ATTACHMENT A
Lot Line Adjustment Findings and CEQA Finding
Lots 46 and 48 of Map No. 10,232
1072 Via Bolzano and 1025 Cambridge Drive
APNs 069-402-004 and 069-402-006

Case No. 23-0002-SUB

1.0 Lot Line Adjustment Findings

Pursuant to Goleta Municipal Code ("GMC") sections 16.13.040(A), the Zoning Administrator finds the following:

A. 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 General Plan and purposes and policies of the Zoning Ordinance;

   This LLA will not affect the General Plan land use, zoning, or general character of the subject lots or the surrounding lots. The current land use, zoning, and character of the lots conform with Residential policies in the General Plan, including Policy LU 2: Residential Land Uses. Additionally, the LLA will not adversely affect zoning ordinance regulations as no new structural development is proposed.

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 proposed LLA does not create new nonconforming lots. The two affected lots are currently legally nonconforming in minimum lot size. The zoning designation for both is RS-20, single family residential, with a minimum lot size of 20,000 square feet. The LLA would transfer 184 square feet of land to 1072 Via Bolzano from 1025 Cambridge Drive. The property at 1072 Via Bolzano (APN 069-402-004) would increase by 1.6% and 1025 Cambridge Drive (APN 069-402-006) would decrease by 1.5%. The purpose of the LLA is to shift the area where trees are located to the property owner on Via Bolzano. Upon the original creation of the lots under the jurisdiction of the County of Santa Barbara, the lots were legally conforming but over time have become non-conforming when the minimum lot size of the zone district was changed to RS-20, which requires a minimum of 20,000 sq. ft.

B. 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 (B)(1) of this section:

    1. The lot line adjustment satisfies all of the following requirements:

        a. Four or fewer existing parcels are involved in the adjustment, and

            The LLA involves two parcels, which fewer than four parcels.

        b. The lot line adjustment shall not result in increased subdivision potential for any affected parcel, and;

            The parcels involved are existing legal nonconforming with regards to the minimum lot size in the RS-20 zone district, and thus will not have an increased potential to be subdivided into smaller lots.

        c. The lot line adjustment shall not result in a greater number of residential developable parcels than existed prior to the adjustment. For the purposes of this subsection only, a parcel shall not be deemed residentially developable if the documents reflecting its approval and/or creation identify that: (1) the parcel is not a building site, or (2) the parcel is designated for a nonresidential purpose including, but not limited to, well sites, reservoirs, and roads.

            The LLA between the two subject parcels will not result in a greater number of developable parcels.

C. A parcel shall be deemed residentially developable for the purposes of this section if it has an existing single-family dwelling constructed pursuant to a valid City permit. Otherwise, to be deemed a residentially developable parcel for the purposes of this section only, existing, and proposed parcels shall satisfy all of the following criteria as set forth in the City General Plan and zoning and building ordinances:

    No new structural development is proposed in conjunction with the LLA. Both parcels currently have single-family dwellings that predate the City's incorporation and that were issued Land Use Riders from the County of Santa

Barbara. This finding is not applicable given both properties contain single-family dwellings.

D. A lot line adjustment proposed on agricultural zoned parcels which are under agricultural preserve contract pursuant to the County Agricultural Preserve Program Uniform Rules shall only be approved provided the following findings are made.

The parcels involved are not zoned Agriculture, hence the finding is not applicable.

2.0 CEQA Findings

The Zoning Administrator finds the proposed subdivision exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines § 15305 (Minor Alterations in Land Use Limitations). The property shifts approximately 184 sq. ft. of area from one lot to an adjacent lot. The Project qualifies for use of Class 5 exemption as the project sites do not have an average slope of greater than 20 percent. Further, the project does not result in any changes in land use or density, as no new structural development is proposed, and does not result in the creation of any new parcel. Consistent with the requirements of the Class 5 exemption and pursuant to CEQA Guidelines §15300.2, Exceptions to the Exemption, the entirety of the project falls within the Class 5 Exemption set forth in State CEQA Guidelines Section 15305.