



City of Santa Barbara California

III.

PLANNING COMMISSION STAFF REPORT

REPORT DATE: March 14, 2013
AGENDA DATE: March 21, 2013
PROJECT ADDRESS: 1533 & 1537 Shoreline Drive (MST2013-00002 & CDP2013-00001)
TO: Planning Commission
FROM: Planning Division, (805) 564-5470, extension 4531
Danny Kato, Senior Planner *DJK*
Kelly Brodison, Assistant Planner *KMB*

I. PROJECT DESCRIPTION

The project involves a lot line adjustment between two existing lots at 1533 Shoreline Drive (Parcel 1) and 1537 Shoreline Drive (Parcel 2). Parcel 1 is developed with a single family residence and Parcel 2 is vacant. Approximately 79 square feet of lot area will be transferred from Parcel 1 to Parcel 2. The newly created parcel at 1533 Shoreline Drive will be 18,275 sq. ft. with an average slope of 40.8% and 1537 Shoreline Drive will be 7,503 sq. ft. with an average slope of 3%

A lot split was approved in the 1960s which created a flag lot with less than the required amount of street frontage on Shoreline Drive. This lot line adjustment would resolve an issue with the access from the street (the flag lot) being located on the opposite side of the lot as the driveway and garage. One street frontage modification is required for the rear parcel (Parcel 1) to have less than the required 60 feet of street frontage.

II. REQUIRED APPLICATIONS

The discretionary applications required for this project are:

- A. A Street Frontage Modification to allow the lot at 1533 Shoreline Drive (Parcel 1) to have less than the required 60 of street frontage in the E-3 Zone (SBMC §28.15.080);
- B. A Coastal Development Permit (CDP20013-00001) to allow the proposed Lot Line Adjustment in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44);
- C. A Lot Line Adjustment (LLA) to adjust the property line between 1533 Shoreline Drive and 1547 Shoreline Drive (SBMC §27.40 & Gov. Code §66412).

APPLICATION DEEMED COMPLETE: February 13, 2013
DATE ACTION REQUIRED: April 13, 2013

III. RECOMMENDATION

With approval of the requested street frontage modification, the proposed project would conform to the City's Zoning and Building Ordinances and policies of the General Plan and Local Coastal Plan. No construction is proposed as part of this Lot Line Adjustment. Staff

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IV. BACKGROUND

The existing house addressed as 1533 Shoreline Drive, was constructed in 1957. The vacant lot was created by a lot split in 1962 and was configured so that residents and visitors must cross over the adjacent vacant lot in order to access the subject site's garage and front door. Both properties are owned by the applicant. A remodel and second story addition for the existing residence were approved by the Planning Commission on November 15, 2012. Subsequently Single Family Design Board reviewed the project and granted a Project Design Approval on December 17, 2012 and a Final Approval on January 14 2013.

V. **SITE INFORMATION AND PROJECT STATISTICS**

A. **SITE INFORMATION**

Applicant:	Jim Zimmerman		
Property Owner:	Anina Davenport		
Site Information			
Parcel Number:	045-182-014 & 013	Lot Area:	19,166 sq. ft.
General Plan:	Low Density Residential	Zoning:	E-3/SD-3
LCP Land Use Designation:	Residential 5 units/acre		
Existing Use:	Single Family Residential	Topography:	~27%
Adjacent Land Uses			
	North – Shoreline Drive South – Pacific Ocean		East – Single Family Residential West – Single Family Residential

B. **PROJECT STATISTICS**

	Existing	Proposed
1533 Shoreline Drive	18,354 sq. ft.	18,275 sq. ft.
1537 Shoreline Drive	7,424 sq. ft.	7,503 sq. ft.

VI. **POLICY AND ZONING CONSISTENCY ANALYSIS**

A. **ZONING ORDINANCE CONSISTENCY**

Standard	Requirement/ Allowance	Proposed Parcel 1	Proposed Parcel 2
Setbacks -Front	20'	>20'	Vacant
-Interior	6'	5' legal non-conforming	Vacant
Lot Area Required	7,500 sq. ft.	18,275 sq. ft.	7,503 sq. ft.
Lot Frontage	60'	19.8'*	79.5'

*Modification requested

The project site is zoned E-3, One Family Residential Zone, which requires a minimum lot size of 7,500 square feet and a minimum of 60' of frontage on a public street. Although one of the lots will have an average slope of 40.8%, slope density requirements do not apply to lots with frontage on the Pacific Ocean (SBMC §28.15.080). Therefore, the proposed lot line adjustment is consistent with the requirements of the E-3, Single-Family Residence Zone, with the exception of the lot frontage modification discussed below. Any future development on either parcel would be subject to the provisions of the E-3 Single-Family Zone, and, potential review by the Single Family Design Board.

1. STREET FRONTAGE MODIFICATION

SBMC §28.151.080 (Lot Frontage Requirements) states that newly created parcels in the E-3 Zone shall have no less than 60 feet of frontage on a public street. Currently, 1533 Shoreline Drive (Parcel 1) has 21.09 linear feet of street frontage along Shoreline Drive and 1537 Shoreline Drive (Parcel 2) has 78.23' of lot frontage along Shoreline Drive for a total street frontage of 99.3 linear feet. The lot line adjustment will relocate the dividing line between the two lots so that Parcel 1 will have 19.8' feet of frontage and Parcel 2 will have 79.5 feet of frontage. A modification is required for 1533 Shoreline Drive to have less than 60' of frontage on a public street.

Section 28.92.100 of the Zoning Ordinance allows the Staff Hearing Officer to approve a modification of the minimum required street frontage when it can be found consistent with the purposes and intent of the ordinance, and is necessary to secure an appropriate improvement on a lot. This is an appropriate improvement because the lot line adjustment would resolve an issue with the access from the street (the flag lot) being located on the opposite side of the lot as the driveway and garage. The two properties share an existing driveway and the lot line adjustment will not result in a new curb. The total amount of street frontage along Shoreline Drive, 99.3 linear feet, will not be reduced as a result of the lot line adjustment, and would not intensify the existing legal non-conforming street frontage. Therefore, Staff believes the proposed lot configuration is acceptable and consistent with the existing development pattern in the neighborhood.

2. LOT LINE ADJUSTMENT

The proposed lot line adjustment will relocate a shared property line between a flag lot and a street front lot so that it is consistent with the existing garage and driveway location. Currently the access portion of the flag lot is on the opposite side of the lot from the garage and driveway. This proposal reconfigures the lot line to correct that situation.

SBMC §27.40.40 requires that the proposed lot line adjustment be consistent with the City's General Plan, Zoning Ordinance, Local Coastal Plan and building codes. The minimum size for an E-3 zoned lot is 7,500 square feet. A minor transfer of square footage (79 square feet) would be transferred from Parcel 1 to Parcel 2, and no new lot is being created. The parcels resulting from the lot line adjustment will conform to the proposed General Plan, Local Coastal Plan and zoning and building ordinances, and specifically satisfy all lot area, street frontage and setback requirements with the approval of the above-described modification.

B. GENERAL PLAN CONSISTENCY

Before a Lot Line Adjustment can be approved, it must be found consistent with the City's General Plan. Based on staff's analysis below, the proposed lot line adjustment is consistent with the plans and policies of the City of Santa Barbara.

Land Use Element

The project site is located in the East Mesa neighborhood, as identified in the Land Use Element of the General Plan, and has a land use designation of Residential, five units per acre. This area is recognized as being primarily developed with small-lot, single-family residences with some multi-family developments in the vicinity of Oceano and Barranca Avenues. The Lot Line Adjustment would change the configuration between two existing lots, but would not change the projects residential density. The adjusted lots would remain compatible with the pattern of single-family residential development in the area which is a mixture of one and two-story homes. Further, the existing development potential would remain two single family residences each located on an E-3 zoned lot, and therefore the proposed project would not change the density with regard to the General Plan Land Use designation.

C. LOCAL COASTAL PLAN CONSISTENCY

The project site is located within the Coastal Zone and must be found consistent with the City's Local Coastal Plan (LCP), which implements the California Coastal Act. The project is in Component Two of the Local Coastal Plan, which is located between Arroyo Burro creek and the westerly boundary of Santa Barbara City College. The LCP states that the primary land use of this area is single-family residential, and has very limited additional development potential. The major coastal issues identified for Component Two include hazards of seacliff retreat and flooding, maintaining and providing public access along the bluffs, preventing overuse of public facilities; protection of recreational access; protection of recreational access; protection of archaeological resources and the maintenance of existing coastal views and open space.

The second story addition was previously approved, and public views will not be affected by a change in the lot line configuration. Sea cliff retreat and flooding will not be exacerbated by the Lot Line Adjustment. This project site is not located in archaeologically sensitive zones and there is no recreational access on site, therefore, the project is consistent with these applicable policies of the California Coastal Act and Local Coastal Plan, and all implementing guidelines.

VII. ENVIRONMENTAL REVIEW

This project is Categorically Exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15305, which allows for minor encroachment permits and minor lot line adjustments where no new building site has an average slope greater than 20 percent. For the purposes of this exemption, building site is defined as the area within a lot of record actually proposed for development with buildings, structures, or uses (yard areas, driveways, parking areas, etc.), and any areas of disturbance required in order to construct and/or develop such buildings, structures, or uses.

VIII. FINDINGS

The Planning Commission finds the following:

A. STREET FRONTAGE MODIFICATION (SBMC §28.15.080 AND §28.92.110.A)

The street frontage modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement by correcting the lots so that

the driveway and garage can be accessed from the street as discussed in Section VI.A.1 of the Staff Report. There are two existing residential properties with a combined total of 99.3 linear feet of street frontage. Although the lot line dividing the two properties will be adjusted, the total amount of street frontage will not be reduced, and this proposal will not exacerbate the existing legally non-conforming situation.

B. COASTAL DEVELOPMENT PERMIT (SBMC §28.44.150)

1. The proposed project is consistent with the policies of the California Coastal Act, because it does not result in any adverse affects related to coastal resources, including views and public access as described in Section VI.C. of the Staff Report.
2. The project is consistent with all applicable policies of the City's Local Coastal Plan, all applicable implementing guidelines, and all applicable provisions of the Code because the reconfigured lots are compatible with the existing pattern of development in the neighborhood; will not include changes to bluff top vegetation and appearance, would not impact views from public view corridors, would not impact any existing public access points to the beach, is not located on an archaeologically sensitive site and will not contribute to safety or drainage hazards on the site as described in Section VI.C. of the Staff Report.

C. LOT LINE ADJUSTMENT

As described in Section VI of the Staff Report, the proposed Lot Line Adjustment is appropriate for the area and is consistent with the City's General Plan, Local Coastal Plan and Building and Zoning Ordinances. There are two legal lots on the project site, and the existing development potential would remain two single family residences each located on an E-3 zoned lot and therefore the proposed project would not change the density with regard to the General Plan Land Use designation.

Exhibits:

- A. Conditions of Approval
- B. Site Plan
- C. Applicant's letter, dated February 8, 2013
- D. Applicable General Plan or Local Coastal Plan Policies

PLANNING COMMISSION CONDITIONS OF APPROVAL

1533 & 1537 SHORELINE DRIVE
LOT LINE ADJUSTMENT, STREET FRONTAGE MODIFICATION, COASTAL DEVELOPMENT PERMIT
MARCH 21, 2013

I. In consideration of the project approval granted by the Planning Commission and for the benefit of the owner(s) and occupant(s) 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. Obtain all required design review approvals.
2. Pay Land Development Team Recovery Fee.
3. Submit an application for and obtain Building Permit(s) for, and complete, the construction of all private improvements.
4. Submit an application for and obtain City Council approval of the Lot Line Adjustment and Agreement(s) and record said documents.

Details on implementation of these steps are provided throughout the conditions of approval.

B. **Recorded Conditions Agreement.** Prior to the issuance of any Building permit for the project on the Real Property, except a demolition or other appropriate (as determined by City staff) building permit for work in anticipation of primary project improvements, the Owner shall execute an *Agreement Relating to Conditions Imposed on Real Property*, which shall be reviewed as to form and content by the City Attorney, Community Development Director and Public Works Director, recorded in the Office of the County Recorder and shall include the following:

1. **Approved Development.** The development of the Real Property approved by the Planning Commission on March 21, 2013 is limited to the improvements shown on the Tentative Map Lot Line Adjustment signed by the chair of the Planning Commission on said date and on file at the City of Santa Barbara.
2. **Uninterrupted Water Flow.** The Owner(s) of each newly created parcel shall allow for the continuation of any historic flow of water onto their newly created parcels including water from adjacent sources such as, but not limited to, public or private property drainage swales, natural watercourses, conduits, runoff from public or private roads, etc, as may be deemed appropriate.
3. **Recreational Vehicle Storage Limitation.** No recreational vehicles, boats, or trailers shall be stored on the Real Property unless enclosed or concealed from view as approved by the Single Family Design Board (SFDB).
4. **Storm Water Pollution Control and Drainage Systems Maintenance.** Owner shall maintain the drainage system and storm water pollution control devices in a

functioning state. Should any of the project's surface or subsurface drainage structures or storm water pollution control methods fail to capture, infiltrate, and/or treat water, or result in increased erosion, the Owner shall be responsible for any necessary repairs to the system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the Owner shall submit a repair and restoration plan to the Community Development Director to determine if an amendment or a new Building Permit and Coastal Development Permit is required to authorize such work. The Owner is responsible for the adequacy of any project-related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health, or damage to the Real Property or any adjoining property.

5. **Coastal Bluff Liability Limitation.** The Owner understands and is advised that the site may be subject to extraordinary hazards from waves during storms and erosion, retreat, settlement, or subsidence and assumes liability for such hazards. The Owner unconditionally waives any present, future, and unforeseen claims of liability on the part of the City arising from the aforementioned or other natural hazards and relating to this permit approval, as a condition of this approval. Further, the Owner agrees to indemnify and hold harmless the City and its employees for any alleged or proven acts or omissions and related cost of defense, related to the City's approval of this permit and arising from the aforementioned or other natural hazards whether such claims should be stated by the Owner's successor-in-interest or third parties.
 6. **Geotechnical Liability Limitation.** The Owner understands and is advised that the site may be subject to extraordinary hazards from landslides, erosion, retreat, settlement, or subsidence and assumes liability for such hazards. The Owner unconditionally waives any present, future, and unforeseen claims of liability on the part of the City arising from the aforementioned or other natural hazards and relating to this permit approval, as a condition of this approval. Further, the Owner agrees to indemnify and hold harmless the City and its employees for any alleged or proven acts or omissions and related cost of defense, related to the City's approval of this permit and arising from the aforementioned or other natural hazards whether such claims should be stated by the Owner's successor-in-interest or third parties.
- C. **Requirements Prior to Permit Issuance.** The Owner shall submit the following, or evidence of completion of the following, for review and approval by the Department listed below prior to the issuance of any Permit for the project. Some of these conditions may be waived for demolition or rough grading permits, at the discretion of the department listed. Please note that these conditions are in addition to the standard submittal requirements for each department.
1. **Public Works Department**
 - a. **Lot Line Adjustment Required.** The Owner shall submit an executed *Agreement Related 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.

- b. **Water Rights Assignment Agreement.** The Owner shall assign to the City of Santa Barbara the exclusive right to extract ground water from under the Real Property in an *Agreement Assigning Water Extraction Rights*. Engineering Division Staff prepares said agreement for the Owner's signature.

2. **Community Development Department.**

- a. **Recordation of Lot Line Adjustment and Agreements.** After City Council approval, the Owner shall provide evidence of recordation of the map and agreements to the Community Development Department prior to issuance of building permits for individual parcels.
- b. **Conditions on Plans/Signatures.** The final Resolution shall be provided on a full size drawing sheet as part of the drawing sets. Each condition shall have a sheet and/or note reference to verify condition compliance. If the condition relates to a document submittal, indicate the status of the submittal (e.g., Final Map submitted to Public Works Department for review). A statement shall also be placed on the sheet as follows: The undersigned have read and understand the above conditions, and agree to abide by any and all conditions which is their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

Property Owner		Date
Contractor	Date	License No.
Architect	Date	License No.
Engineer	Date	License No.

- D. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:

- 1. **Repair Damaged Public Improvements.** Repair any public improvements (curbs, gutters, sidewalks, roadways, etc.) or property damaged by construction subject to the review and approval of the Public Works Department per SBMC §22.60.

Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.

E. General Conditions.

1. **Prior Conditions.** These conditions are in addition to the conditions identified in Planning Commission Resolution 081-12.
2. **Compliance with Requirements.** All requirements of the city of Santa Barbara and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met. This includes, but is not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.), the 1979 Air Quality Attainment Plan, and the California Code of Regulations.
3. **Approval Limitations.**
 - a. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.
 - b. All buildings, roadways, parking areas and other features shall be located substantially as shown on the plans approved by the Planning Commission.
 - c. 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.
4. **Land Development Team Recovery Fee Required.** The land development team recovery fee (30% of all planning fees, as calculated by staff) shall be paid prior to issuance of any building permit or recordation of the Lot Line Adjustment, whichever comes first.
5. **Litigation Indemnification Agreement.** In the event the Planning Commission approval of the Project is appealed to the City Council, Applicant/Owner hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any third party legal challenge to the City Council's denial of the appeal and approval of the Project, including, but not limited to, challenges filed pursuant to the California Environmental Quality Act (collectively "Claims"). Applicant/Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorney fees or court costs made in connection with any Claim.

Applicant/Owner shall execute a written agreement, in a form approved by the City Attorney, evidencing the foregoing commitments of defense and indemnification within thirty (30) days of being notified of a lawsuit regarding the Project. These commitments of defense and indemnification are material conditions of the approval of the Project. If Applicant/Owner fails to execute the required defense

and indemnification agreement within the time allotted, the Project approval shall become null and void absent subsequent acceptance of the agreement by the City, which acceptance shall be within the City's sole and absolute discretion. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorney fees, expenses, and costs of that independent defense.

NOTICE OF MODIFICATION APPROVAL TIME LIMITS:

The Planning Commission action approving the Modification shall terminate two (2) years from the date of the approval, per Santa Barbara Municipal Code §28.87.360, unless:

1. An extension is granted by the Community Development Director prior to the expiration of the approval; or
2. A Building permit for the use authorized by the approval is issued and the construction authorized by the permit is being diligently pursued to completion and issuance of a Certificate of Occupancy.

NOTICE OF COASTAL DEVELOPMENT PERMIT TIME LIMITS:

The Planning Commission action approving the Coastal Development Permit shall expire two (2) years from the date of final action upon the application, per Santa Barbara Municipal Code §28.44.230, unless:

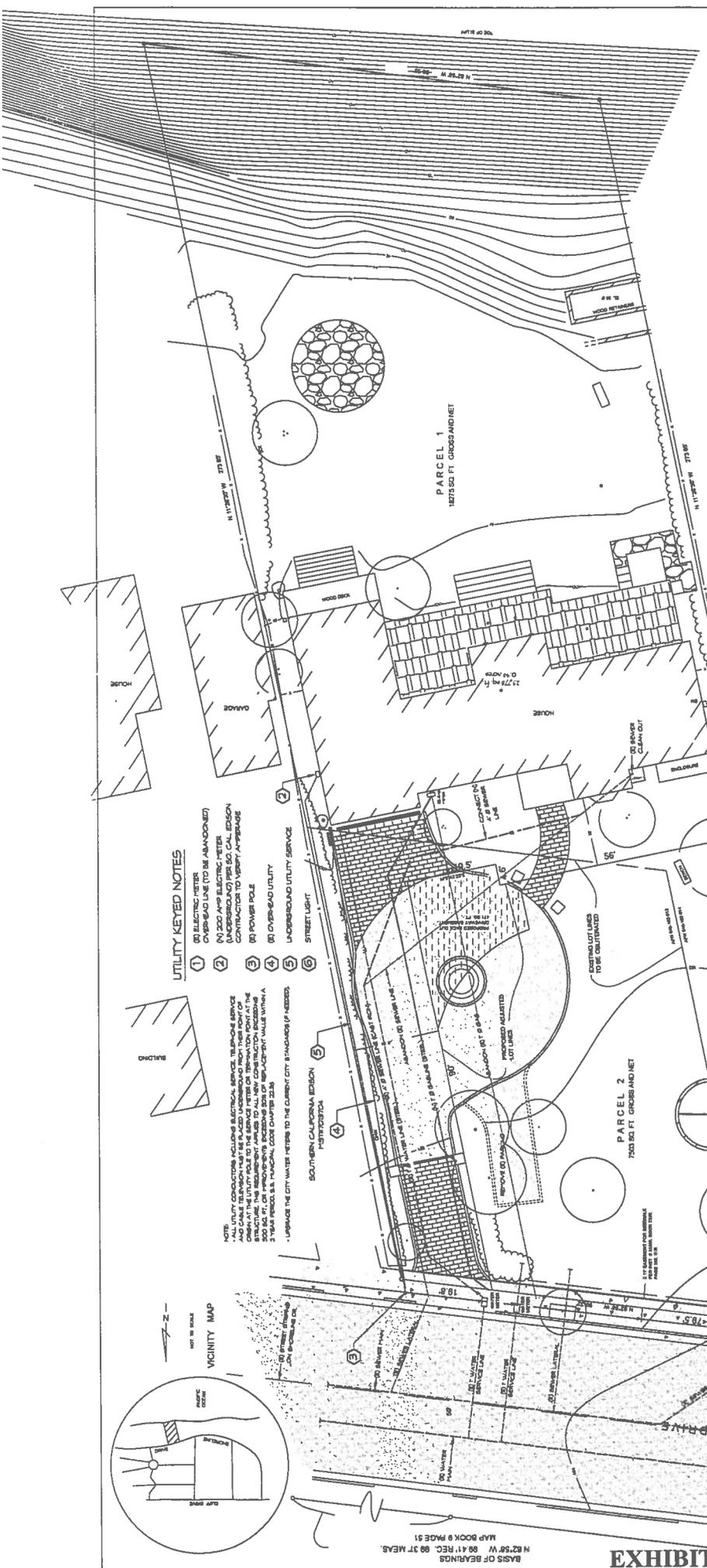
1. Otherwise explicitly modified by conditions of approval for the coastal development permit.
2. A Building permit for the work authorized by the coastal development permit is issued prior to the expiration date of the approval.
3. The Community Development Director grants an extension of the coastal development permit approval. The Community Development Director may grant up to three (3) one-year extensions of the coastal development permit approval. Each extension may be granted upon the Director finding that: (i) the development continues to conform to the Local Coastal Program, (ii) the applicant has demonstrated due diligence in completing the development, and (iii) there are no changed circumstances that affect the consistency of the development with the General Plan or any other applicable ordinances, resolutions, or other laws.

NOTICE OF LOT LINE ADJUSTMENT TIME LIMITS:

The Planning Commission's action approving the Lot Line Adjustment shall expire 24 months 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.

**NOTICE OF TIME LIMITS FOR PROJECTS WITH MULTIPLE APPROVALS
(S.B.M.C. § 28.87.370):**

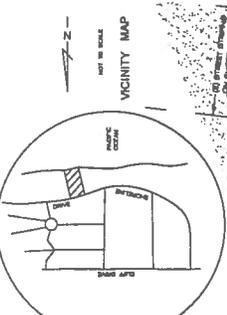
If multiple discretionary applications are approved for the same project, the expiration date of all discretionary approvals shall correspond with the longest expiration date specified by any of the land use discretionary applications, unless such extension would conflict with state or federal law. The expiration date of all approvals shall be measured from date of the final action of the City on the longest discretionary land use approval related to the application, unless otherwise specified by state or federal law.



- UTILITY KEYED NOTES**
- (1) ELECTRIC METER OVERHEAD LINE (TO BE ABANDONED)
 - (2) 1000 AMP ELECTRIC METER (UNDERGROUND) PER S.D. CAL. EDISON CONTRACTOR TO VERIFY AVAILABILITY
 - (3) POWER POLE
 - (4) OVERHEAD UTILITY
 - (5) UNDERGROUND UTILITY SERVICE
 - (6) STREET LIGHT

NOTE: ALL UTILITY CONDUITS INCLUDING ELECTRICAL SERVICE TELEPHONE SERVICE AND CABLE TELEVISION MUST BE PLACED UNDERGROUND PRIOR TO THE START OF CONSTRUCTION. THE REQUIREMENT APPLIES TO ALL NEW CONSTRUCTION EXCEPTING EXISTING 300 SQ. FT. OR SMALLER EXISTING BOXES OF REPLACEMENT VALUE WHERE A 3' DIA. PERIOD IS FUNCTIONAL CODE COMPLIANT.

UPGRADE THE CITY WATER METER TO THE CURRENT CITY STANDARDS (P. 5885).



BASIS OF BEARINGS
N 82° 56' W 99.41' REC. 98.37 MEAS.
MAP BOOK 8 PAGE 51

EXHIBIT B

SCOPE OF WORK

1. Proposed Lot Line Adjustment (L.L.A.) to adjust the property lines between 1833 Shoreline Drive and 1837 Shoreline Drive.
2. Prepare a tentative map showing the proposed lot line adjustment.
3. Prepare a tentative map showing the proposed lot line adjustment.

PROJECT DATA

PARCEL - 1
PROPERTY OWNER(S):
ADDRESS:
APN:
EXISTING PARCEL SIZE:
PROPOSED PARCEL SIZE:
ZONING:
AVERAGE SLOPE:

PARCEL - 2
PROPERTY OWNER(S):
ADDRESS:
APN:
EXISTING PARCEL SIZE:
PROPOSED PARCEL SIZE:
ZONING:
AVERAGE SLOPE:

GENERAL PLAN DESIGNATION: RESIDENTIAL, SINGLE-FAMILY
APPLICABLE AREAS: NONE
CONTRACT GROUP: NONE
SETBACKS REQUIRED: NONE

REQUESTED APPLICATIONS

1. A Lot Line Adjustment (L.L.A.) to adjust the property lines between 1833 Shoreline Drive and 1837 Shoreline Drive (58°-C 27.10 8' 0", Case 68442).

2. A Tentative Map (T.M.) to show the proposed lot line adjustment (58°-C 28.13 0802).

3. A General Development Plan (G.D.P.) (CDDP2019-00007) to show the proposed development in the "Residential" category of the City General Plan (58°-C 28.44).

James Zimmerman & Associates ARCHITECTS

18 W. HEBBURN ST., SUITE 111, SANTA BARBARA, CA 93101-1028
TEL: (805) 261-1055 | E-MAIL: JZ@JZARCHITECTS.COM

**TENTATIVE MAP
LOT LINE ADJUSTMENT**

1533 SHORELINE DRIVE
SANTA BARBARA, CA

DODDSON LAND SURVEYING, INC.
5280 OVERPASS ROAD
SANTA BARBARA, CA 93111
(805) 981-1615

**TENTATIVE MAP
LOT LINE ADJUSTMENT**

LOT 21 OF "THE SONS OF MEN" TRACT IN THE CITY OF SANTA BARBARA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS SHOWN ON THE MAP OF SAID TRACT AND AS SHOWN ON THE COUNTY RECORDS OF SAID COUNTY.

SCALE: 1" = 10'

THIS DOCUMENT IS PREPARED BY AN ELECTRICIAN IN COMPLIANCE WITH THE ELECTRICAL CODE AND THE ELECTRICAL CONTRACTORS BOARD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE DATA AND THE SITUATION OF THE PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SANTA BARBARA AND THE COUNTY OF SANTA BARBARA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SANTA BARBARA AND THE COUNTY OF SANTA BARBARA.

DODDSON LAND SURVEYING, INC.
DODDSON DATA PER MAP BOOK 24 PAGE 49 & BOOK 3 PAGE 51
ELECTRICIAN: JAMES ZIMMERMAN
REGISTERED ELECTRICAL CONTRACTOR
1100 COASTAL
NO USE ON PROPERTY
DATE: 10/14/2019

JAMES J. ZIMMERMAN, A.I.A.

ARCHITECTS

MASTER PLANNING, COMMERCIAL, RESIDENTIAL & INTERIOR DESIGN

February 8, 2013

Planning Department
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

RE: Lot Line Adjustment, Modification, and Coastal Development Permit for:
Parcel #1: 045-182-014 (1533 Shoreline Drive) and
Parcel #2: 045-182-013 (1537 Shoreline Drive)

Planning Commission of Santa Barbara,

We are requesting Planning Commission approval for a Lot Line Adjustment to adjust the property lines between 1533 Shoreline Drive and 1537 Shoreline Drive; a Modification to allow the 1533 Shoreline Drive to have less than the required 60 linear feet of required public street frontage; and a Coastal Development Permit to allow the proposed development in the appealable jurisdiction of the City's Coastal Zone.

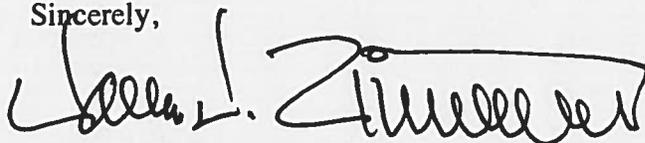
Due to the configuration of the lots and the location of the existing garage, if the property at 1533 Shoreline Drive were sold, the driveway across 1537 Shoreline Drive would be required to retain an access easement. The existing residence was built with the easement to the garage in the wrong location and this was previously approved by the City of Santa Barbara.

Instead of a lot merger between the two lots, our clients would like to keep the lots separate. Our proposed lot line adjustment design includes the relocation of the driveway easement and the recalculation of the lot size of Parcel-2 to be a minimum of 7,500 square feet, per SBMC 28.15.080 in E-3 zone. The proposal also includes approximately 471 square feet of back out driveway easement that Parcel-2 will grant to Parcel-1. See site plan for further clarification.

Per City requirement, all utility services to the existing house are to be located completely in the proposed Parcel-1. The existing water line is within the Parcel-1 but part of the sewer line projects into Parcel-2. We propose to relocate a portion of the sewer line so that it is within Parcel-1. The existing gas line also projects into Parcel-2 and we will relocate the gas line to be within Parcel-1. We plan to underground any overhead utility service to the existing house within Parcel-1. Additionally, we will remove the parking space in the front yard. See site plan for further clarification.

We feel this lot line adjustment conforms to the parcel lots of the neighborhood along Shoreline Drive. Please do not hesitate to contact me if you have any questions regarding this request.

Sincerely,



James J. Zimmerman, A.I.A.

Applicable General Plan and Local Coastal Plan Policies

1533 Shoreline Drive

Aesthetics and Visual Resources Policies

ER24. **Visual Resources Protection.** New development or redevelopment shall preserve or enhance important public views and viewpoints for public enjoyment, where such protection would not preclude reasonable development of a property.

Conservation Element

VISUAL RESOURCES

3.0 New development shall not obstruct scenic view corridors, including those of the ocean and lower elevations of the City viewed respectively from the shoreline and upper foothills, and of the upper foothills and mountains viewed respectively from the beach and lower elevations of the City.