



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: November 23, 2005
AGENDA DATE: December 1, 2005
PROJECT ADDRESS: 222 and 236 East Yanonali Street (MST2003-00485)
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
Jan Hubbell, AICP, Senior Planner
Victoria Greene, Project Planner

I. PROJECT DESCRIPTION

The project consists of a one-year time extension to an approved Coastal Development Permit for a lot line adjustment. The lot line adjustment is between two lots of 20,968 square feet and 98,719 square feet, resulting in two lots of 23,727 square feet and 95,965 square feet, respectively.

II. REQUIRED APPLICATIONS

The discretionary application required for this project is a Time Extension to an approved Coastal Development Permit that allows a lot line adjustment on property located in the Appeals Jurisdiction of the City's Coastal Zone (SBMC §28.45.009).

III. RECOMMENDATION

Staff recommends that the Planning Commission approve a one-year time extension for the approved Coastal Development Permit to allow finalization of the approved lot line adjustment. With approval of the time extension, the project approval will remain valid until September 10, 2006.

IV. BACKGROUND

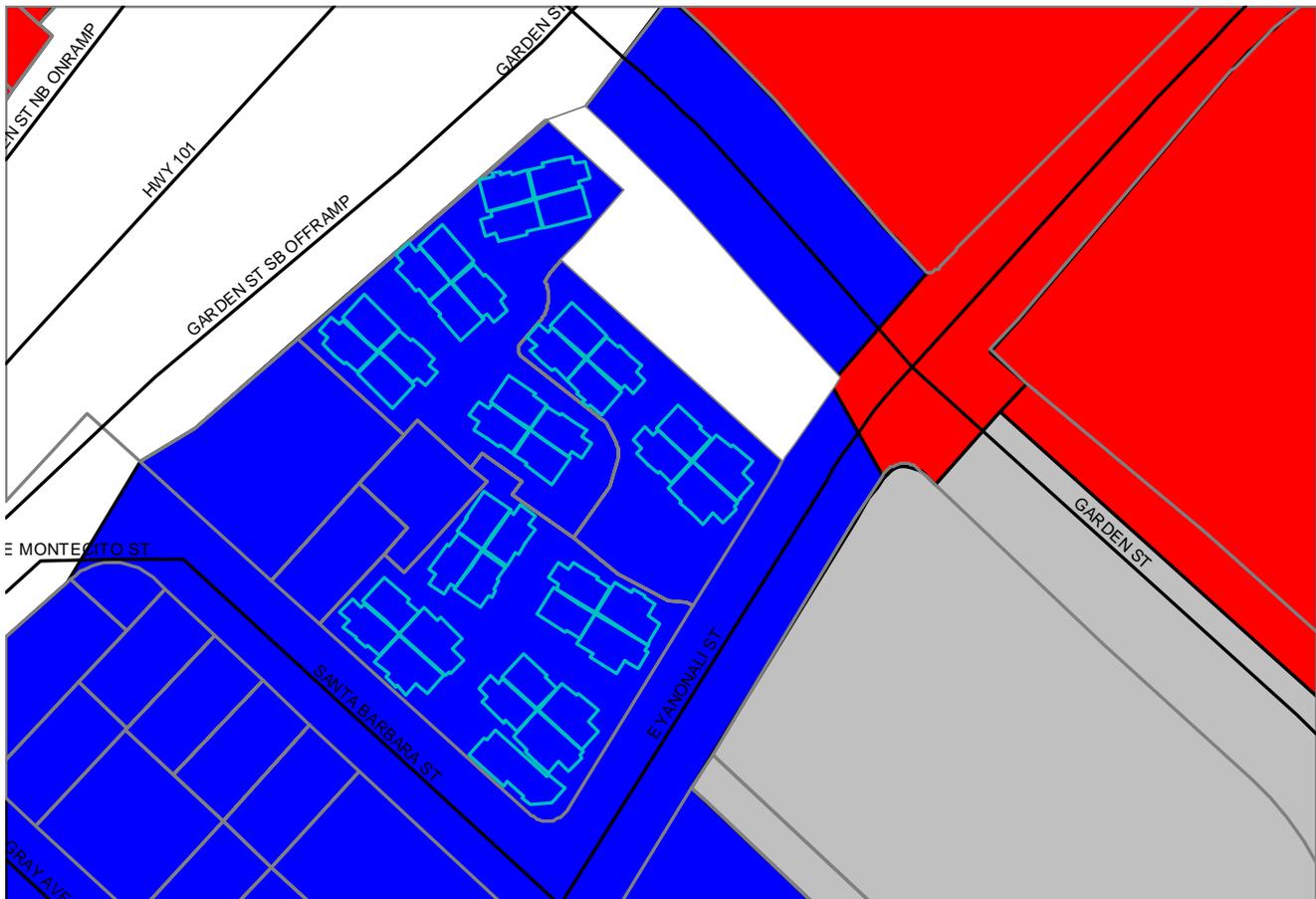
The lot line adjustment would result in the transfer of 2,754 square feet from Lot 2 to Lot 1. Lot 2 is now developed with the mixed use Yanonali Condominiums and Lot 1 is used as a contractor storage yard. The lot line adjustment is required pursuant to a Stipulation of Settlement and Judgment issued as a result of Superior Court Case No. 165426. The project received Planning Commission approval on September 11, 2003.

V. DISCUSSION

SBMC §28.45.009.6.q states that a Coastal Development Permit shall expire two years from the date of issuance unless the use has commenced. The applicant is requesting that the approved Coastal Development Permit 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 resulted from the need to resolve

tax valuation issues for the area to be adjusted. This is now complete and only routine process items need be resolved prior to recordation.

The project continues to conform to the Local Coastal Program, 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 – 222 & 236 Yanonali Street

VI. FINDINGS

The Planning Commission finds the following:

EXTENSION OF A COASTAL DEVELOPMENT PERMIT (SBMC §28.45.009.6.q)

1. The development continues to be in conformance with the certified local coastal program.
2. The applicant demonstrated due diligence to implement and complete the proposed development as substantiated by competent evidence in the record
3. There are no changed circumstances that may affect the consistency of the development

Planning Commission Staff Report
Project Address (MST2002-00485)
November 23, 2005
Page 3

with the certified local coastal program, the general plan and applicable City ordinances, resolutions and other laws.

Exhibits:

- A. Applicant's letter, dated September 9, 2005
- B. Planning Commission Resolution 051-03
- C. Site Plan