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September 7, 2006

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By Hand

CITY OF SANTA BARBARA
 COM DEV ADMIN

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:

This letter is submitted on behalf of the owner of the above-referenced property, and constitutes our formal request for City Council review of our revised project.

The project was last reviewed by the City Council at two hearings in March 2006. At that time, the Council provided direction to the project applicant regarding changes to the project. We have taken those suggestions to heart, and have revised the project to reflect those comments.

Please find attached as Exhibit A our "Revised Project Description (September 7, 2006)."

Over the past three months, this revised project has been presented to the Architectural Board of Review (May 1, 2006), the Park and Recreation Commission (July 10, 2006), the Creeks Advisory Committee (April 26 and July 10, 2006), and the Planning Commission (August 24, 2006). Comments were received from all three bodies.

At this time, we are requesting City Council review of the following proposed actions:

1. Veronica Meadows Specific Plan.
2. Lot Line Adjustment.
3. Annexation.
4. Proposed General Plan, LCP and Zoning Designations upon Annexation.

Assuming the City Council approves these matters in a form satisfactory to the project applicant, we will submit to the City a proposed tentative subdivision map and the other land use

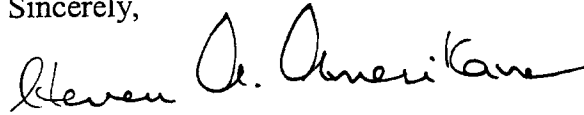
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approvals needed for the project. Those additional applications will be presented to the Planning Commission in due course.

Thank you for your consideration of this request.

Sincerely,



Steven A. Amerikaner
For HATCH & PARENT
A Law Corporation

Attachment: Exhibit A (Revised Project Description, September 7, 2006)

cc 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
(September 7, 2006)

Action Requested

Phase I: 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

Phase II: Approval of tentative subdivision map

Houses

15 single family homes:

 Nearest Alan Road: 3 houses --3000 sq. ft. max.

 Balance: 12 houses – 4800 sq. ft. max.

 (All house sizes exclude a 600 s.f. two-car or 850 s.f. three-car garage)

Lot configuration per 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 ("Area B"). Between 50 and 100 feet from top of creek bank.

- a. No vertical structures except for play equipment, barbeques, gazebos, and similar that allow water to pass through to the ground.
- b. Patios and decks of any size permitted if constructed of permeable material.
- c. Patios, decks and similar constructed of impermeable material allowed if no more than 10% of the Area B portion of the lot is covered.
- d. Lot owner selects landscaping (must be non-invasive), provided it is consistent with City-approved landscaping plan.

The "Limited Activity setback area will be privately owned (by individual lot owners) and subject to a development restriction. On the Specific Plan, it will be designated as Area B.

No Activity Zone ("Area C"). Between 0 and 50 feet from top of creek bank.

- a. Revegetation per City-approved plan is allowed.
- b. "Open" fencing (e.g., split rail) no higher than 4 feet is allowed along boundary between Area B and Area C.

The "No Activity" setback area will be a portion of a separate lot owned by the HOA as commonly-held open space. On the Specific Plan, it will be designated as Area C.

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 restoration area shown on City-approved plans ("Restoration Area").

- 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 need 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. Restoration Area on project site will be a separate parcel owned by the HOA.
- c. City will grant access easement over City-owned property for restoration work.

Water Line: The existing water line will be buried underneath the creek bed.

Maintenance: HOA will maintain the structural elements included in the Restoration Area, whether on HOA-owned parcels or City-owned property, into perpetuity. Individual lot owners will maintain Restoration Area on individual lots into perpetuity. HOA will maintain vegetation on the west side of the creek and the city will maintain vegetation on the east side of the creek, irrespective of ownership; provided, however, that the HOA shall maintain vegetation within the Restoration Area on the east side of the creek for five years after completion of the restoration project.

At its option, City will revegetate the area on the City-owned parcel between Las Positas Road and the easterly boundary of the Restoration Area.

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").

Open Space

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 D.

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.

Pedestrian Bridge: The applicant will provide easements for a pedestrian bridge across Arroyo Burro Creek at the Alan Road cul-de-sac.

The City will be responsible for the design, construction, operation and maintenance of the bridge.

Pedestrian Path: The applicant will design and install to City standards a 8' pedestrian/bicycle path at the southern end of the westerly terminus of the bridge to the public road that connects to Alan Road. 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 and a path from the Elings Park crosswalk to the easterly terminus of the pedestrian bridge.

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 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 subsurface storm drain capable of transmitting 100 year flood flows to Arroyo Burro Creek. Facilities shall include a treatment system and outlet that is part of the creek restoration plan, along with an inline mechanical treatment system that is being used extensively in coastal areas. The applicant shall not be required to install a surface facility.

The design and location of the subsurface drainage facility is shown on the site plan.