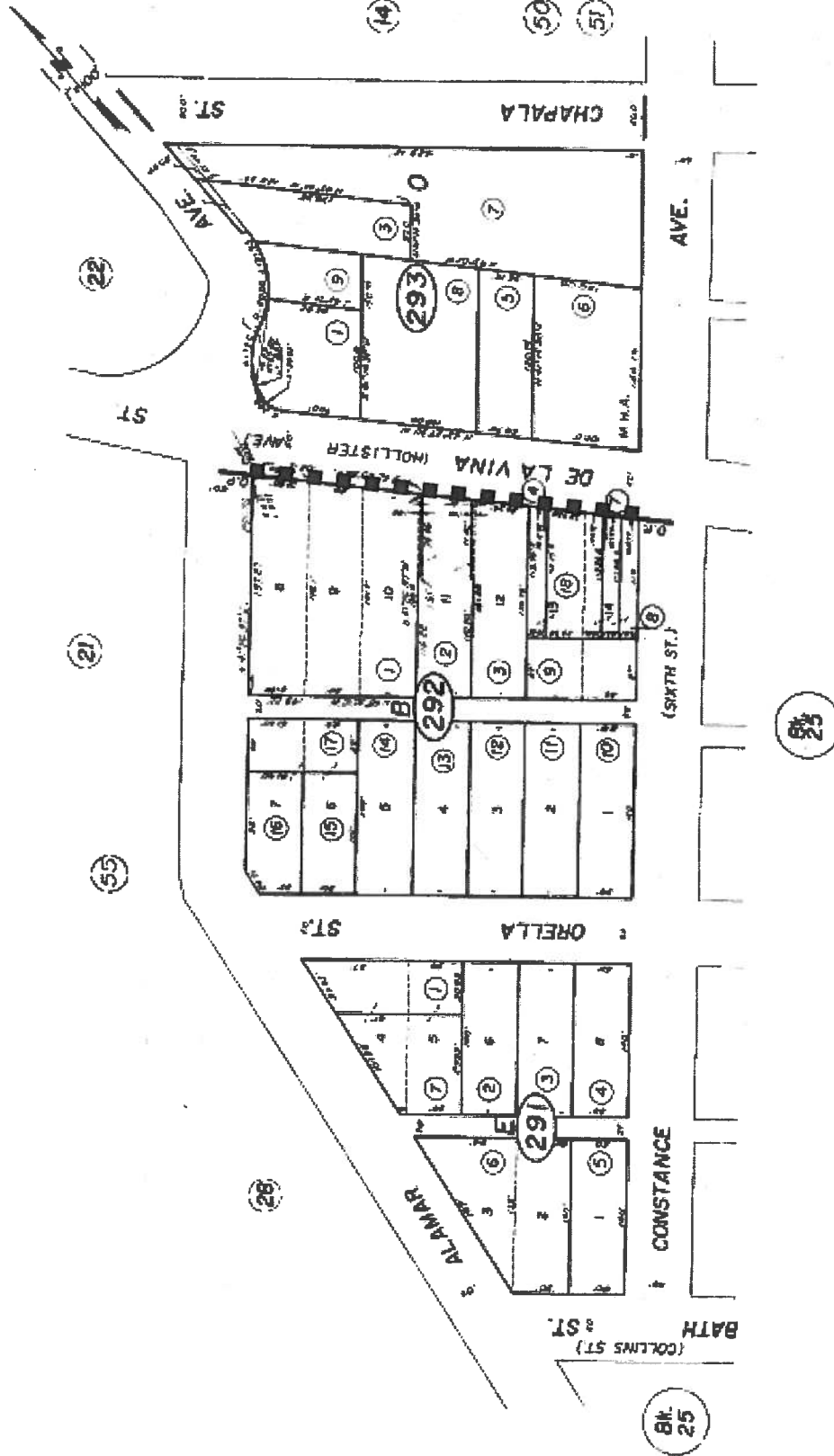
03/00

Legend:

■ ■ ■ 28.83.157 Setback Line

POR. PUEBLO LANDS

51-29



Misc. Blk. B , Pg. 550 - Oak Park Tract

Assessor's Map Blk. 51 - Pg. 29
County of Santa Barbara, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

10/1/78

Legend:

■ ■ ■ 28.83.157 Setback Line

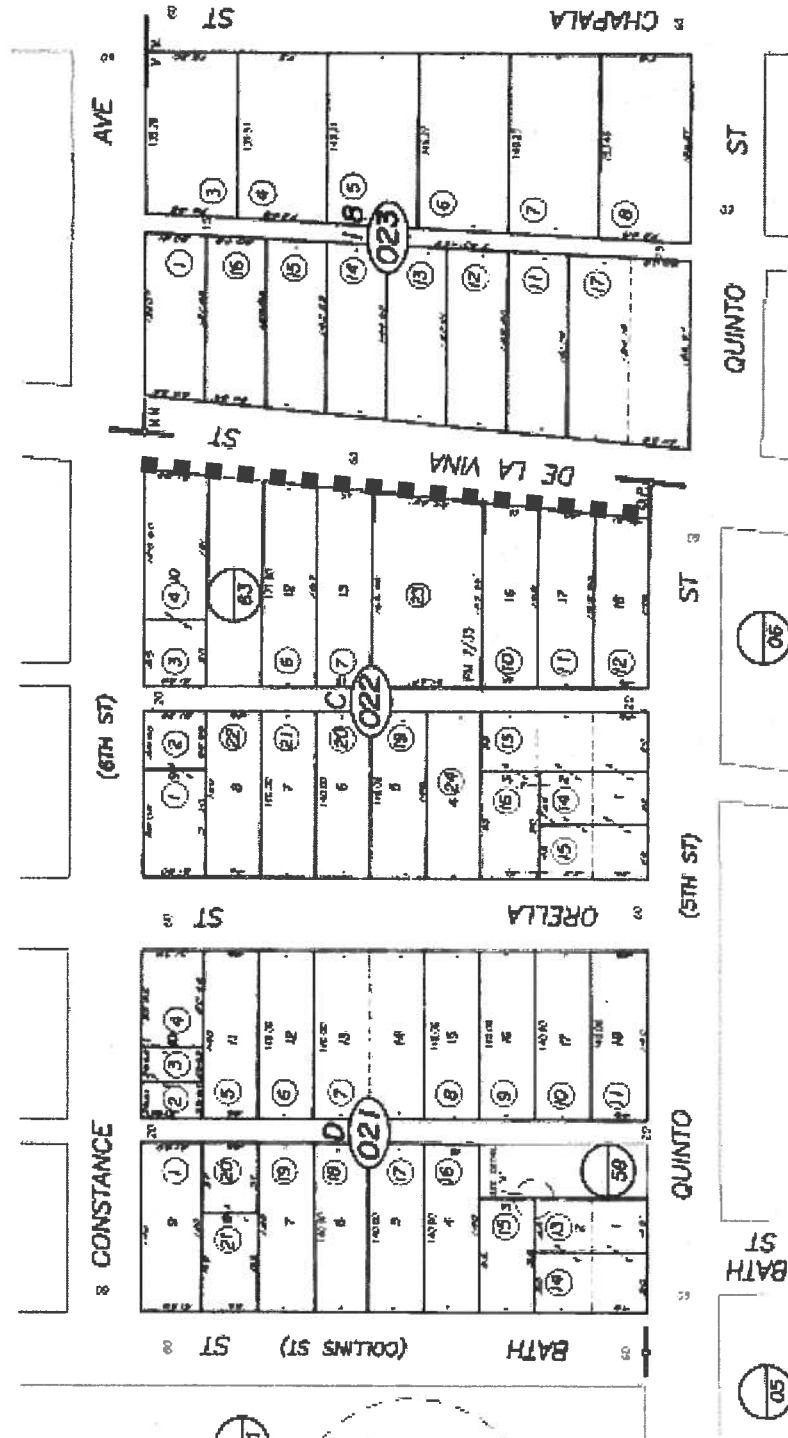
POR. PUEBLO LANDS

025-02



resolution = 48" 30'

1" = 100
Scale 1/2"



NOTICE
Assessor Records are for tax assessment
purposes only and do not constitute either
partial legal title or a valid building site.

City of Santa Barbara
Assessor's Map Bk. 025 -Pg. 02
County of Santa Barbara, Calif.

03/20/1888 R.M. Bk. B . Pg. 550 . Tract "Oak Park"
03/03/1874 R.M. Bk. 1 . Pg. 5 . Tract "Van Vector & Myers Addition"

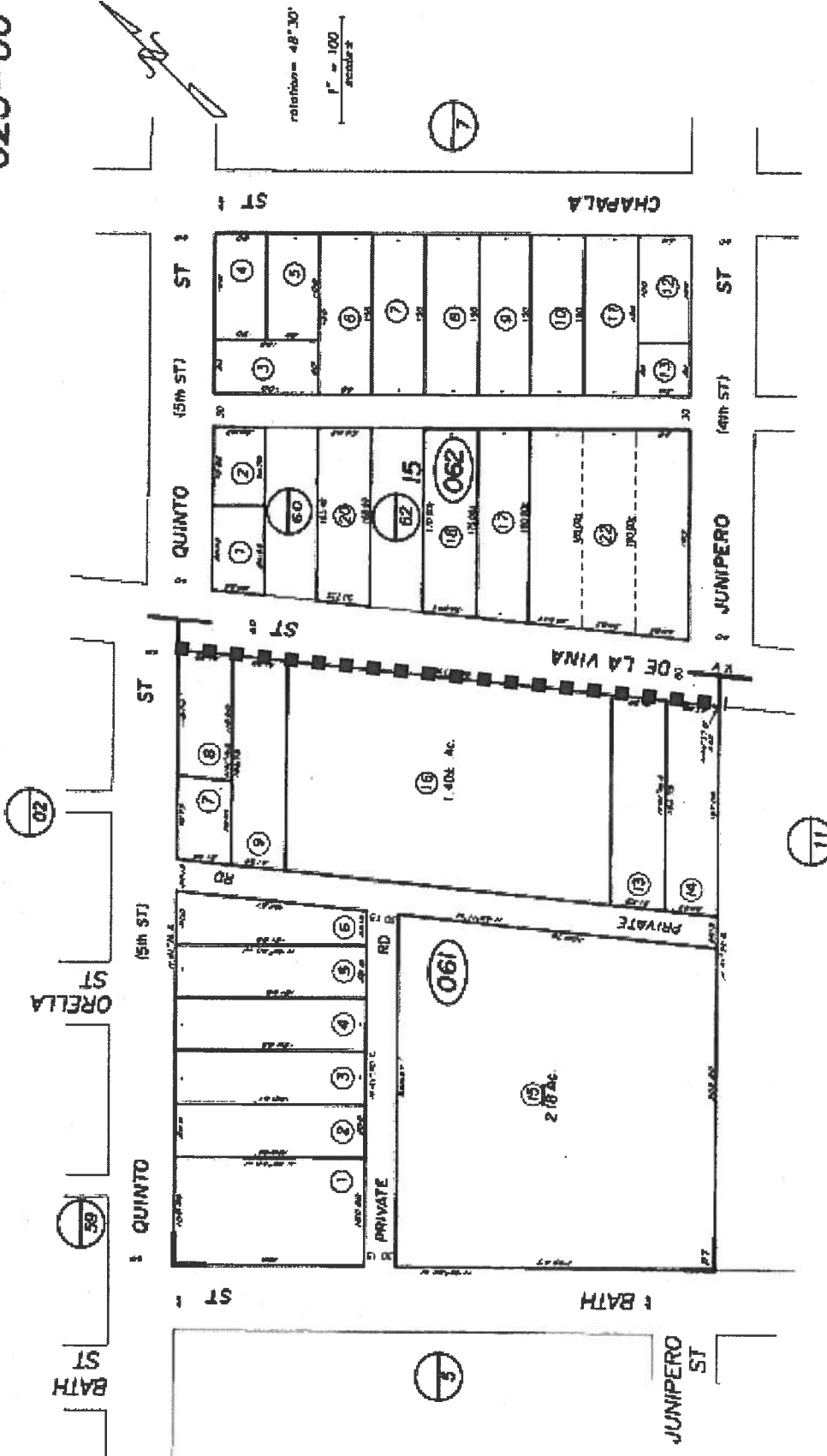
12/03 025-02 110 Nov 00 03

Legend:

■ ■ ■ 28.83.157 Setback Line

POR. PUEBLO LANDS

025-06



NOTICE

Assessor's Records are for tax assessment purposes only and do not indicate either parcel legality or a valid building etc.

03/03/1874 R.M. Bk. 1, Pg. 5 ; Tract "Van Vactor & Myers Addition"
06/22/1938 R.M. Bk. 24, Pg. 153 ; Tract "Pierce"

City of Santa Barbara
Assessor's Map Bk. 025-Pg. 06
County of Santa Barbara, Calif.

002-15 INC AND MAP PG 03

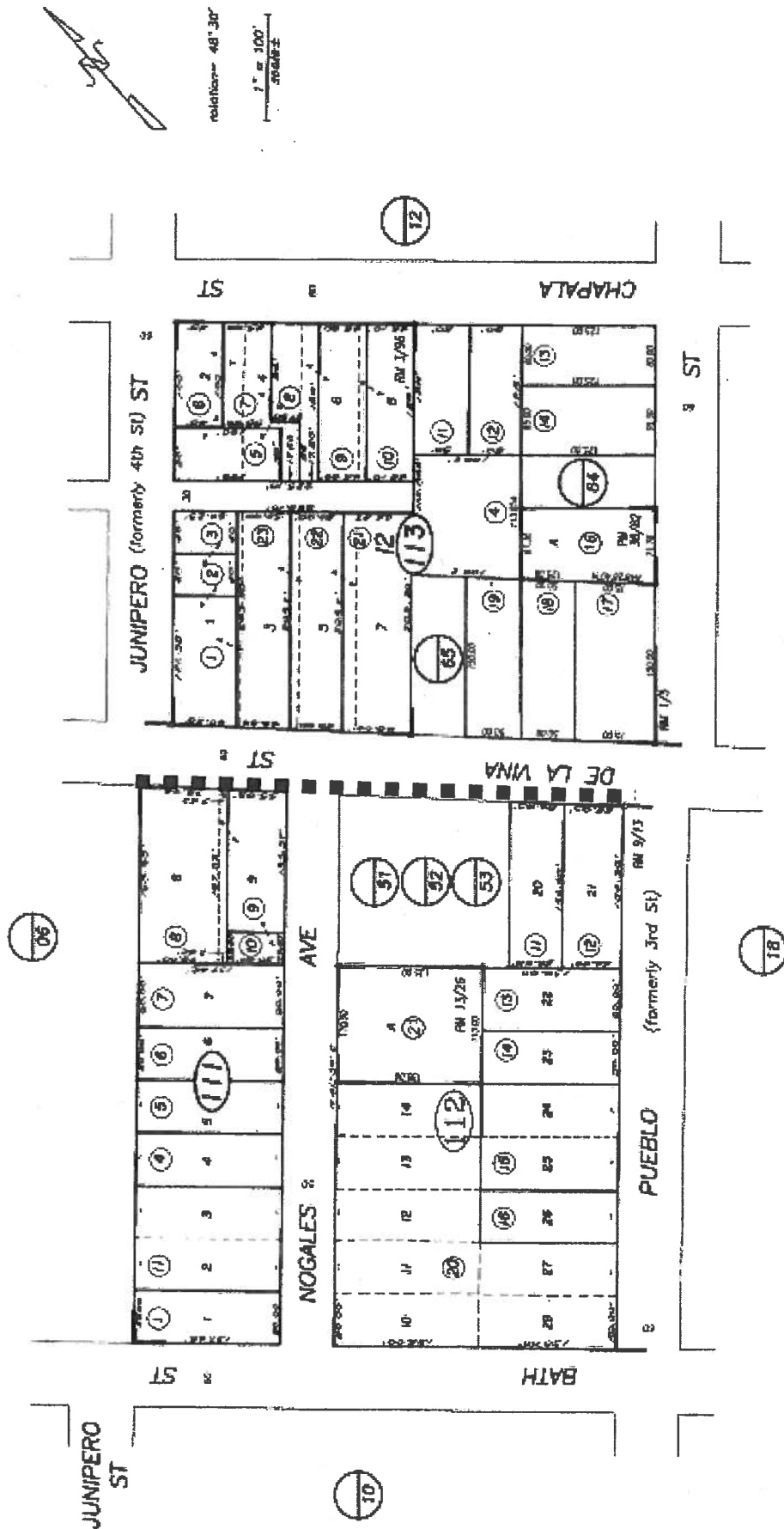
11/04

Legend:

■ ■ ■ 28.83.157 Setback Line

POR. PUEBLO LANDS

025-11



NOTICE
Assessor Parcels are for tax assessment purposes only and do not indicate where parcel legally or a valid building exists.

City of Santa Barbara
Assessor's Map Bk. 25 -Pg. 11
County of Santa Barbara, Calif.

04/08/1916 R.M. Bk. 9 , Pg. 13
11/18/1905 R.M. Bk. 3 , Pg. 96
03/03/1874 R.M. Bk. 1 , Pg. 5

Tract "Andrew J. Cronise"
Tract "Subdivision of W 1/2, Bk 12, Van Vactor & Myers Addition"
Tract "Van Vactor & Myers Addition"

06/05 113-20 info map pg. 4 & 5

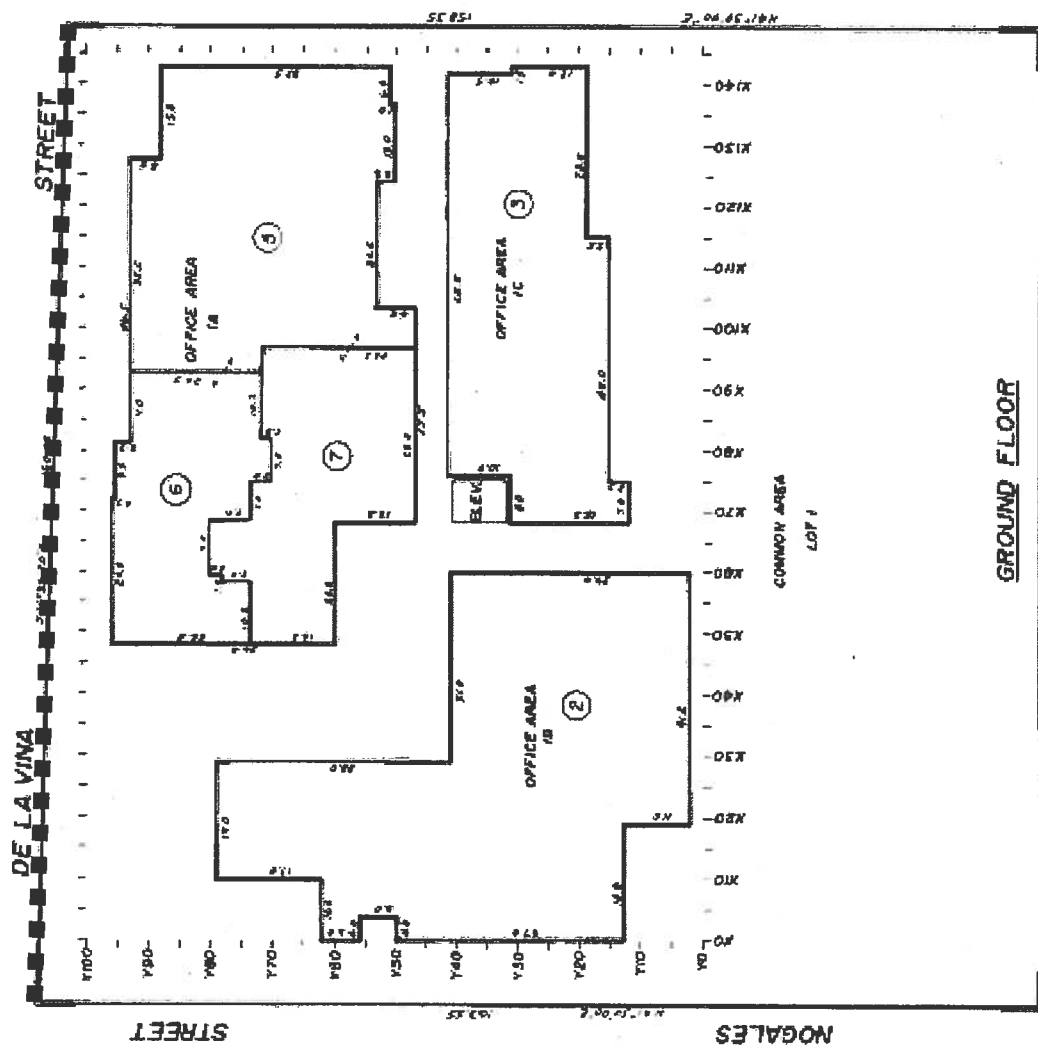
Legend:

- ■ ■ 28.83.157 Setback Line

PUEBLO LANDS

(11)

25-51



(11)

(11)

Assessor's Map Bk. 25 - Pg. 51
County of Santa Barbara, Calif.

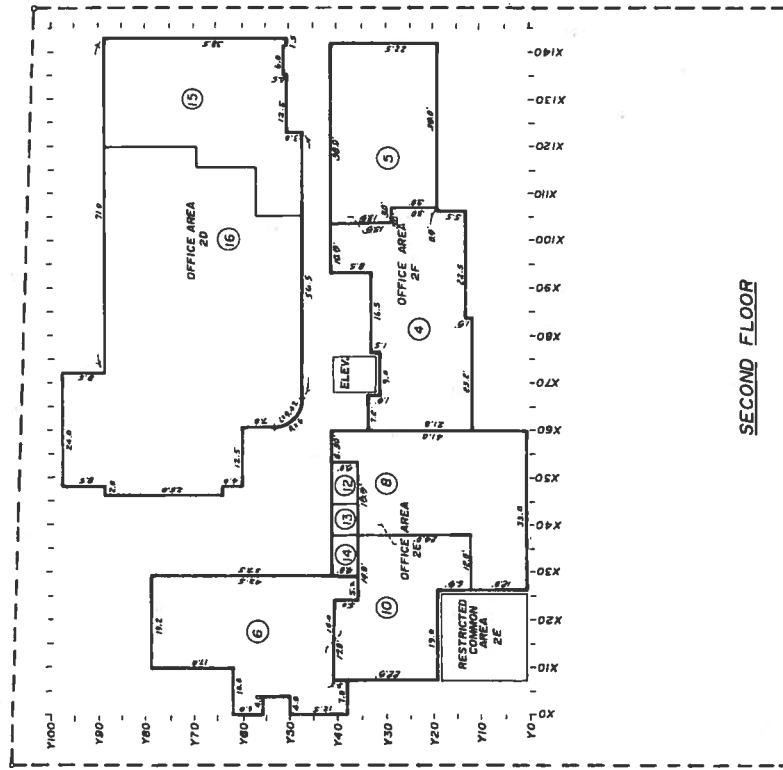
(11)

6/12/85 R.M. Bk. 135, Pg. 90-95 Condominium Plan for Lot 1, Tract 20,381 ("Twenty-three, twenty-three")

9/1/85

PUEBLO LANDS

25-52



SECOND FLOOR

Assessor's Map Bk. 25 - Pg. 52

County of Santa Barbara, Calif.

6/12/85 R.M. Bk. 135, Pg. 90-95 Condominium Plan for Lot 1, Tract 20,381 ("Twenty-three, twenty-three")

11/74

11/84

11/84

■ ■ ■ ■ ■ 28.83.157 Setback Line

025-18



Answer Parents are for tax assessment purposes only and do not indicate either parcel legality or a valid building site.

3/3/1875 R.M. Bk. 1 , Pg. 5 , Tract "Van Vector & Myer"
4/08/1916 R.M. Bk. 9 . Pg. 13 . Tract "Andrew J. Cornise"
// // R.M. Bk. Misc. B, Pg. 525 , Tract "Grigsby Tract"

City of Santa Barbara
Assessor's Map Bk. 025 -Pg. 18
County of Santa Barbara, Calif.

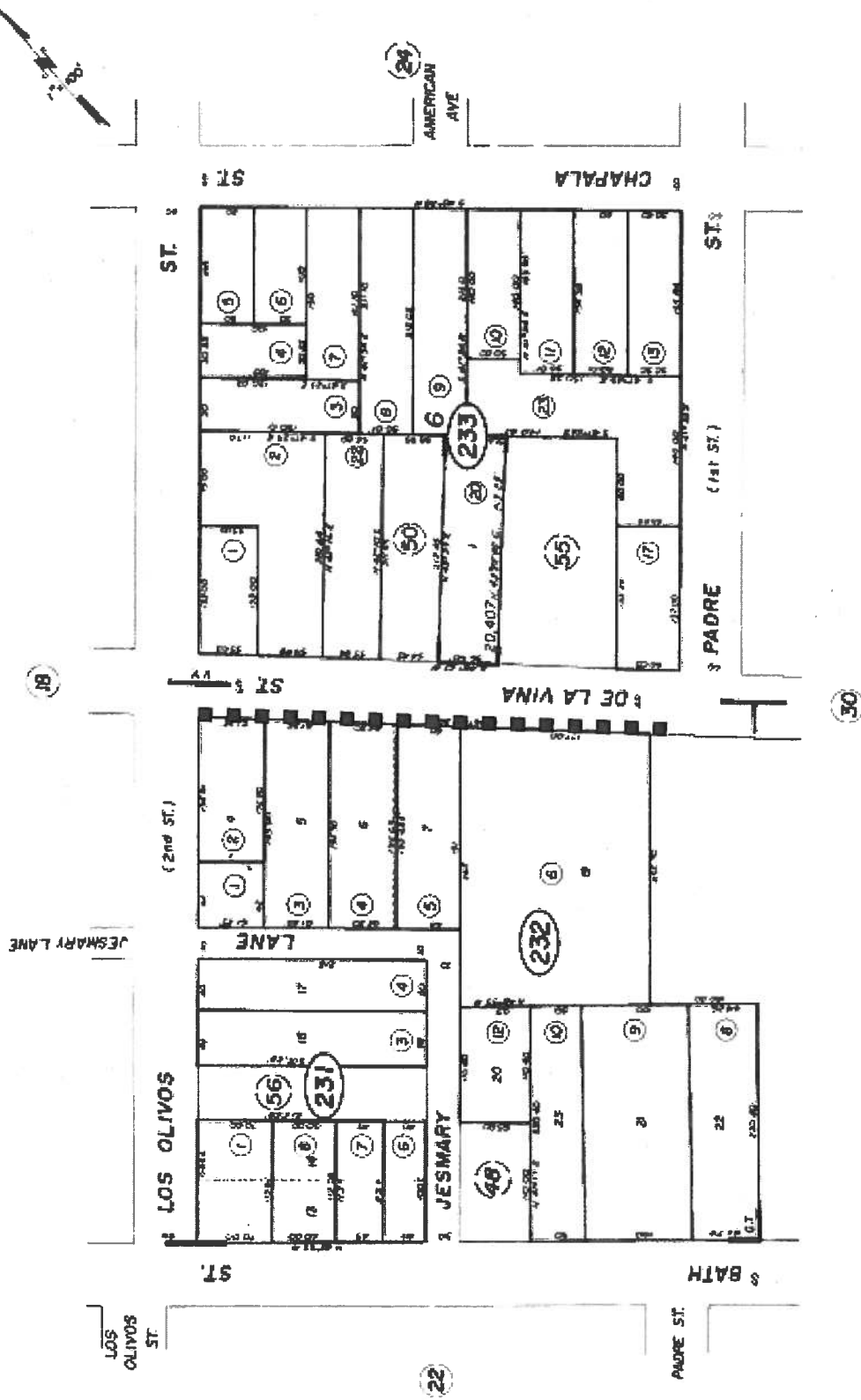
10/07 153-13 449 151-29 4 28

Legend:

■ ■ ■ 28.83.157 Setback Line

POR. PUEBLO LANDS

25-23



Misc. Bk. 8, Pg. 525 - Grigsby Tract
R.M. Bk. 1, Pg. 5 - Van Vactor & Myers Addition

9/10/84 R.M. Bk. 126, Pgs. 74-75 - Tract 20,407

Assessor's Map Bk. 25 - Pg. 23
County of Santa Barbara, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

08/98 01-07 corrected D.J.

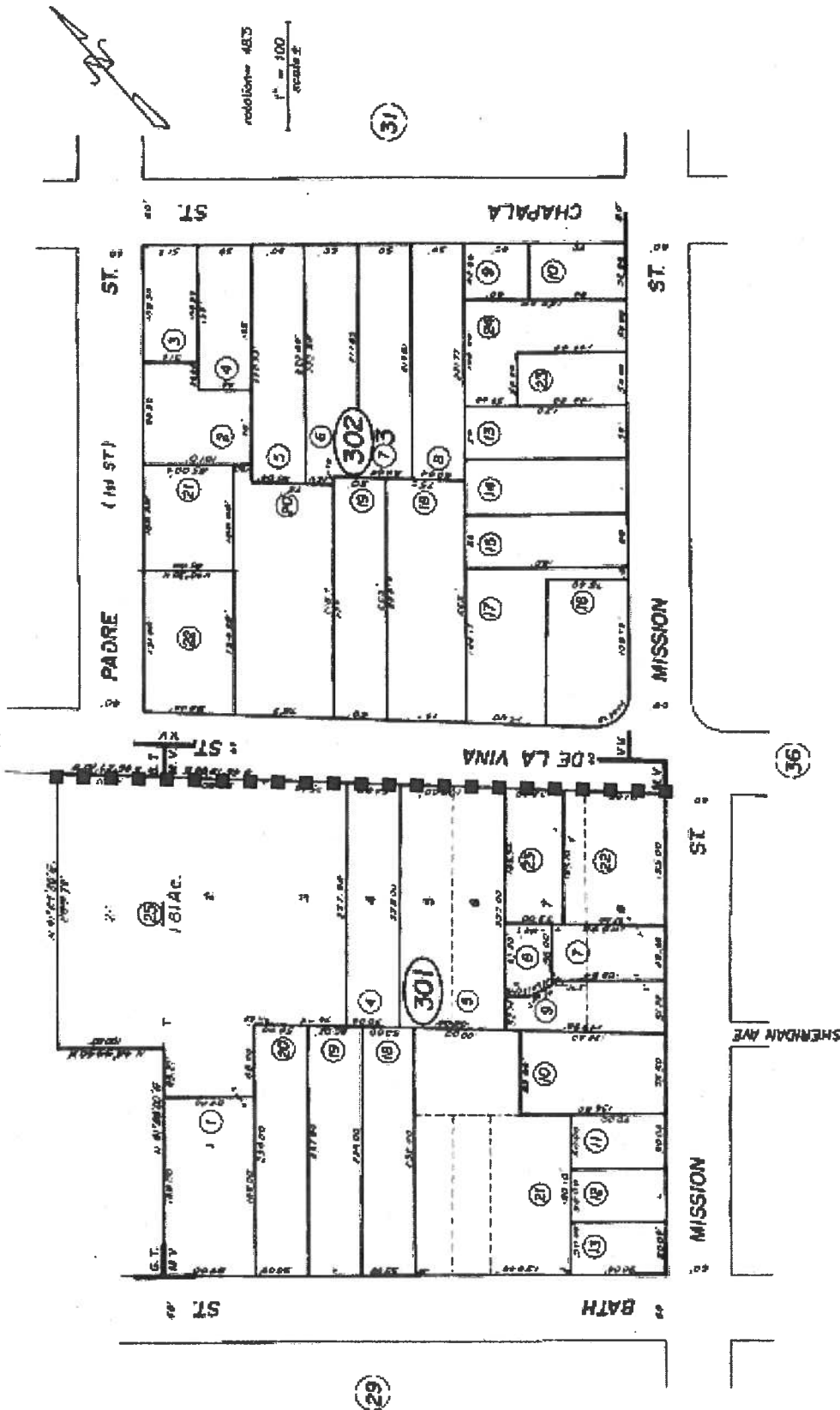
Legend:

■ ■ ■ 28.83.157 Setback Line

POR. PUEBLO LANDS

025-30

(23)



R.M. Bk. 1 , Pg. 05 . Tract "Van Vactor & Myers"
 R.M. Bk. 3 , Pg. 72 . Tract "Mountain View"
 R.M. Bk. 8 , Pg. 525 . Tract "Grigsby"

NOTICE
 Assessor's Office for tax assessment
 purposes only and do not indicate either
 actual legality or a valid building site

Assessor's Map Bk. 25 - Pg. 30
 County of Santa Barbara, Calif.

2/93 007-24 1/25 007-25
 1-10

SBMC 28.83.167			
Milpas Street - Northeasterly between Anapamu Street and Cabrillo Boulevard			
A straight line drawn from the southeasterly line of Anapamu Street to the northwesterly line of Cabrillo Boulevard, ten feet (10') northeasterly from the northeasterly line of Milpas Street is established as a setback line, between which line and such northeasterly line of Milpas Street no building or structure shall hereafter be erected or placed (prior Code Appendix II, Article II §1(19).)			
Excerpt from Code Section 28.83 - Street Widening Setback Lines Established/rev. 9/30/08			
APN	Original Street Width	Current Street Width	Notes
029-201-003	60-feet	60-feet	It appears that the 10-foot setback has yet to be satisfied by these parcels
029-201-004			
029-202-001			
029-110-038			
029-420-CA1			
029-202-025			
029-202-024			
029-500-CA1			
029-202-028			
029-202-020			
029-252-001			
029-252-018			
029-252-015			
029-252-014			
029-252-013			
029-314-001			
029-314-018			
029-314-017			
029-314-016			
029-314-015			
029-314-014			
029-314-013			
029-314-019			
029-314-020			
031-051-024	60-feet	80-feet	The 10-foot setback appears to be satisfied by these parcels
031-051-021			
031-051-019			
031-051-018			
031-051-017			
031-051-023			
031-122-031			
031-122-029			
031-122-023			
031-122-033			
031-122-026			
031-122-025			
031-122-034			
031-122-024			
031-182-019			
031-182-018			
031-182-017			
031-183-023			
031-183-021			
031-183-024			
031-183-022			
031-241-035			
031-241-042			
031-241-034			
031-241-040			
031-241-041			
031-241-036			
031-241-039			
031-241-033			
031-241-032			
031-241-031			
031-241-037			
031-241-038			
031-311-032	60-feet	NW 2/3 portion of parcel frontage is 70-feet wide; remaining parcel frontage is 80-feet wide	The 10-foot setback appears to be satisfied with the exception of the +/- 2/3 portion of lot of that remains at 70-feet wide
031-311-026	60-feet	80-feet	The 10-foot setback appears to be satisfied by these parcels
031-311-029			
031-311-033			
031-311-028			
031-311-027			
031-371-021			
031-371-019			

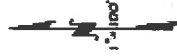
APN	Original Street Width	Current Street Width	Notes
031-371-020	60-feet	80-feet	The 10-foot setback appears to be satisfied by these parcels
031-371-022			
031-371-023			
017-051-001			
017-051-002			
017-051-014			
017-051-013			
017-051-012			
017-091-001			
017-091-019			
017-091-018			
017-091-017			
017-091-016			
017-091-015			
017-091-014			
017-091-013			
017-091-012			
017-091-011			
017-131-001			
017-131-016			
017-131-017			
017-131-006			
017-131-007			
017-131-013			
017-131-012			
017-131-011			
017-171-001			
017-171-024			
017-212-013	60-feet	Range of +/- 177-feet minimum to +/- 331-feet maximum	This parcel should not be considered as a part of the study area as it does not truly front on Milpas Street. The parcel is immediately adjacent to and fronting the Milpas Street Northbound Freeway Offramp.
017-212-015	60-feet	Range of +/- 331-feet minimum to +/- 402-feet maximum	This parcel should not be considered as a part of the study area as it does not truly front on Milpas Street. The parcel is immediately adjacent to and fronting the Milpas Street Northbound Freeway Offramp.
017-251-017	60-feet	73-feet	It appears that the 10-foot setback has been satisfied by these parcels. While the road width is only 73-feet abutting these parcels, these parcels each have a 43-foot setback from their respective parcel frontages to the center line of Milpas Street. The parcels opposite these on the south side of the street only have a distance of 30-feet to the center line of Milpas Street indicating that they remain subject to the requirements of 28.83.177.
017-251-020			
017-251-021			
017-251-012			
017-251-007			
017-251-010	60-feet	80-feet	Book 17 Page 25: It appears that the 10-foot setback as described in SBMC 28.83.167 has been satisfied by these two parcels. While the road width is 80-feet in this location, these parcels each have a 50-foot setback from their respective property lines to the center line of Milpas Street. The south side of Milpas Street therefore remains subject to the requirements of 28.83.177.
017-251-011			
017-285-002	60-feet	73-feet	Book 17 Page 28: It appears that the 10-foot setback as described in SBMC 28.83.167 has yet to be satisfied by this parcel. While the road width is 73-feet in this location, this parcel has a 30-foot setback from the property line to the center line of Milpas Street. The south side of Milpas Street (APN 017-680-013) has met the 10-foot setback requirement with a distance of 43-feet from its property line to the center line of Milpas Street.
017-010-065	60-feet	60-feet	This parcel is owned by the Union Pacific Rail Road Company and records indicate that no land has been acquired by the City for a "Street Widening Setback" in this location
017-313-017	60-feet	60-feet	Book 17, Page 31: It appears that the 10-foot setback as described in SBMC 28.83.167 has yet to be satisfied by these parcels
017-313-016			
017-313-015			
017-313-014			
017-313-013			
017-313-012			
017-313-018			
017-351-004	60-feet	60-feet	Book 17, Page 35: It appears that the 10-foot setback as described in SBMC 28.83.167 has yet to be satisfied by these parcels
017-353-001			

Legend:

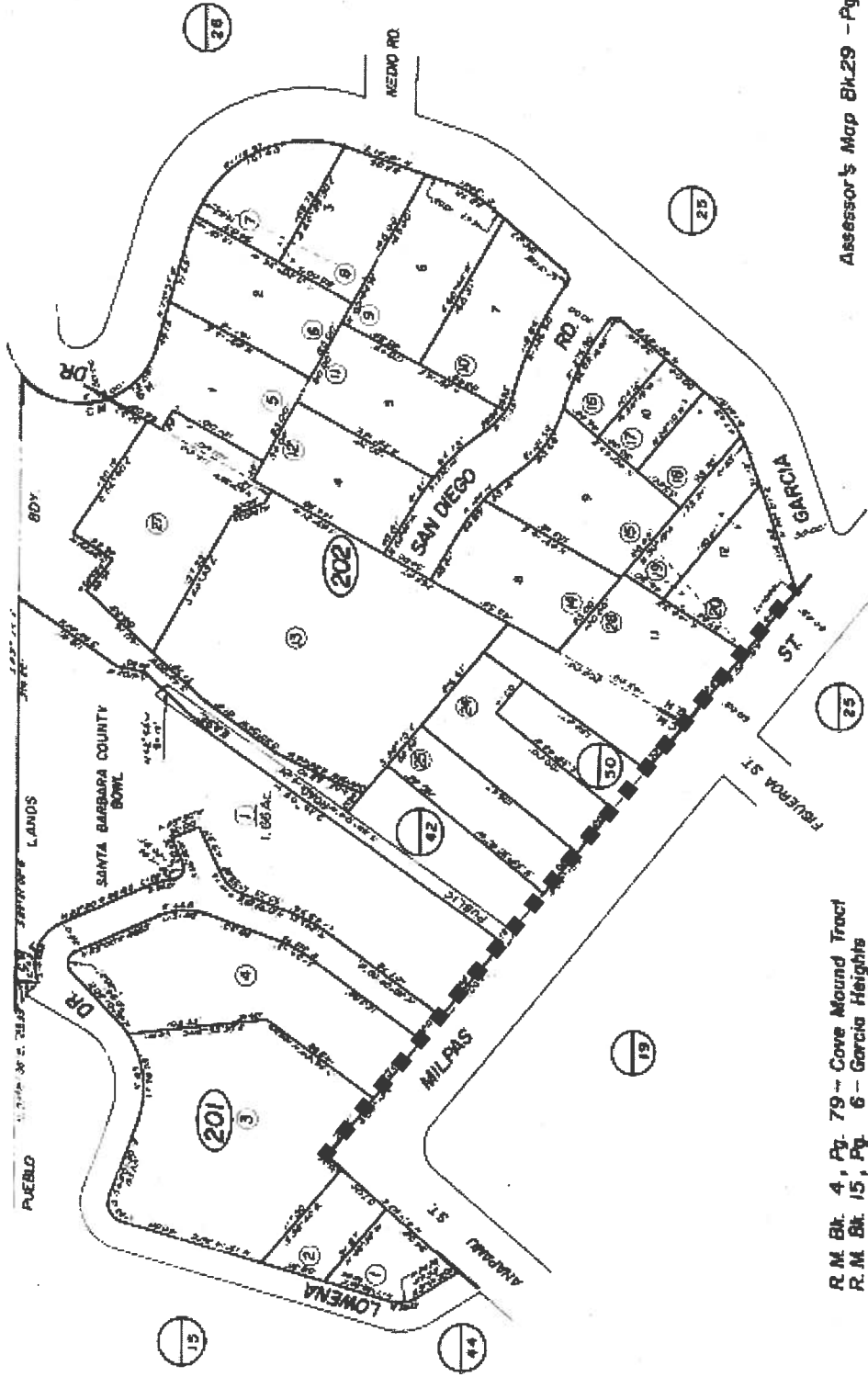
■ ■ ■ ■ ■ 28.83.167 Setback Line

POR. SEC. 15, T. 4 N., R. 27 W., S. B. B. & M. &
POR. PUEBLO LANDS

29-20



NOTE: Exact location of Pueblo Lands Boundary is uncertain



R.M. Bl. 4, Pg. 79 - Cove Mound Tract
R.M. Bl. 15, Pg. 6 - Garcia Heights

Assessor's Map Bl. 29 - Pg. 20
County of Santa Barbara, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

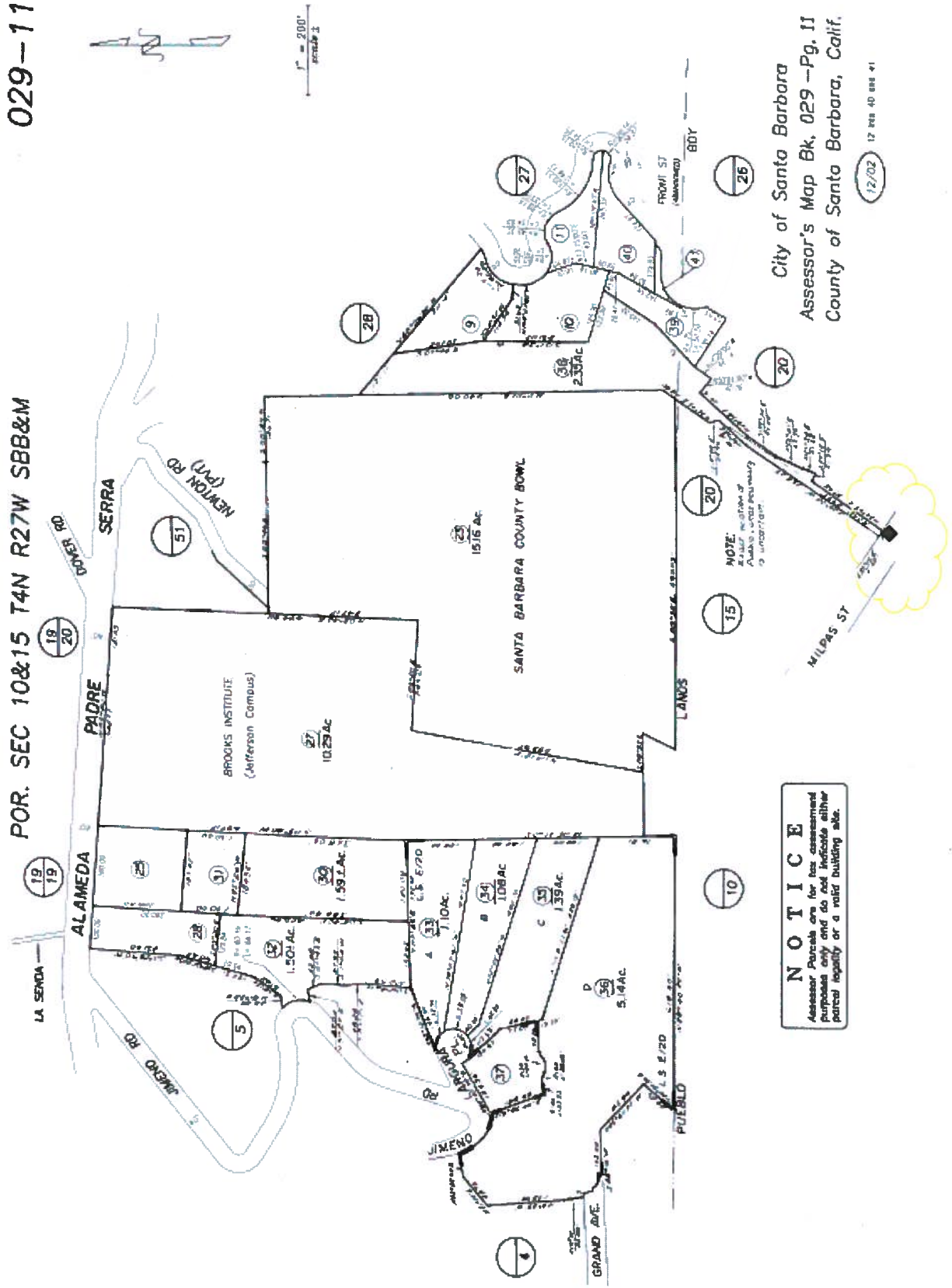
10/1/23 Date Printed Map 10-1-23

Legend:

■ ■ ■ ■ ■ 28.83.167 Setback Line

POR. SEC 10&15 T4N R27W SBB&M

029-11



NOTICE
Assessor's Map Bk. 029-Pg. 11
County of Santa Barbara, Calif.

12/02 12 Pgs 40 and 41

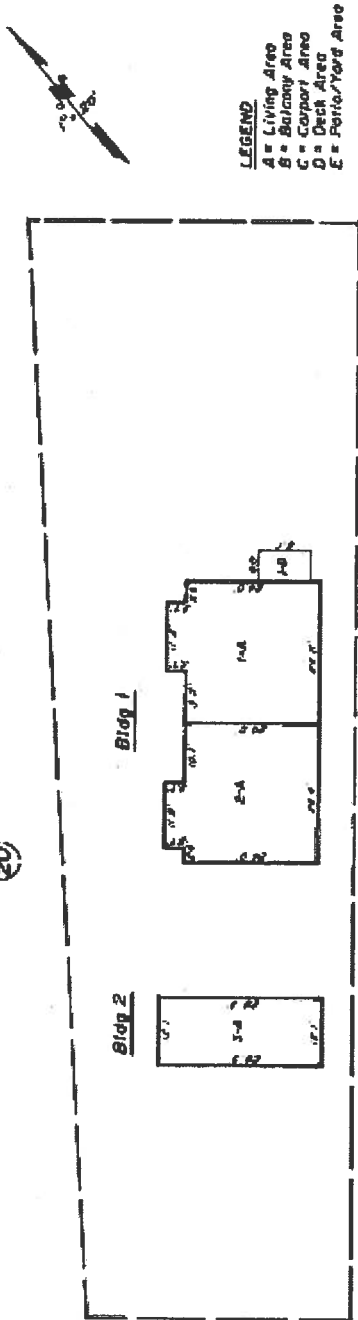
Legend:

■ ■ ■ ■ ■ 28.83.167 Setback Line

POR. PUEBLO LANDS

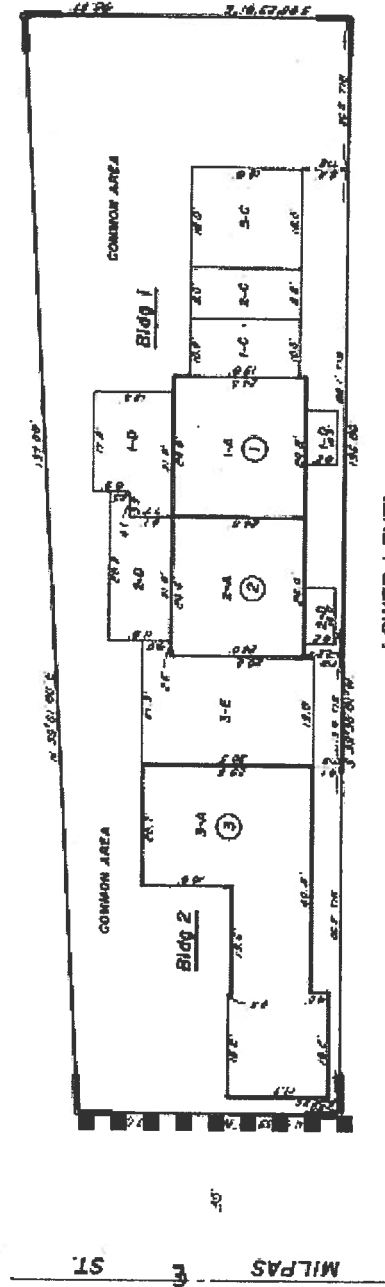
29-42

(20)



(19)

(20)



05/21/96 R.M. Bk. 137, Pg. 97-100 Condominium Plan for Lot 1 of P.M. 20,284, "Melba Vie Condos"

Assessor's Map Bk. 29-Pg. 42
 County of Santa Barbara, Calif.

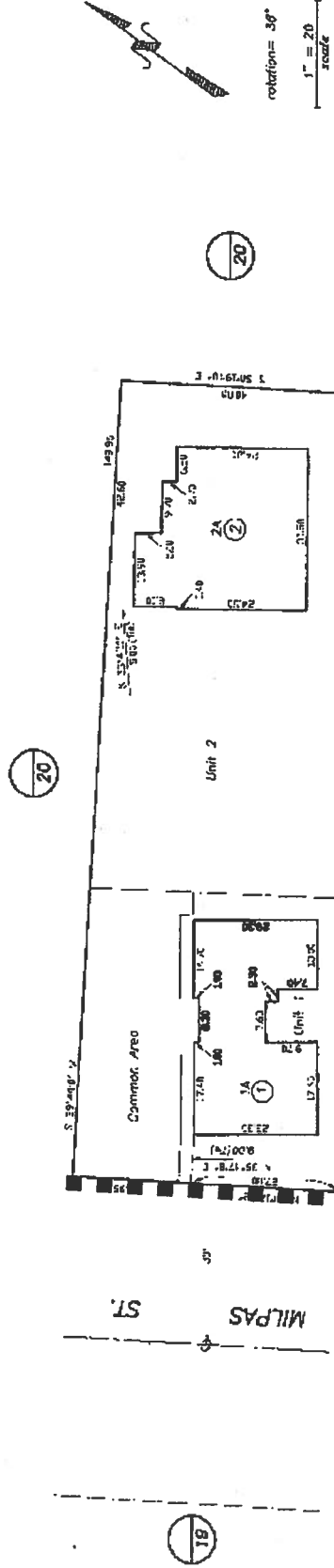
(19/96)

Legend:

■ ■ ■ ■ ■ 28.83.167 Setback Line

POR PUEBLO LANDS

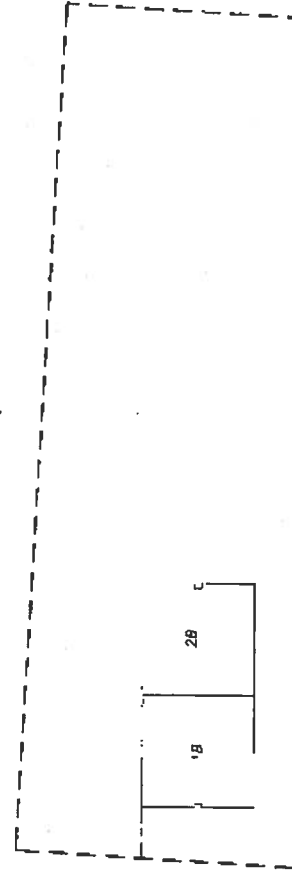
029-50



Buildings 1 & 2
(Units 1 & 2)

LEGEND
A=Living Area
B=Garage Area

20



Building 1 - Garage Level
(Units 1 & 2)

NOTICE

Assessor Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building site.

City of Santa Barbara

Assessor's Map Bk, 029-Pg. 50

County of Santa Barbara, Calif.

Legend:

■ ■ ■ ■ ■ 28.83.167 Setback Line

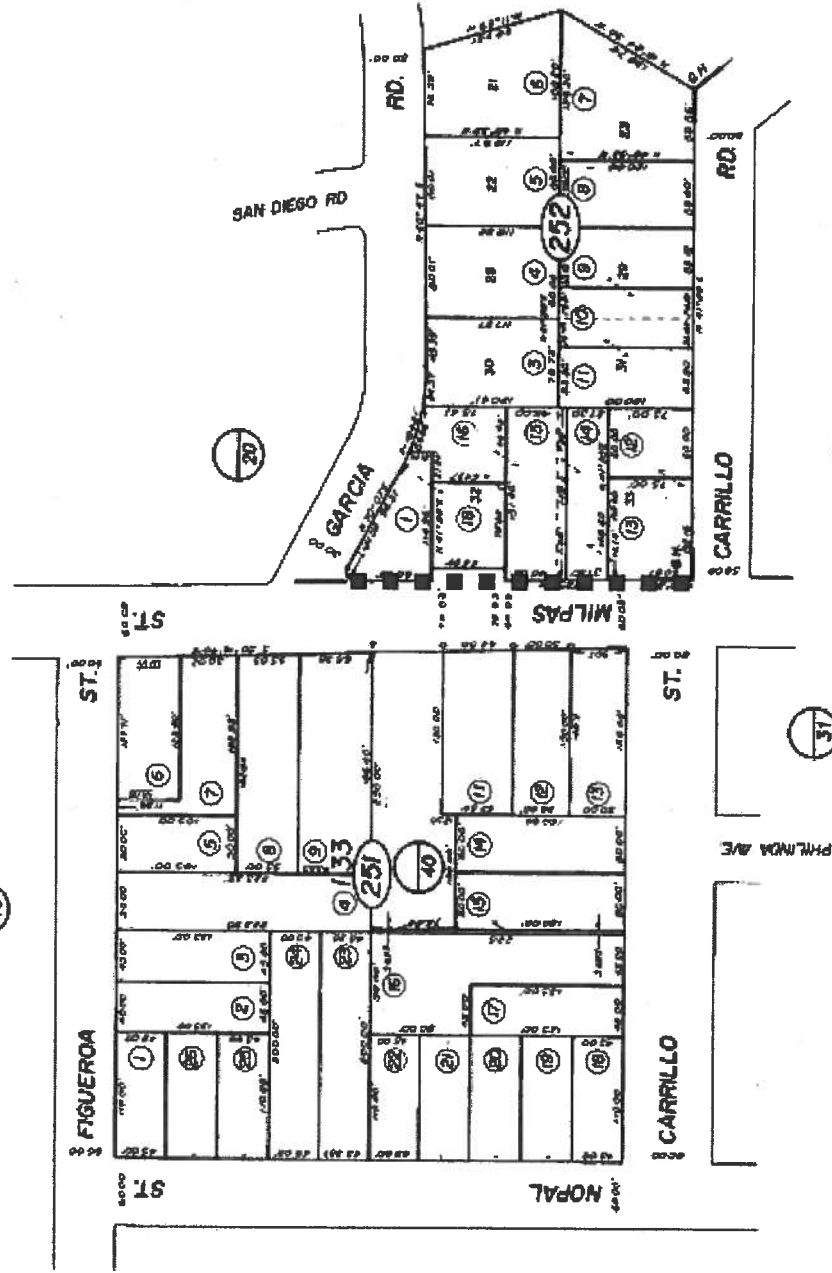
POR. PUEBLO LANDS

029-25

19



Scale = 40' 30"
1" = 100'



NOTICE
Assessor's Records are for assessment purposes only and do not indicate other parcels legally or a valid building site.

City of Santa Barbara
Assessor's Map Bk, 029 -Pg, 25
County of Santa Barbara, Calif.

06/97

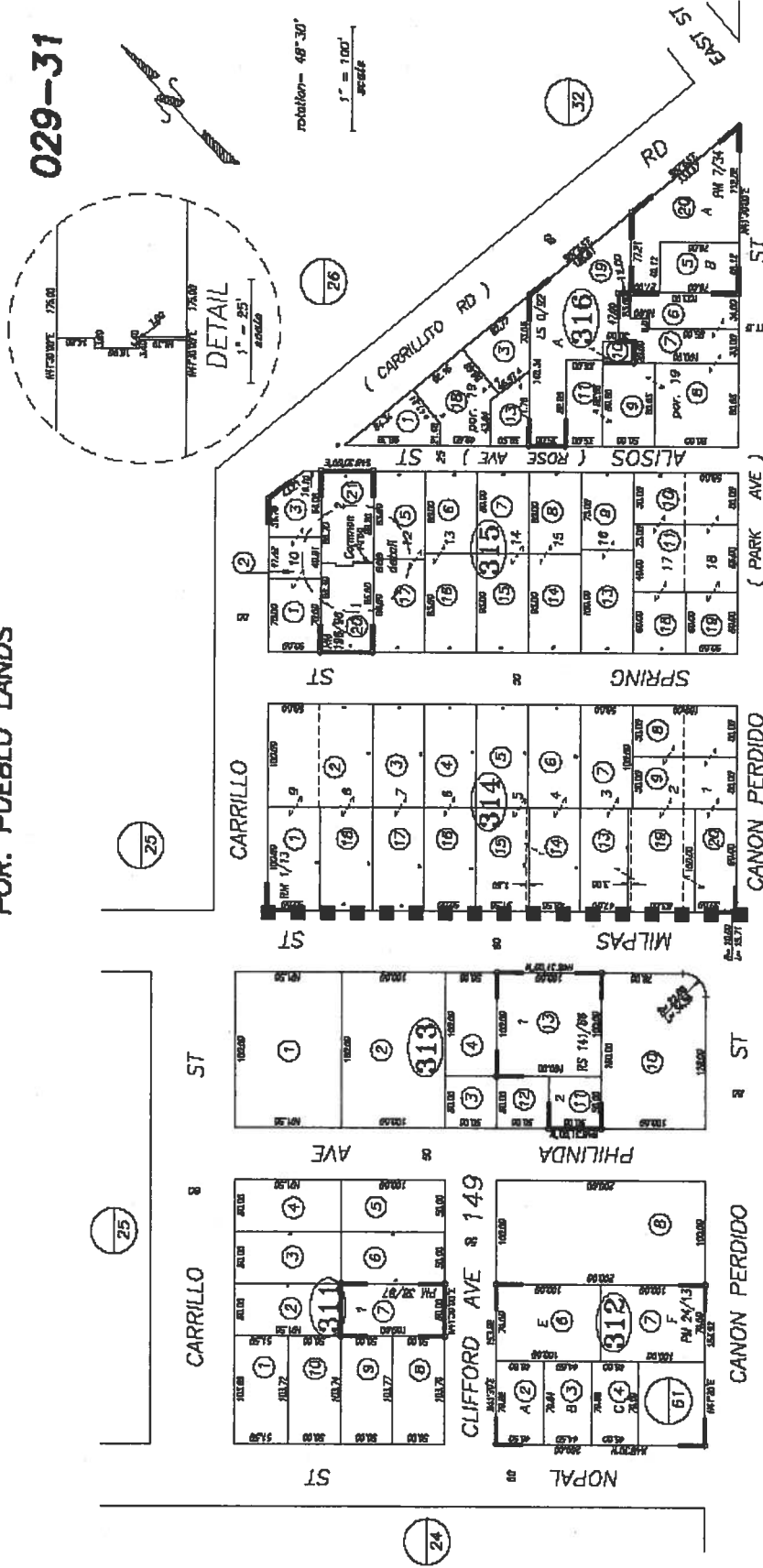
09/22/1922 R.M. Bk. 15 , Pg. 6 , Tract Garcia Heights

Legend:

■ ■ ■ ■ ■ 28.83.167 Setback Line

POR. PUEBLO LANDS

029-31



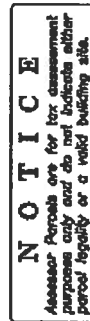
City of Santa Barbara
Assessor's Map Bk. 029 -Pg. 31
County of Santa Barbara, Calif.

NOTICE
Assessor's Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building site.

07/25/2006 R.M. Bk. 196, Pg. 96-97, Tract 20692
07/07/1887 R.M. Bk. 1, Pg. 13, Tract "Subdivision of Park Block of Hammel's Add'n"

28.83.167 Setback Line

031-05



City of Santa Barbara
Assessor's Map Bk, 031 --Pg. 05
County of Santa Barbara, Calif.

12/26/2003 R.M. Bk. 189, Pg. 37-38 , Tract 20668

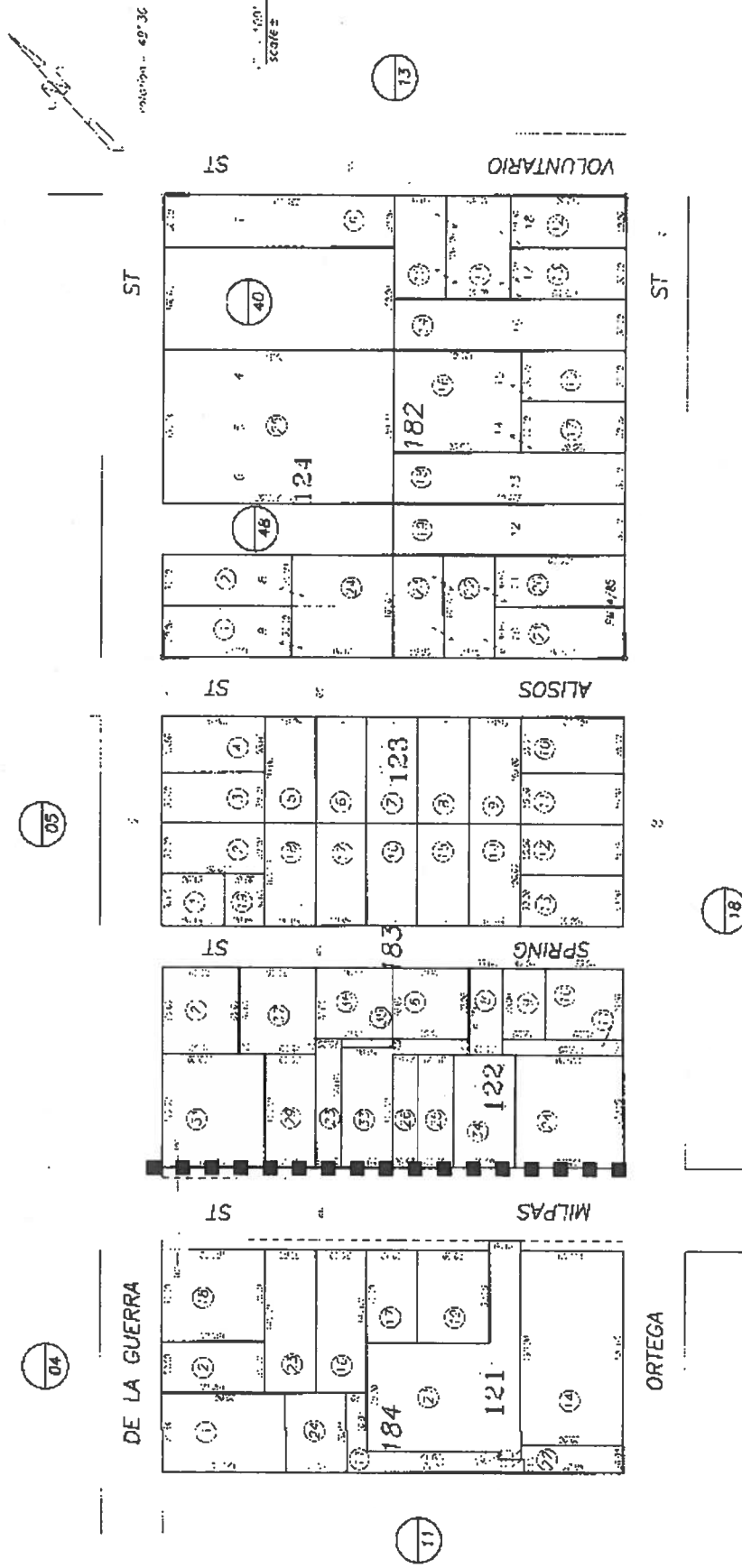
50/21
055-25 1440 28 & 22
055-25 1440 28 & 22

Legend:

■ ■ ■ ■ ■ 28.83.167 Setback Line

POR. PUEBLO LANDS

031-12



NOTICE
Assessor Records are for tax assessment purposes only and do not indicate either parcel legality or a valid building site.

City of Santa Barbara
Assessor's Map Bk. 031 -Pg. 12
County of Santa Barbara, Calif.

05/07/1908 R.M. Bk. 4 , Pg. 85 , Tract Subdivision of Block 182

124-0455 MLC 124-075

Legend:

■ ■ ■ ■ ■ 28.83.167 Setback Line

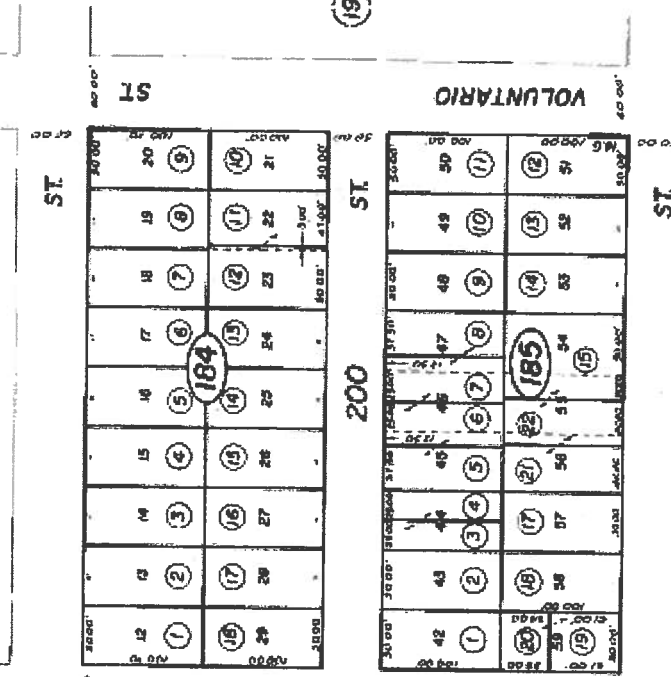
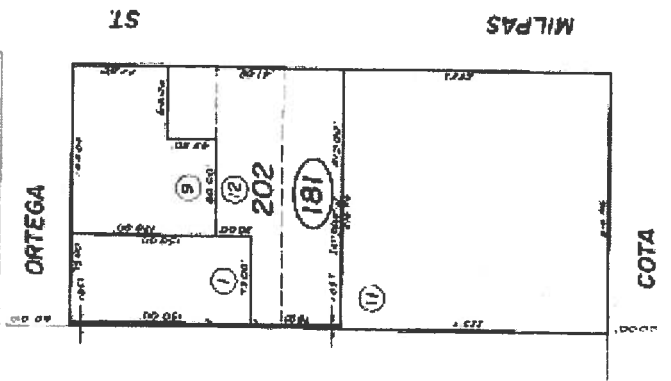
SUBDIVIDED LAND & PUEBLO LANDS

31-18



(12)

SPRING ST



(23)

R.M. Bk. 11, Pg. 194, Milpas Gardens

Legend:

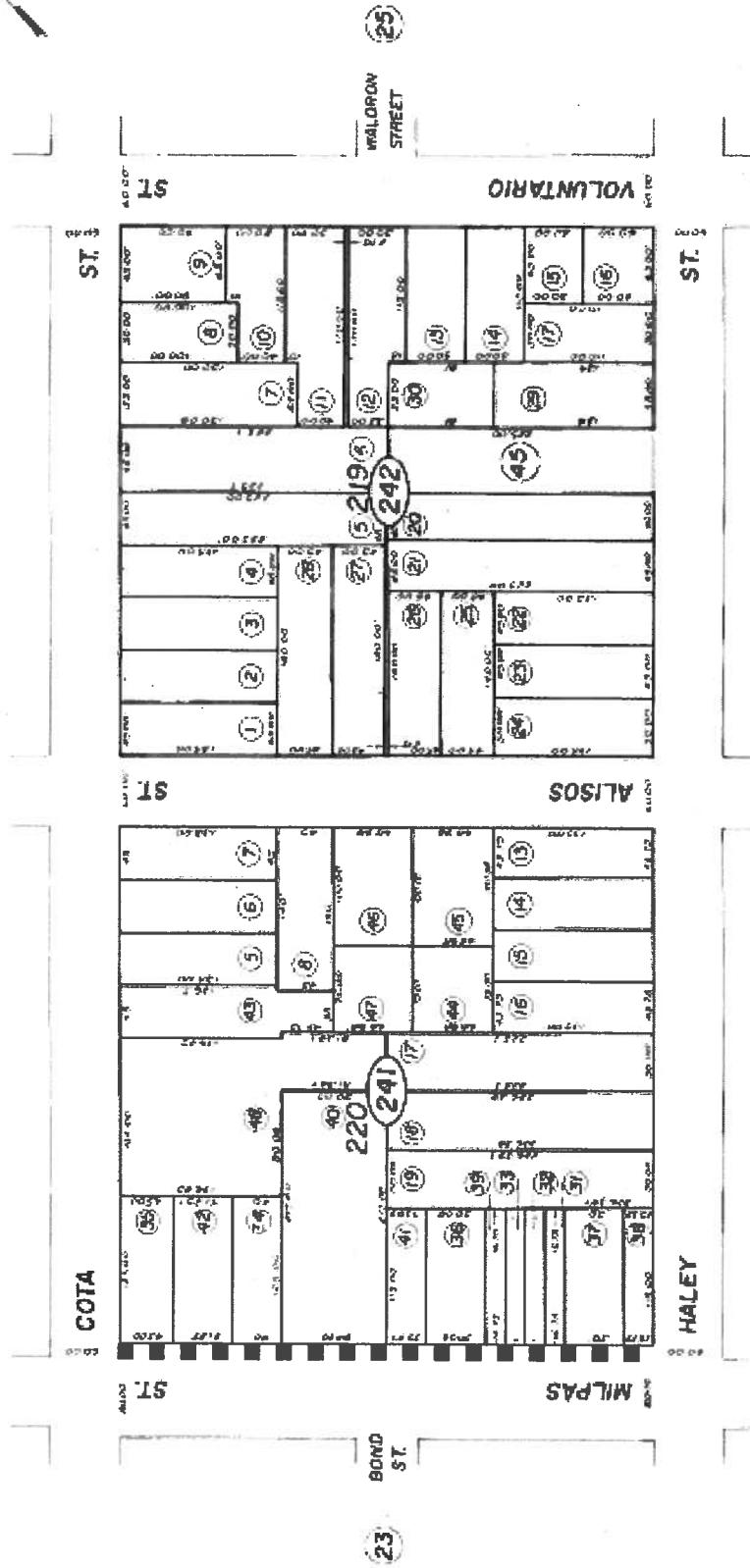
■ ■ ■ ■ ■ 28.83.167 Setback Line

POR. PUEBLO LANDS

Tax Area Code

31-24

18



31

Assessor's Map Bk. 31 - Pg. 24
County of Santa Barbara, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

18/20

Legend:

■ ■ ■ ■ ■ 28.83.167 Setback Line

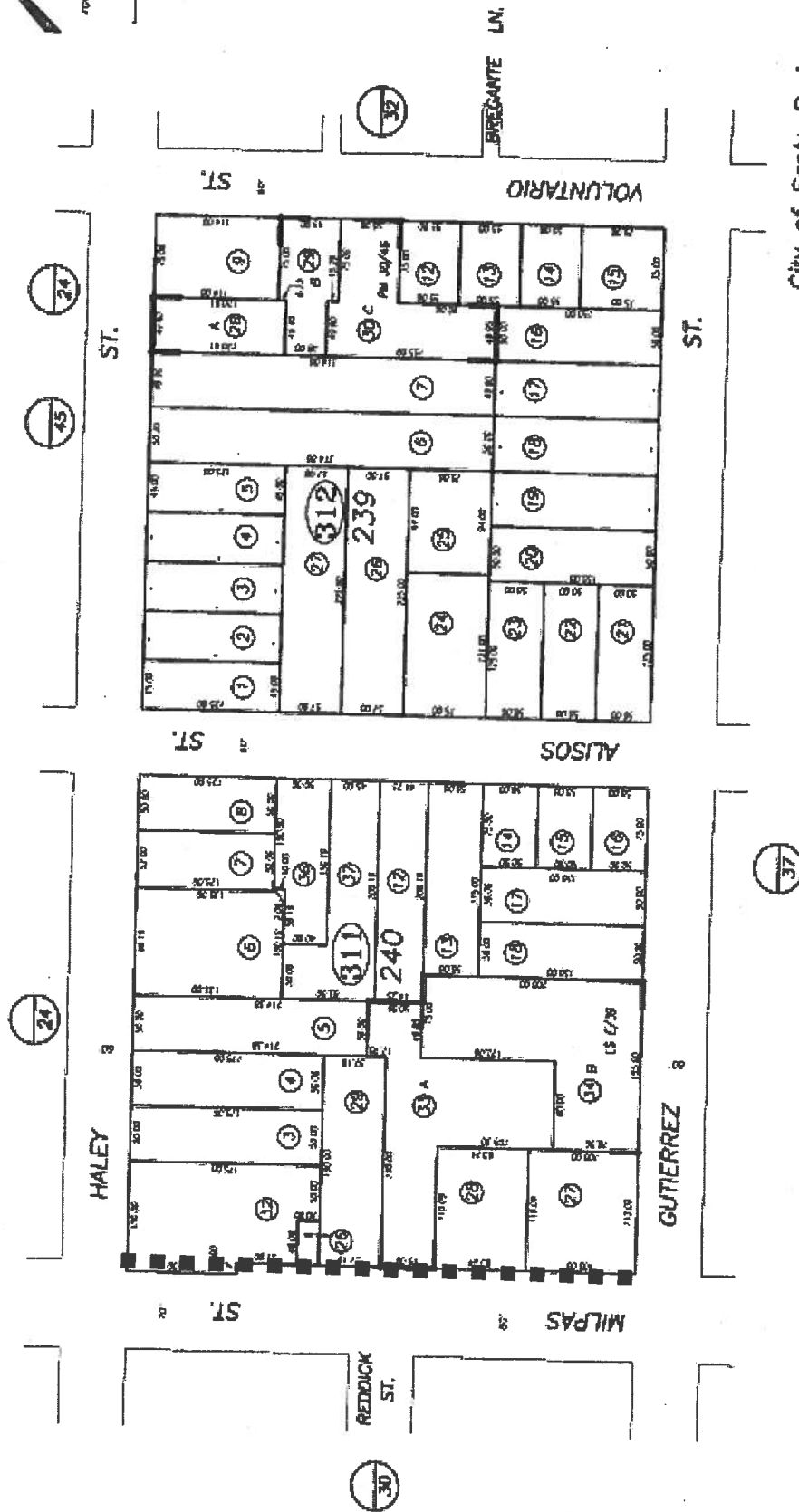
POR. PUEBLO LANDS

031-31



rotation = 48.5

1" = 100
feet



NOTICE
Assessor's Records are for tax assessment purposes only and do not indicate other parcel legality or a valid building title.

City of Santa Barbara
Assessor's Map Bk. 031 -Pg. 31
County of Santa Barbara, Calif.

10/97

Legend:

■ ■ ■ ■ ■ 28.83.167 Setback Line

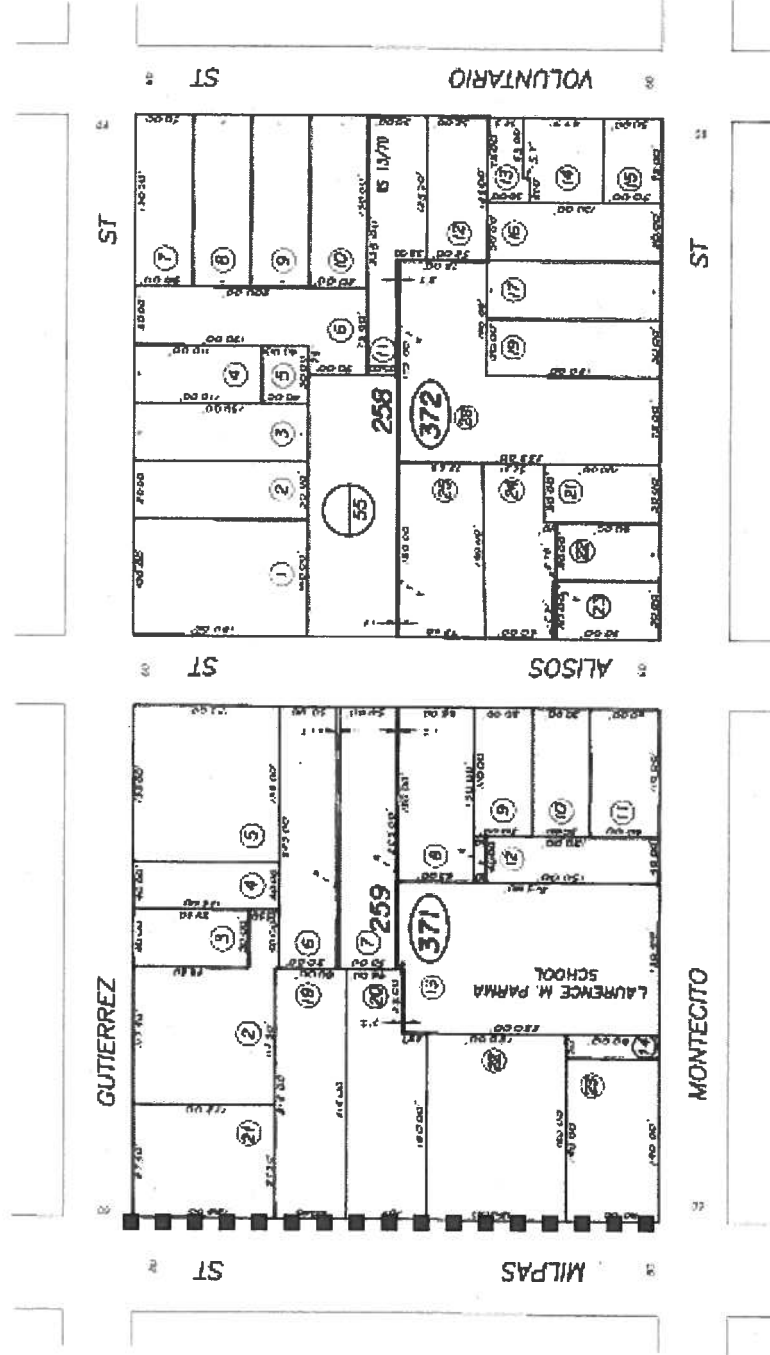
POR. PUEBLO LANDS

031-37

37



notation = 48° 30'
1" = 100
feet



NOTICE
Assessor's Parcels are for tax assessment purposes only and do not include either parcel legality or a valid building etc.

City of Santa Barbara
Assessor's Map Bk. 031 -Pg. 37
County of Santa Barbara, Calif.

372-38 100' 100' 100' 100'

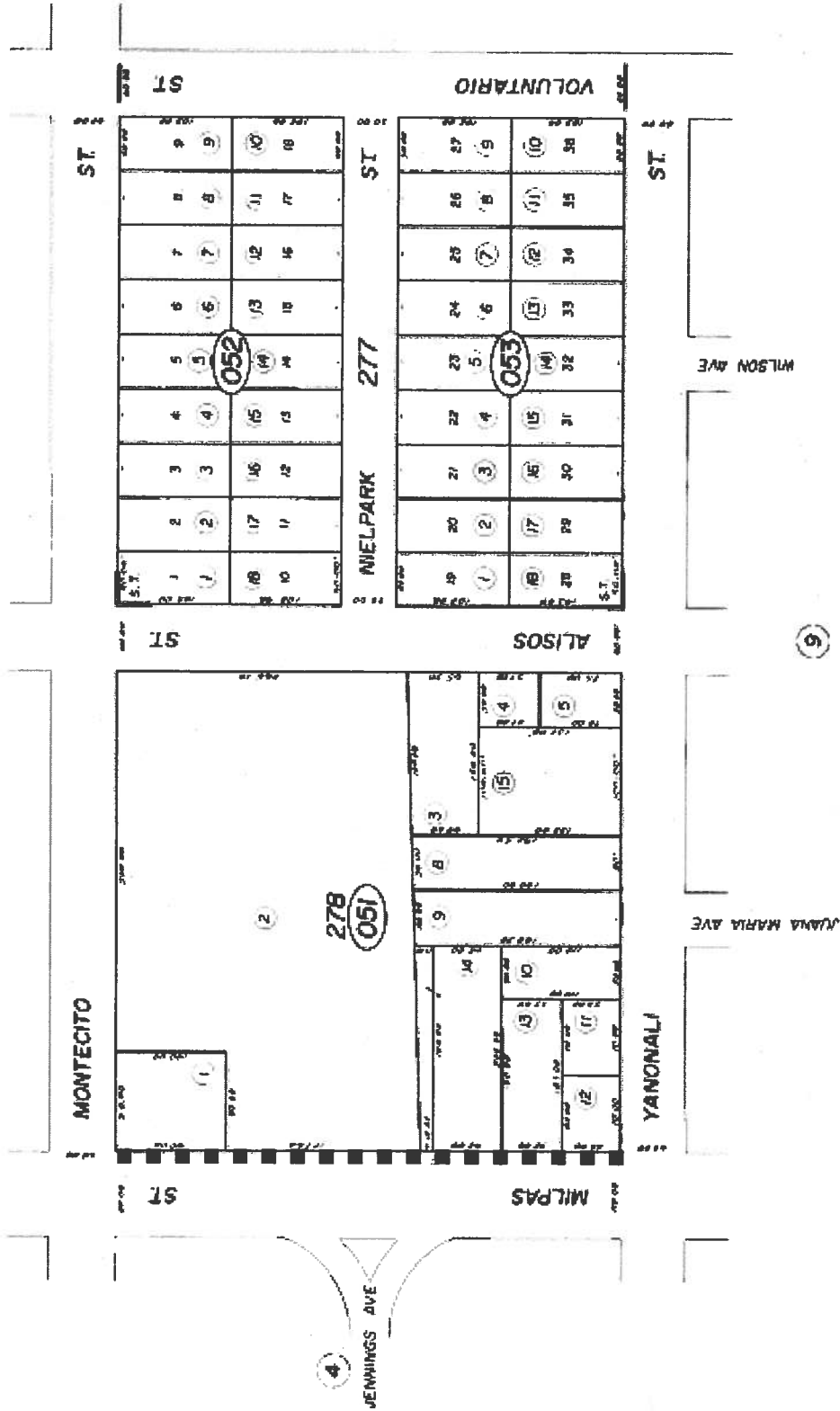
12/07

Legend:

■ ■ ■ ■ ■ 28.83.167 Setback Line

PUEBLO LANDS

17-05



R. M. Bk. , Pg. - Sycamore Tract

Assessor's Map Bk. 17 - Pg. 05
County of Santa Barbara, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

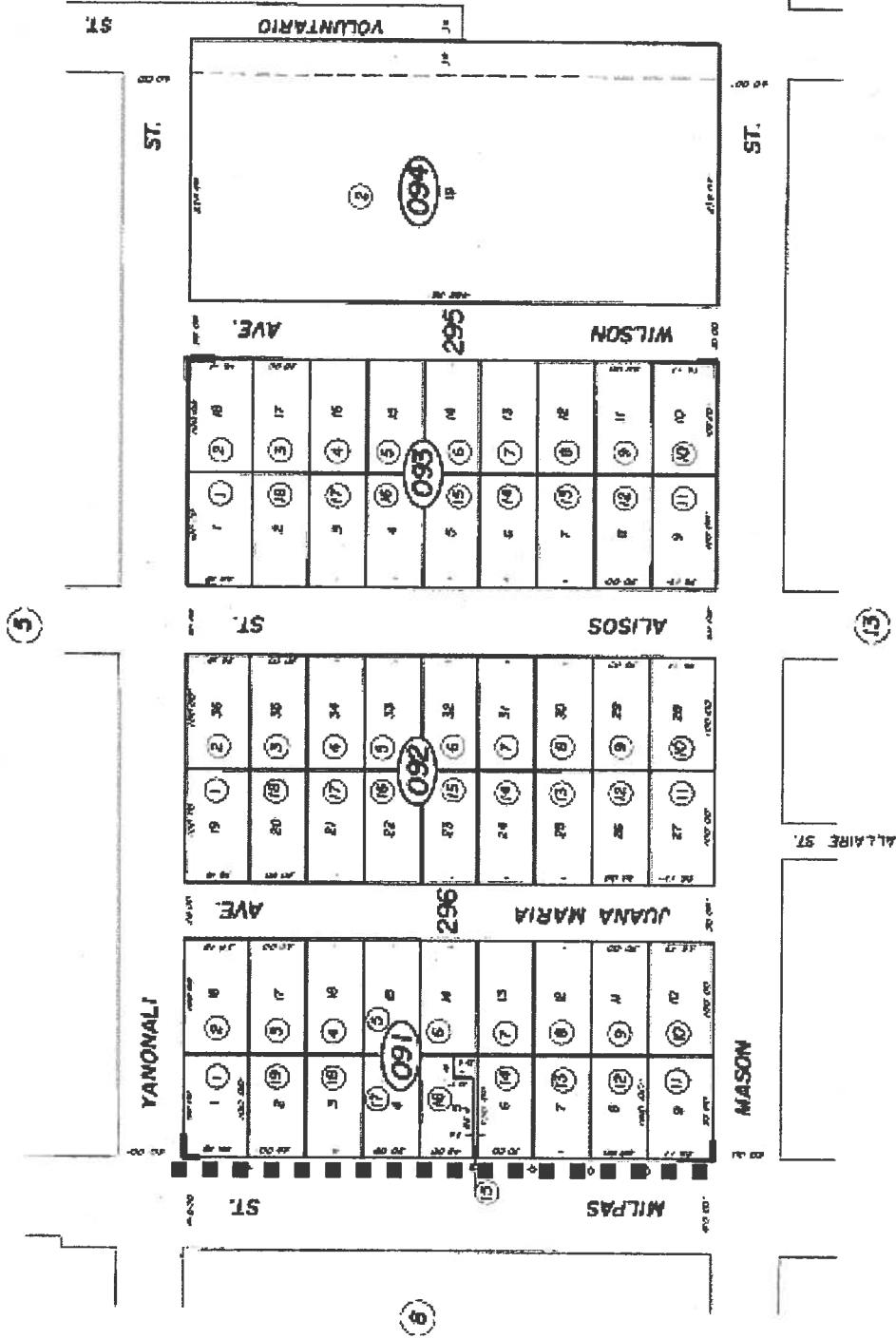
10/73

Legend:

■ ■ ■ ■ ■ 28.83.167 Setback Line

PUEBLO LANDS

17-09



R.M. Bk. 13 Pg. 74 - EL BILDA HOME TRACT

Assessor's Map Bk. 17 - Pg. 09
County of Santa Barbara, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

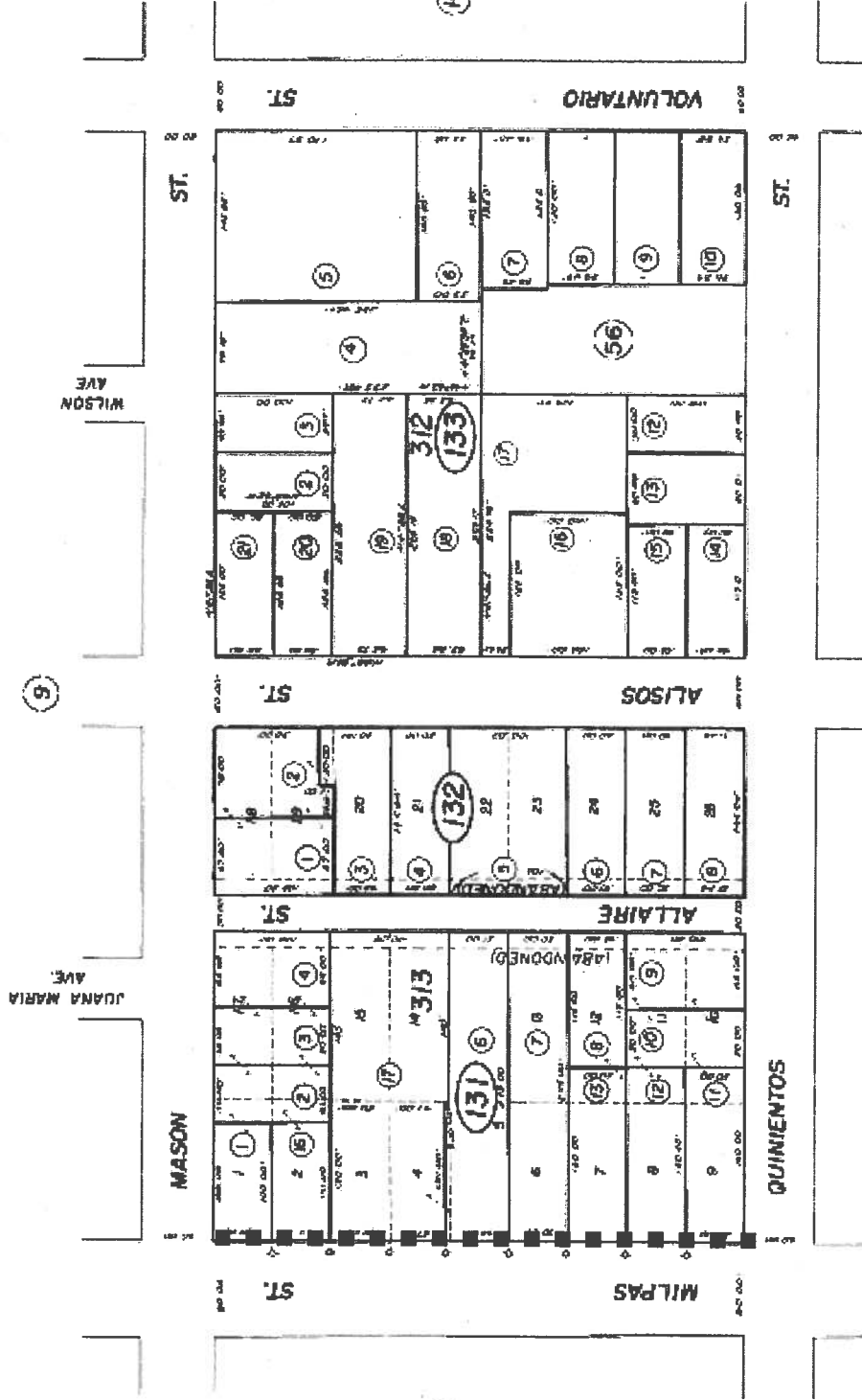
1/4

Legend:

■ ■ ■ ■ ■ 28.83.167 Setback Line

POR. PUEBLO LANDS

17-13



Assessor's Map Bk. 17 - Pg. 13
County of Santa Barbara, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Legend:

■ ■ ■ ■ ■ 28.83.167 Setback Line

POR. PUEBLO LANDS

017-17

ALTAIRE ST

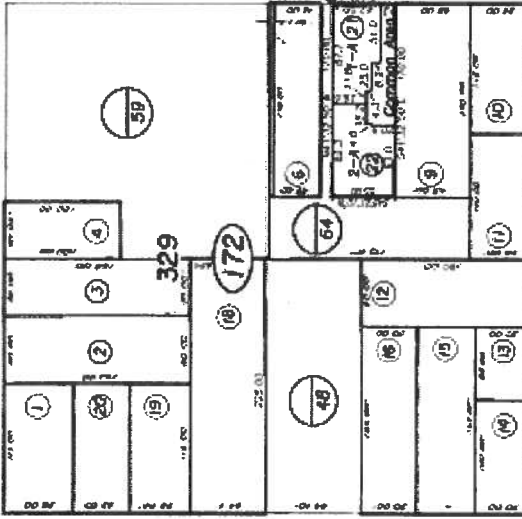
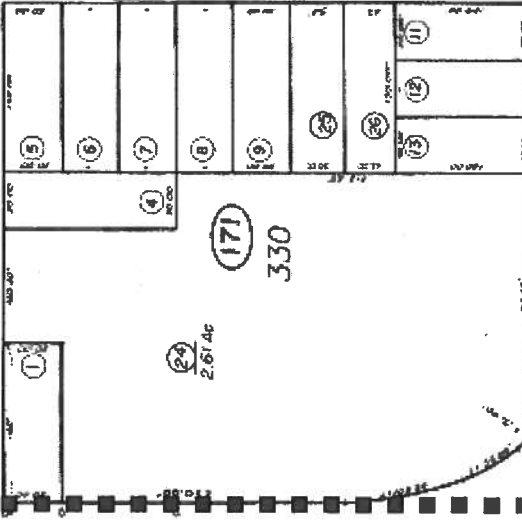
13

55

QUINIENTOS

ST 9

ST 9



MILPAS

18

ALISOS

VOLUNTARIO

ST

HWY

20

21

47

CARPINTERIA

ST 9

NOTICE

Assessor's Maps are for tax assessment purposes only and do not indicate either partial legality or a valid building site.

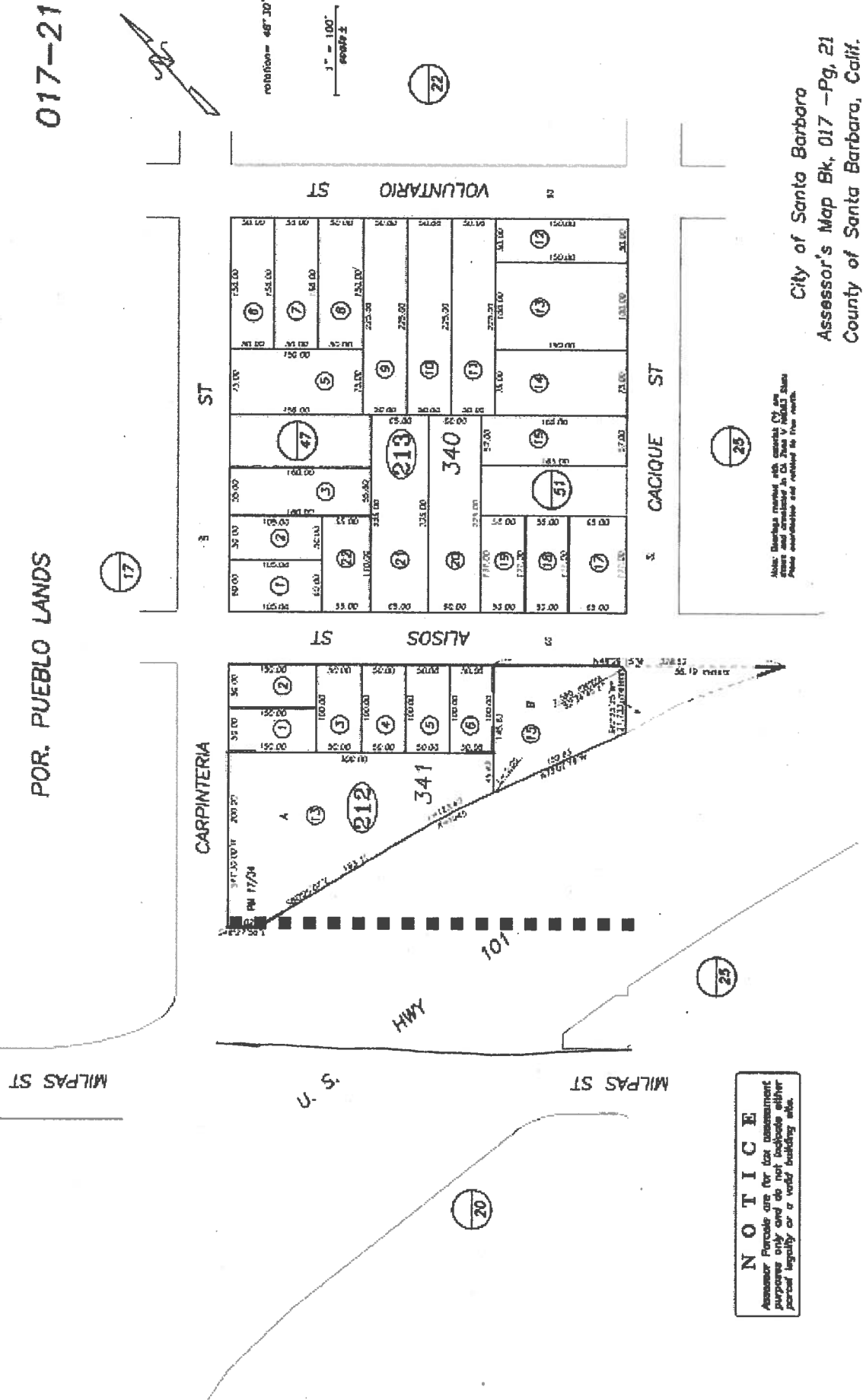
City of Santa Barbara
Assessor's Map Bk. 017 -Pg. 17
County of Santa Barbara, Calif.

05/10/2007 R.M. Bk. 198, Pg. 46-48 , Tract Condominium Plan for Lot 1 of Tract 20728, "Casas De La Playa Condos"

04/07 17-08 149 17-31 4 22

Legend:

■ ■ ■ ■ ■ 28.83.167 Setback Line

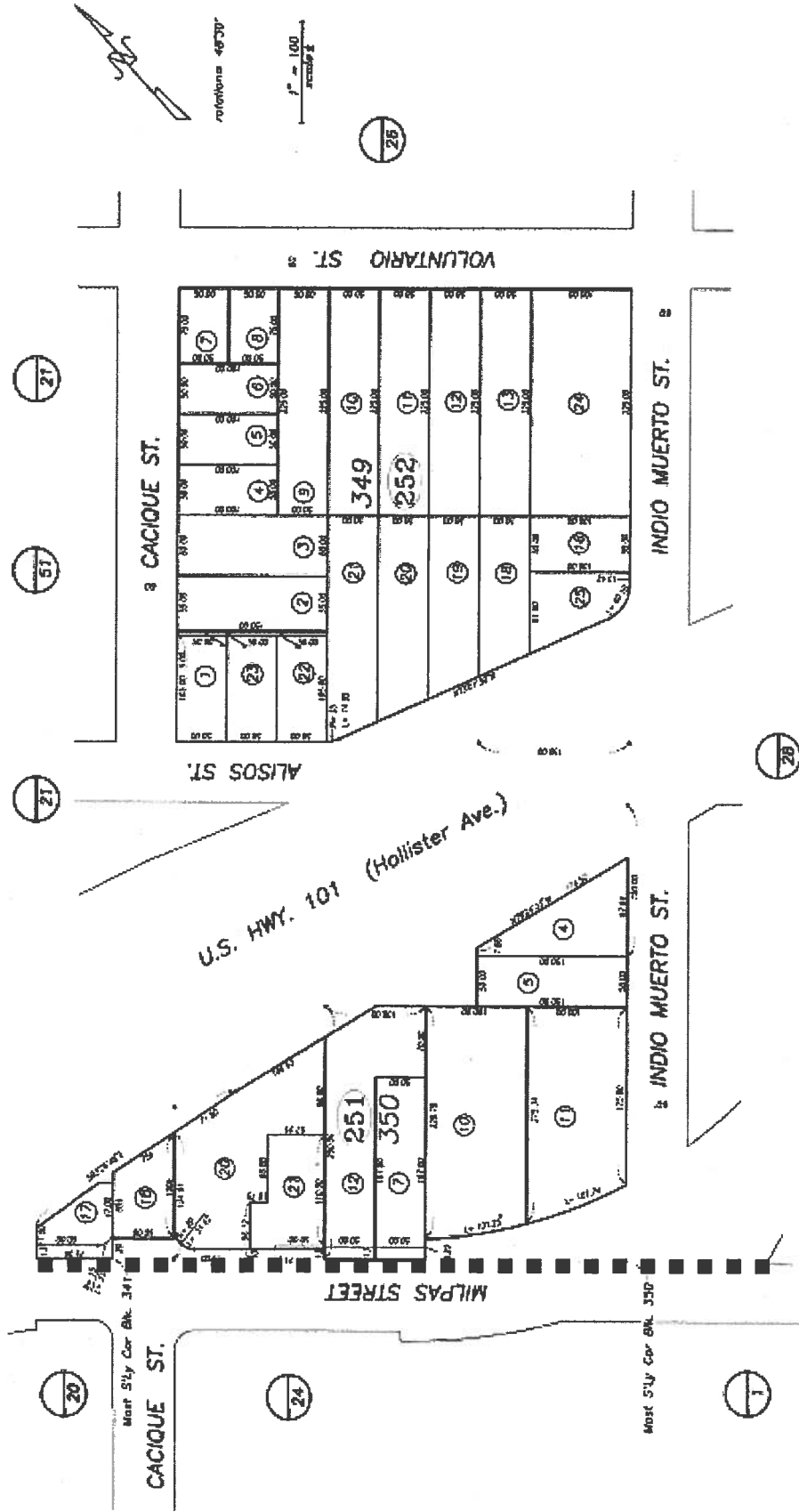


Legend:

■ ■ ■ ■ ■ 28.83.167 Setback Line

POR. PUEBLO LANDS

017-25



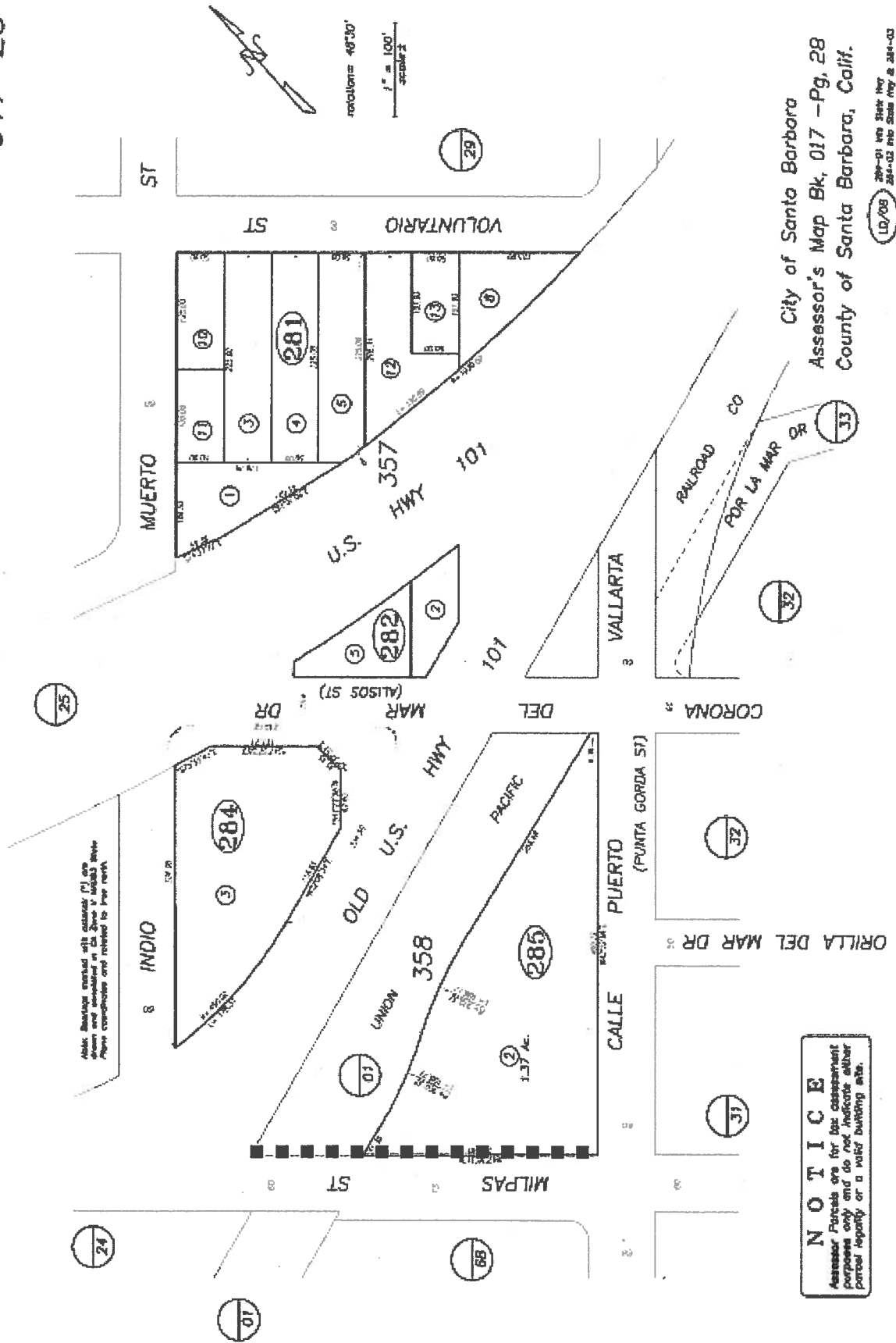
NOTICE
Assessor's Office is for assessment
purpose only and do not indicate either
person, property or a valid holding title.

City of Santa Barbara
Assessor's Map Bk. 017 -Pg. 25
County of Santa Barbara, Calif.

03/00
17.0000 on 251-17
251-14, 16 and 251-20, 21, 22, 23, 24, 25

28.83.167 Setback Line

017-28



City of Santa Barbara
Assessor's Map Bk, 017 -Pg. 28
County of Santa Barbara, Calif.

CD-#BX & Day Series Q44 CD-#BX
Day Series Q44 ID-#BX

BA/QI

28.83.167 Setback Line

017-01



NOTICE
Answers herein are for tax assessment
purpose only and do not constitute either
personal legal advice or a valid binding sale.

**City of Santa Barbara
Assessor's Map Bk. 017 -Pg. 01
County of Santa Barbara, Calif.**

Legend:

■■■■■ 28.83.167 Setback Line

017-31

POR. PUEBLO LANDS

CALLE PUERTO VALLARTA

365 1/2

Cabrillo

Don

Park

CABRILLO BLVD.

Chase

Palm

Park

PACIFIC OCEAN

NOTICE

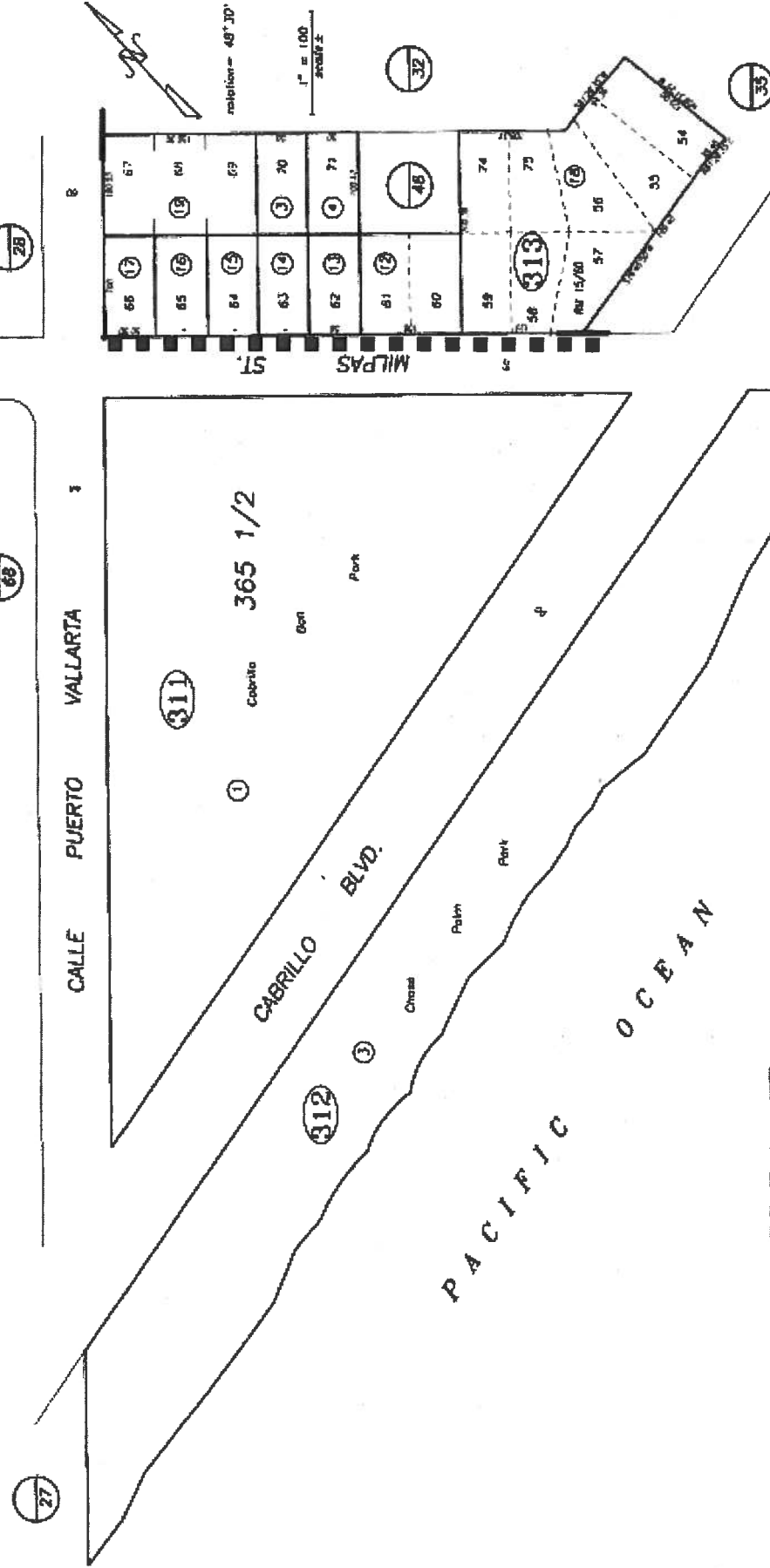
Assessor's Records are for tax assessment purposes only and do not indicate either parcel legality or a valid building plan.

08/28/1924 R.M. Bk. 15 , Pg. 60-61 , Tract Cabrillo Park

City of Santa Barbara
Assessor's Map Bk. 017 -Pg. 31
County of Santa Barbara, Calif.

313-01 & 32 Map 15

12/97

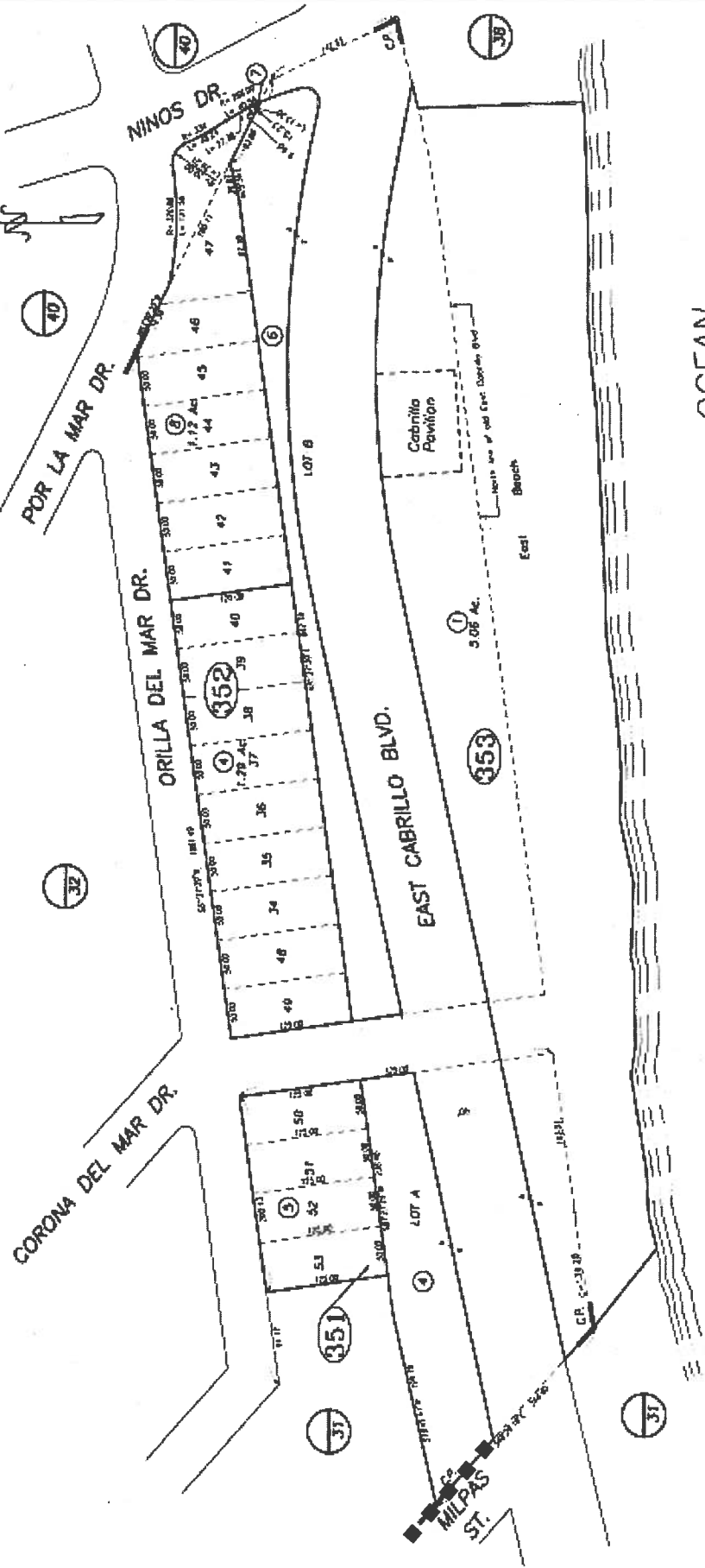


Legend:

■ ■ ■ ■ ■ 28.83.167 Setback Line

POR. PUEBLO LANDS

017-35
1" = 100'
scale ±



OCEAN

PACIFIC

NOTICE
Assessor Records are for her information
purpose only and do not constitute either
several liability or a valid building plan.

City of Santa Barbara
Assessor's Map Bk. 017 -Pg. 35
County of Santa Barbara, Calif.

05/01/1924 R.M. Bk. 15 , Pg. 61-62 . Tract Cabrilla Park Tract

02/95 300-5 Map 700

SBMC 28.83.177			
Milpas Street - Southeasterly between Anapamu Street and Cabrillo Boulevard			
A straight line drawn from the southeasterly line of Anapamu Street to the northwesterly line of Cabrillo Boulevard, ten feet (10') southwesterly from the southwesterly line of Milpas Street, is established as a setback line, between which line and such southwesterly line of Milpas Street no building or structure shall be hereafter erected or placed. (prior Code Appendix II, Article II §1(20).)			
Excerpt from Code Section 28.83 - Street Widening Setback Lines Established/rev. 9/30/08			
APN	Original Street Width	Current Street Width	Notes
029-192-008	60-feet	60-feet	It appears that the 10-foot setback as described in SBMC 28.83.177 has yet to be satisfied by these parcels
029-192-009			
029-192-010			
029-192-027			
029-192-012			
029-192-013			
029-192-014			
029-251-006			
029-251-007			
029-251-008			
029-251-009			
029-400-CA1			
029-251-011			
029-251-012			
029-251-013			
029-313-001			
029-313-002			
029-313-004			
029-313-010			
029-313-013			
031-042-025			
031-042-027			
031-042-022			
031-042-028			
031-121-018	60-feet	80-feet	The 10-foot setback as described in SBMC 28.83.177 appears to be satisfied by these parcels
031-121-023			
031-121-016			
031-121-017			
031-121-019			
031-121-021	60-feet	70-feet	The 10-foot setback as described in SBMC 28.83.177 is yet to be satisfied by this parcel. This parcel is a Flag Lot and it is the only lot on this block that has yet to meet the requirements of SBMC 28.83.177.
031-121-014	60-feet	70-feet	The 10-foot setback as described in SBMC 28.83.177 appears to be satisfied by these parcels
031-181-009			
031-181-012			
031-181-011			
031-233-023			
031-233-020			
031-234-020	60-feet	70-feet	The 10-foot setback as described in SBMC 28.83.177 appears to be satisfied by these two parcels. They both provide a 40-foot clearance from the property line to the center line of Milpas Street. The properties to the north are still subject to the requirements of SBMC 28.83.167.
031-234-021			
031-303-022	60-feet	70-feet	
031-303-019			
031-303-020	60-feet	80-feet	The 10-foot setback as described in SBMC 28.83.177 appears to be satisfied by these parcels
031-303-021			
031-304-020			
031-304-021			
031-363-033			
031-363-029			
031-363-031			
031-363-027			
031-363-035			
031-363-028			
031-363-030			
017-042-018			
017-044-001			
017-043-009			
017-043-018			
017-083-008			
017-083-009			
017-083-010			
017-083-011			
017-083-012			
017-083-013			
017-083-014			
017-083-015			
017-083-016			

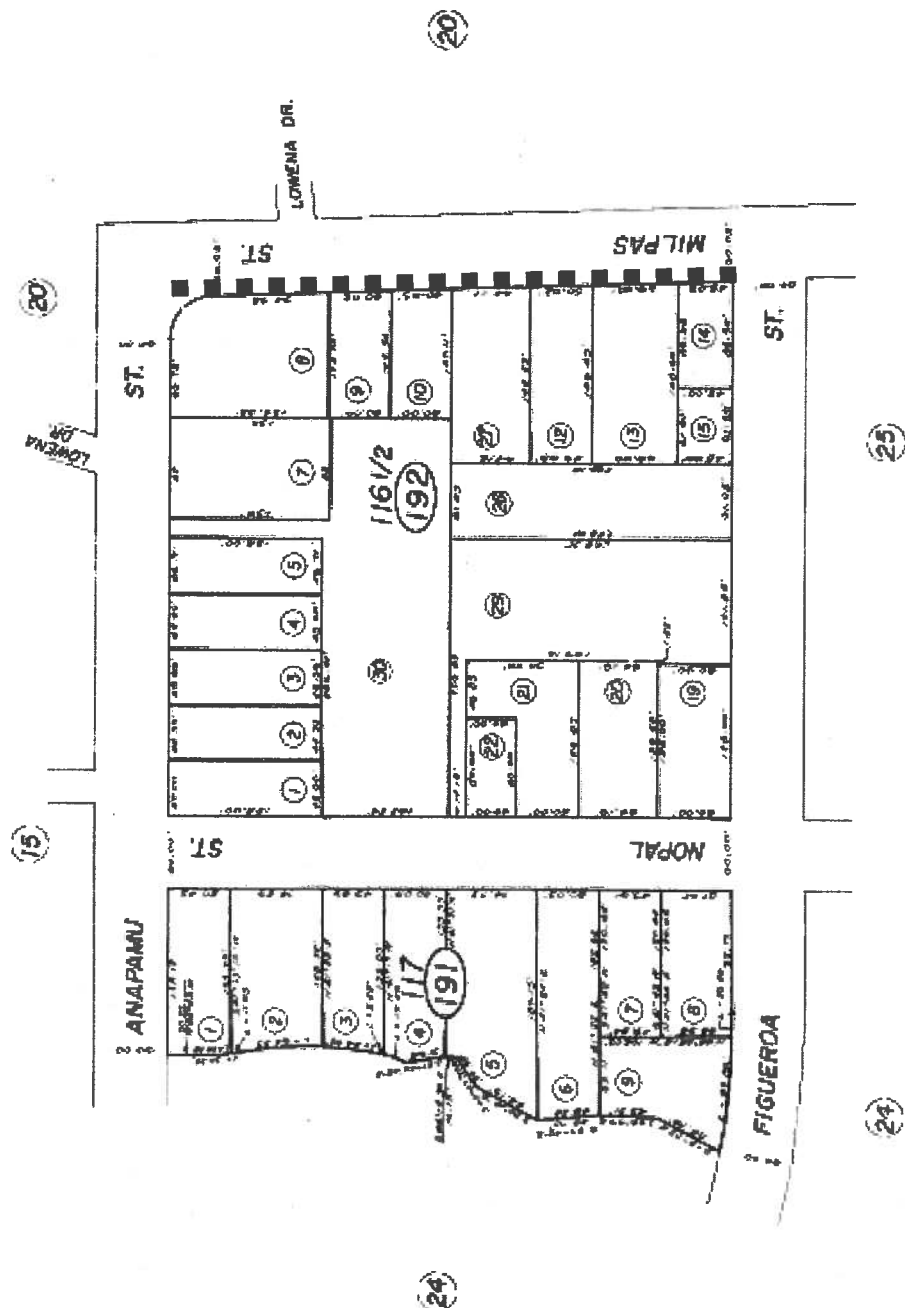
APN	Original Street Width	Current Street Width	Notes
017-123-014	60-feet	80-feet	The 10-foot setback as described in SBMC 28.83.177 appears to be satisfied by these parcels
017-123-013			
017-123-007			
017-123-008			
017-123-009			
017-165-012			
017-165-005			
017-165-007			
017-165-009			
017-203-014	60-feet	83-feet	It appears that the 10-foot setback as described in SBMC 28.83.177 has been satisfied by this parcel
017-203-013	60-feet	80-feet	It appears that the 10-foot setback as described in SBMC 28.83.177 has yet to be satisfied by this parcel. While the existing ROW is 80-feet, the property to the north has an existing 43-foot ROW and this parcel has a 37-foot ROW leaving it 3-feet shy of the 10-foot setback requirement detailed in SBMC 28.83.177.
017-240-014	60-feet	80-feet	The 10-foot setback as described in SBMC 28.83.177 appears to be satisfied by this parcel
017-240-018	60-feet	83-feet	It appears that the 10-foot setback as described in SBMC 28.83.177 has been satisfied by this parcel
017-240-025	60-feet	80-feet +	It appears that the 10-foot setback as described in SBMC 28.83.177 has been satisfied by this parcel
017-240-024			
017-240-023			
017-240-022			
017-010-050	60-feet	60-feet	This parcel is owned by the Union Pacific Rail Road Company and records indicate that no land has been acquired by the City for a "Street Widening Setback" in this location.
017-680-013	60-feet	73-feet	The 10-foot setback as described in SBMC 28.83.177 appears to be satisfied by this parcel with a ROW clearance of 43-feet from the center line of Milpas Street to the parcel frontage.
017-311-001	60-feet	60-feet	It appears that the 10-foot setback as described in SBMC 28.83.177 has yet to be satisfied by this parcel

Legend:

■ ■ ■ ■ ■ 28.83.177 Setback Line

PUEBLO LANDS

29-19



NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 29 - Pg. 19
County of Santa Barbara, Calif.

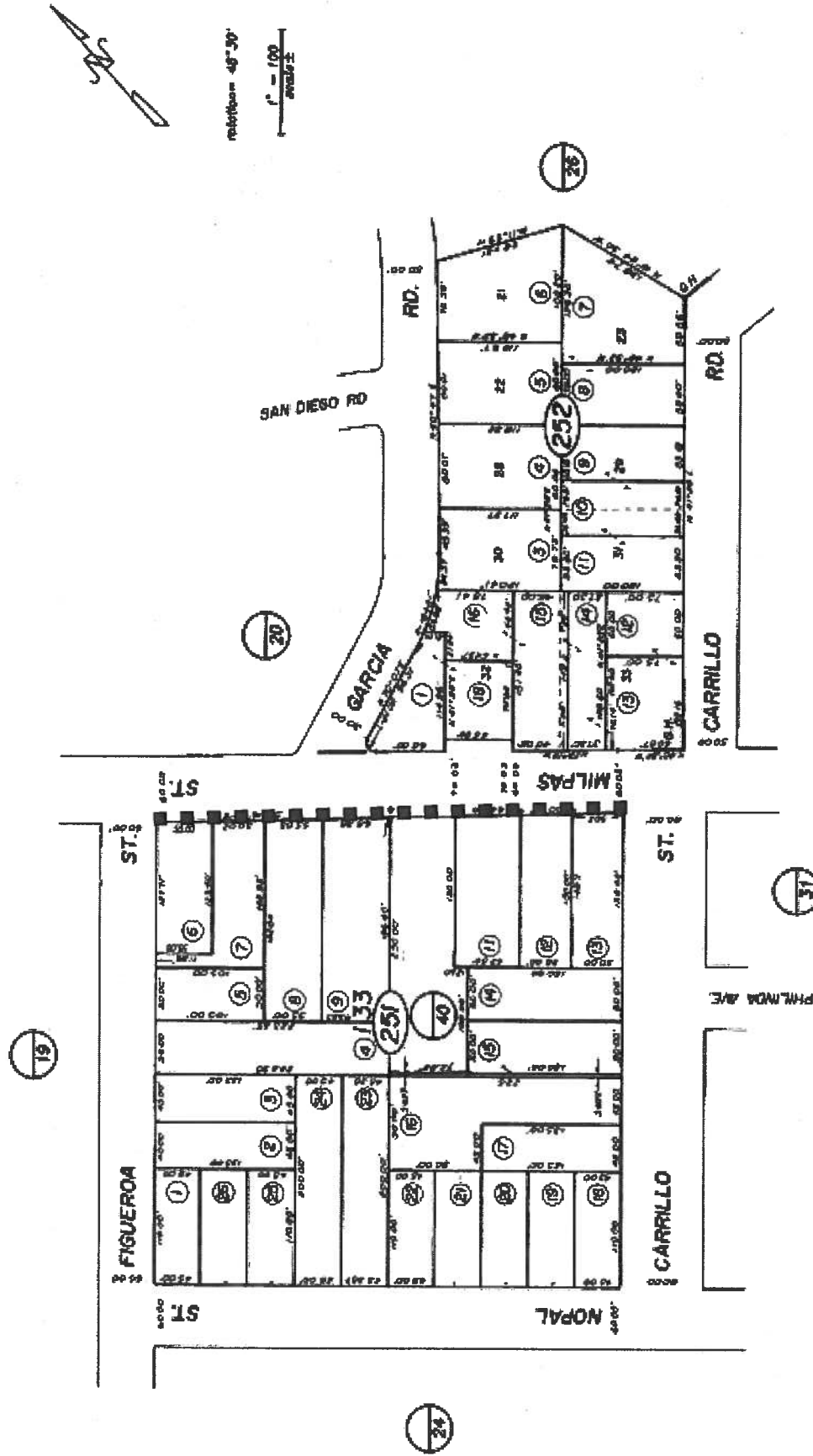
1/00

Legend:

■ ■ ■ 28.83.177 Setback Line

POR. PUEBLO LANDS

029-25



NOTICE
Assessor's Office for tax assessment purposes only and do not include other partial equity or a valid building site.

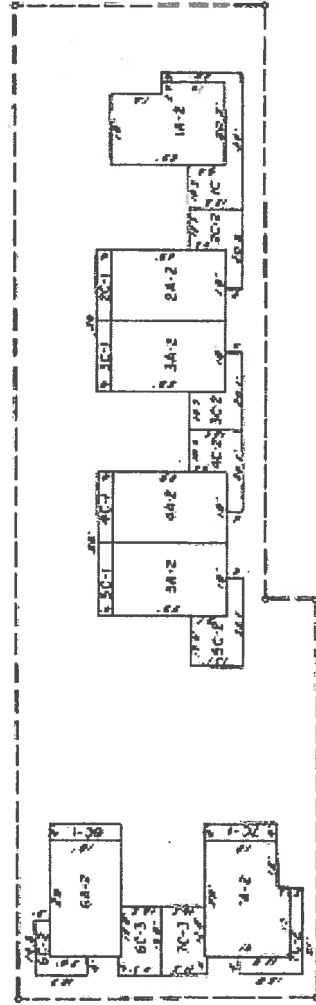
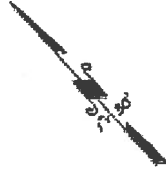
City of Santa Barbara
Assessor's Map Bk, 029-Pg. 25
County of Santa Barbara, Calif.

Legend:

■ ■ ■ 28.83.177 Setback Line

PUEBLO LANDS

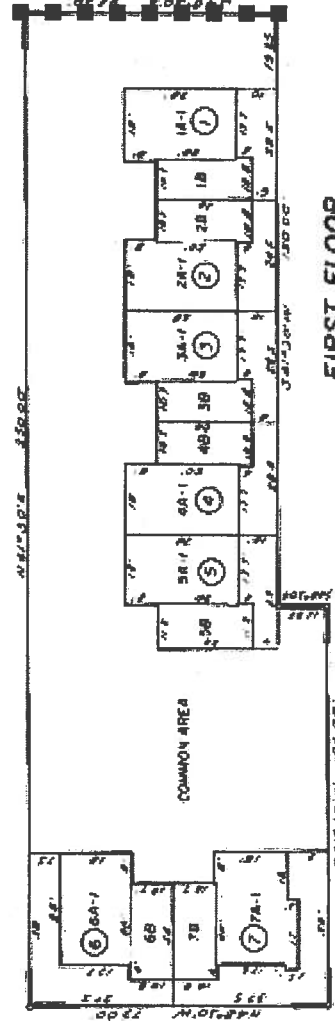
29-40



SECOND FLOOR

(25)

LEGEND
A = Living Area
B = Garage
C = Balcony or Deck
D = Pool
Each Unit has an open
interest in the COMMON AREA



FIRST FLOOR

(23)

Assessor's Map Bk. 29- Pg. 40

County of Santa Barbara, Calif.

7/82

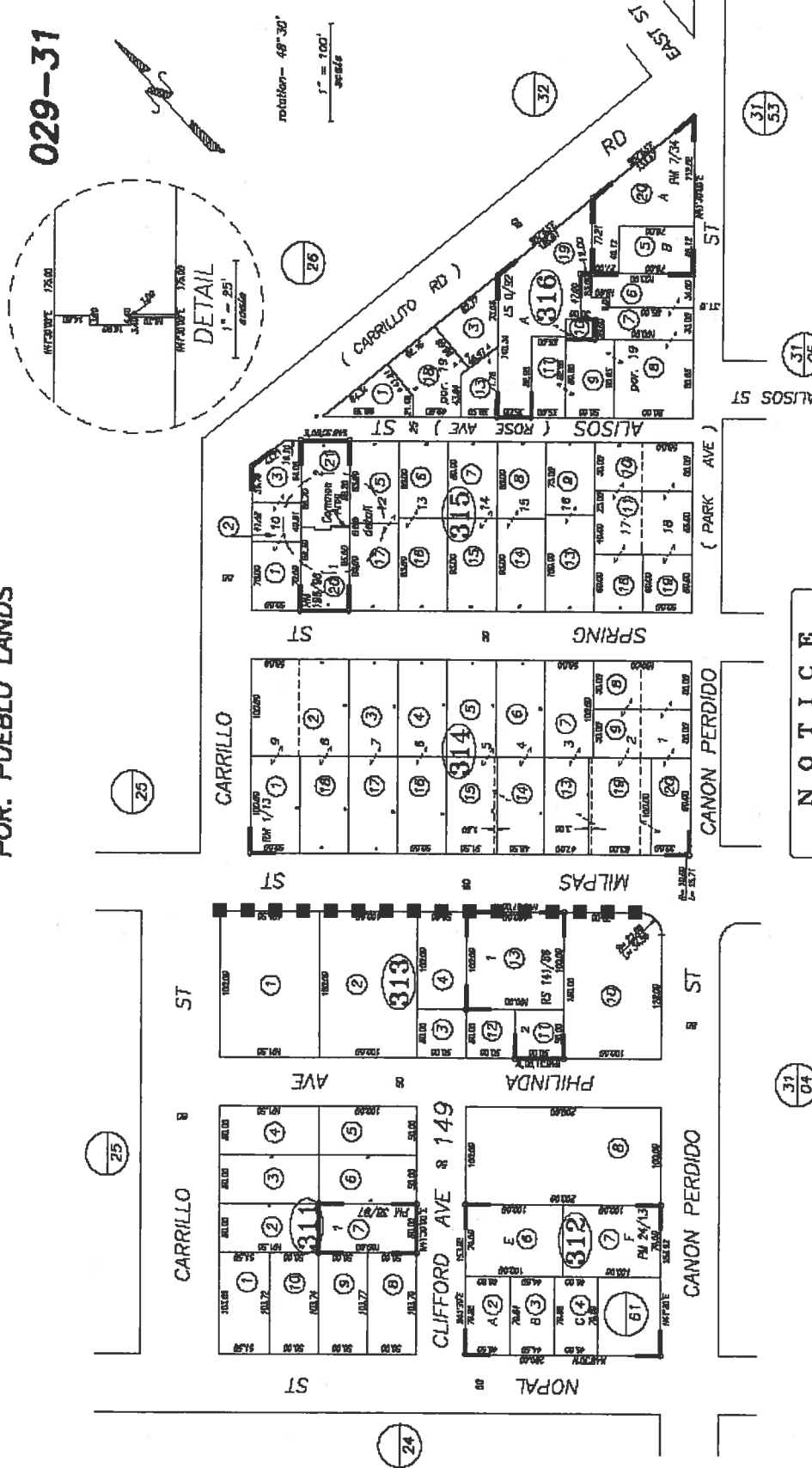
5/25/82 R.M. Bk. 131, Pgs. 50-52 - Condominium Plan for Tract 20,285, Milipera Homes

Legend:

■ ■ ■ 28.83.177 Setback Line

POR. PUEBLO LANDS

029-31



NOTICE
Assessor's Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building site.

City of Santa Barbara
Assessor's Map Bk. 029-Pg. 31
County of Santa Barbara, Calif.

07/25/2006 R.M. Bk. 196, Pg. 96-97, Tract 20692

07/07/1887 R.M. Bk. 1, Pg. 13, Tract "Subdivision of Park Block of Hammel's Add'n"

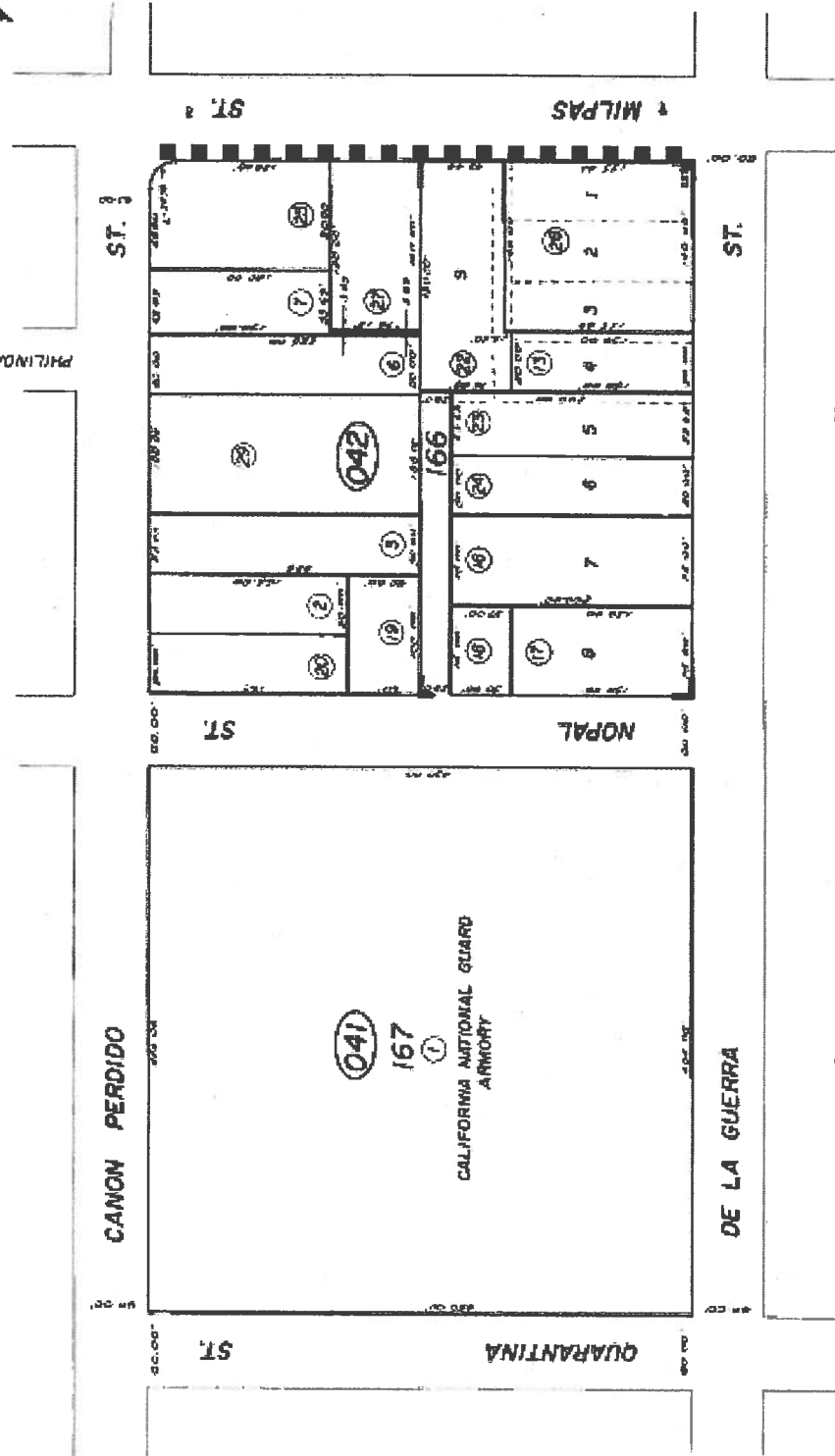
PUEBLO LANDS

31-04

Legend:

■ ■ ■ ■ 28.83.177 Setback Line

BK. 29



R. M. Bk. 1, Pg. 15 - Plat of SE 1/2 of Block 166

Assessor's Map Bk. 31 - Pg. 04
County of Santa Barbara, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

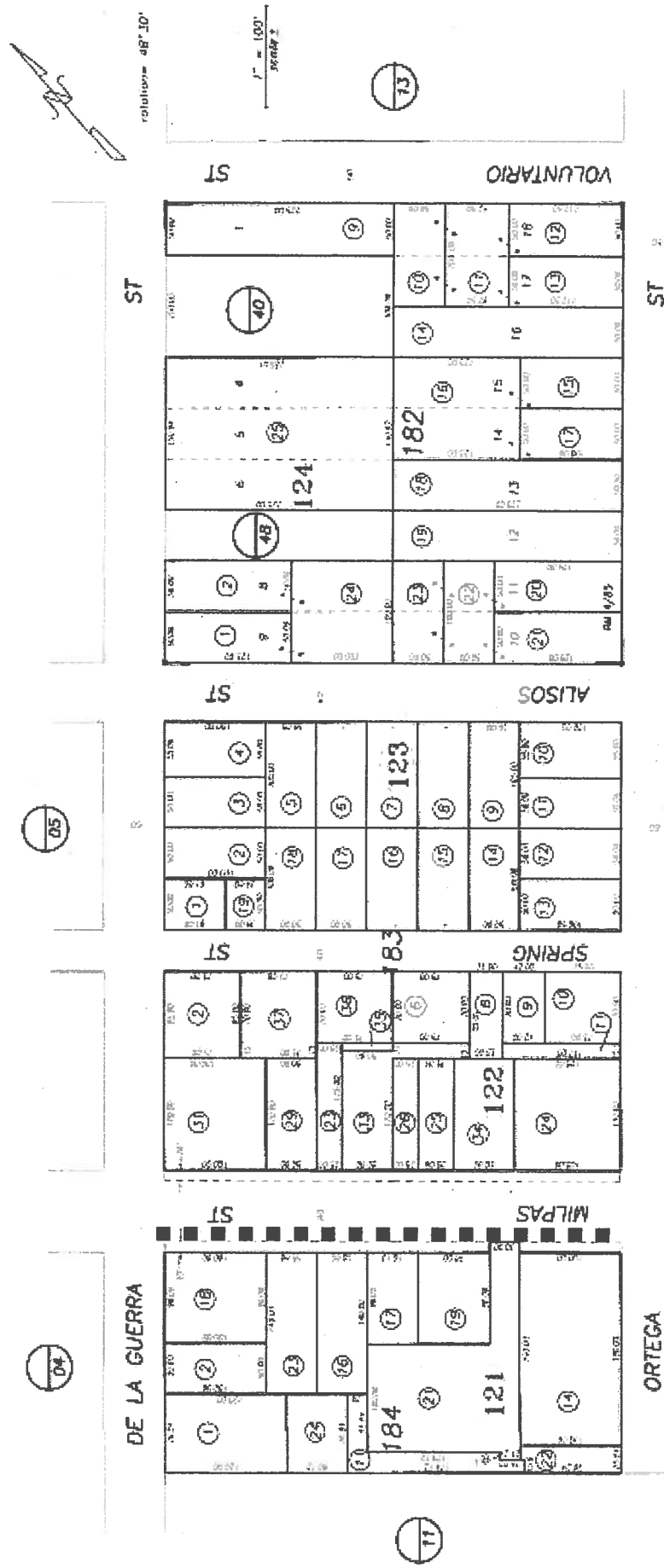
LD/H

Legend:

■ ■ ■ ■ ■ 28.83.177 Setback Line

POR. PUEBLO LANDS

031-12



NOTICE
Assessor's Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building site.

City of Santa Barbara
Assessor's Map Bk. 031 -Pg. 12
County of Santa Barbara, Calif.

05/07/1908 R.M. Bk. 4 , Pg. 85 , Tract Subdivision of Block 182

124-P.L.A.S. map 124-003

01/03

Legend:

■ ■ ■ 28.83.177 Setback Line

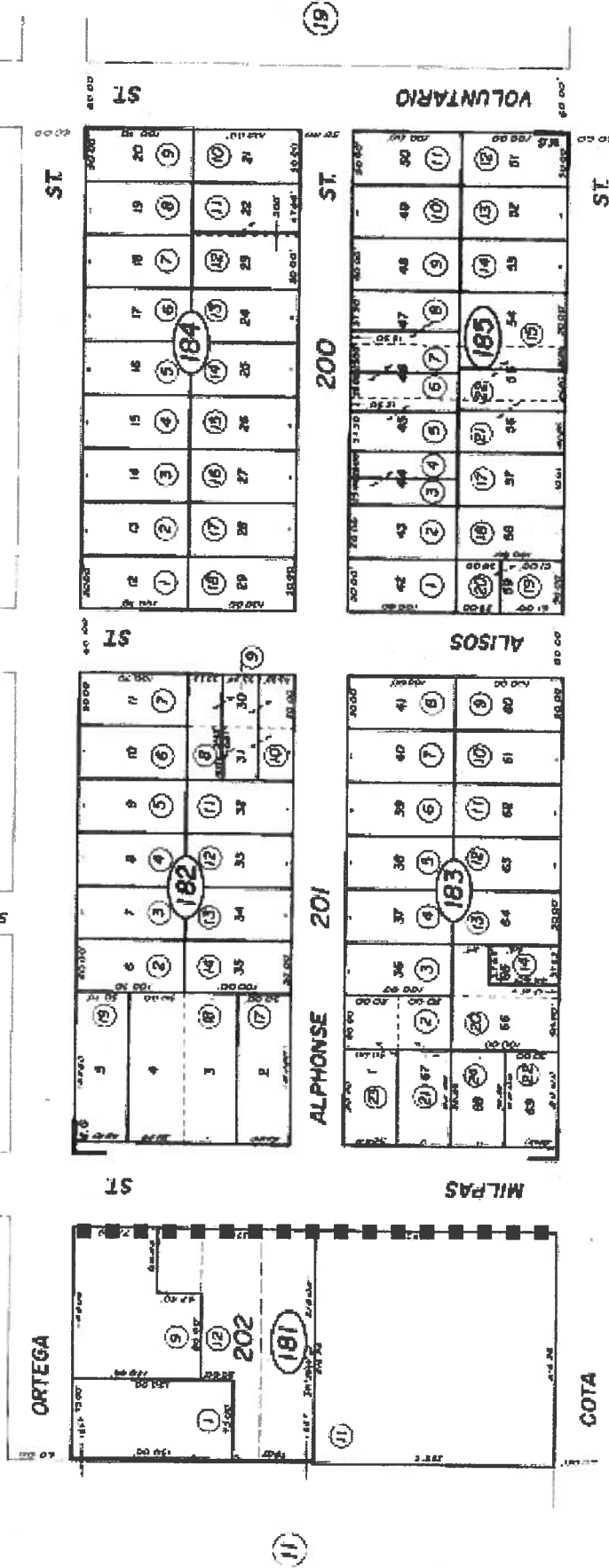
SUBDIVIDED LAND & PUEBLO LANDS

31-18



(12)

SPRINGS ST



(23)

(24)

R.M. Bk. 11, Pg. 194, Milpas Gardens

Assessor's Map Bk. 31 - Pg. 18
County of Santa Barbara, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

10/84

Legend:

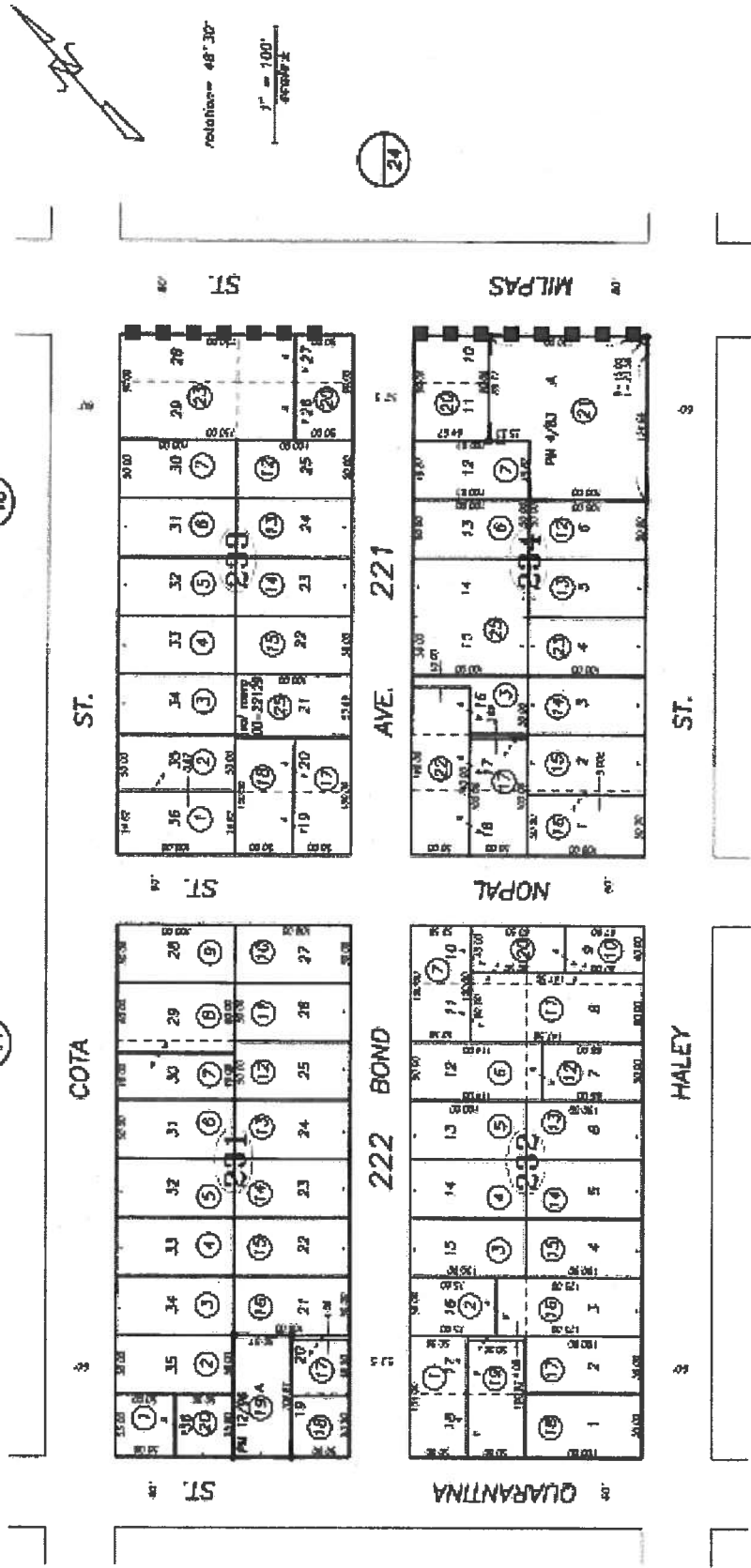
■ ■ ■ 28.83.177 Setback Line

POR. PUEBLO LANDS

031-23

11

18



22

221

24

30

NOTICE
Assessor's Parcels are for tax assessment purposes only and do not constitute either partial legality or a valid building site.

City of Santa Barbara
Assessor's Map Bk. 031 -Pg. 23
County of Santa Barbara, Calif.

7/18/1873 R.M. Bk. 1 . Pg. 4

Tract Subd. of Blocks 221, 222, 241, 242

12/00 253-14 23 146 25

Legend:

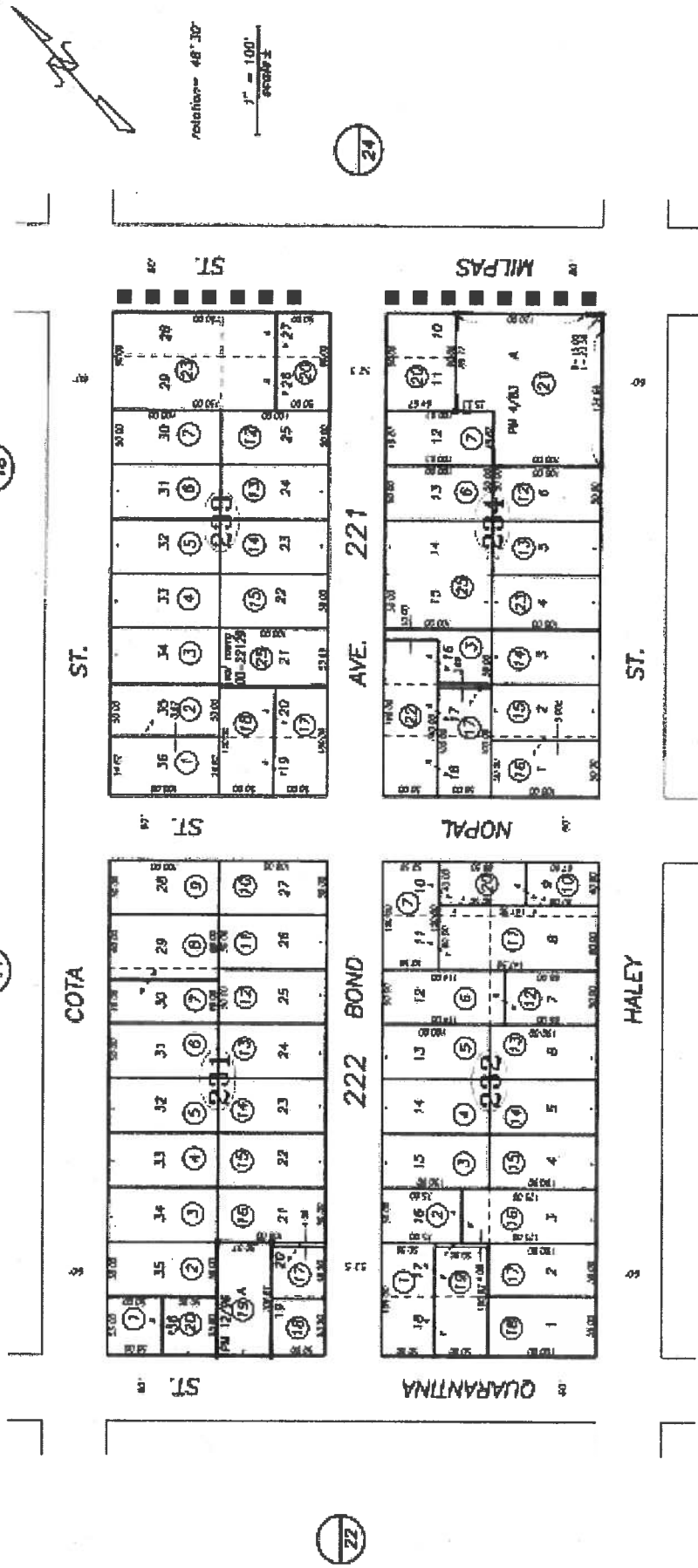
■ ■ ■ ■ 28.83.177 Setback Line

POR. PUEBLO LANDS

031-23

11

18



30

NOTICE

Assessor's Office for tax assessment purposes only and do not indicate either parcel legality or a valid building site.

City of Santa Barbara
Assessor's Map Bk. 031 -Pg. 23
County of Santa Barbara, Calif.

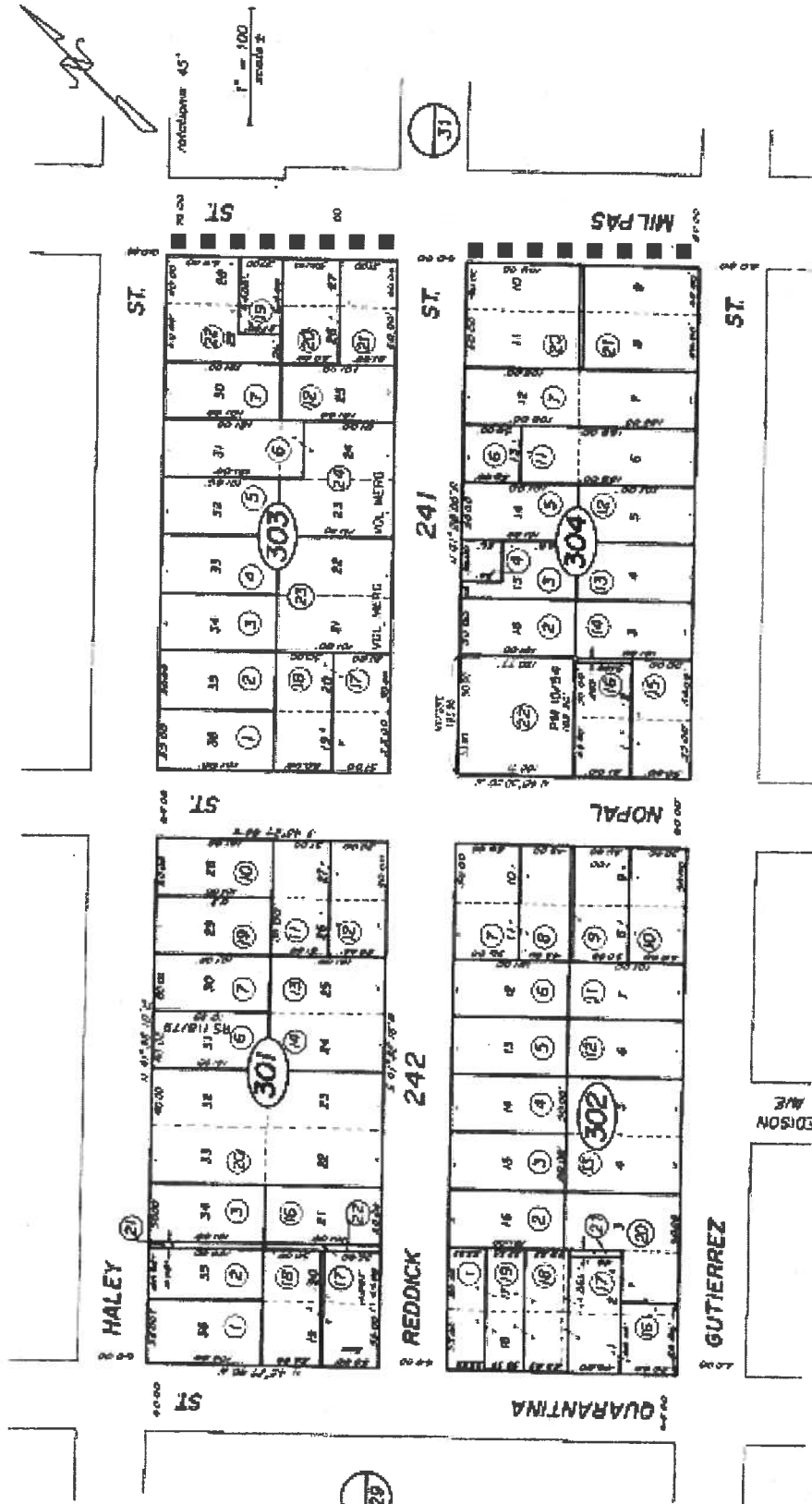
Legend:

■ ■ ■ 28.83.177 Setback Line

POR. PUEBLO LANDS

031-30

23



NOTICE

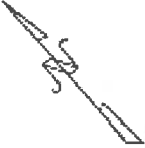
Assessor's Office for tax assessment purposes only and do not indicate either parcel legally or a valid building site.

Legend:

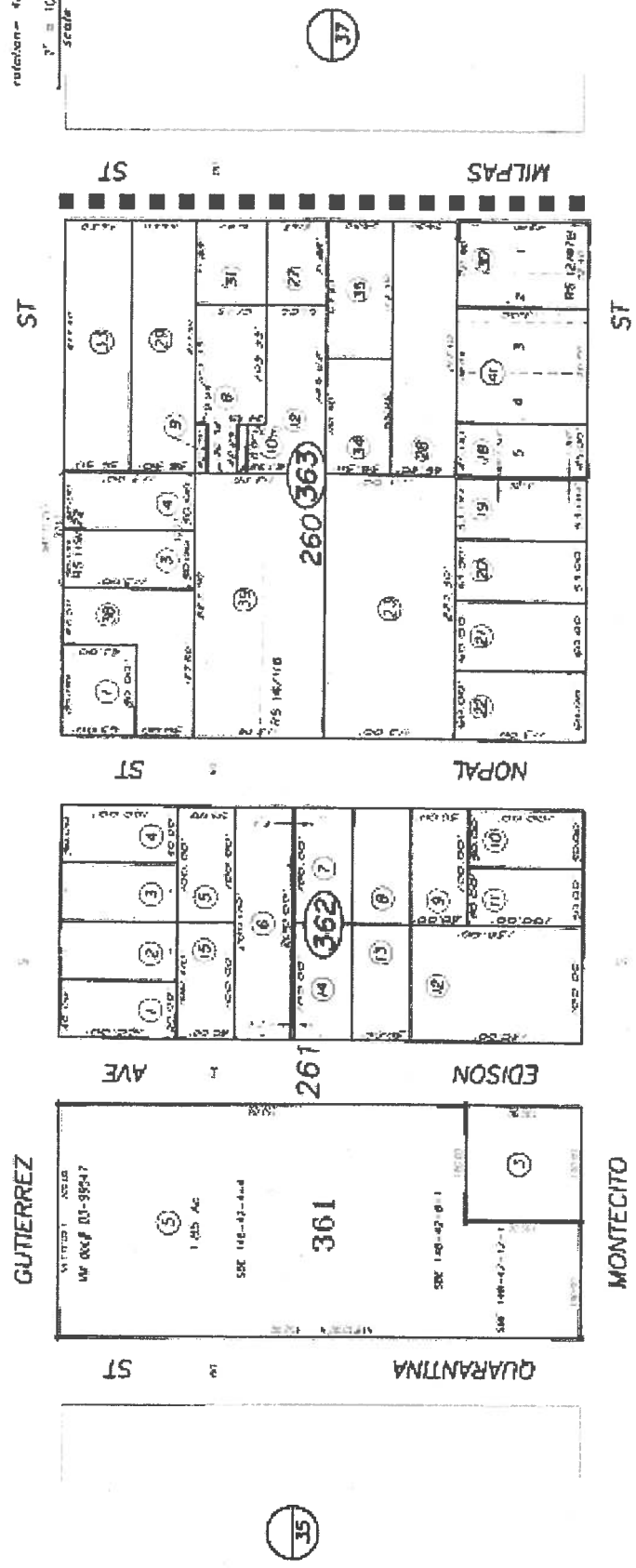
■ ■ ■ ■ 28.83.177 Setback Line

POR. PUEBLO LANDS

031-36



rotation = 48° 30'
1" = 100x
scale



City of Santa Barbara
Assessor's Map Bk. 031 -Pg. 36
County of Santa Barbara, Calif.

NOTICE
Assessor Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building site.

15-01-02 a 01 1015 361-06
15/04

Legend:

■ ■ ■ ■ 28.83.177 Setback Line

PUEBLO LANDS

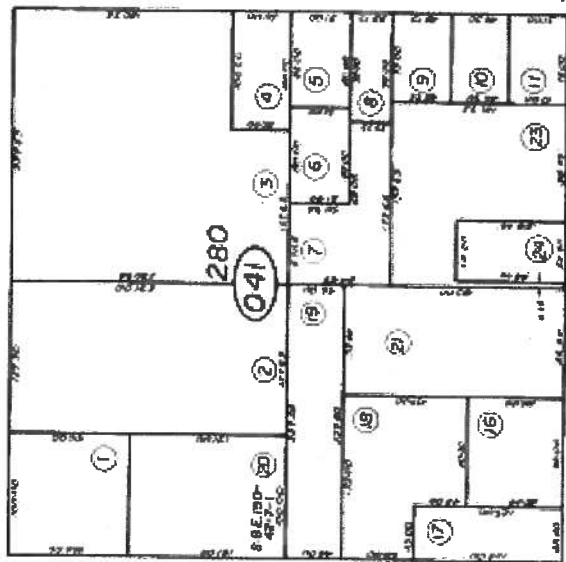
17-04



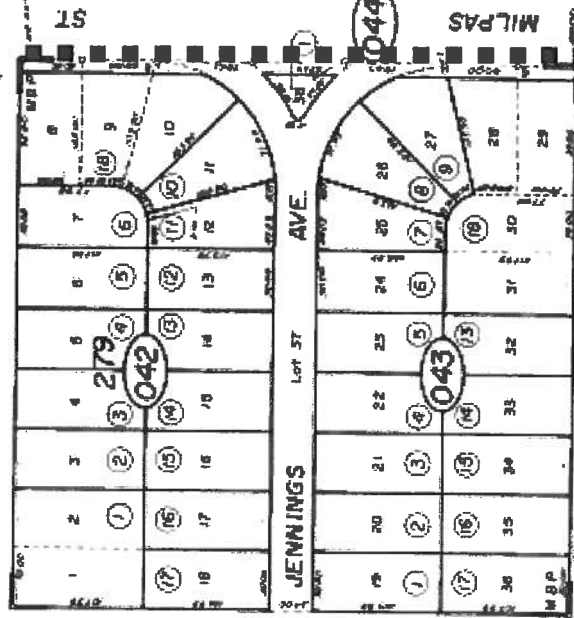
Bk. 31

EDISON AVE.

MONTECITO



ST.



YANONAL

ST.

R. M. Bk. 9 , Pg 9 - Milpas Boulevard Park

Assessor's Map Bk. 17 - Pg 04
County of Santa Barbara, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

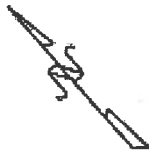
10/18

Legend:

■ ■ ■ 28.88.177 Setback Line

POR. PUEBLO LANDS

017-08



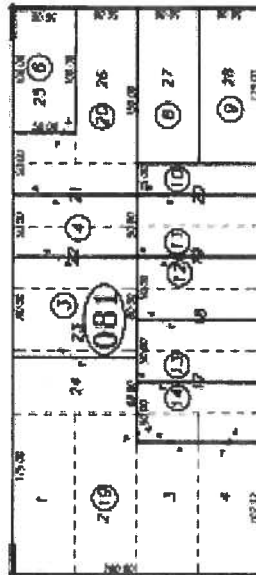
projections - 48.5'

1" = 100'

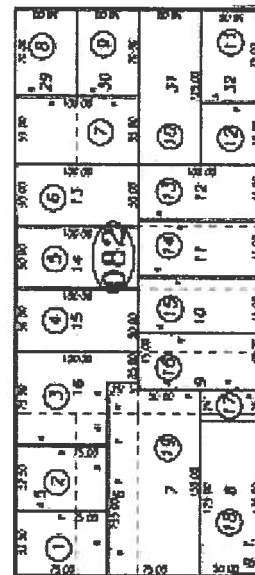
scale 1/2

4

YANONALI



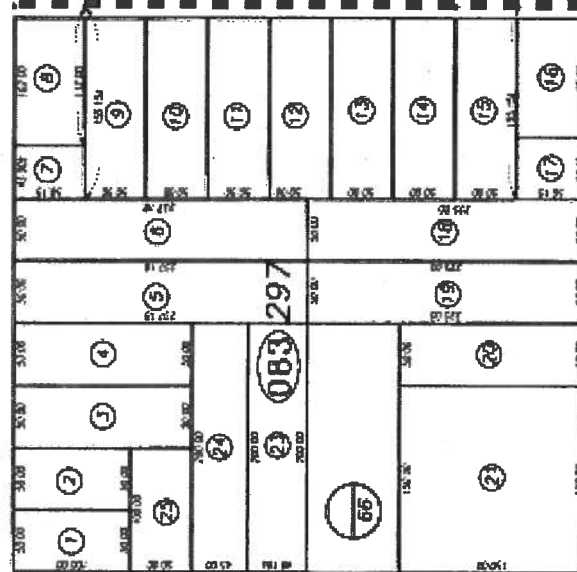
UNION ST. 298



MASON

12

ST.



MILPAS ST.

9

City of Santa Barbara
Assessor's Map Bk. 017 --Pg. 08
County of Santa Barbara, Calif.

NOTICE

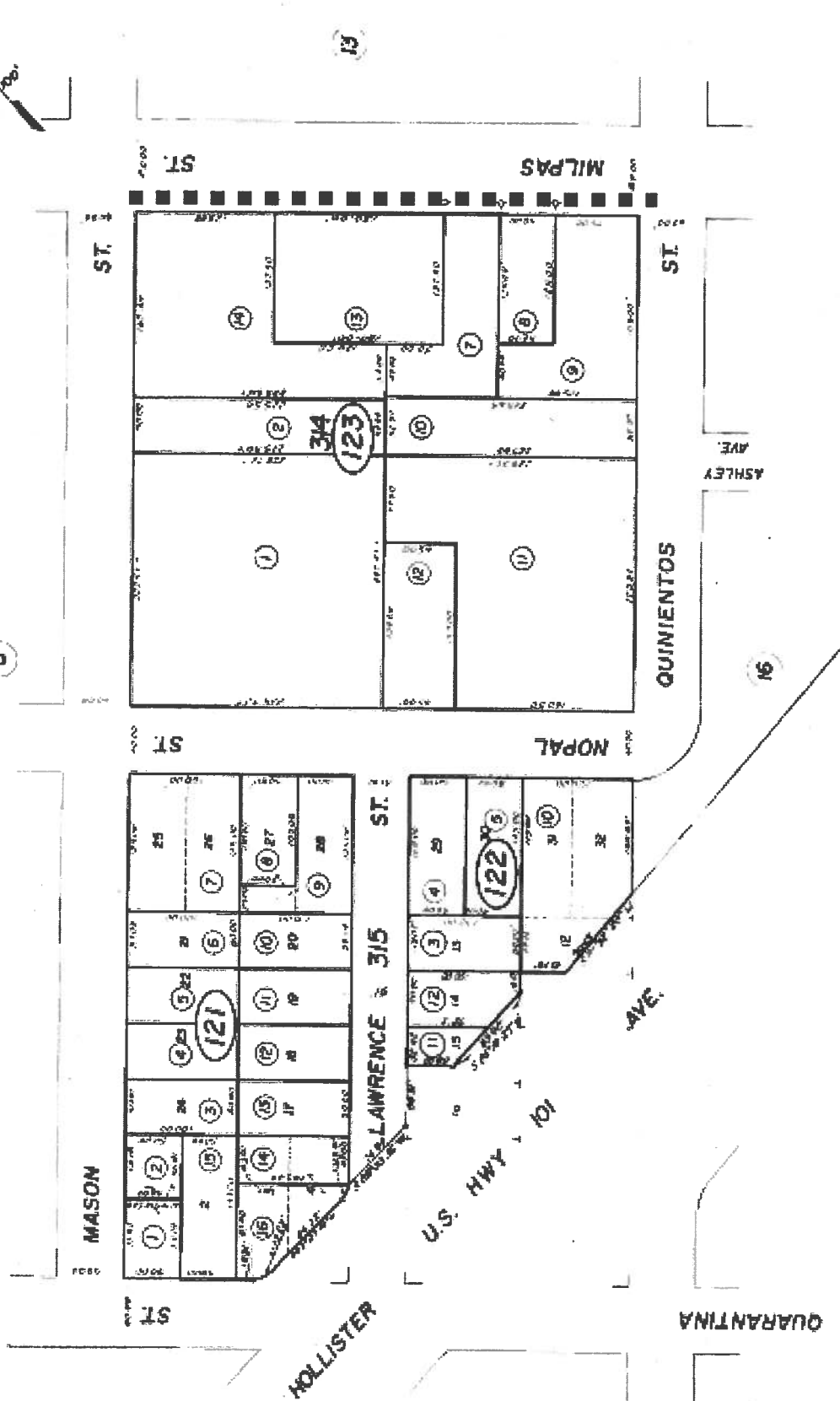
Assessor's Maps are for assessment purposes only and do not constitute either partial or full title to any property.

POR. PUEBLO LANDS

17-12

Legend:

■ ■ ■ ■ 28.83.177 Setback Line



Assessor's Map Bk.17 - Pg.12
County of Santa Barbara, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

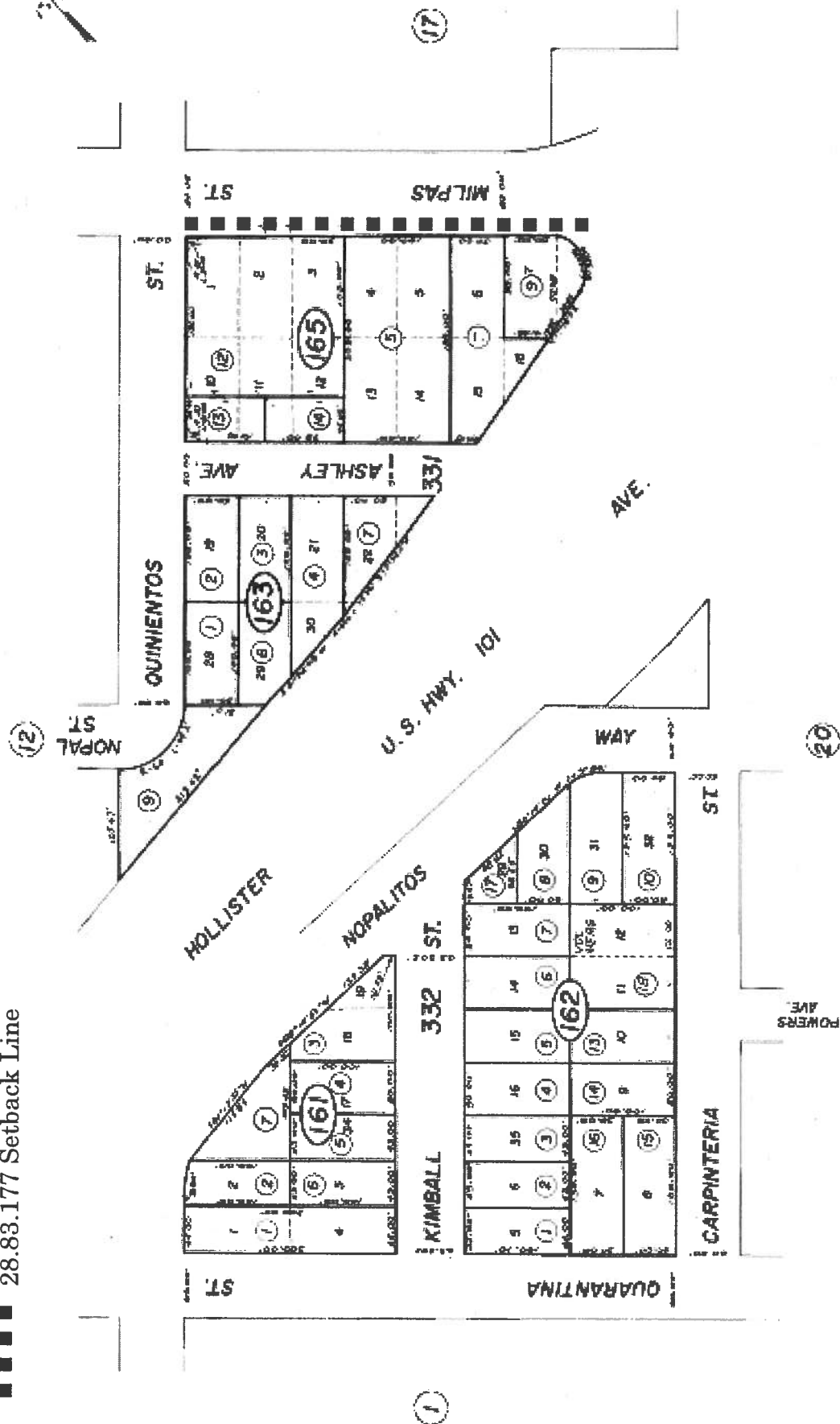
17-12
17-12
17-12

PUEBLO LANDS

17-16

Legend:

■ ■ ■ 28.83.177 Setback Line



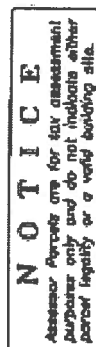
Assessor's Map Bk. 17 - Pg. 16
County of Santa Barbara, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

4/16
10-1-02 Issue 2003-00

28.83.177 Setback Line

017-20



City of Santa Barbara
Assessor's Map Bk, 017 -Pg. 20
County of Santa Barbara, Calif.

03/17/1906 R.M. Bk. 4 , Pg. 8

Tract "Subdivision of Block 343"

003-103 4 JUL-72 12 54 11

Legend:

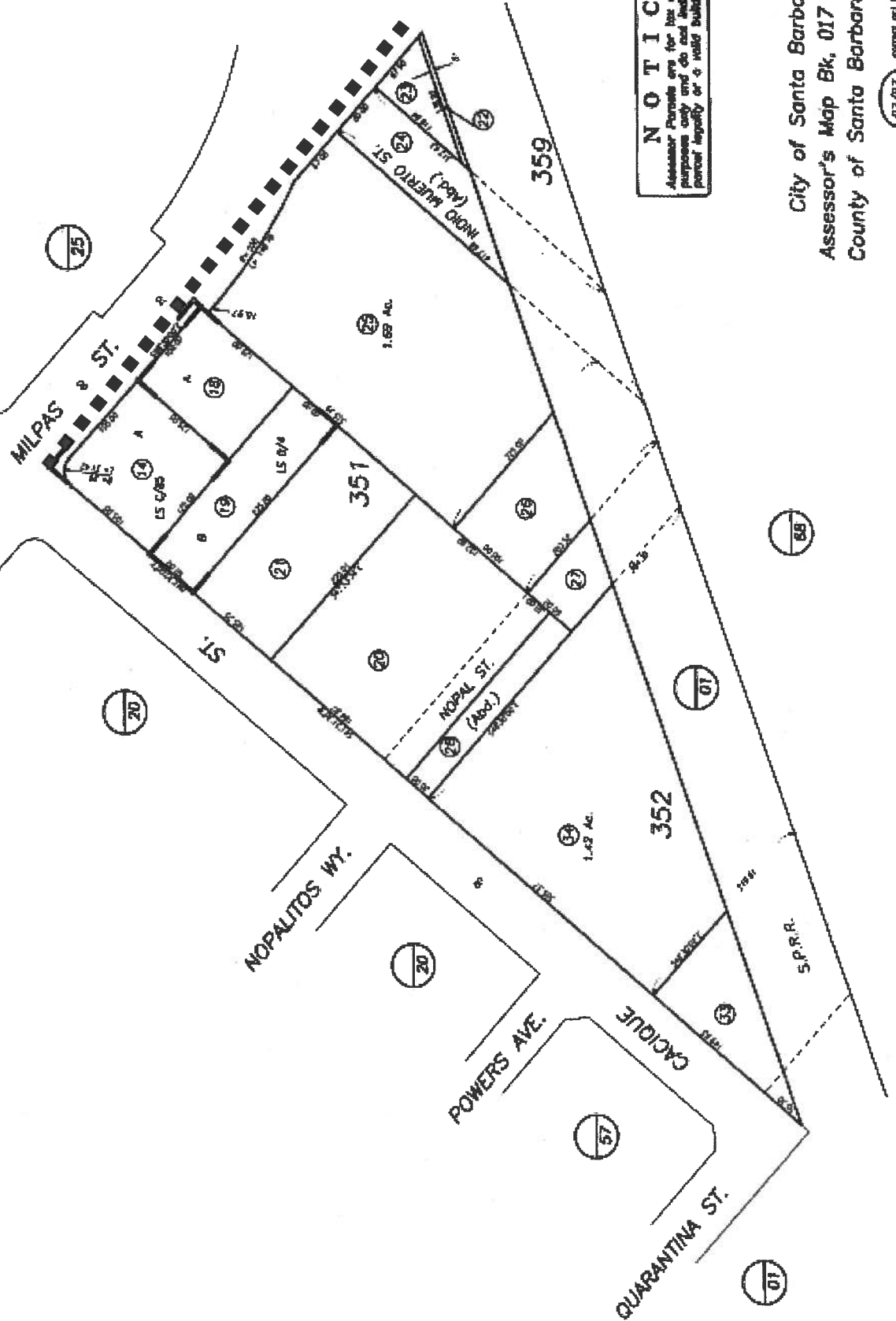
■ ■ ■ ■ ■ 28.83.177 Setback Line

POR. PUEBLO LANDS

017-24



1" = 100' Feet



NOTICE
Assessor's Maps are for assessment purposes only and do not constitute either a warranty or a building plan.

City of Santa Barbara
Assessor's Map Bk. 017 -Pg. 24
County of Santa Barbara, Calif.

07/97

28.83.177 Setback Line

017-01



City of Santa Barbara
Assessor's Map Bk. 017 -Pg. 01
County of Santa Barbara, Calif.

本公司代理各國名廠
電機、電氣、電料、電器

總經銷處：上海南京路

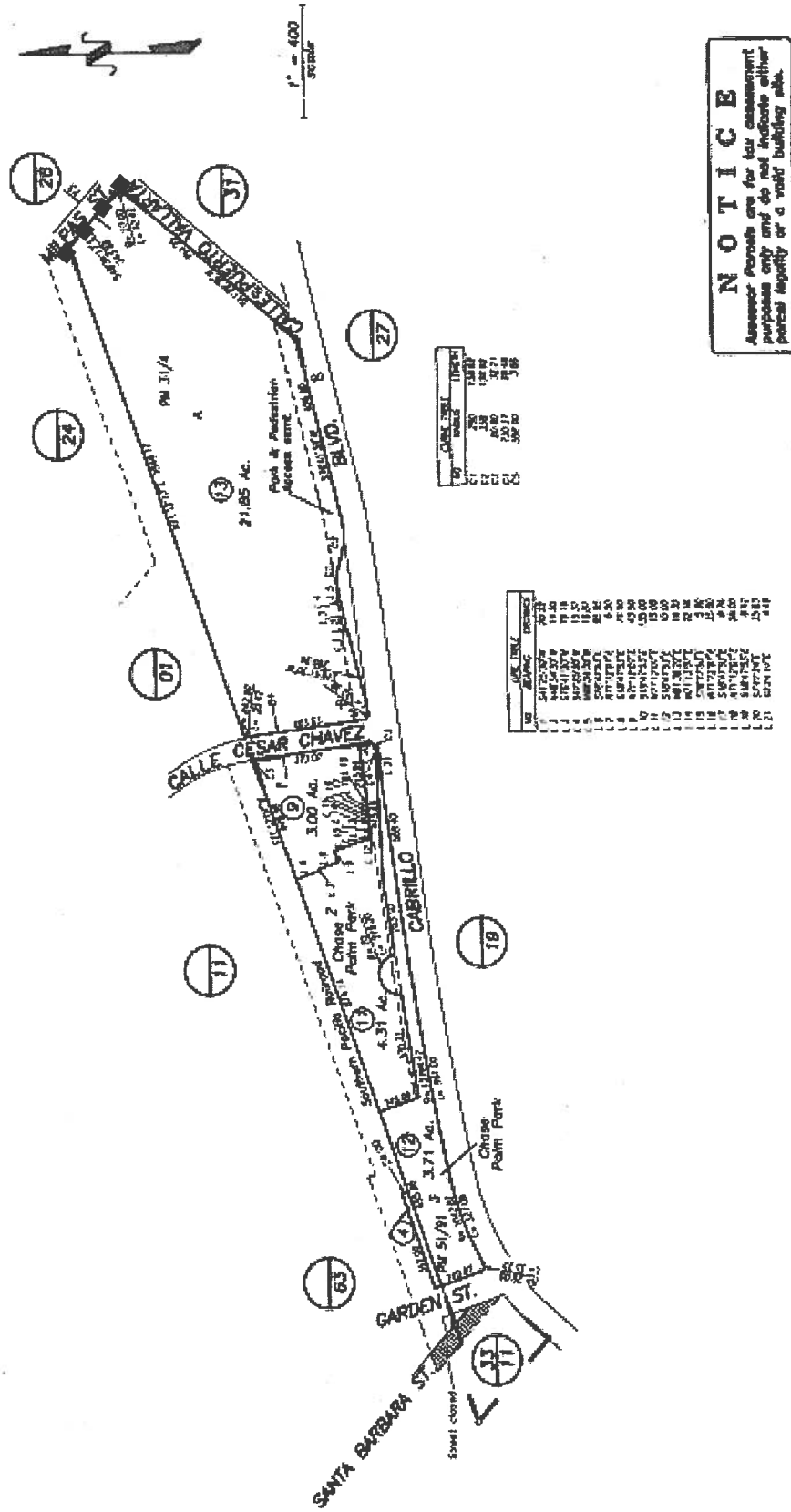
電話：二二三三

Legend:

■ ■ ■ ■ 28.83.177 Setback Line

POR. PUEBLO LANDS

017-68



NOTICE
Assessor's Records are for tax assessment purposes only and do not indicate either partial legality or a valid building site.

City of Santa Barbara
Assessor's Map Bk. 017 -Pg. 68
County of Santa Barbara, Calif.

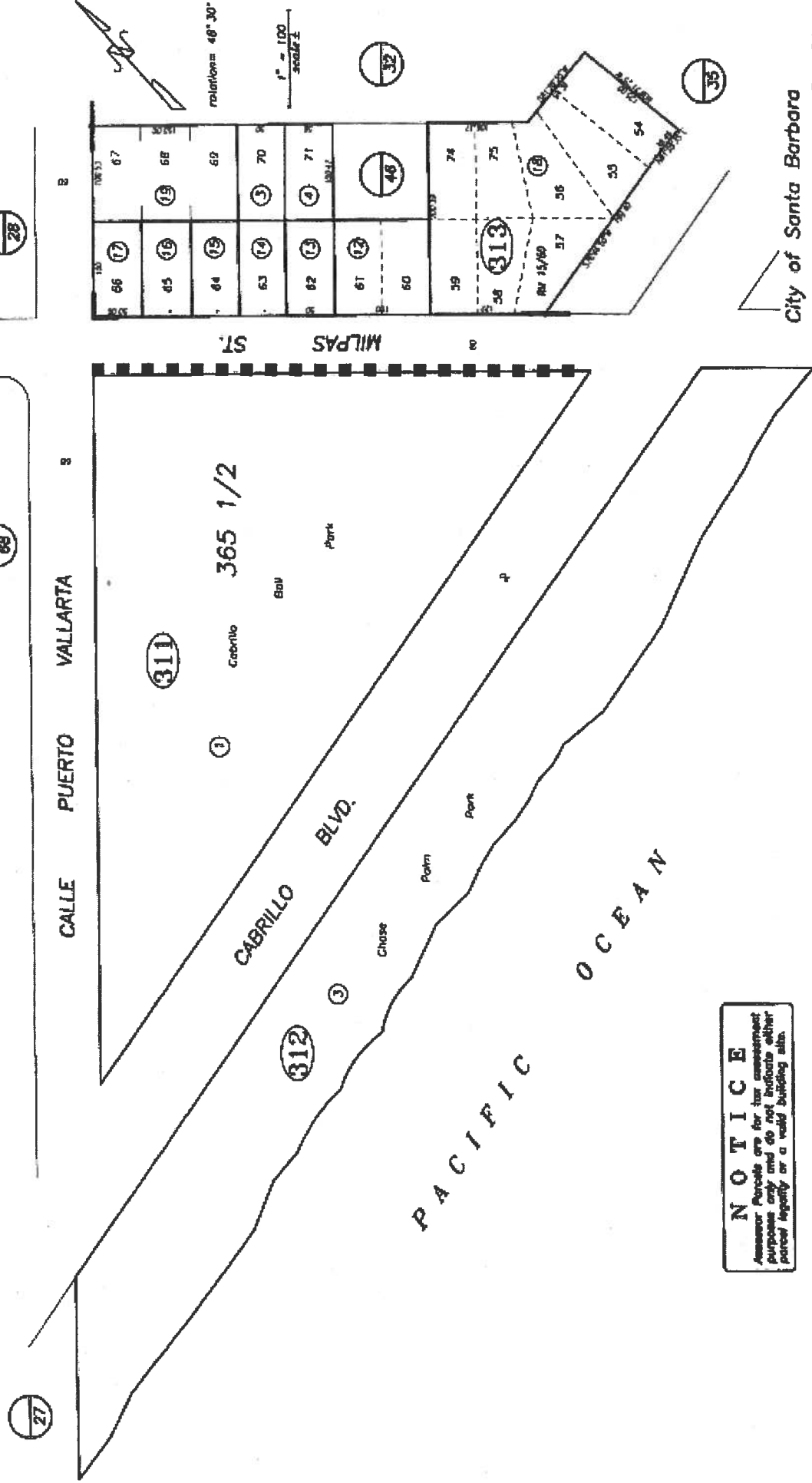
07/98 Part correct, street name

Legend:

■ ■ ■ ■ 28.83.177 Setback Line

POR. PUEBLO LANDS

017-31



NOTICE
Assessor's Parcels are for tax assessment
purpose only and do not constitute either
partial property or a valid building site.

City of Santa Barbara
Assessor's Map Bk. 017 -Pg. 31
County of Santa Barbara, Calif.

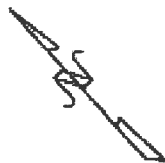
SBMC 28.83.187			
Montecito Street - Northeasterly between Bath Street and Rancheria Street			
A straight line drawn from the southwesterly line of Bath Street to the northeasterly line of Rancheria Street, ten feet (10') northwesterly from the northwesterly line of Montecito Street, is established as a setback line, between which line and such northwesterly line of Montecito Street no building or structure shall hereafter be erected or placed. (Ord. 5153, 2000; prior Code Appendix II, Article II §1(21).)			
<i>Excerpt from Code Section 28.83 - Street Widening Setback Lines Established/rev. 9/30/08</i>			
APN	Original Street Width	Current Street Width	Notes
037-232-011	60-feet	60-feet	It appears that the 10-foot setback as described in SBMC 28.83.187 has yet to be satisfied by these parcels
037-232-002			
037-232-006			
037-232-018			
037-232-012	60-feet	Varies between 60 & 78-feet	According to the City's Geospatial Data browser at the time of this study, from the centerline of Montecito Street, these parcels have a frontage range of +/- 35-48-feet in a west to east direction. A portion of each of these parcels was taken to install handicap ramps at the intersection of Montecito Street and Castillo Street. Thus, assuming the accuracy of this resource and given the City only took what was necessary to create these ramps, it appears that the 10-foot setback as described in SBMC 28.83.187 has yet to be completely satisfied by each of these two parcels
037-231-024			
037-231-030	60-feet	Varies between 70 & 67-feet	According to the City's Geospatial Data browser at the time of this study, from the centerline of Montecito Street, this parcel has a frontage range of +/- 37-35-feet in a west to east direction. Assuming the accuracy of this resource it appears that the 10-foot setback as described in SBMC 28.83.187 has yet to be completely satisfied by this parcel
037-231-029	60-feet	70-feet	According to the City's Geospatial Data browser at the time of this study, from the centerline of Montecito Street, this parcel has a 37-foot frontage. Assuming the accuracy of this resource, it appears that the 10-foot setback as described in SBMC 28.83.187 has yet to be completely satisfied by this parcel
037-231-021	60-feet	Varies between 79 & 70-feet	According to the City's Geospatial Data browser at the time of this study, from the centerline of Montecito Street, this parcel has a frontage range of +/- 48-37-feet in a west to east direction. Assuming the accuracy of this resource, it appears that the 10-foot setback as described in SBMC 28.83.187 has yet to be completely satisfied on the easterly end of this parcel

Legend:

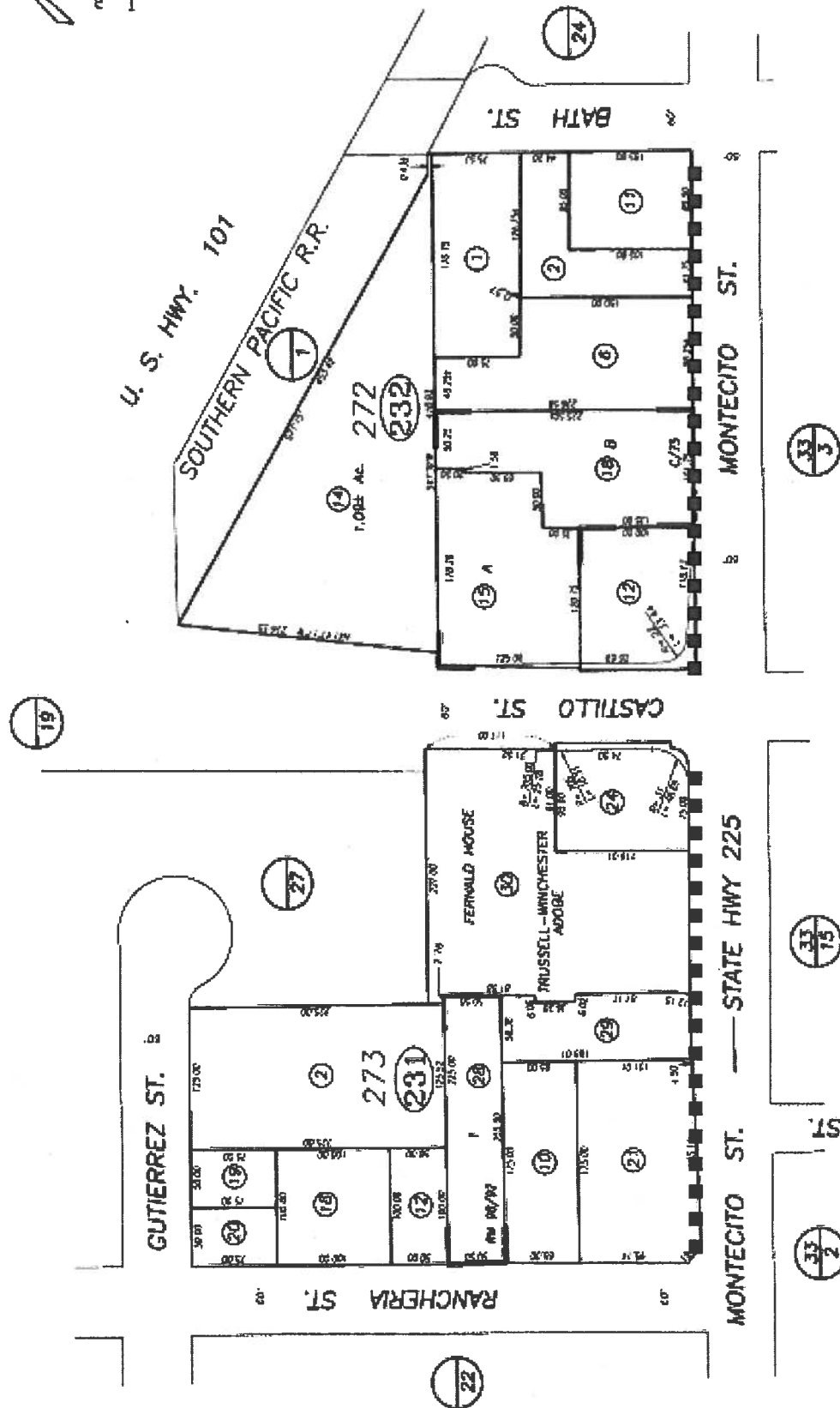
■ ■ ■ ■ ■ 28.83.187 Setback Line

POR. PUEBLO LANDS

037-23



redation= 48.5
1" = 100
feet



NOTICE

Assessor Records are for tax assessment purposes only and do not indicate either parcel legality or a valid building site.

City of Santa Barbara
Assessor's Map Bk. 037-Pg. 23
County of Santa Barbara, Calif.

APPROVED BY THE CITY OF SANTA BARBARA

07/98

SBMC 28.83.197**Montecito Street - Southeasterly Between Bath Street and Rancheria Street**

A straight line drawn from the southwesterly line of Bath Street to the northeasterly line of Rancheria Street, ten feet (10') southeasterly from the southeasterly line of Montecito Street is established as a setback line, between which line and the southeasterly line of Montecito Street no building or structure shall hereafter be erected or placed. (Ord. 5153, 2000; prior Code Appendix II, Article II §1(22).)

Excerpt from Code Section 28.83 - Street Widening Setback Lines Established/rev. 9/30/08

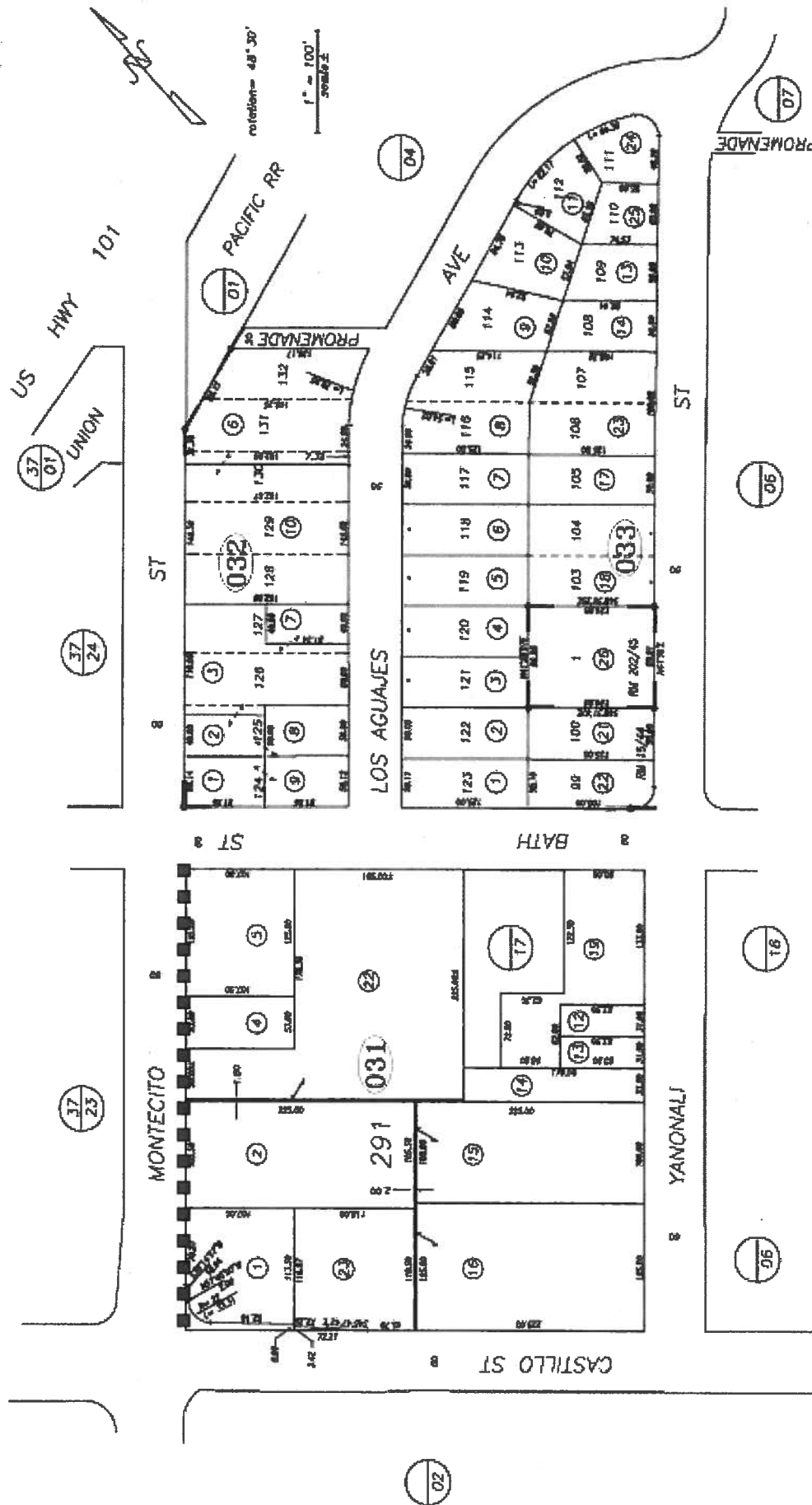
APN	Original Street Width	Current Street Width	Notes
033-031-005	60-feet	60-feet	It appears that the 10-foot setback as described in SBMC 28.83.197 has yet to be satisfied by these parcels
033-031-004			
033-031-022			
033-031-002			
033-031-001			
033-022-018			
033-022-020			
033-150-CA1			
033-022-019			
033-021-006			

Legend:

■ ■ ■ ■ ■ 28.83.197 Setback Line

POR. PUEBLO LANDS

033-03



NOTICE
Assessor's Records are for tax assessment purposes only and do not indicate other parcel legality or a valid building site.

City of Santa Barbara
Assessor's Map Bk. 33 -Pg. 03
County of Santa Barbara, Calif.

10/17/2006 R.M. Bk. 202, Pg. 45-46 ; Tract 20734
04/08/1924 R.M. Bk. 15 ; Pg. 44-45 ; Tract "Ambassador"

12/07 033-10 & 20 Bk. 33

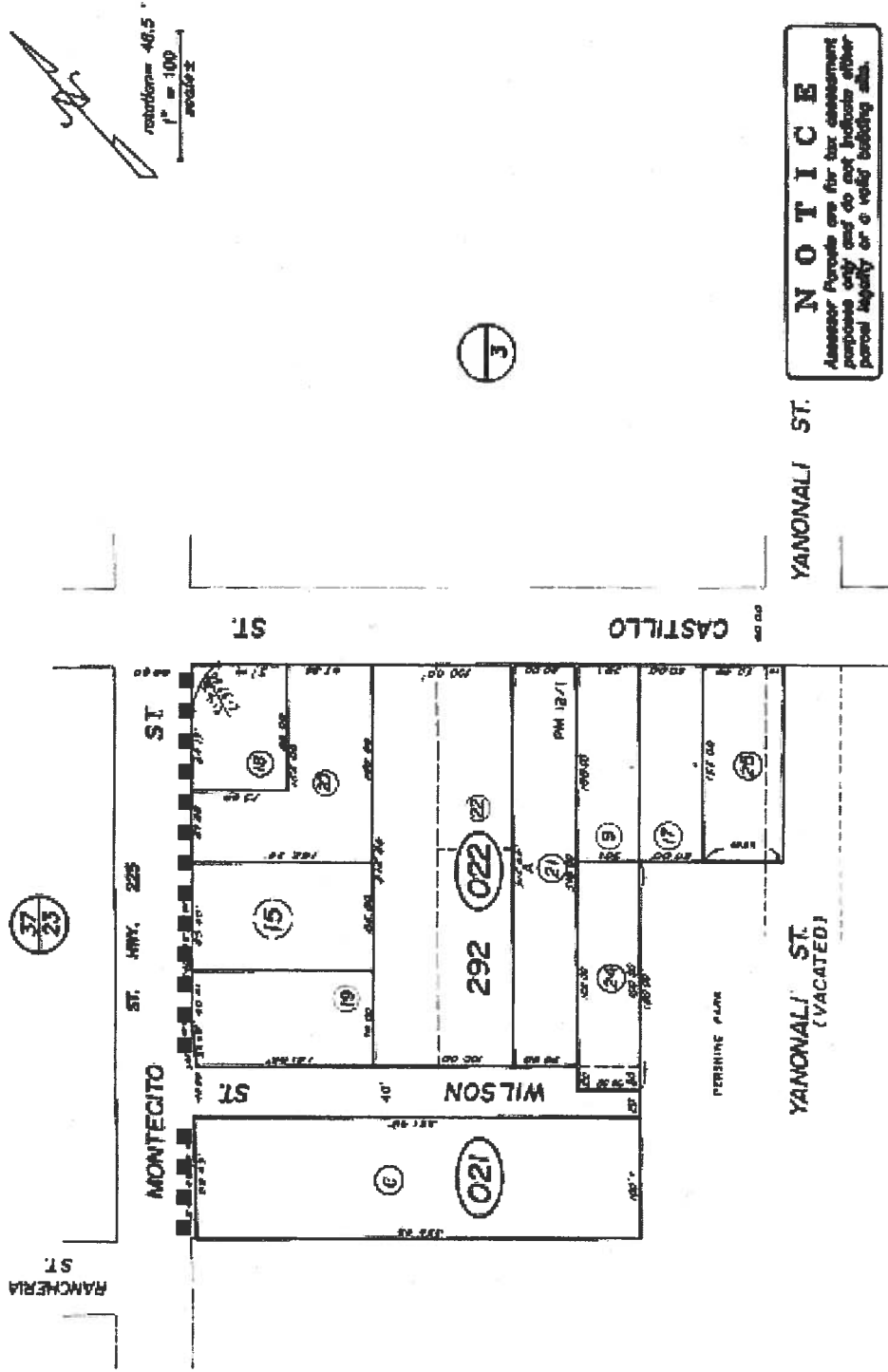
Legend:



28.83.197 Setback Line

POR. PUEBLO LANDS

033-02



City of Santa Barbara
Assessor's Map Bk. 033 -Pg. 02
County of Santa Barbara, Calif.

(07/96) ROAD MAP 288 4278125

Legend:



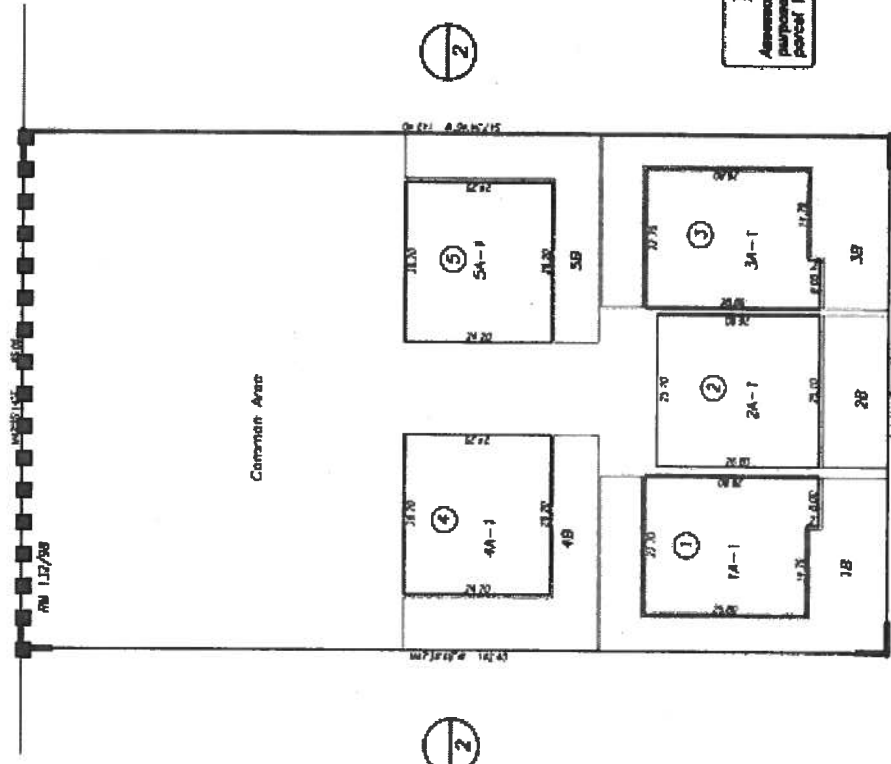
28.83.197 Setback Line

POR. PUEBLO LANDS



ST. HWY. 225

MONTECITO ST.



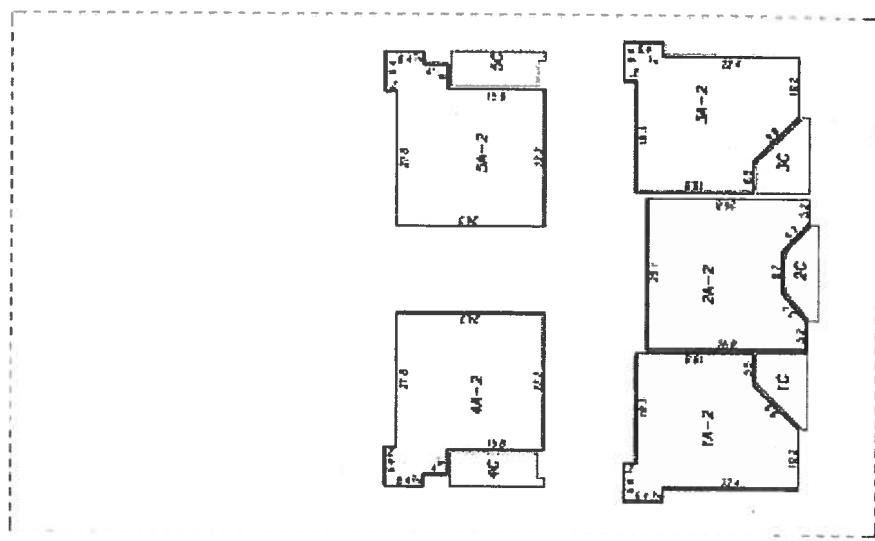
033-15



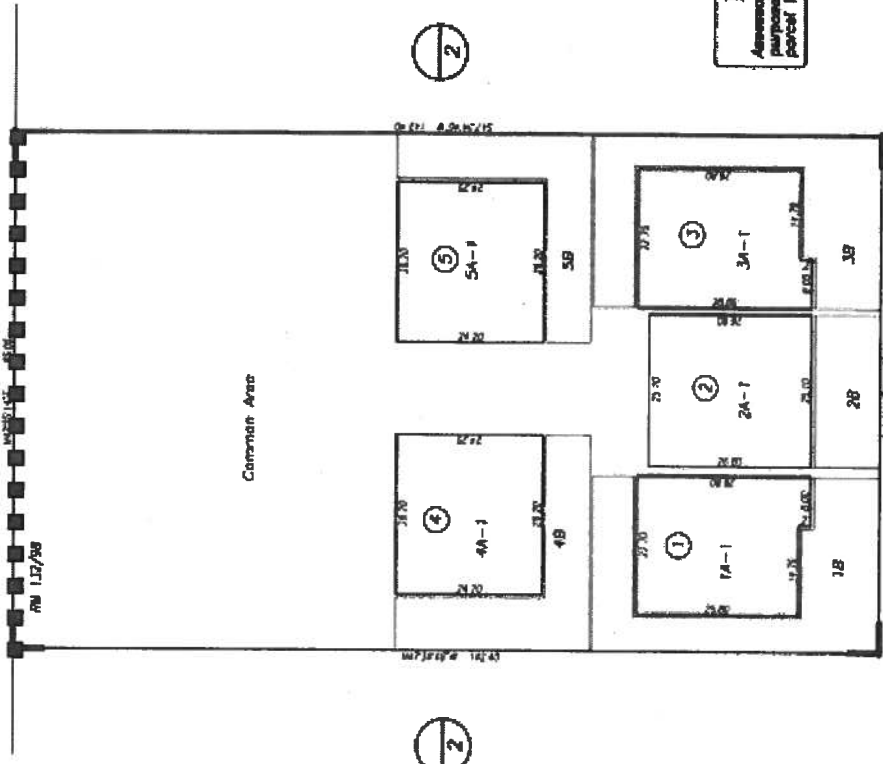
relation = 48.5'
1" = 20'
scale 2

NOTICE
Assessor's Plans are for tax assessment purposes only and do not indicate either partial legality or a valid building site.

SECOND FLOOR



FIRST FLOOR



City of Santa Barbara
Assessor's Map Bk, 033 -Pg, 15
County of Santa Barbara, Calif.

12/08/1983 R.M. Bk. 132, Pg. 98-100, Tract Lot 1 Tract 20,309

07/84

SBMC 28.83.227
Carrillo Street Extension

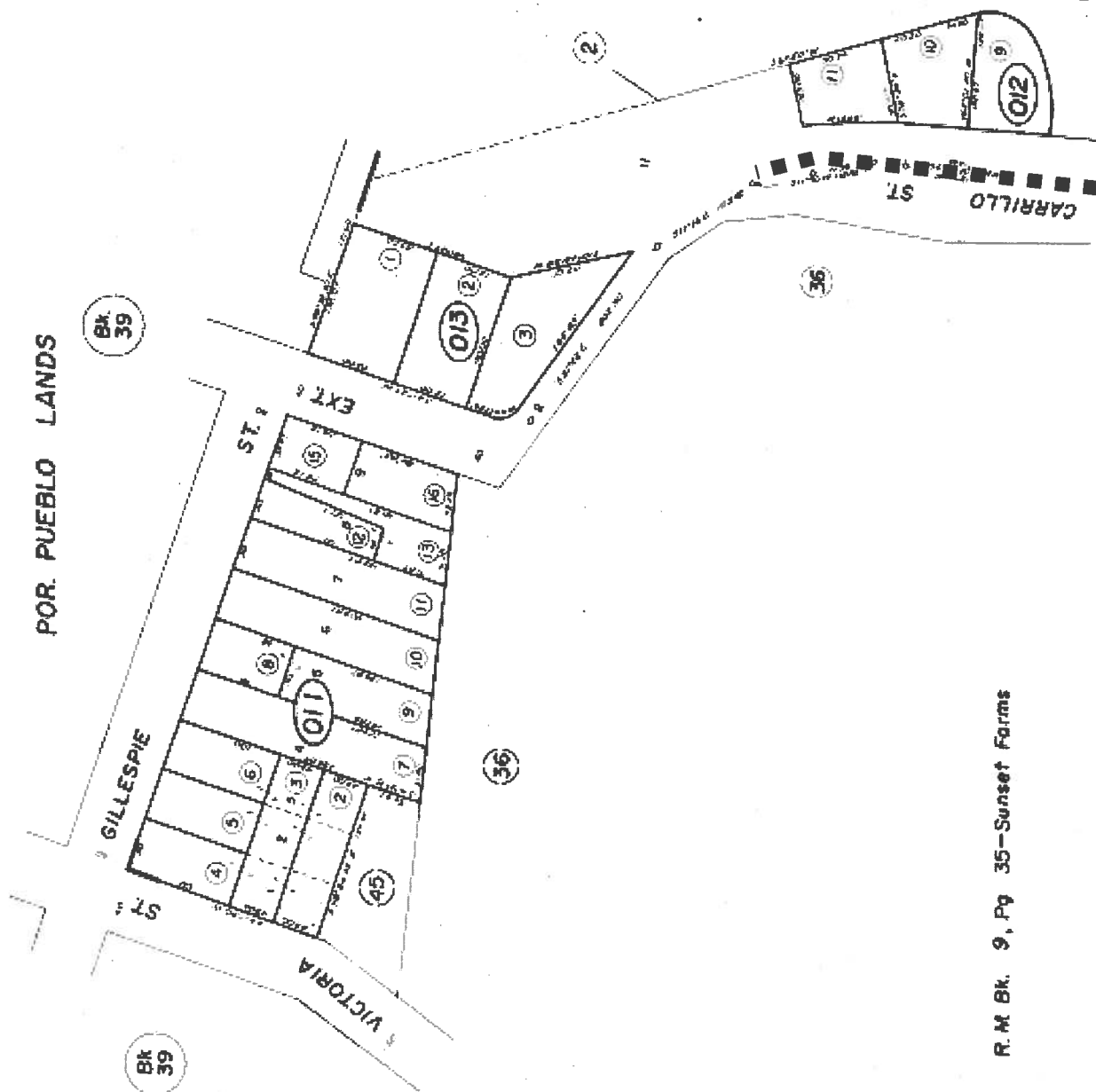
A line parallel with and forty feet (40') easterly of the centerline of Carrillo Street extension between engineer's station 49+00 and station 52+00, said centerline as shown on approved plan number C-1-2672, sheet 2 of 31 sheets, on file in the Office of the City Engineer, is established as a setback line, between which line and such easterly side of Carrillo Street extension no building or structure shall hereafter be erected or placed. (Ord. 3205 §1, 1967.)

Excerpt from Code Section 28.83 - Setback Lines Established/ rev. 12/31/03

APN	Original Street Width	Current Street Width	Notes
035-012-009	80-feet	Varies	The Carrillo Street Extension study area has only 3 parcels each of which has a meandering centerline. Should a project present itself on any of these three parcels, each property shall be studied independently to confirm that the street setback as established in SBMC 28.83.227 has been satisfied
035-012-010			
035-012-011			

35-01

POR. PUEBLO LANDS



Assessor's Map Bk. 35 - Pg. 01
County of Santa Barbara, Calif.

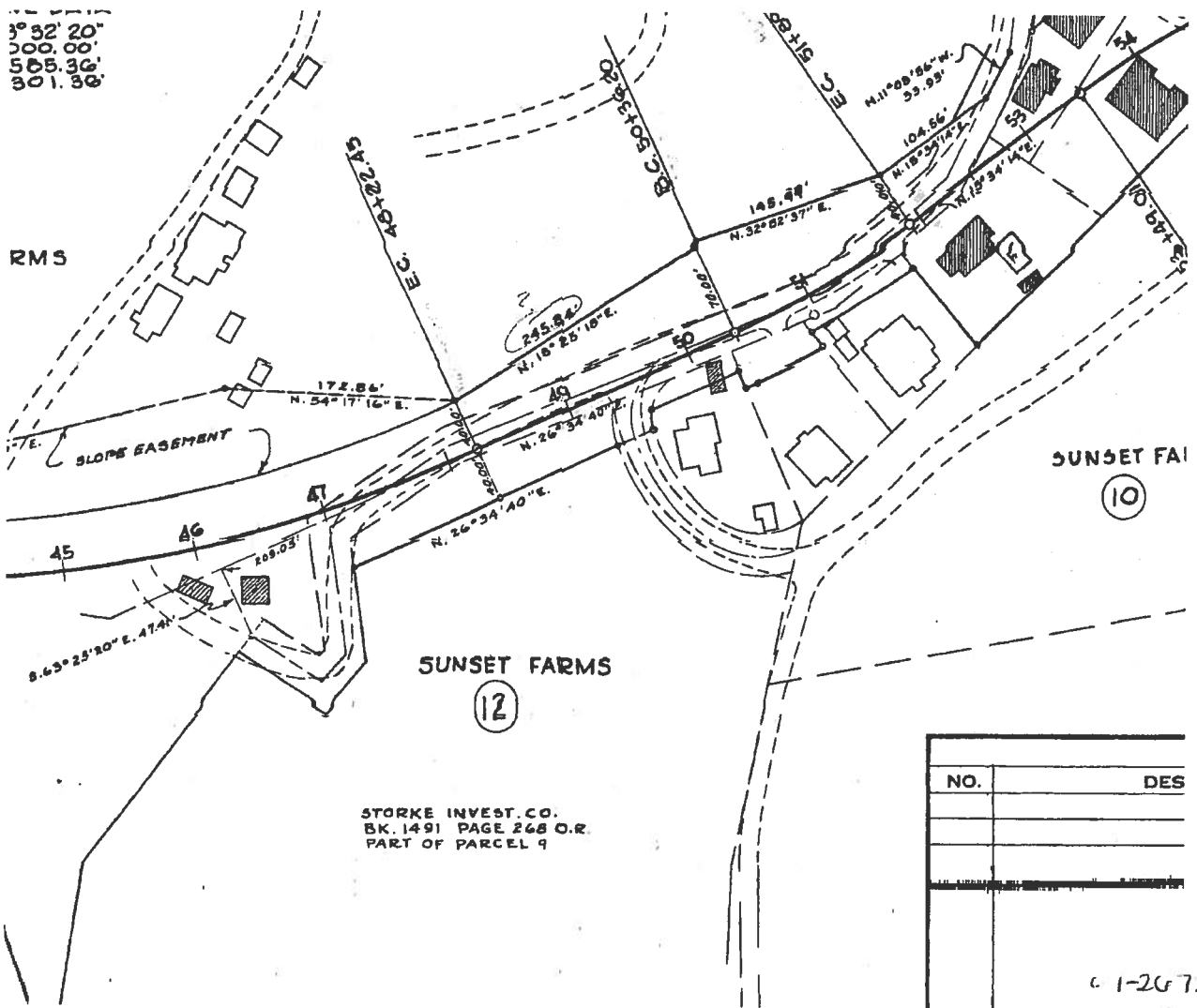
NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

R. M. Bk. 9, Pg. 35 - Sunset Farms

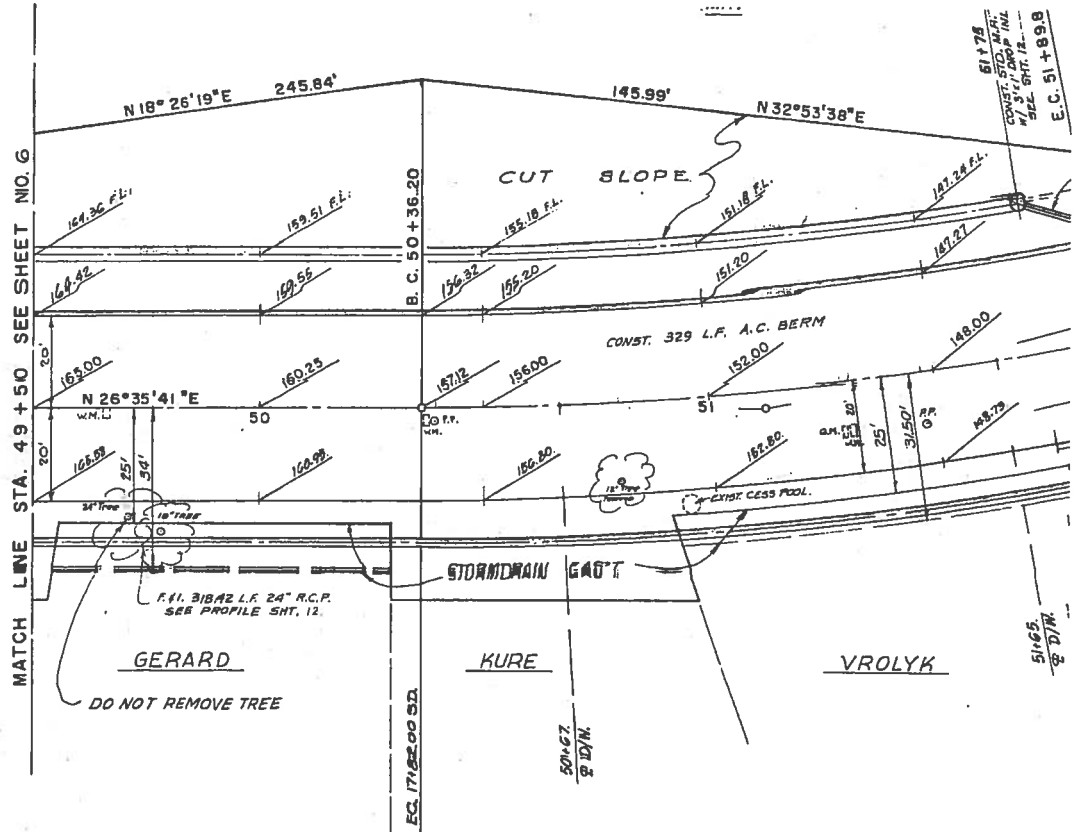
Legend:

■ ■ ■ 28.83.227 Setback Line

3° 32' 20"
500.00'
565.36'
301.36'

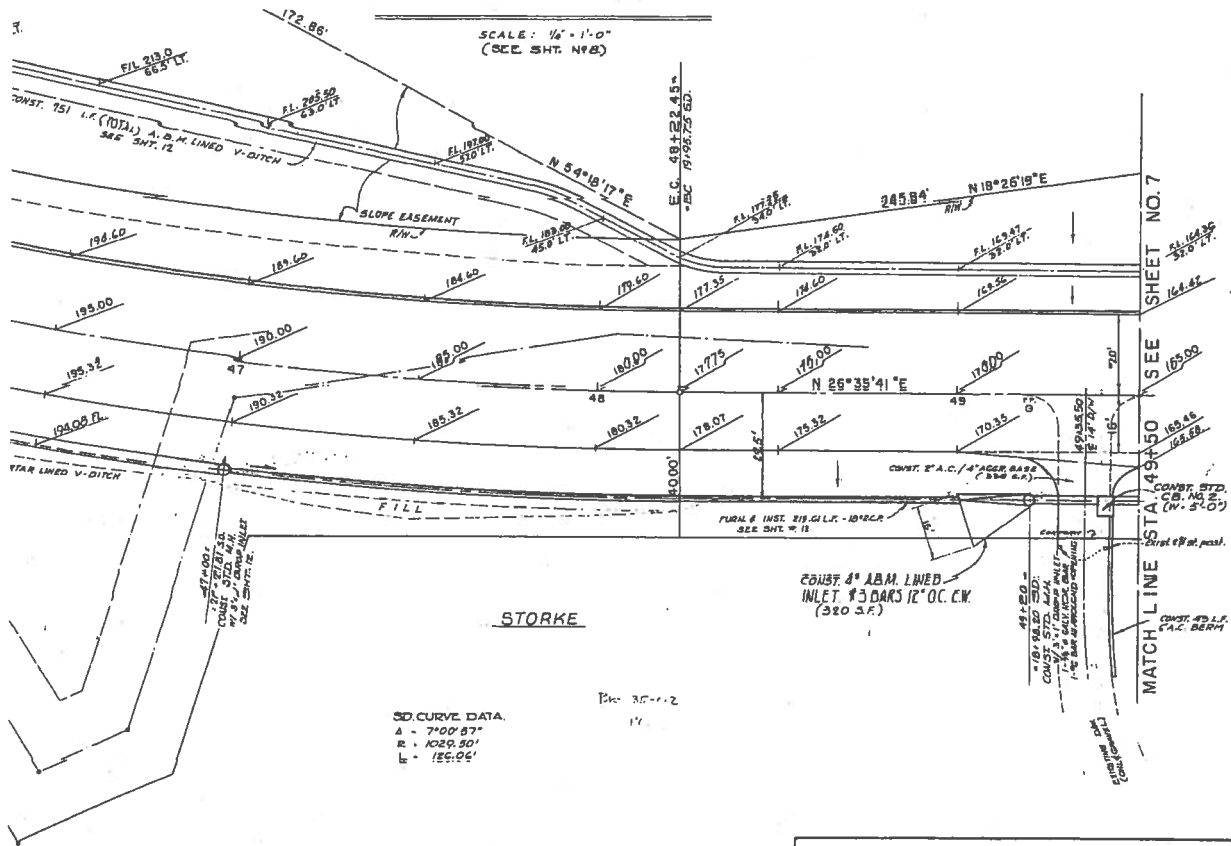


370.5 L.F.



SD CURVE DATA.
 $\Delta = 11^{\circ}00'26''$
 $R = 829.50'$
 $L = 159.36'$

G1-2072 - 7



TIMATED PAVING QUANTITIES	
TO STA 49+50	19,872 SQ. FT.

SD CURVE DATA.
 $\Delta = 71^{\circ}00'57''$
 $R = 1029.50'$
 $L = 126.05'$

REVISIONS

NO.	DESCRIPTION	DATE
1	AS SHOWN	1/1/19

CITY OF SANTA BARBARA
 ENGINEERING DIVISION - DEPARTMENT OF PUBLIC WORKS

PLAN
MEIGS-CARRILLO EXTENSION

STA 44+00 TO STA 49+50

C-2472-6

