



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO.006-11
222 E. JUNIPERO AND 2319 GARDEN STREET
MODIFICATIONS
FEBRUARY 23, 2011

**APPLICATION OF TOM HALE, AGENT FOR SCOTT AND LISA BURNS, AND
F. EDWARD MCCAULEY, 222 E JUNIPERO ST AND 2319 GARDEN STREET, 025-132-003,
-007 & -019, E-1, SINGLE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION:
RESIDENTIAL: 3 UNITS/ACRE (MST2010-00334)**

The project consists of a Voluntary Lot Merger and Lot Line Adjustment, involving three lots (APNs 025-132-003, 025-132-007, and 025-132-019), with the intent of eliminating the third lot (025-132-019). The common property owners of 2319 Garden Street (APN's 025-132-007), a 15,000 square foot lot, and a vacant interior lot (APN 025-132-019), a 5,021.4 square foot lot, has proposed a voluntary lot merger to result in a 20,021.4 square foot lot, which will be referred to as resulting Parcel 1. The interior property line of resulting Parcel 1 (2319 Garden Street) which is shared with the adjacent property at 220 E Junipero Street (APN 025-132-007: Parcel 2) will then be adjusted. Parcel 2 will receive 2,230.6 square feet of lot area from Parcel 1 for a total lot size of 8,774.8 square feet. The project does not include the construction of any improvements.

The discretionary applications required for this project are:

1. A Voluntary Lot Merger to merge parcels existing Parcel 1 (APN 015-132-007) and existing Parcel 3 (APN 025-132-019) to create a single parcel (SBMC §27.30 & Gov. §66451.11)
2. A Lot Area Modification to allow the creation of a new parcel (Parcel 2) which does not meet the minimum 15,000 sf lot of the E-1 Zone. (SBMC §28.15.080 & §28.92.110).
3. Street Frontage Modification. Proposed Parcels 1 will not meet the minimum street frontage of 90 feet (SBMC §28.15.080 & §28.92.110).
4. Street Frontage Modification. Proposed Parcels 2 will not meet the minimum street frontage of 90 feet (SBMC §28.15.080 & §28.92.110).
5. A Lot Line Adjustment (LLA) to change the property line between the merged parcel at 2319 Garden Street (APN 025-132-007) and existing parcel at 220 E Junipero Street (APN 025-132-003) (SBMC §27.40 & Gov. Code §66412)

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15305

WHEREAS, the Staff Hearing Officer has held the required public hearing on the above application, and the Applicant was present.

WHEREAS, no one appeared to speak either in favor of the application or in opposition thereto, and the following exhibits were presented for the record:

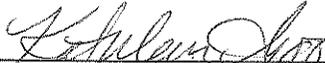
1. Staff Report with Attachments, February 16, 2011.
2. Site Plans
3. Correspondence received in opposition to the project:
Paula Westbury, PO Box 1201, Santa Barbara, CA 93102.

NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer:

- I. Approved the Modifications of lot area and that the street frontage requirements are consistent with the purposes and intent of the Zoning Ordinance, and are necessary to prevent unreasonable hardship and promote uniformity of improvement, because the project eliminates a vacant lot by dividing the land between two adjacent parcels, thereby increasing conformance with the Zoning Ordinance, as described in Sections V. and VI.B of the Staff Report; and that the proposed lot line adjustment is appropriate for the area and consistent with the City's General Plan and Building and Zoning Ordinances, as shown in Section V and VI of the Staff Report. The lot line adjustment would create two legal lots that conform to the zoning requirements in the E-1 zones as described in Sections V. and VI.C of the Staff Report.
- II. Said approval is subject to the Conditions of Approval as stated in Exhibit A of the Staff Report.

This motion was passed and adopted on the 23rd day of February, 2011 by the Staff Hearing Officer of the City of Santa Barbara.

I hereby certify that this Resolution correctly reflects the action taken by the city of Santa Barbara Staff Hearing Officer at its meeting of the above date.



Kathleen Goo, Staff Hearing Officer Secretary

3/2/11

Date

PLEASE BE ADVISED:

1. This action of the Staff Hearing Officer can be appealed to the Planning Commission or the City Council within ten (10) days after the date the action was taken by the Staff Hearing Officer.
2. If the scope of work exceeds the extent described in the Modification request or that which was represented to the Staff Hearing Officer at the public hearing, it may render the Staff Hearing Officer approval null and void.
3. If you have any existing zoning violations on the property, other than those included in the conditions above, they must be corrected within thirty (30) days of this action.
4. Subsequent to the outcome of any appeal action your next administrative step should be to apply for Single Family Design Board (SFDB) approval and then a building permit.
5. **PLEASE NOTE: A copy of this resolution shall be reproduced on the first sheet of the drawings submitted with the application for a building permit.** The location, size and design of the construction proposed in the application for the building permit shall not deviate from the location, size and design of construction approved in this modification.
6. **NOTICE OF TENTATIVE SUBDIVISION MAP (INCLUDING NEW CONDOMINIUMS AND CONDOMINIUM CONVERSIONS) TIME LIMITS:** The Staff Hearing Officer's action approving the Tentative Map shall expire three (3) 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.