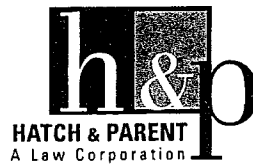


21 East Carrillo Street  
Santa Barbara, CA 93101  
Telephone: (805) 963-7000  
Fax: (805) 965-4333



Steven A. Amerikaner  
(805) 882-1407  
SAmerikaner@HatchParent.com

November 21, 2006

**By Hand**

Mayor Marty Blum Members of the City Council  
City of Santa Barbara  
P.O. Box 1990  
Santa Barbara, CA 93102

Re: **Veronica Meadows (900 – 1100 Las Positas Road)**

Dear Mayor Blum and Members of the City Council:

Since your consideration of this project on October 3, we have prepared two alternative plans for your consideration:-. These alternatives are based on the project presented to the City Council on March 7:

**Alternative #1: 23 unit project.** This plan reduces the number of homes on the southern portion of the property from six to four. One home has been added to the area inside the loop road, and one home has been added to the parcel nearest the bridge.

**Alternative #2: 25 unit project, including 2 affordable units.** This plan substitutes two affordable units in place of two market units in the area inside the loop road, and shifts two market rate units to the southern end. It clusters the southern end homes so that three homes take access from the Alan Road cul-de-sac, and three additional homes are clustered on the footprint formerly occupied by two.

Under both alternatives, there are no homes, garages or other structures within the 100 foot setback line, other than a portion of the roadway and the creekside trail. A small portion of the yards of two residential lots are located in the 50'-100' setback area.

Please find attached as Exhibit A our "Revised Project Description (November 21, 2006)."

At this time, we are requesting City Council approval of the following:

1. Veronica Meadows Specific Plan.
2. Lot Line Adjustment.

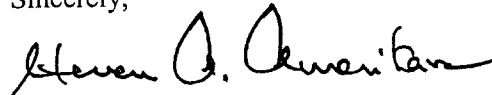
SB 412033 v4-011259.0001

Mayor Marty Blum and Members of the City Council  
November 21, 2006  
Page 2

3. Annexation.
4. Proposed General Plan, LCP and Zoning Designations upon Annexation.
5. Tentative Subdivision Map

Thank you for your consideration of this request.

Sincerely,



Steven A. Amerikaner  
For HATCH & PARENT  
A Law Corporation

Attachment: Exhibit A (Revised Project Description, November 21, 2006)

cc(w/att) Jim Armstrong, City Administrator  
Stephen P. Wiley, City Attorney  
Paul Casey, Community Development Director  
Nancy Rapp, Park and Recreation Director  
Mark Lee  
Jeff Gorrell

**VERONICA MEADOWS**  
**Revised Project Description**  
**(November 21, 2006)**

**Action Requested**

Approval of the March 2006 Plan, Alternative #1 (23 lots) **OR** Alternative #2 (25 lots including 2 Affordables)  
 Approval of resolution authorizing annexation of property  
 Approval of resolution changing General Plan/Local Coastal Plan land use designation  
 Approval of ordinance adopting a Specific Plan  
 Approval of resolution approving a lot line adjustment  
 Approval of tentative subdivision map with instruction that interior lines conform to either Alternative #1 or #2.

**Houses**

Alternative #1:                    23 single family homes:  
 Nearest Alan Road:    2 houses    1850 to 2500 s.f.  
 End of long driveway   2 houses    3500 to 3800 s.f.  
 Balance:                    19 houses    1885 to 3800 s.f.  
 (All house sizes exclude a 600 s.f. two-car garage with 350 s.f. loft above)

Alternative #2:                    25 single family homes, including 2 Affordables.  
 Nearest Alan Road:    3 houses    1700 to 1950 s.f.  
 End of long driveway   3 houses    1885 to 3800 s.f.  
 Balance                    17 houses    3200 to 3800 s.f.  
 Affordable units        2 houses    1000 s.f. each (no lofts)  
 (All house sizes exclude a 600 s.f. two-car garage with 350 s.f. loft above)

Lot configurations for both #1 and #2 are shown on the site plan submitted with this letter. Houses may be constructed within development envelopes. The residential development area is designated **Area A** on the Specific Plan Map.

**Creek Setbacks**

Limited Activity Zone.            Between 50 and 100 feet from westerly top of creek bank.

- a. No houses, garages, or accessory buildings.
- b. Lot owner selects landscaping (must be non-invasive), provided it is consistent with City-approved landscaping plan.
- c. The bridge, roads, and pedestrian/bicycle path are allowed.

Creek Corridor, aka "No Activity Zone." Between 50 feet from westerly Top of Bank and the restored (new) easterly top of creek bank.

- a. Creek Restoration and Revegetation per City-approved plans is allowed.
- b. The bridge, road and pedestrian/bicycle path are allowed.

All setbacks measured from pre-restoration top-of-bank (per FEIR).

### **Creek Restoration**

Applicant will complete plans and implement restoration of entire 1800 linear feet of creek within the Creek Corridor shown on City-approved plans ("Creek Corridor").

- a. Applicant will agree to allow its restoration plan to be reviewed by an independent consultant engaged by the City following the City Council's approval of the project; the consultant's report is to be provided to the Creeks Committee for review.

In the event of a disagreement between the applicant's consultant and the city's consultant, they shall meet and confer in an effort to resolve it. The applicant and the City shall pay for their respective consultants. In the event the City Council determines, based on the City consultant's report, that the restoration plan needs to be changed, and the change increases the cost of the restoration work above the level proposed by the applicant, that additional cost will be split 50/50 between the applicant and the City, with the applicant's share of the additional cost not to exceed \$100,000.

- b. The Creek Corridor on project site will be a separate parcel owned by the HOA.
- c. City will grant access easement over City-owned property within Creek Corridor for restoration work.

Water Line: The existing water line will be included in the bridge design.

Maintenance: HOA shall maintain the structural elements included in the Creek Corridor, whether on HOA-owned parcels or City-owned property, into **perpetuity**. Within the Creek Corridor, HOA will maintain vegetation on the west side of the creek and the city will maintain vegetation on the east side of the creek, regardless of ownership, into **perpetuity**; provided, however, that the HOA shall maintain vegetation within the Creek Corridor on the east side of the creek for five years after substantial completion of the restoration project.

The applicant will revegetate the area on the City-owned parcel between Las Positas Road and the easterly boundary of the Creek Corridor.

Applicant will have no responsibility for preparation of plans and implementation of restoration of creek from southern end of property to Cliff Drive ("Alan Road Reach").

### **35-Acre Open Space (“Area B”)**

The 35-acre parcel to the north of the 15 acre project site is intended as permanent open space. It is shown on the Specific Plan Map as **Area B**.

### **Circulation**

Public Roads Within Project: Roads within project site will be City-owned and open to the public. Those roads will be 28 feet in paved width and designed and constructed to appear as a country lane with no sidewalks. The long driveway serving the houses on the southerly end will be privately owned.

Vehicle Bridge: The applicant will construct a vehicle bridge across Arroyo Burro Creek opposite the entrance to Elings Park. The City will provide any necessary easements across City owned property.

Pedestrian/Bicycle Path: The applicant will design and install to City standards an 8’ pedestrian/bicycle path along the west side of the creek from a location near the vehicle bridge to the Alan Road cul-de-sac. After construction, the path will be dedicated to the City for operation and maintenance.

Las Positas/Cliff Drive Roundabout: The applicant will contribute up to \$180,000 for the design of the roundabout, inclusive of the traffic mitigation fee.

City Responsibilities: The City will be responsible for the planning, construction, operation and maintenance of any pedestrian/bicycle facilities on the east side of Arroyo Burro Creek, including a traffic signal and crosswalk at the Elings Park vehicle entrance.

Future Connection to Arroyo Burro Trail: The applicant will offer to dedicate an easement for a pedestrian trail connecting the project’s road system to the adjacent 35 acre parcel (Area B) in the event that the City seeks to reestablish the Arroyo Burro Trail at some point in the future. The location of the proposed offer to dedicate is shown on the site plan.

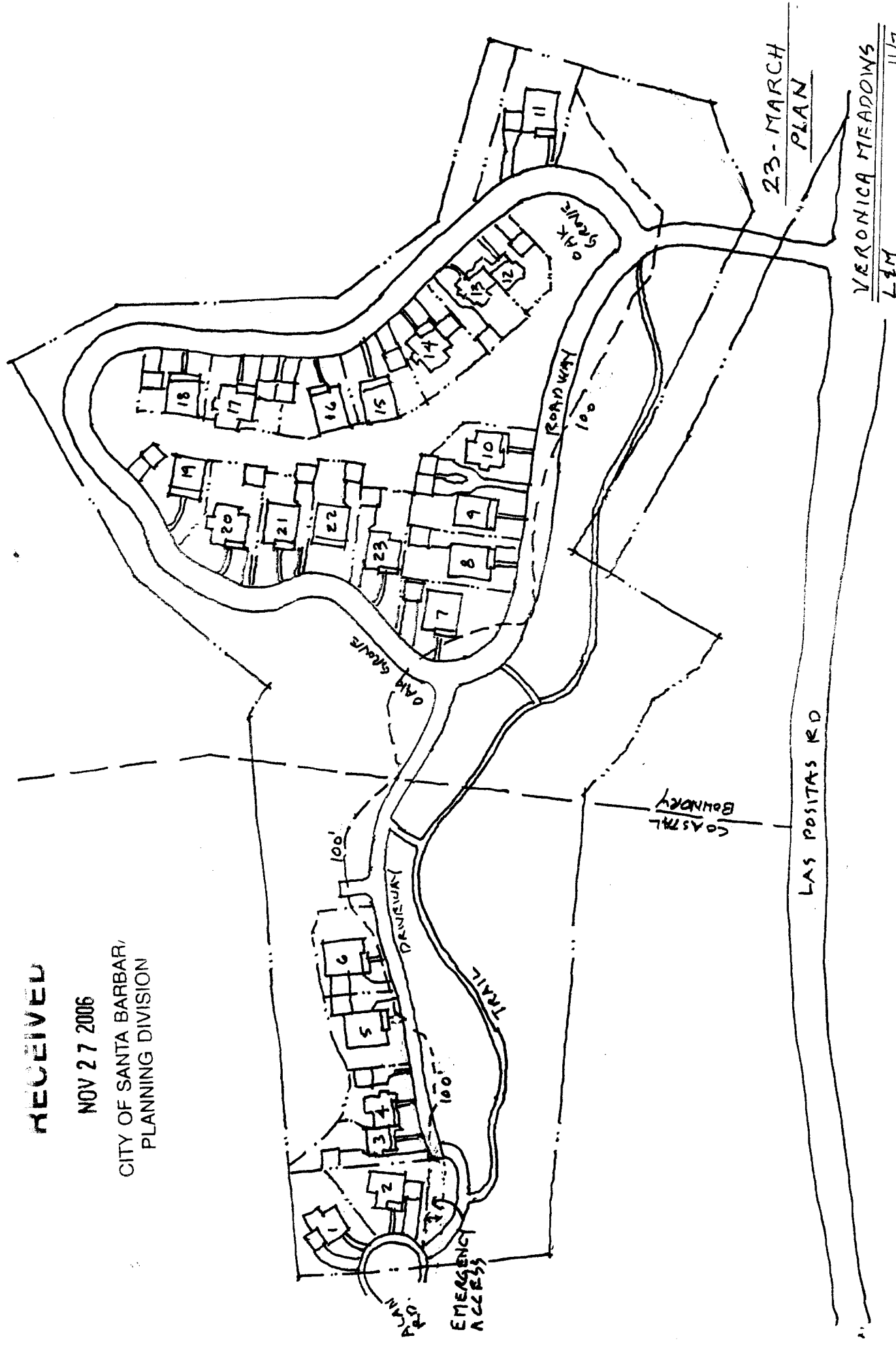
### **Campanil Hill Drainage**

Applicant will direct flows from existing Campanil Hill drainage into a surface drainage and subsurface storm drain capable of transmitting 100 year flood flows to Arroyo Burro Creek. The design and location of the surface and subsurface drainage facility is shown on the site plan.

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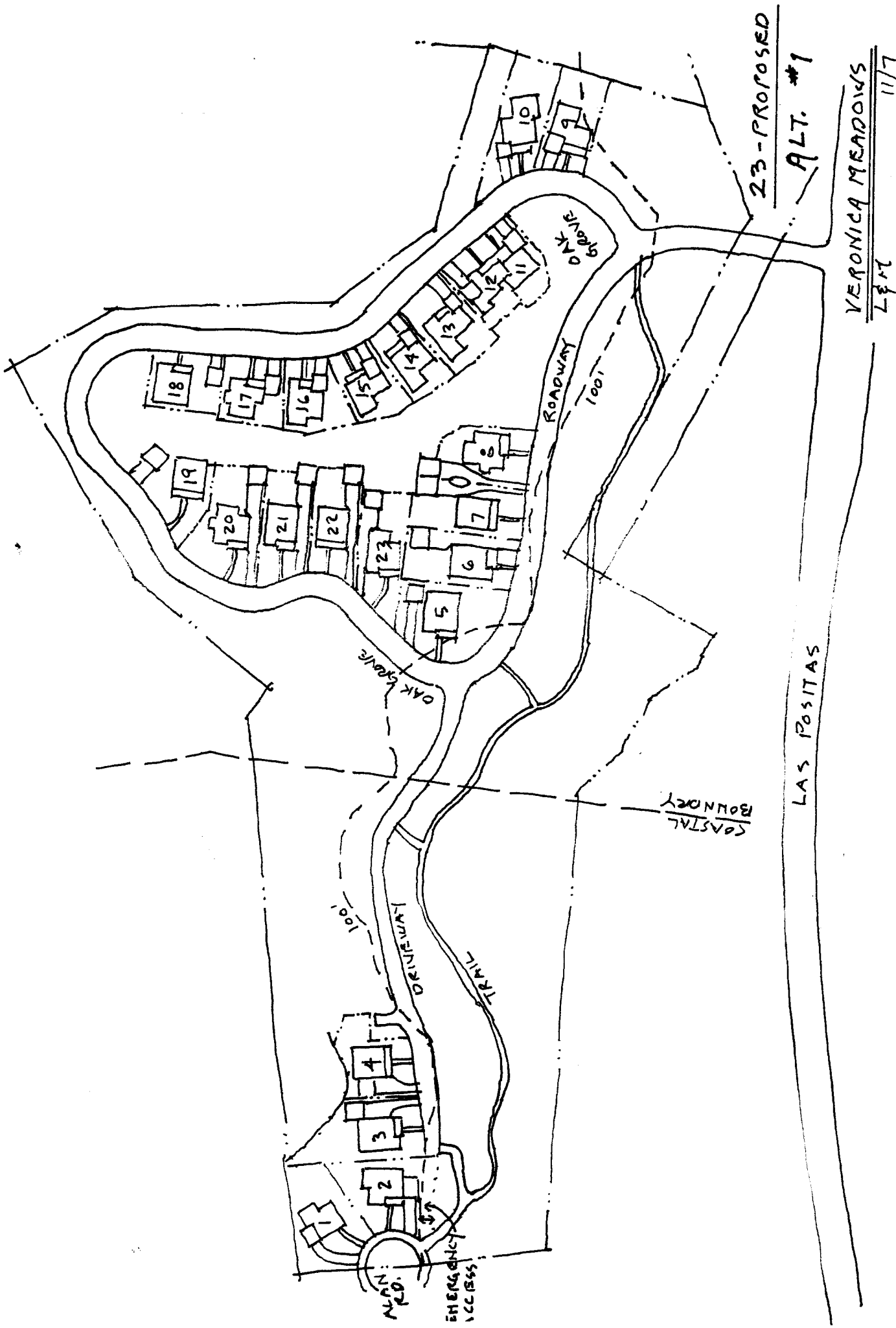
NOV 27 2006

CITY OF SANTA BARBARA  
PLANNING DIVISION



23-MARCH  
PLAN

VERONICA MEADOWS  
LAM  
11/7



23-PROPOSED  
ALT. #1

VERONICA MEADOWS  
LFM  
11/7

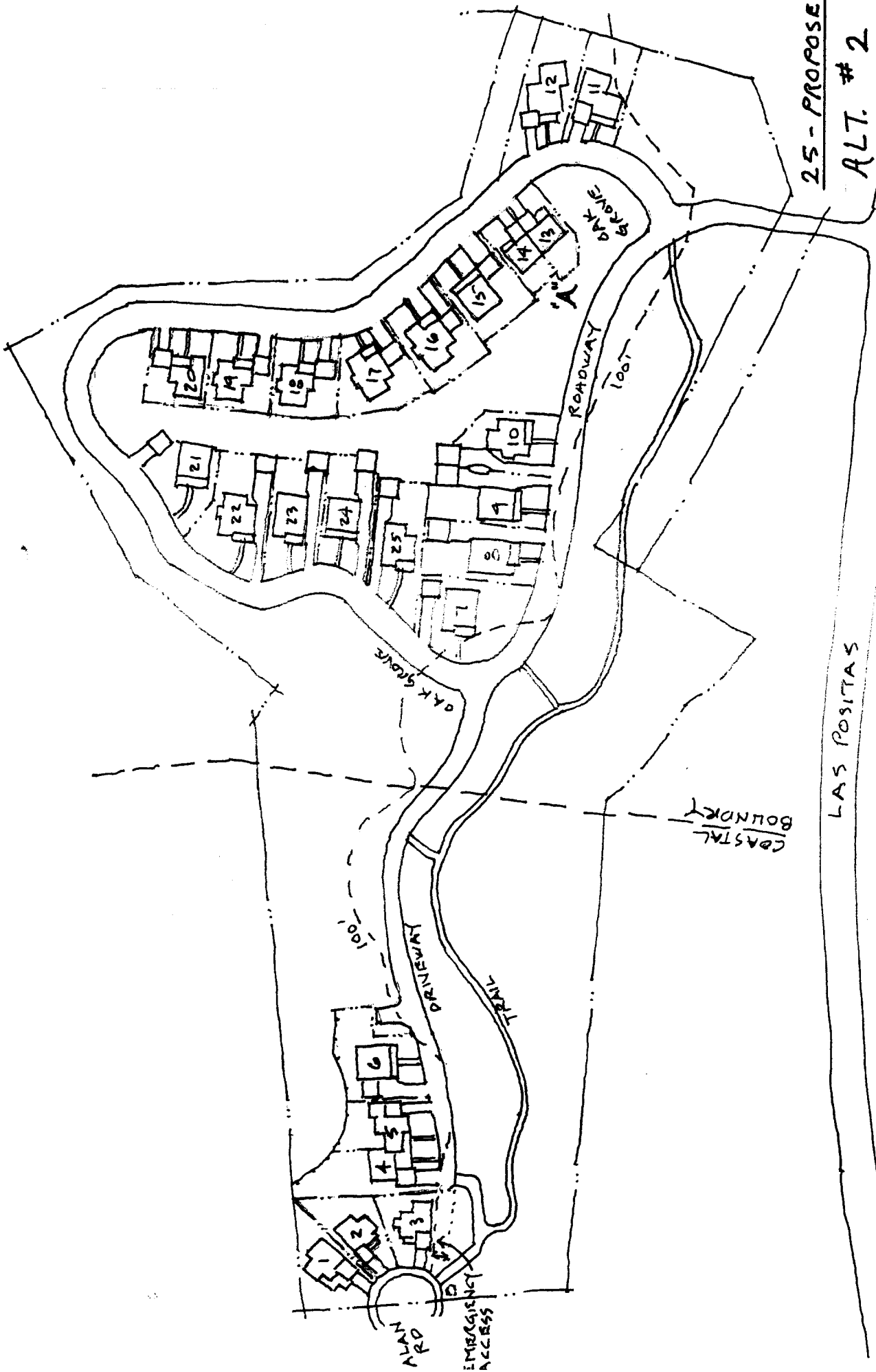
LAS POSITAS

COASTAL BOUNDARY

M.P.D.  
EMERGENCY SERVICES

OAK GROVE DRIVE  
ROADWAY  
100'

OAK GROVE DRIVE  
TRAIL  
100'



25 - PROPOSED  
 ALT. # 2

VERONICA MEADOWS  
 LPM 11/7

LAS POSITAS

COASTAL  
 BOUNDARY

WARD  
 EMERGENCY  
 ACCESS