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From: Matthew J. Edwards
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CITY CLERK'S OFFICE
SANTA BARBARA, CA

Mailing Address:
1725 Hi Mountain Road
Arroyo Grande, California 93420

To: Santa Barbara City Council

Regarding: Proposed Residential project located at 1575 La Vista Del Oceano Drive
Santa Barbara, California 93109

Dear City of Santa Barbara City Council:

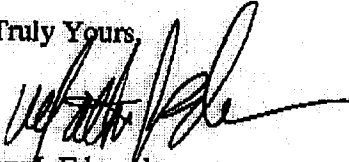
I am appealing the decision made on December 21, 2006 by the City of Santa Barbara Planning Commission to approve the subject proposed residence located at 1575 La Vista Del Oceano Drive. The following outlines the reasons for my appeal:

1. The project design necessitates requests for modifications which appear to be excessive. At the recent planning commission meeting, planning staff recommended denial of the project based on the modifications requested. This project is located in zone E-1 which for newly created lots would require a ¾ acre lot minimum based on the existing slopes of approx. 50% present on the parcel. The subject non-conforming site and project design offers little in the way of mitigating design elements that would justify the granting of modifications so significant.
2. The project design incorporates accessing the parcel at the highest elevation of La Vista Del Oceano Drive that frontages the parcel. This has resulted in a design that does not appear to be in satisfactory conformance with the hillside design guidelines.
The submitted building elevation drawing do not show the proposed site retaining walls (normally required for proper design review and assessment by ABR). The project design has resulted in the South building elevation that appears very tall with little stepping into the hillside. For example, the roof over the garage portion of the residence is located within the front yard setback, yet is approx. 50 feet above the of the street elevation of La Vista Del Oceano Drive where it frontages the Southwest corner of the parcel.

2. The subject parcel is of an elongated linear shape, however, the proposed design locates the residence abutted to the Westerly building setback line resulting in visual weight that appears awkward with the parcel and my residence located on the adjacent parcel.

I appreciate the opportunity to attend the Santa Barbara City Council meeting and answer any questions you may have regarding this appeal.

Very Truly Yours,



Matthew J. Edwards
Adjacent property owner
Licensed Civil & Structural Engineer