



# City of Santa Barbara California

## PLANNING COMMISSION STAFF REPORT

**REPORT DATE:** December 5, 2005  
**AGENDA DATE:** December 8, 2005  
**PROJECT ADDRESS:** 12 & 23 Francisco Drive (MST2002-00309)  
**TO:** Planning Commission  
**FROM:** Planning Division, (805) 564-5470  
Jan Hubbell, AICP, Senior Planner  
Trish Allen, Associate Planner

### **I. PROJECT DESCRIPTION**

The project consists of a one-year time extension to an approved project for modifications and a lot line adjustment. The applicant is seeking a lot line adjustment as well as zoning modifications to accommodate an addition to the existing residence.

### **II. REQUIRED APPLICATIONS**

The discretionary application required for this project is a Time Extension to the following approvals:

1. Modification to allow the entry addition to encroach into the required front yard setback as established by the A-1 Zone (SBMC §28.15.060.1); and
2. Modification to allow the addition to encroach into the required interior yard setback as established by the A-1 Zone (SBMC §28.15.060.2); and
3. Lot Line Adjustment between two parcels.

### **III. RECOMMENDATION**

Staff recommends that the Planning Commission approve a one-year time extension for the approved modifications and lot line adjustment to allow the improvements described above. With approval of the time extension, the project approval will remain valid until November 20, 2006.

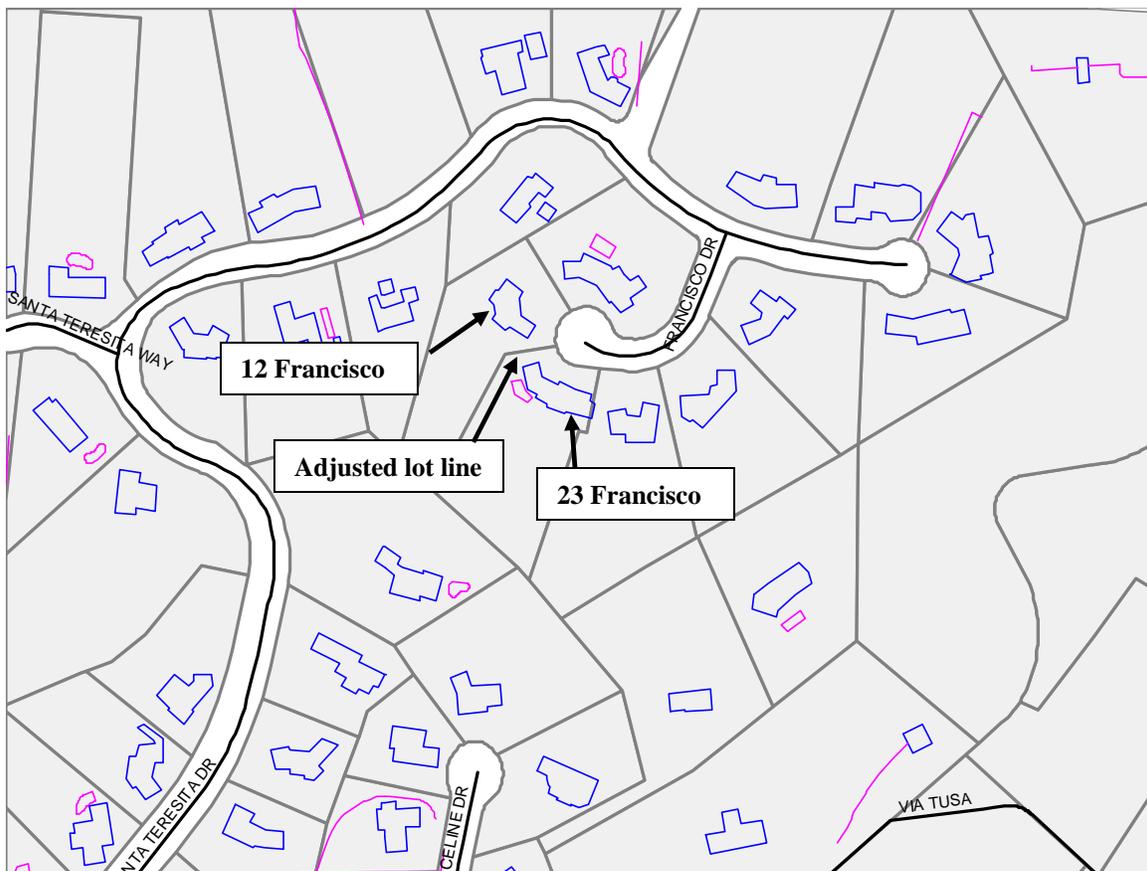
### **IV. BACKGROUND**

The lot line adjustment is necessary to resolve a situation where structures were built on the property at 12 Francisco Drive, but for the benefit and use of the property located at 23 Francisco Drive. The project also includes a minor addition of approximately 344 square feet to the entry of the existing residence and to the east side of the residence. The existing residence is non-conforming to both the front and interior yard setback requirements. The project received Planning Commission approval on November 20, 2003.

**V. DISCUSSION**

SBMC §27.07.110.A states that a tentative map shall expire two years from the date of approval unless the use has commenced. Since the Zoning Ordinance does not address lot line adjustment time limits, staff policy has been to implement the tentative map time limit on lot line adjustments. Zoning modifications are valid for a period of one year, but since the project approval was granted concurrently with the lot line adjustment, staff practice has been to impose one consistent time limit for the whole project. The applicant is requesting that the approved modifications and the lot line adjustment be extended for an additional year. The stated purpose of the request is to provide adequate time to complete plan check review, corrections and ultimate recordation of the lot line adjustment. Delays in completing the recordation process have occurred due to a loss in the family.

The project continues to conform to the Zoning Ordinance, with consideration of the modification requests, and the applicant has demonstrated diligence in pursuing completion of the lot line adjustment and circumstances surrounding the project have not changed. Staff recommends that the Planning Commission adopt the finding listed below.



**Vicinity Map – 12 & 23 Francisco Drive**

**VI. FINDINGS**

The Planning Commission finds the following:

**EXTENSION OF A MODIFICATION AND LOT LINE ADJUSTMENT**

1. The development continues to be consistent with the Zoning Ordinance and with the applicable General Plan.
2. The applicant has demonstrated due diligence to implement and complete the proposed development as substantiated by competent evidence in the record.

Exhibits:

- A. Applicant's letter, dated October 19, 2005
- B. Planning Commission Resolution 066-03
- C. Site Plan