

[L&P P.N.: 04-010.01]

August 22, 2007

City Council
C/o Jan Hubbell, Senior Planner
City of Santa Barbara
Planning Division
630 Garden Street
Santa Barbara, CA 93102

Subject: Revised Jorgensen Ranch Subdivision; 3-Lots
561 West Mountain Drive
APN 021-110-018
MST2004-00206

Dear Council Members:

Pursuant to the direction of your Council at a public hearing on July 24, 2007, the attached 3-sheet Tentative Map has been revised for your final approval. This revised map incorporates the major change requested (reduction of one lot), and a few minor changes itemized below. Given the relative simplicity of these changes, we believe the revised map is in compliance with the Council's direction, and further that this project can now move forward and be approved in an expeditious manner.

The changes to the attached map sheets are as follows:

1. Deletion of former Lot 4.
2. Previous Lot 4 land has been incorporated into Lot 3 to create a 4 acre lot (net).
3. The previous Lot 4 "development envelope" has been reduced in size in order that the property retains some typical accessory uses, while facilitating the reduction of fuels for fire safety. Additionally, one access point with parking has been retained for the "accessory use development envelope." No additional development of this accessory use area is contemplated at this time.
4. The reconfigured Lot 3 includes a revised setback line.
5. Four of the previous modifications have been deleted; three associated with the garage sizes, and the lot frontage associated with Lot 4.
6. The number of oak trees to be removed has been reduced from 13 to ten.
7. The "development envelope" on Lot 2 has been reduced to coincide with the 705 foot elevation line per the Planning Commission and Council requirement.
8. The amount of grading has been reduced commensurate with the removal of Lot 4 and the previously proposed home.
9. The erosion control previously associated with the Lot 4 home has been removed.

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Given the minor nature of these listed changes we believe a quick review by City staff and subsequent consent agenda scheduling at Council can be accomplished. If you have any questions or wish to discuss this project further, please do not hesitate to contact me.

Very truly yours,
L & P CONSULTANTS

Brent Daniels
Agent for Jorgensen Ranch, LLC

cc: Jorg Ranch, LLC
File

Attachments - Eight (8) sets of a 3-sheet Tentative Map Package

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