

Date: 10/22/10

Requested by: City Ventures, LLC c/o Bill McReynolds

Address: 2850 Redhill Ave., Suite 200 Santa Ana, CA 92705

Location of Tree: 535 E. Montecito St.

Tree Species: (1) *Jacaranda mimosifolia* **Common Name:** Jacaranda
(4) *Callistemon citrinus* Lemon Bottlebrush
(1) *Callistemon viminalis* Weeping Bottlebrush

Requested Reason for Removal: Development of 48 unit townhome community.

Species recommended by the Approved Plan: *Jacaranda mimosifolia*, Jacaranda

Advisory Committee Recommendation: Approve Removal: Deny Removal: Postpone Removal:

Staff Recommendation: Approve Removal: Deny Removal: Postpone Removal:

Date Posted: 11/8/10

Comments: The Committee recommends that the Commission postpone a decision to next month. The Committee determined the parkway size on W. Calle Cesar Chavez allows for a larger tree than what is currently designated, and would like an opportunity to change the designation before a decision is made.

PHOTO INVENTORY





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

Mailing Address:
PO Box 1990
Santa Barbara, CA 93102
(805) 564-5433 FAX (805) 897-2524

Office Address:
402 E. Ortega St.
Santa Barbara, CA 93101

CITY OF SANTA BARBARA

OCT 25 2010

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

PARK & RECREATION
PARKS DIVISION

DATE OF REQUEST:	OCTOBER 22, 2010
APPLICANT:	CITY VENDORS, LLC % BILL McREYNOLDS
ADJACENT OWNER NAME: (IF DIFFERENT THAN APPLICANT):	Low Water, Olive Court LP - west on Montecito PARADISE HOLDING Co., LLC - north on Calle Cesar Chavez
MAILING/EMAIL ADDRESS:	2850 REDHILL AVE., SUITE 200 SANTA ANA, CA 92705 billocityvendors.com
DAYTIME PHONE:	(562) 230-9874
TREE LOCATION (Address):	535. E. MONTECITO STREET
TREE SPECIES (IF KNOWN):	1- Jacaranda on Montecito St. 5- Callistemon on Calle Cesar Chavez
REASON(S) FOR REMOVAL:	Development of 48 unit townhome community.

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
- Photo of tree(s) proposed for removal
- Development plan/Landscape plan



City Ventures
REAL ESTATE INVESTMENT

CITY OF SANTA BARBARA

OCT 25 2010

PARK & RECREATION
PARKS DIVISION

October 22, 2010

Tim Downey, Urban Forest Superintendent
City of Santa Barbara
402 E Ortega Street
Santa Barbara, CA 93101

Re: Los Portales – 535 E Montecito Street – Street Tree Removal

Dear Mr. Downey:

Attached is City Ventures' Street Tree Removal Application for the development of the 48 unit Los Portales community at 535 E Montecito Street. City Ventures will be removing six street trees: one Jacaranda along Montecito Street and 5 Callistemon along Calle Cesar Chavez. The trees along Calle Cesar Chavez will be replaced per the approved landscape plan. The jacaranda will not be replaced as it is located where a new drive approach will be created.

City Ventures submitted the landscape construction drawings (BLD2010-01562) for 1st review on July 21, 2010. We received initial comments from the city on October 7, 2010. The second submittal of landscape construction drawings will occur on November 1, 2010. The Los Portales Specific Plan (MST2006-00530) was approved by the City Council on February 24, 2009. The Los Portales community received final approval from the Architectural Review Board on June 28, 2010.

Please feel free to contact me at (562) 230-9874 or bill@cityventures.com or our landscape architect, Courtney Miller with The Office of Katie O'Reilly Rogers, Inc. at (805) 963-2857 or courtney@kor-inc.com. Thank you for your time and consideration.

Sincerely,

CITY VENTURES

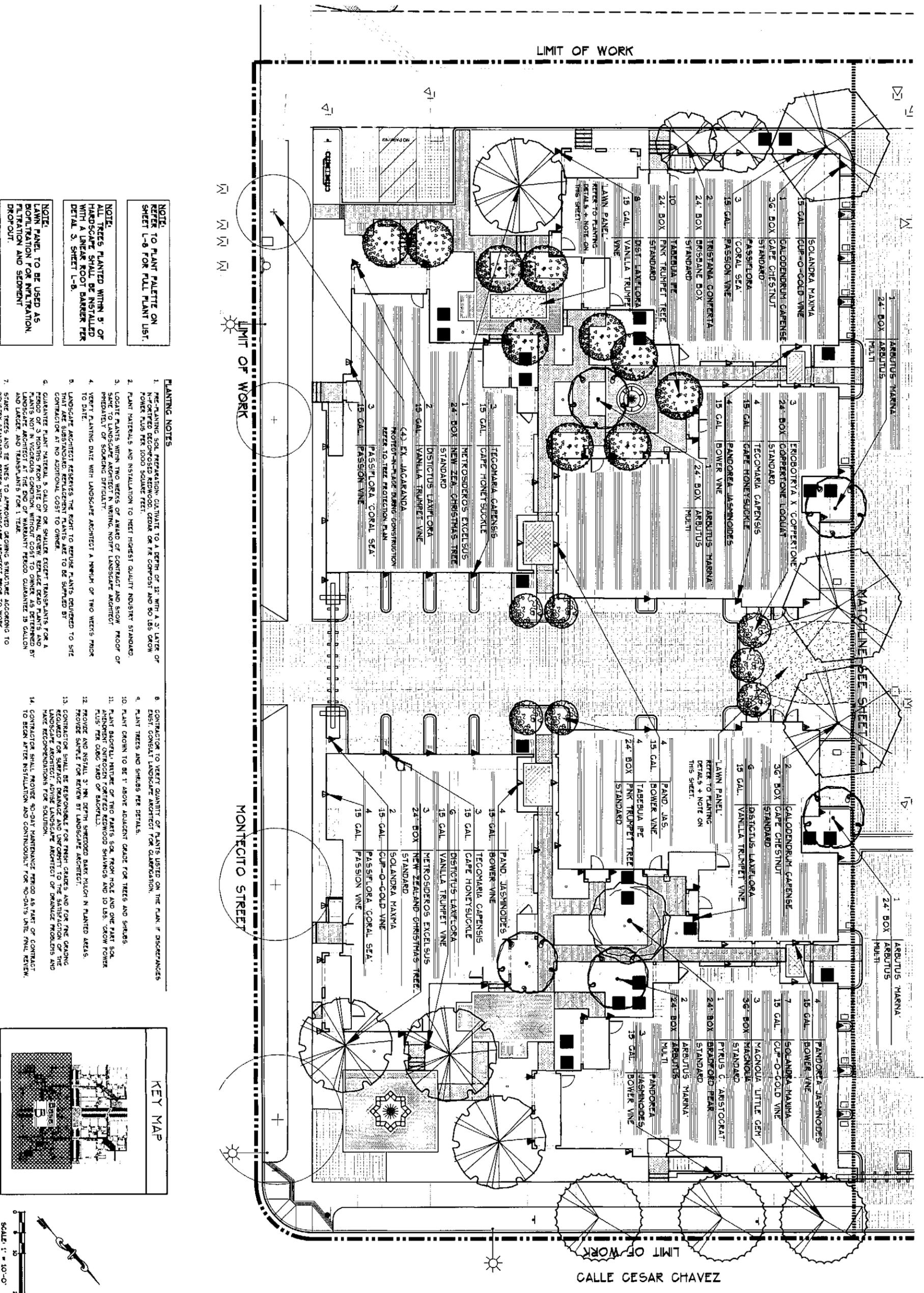
Bill McReynolds
Vice President of Development



JACARANDA ON MONTICITO ST.



1 OF 5 - CALLISTEMON ON CALLE CESAR CHAVEZ

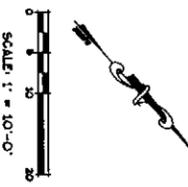
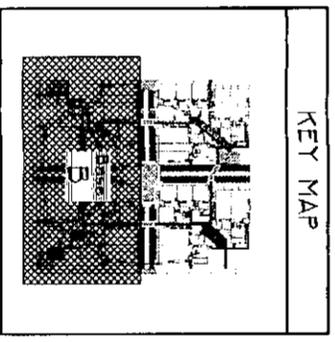


NOTE:
REFER TO PLANT PALETTE ON SHEET L-6 FOR FULL PLANT LIST.

NOTE:
ALL TREES PLANTED WITHIN 5' OF HANDSCAPE SHALL BE INSTALLED WITH A LINEAR ROOT BARRIER PER DETAIL 3, SHEET L-6.

NOTE:
LAWN PANEL TO BE USED AS BIOPILATION FOR INFILTRATION, FILTRATION AND SEDIMENT DROPOUT.

- PLANTING NOTES**
1. PRE-PLANTING SOIL PREPARATION: CULTIVATE TO A DEPTH OF 12" WITH A 3" LAYER OF N-FERTIFIED DECOMPOSED REDWOOD, CEDAR OR PE COMPOST AND 50 LBS CROW POWER PLUS PER 1000 SQUARE FEET.
 2. PLANT MATERIALS AND INSTALLATION TO MEET HIGHEST QUALITY INDUSTRY STANDARD.
 3. LOCATE PLANTS WITHIN TWO WEEKS OF AWARD OF CONTRACT AND SHOW PROOF OF PREPARATION OF SOAKING DIFFICULTY.
 4. VERIFY PLANTING DATE WITH LANDSCAPE ARCHITECT A MINIMUM OF TWO WEEKS PRIOR TO DATE.
 5. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE PLANTS DELIVERED TO SITE THAT DO NOT MEET THE SPECIFICATIONS AND TO BE REPLACED BY CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
 6. GUARANTEE PLANT MATERIAL 3 GALLON OR SMALLER EXCEPT TRANSPLANTS FOR A PERIOD OF 3 MONTHS FROM DATE OF FINAL REVIEW PERLAGE DEAD PLANTS AND BY LANDSCAPE ARCHITECT AT THE END OF WARRANTY PERIOD. GUARANTEE IS GALLON AND LARGER AND TRANSPLANTS FOR 1 YEAR.
 7. STATE TREES AND TREES TO APPROVED GRADING STRUCTURE ACCORDING TO MINIMUM STANDARDS. REVIEW WITH LANDSCAPE ARCHITECT PRIOR TO WORK.
 8. CONTRACTOR TO VERIFY QUANTITY OF PLANTS LISTED ON THE PLAN IF DISCREPANCIES EXIST. CONSULT LANDSCAPE ARCHITECT FOR CLARIFICATION.
 9. PLANT TREES AND SHRUBS PER DETAILS.
 10. PLANT CROWN TO BE 1" ABOVE ADJACENT GRADE FOR TREES AND SHRUBS.
 11. PLANT BACKFILL MIXTURE OF TWO PARTS SOIL FROM HOLE AND ONE PART SOIL MIXTURE FROM SURFACE OF REDWOOD SHAWNS AND 10 LBS. CROW POWER PLUS PER CUBIC YARD OF BACKFILL.
 12. PROVIDE AND INSTALL 3" IN. DEPTH SCHEDULED BARK MULCH IN PLANTED AREAS.
 13. CONTRACTOR SHALL BE RESPONSIBLE FOR FRESH GRASSES AND FOR THE GRADING REQUIRED FOR SURFACE DRAINAGE AND UNIFORMITY TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT. ADVISE LANDSCAPE ARCHITECT OF DRAINAGE PROBLEMS AND HAVE RECOMMENDATIONS FOR SOLUTION.
 14. CONTRACTOR SHALL PROVIDE 90-DAY MAINTENANCE PERIOD AS PART OF CONTRACT TO BEGIN AFTER INSTALLATION AND CONTINUOUSLY FOR 90-DAYS UNTIL FINAL REVIEW.



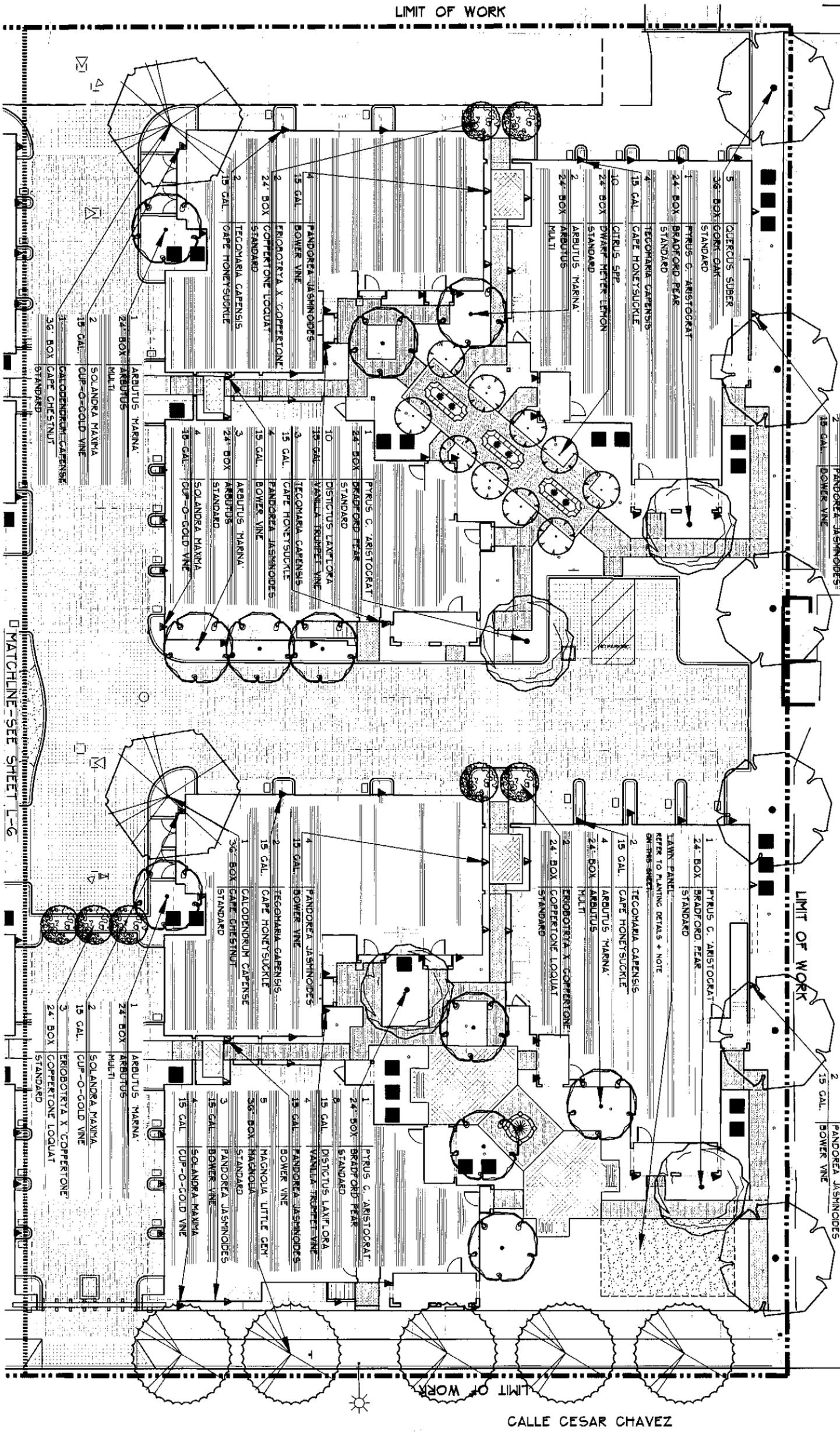
Revised	06/27/10	PRELIM. PLAN
06/28/10	FINAL PLAN	06/28/10
06/28/10	DATE SUBMITTED	06/28/10
Project Number	0816	
Drawn By	CLM	
Site	June 3, 2010	
Scale	1"=10'-0"	
Print Date	October 14, 2010	
Sheet Number	L-6 of 18	

Los Portales
 535 East Montecito Street
 Santa Barbara, CA 93103
 Client: City Ventures (949) 250-0607

Tree Planting Plan
 BASE B

THE OFFICE OF
KATIE O'REILLY ROGERS
 INC.
 LANDSCAPE ARCHITECT
 114 EAST OF THE GUERRA PLAZA SANTA BARBARA, CALIFORNIA
 93101-2007

LIMIT OF WORK



LIMIT OF WORK

CALLE CESAR CHAVEZ



NOTE:
REFER TO PLANT PALETTE ON SHEET L-8 FOR FULL PLANT LIST.

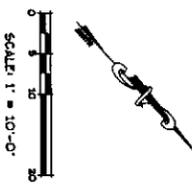
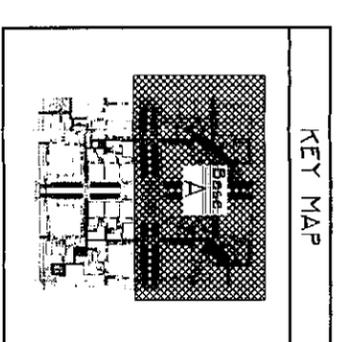
NOTE:
ALL TREES PLANTED WITHIN 5' OF HARDSCAPE SHALL BE INSTALLED WITH A LINEAR ROOT BARRIER PER DETAIL 3, SHEET L-8.

NOTE:
LAWN PANEL TO BE USED AS INFILTRATION FOR INFILTRATION AND SEDIMENT DROPOUT.

- PLANTING NOTES**
1. PRE-PLANTING SOIL PREPARATION: CULTIVATE TO A DEPTH OF 12" WITH A 3" LAYER OF N-FERTIFIED DECOMPOSED KENOGRO, CEDAR OR PK COMPOST AND 80 LBS CROW POWER PLUS PER 1000 SQUARE FEET.
 2. PLANT MATERIALS AND INSTALLATION TO MEET HIGHEST QUALITY INDUSTRY STANDARD.
 3. LOCATE PLANTS WITHIN TWO WEEKS OF AWARD OF CONTRACT AND SHOW PROOF OF SALE TO LANDSCAPE ARCHITECT IN WRITING, NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF SOAKING SPROUTS.
 4. VERIFY PLANTING DATE WITH LANDSCAPE ARCHITECT A MINIMUM OF TWO WEEKS FROM DATE.
 5. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REUSE PLANTS DELIVERED TO SITE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
 6. GUARANTEE PLANT MATERIAL, 9 GALLON OR SMALLER EXCEPT TRANSPLANTS FOR A PERIOD OF 3 MONTHS FROM DATE OF FINAL REVIEW. REPLACE DEAD PLANTS AND LANDSCAPE ARCHITECT AT THE END OF WARRANTY PERIOD. GUARANTEE 15 GALLON AND LARGER AND TRANSPLANTS FOR 1 YEAR.
 7. STATE TREES AND 12 VINES TO APPROVED GROWING STRUCTURE ACCORDING TO NURSERY STANDARDS, KENOV WITH LANDSCAPE ARCHITECT FROM TO WORK.

8. CONTRACTOR TO VERIFY QUANTITY OF PLANTS LISTED ON THE PLAN, IF DISCREPANCIES EXIST, CONSULT LANDSCAPE ARCHITECT FOR CLARIFICATION.
9. PLANT TREES AND SHRUBS PER DETAILS.
10. PLANT DOWN TO BE 1" ABOVE ADJACENT GRADE FOR TREES AND SHRUBS.
11. PLANT BACKFILL NATURE OF TWO PARTS SOIL FROM HOLE AND ONE PART SOIL FROM NEAREST UNDISTURBED REDWOOD SHAPINGS AND 10 LBS. CROW POWER PLUS PER CUBIC YARD OF BACKFILL.
12. PROVIDE SAMPLE FOR REVIEW BY LANDSCAPE ARCHITECT.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR FRESH ORDERS AND FOR FINE GRADING REQUIRED FOR SURFACE DRAINAGE AND UNIFORMITY TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT. ADVISE LANDSCAPE ARCHITECT OF DRAINAGE PROBLEMS AND MAKE RECOMMENDATIONS FOR SOLUTION.
14. CONTRACTOR SHALL PROVIDE 90-DAY MAINTENANCE PERIOD AS PART OF CONTRACT TO BEGIN AFTER INSTALLATION AND CONTINUOUS FOR 90-DAYS UNTIL FINAL REVIEW.

MATCHLINE-SEE SHEET L-6



<p>Revisions</p> <table border="1"> <tr> <td>06/27/10</td> <td>PRELIM. JRM</td> </tr> <tr> <td>06/28/10</td> <td>FINAL JRM</td> </tr> <tr> <td>10/27/10</td> <td>DTG SUBMITTAL</td> </tr> </table>	06/27/10	PRELIM. JRM	06/28/10	FINAL JRM	10/27/10	DTG SUBMITTAL	<p>Los Portales 535 East Montecito Street Santa Barbara, CA 93103</p> <p>Client: City Ventures (949) 250-0607</p>	<p>Tree Planting Plan BASE A</p>	<p>THE OFFICE OF KATIE O'REILLY ROGERS INC.</p> <p>LANDSCAPE ARCHITECT</p> <p>114 WEST DE LA RUE STREET, SANTA BARBARA, CA 93101 TEL: 805.963.8887</p>
06/27/10	PRELIM. JRM								
06/28/10	FINAL JRM								
10/27/10	DTG SUBMITTAL								

Date: 9/29/10

Requested by: David R. Black, Landscape Architect

Address: 1718 Pampas Ave., Santa Barbara, CA 93101

Location of Tree: 1820 – 1826 De La Vina St.

Tree Species: (3) *Podocarpus gracilior* **Common Name:** Fern Pine

Requested Reason for Removal: Potential conflict with existing *Quercus agrifolia* specimen and new driveway.

Species recommended by the Approved Plan: *Podocarpus gracilior*, Fern Pine

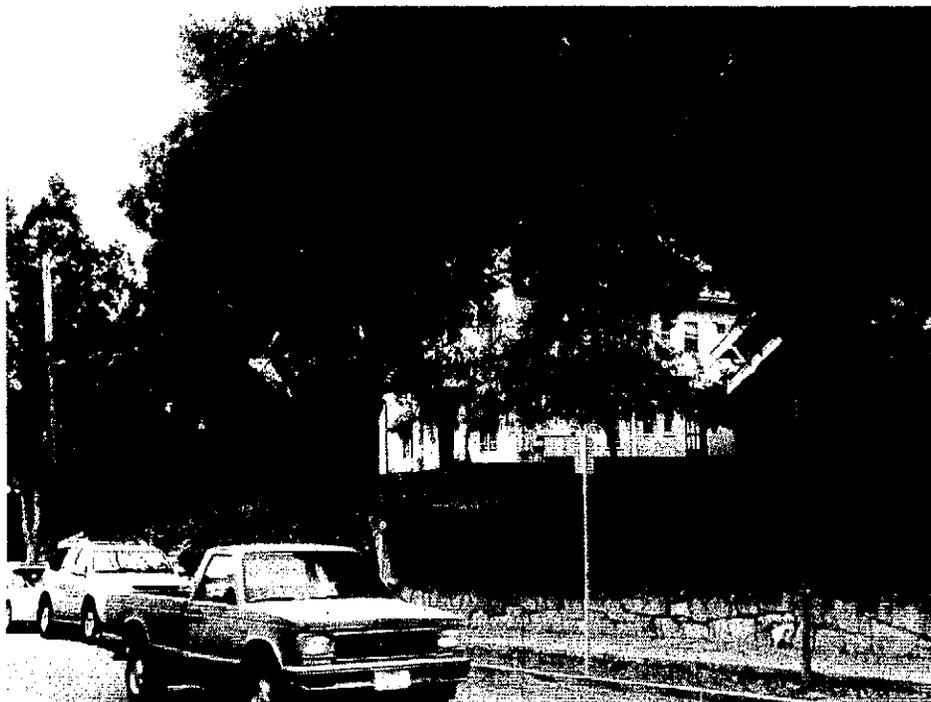
Advisory Committee Recommendation: Partially Approve Removal: *Deny Removal:*

Staff Recommendation: Partially Approve Removal: *Deny Removal:*

Date Posted: 11/8/10

Comments: The Committee recommends that the Commission approve the removal of the tree at the location of the proposed driveway, on the condition a new street tree be planted. The Committee also recommends the Commission deny the removal of the other street trees.

PHOTO INVENTORY





City of Santa Barbara Parks and Recreation Department

SEP 29 2010

PARK & RECREATION
PARKS DIVISION

P.O. Box 1990
Santa Barbara, CA 93102
(805) 564-5434 FAX (805) 897-2524

TREE REMOVAL APPLICATION – FRONT YARD SETBACK

PLEASE PRINT CLEARLY:
APPLICANT:

DATE OF REQUEST:	9/29/10
NAME (FIRST AND LAST):	DAVID P. BLACK, LANDSCAPE ARCHITECT
ADDRESS:	1719 PALMAS AVE, S.B. 93101
DAYTIME PHONE:	898-8717

TREE INFORMATION:

LOCATION OF TREE (ADDRESS):	1920-1916 De la Vina
TREE SPECIES (IF KNOWN):	QUERCUS (TOTAL: 3)
REASONS FOR REMOVAL:	POTENTIAL CONFLICT WITH EXISTING QUERCUS ALBIFLORA SPECIMEN & NEW DRIVEWAY.
TREE(S) WILL BE REPLACED:	YES * NO

SUPPLEMENTAL - PROPERTY OWNER LETTER OR PHOTO INCLUDED []

CITY PARKS COMMISSION SETBACK TREE REMOVAL/REPLACEMENT POLICY

Whenever a property owner desires to remove a tree located in the zoning setback from the street, the applicant shall apply to the Parks and Recreation Department for a removal permit. If the removal request is approved by the Parks & Recreation Commission the full cost of such removal and replacement, if required, shall be borne by the applicant. The approval process will take up to 60 days.

APPEAL: CITY OF SANTA BARBARA, PARKS & RECREATION DEPARTMENT
APPEAL PROCESS FOR TREE REMOVAL

Should you desire to appeal the Park Commission action denying your tree removal request to the City Council, a written notice thereof must be filed within 10 days of the commission action. The appeal notice can be either hand delivered to the Clerk's Office at City Hall, or mailed to the City Clerk at PO Box 1990, Santa Barbara, CA 93102-1990. A check made payable to the City of Santa Barbara in the amount of \$300 must accompany your appeal as an appeal processing fee, per City Council resolution.

* 23 New Trees.

DAVID R. BLACK & ASSOCIATES

September 29, 2010



LANDSCAPE
ARCHITECTURE
PLANNING

City of Santa Barbara
Parks and Recreation Department
408 East Ortega Street
Santa Barbara, CA 93101
Attn: Tim Downey

Subject: Street Removal Application for 1820-1826 Anacapa Street, Santa
Barbara

Dear Tim:

Please find attached an application for the requested removal of a total of three Podocarpus spp. parkway street trees at the above referenced address. As indicated on the application, the reason for this request is that one tree conflicts with a proposed driveway and the other two trees are under the canopy of an existing significant specimen Quercus agrifolia on the subject property. The site is proposed to be developed as indicated in the attached site plan. The oak tree is a featured part of the proposed landscape plan and from an aesthetic and horticultural perspective, the two podocarpus trees in the parkway, as they mature, will be in conflict with the oak tree, not to mention the overhead utility lines.

Twenty-three new trees are being proposed as part of the proposed project. Please advise me as to whether this request would need to be reviewed by the Street Tree Committee and when that meeting would be scheduled.

If you have any questions regarding this request, please feel free to contact me. Thank you for your consideration,

Sincerely,
DAVID R. BLACK & ASSOCIATES

David R. Black

