

ATTACHMENT A: FINDINGS

1.0 CEQA FINDINGS

The proposed project is found to be exempt from environmental review pursuant to Section 15305(a) (Minor Alterations in Land Use Limitations) of the Guidelines for Implementation of the California Environmental Quality Act (CEQA). The proposed Lot Line Adjustment would be minor in nature, the subject properties have an average slope of less than 20% and the project would not result in any changes in land use or density as described in Section 15305 of CEQA Guidelines. Please see Attachment B, Notice of Exemption for more details.

2.0 ADMINISTRATIVE FINDINGS

A Lot Line Adjustment application shall only be approved provided the following findings are made:

1. ***The Lot Line Adjustment is in conformity with the County General Plan and purposes and policies of Chapter 35 of this code, the Zoning Ordinance of the County of Santa Barbara.***

The project involves a lot line adjustment between two parcels of 3.01 acres (APN 005-260-011) and 17.25 acres (APN 005-260-009.) Each of the subject lots have a Comprehensive Plan land use designation of RES-0.33 (One dwelling unit per 3 acres) and a zoning designation of 3-E-1 (3-acre minimum parcel size). Because Reconfigured Lot 1 would become 10.01 acres in size and Reconfigured Lot 2 would become 10.25 acres in size as a result of the adjustment, both parcels would continue to be consistent with their zoning and land use designations. Therefore, the proposed project would be in conformity with the County Comprehensive Plan, the purposes and policies of the Chapter 35 Subdivision Regulations and the Article II zoning ordinance.

2. ***No parcel involved in the Lot Line Adjustment that conforms to the minimum parcel size of the zone district in which it is located shall become nonconforming as to parcel size as a result of the Lot Line Adjustment.***

The subject parcels are located in the 3-E-1 zone district and have a minimum parcel size requirement of 3 acres. As the subject parcels are 3.01 and 17.25 acres in size and becoming 10.01 and 10.25 after the adjustment, both are conforming as to size prior to, and after recordation of the lot line adjustment. Therefore, no parcel involved in the lot line adjustment would become nonconforming as to size as a result of the proposed project.

3. ***Except as provided herein, all parcels resulting from the Lot Line Adjustment shall meet the minimum parcel size requirement of the zone district in which the parcel is located. A Lot Line Adjustment may be approved that results in nonconforming (as to size) parcels provided that it complies with subsection a or b listed below:***

Both resulting parcels involved in the Lot Line Adjustment would be conforming as to size in the 3-E-1 zone district.

4. ***The Lot Line Adjustment will not increase any violation of parcel width setback, lot coverage, parking or other similar requirement of the applicable zone district or make an existing violation more onerous.***

The subject lots do not currently contain any violations of parcel width, setbacks, lot coverage, parking or similar requirements of the 3-E-1 zone district and the requested lot line adjustment would create none such violations. As such, the lot line adjustment would not increase any of the above-mentioned requirements of the 3-E-1 zone district.

5. ***The subject properties are in compliance with all laws, rules and regulations pertaining to zoning uses, setbacks and any other applicable provisions of this Article or the Lot Line Adjustment has been conditioned to require compliance with such rules and regulations and such zoning violation fees imposed pursuant to applicable law have been paid. This finding shall not be interpreted to impose new requirements on legal non-conforming uses and structures under the respective County Ordinances: Article II (Section 35-161. and 35-162.), Article III (Section 35-306. and 35-307.), and Article IV (Section 35-476. and 35-477.).***

Reconfigured Lot 2 currently contains existing, unpermitted structures including several structures to be demolished and a temporary trailer to remain as part of case nos. 07CDH-00000-00007, 07CDP-00000-00063 and 07CUP-00000-00019 (currently under appeal by the Coastal Commission). The proposed project is conditioned to require that these structures be permitted, demolished or removed prior to recordation of the Lot Line Adjustment. Resolution of the appeals and removal of the structures would bring the property into conformance with the provisions of Article II, the Comprehensive Plan and Chapter 21. In order to ensure conformance with applicable policies and ordinance requirements, the project is conditioned to require the Coastal Commission appeals be resolved and the structures be permitted, demolished or removed prior to recordation of the Lot Line Adjustment.

6. ***Conditions have been imposed to facilitate the relocation of existing utilities, infrastructure and easements.***

The project would not require the relocation of existing utilities, infrastructure or easements.