



**City of Santa Barbara**  
Planning Division

**Memorandum**

**DATE:** January 4, 2008

**TO:** Planning Commission

**FROM:** Planning Division  
Jan Hubbell, AICP, Senior Planner  
Heather Baker, Project Planner *HB*

**SUBJECT:** 3455 Marina Drive Single Family Development Proposal

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After meeting with the applicant this morning to review the accuracy and format of the submitted 20 closest home analysis, it has become apparent that the previously submitted information contains a number of significant errors. Also, the analysis included in the staff report does not conform with the required format for statistical presentation of 20 closest homes analysis as outlined in City handouts. The inaccurate report has been copied into the Planning Commission staff report for this project as an attachment.

Attached is the updated 20 closest homes analysis, presented in the required format with the data updated for greater accuracy. The Staff Report states on page 4, "A 20 Closest Homes FAR survey shows the proposal to be second largest in floor area and largest in terms of FAR." The Staff Report statement, revised per the updated, more accurate 20 closest homes analysis should read, "A 20 Closest Homes FAR survey shows the proposal to be the largest in floor area and FAR."

Also attached is information relevant to the trail system near the property.



047-021-013

424 Sea Ranch Dr

047-021-012

414 Sea Ranch Dr

3424 Marina Dr

047-021-011

047-022-003

3475 Marina Dr

047-022-004

3455 Marina Dr

047-022-005

047-082-002

3410 Sea Ledge  
SEA LEDGE

047-082-003

3571

3501 Sea Ledge Ln

047-082-004

3443

3423 Sea Ledge Ln

047-082-006

3403

3403 Sea Ledge Ln

047-082-008

3405 Sea Ledge Ln

047-021-022

421 Calle las Cajeras

047-021-023

415 Calle las Cajeras

047-021-029

047-081-001

3416

Marine Cliff Dr

047-081-002

CLIFF

BRAEMAR

CALLE LAS CAJERAS

MARINA

SEA RANCH

047-023-001

415 Sea Ranch Dr

063-233-021

4045 Marina Dr

047-082-001

4005

Bayade Ln

<u>A.P.N.</u>	<u>Address</u>	<u>Acres</u>	<u>Lot Size</u>	<u>Residence</u>	<u>Garage</u>	<u>Tot.</u>	<u>FAR</u>	<u>Source</u>
1	047-022-003 3475 Marina Dr	1.22	53143	5520	837	6357	0.12	City Archive Plans
2	047-022-004 <b>3455 Marina Dr</b>	<b>1.17</b>	<b>51430</b>	<b>5494</b>	<b>725</b>	<b>6219</b>	<b>0.12</b>	<b>Proposed Project</b>
3	063-233-021 4045 Marina Dr.	1.64	71438	4269	1148	5417	0.08	County Assessor's Office
4	047-081-001 3416 Marina	1.15	50094	4521	506	5027	0.10	County Assessor's Office
5	047-021-022 421 Calle Las Caleras	1.1	47916	3821	768	4589	0.10	County Assessor's Office
6	047-082-001 4005 Bajada Ln	1.26	54886	3572	912	4484	0.08	County Assessor's Office
7	047-082-003 3511 Sea Ledge	1.12	48787	3838	492	4330	0.09	County Assessor's Office
8	047-082-004 3501 Sea Ledge ln	1.03	44867	3445	700	4145	0.09	City Archive Plans
9	047-082-006 3433 Sea Ledge	1.14	49658	3484.5	400	3885	0.08	City Archive Plans
10	047-021-023 415 Calle Las Caleras	1	43560	3399	480	3879	0.09	County Assessor's Office
11	047-082-002 3410 Sea Ledge	1.5	65340	3233	561	3794	0.06	County Assessor's Office
12	047-082-005 3443 Sea Ledge Ln	1	43560	3150	594	3744	0.09	City Archive Plans
13	047-023-001 415 Sea Ranch Dr	1.04	45302	3009	518	3527	0.08	County Assessor's Office
14	047-021-012 414 Sea Ranch Dr	1.3	56628	2711	432	3143	0.06	County Assessor's Office
15	047-021-013 424 Sea Ranch Dr	1.2	52272	2364	667	3031	0.06	County Assessor's Office
16	047-081-002 3408 Cliff Dr	1.58	68825	1654	1041	2695	0.04	County Assessor's Office
17	047-021-011 3424 Marina Dr	1.1	47916	2020	460	2480	0.05	County Assessor's Office
18	047-082-008 3405 Sea Ledge Ln	1.39	60548	1651	500	2151	0.04	County Assessor's Office
19	047-022-001 3550 Cliff Dr.	1.34	58370	1350	504	1854	0.03	County Assessor's Office
20	047-021-029 Vacant Lot							
21	047-022-005 Vacant Lot							

NOTE: CALL U.S.A.  
1-800-422-4133 TWO DAYS  
PRIOR TO DIGGING IN THIS AREA

APN. 47-021-11  
3424 MARINA DR.  
SCHUMAN

EXISTING 10' WIDE EASEMENT  
FOR UTILITIES AND BRIDLE  
PATH PER O.R. BOOK 50 PAGE 27

MARINA DRIVE 42x10' N/W

ABANDONMENT

ALL PALM TREE TO REMAIN

10 FOOT WIDE EQUESTRIAN TRAIL  
TO BE CLEARED BETWEEN 5' FENCES

A.P.N. 47-081-01  
3416 MARINA DR.  
DERSON

2" GAS LINE

6" WATER MAIN

50.0 FOOT WIDE UNIMPROVED PRIVATE  
ROADWAY TO BE LEFT UNOBSTRUCTED

A.P.N. 47-081-02  
3408 CLIFF DRIVE  
HIGMAN TRUST

A.P.N. 47-081-03  
3354 CLIFF DR.  
THOMSEN

6" WATER MAIN

••••• EQUESTRIAN TRAIL

A.P.N. 47-021-23  
415 CALLE LAS CALERAS  
OWNERS:  
KITCHENER CLARK WILSON  
EVA MARGARETA WILSON

43,560 SQ. FT. NET  
63,146 SQ. FT. GR.

50 FT. WIDE EASE.  
FOR PRIVATE ROAD  
PURPOSES PER O.R. 1292-188

30" STORM DRAIN

2" GAS LINE

TRIPLE CATCH  
BASIN

CALLE LAS CALERAS

50 FT. EASEMENT FOR ROAD, PUBLIC  
UTILITY & WATER PIPELINE PURPOSES  
PER O.R. BK. 1873 PG. 910, BK. 1327 PG.  
318, BK. 2615 PG 1592 AND BK 941 PG 228

A.P.N. 47-021-26  
414 CALLE LAS CALERAS,  
FELL

BRAEMAR DR.

6 FT. EA.  
EASEMENT  
FOR PUBLIC  
UTILITIES  
PER O.R.  
BOOK 1482  
PAGE 310

N. 89° 57' 00" E 314.67

289.67



150.68

13068

Curb

25.0

BRAEMAR DR.

C. The Council of said City has heretofore caused Notices of Vacation to be posted conspicuously at and near the entrance to said Street Easement proposed to be vacated and abandoned in the manner and during the time required by the above Division, Chapter and Sections of said Streets and Highways Code.

D. The Council of said City has heretofore caused the aforementioned resolution to be published in a weekly newspaper of general circulation, printed, published and circulated in said City as required by the above Division, Chapter and Sections of said Streets and Highways Code.

E. The City Council has heard the evidence offered by all interested persons appearing at the hearing and finds from all evidence submitted that the Street Easement is not necessary for present or prospective public street purposes but is needed as a public service easement.

F. The portion of Braemar Drive hereinafter described is necessary for a non-motorized transportation facility.

G. The City makes no claim as to the underlying fee ownership of the subject portion of Braemar Drive.

NOW, THEREFORE, be it resolved by the Council of the City of Santa Barbara as follows:



Sewer mains and water mains:

Reserving therefrom, to the City of Santa Barbara, a municipal corporation, an easement within that portion of Braemar Drive as hereinabove described and proposed to be vacated and abandoned for the installation, use, maintenance, repair and replacement of sewer mains and water mains and all related appurtenances together with the right of ingress and egress to and from same for such purposes in, on, over, under, along through and across that certain strip or parcel of land, 20.0 feet in width, measured at right angles, parallel with and lying northerly of the southerly line of Braemar Drive.

The sidelines of said easement to be shortened or lengthened to terminate on the westerly boundary and the easterly boundary of the portion of Braemar Drive hereinabove described and proposed to be vacated and abandoned.

Public utilities:

Reserving therefrom to respective owners, any and all public utility and private easements lying within that portion of Braemar Drive proposed to be abandoned as hereinabove described, that were conveyed by deeds or documents filed for record September 19, 1950 as Instrument No. 13554 in Book 941 at Page 228; January 17, 1955 as Instrument No. 944 in Book 1292 at Page 186; January 28, 1955 as Instrument No. 13470 in Book 1327 at Page 318; October 31, 1957 as Instrument No. 22540 in Book 1482 at Page 510; January 24, 1958 as Instrument No. 1784 in Book 1498 at Page 223; September 26, 1961 as Instrument No. 34019 in Book 1873 at Page 910; June 10, 1976 as Instrument No. 23450 in Book 2615 at Page 1592; and December 20, 1978 as Instrument No. 78-58580; all of Official Records in the office of the County Recorder, County of Santa Barbara, State of California.

2. That this order of vacation is subject to the City's reserving and excepting from said vacation a public service easement for a sewer mains, water mains, electric lines, storm drains, gas, telephone and CATV lines, and a pedestrian and equestrian trail.

3. That the City Clerk shall cause a certified copy of this order attested by the Clerk under the seal of the City of Santa Barbara to be recorded in the Office of the County Recorder of the County of Santa Barbara.

(A:ENGR\WP\DEBRAEM2.RES)  
Adopted March 27, 1990



STATE OF CALIFORNIA        )  
                                  )  
COUNTY OF SANTA BARBARA    )  
                                  )  
CITY OF SANTA BARBARA        )

I Richard D. Thomas, City Clerk in and for the City of Santa Barbara, California, DO HEREBY CERTIFY that the attached is a full, true and correct copy of Resolution No. 90-035 which was duly and regularly adopted by said Council of the City of Santa Barbara at a regular meeting of said Council held March 27, 1990.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal of said City to be witnessed and affixed this 31st day of May, 1990.

  
*Sharon Kennedy*  
Deputy City Clerk  
for Richard D. Thomas, City Clerk  
City of Santa Barbara, California

