



City of Santa Barbara California

PLANNING COMMISSION STAFF MEMO

AGENDA DATE: June 21, 2007

TO: Planning Commission

FROM: Planning Division, (805) 564-5470
 Jan Hubbell, AICP, Senior Planner *JH*
 Jaime Limon, Senior Planner *JL*
 Kelly Brodison, Assistant Planner *KB*

SUBJECT: 3427 Sea Ledge Lane (MST2006-00092, CDP2006-00003)

The above-referenced project was unanimously denied by Planning Commission on June 7, 2007. Prior to the conclusion of the meeting, Planning Commission voted to reconsider the item and place the item on the June 21, 2007, meeting for further action.

The main issues discussed at the Planning Commission Hearing were:

1. Size of the proposed house is inconsistent with the Single Family Design Guidelines in terms of the Floor Area Ratio (FAR) Guidelines. Please note that FAR does not include gross floor area or basements. Because Sea Ledge Lane is private, the easement is including in establishing the FAR Guideline. The maximum (100%) FAR for this site is 4,848 SF, excluding the basement.
2. Size of the proposed house is incompatible with the neighborhood in that it is about twice the size of the average of the 20 closest homes (including the basement).
3. The modifications cannot be supported.
4. concern about the adequacy of the useable open space.
5. Questions regarding parking adequacy for a large house on a narrow private lane.

Staff recommends that the Commission provide additional direction to the applicant and continue the project to a future Planning Commission Hearing in order for the applicant to redesign a project that better conforms to the Single Family Design Guidelines. It should be noted that, in order for this item to be continued for redesign, it will be necessary for the applicant to agree to a 90-day extension as required under the Permit Streamlining Act.