

January 29, 2007

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City Clerk, City of Santa Barbara  
De la Guerra Plaza  
Santa Barbara CA 93101

RE: REQUEST TO APPEAL PLANNING COMMISSION APPROVAL OF  
1776 EUCALYPTUS HILL ROAD, JANUARY 18, 2007

To Whom It May Concern,

Please accept this request for an appeal hearing before the Santa Barbara City Council regarding the Planning Commission approval of 1776 Eucalyptus Hill Road.

The basis for this appeal is inconsistency with the Conservation Element of the Santa Barbara General Plan and the California Environmental Quality Act.

More specifically, this subdivision would require 450 yards of imported fill brought in over a dangerous section of Eucalyptus Hill Road posted with prohibitively low load limits. The building envelope has not been clearly demonstrated to be less than thirty percent slope. There is no identifiable bedrock formation shown in the test hole log. The log does show a mixture of expansive soil and sand for the entire twenty foot depth of the boring.

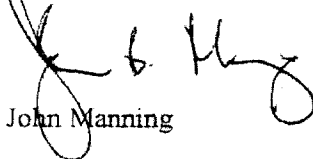
The subdivision would require placement of a culvert on the low easterly portion of the property which is now in an undisturbed state and serves as a wildlife refuge in an otherwise urbanized area.

The residents of this area have expressed their clear disapproval of subdivisions within this canyon area since 1976. In 1983 and in 1993 the Eucalyptus Hill Association asked the Planning Department and the Planning Commission to study this area for a rezoning to 10 A-1 but the study was never completed.

In December 2004, two representatives from the Eucalyptus Hill Association voiced their concerns about the canyon when this subdivision was before the Architectural Board of Review.

For these reasons, but not limited to these reasons, neighbors including myself wish to appeal this decision.

Sincerely,



John Manning