



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** November 1, 2006  
**AGENDA DATE:** November 8, 2006  
**PROJECT ADDRESS:** 1104 and 1120 Cacique Street (MST2006-00362)

**TO:** Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
Jan Hubbell, AICP, Senior Planner  
Allison De Busk, Associate Planner

### **I. PROJECT DESCRIPTION**

The project consists of a lot line adjustment to transfer 605 square feet (25' x 24.2') from 1104 Cacique Street to 1120 Cacique Street. Upon this transfer, 1104 Cacique Street would be 30,645 square feet and 1120 Cacique Street would be 8,105 square feet.

1104 Cacique Street is currently developed with 12 apartment units contained within two buildings and a market with an attached residence. There are 35 parking spaces on site.

1120 caciques Street is currently developed with a single-family residence and detached garage.

### **II. REQUIRED APPLICATIONS**

The discretionary application required for this project is:

1. A Lot Line Adjustment between two (2) legal lots (SBMC, Chapter 27.40).

### **III. RECOMMENDATION**

The proposed project conforms to the City's Zoning and Building Ordinances and policies of the General Plan. Therefore, Staff recommends that the Staff Hearing Officer approve the project, making the findings outlined in Section VI of this report, and subject to the conditions of approval in Exhibit A.



**APPLICATION DEEMED COMPLETE:  
 DATE ACTION REQUIRED:**

**IV. SITE INFORMATION AND PROJECT STATISTICS**

**A. SITE INFORMATION**

	<b>1104 Cacique Street</b>	<b>1120 Cacique Street</b>
Applicant:	Chris Gilmour	Chris Gilmour
Property Owner:	Art Lopez	Enrique Patino
Parcel Number:	APN 017-260-021	APN 017-260-002
General Plan:	Residential, 12 units per acre	Residential, 12 units per acre
Zoning:	R-3 (Limited Multiple-Family Residence) Zone	R-3 (Limited Multiple-Family Residence) Zone
Existing Use:	Commercial and residential	Residential
Topography:	Relatively flat	Relatively flat
Adjacent Land Uses:		
	North – Mobile Home Park	East – Residential
	South – Residential	West – Residential

**B. PROJECT STATISTICS**

		<b>1104 Cacique Street</b>	<b>1120 Cacique Street</b>
<b>Lot Area</b>	Existing	31,250 sq. ft.	7,500 sq. ft.
	Proposed	30,645 sq. ft.	8,105 sq. ft.

**V. DISCUSSION**

**A. ZONING ORDINANCE CONSISTENCY**

The applicant has stated that the intent of the lot line adjustment is to provide more opportunity and flexibility for future development of 1120 Cacique Street. The reconfiguration of the lots does not result in any new inconsistencies with the City Zoning Ordinance requirements.

Density

1104 Cacique Street is currently developed with two-bedroom apartment units and . Upon reduction of this lot as proposed, it would still comply with the variable density standard.

1120 cacique Street is currently developed with a single-family residence. Upon addition of 605 square feet to this lot, it will still be capable of supporting two units under standard zoning density. Using variable density, there is the potential for more units or bedrooms within the units to be built on site, depending on the unit configuration chosen by the applicant. Given the small increase in lot area involved, staff does not believe that this results in a significant change overall.

Parking

There are currently parking spaces at 1104 Cacique Street. This represents a legal, nonconforming situation. The lot area proposed to be transferred to 1120 Cacique Street does not have the potential to be used as additional parking area, given its location. Therefore, staff does not consider this as an issue area.

Setbacks

Adjusting the lot line as proposed does not impact any of the existing or required setbacks for either parcel.

Open Space

1104 Cacique Street requires open space for the apartment development. Applying Section 28.21.081.b of the Municipal Code, 15% of the lot area is required to be in common open space. Upon adjustment of the lot lines, this parcel would continue to satisfy this requirement by providing square feet of common open space (% of total lot area).

**B. COMPLIANCE WITH THE GENERAL PLAN**

The subject parcels are located in the Eastside Neighborhood, as described by the General Plan Land Use Element. The project site has a General Plan designation of Residential, 12 units per acre. Upon approval of the proposed lot line adjustment, both parcels would remain consistent with this designation.

**C. ENVIRONMENTAL REVIEW**

The project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines (CEQA) Section 15305, Minor Alterations in Land Use Limitations. This section provides an exemption for lot line adjustments on property with an average slope of less than 20% and where it will not result in a change of land use or density.

**VI. FINDINGS**

The Staff Hearing Officer finds the following:

**Findings for the Lot Line Adjustment (Government Code §66412)**

The proposed adjusted parcels at 1104 and 1120 Cacique Street conform to the City's General Plan, Zoning Ordinance and Building Codes meeting all lot area, street frontage and setback requirements.

Exhibits:

- A. Conditions of Approval
- B. Site Plan
- C. Applicant's letter, dated