City of Santa Barbara
California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 006-22
2111 ANACAPA STREET AND 23 E. PADRE STREET
MODIFICATIONS
FEBRUARY 23, 2022

2111 ANACAPA STREET AND 23 E. PADRE STREET, ZONE: RS-15 (SINGLE UNIT RESIDENTIAL, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 1 DU/AC), APN: 025-242-009 AND 025-242-012, PLN2021-00581, APPLICANT/OWNER: TRISH ALLEN, SEPPS / JANICE MARIE LESIN

Proposal for a Lot Line Adjustment (LLA) to transfer 1,750 square feet from 2111 Anacapa Street to 23 E. Padre Street. The proposal also includes a Lot Area Modification request to reduce the lot size of the 2111 Anacapa Street property.

The discretionary applications under the jurisdiction of the Staff Hearing Officer required for this project are:

1. A Lot Line Adjustment to transfer approximately 1,750 square feet of lot area from 2111 Anacapa Street (APN: 025-242-009) to 23 E. Padre Street (APN: 025-242-012) (SBMC Chapter 27.40); and

2. A Lot Area Modification to reduce the lot area of the existing nonconforming lot at 2111 Anacapa Street from 8,000 square feet to 6,250 square feet (SBMC §30.20.030 and §30.250.020).

The Environmental Analyst has determined that the project is categorically exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15305 (Minor Alterations in Land Use Limitations).

WHEREAS, the Staff Hearing Officer has held the required public hearing on the above application, and the Applicant was present.

WHEREAS, no one appeared to speak in support or opposition thereto, the following exhibits were presented for the record:

1. Staff Report with Attachments, February 17, 2022.
2. Site Plans

NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer:

I. Approved the subject application, making the following findings and determinations:

A. LOT AREA MODIFICATION FINDINGS (SBMC §30.250.060.F)

1. As described in Section VI.A.1 of the staff report, the Lot Area Modification is generally consistent with the purposes of the Residential Single Unit Zone district because it would maintain the character of the neighborhood; provide for a full range of housing options; and ensure adequate light, air, and open space. Additionally, following the adjustment, both parcels will maintain the minimum

open yard area to ensure access to light and air and would preserve the overall livability of the existing primary residential units and prospective ADU.

2. As described in Section VI.A.1 of the Staff Report, The Lot Area Modification will result in development that is generally consistent with existing patterns of development for the neighborhood because the adjusted lot depth for the 2111 Anacapa Street parcel is in keeping with four of the other six parcels that lie on the southeast side of the same city block.

B. LOT LINE ADJUSTMENT FINDINGS (SBMC §27.40.040 AND GOVERNMENT CODE §66412)

The parcels resulting from the proposed lot line adjustment will conform to the City's General Plan and the Zoning and Building Ordinances.

As described in Section VI of the Staff Report, the proposed Lot Line Adjustment is appropriate for the area, and, with approval of the lot area modification, the parcels resulting will conform to the requirements and policies of the City's General Plan and Building and Zoning Ordinances.

II. Said approval is subject to the following conditions of approval:

In consideration of the project approval granted by the Staff Hearing Officer and for the benefit of the owners and occupants of the Real Property, the owners and occupants of adjacent real property and the public generally, the following terms and conditions are imposed on the use, possession, and enjoyment of the Real Property:

A. Order of Development. In order to accomplish the proposed development, the following steps shall occur in the order identified:

1. **Lot Line Adjustment Required**. The owner shall submit an executed *Agreement Relating to the Lot Line Adjustment, Quitclaim Deed and Acceptance Thereof* or *Declarations of Lot Line Adjustment* to the Public Works Department. A surveyor licensed in the state of California shall prepare the legal description and required exhibits to attach to the subject Agreement or Declaration for the subject properties, which shall be recorded in the Office of the County Recorder.

2. **Record of Survey.** A *Record of Survey* (ROS) shall be processed and concurrently recorded with the *Agreement Relating to the Lot Line Adjustment, Quitclaim Deed and Acceptance Thereof.*

B. General Conditions.

1. **Approved Development.** The development of the Real Property approved by the Staff Hearing Officer on February 23, 2022 is limited to the Lot Line Adjustment between Accessor's Parcel Numbers 025-242-009 and 025-242-012, as shown on the plans approved by the Staff Hearing Officer on said date and on file at the City of Santa Barbara, and the associated Lot Area Modification for 2111 Anacapa Street (APN 025-242-009).

2. **Uninterrupted Water Flow.** The Owner shall allow for the continuation of any historic flow of water onto the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate.

3. **Approval Limitations.** The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.

   Any deviations from the project description, approved plans or conditions must be reviewed and approved by the City, in accordance with the Planning Commission Guidelines. Deviations may require changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

III. TIME LIMITS:

A. NOTICE OF LOT LINE ADJUSTMENT TIME LIMITS:

The Staff Hearing Officer's action approving the Lot Line Adjustment shall expire three years from the date of approval. The applicant may request an extension of this time period in accordance with Santa Barbara Municipal Code §27.40.100.

B. NOTICE OF MODIFICATION APPROVAL TIME LIMITS:

The Staff Hearing Officer's action approving the Modification shall terminate three years from the effective date of the approval, per Santa Barbara Municipal Code §30.205.120, unless:

1. An extension is granted by the Community Development Director prior to the expiration of the approval; or
2. The Lot Line Adjustment has been recorded in the Office of the County Recorder.

This motion was passed and adopted on the 23rd day of February, 2022 by the Staff Hearing Officer of the City of Santa Barbara.

I hereby certify that this Resolution correctly reflects the action taken by the City of Santa Barbara Staff Hearing Officer at its meeting of the above date.

Kathleen Goo, Commission Secretary — Date: 2/24/22

PLEASE BE ADVISED:

1. This action of the Staff Hearing Officer can be appealed to the Planning Commission within ten (10) days after the date the action was taken by the Staff Hearing Officer.
2. If the scope of work exceeds the extent described in the **Modifications** request or that which was represented to the Staff Hearing Officer at the public hearing, it may render the Staff Hearing Officer approval null and void.
3. If you have any existing zoning violations on the property, other than those included in the conditions above, they must be corrected within thirty (30) days of this action.
4. **PLEASE NOTE: A copy of this resolution shall be reproduced on the first sheet of the drawings submitted with the application for a building permit.** The location, size and design of the construction proposed in the application for the building permit shall not deviate from the location, size and design of construction approved in this modification.