



City of Santa Barbara California

II. D.

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: May 4, 2016
AGENDA DATE: May 11, 2016
PROJECT ADDRESS: 1556 Alameda Padre Serra and 1807 Lasuen Road (MST2016-00041)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470, ext. 4531
Beatriz Gularte, Senior Planner *BEG*
Kelly Brodison, Assistant Planner *KAB*

I. PROJECT DESCRIPTION

The project consists of a lot line adjustment transferring approximately 811 square feet of lot area from 1807 Lasuen Road (Parcel 2) to 1556 Alameda Padre Serra (Parcel 1). Following the adjustment, proposed Parcel 1 would be increased in size from 7,997 square feet to 8,808 square feet and proposed Parcel 2 would be reduced in size from 32,436 to 31,625 square feet. The adjustment affects an interior lot line and would not change the development potential of either lot. The E-1 Zone requires that, for lots with an average slope between 10% and 20%, the required minimum lot size is 22,500 square feet and a minimum lot frontage of 90'. Therefore, 1556 Alameda Padre Serra requires a Lot Area Modification per and a Lot Frontage Modification. There is also an as-built fountain that will be within the newly created interior setback requiring an interior setback modification. No development is proposed as part of the project.

REQUIRED APPLICATIONS

The discretionary applications required for this project are:

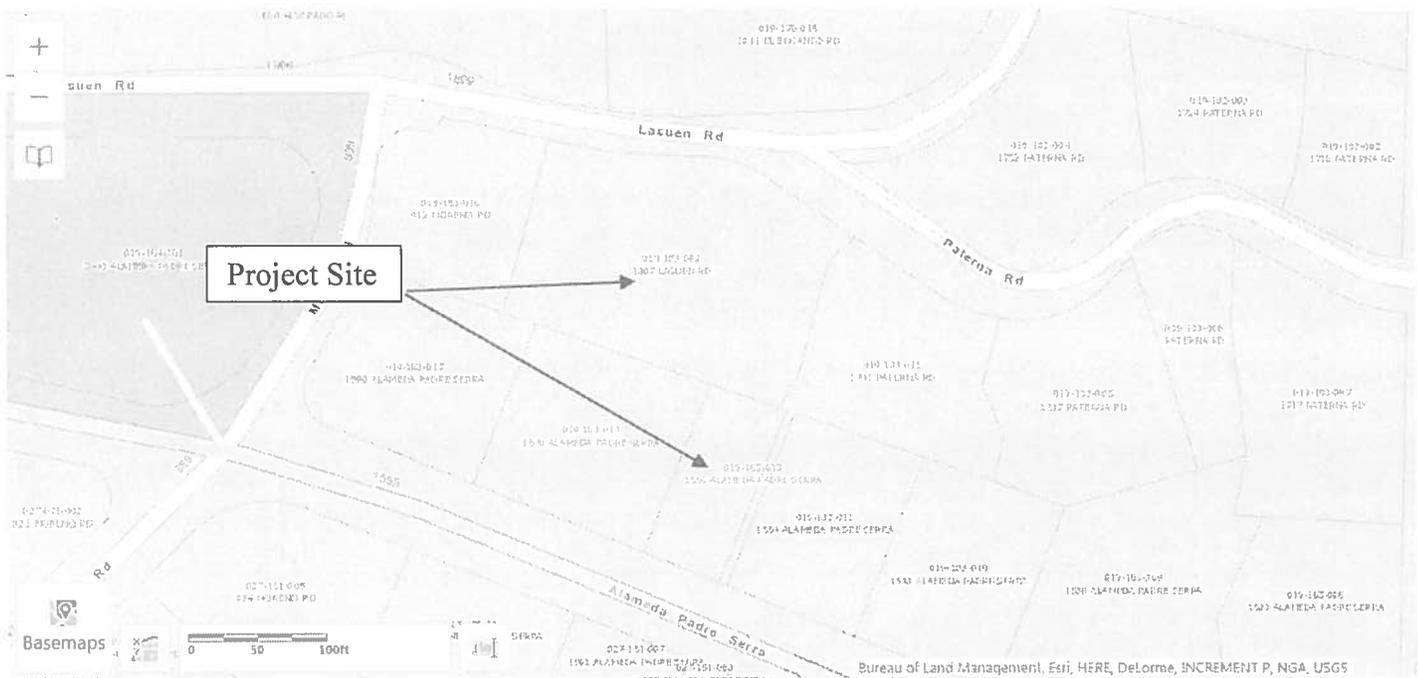
- A. One Lot Area Modification to allow the creation of a 8,808 square foot lot (Parcel 1) where a 22,500 square foot lot is required with slope density in the E-1 Zone (SBMC §28.15.080 and §28.92.110.A); and
- B. One Interior Setback Modification for an "as-built" fountain to be located within the 10' interior yard setback on (Parcel 2) 1807, Lasuen Road (SBMC §28.15.060.B and SBMC §28.92.110.A); and
- C. A Street Frontage Modification to allow less than the required 90' of street frontage for a newly adjusted lot on (Parcel 1) 1556 Alameda Padre Serra in the E-1 Zone (SBMC 28.15.080 and 28.92.110.A); and
- D. A Lot Line Adjustment to transfer 811 square feet from 1807 Lasuen Road to 1556 Alameda Padre Serra (SBMC §27.40, Gov. Code 66412).

APPLICATION DEEMED COMPLETE: April 15, 2016
DATE ACTION REQUIRED: June 14, 2016

II. RECOMMENDATION

With the approval of the requested lot area and street frontage modifications, the proposed lot line adjustment would conform to the City’s Zoning and Building Ordinances and policies of the General Plan. No construction is proposed as part of this project and no exterior changes are proposed on the existing buildings. Therefore, Staff recommends that the Staff Hearing Officer approve the project, making the findings outlined in Section VII of this report, and subject to the conditions of approval in Exhibit A.

Staff recommends denial of the interior setback modification.



1556 Alameda Padre Serra & 1807 Lasuen Road

III. SITE INFORMATION AND PROJECT STATISTICS

Applicant:	Mark Lloyd, L&P Consultants	
Property Owner:	John and Carol Nagy, 1556 Alameda Padre Serra (Parcel 1)	
Property Owner:	Mark & Rochelle Bookspan 1807 Lasuen Road (Parcel 2)	
Site Information	1556 Alameda Padre Serra	1807 Lasuen Road
Parcel Number:	019-183-013	019-183-002
General Plan:	Low Density Residential (Max. 3 du/per acre)	Low Density Residential (Max. 3 du/per acre)
Existing Use:	Residential	Residential
Lot Area:	7,997 sq. ft.	32,436 sq. ft.
Zoning:	E-1	E-11
Topography:	19.1% slope	18.1% slope
Adjacent Land Uses		
	North - Residential	East - Residential
	South - Residential	West - Residential

A. LOT AREA STATISTICS

	Required	Existing	Proposed
1556 Alameda Padre Serra	22,500 sq. ft. (based on slope 10%-20%)	7,997 sq. ft. (19.1% slope)	8,808 sq. ft. (19.8% slope)
1807 Lasuen Road	22,500 sq. ft. (based on slope 10%-20%)	32,436 sq. ft. (18.1% slope)	31,625 sq. ft. (17.6% slope)

IV. ISSUES

A. LOT AREA MODIFICATION MODIFICATION

In the E-1 Zone, the minimum lot size is 15,000 square feet with a minimum of 90' of frontage on a public street. Per SBMC 28.15.080, the minimum lot size shall be increased by 1.5 times if the average slope of a lot is between 10% and 20% (22,500 square feet). The existing lot at 1556 Alameda Padre Serra (Parcel 1) is currently non-conforming to lot size with 7,997 square feet with an average slope of 19.1%. The proposed lot line adjustment would make it more conforming to the required minimum lot size of 22,500 square feet by increasing its size by 811 square feet to 8,801 square feet. This lot is already non-conforming to lot size and approval of this Lot Line Adjustment would bring Parcel 1 closer into conformance with the lot area requirements.

B. LOT FRONTAGE MODIFICATION

Santa Barbara Municipal Code, Section 28.15.080 (Lot Frontage Requirements) states that newly created parcels in the E-1 Zone must have no less than 90 feet of frontage on a public street. The existing lot at 1556 Alameda Padre Serra has 60' which does not comply with this requirement, therefore, a modification of the requirement for 90 feet of street frontage is necessary. 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 necessary to secure an appropriate improvement on a lot. The existing parcel is non-conforming and will not change as a result of this Lot Line Adjustment and the approval of the street frontage modification is not increasing or intensifying the legally non-conforming amount of street frontage. There is no reasonable opportunity for the applicant to provide the required 90' of street frontage and the existing linear street frontage will remain unchanged with no new driveway cuts. Therefore, Staff believes the proposed lot configuration is acceptable and consistent with the existing development pattern on the lots.

C. INTERIOR SETBACK MODIFICATION

On 1807 Lasuen Road (proposed Parcel 2), there is an "as-built" fountain that is located approximately 17' from the rear property line. The fountain comprises a 25' long decorative garden wall with a statue and is approximately 5'-6' tall. No permits could be found for this fountain. The proposed lot line adjustment would create a situation where the fountain would be encroaching into the newly created setback and would only be approximately 2' from the new property line. The location of this "as-built" fountain would only affect the rear property line adjacent to the property at 1556 Alameda Padre Serra. The owners of 1556 APS are also the main proponents of this request. However, staff does not support the requested modification for the as-built fountain and requests that it either be removed or relocated to be outside of the 10' interior setback in the E-1 Zone.

D. LOT LINE ADJUSTMENT

Government Code Section 66412 (d), a portion of the State Subdivision Map Act, requires that the proposed lot line adjustment be consistent with the City's General Plan and zoning and building ordinances. The Lot Line Adjustment offers the advantage of bringing 1556 Alameda Padre Serra closer into compliance by increasing its size from 7,997 square feet to 8,808 square feet. With the approval of the requested lot area modification, and lot frontage modification, as discussed above, and relocation or removal of the "as-built" fountain, the resulting parcels would comply with all current zoning standards for the E-1 Single-Family Residence Zone.

This proposed lot line adjustment will bring 1556 Alameda Padre Serra more into conformance by increasing its size to 8,808 square feet. This lot line adjustment would not increase the development potential of either lot. With the approval of the Lot Area and Street Frontage Modifications, both lots would be in compliance with required setbacks and there is no new development proposed with this application.

In addition, should the Staff Hearing Officer decide to approve the interior setback modification for the “as-built” fountain and garden wall, development on both lots would be in compliance with required setbacks. A Building Permit is required for the fountain.

V. 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, the proposed lot line adjustment would be consistent with all plans and policies of the City of Santa Barbara, including the General Plan.

Land Use Element: The project site is located in an area identified as the Riviera Neighborhood in the General Plan. This area is primarily a single-family neighborhood and the subject parcels have a General Plan density of 3 dwelling units per acre. 1556 Alameda Padre Serra is legally non-conforming to the General Plan density requirement at 5.5 du/acre. As stated previously, this lot line adjustment will bring it more into conformance by increasing its size to 8,808 square feet.

General Plan Policy LG14. The proposed Lot Line Adjustment is consistent with LG14 which states that project in Low Density Single Family Zoned Residential Areas must maintain and protect the character and quality of life of single family zoned neighborhood as a low density residential community. The proposed project is will not result in additional development potential and is maintaining the character of the single family neighborhood.

VI. ENVIRONMENTAL REVIEW

The project is a minor land transfer between two lots currently developed with single family residences. The City’s list of projects qualifying as categorically exempt from the provisions of CEQA includes an exemption for projects involving minor lot line adjustments where no new building site has an average slope greater than 20%, and there would be no changes in land use or density. Because there is no change to land use or increase in density associated with the Lot line adjustment, and it would not create a new building site, the Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality guidelines Section §15305 (Minor Alteration in Land Use Limitations).

VII. FINDINGS

A. LOT AREA MODIFICATION (SBMC §28.92.110)

The lot area modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. Existing Parcel 1, 1556 Alameda Padre Serra, is nonconforming to the minimum lot size requirement of the General Plan and Zoning Ordinance. The lot line adjustment would bring the lot more into conformance with minimum density requirements of the General Plan and minimum lot size of the Zoning Ordinance, as described in Section IV of the Staff Report. The adjustment affects an interior lot line and would not change the development potential of either lot. No additional development is proposed.

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

The modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on a lot as detailed in Section of IV of the Staff Report because the legal non-conforming situation will not be changed or intensified by the approval of this Lot Line Adjustment and the proposed lot configuration is consistent with the existing development pattern of the lots. The sixty foot of frontage will remain the same as it has been historically.

C. INTERIOR SETBACK MODIFICATION (SBMC §28.15.080 AND §28.92.110.A)

The interior setback modification for the “as-built” garden wall and fountain are not consistent with the purpose and intent of the Zoning Ordinance and are not necessary to secure an appropriate improvement of the lot. The fountain was constructed without the benefit of a permit. If a permit had been pursued, it is likely that the fountain would have been allowed where it is located. However, with the reconfiguration of the rear property line, the fountain is now less than 2’ from the property line and staff recommends the fountain to be removed or to be relocated outside of the required interior 10’ setback.

D. LOT LINE ADJUSTMENT (SBMC §27.40.040 AND GOV. CODE §66412)

As described in Section IV of the Staff Report, the proposed Lot Line Adjustment is appropriate for the area and is consistent with the City’s General Plan and Building and Zoning Ordinances. With the approval of the lot area modifications, the proposed lot line adjustment is appropriate for the area and is consistent with the City’s General Plan and Building and Zoning Ordinances in that it would increase the size of 1556 Alameda Padre Serra to bring it closer to conformance with the Zoning Ordinance minimum lot size of the E-1 Zone. The property at 1807 Lasuen Road would comply with the lot area requirements for both the Zoning Ordinance and the City’s General Plan.

Exhibits:

- A. Conditions of Approval
- B. Proposed Lot Line Adjustment
- C. Applicant's letter, dated April 13, 2016

STAFF HEARING OFFICER CONDITIONS OF APPROVAL

1556 ALAMEDA PADRE SERRA AND 1807 LASUEN ROAD
LOT LINE ADJUSTMENT AND MODIFICATIONS
MAY 11, 2016

- I. In consideration of the project approval granted by the Staff Hearing Officer 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. Pay Land Development Team Recovery Fee (30% of all planning fees, as calculated by staff) at time of building permit application.
 2. Submit an application for the lot line adjustment to the Public Works Department (PBW).
- Details on implementation of these steps are provided throughout the conditions of approval.
- B. **Community Development Department Requirements For Lot Line Adjustment Approval.** The Owner shall submit the following, or evidence of completion of the following, to Community Development for review and approval prior to processing the approval of the Lot Line Adjustment Map:
1. **“As-Built” Fountain and Garden Wall.** The Applicants shall submit an application for a building permit to remove, relocate or permit the “as-built” fountain and garden wall.
- C. **Public Works Department.** The Owner shall submit or show evidence of completion of the following to the Public Works Department for review and approval:
1. **Lot Line Adjustment Required.** The Owners 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. See Lot Line Adjustment handout for details (available at the City of Santa Barbara Website/Public Works Department).
 2. **Water Rights Assignment Agreement.** The Owner of each property – 1556 Alameda Padre Serra and 1807 Lasuen Road - shall assign the exclusive Right to extract ground water from under the Real Property in an *Agreement Assigning Water Extraction Rights* to the City of Santa Barbara. The Engineering Division Staff will prepare said agreement for the Owner’s signature, which will be processed concurrently with the Lot Line Adjustment application for both lots.
 3. **Required Private Covenants.** The Owner shall submit a copy of the draft private covenants required for the project concurrently.

EXHIBIT A

D. General Conditions.

1. **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.
2. **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 Staff Hearing Officer.
 - 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.
3. **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.

II. NOTICE OF MODIFICATION APPROVAL TIME LIMITS:

The Staff Hearing Officer action approving the Modifications 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 LOT LINE ADJUSTMENT TIME LIMITS:

The Staff Hearing Officer action approving the Tentative Map shall expire two (2) years from the date of approval. The subdivider may request an extension of this time period in accordance with Santa Barbara Municipal Code §27.07.110.

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.



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Santa Barbara, CA 93101
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January 29, 2016

Staff Hearing Officer
City of Santa Barbara
Community Planning Division
630 Garden Street
Santa Barbara, CA 93102



**Subject: Lot Line Adjustment Application; APNs 019-183-013 & -002
1556 Alameda Padre Serra & 1807 Lasuen Road**

Dear Hearing Officer:

Enclosed herewith please find our application submittal package for a Lot Line Adjustment approval for the subject properties. The package is comprised of the following items:

- One (1) Master Application Form & pdf;
- One (1) Cover Letter & pdf;
- One (1) Lot Line Adjustment Site Plan & pdf (full size);
- One (1) Agent Authorization form for each owner;
- One (1) Preliminary Title Report for each property & pdf;
- One (1) DART Application Cover Sheet;
- Completed DART SWMP Checklist
- A Check payable to the City of Santa Barbara Planning & Development for filing fee of \$8,870.00;

I. PURPOSE OF REQUEST

The purpose of our application is to seek all requisite governmental approvals for a Lot Line Adjustment between two (2) existing legal lots where land is taken from one lot and added to another, and no greater number of lots is created.

EXHIBIT C

The Lot Line Adjustment is between parcels located at 1556 Alameda Padre Serra (Assessor's Parcel No. 019-183-013) designated as "Parcel A" and 1807 Lasuen Road (Assessor's Parcel No. 019-183-002) designated as "Parcel B", and is initiated by the southerly neighbors, John and Carol Nagy of 1556 Alameda Padre Serra, in order to acquire an additional 811 square feet of yard space to serve as a privacy buffer between the two properties. The creation of these lots occurred with the recordation of subdivision Map No. 1 of The Riviera of 1914 with individual lot sales occurring shortly thereafter. The Nagy house was constructed in 1924, the rear of the structure setback a mere 3.5 feet from the rear (common) property line between the parcels, encroaching within the current 10 foot setback requirement of today's zoning standards, thus creating a legally non-conforming lot. No new construction is proposed. The adjoining neighbors to the north, Mark and Rochelle Bookspan of 1807 Lasuen Road, have agreed to participate in the Lot Line Adjustment and to transfer the 14.5 foot wide by 56 foot long strip of land, while still remaining a legally conforming lot under the current zoning standards.

II. PROJECT INFORMATION

This section contains project information as listed in the DART submittal requirements listing, and is formatted to correspond to DART information request listing:

2.b.1) Use of existing and proposed structures – Single Family Residential occupation and parking.

2.b.2) Square footage of existing and proposed structures - The existing residence for Parcel A (1556 Alameda Padre Serra) is 1,319 square feet with a detached 556 square foot garage. The existing residence for Parcel B (1807 Lasuen Road) is 4,583 square feet with an attached 473 square foot garage. There are no proposed structures.

2.b.3 Number of proposed residential units/lots – There are two (2) existing lots each with a Single Family Residence. No additional lots or residential density is proposed.

2.b.4 Residential Density (DU/acre)- The existing Residential Density is 2.2 units per acre. The subject properties have a Land Use designation of Residential 3 units per acre, and a zone designation of E-1, 15,000 square foot minimum parcel size. The average slope for the parcels is between 10% and 15%, and when applying the slope density factor of 1.5 for the 10%-20% average slope, the required minimum parcel size is 22,500 square feet (15,000 x 1.5 factor = 22,500). 1556 Alameda Padre Serra is currently non-conforming as to parcel size (7,997 square feet), and will remain non-conforming after the adjustment (8,808 square feet). 1807 Lasuen Road is

currently conforming as to parcels size (32,436 square feet), and will remain conforming after the adjustment (31,625 square feet).

2.b.5 Average Unit Size – The average unit size is 3,610 square feet.

2.b.6 Demolition or removal of any structures – None proposed.

2.b.7 Site square footage and acreage – 40,433 square feet; 0.93 acres

2.b.8 Removal of trees or significant vegetation – None proposed.

2.b.9 Relevant drainage information – The project site storm drainage sheet flows from north to south to Alameda Padre Serra. Roof drain downspouts for the single family residence and garages are connected to a subsurface network which collect and discharge into Alameda Padre Serra.

2.b.10 Parking and landscape statistics – Parking consists of two 2-car garages, one for each parcel. No additional parking is proposed.

2.b.11 Proposed grading – No grading is proposed.

2.b.12 Adjacent surrounding land uses, land designations and zone districts - The adjacent surrounding properties are developed residential uses; the General Plan designations are Residential, Three Units per Acre; and are within the E-1 zone district.

2.b.13.i Any proposed added exterior lighting? – No, no new construction.

2.b.13.ii Any creation of smoke or odors? – No.

2.b.13.iii Create any new noise source? – No.

2.b.13.v Any geological studies prepared? – No, no new construction proposed.

2.b.13.vi Any resource studies? - No.

2.b.13.vii Any proposed or existing easement? – See Site Plan and Preliminary Title Report for easement listing and locations. No proposed easements.

2.b.13.viii Any creeks or water courses on or near? - None.

2.b.13.ix Sewer service provider? - Existing City sewer lateral connections.

2.b.13.x Water service provider? - Existing City water meters.

2.b.14.i Identify demolition duration - No demolition of structures proposed.

2.b.14.ii Identify duration of grading - No grading proposed.

2.b.14.iii Identify duration of construction activity - No construction activity proposed.

2.b.14.iv Identify number of workers and type of equipment for construction - Not applicable.

2.b.14.v Identify staging areas for equipment and construction materials - Not applicable.

2.b.15 Describe compliance with Inclusionary Housing Ordinance - No Inclusionary Housing required.

2.b.16 Any other pertinent information? - No.

2.b.17.i Identify the amount of any new or replaced impervious surfaces. - No new or replaced impervious surfaces.

2.b.17.ii Indicate how site drainage is transmitted through property to the public right-of-way and indicate all existing and proposed drainage systems on the project site. - The project site sheet flows from north to south to Alameda Padre Serra. The slope gradients over the project site are between 2% and 19%. Existing roof drain downspouts for the single family residences and garages generally discharge away from the structures and disperse into a sheet flow into landscape areas.

2.b.17.iii Indicate whether the project is a Tier 2 or Tier 3 project per the City's Storm Water BMP Guidance Manual. - The project is exempt since no new construction or replacement of impervious surfaces is proposed.

2.b.18.i Would project involve use or disposal of hazardous materials. Is there site contamination. Are there abandoned oil wells. - No use or disposal of hazardous materials, known site contamination or abandoned oil wells.

2.b.18.ii Provide copy of any environmental site assessments. - No assessments prepared.

2.b.18.iii Provide a signed copy of the Hazardous Waste and Substance statement. - Signed copy of the Hazardous Waste and Substance statement provided herewith.

2.c. Pre-application review dates. - Not required for Lot Line Adjustment.

2.d Provide any relevant information of previous contact correspondence with staff - Not applicable.

2.e Include discussion justifying the project, including background and reasons, and referencing required findings for application approval. - The project consists of a Lot Line Adjustment between two adjacent parcels in which land is taken from one parcel and added to another pursuant to Municipal Code Section 27.40.04. The project parcels and improvements either conform to the City's Zoning and Building Ordinances, policies of the General Plan, or are legally non-conforming. The parcels involved are fully developed residential properties and no new construction or development is proposed. The parcels comply with required parking. Access to the parking and single family residences is by means of driveways to the garages and paved walking paths to the units. The single family residence at 1556 APS was legally permitted and constructed prior to the adoption of standards for lot area, setback and frontage, and is now legal non-conforming. 1807 Lasuen is conforming to such standards. The project conforms to density requirements of the E-1 Zone. The project involves lots that front on public streets. The neighborhood consists primarily of large single family owner occupied residences and the project is compatible with this neighborhood characteristic. The project does not propose any modifications or variances from the general provisions of the SBMC.

The required findings for approval of the Lot Line Adjustment (SBMC Section 27.04.04) set forth that the decision maker shall limit its review to a determination of whether or not the parcels resulting from the proposed lot line adjustment will conform to the general plan, and shall not impose conditions or exactions on its approval of a lot line adjustment except as necessary to conform to the general plan, any applicable coastal plan, and zoning and building ordinances, or to facilitate the relocation of existing utilities, infrastructure, or easements. These findings can be made by the decision maker in that the Lot Line Adjustment is consistent with the General Plan and Zoning Ordinance, or legally non-conforming therewith.

The site is physically suitable and the use is consistent with the vision for this neighborhood in the General Plan, and will not cause substantial environmental damage and associated improvements will not cause serious public health problems.

2.f Indicate the significant issues and problems areas. – The applicant believes there are no significant issues or problem areas associated with the application request for approval of a Lot Line Adjustment. No new construction is proposed, and no disturbances to the existing neighborhood will result.

III. PROJECT DESCRIPTION

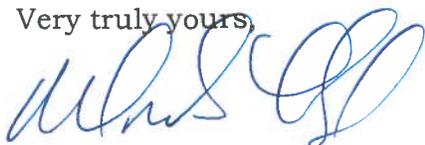
The application consists of a Lot Line Adjustment to adjust two (2) existing lots into two (2) reconfigured lots, where no greater number of lots are thereby created. 1807 Lasuen is a legal conforming lot as to minimum parcel requirement, structural setback and street frontage requirements of the applicable zone district, while 1556 Alameda Padre Serra is in legal non-conforming as to size and setbacks. Approval of the Lot Line Adjustment will result in 1556 Alameda Padre Serra conforming to the structural rear setback requirement, while 1807 Lasuen will remain as a legal conforming lot.

V. SUMMARY

This Lot Line Adjustment provides for a superior enjoyment and privacy desired by the neighboring owners. Further, it appears that the appropriate finding can be made for the approval of the Lot Line Adjustment as detailed above.

We believe that an objective analysis and review will confirm this perspective. Thank you in advance for your time and effort involved with reviewing and considering the application. If you have any questions or wish to discuss this proposal further, please do not hesitate to contact me.

Very truly yours,



Mark Lloyd
L & P Consultants