



Agenda Item No. 6

File Code No. 570.08

## CITY OF SANTA BARBARA

### COUNCIL AGENDA REPORT

**AGENDA DATE:** October 20, 2015

**TO:** Mayor and Councilmembers

**FROM:** Parks Division, Parks and Recreation Department

**SUBJECT:** Appeal Of Parks And Recreation Commission Action To Approve Removal Of Two Setback Trees Located At 1187 Coast Village Road

#### **RECOMMENDATION:**

That Council deny the appeal filed by the Montecito Association and uphold the Parks and Recreation Commission decision to approve the removal of two *Pinus canariensis* (Canary Island Pine Trees) located in the front setback at 1187 Coast Village Road.

#### **DISCUSSION:**

##### Tree Removal Application

On July 9, 2015, the Parks and Recreation Department received a tree removal application from Heidi Jones of Susan Elledge Planning and Permitting Services for three Canary Island Pines located at 1187 Coast Village Road (Attachment 1). The property at 1187 Coast Village Road is zoned C-1 with a front setback of 10 feet. Since the trees are located in the minimum front setback, a permit is required before the trees can be removed. The basis for the applicant's tree removal request was to allow the owner to make improvements to the property, including repairs to the driveway and retaining walls, relocation of a stairway, and construction of dining decks within the front setback. The applicant proposed to plant three 36" box replacement trees.

##### Design Review

The Architectural Board of Review, (ABR) reviewed the project on May 11<sup>th</sup>, May 18<sup>th</sup>, and July 6, 2015. On July 6<sup>th</sup>, the ABR continued the item to the Staff Hearing Officer (SHO) and to consent thereafter (Attachment 2). The ABR commented that they support the proposed encroachment of the dining decks. The proposal to install dining decks within the minimum front setback requires an exemption modification to the front setback pursuant to Santa Barbara Municipal Code (SBMC) Sections 28.63.060 and 28.92.110. On July 8, 2015, the SHO approved the modification on the condition the Parks and Recreation Commission approves the tree removals (Attachment 3).

### Tree Removal Application Review Process

SBMC Chapter 15.24 Preservation of Trees provides guidance for decisions regarding review of private tree removal requests. SBMC Section 15.24.020 establishes the permitting requirements for removing any tree growing within the minimum front setback. Pursuant to Municipal Code Section 15.24.040, a setback tree requires review by the Street Tree Advisory Committee (STAC). The STAC provides a recommendation to the Parks and Recreation Commission (Commission) based on the considerations specified under 15.24.080. Pursuant to SBMC 15.24.080, considerations during the review of a tree removal application, include:

- Whether the tree is an official Historic or Specimen tree,
- The potential size of the tree in relation to the lot,
- The number and size of other trees on the site or on adjacent City property,
- Any benefits to adjacent trees,
- Whether the tree was planted by or with the permission of the applicant, the condition and structure of the tree, and
- Whether the tree canopy can properly grow.

The Commission reviews the application materials and the STAC recommendation prior to taking action. In addition to the considerations specified in Section 15.24.080, before approving or conditionally approving the removal of a front setback tree, the Commission must make one or more of the findings:

- That the removal would adhere to the principals of good forestry management or,
- A reasonable development of the property requires the removal or,
- That the character of the neighborhood would not be materially affected or,
- That the topography of the building site renders the removal desirable or,
- The safety of persons or property dictates removal.

The Commission reviews the application materials, the STAC recommendation, and the staff recommendation prior to taking action. Commission decisions on tree removal permit applications may be appealed to the City Council pursuant to SBMC 15.20.170.

### Street Tree Advisory Committee Review

The tree removal application was reviewed by the STAC at its August 6, 2015 regular meeting. The STAC reviewed materials submitted by the applicant and conducted a site visit. The STAC determined there was insufficient information regarding the amount of root pruning necessary to achieve the project goals. A special STAC meeting was held on August 12, 2015 to review additional information provided.

The STAC determined the tree on the west end of the property could be preserved through alternate designs for the proposed stairs adjacent to the tree. When reviewing the information for the two trees at the east end of the project, the STAC determined the tree closest to the driveway would be destabilized by the proposed driveway improvements. The STAC further determined that although the second tree has a known defect, it could be preserved a while longer through cabling the two trunks together and trimming. The STAC recommended (3/0) that the Commission approve the removal of the tree closest to the driveway on the east end, and deny the removal of the pine farthest from the driveway on the east end and the west end pine tree (Attachment 4).

#### Parks and Recreation Commission Review

The Commission considered the application and the STAC and staff recommendations at its regular meeting on August 26, 2015 (Attachment 5). Staff provided a separate recommendation to the Commission. Staff recommended that the tree farthest from the driveway on the east end be removed due the necessary root pruning on three sides of the tree, a defect in the tree, and exposure the tree would experience once the tree closest to the driveway is removed. Staff recommended that the Commission approve the removal of both trees at the east end and deny the removal of the tree on the west end.

The Commission discussed the principals of good forest management, the reasonable development of the property and the character of the neighborhood considerations as outlined in SBMC 15.24.090 as well as amount of root pruning, the damage to the building, the unsafe condition of the existing trees and the proposed replacement trees. The Commission voted (7/0) to concur with the staff recommendation to approve two of the removals and deny the third on the condition one Brachychiton Tree is planted as proposed (Attachment 6).

#### Appeal of the Parks and Recreation Commission's Decision

The Montecito Association is appealing the Parks and Recreation Commission's approval of the removal of the two trees on the basis that the Commission did not make any of the findings required by SBMC 15.20.090 and that the removals would be detrimental to the neighborhood (Attachment 7).

#### **RECOMMENDATION:**

It is the Department's position the Commission considered all relevant information and took into account all the considerations for removal pursuant to SBMC 15.20.090 described above. Staff recommends that Council deny the appeal and uphold the

Council Agenda Report

Appeal Of Parks And Recreation Commission Action To Approve Removal Of Two  
Setback Trees Located At 1187 Coast Village Road

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decision of the Parks and Recreation Commission to conditionally approve the removal of the two trees at the east on the condition that one Brachychiton tree is planted as proposed by the applicant, and making one or more of the findings specified in Section 15.24.090 of the Municipal Code.

- ATTACHMENTS:**
1. Tree Removal Application, dated July 9, 2015
  2. Architectural Board of Review Meeting Minutes, July 6, 2015
  3. Staff Hearing Officer July 8, 2015 Resolution 038-15
  4. Street Tree Advisory Committee Special Meeting Minutes, August 12, 2015
  5. Parks and Recreation Commission Staff Report, August 26, 2015
  6. Parks and Recreation Commission Meeting Minutes, August 26, 2015
  7. Montecito Association Appeal letter, received September 4, 2015

**PREPARED BY:** Tim Downey, Urban Forest Superintendent

**SUBMITTED BY:** Jill E. Zachary, Acting Parks and Recreation Director

**APPROVED BY:** City Administrator's Office



City of Santa Barbara  
Parks and Recreation Department  
**SETBACK TREE REMOVAL APPLICATION**

CITY OF SANTA BARBARA

JUL 10 2015  
PARK & RECREATION  
PARKS DIVISION

Mailing Address:  
PO Box 1990  
Santa Barbara, CA 93102  
(805) 564-5433

Physical Address:  
402 E. Ortega St.  
Santa Barbara, CA 93101  
FAX (805) 897-2524

Application Fee: \$50 (effective July 1, 2010)

PAID

|   |   |
|---|---|
| DATE OF REQUEST:                          | July 9, 2015  |
| APPLICANT:                                | Heidi Jones, Suzanne Elledge Planning & Permitting Services,  |
| OWNER NAME (IF DIFFERENT THAN APPLICANT): | H&R Investments   |
| MAILING/EMAIL ADDRESS:                    | 1625 State St., Suite 1 Santa Barbara, CA 93101<br>Heidi@sepps.com  |
| DAYTIME PHONE:                            | 805-966-2758 x: 19  |
| LOCATION OF TREE (ADDRESS):               | 1187 Coast Village Road   |
| TREE SPECIES (IF KNOWN):                  | Three (3) Canary Island Pine Trees  |
| REASON(S) FOR REMOVAL:                    | Proposed construction (dining decks and stairs) require removal along with existing root system dry rot, structural impact and serious slip hazard from dropping needles. |
| TREES WILL BE REPLACED?                   | <input checked="" type="checkbox"/> YES WITH: Three (3) 34" box Flame Trees (Brachychiton acerifolius)<br><input type="checkbox"/> NO                                     |

**PROVIDE THE FOLLOWING SUPPLEMENTAL INFORMATION**

- Property owner letter, indicating reasons for removal. Also include whether:
  - The removal application is associated with new development or redevelopment of property;
  - Status of development application, including whether the project is scheduled for review by the Single Family Design Board, Architectural Board of Review, or Historic Landmarks Commission;
  - The tree is a designated Specimen or Historic Tree or located on a property with a designated Historic Landmark;
- Photo of tree(s) proposed for removal
- Development plan/Landscape plan



SUZANNE ELLEDGE

PLANNING & PERMITTING  
SERVICES, INC.

10 July 2015

City of Santa Barbara  
Parks & Recreation Department  
Street Tree Advisory Committee  
402 E. Ortega Street  
Santa Barbara, CA 93101

RE: **1187 Coast Village Road, APN: 009-291-008**  
**MST2015-00118, Coastal Exemption Application**

The proposed project is located at 1187 Coast Village Road in Montecito, a multi-unit commercial building under new ownership. The subject permit application (Coastal Exemption) requests tenant improvements, new dining decks, column replacement, remodel work, driveway alterations, landscaping, etc. is under review with Michelle Bedard, Assistant Planner at the City of Santa Barbara. The goal of these proposed improvements is to update the existing 18,869 square foot two-story commercial building to improve aesthetics, function, address structural issues and ultimately enhance the streetscape connectivity.

In order to achieve this goal, site improvements (dining decks to the west and reconfigured stairway to the west) as well as structural upgrades (supporting column replacement) and lower level enhancements necessitates removal of three (3) 24" DBH Canary Island pine trees (*Pinus canariensis*) trees located in the 10-foot front yard setback at the subject property.

On the eastern side of the property, the existing Canary Island Pine creates a slip hazard at the shopping center (which had smooth brick tiles) and in the driveway from dropping needles and cones. In addition, during exploratory excavations (footing and retaining wall drilling) it was revealed that the tree roots were severely constrained by the existing retaining wall and were causing the retaining wall to lean and crack. This retaining wall is critical as it supports the site slope and building configuration, where the lower level (1<sup>st</sup> floor) is below street grade. We also understand that under previous ownership, structural and aesthetic damage occurred when the Pine tree needles and flowers (cones) inundated arbor structural members, created wood rot and clogged rain gutters.

On the western side of the property, a slip hazard also exists from dropping needles and cones. More critical, is that the proposed stairway reconfiguration allows additional light and air to the lower (1<sup>st</sup> floor) subterranean level. This improves upon the existing condition as well as improves the street frontage, access and function for the tenants of the lower level. The encroachment required by the proposed stairway into the Pine trees critical root zone (>50%) would be detrimental to the tree.

The property owners and applicant understand the importance of aesthetics and large canopy trees, and for this reason, the project proposes substantial and appropriate

replacement trees, so that aesthetics can be maintained while addressing safety and structural hazards and improving site conditions. The proposed replacement plantings are three (3) 36" box Flame Trees (*Brachychiton acerifolius*), one will be located near the eastern property boundary and two located near the western property boundary and are compatible with the planting palette.

Please refer the enclosed site plan, sheet A0-40 for a graphic depiction of the front yard setback, new dining deck and reconfigured stairway in relation to the Canary Island Pine Trees.

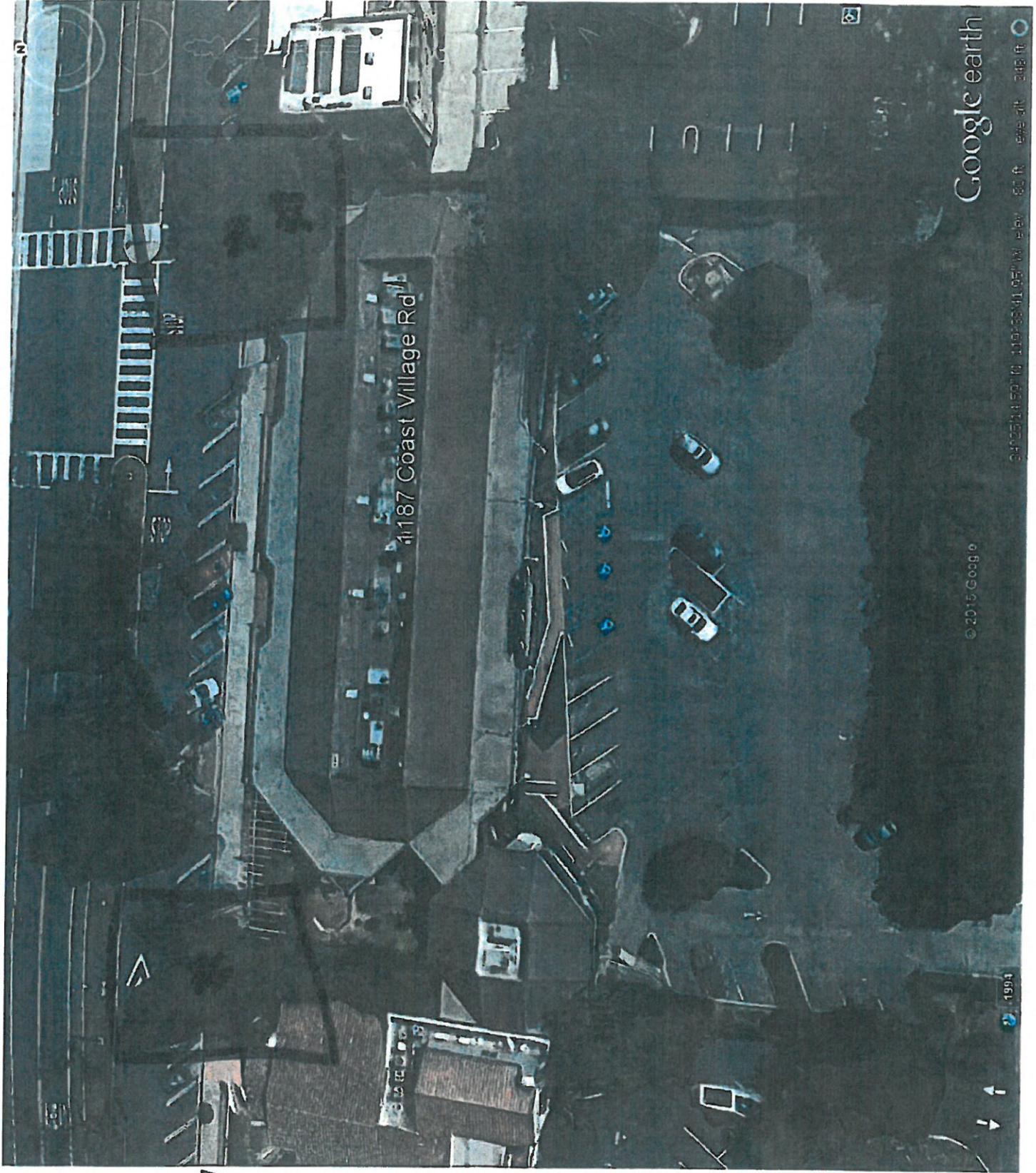
Due to the location of the proposed dining decks (in the 10-foot front yard setback), a modification was approved by the Staff Hearing Officer (SHO) on July 8, 2015, see the enclosed Resolution (038-15). The project has been before the ABR on May 11, May 18<sup>th</sup> and July 6<sup>th</sup>, 2015. The subject tree and property are not designated Specimen or Historic Trees and the site is not a designated Historic Landmark.

Please refer to the enclosed site and landscape plans for additional information and feel free to contact me should you have any questions or require additional information, please contact our office at 966-2758. We appreciate your consideration of this request.

Sincerely,

**SUZANNE ELLEDGE**  
**PLANNING & PERMITTING SERVICES, INC.**

  
Heidi Jones, AICP  
Associate Planner



E

W

Google earth

© 2015 Google

34°25'11.50"N 110°55'41.05"W Elev: 80 ft Eye alt: 345 ft

1994



**Coast Village Plaza**  
 1187 East Village Road  
 Exterior Upgrades  
 Santa Barbara, CA 93108

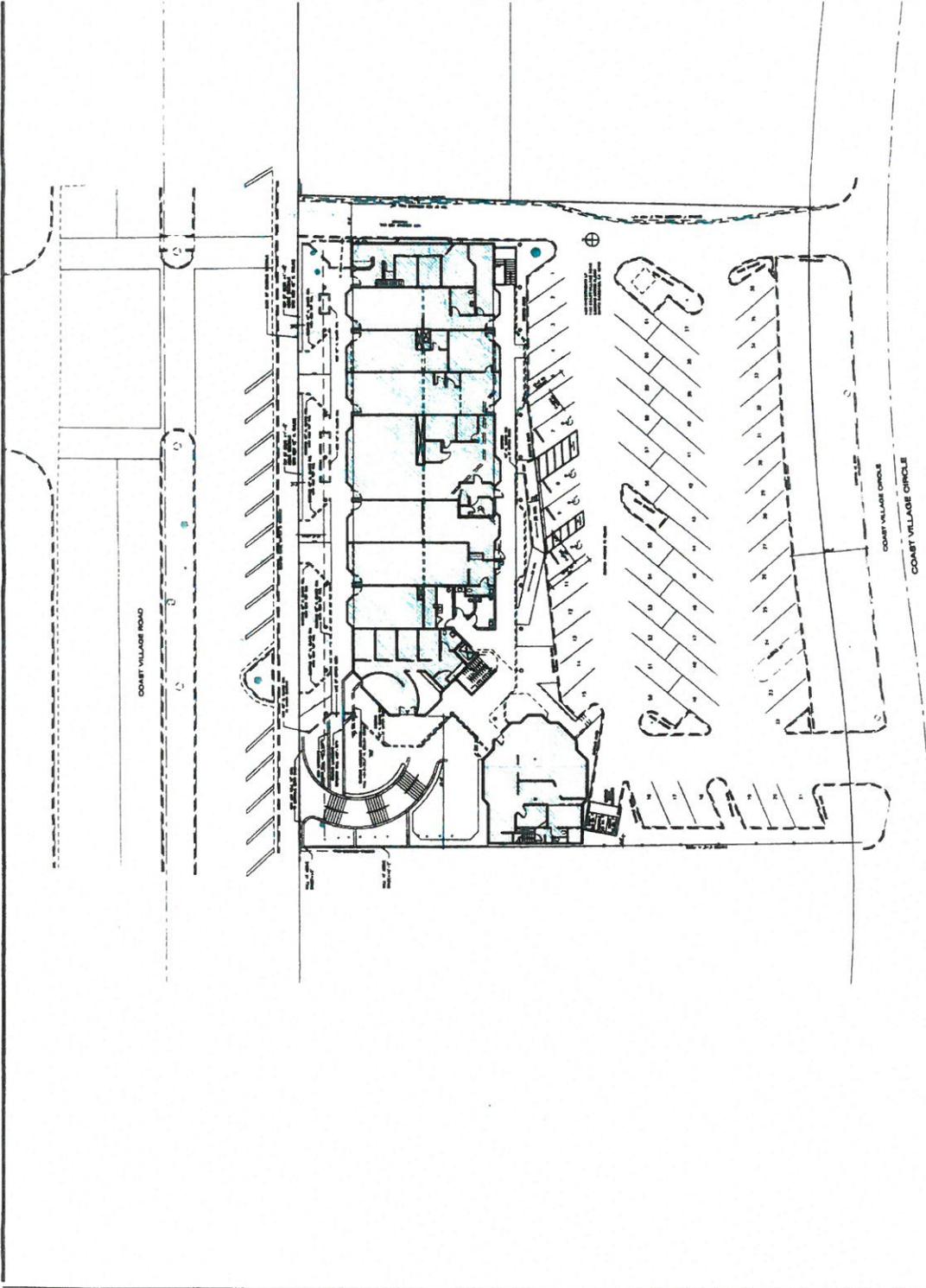
**eid**  
 20000 10000  
 Santa Barbara, CA 93108  
 Phone: 805.963.1000  
 Fax: 805.963.1001  
 Email: info@eid.com

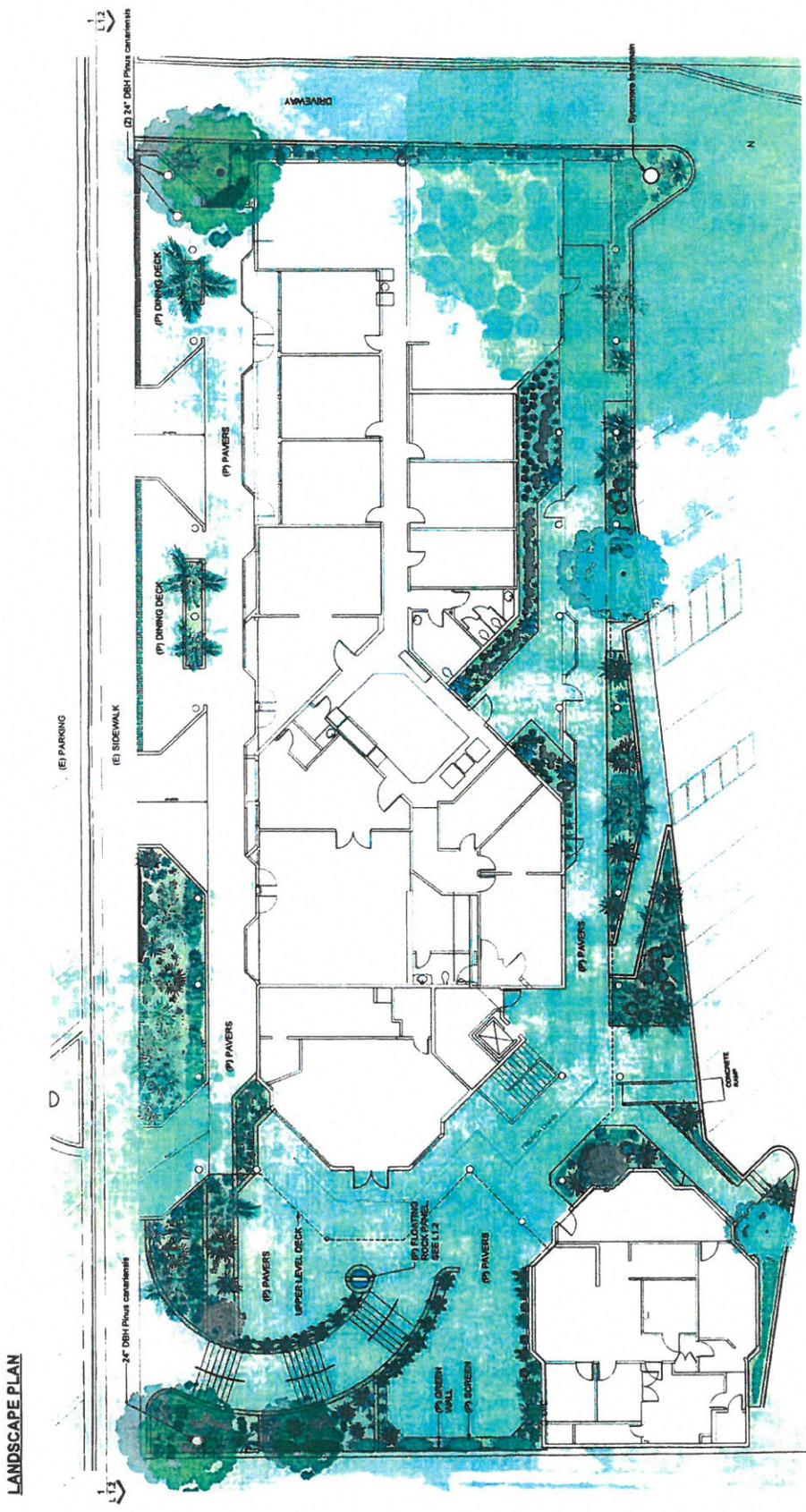
| NO. | DATE     | DESCRIPTION      | BY  |
|-----|----------|------------------|-----|
| 1   | 08/12/10 | PRELIMINARY      | ... |
| 2   | 08/13/10 | REVISED          | ... |
| 3   | 08/13/10 | FOR CONSTRUCTION | ... |

**Project Name:** 1187 COAST VILLAGE PLAZA  
**Client:** ...  
**Architect:** ...  
**Scale:** 1/8" = 1'-0"

**A-0-40**

**SITE PLAN 1**





- LEGEND**
- Pavers**
    - Chamaecyparis humilis var. argentea
    - Kentia Palm
    - Muhli
  - Trees**
    - Chamaecyparis humilis var. argentea
    - Kentia Palm
    - Muhli
    - Agave 'Hove'
    - Agave 'Vicomitense'
    - Dieffenbachia
    - Encyclodorus lemniscatus
    - Phormium 'Dark Design'
    - Phormium 'Dark'
    - Sarcocolla 'Grey Lady'
    - Stellaria juncea 'Spoon'
    - Agave 'Hove'
    - Agave 'Vicomitense'
    - Dieffenbachia
    - Encyclodorus lemniscatus
    - Phormium 'Dark Design'
    - Phormium 'Dark'
    - Sarcocolla 'Grey Lady'
    - Stellaria juncea 'Spoon'
  - Groundcovers**
    - 3/4" Gravel Mulch to 3" depth
  - Shrubs**
    - Cercas macrocarpa Emerald Carpet
    - Chiva San Marcos Valley
    - Philopodium cristatella 'Complex'
    - Tradescantia contrita 'Greenies'
  - Architectural Plants**
    - Agave 'Hove'
    - Agave 'Vicomitense'
    - Dieffenbachia
    - Encyclodorus lemniscatus
    - Phormium 'Dark Design'
    - Phormium 'Dark'
    - Sarcocolla 'Grey Lady'
    - Stellaria juncea 'Spoon'
  - Screen Plants**
    - Bambusa multiplex 'Alphonse Karr'
    - Scaevola parviflora
  - Shade Plants**
    - Heuchera maxima
    - Anacardium occidentale 'Stucco'
    - Rhapis excelsa
    - Landscaping Features
    - concrete pots w/ planting to provide seasonal color
    - footing rock panel
  - Tree Legend**
    - (E) Tree to remain
    - (P) Proposed tree
    - (E) Tree to be removed

**PLANT IMAGES**

| Plant Type           | Plant Name                          | Image | Size    | Quantity | WUCOLS Water Needs Category  |
|----------------------|-------------------------------------|-------|---------|----------|------------------------------|
| Palms                | Adiantum palm                       |       | 24" box | 7        | Low                          |
|                      | Chamaecyparis humilis var. argentea |       | 24" box | 7        | Low                          |
| Palms                | King Palm                           |       | 30" box | 12       | Moderate (see note)          |
|                      | Waffle Palm                         |       | 30" box | 12       | Moderate (see note)          |
| Trees                | Acacia senegalensis                 |       | 30" box | 2        | Low                          |
|                      | Banksia integrifolia                |       | 30" box | 3        | Low                          |
| Trees                | Agave attenuata                     |       | 24" box | 3        | Low                          |
|                      | Agave schottlandii                  |       | 24" box | 3        | Low                          |
| Architectural Plants | Agave 'Tovary'                      |       | 5 gal   | 48       | Low                          |
|                      | Agave 'Vendouze'                    |       | 15 gal  | 6        | Low                          |
|                      | Dasylirion strictum                 |       | 8 gal   | 25       | Low                          |
|                      | Dasylirion strictum                 |       | 15 gal  | 5        | Low (San Marcos Growers)     |
|                      | Phormium 'Dark Delight'             |       | 15 gal  | 6        | Low                          |
|                      | Phormium 'Dark'                     |       | 5 gal   | 15       | Low                          |
|                      | Sarcocolla 'Grey Lady'              |       | 1 gal   | 29       | Low                          |
|                      | Strelitzia reginae 'Spencer'        |       | 5 gal   | 17       | Low (San Marcos Growers)     |
|                      | Strelitzia reginae 'Spencer'        |       | 5 gal   | 17       | Low (San Marcos Growers)     |
|                      | Strelitzia reginae 'Spencer'        |       | 5 gal   | 17       | Low (San Marcos Growers)     |
| Shrubs               | Carissa macrocarpa 'Emerald Carpet' |       | 5 gal   | 15       | Low                          |
|                      | Chiba 'San Marcos Yellow'           |       | 1 gal   | 44       | Low                          |
|                      | Platanus ornamentalis 'Compacta'    |       | 5 gal   | 35       | Low (San Marcos Growers)     |
|                      | Trochodendron aralioides 'Dwarfed'  |       | 1 gal   | 54       | Low (San Marcos Growers)     |
|                      | Trochodendron aralioides 'Dwarfed'  |       | 1 gal   | 54       | Low (San Marcos Growers)     |
| Screen Plants        | Berberis vulgaris 'Alphonsa Kurr'   |       | 15 gal  | 12       | Low (City WUCOLS Advertiser) |
|                      | Scaevola purpurea                   |       | 15 gal  | 10       | Low (City WUCOLS Advertiser) |
| Shade Plants         | Heuchera maxima                     |       | 1 gal   | 7        | Low                          |
|                      | Asplenium 'Neri' 'Blanco'           |       | 5 gal   | 6        | Low                          |
|                      | Rhipis cordata                      |       | 15 gal  | 12       | Moderate (see note)          |
| Groundcover          | Cymbopetalum marginatum             |       | 4" pot  | 2,300    | Low                          |
|                      | Cymbopetalum marginatum             |       | 4" pot  | 2,300    | Low                          |

**PLANTING LEGEND + WUCOLS WATER NEEDS**



1187 Coast Village Rd  
Montecito, CA

PLANT IMAGES + WATER NEEDS

REVISIONS

L11

To: Tim Downey

8/6/15

Urban Forest Superintendent, City of SB Parks and Rec. Dept

**Regarding:** 1187 Coast Village Road Tree Removal Application

Tree Species: (3) Pinus canariensis

Zoning/Setback: C-10 10' setback

Reason for removal: Safety and tree health pertaining to existing conditions and proposed construction.

### **Summary**

The proposed project is located at 1187 Coast Village Road. Application for tree removal pertains to three 24" DBH Pinus canariensis located in the front yard 10' setback of the subject property. One (1) solitary tree is located on the property's western frontage and the other two (2) trees are located together on the property's eastern frontage. Importantly, the subject trees pose hazard to public safety via significant needle and cone shedding and impact structural integrity of the commercial building and site retaining walls. Roughly a quarter of the western pines root system would be compromised by proposed construction of the stairs. Proposed design and structural improvements aim is to enhance the building's integrity, frontage aesthetic and pedestrian connectivity. Integral to proposed site improvements are two thoughtfully designed dining decks and a highly improved pedestrian entrance to the sites subterranean lower level. The design improvements of the dining decks encroach directly upon the eastern trees' current location. The western solitary pine would loom above the proposed stairs and its' canopy would drop litter directly on to the path of pedestrian travel.

Salient information relating to the subject trees and design conflict are as follows:

### **Proposed Site Improvements Relative to Tree Locations**

- eastern subject trees conflict with dining deck locations (see attached reference plans)

### **Compromised to Root System**

- eastern subject trees root systems appear heavily constrained by site retaining walls (per site observations taken by project engineers John Speiss & Mark Crittendon) and post support foundations. Exploratory trenches to a depth of 24" were attempted against the retaining walls adjacent to the trees to determine the elevation of the wall's footings. Tree roots were encountered immediately below the soil and made further exploratory work along the wall's soil retention side impossible.
- there are no plans for root pruning of the either tree group as all the trees were considered for removal. If the western tree is kept in the design all efforts to bridge the root system and support the stairs via alternate structural design will be considered.

Respectfully,

Adam Graham  
President

Arroyo Seco Construction

Phone : (805) 966-2907

**From:** John W. Spiess [<mailto:JSpiess@eshse.com>]  
**Sent:** Friday, August 7, 2015 3:38 PM  
**To:** Marie Schumacher <[marie@evansid.net](mailto:marie@evansid.net)>; [arroyosecoconstruction@yahoo.com](mailto:arroyosecoconstruction@yahoo.com)  
**Cc:** John W. Spiess <[JSpiess@eshse.com](mailto:JSpiess@eshse.com)>; 'Harrison Hurst' <[hyhurst@me.com](mailto:hyhurst@me.com)>  
**Subject:** CVR

Marie and Adam:

After giving the retaining wall situation a little more thought, let's say that depth of the retaining wall footing next to the driveway will be 3 feet minimum below existing grade. Since the existing driveway and the adjacent grade is quite steep, the retaining wall footing will need to step down quite often and will probably will results in the trees roots being cut along the entire length of this portion of the driveway. Based on the cracks in the existing asphalt, there is high probability that there are many significant roots that are under the driveway. Prior to raising the driveway grade, the existing asphalt and sub-base will need to be removed and depending on the recommendations of the soils engineer, there may need to be some over-excavation and re-compaction of the existing soils. Root structures that are encountered during this removal process are normally removed.

If you have any questions about this information, please call.

John W. Spiess  
**EHLEN SPIESS & HAIGHT, INC.**  
STRUCTURAL ENGINEERS  
(p) 805-963-1210 (f) 805-564-8865  
[jspiess@eshse.com](mailto:jspiess@eshse.com)



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, July 6, 2015**      **David Gebhard Public Meeting Room: 630 Garden Street**      **3:00 P.M.**

**BOARD MEMBERS:**

KIRK GRADIN – CHAIR (Consent Agenda Representative)  
 SCOTT HOPKINS – VICE-CHAIR  
 THIEP CUNG  
 COURTNEY JANE MILLER (Consent Agenda Landscape Representative)  
 STEPHANIE POOLE (Consent Agenda Representative)  
 AMY FITZGERALD TRIPP  
 WM. HOWARD WITTAUSCH

**CITY COUNCIL LIAISON:** DALE FRANCISCO  
**PLANNING COMMISSION LIAISON:** JOHN CAMPANELLA  
**PLANNING COMMISSION LIAISON (Alternate):** SHEILA LODGE

**STAFF:** JAIME LIMÓN, Design Review Supervisor  
 SUSAN GANTZ, Planning Technician  
 KATHLEEN GOO, Commission Secretary

**Website: [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov)**

An archived video copy of this regular meeting of the Architectural Board of Review is viewable on computers with high speed internet access on the City website at [www.SantaBarbaraCA.gov/ABRVideos](http://www.SantaBarbaraCA.gov/ABRVideos).

**CALL TO ORDER:**

The Full Board meeting was called to order at 3:00 p.m. by Chair Gradin.

**ATTENDANCE:**

Members present: Gradin, Cung, Hopkins, Tripp and Wittausch (present at 3:06 p.m.).  
 Members absent: Miller and Poole.  
 Staff present: Gantz, Limón (present until 3:31 p.m.), and Goo.

**GENERAL BUSINESS:**

A. Public Comment:

No public comment.

B. Approval of Minutes:

Motion: Approval of the minutes of the Architectural Board of Review meeting of **June 22, 2015**, as amended.

Action: Hopkins/Tripp, 4/0/0. Motion carried. (Wittausch/Miller/Poole absent).

C. Consent Calendars:

Motion: Ratify the Consent Calendar of **June 29, 2015**. The Consent Calendar was reviewed by **Gradin** and **Miller**.

Action: Hopkins/Cung, 4/0/0. Motion carried. (Wittausch/Miller/Poole absent).

**The July 6, 2015 Consent Review was cancelled.**

- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- 1) Ms. Gantz announced that Board Members Miller and Poole will be absent from today's meeting. Board Member Wittausch will be slightly late to the meeting.
  - 2) Board member Trip announced that she will be stepping down from Item #4, 200 Helena Avenue.
- E. Subcommittee Reports.
- There were no reports.

## **DISCUSSION ITEM**

### **1. ABR PROTOCOL**

**(3:15)** Staff: Jaime Limón, Senior Planner; and Irma Unzueta, Project Planner.

Actual time: 3:08 p.m.

At Chair Gradin's request, Mr. Limón clarified the ABR referral process of proposed projects to City Council, Planning Commission and acceptable types of comments and motions. As Mr. Limón explained, first there must be a valid basis for referrals; and second, and of equal importance is the Board member's input on referred projects. Boardmembers should not add comments on issues relating to zoning compliance. The ABR may ask staff to look into these matters and Design Review staff will provide the various review boards and commissions with direction, advice on zoning requirements. Items requiring research by staff can always be postponed or continued for clarification at a later time.

Chair Gradin mentioned a tendency for Board motions to be unclear, such as statements like, "Two Board members find that..." and that some applicants tend to pick and choose which motion or directions to comply with for their respective project. Mr. Limón clarified that there should be a uniform motion with specific direction which is voted on as a consensus opinion. Providing conflicting direction in comments or using words such as "consider" or "study" may give the applicants more flexibility that may not be useful for certain projects requiring redesign. Specific and clear direction in motions made by a majority vote should be the main goal of the Board.

Ms. Unzueta clarified some AUD program details:

- 1) The AUD program is not applicable to the R-2 and the Single Family Residential zones, but mainly in the R-3, R-4, and the Commercial zones.
- 2) The AUD program is not necessarily for affordable projects or units, but for workforce housing. The specific units and types of AUD housing that are encouraged are rental, employer-sponsored housing and limited equity co-ops.
- 3) While the Variable Density Program is suspended, Affordable Housing projects are still allowed under the AUD Program density parameters.
- 4) The AUD program allows for ownership, as well as rental.

**CONCEPT REVIEW - NEW ITEM****2. 1300 BLK E YANONALI ST 1095 SEG ID**

**(3:25)** Assessor's Parcel Number: ROW-001-095  
Application Number: MST2015-00317  
Owner: City of Santa Barbara  
Applicant: City of Santa Barbara – Public Works  
Engineer: Matt Burgard

(Proposal for the E. Montecito Street-E. Yanonali Street Bridge and Pedestrian Improvements Project which will consist of street improvements on E. Montecito Street from Canada Street to the Five Points Roundabout and along N. Salinas Street from E. Mason to Clifton Streets. Improvements will include the installation of 270 linear feet of sidewalk along E. Montecito Street between E. Yanonali Street and Montecito Place and 700 linear feet of sidewalk along N. Salinas Street between E. Mason and Clifton Streets, the widening of the E. Montecito Street-E. Yanonali Street Bridge to include sidewalk along the east side, and shoulders for cyclists on both sides of the bridge. An all-way stop will be installed at the intersection of E. Montecito and E. Yanonali Streets to improve pedestrian safety at a blind corner. Pedestrian scale lighting will be added along E. Yanonali, E. Montecito, and N. Salinas streets to increase safety on pedestrian routes to the adjacent schools.)

**(Comments only; requires Environmental Assessment.)**

Actual time: 3:31 p.m.

Present: Jessica Grant, Applicant; Andrew Grubb, Project Engineer; and Craig Drake of Drake Haglan and Associates.

Public comment opened at 3:49 p.m. As no one wished to speak, public comment was closed.

**Motion: Continued indefinitely to Full Board with comments:**

- 1) Study and provide options for variation in the finish down the length of the wall along Salinas Street.
- 2) Return with additional details on the plans, including depth, height, materials, and locations of abutments.
- 3) Provide photographs of the bridge abutments from a slightly higher elevation.
- 4) Keep the bridge design elements simple.
- 5) Study darker color wrought iron railings.
- 6) Consider the guide rails across from the Four Seasons Biltmore at Butterfly Beach for comparison ideas.
- 7) Study alternatives for the curved metal redirection barrier.

Action: Hopkins/Cung, 5/0/0. Motion carried. (Miller/Poole absent).

**PROJECT DESIGN REVIEW****3. 1635 SAN PASCUAL ST****R-3 Zone**

**(3:55)** Assessor's Parcel Number: 043-221-008  
Application Number: MST2015-00049  
Owner: Thomas Woodard

(Proposal for a new two-story 669 square foot detached three-car garage with a new 501 square foot dwelling unit above. This building will be located at the rear of the parcel. Also proposed is a 27 square foot accessory storage space to be located under the new stairwell, and to demolish an existing 350 square foot concrete slab. The existing 1,137 square foot, one-story dwelling unit at the front of the parcel will remain unaltered. Total development on this 5,663 square foot parcel will be 2,334 square feet. Staff Hearing officer review is requested for a zoning modification to provide less than the required parking.)

**(Action may be taken if sufficient information is provided. Project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan. Requires compliance with Staff Hearing Officer Resolution No. 027-15. Project was last reviewed on March 2, 2015.)**

Actual time: 4:11 p.m.

Present: Thomas and Tracy Woodard, Applicants/Owners.

Public comment opened at 4:17 p.m. As no one wished to speak, public comment was closed.

**Motion: Project Design Approval and continued indefinitely to Consent Review with conditions:**

- 1) Study additional landscaping to the alley side of the project to enhance the pathway to the second unit entrance.
- 2) Provide the window trim and corner upper trim details.
- 3) Study the railing design of the second floor stairway to be more in keeping with the attractive front house railing.
- 4) The Board finds the proposed mass, bulk, and scale acceptable.
- 5) The Board finds the color board acceptable.
- 6) Study matching the individual window panes with the divided glass panes of the rest of the main house.
- 7) Provide an exterior lighting plan with a cut sheet of light fixtures.
- 8) Study colored concrete for the driveway to enhance the public alley side of the project and main entry.
- 9) The Vice Chair read the following finding into the record: *"The ABR finds that the project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15183, based on the City staff analysis and CEQA Certificate of Determination on file for this project."*

Action: Hopkins/Tripp, 5/0/0. Motion carried. (Miller/Poole absent).

The ten-day appeal period was announced.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****4. 200 HELENA AVE****OC/SD-3 Zone**

**(4:25)** Assessor's Parcel Number: 033-052-018  
Application Number: MST2015-00289  
Owner: Mark Recordon  
Architect: AB Design Studio, Inc.

(Proposal to demolish an existing 1,663 square foot, 1-story commercial building (860 square feet permitted and 803 square feet unpermitted) and to construct a new 2,215 square foot, 2-story commercial building with a third story rooftop patio. An existing permitted 147 square foot detached wood storage shed will remain unaltered. The proposal will include a new parking lot with nine parking spaces, bicycle parking, and landscape improvements. New sidewalk, curb, and utility improvements are also proposed. Requires Planning Commission review of a Development Plan and a Coastal Development Permit.)

**(One time Concept Review for comments only. No approvals will be granted.)**

Actual time: 4:30 p.m.

Present: Clay Aurell, Architect; and Mark Recordon, Owner.

Public comment opened at 4:49 p.m. As no one wished to speak, public comment was closed.

**Motion: Continued indefinitely to Full Board with comments:**

- 1) The Board understands that container projects pose specific concerns and the proposed containers must be acceptable and appropriate for the neighborhood, especially in the design, detailing, and materials.
- 2) Provide a canopy tree in the corner and additional landscaping pockets to soften the exterior appearance of the structure.
- 3) Restudy an alternative to the trellis which is too aggressive and overwhelming, and adds to the impact of the building.
- 4) Provide a color board and material board, and propose alternative materials other than concrete and steel. The proposed colors are not supportable. Plaster would help to soften and anchor the building.

Action: Hopkins/Wittausch, 4/0/0. Motion carried. (Tripp stepped down, Miller/Poole absent).

Board Comments: At least half the Board is concerned about the appropriateness of the proposed design of the container and this location's proximity to State Street and the historic train station. Study a more nautical and/or industrial design to be more in keeping with the Funk Zone area.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****5. 1187 COAST VILLAGE RD****C-1/SD-3 Zone****(4:50)**

Assessor's Parcel Number: 009-291-008  
Application Number: MST2015-00118  
Owner: H & R Investments  
Agent: Suzanne Elledge Planning & Permitting Services, Inc.  
Designer: Marie Evan Schumacher  
Business Name: Coast Village Plaza

(This is a revised project description: Proposal for site improvements to an existing 18,869 square foot two-story commercial building on a 47,976 square foot parcel located in the non-appealable jurisdiction of the Coastal Zone. The project will include a new landscape plan, new ground floor exit, repair work to existing columns and beams, remodeled outdoor stairs, decks, and patios, and expansion of the exterior dining area. The existing driveway will also be modified to lessen the slope, requiring 80 cubic yards of imported fill and a retaining wall replacement. There will be an overall reduction of landscaping by 1,013 square feet. Requires Staff Hearing Officer Review of a zoning modification to encroach into the front setback, and Coastal Review.)

**(Noticed Public Hearing for comments on the proposed Zoning Modification requested from the Staff Hearing Officer. Project was last reviewed by the Full Board on May 11, 2015 and Consent on May 18, 2015.)**

Actual time: 5:09 p.m.

Present: Marie Evan Schumacher, Designer; and Heidi Jones, SEPPS; and Michelle Bedard, Assistant Planner.

Public comment opened at 5:17 p.m. As no one wished to speak, public comment was closed.

**Motion: Continued indefinitely to Staff Hearing Officer and then continued one week to Consent Review with comments:**

- 1) The Board supports the proposed front setback modification to replace existing landscape area with a new deck area, and finds the proposed modification does not pose consistency issues with the Architectural Board of Review Guidelines; however the Board has some concerns with the proposed details and materials, and the distance between the edge of the deck and the existing sidewalk.
- 2) Provide more details showing an increase in the distance between edge of the deck and the existing sidewalk (either entirely or partially), and study filling that space with a proposed selection of water-wise drought tolerant landscaping.
- 3) Provide details of the proposed concrete deck edge, including surfacing and supports.
- 4) Provide a stronger alternative than the proposed stainless steel railing that would better match the existing design of the building; grey painted tube steel is acceptable.

Action: Hopkins/Cung, 5/0/0. Motion carried. (Miller/Poole absent).

Board comment: One Board member requested the Applicant return with larger scale drawings; particularly the sidewalk and dining deck level elevation drawings.

**CONCEPT REVIEW - CONTINUED ITEM****6. 215 PESETAS LN****C-2/SD-2 Zone****(5:20)**

Assessor's Parcel Number: 057-203-003  
 Application Number: MST2014-00543  
 Owner: Sansum Clinic  
 Applicant: Sansum Clinic  
 Architect: Boulder Associates  
 Business Name: Sansum Clinic  
 Contractor: Dan & Russ Michealsen

(This is a revised project description: Proposal for a minor ground floor addition of 164 square feet and exterior alterations to an existing 61,445 square foot, 3-story medical clinic. The project includes relocating the main entrance from the south side of the building to the north with a new drop-off configuration, adding a new open canopy, and adding a new entry on the south side of the building for the lab. Also proposed is to relocate an existing MRI trailer to the west side of the property and relocate and reconfigure the ADA parking spaces. A new landscape plan proposes to remove 68 trees and protect 50 in place. There will be 347 square feet of replaced or new impermeable surfaces and no grading. The development is located on APNs 057-203-003 and 057-203-005 totaling 6.52 acres.)

**(Second Concept Review. Comments only; requires Environmental Assessment. Project was last reviewed on November 24, 2014.)**

Actual time: 5:36 p.m.

Present: Lance Ray, Architect; Brad Hess, Agent for Sansum Clinic; Dan Michealsen, Michealsen Construction Co., Inc.; and Bob Cunningham, Landscape Architect.

Public comment opened at 5:56 p.m. As no one wished to speak, public comment was closed.

**Motion: Continued indefinitely to Consent Review with comments:**

- 1) The Board finds the proposed design acceptable.
- 2) Clarify the plans by calling out the new work and add dimensions in the plan view.
- 3) As reviewed by the ABR Landscape Representative on June 22, 2015, Applicant to:
  - a) Replace existing non-drought tolerant turf areas with waterwise alternative to the maximum extent feasible.
  - b) Study replacing existing ornamental turf areas with waterwise ground cover and drip irrigation.
  - c) Medium water-use trees should not be used unless they are proposed within storm water infiltration or swale areas that experience periodic inundation.
  - d) Provide box (and container) sizes of all proposed trees.

Action: Hopkins/Tripp, 5/0/0. Motion carried. (Miller/Poole absent).

Applicant Comment: In response to landscape direction item a) Mr. Cunningham stated the Applicant would like to keep the proposed break areas, if possible.

**\* THE BOARD RECESSED AT 6:16 P.M. AND RECONVENED AT 6:27 P.M. \***

**CONCEPT REVIEW - NEW ITEM****7. 111 N MILPAS ST****C-2 Zone**

**(6:20)** Assessor's Parcel Number: 017-083-013  
 Application Number: MST2014-00357  
 Owner: Abraham Safina Trust  
 Architect: Nils Hammerbeck  
 Business Name: IHSP Youth Hostel

(Proposal to convert 480 square feet of legally recognized residential space to commercial square footage for a new five bedroom youth hostel. The existing 1,150 square feet of commercial floor area will remain, and approval of an as-built 150 square foot enclosed porch is requested. The total commercial floor area will be 1,780 square feet. New exterior changes will include a new 153 square foot roof deck and pergola, 35 square foot trash enclosure, five-space parking lot, minor door and window changes, ADA lift, bicycle parking, and wood fence. This proposal will address violations identified in Enforcement Case ENF2014-00153.)

**(Comments only; requires compliance with Stormwater Management Program Tier 3.)**

Actual time: 6:27 p.m.

Present: Nils Hammerbeck, Architect.

Public comment opened at 6:39 p.m. As no one wished to speak, public comment was closed.

**Motion: Continued indefinitely to Full Board with comments:**

- 1) The Boards finds the proposed project generally acceptable.
- 2) Resolve the trellis and privacy wall connection to integrate more with roof, and to be more in keeping with the architecture of the building.
- 3) Resolve areas around the building and on the plans for landscaping.
- 4) Restudy the height of existing and proposed fences.

Action: Hopkins/Tripp, 5/0/0. Motion carried. (Miller/Poole absent).

**\* THE BOARD RECESSED BRIEFLY AT 6:53 P.M. AND RECONVENED AT 6:58 P.M. \***

**\*\* THE FOLLOWING AGENDA ITEM WAS POSTPONED INDEFINITELY. \*\***

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

**8. 133 S SALINAS ST**

**C-P Zone**

**(6:40)** Assessor's Parcel Number: 015-243-009  
Application Number: MST2014-00639  
Owner: Julio Lopez  
Designer: Edward Deras

(Proposal to convert an existing 1,055 square foot, one-story, single-family residence with detached two-car garage to a mixed-use building on an 8,000 square foot parcel. The project will include the conversion of 389 square feet of existing residential floor area to office use and a 1,445 square foot two-story residential addition with a 204 square foot second story deck. Also proposed is to replace all existing doors and windows. An existing two-car garage will remain unaltered and two uncovered parking spaces will be provided for the office use. The project will result in 389 square feet of commercial space and a 2,111 square foot residence.)

**(Action may be taken if sufficient information is provided. Project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan.)**

**Postponed indefinitely due to the Applicant's absence.**

**CONCEPT REVIEW - NEW ITEM**

**9. 3771 STATE ST**

**C-2/SD-2 Zone**

**(7:10)** Assessor's Parcel Number: 051-040-049  
Application Number: MST2015-00301  
Owner: Yun-Pei Yeh  
Architect: Armet Davi Newlove & Associates, AIA  
Applicant: The Tasty Group  
Business Name: Dunkin' Donuts

(Proposal for tenant improvements to an existing 1,927 square foot fast food outlet. The project includes changes to the façade and parapet walls, a new trellis, awning, outdoor bar height seating, gas fire pit, and new paint and finishes. Site alterations include new landscaping and the removal of an existing 16' tall willow tree. Also proposed is to restripe the existing parking lot with no new parking proposed. An as-built storage building will either be retained or removed. No new floor area is proposed.)

**(Action may be taken if sufficient information is provided.)**

Actual time: 6:58 p.m.

Present: Kimberly Dillon, Architect; and Yun-Pei Yeh, Owner.

Public comment opened at 7:07 p.m. As no one wished to speak, public comment was closed.

**Motion: Continued two weeks to Full Board with comments:**

- 1) A majority of the Board finds the parapet cap detail should be restudied.
- 2) The Board finds the existing stepped down parapet wall is preferable.
- 3) Modify the front area for more character.
- 4) If a stone veneer is used, it should be a true stone veneer rather than imitation stone.
- 5) The trellis elements should be bigger to be compatible with the massing of the building.
- 6) The trellis at the rear should look like a true trellis or be more in keeping with the rest of the building.
- 7) Smooth out the texture of the plaster finishing.
- 8) Return with a lighting specifications of the proposed light fixtures.

Action: Cung/Wittausch, 5/0/0. Motion carried. (Miller/Poole absent).

Board Comment: Restudy the building style and parapet cap to be more in the typical Santa Barbara Spanish/Andalusian style.

**\*\* MEETING ADJOURNED AT 7:31 P.M. \*\***

**\*\* THE 1:00 P.M. CONSENT REVIEW WAS CANCELLED FOR THIS DATE. \*\***



# City of Santa Barbara California

## CITY OF SANTA BARBARA STAFF HEARING OFFICER

### RESOLUTION NO. 038-15 1187 COAST VILLAGE ROAD MODIFICATION JULY 8, 2015

**APPLICATION OF HEIDI JONES, APPLICANT FOR H&R INVESTMENTS,  
1187 COAST VILLAGE ROAD, APN 009-291-008, C-1/SD-3 ZONES, GENERAL PLAN  
DESIGNATION: COMMERCIAL/MEDIUM HIGH RESIDENTIAL 15-27 DU/ACRE  
(MST2015-00118)**

The 1.1 acre parcel, located in the Non-Appealable Jurisdiction of the Coastal Zone, is currently developed with 17,868 square foot two-story commercial building and an existing 61 space parking lot. The proposed project consists of site work including adding a total of 709 square feet of new decks and outdoor dining areas, remodeling the outdoor stairs, decks, and patios, removal of an existing landscaping area for the expansion of the lower level outdoor patio/dining area, and a revised site landscape plan. Other site improvements include alterations to the existing driveway (at the northeast portion of the parcel) to reduce the slope, requiring 80 cubic yards of imported fill and replacement of approximately 94 linear feet of an existing retaining wall.

The discretionary applications required for this project is a Front Setback Modification to allow new construction within the required 10-foot front setback (SBMC § 28.63.060 and SBMC § 28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

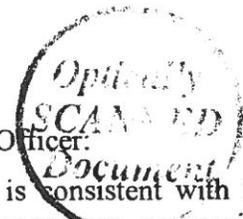
**WHEREAS**, the Staff Hearing Officer has held the required public hearing on the above application, and the Applicant was present.

**WHEREAS**, no one appeared to speak either in favor or in opposition of the application thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, July 2, 2015.
2. Site Plans

**NOW, THEREFORE BE IT RESOLVED** that the City Staff Hearing Officer:

- I. The Staff Hearing Officer finds that the Front Setback Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed deck is appropriate because it is a site improvement that does not add building mass, and will retain the visual appearance of the setback while maintaining the character of the neighborhood and addressing the slope topography of the existing site.



II. Said approval is subject to the following conditions:

- A. The proposed decks shall be setback a minimum of 18-inches from the public sidewalk and this setback area shall be landscaped.
- B. The applicant shall apply for a Tree Removal Permit from the Parks & Recreation Department for the proposed removal of the trees within the required front setback. If the Tree Removal Permit is denied, the project shall be revised to save and protect the trees within the front setback.

This motion was passed and adopted on the 8<sup>th</sup> day of July, 2015 by the Staff Hearing Officer of the City of Santa Barbara.

I hereby certify that this Resolution correctly reflects the action taken by the City of Santa Barbara Staff Hearing Officer at its meeting of the above date.

  
\_\_\_\_\_  
Kathleen Goo, Staff Hearing Officer Secretary      Date      7/9/15

**PLEASE BE ADVISED:**

1. This action of the Staff Hearing Officer can be appealed to the Planning Commission or the City Council within ten (10) days after the date the action was taken by the Staff Hearing Officer.
2. If the scope of work exceeds the extent described in the Modification request or that which was represented to the Staff Hearing Officer at the public hearing, it may render the Staff Hearing Officer approval null and void.
3. If you have any existing zoning violations on the property, other than those included in the conditions above, they must be corrected within thirty (30) days of this action.
4. Subsequent to the outcome of any appeal action your next administrative step should be to apply for **Architectural Board of Review (ABR)** approval and then a building permit.
5. **PLEASE NOTE: A copy of this resolution shall be reproduced on the first sheet of the drawings submitted with the application for a building permit.** The location, size and design of the construction proposed in the application for the building permit shall not deviate from the location, size and design of construction approved in this modification.
6. **NOTICE OF APPROVAL TIME LIMITS:** The Staff Hearing Officer's action approving the Performance Standard Permit or Modifications shall expire two (2) years from the date of the approval, per SBMC §28.87.360, unless:
  - a. A building permit for the construction authorized by the approval is issued within twenty four months of the approval. (An extension may be granted by the Staff Hearing Officer if the construction authorized by the permit is being diligently pursued to completion.) or;

- b. The approved use has been discontinued, abandoned or unused for a period of six months following the earlier of:
  - i. an Issuance of a Certificate of Occupancy for the use, or;
  - ii. one (1) year from granting the approval.





**CITY OF SANTA BARBARA  
PARKS AND RECREATION DEPARTMENT**

**Street Tree Advisory Committee  
SPECIAL MEETING  
Wednesday, August 12, 2015  
Parks Lunch Room  
402 E. Ortega Street  
8:30 a.m.**

**Special Meeting Minutes**

1. CALL TO ORDER 8:32 AM
2. ROLL CALL  
Members present: Maury Treman, Duke McPherson and Des O'Neill  
Staff present: Tim Downey, and Patty Herrera  
Members of the public: Marie Schumacher, John Spiess, Chris Arntz and Heidi Jones  
Members absent: Grant Castleberg and Bob Cunningham
3. PUBLIC COMMENT  
None
4. OLD BUSINESS  
TREE REMOVAL CONSIDERATIONS

**SETBACK TREES**

1. 1187 Coast Village Rd. – (3) *Pinus canariensis*, Canary Island Pines –  
Suzanne Elledge Planning & Permitting Services

The Committee recommends that the Commission approve the removal of the tree closest to the driveway on the east end, and deny the removal of the pine to the right on the east end and the west pine tree. The Committee suggests pruning the pines to alleviate the amount of needles dropping and cabling the pine to the right (furthest from the driveway).

**Member Treman moved, seconded by Member McPherson to recommend that the Commission approve the removal of the tree closest to the driveway on the east end, and deny the removal of the pine to the right on the east end and the west pine tree, passed 3/0.**

5. STREET TREE MASTER PLAN

The meeting was adjourned at 9:24 AM.

Respectfully submitted,  
Tim Downey, Urban Forest Superintendent

**AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Tim Downey at 564-5592. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.



**CITY OF SANTA BARBARA**  
**PARKS AND RECREATION COMMISSION REPORT**

**AGENDA DATE:** August 26, 2015

**TO:** Parks and Recreation Commission

**FROM:** Parks Division, Parks and Recreation Department

**SUBJECT:** Street Tree Advisory Committee Recommendations

**RECOMMENDATION:** That the Commission:

A. Conditionally approve the following Street Tree removal request:

1. 136 San Rafael Ave. – *Eucalyptus polyanthemos*, Silver Dollar Gum – Nick and Tara Svensson

The Committee determined that the recent occurrences of limb drop associated with previous utility damage, and the tree's proximity to the driveway, were sufficient justification for tree removal. The Committee (3/2) recommends that the Commission approve the removal on the condition the applicant replace with a 15-gallon designated street tree. Members Treman and McPherson opposed. This action is consistent with sound arboricultural practices.

B. Conditionally approve the following Setback Tree removal request:

1. 3616 San Pablo Ln. – *Fraxinus uhdei*, Shamel Ash – Catherine Carbon

The Committee (5/0) recommends that the Commission approve the removal on the condition a replacement tree is planted that can achieve 30 feet in height. The Committee determined the tree is damaging the home in many places.

C. Partially approve the following Setback Tree removal requests:

1. 419 Calle Alamo – (1) *Pinus halepensis*, Aleppo Pine, (1) *Schinus molle*, California Pepper, and (1) *Araucaria columnaris*, Cook Pine – Las Palmas Landscape

The Committee (5/0) recommends that the Commission approve the removal of the *Araucaria columnaris*, Cook Pine and deny the removal of the *Pinus halepensis*, Aleppo Pine and the *Schinus molle*, California Pepper. The Committee determined that the Aleppo Pine and California Pepper are in need of maintenance. The Committee commented that the Aleppo Pine can be trimmed

thereby significantly reducing the amount of debris that falls on the neighbor's driveway, and that root pruning could occur adjacent to the driveway. The Committee also determined the roots of the California Pepper could be pruned along the applicant's driveway.

2. 1187 Coast Village Rd.– (3) *Pinus canariensis*, Canary Island Pines – Suzanne Elledge Planning & Permitting Services

The Committee (3/0) recommends that the Commission approve the removal of the tree closest to the driveway on the east end, and deny the removal of the pine tree farthest from the driveway on the east end and the west pine tree.

The Committee determined that the tree closest to the driveway would be impacted by the necessary excavation work to decrease the severe slope of the driveway. The Committee commented that the tree farthest from the driveway on the east end could be pruned and cabled to preserve it, and that this tree would provide some balance with the tree on the west end. The Committee determined the tree on the west end could be preserved through design changes to the footings for the proposed staircase.

Staff recommends that the Commission approve the removal of both trees at the east end and deny the removal of the tree on the west end. Staff concurs with the Committee for the tree closest to the driveway on the east end. Staff recommends removal of the tree farthest from the driveway on the east end due to a reasonable development of the property, a defect in the tree, and exposure this tree will experience once the tree closest to the driveway is removed. The removal of the tree closest to the driveway will cause undue safety concerns for the tree farthest from the driveway due to new wind and sun exposure, causing branch breakage and sun scald on the unprotected trunk. Staff concurs with the Committee for the tree on the west end.

- ATTACHMENTS:**
1. 136 San Rafael Ave.
  2. 3616 San Pablo Ln.
  3. 419 Calle Alamo
  4. 1187 Coast Village Rd.

**PREPARED BY:** Tim Downey, Urban Forest Superintendent

**APPROVED BY:** Jill E. Zachary, Acting Parks and Recreation Director



**CITY OF SANTA BARBARA  
PARKS AND RECREATION DEPARTMENT**

**PARKS AND RECREATION COMMISSION  
REGULAR MONTHLY MEETING**

**Wednesday, August 26, 2015**

**MINUTES**

**CALL TO ORDER:** The meeting was called to order at 4:00 p.m. at City Council Chambers.

**PLEDGE OF ALLEGIANCE:** Chair Wiscomb

**ROLL CALL:**

**Commissioners & Staff Present**

Commissioner Lesley Wiscomb (Chair)  
Commissioner Mark Rincon-Ibarra (Vice-Chair)  
Commissioner Ed Cavazos  
Commissioner Nichol Clark  
Commissioner LeeAnne French (Arrived at 4:18 pm)  
Commissioner Jim Heaton  
Commissioner Beebe Longstreet  
Commissioner LeeAnne French  
Acting Parks and Recreation Director Jill Zachary  
Parks Manager, Santos Escobar  
Urban Forest Superintendent Tim Downey  
Executive Assistant Karla Megill  
Administrative Analyst Mandy Burgess  
Parks Project Specialist Alina Werth

**INTRODUCTION OF NEW COMMISSIONER:** The Commission welcomed Commissioner Cavazos.

**CHANGES TO THE AGENDA:** None.

**WRITTEN COMMUNICATIONS:** None

**PUBLIC COMMENT:** None.

**YOUTH COUNCIL REPORT:** None.

**COMMISSIONER COMMITTEE ASSIGNMENT REPORTS:**

Commissioner Longstreet attended the Neighborhood Advisory Council (NAC) meeting and Parks and Recreation Community (PARC) Foundation.

Commission Rincon-Ibarra attended the NAC meeting and the Special Joint Meeting with the Creeks Advisory Committee.

Chair Wiscomb said that she and Commissioner Longstreet attended the City Council meeting on July 28th to speak in support of Option A for the Golf Course. She and Commissioner Longstreet were present at the VIP section of the Children's Fiesta Parade. Ms. Wiscomb attended the Golf Advisory Committee and briefed the Commission on revenue and rounds. She attended the PARC Foundation meeting and the Joint meeting with the Creeks Advisory Committee and the Planning Commission meeting regarding Cabrillo Bathhouse and Pavilion. Ms. Wiscomb also attended the Street Tree Advisory Committee meeting.

**COMMISSION AND STAFF COMMUNICATIONS:** The Commission acknowledged Ms. Megill's retirement and expressed appreciation for her contributions to the Department and her work with the Commission.

**CONSENT CALENDAR:**

1. Summary of Council Actions – For Information

The Commission received this item; there were no questions.

2. Approval of Minutes – For Action

Recommendation: That the Commission waive the reading and approve the minutes of the special joint meeting with the Golf Advisory Committee of June 15, 2015; and the regular meeting of July 22, 2015.

**Commissioner Longstreet moved, seconded by Commissioner Rincon-Ibarra, and passed 5/0/1 to waive the reading and approve the minutes of the regular meeting of July 22, 2015.**

**Absent: French      Abstained: Cavazos**

**STREET TREE ADVISORY COMMITTEE ITEMS**

Any action of the Parks and Recreation Commission made pursuant to Municipal Code Chapter 15.24, Preservation of Trees, may be appealed to the City Council within ten days.

3. Street Tree Advisory Committee Recommendations – For Action

Documents:

- Staff Report dated August 26, 2015
- Staff PowerPoint presented by Staff

Speakers:

- Staff: Urban Forest Superintendent Tim Downey
- Members of the Public: Item 3C(2) – Heidi Jones, Susan Elledge Planning & Permitting Services; Ms. Charlene Little; Ms. Claudia Sobel; Robert Koalman; Cindy Feinberg

Recommendation: That the Commission:

- A. Conditionally approve the following Street Tree removal request:
  1. 136 San Rafael Ave. – *Eucalyptus polyanthemos*, Silver Dollar Gum – Nick and Tara Svensson

The Commission received the report, their questions were answered, and the following action was taken.

**Commissioner Longstreet moved, seconded by Commissioner Rincon-Ibarra, and passed 6/0 to concur with the Street Tree Advisory Committee recommendation for the removal and replacement at 136 San Rafael Avenue.**

**Absent: French**

- B. Conditionally approve the following Setback Tree removal request:
1. 3616 San Pablo Ln. – *Fraxinus uhdei*, Shamel Ash – Catherine Carbon

The Commission received the report, their questions were answered, and the following action was taken.

**Commissioner Longstreet moved, seconded by Commissioner Cavazos, and passed 6/0 to concur with the Street Tree Advisory Committee and staff recommendation for the removal and replacement of the Setback Tree removal request at 3616 San Pablo Lane.**

**Absent: French**

- C. Partially approve the following Setback Tree removal requests:
1. 419 Calle Alamo – (1) *Pinus halepensis*, Aleppo Pine, (1) *Schinus molle*, California Pepper, and (1) *Araucaria columnaris*, Cook Pine – Las Palmas Landscape

The Commission received the report, their questions were answered, and the following action was taken.

**Commissioner Longstreet moved, seconded by Commissioner Rincon-Ibarra, and passed 7/0 to concur with the Street Tree Advisory Committee and recommendation for 419 Calle Alamo for the removal of the Cook Pine.**

2. 1187 Coast Village Rd.– (3) *Pinus canariensis*, Canary Island Pines – Suzanne Elledge Planning & Permitting Services

The Commission received the report, their questions were answered, and the following action was taken.

**Commissioner Longstreet moved, seconded by Commissioner Clark, and passed 7/0 to concur with the staff recommendation to remove the two canary island pines on the east end and retain the pine on the west end and replace with one *Brachychiton acerifolius*.**

#### ADMINISTRATIVE AND STAFF REPORTS

4. A History of Trees in Five of Santa Barbara's Oldest Parks – For Information

Recommendation: That the Commission receive a presentation on the research to develop a history of the trees in East and West Alameda Plazas, Upper and Lower Orpet Parks, Plaza del Mar, Plaza Vera Cruz, and Mission Historical Park.

Documents:

- Staff Report dated August 26, 2015
- Staff PowerPoint presented by Staff

Speakers:

- Staff: Acting Parks and Recreation Director Jill Zachary; Administrative Analyst Mandy Burgess; Parks Project Specialist Alina Werth

The Commission unanimously received the report and their questions were answered.

## OLD BUSINESS

### 5. Advisory Committee Liaison Appointments – For Action

Recommendation: That the Commission consider the appointment of advisory committee liaisons.

Documents:

- Staff Report dated August 26, 2015

Speakers:

- Staff: Acting Parks and Recreation Director Jill Zachary

The Commission reviewed advisory committee liaisons. The updated list is below. Changes are identified by bold, italic text.

| <b>Advisory Committee</b>                                      | <b>Liaison</b>                             |
|--|--|
| Arts and Crafts Show   | LeeAnne French                             |
| Creeks Restoration & Water Quality Improvement Program Citizen | Jim Heaton                                 |
| *Front Country Trails Task Group                               | Beebe Longstreet/Jim Heaton                |
| Golf Course  | Lesley Wiscomb                             |
| Integrated Pest Management                                     | Nichol Clark                               |
| Neighborhood Advisory Council                                  | Beebe Longstreet/Mark Rincon-Ibarra        |
| Park & Recreation Community (PARC) Foundation                  | Lesley Wiscomb/ <b><i>Nichol Clark</i></b> |
| Street Tree  | Lesley Wiscomb                             |
| Youth Council  | <b><i>Ed Cavazos</i></b>                   |

## NEW BUSINESS

### 6. Recreational Trails Program Grant Application for the Douglas Family Preserve Trails Restoration Project – For Action

Recommendation: That the Commission recommend that the Parks and Recreation Department submit a grant application to the Recreational Trails Program for the Douglas Family Preserve Trails Restoration Project.

Documents:

- Staff Report dated August 26, 2015
- Staff PowerPoint Presentation

Speakers:

- Staff: Acting Parks and Recreation Director Jill Zachary; Associate Planner Kathy Frye
- Members of the Public: Wayne Norris; Steve Crosby

The Commission received the report, their questions were answered, and the following action was taken.

**Commission Longstreet moved, seconded by Commissioner Rincon and passed 7/0 to recommend that the Parks and Recreation Department submit a grant application to the Recreational Trails Program for the Douglas Family Preserve Trails Restoration Project.**

#### **ADJOURNMENT**

At 5:57 p.m., with no further business to be addressed by the Commission, the meeting was adjourned.

Respectfully submitted,

Jill E. Zachary  
Acting Parks & Recreation Director



The voice of our community

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1<sup>st</sup> Vice President  
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Santa Barbara, CA 93150  
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info@montecitoassociation.org  
www.montecitoassociation.org

September 4, 2015

Mayor Schneider and Council Members  
735 Anacapa Street  
Santa Barbara, CA 93101

RECEIVED

2015 SEP -4 AM 10:45

CITY OF SANTA BARBARA  
CITY CLERK'S OFFICE

Re: Appeal of the Parks and Recreation Commissions Approval of  
Setback Tree Removal at 1187 Coast Village Road

Dear Mayor and Council Members:

The Montecito Association appeals the Parks and Recreation Commission's August 26, 2015 decision to allow the removal of two specimen setback trees at 1187 Coast Village Road. The Montecito Association is a community association that seeks to protect the semi-rural residential character of Montecito. I provided testimony to the Commission on behalf of the Association and we file this appeal on behalf of our members. We believe that the Commission failed to make the required findings for removal and their action was in error. As the removal of these significant trees would be detrimental to the character of the neighborhood, we ask that you grant this appeal and require the retention of the trees.

The stated basis for the request to remove these trees is to accommodate a proposed seating area within the front yard setback of the site and to address structural and pine needle litter concerns. We do not believe this is an adequate basis to make any of the findings pursuant to Municipal Code Section 15.24.0900 to justify removal. Additionally, the City's General Plan Environmental Resources Element establishes the importance of urban trees and calls for their protection and maintenance. It also states that "New development shall be sited and designed to preserve existing mature healthy native and non-native trees to the maximum extent feasible."

As City policy and the Municipal Code recognize, existing skyline trees are an important community resource that should be preserved. Along the very wide expanse of pavement that is Coast Village Road, these tree canopies provide critical shade, cooling and visual relief. They are some of the few skyline trees along this side of the frontage/parking strip and should be retained. Further, mature 65-foot trees are very difficult to replace, especially during an extended period of drought.

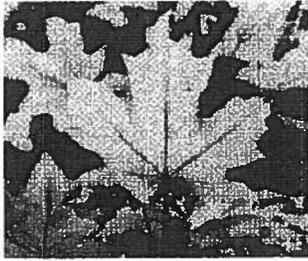
The proposed tree removal is not consistent with the General Plan, does not conform to Municipal Code requirements and does not represent good forestry practice. For these reasons, the application should be denied. Thank you for your careful consideration of this proposed tree removal. Please grant the appeal and require retention of these important trees.

Sincerely,

Cindy Feinberg, President

**CORRESPONDENCE FROM THE APPLICANT**





**W E S T R E E**

Peter Winn  
P.O. Box 22702  
Santa Barbara  
CA 93121  
  
805-966-3239  
Cont. Lic. #772299

**September 28, 2015**

**Heidi Jones  
Associate Planner  
Suzanne Elledge Planning and Permitting Services, Inc.  
1625 State Street Suite #1  
Santa Barbara, CA 93101**

**RE; 1187 Coast Village Road, Montecito.**

**Dear Heidi,**

**Thank you for meeting me to review and discuss the preliminary plans for the tenant improvements and refurbishment of the building and landscape at 1187 Coast Village Road to determine what the impact will be on the existing Canary Island Pine Trees.**

**It is my understanding in reviewing the project plans (C1.0 Preliminary Driveway Plan and the Existing Tree Exhibit, Attachment A), that the proposed driveway improvements require grading, compaction, and installation of a new retaining wall. My primary concern is the three large Canary Island Pine trees (*Pinus Canariensis*) located on the north side of the building adjacent to Coast Village Road.**

**As I understand, potential impacts to the single stem 24" dbh (diameter at breast height) Pine located on the northwest corner of the property will be minimized as the plans have been changed to accommodate and protect this tree. I would recommend a careful pruning of this tree to help prevent branch failure, as it is starting to happen due to the long heavy limbs. This tree has very nice form and structure for this species and definitely worth protecting as a skyline tree. (Please see attached recommendations for tree protection).**

**The other two 24" dbh Pines located on the northeast corner of the property adjacent to Coast Village Road are not good specimens due to structural imperfections. Superficially, as you glance at the trees that have formed one canopy they appear to be worthy skyline trees but upon closer examination I found this not to be the case. My primary concern is with the larger of the two trees closest to the building, it has two stems (commonly called codominant stems)**

starting at about 6ft. Unfortunately, this is an extremely hazardous condition as the two stems have a tendency to split apart at any time and as the tree continues to grow and expand its trunk girth, there is a greater chance of failure. Given the surrounding target area of buildings, public streets, cars and pedestrians, I have to recommend its removal regardless of the any impact from the proposed project. Please see the attached site photographs, Attachment B.

The remaining third 16" dbh Pine tree adjacent to the twin-stemmed Pine does have a lean to the east and all of its branches are on the east side of the tree due to being suppressed by its partner tree. Given I recommended the removal of the twin-stemmed tree, the remaining Pine will not only look out of place but will be susceptible to failure due to its weighted lean to the east and will be far more vulnerable to wind-throw. I feel it prudent to remove this tree also and replace with a new specimen tree in the same general location.

The proposed driveway improvements, storm drain and low retaining wall on the property frontage will result in encroachment of approximately 20% into the Critical Root Zone(s) of these Canary Island Pines. These trees typically have shallow root systems and as a result of the encroachment present additional hazard. Alternative construction methods are not recommended as they do not provide a feasible solution to address the safety hazard presented by the already poor specimens.

If for some reason you were to choose to retain these two trees contrary to my recommendations and continue with the renovation of the adjacent driveway, adding a storm drain and bringing the area up to a safe standard, you will be having a substantial impact not only to the overall health of the trees due to the necessary grading and root cutting but you will be impacting the structural integrity of the trees. Once again, given the high target area I feel there is a huge liability leaving these trees.

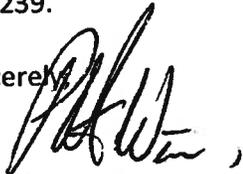
#### **RECOMMENDATIONS FOR TREE PROTECTION DURING CONSTRUCTION.**

- Fence off all trees from construction at the critical root zone or where practical with 6' chain link or orange construction fence with metal stakes.
- No activities or storage of construction materials shall be allowed within the fenced areas unless approved by the project arborist.
- Any root disturbance to any of the protected trees shall be done by hand and the project arborist alerted.
- All roots encountered shall be cut cleanly with a sharp saw to allow for new root regeneration, backfilled immediately or kept moist to prevent drying out and dying.
- Any tree affected by the construction process shall be deep-root fertilized to promote better health and vigor.
- Compaction of the root zone shall be avoided by spreading 3-4" of mulch. If necessary plywood or equivalent shall be placed on top.

- During hot, dry periods the foliage may need to be washed with high pressure water to remove construction dust.
- Project arborist shall be notified prior to any activities within the critical root zone.
- All trenching of utilities, irrigation and lighting shall not encroach within the critical root zone unless approved by the project Biologist or Arborist.
- The Canary Island Pine tree to remain on the northwest corner shall be carefully pruned prior to commencement of construction of the stairway.

Should you have any further questions or comments please do not hesitate to call my office at 805 966 3239.

Yours sincerely,



Peter J.H. Winn  
I.S.A. Certified Arborist #921

Attachments:

C1.0 Preliminary Driveway Plan.  
Site photographs.



**1187 Coast Village Road – Canary Island Pine Trees (*Pinus Canariensis*)**



**Existing 24" dbh Canary Island Pine with co-dominant stems**

**1187 Coast Village Road – Canary Island Pine Trees (*Pinus Canariensis*)**



**Existing 24" dbh Canary Island Pine with co-dominant stems**

**1187 Coast Village Road – Canary Island Pine Trees (*Pinus Canariensis*)**



**Existing 16" dbh and 24" dbh Canary Island Pines located on the northeast corner of the subject property**

**1187 Coast Village Road – Canary Island Pine Trees (*Pinus Canariensis*)**



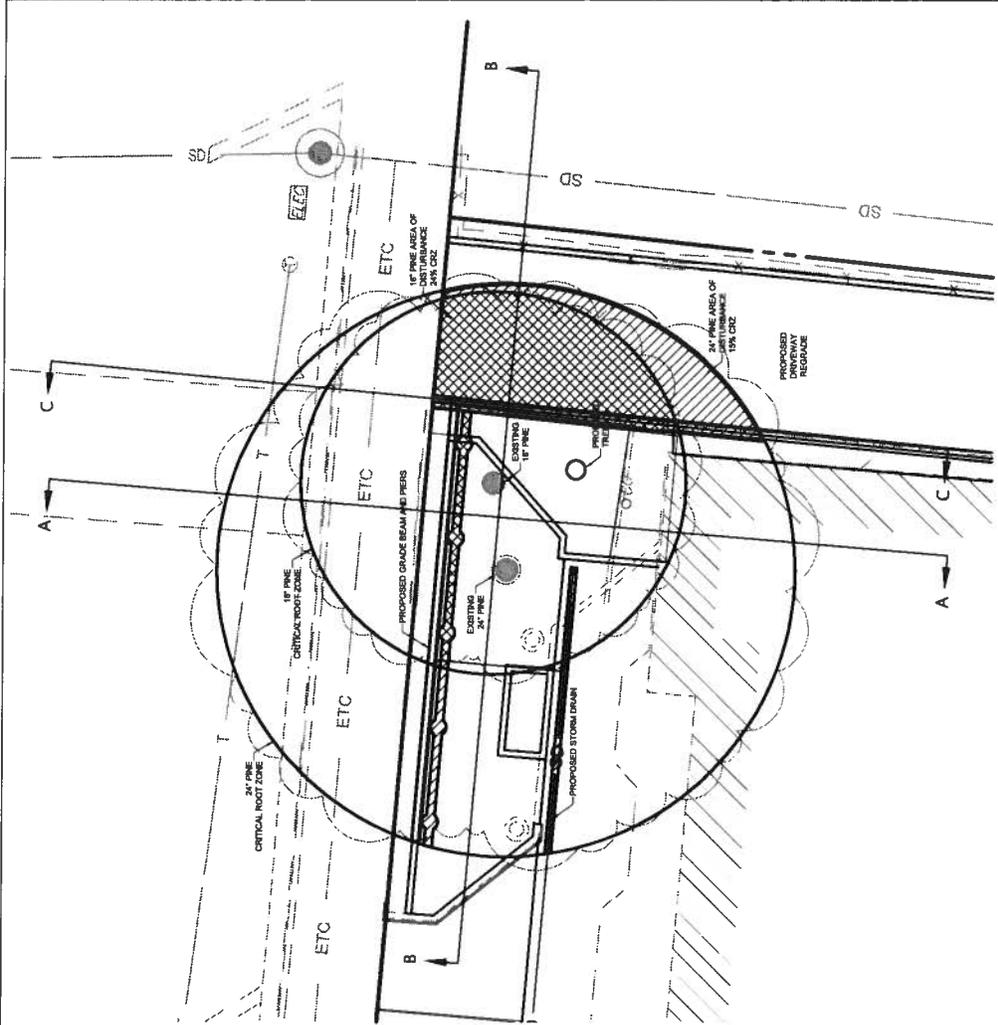
**Existing 16" dbh and 24" dbh Canary Island Pines located on the northeast corner of the subject property**

**1187 Coast Village Road – Canary Island Pine Trees (*Pinus Canariensis*)**



**Existing 16" dbh and 24" dbh Canary Island Pines located on the northeast corner of the subject property**





EXISTING TREE EXHIBIT  
 COAST VILLAGE PLAZA  
 SANTA BARBARA, CA  
 SEPTEMBER 10, 2015

