

March 11, 2007

Mayor Marty Blum and Members of the City Council
City Hall
De La Guerra Plaza
Santa Barbara, Calif. 93101

RECEIVED

MAR 13 2007

Dear Mayor Blum and Members of the City Council,

CITY CLERK'S OFFICE
SANTA BARBARA, CA

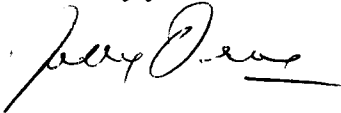
The Allied Neighborhood Association met on February 19, 2007 and discussed the proposed lot split at 1776 Eucalyptus Hill Rd.

The members expressed serious concerns regarding the following issues:

1. The slope of the lot is 30 degrees which is marginal for development under current city standards.
2. The proposed grading of 700 to 800 cubic yards with 450 cubic yards of fill is excessive for this sensitive site.
3. The soil on the side is expansive in nature and a core sample taken at the site indicates that bed rock is substantially below the surface.
4. Eucalyptus Road which serves the site is narrow and winding
5. The site is a riparian habitat and is considered to be in the high fire hazard zone.
6. The proposed drainage is handled through an above ground pipe ending in a basin. Continued maintenance of this basin is vital for the drainage system to function reducing silt and possible erosion downstream from the water flow from the pipe. How will this basin be maintained in the future and who will be responsible for the maintenance? The drainage from this area and how it is handled is very important as it flows into the Andree Clark Bird Refuge.

The members of Allied ask that you take these concerns into consideration when discussing the proposed lot split. Thank you.

Sincerely yours,



Judy Orias
President Allied Neighborhood Association
3788 Torino Dr.
Santa Barbara, Calif. 93105

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MAR 12 2007

Members of the Santa Barbara City Council
De La Guerra Plaza
Santa Barbara, CA 93101

Ed and Nancy Gordon
CITY CLERK'S OFFICE 790 Eucalyptus Hill Rd.
SANTA BARBARA, CA Santa Barbara, CA 93103

March 6, 2007

To All Members of the City Council:

Re: Advisability of rescinding the Planning Commission's approval of subdividing APN 015-161-054.

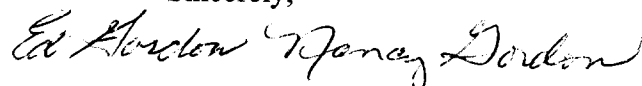
Please consider the following information in your decision making process for the upcoming March 20th appeal hearing. We and other neighbors are wondering how or why the Planning Commission happened to approve the subdivision and subsequent building permits for 015-161-054. In previous studies, Lot 015-202-039, which is immediately adjacent to the lot under consideration, was deemed unstable and that, in fact, the geology of the western side of the canyon was "highly suspect in terms of building safety". Therefore, applications to divide the parcel and add buildings were turned down twice. It is not unreasonable to suspect that adjacent property, such as APN 015-161-054 would have very similar characteristics. The recent report on this property was incomplete and highly questionable. It seems to us, after viewing the Sycamore Canyon disaster, that the Planning Commission and the City Council need to be exceedingly careful and conscientious before approving ANY hillside divisions or additions, especially questionable ones such as this. Fifteen years ago there was a significant slide by the road, between our house and 1776 Eucalyptus Hill Rd. It has long since been overgrown but a keen eye could still find evidence of this.

Eucalyptus Hill Rd. from Salinas to Alameda Padre Serra, is a narrow winding road, which was adequate when we moved here 43 years ago. Since that time, over the years, it has increasingly become a thoroughfare which is now even busier since traffic has had to be diverted away from the Sycamore Canyon fiasco. Firetrucks and ambulances use this road on a regular basis. We do not need more large construction vehicles or trucks hauling in 450 yards of fill dirt for this project, further impeding the busy flow of regular traffic.

In addition, we are concerned about the aesthetics of adding new construction. More importantly we are concerned about the effect it will have on the wildlife in the canyon. This is the last "wild" canyon within the city limits of Santa Barbara. It is home to many species of birds and animals who are already slowly being squeezed out, as has happened in so many other areas.

Please pay careful attention to the Feb. 12, 2007 letter submitted to you by John B. Manning. He knows more about this area than anyone else, and he has obviously done his homework. This could well save many headaches, both legal and otherwise, in the future.

Sincerely,



Ed and Nancy Gordon

Dear Mayor & Council Members,

We, the undersigned, urge denial of the subdivision request for 1776 Eucalyptus Hill Road.

We are residents within the 300 foot notification radius who cannot attend the March 20 meeting.

We urge denial because of the excessive amount of grading, steep slopes, and dangerous geologic conditions that exist on the site. Additionally, this subdivision would increase fire danger during construction and create noise and traffic hazards on an already very dangerous roadway.

Signature	Print	Address	Date
<i>Jeanette Lehne</i>	JEANNETTE LEHNE	1760 Overlook Lane S.D.	3/14/07
<i>Irene Dal Bello</i>	Irene Dal Bello	16 Alameda Padre Serra	3/14/2007
<i>Pete Dal Bello</i>	PETE DAL BELLO	16 ALAMEDA PADRE SERRA	3/14/07