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March 1, 2007

John Manning  
1716 Overlook Lane  
Santa Barbara, California 93101

Subject: Request to appeal Planning Commission approval of 1776 Eucalyptus Hill Road, Santa Barbara, California dated January 29,2007.

Dear Mr. Manning:

The following information is offered to address your concerns that are raised in the subject appeal request sent to the Santa Barbara City Council regarding the proposed subdivision located at 1776 Eucalyptus Hill Road.

Your concerns and my responses are as follows:

Concern: 450 yards of imported fill brought in over a dangerous section of Eucalyptus Hill Road posted with prohibitively low load limits.

Response: The proposed importing of fill will be utilized to return the current topography to its original state before the existing access road was constructed. The amount of fill is not considered to be excessive by City Staff including the transportation of materials on Eucalyptus Hill Road.

Concern: The building envelope has not been clearly demonstrated to be less than thirty percent slope.

Response: Please find attached an analysis by a licensed engineer that establishes the building envelope slope as 26%.

Concern: There is no identifiable bedrock formation shown in the test hole log.

Response: Please find attached an engineering geology report that address both potentially active earthquake faults and a soils report that states the proposed building envelope is appropriate for a single-family residence. The concern for stability should be further alleviated by the longevity demonstrated with existing structures on both sides and above the proposed project.

Concern: 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.

Response: The City of Santa Barbara in an effort to manage water run off from Eucalyptus Hill Road has installed an iron gated catch basin and pipe diverting run off

from the Westside of Eucalyptus Hill Road to the Eastside and on to my property. The drainage pipe empties at the streets edge and on to a series of sand bags meant for diffusion of the run off stream. While the instillation was well intended, it has done little to reduce erosion and support the City's own effort to reduce creek and water pollution. The proposed engineered and City Staff approved culvert includes filter pillows at streets edge and an adequate diffusion system to eliminate current erosion preserving the creek, habitat corridor and down stream wildlife refuge.

Concern: 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.

Response: To date a viable effort to rezone the area by residents or the City has not materialized. One can only surmise that existing regulations driven by topography and environmental concerns are providing adequate protection for the area as referred to in the projects Biological Assessment Report, also, approved by City Staff.

Further, the proposed project will provide additional and beneficial enhancements to the area by improving fire prevention and fire protection measures. Removal of light dry grasses annually, elimination of non-native species and trimming and thinning mature trees as needed to reduce vegetative fuel loads. A 200 foot mandated defensible space, as identified in the projects Biological Assessment Report, will be created that will provide fire protection for the proposed project as well as residences above the property.

Improvements to the driveway approach to the property will allow for safer entrance and egress as well as provide a user-friendlier pedestrian walkway.

This response to your appeal is respectfully submitted as an effort to address; your concerns and to express my level of commitment to a well designed and appropriate project that provides for a safer neighborhood, improves existing visual elements, preserves the areas natural resources and provides needed housing.

Sincerely,



Rick Jeffrey, Owner

Attachments(Attachments are available in the Mayor and City  
Council Office and the City Clerk's Office):

Biological Assessment  
Civil Engineers Slop Analysis  
Fault Conditions Report  
Foundation Investigation Report (soils report)  
Fire Mitigation Analysis

Copies sent to:

Santa Barbara City Clerk  
Santa Barbara City Mayor and Council Members  
Santa Barbara Planning Department