Parks & Recreation
CITY OF SANTA BARBARA

City of Santa Barbara
FORESTRY DIVISION

ATTACHMENT

August 2015

FRONT YARD SET BACK TREE REMOVAL REQUEST

Date: 7/9/15

Requested by: Heidi Jones, Suzanne Elledge Planning & Permitting Services

Address: 1625 State St., Suite 1, Santa Barbara, CA 93101
Heidi@sepps.com

Location of Tree: 1187 Coast Village Rd., Santa Barbara, CA 93108

Tree Species: (3) *Pinus canariensis* ***Common Name:*** Canary Island Pine

Zoning/Setback: C –1 10' Setback

Reason 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.

Proposed Replacement: *Yes* ☒ with (3)34"box flame trees (*Brachychiton acerifolius*). *No* ☐

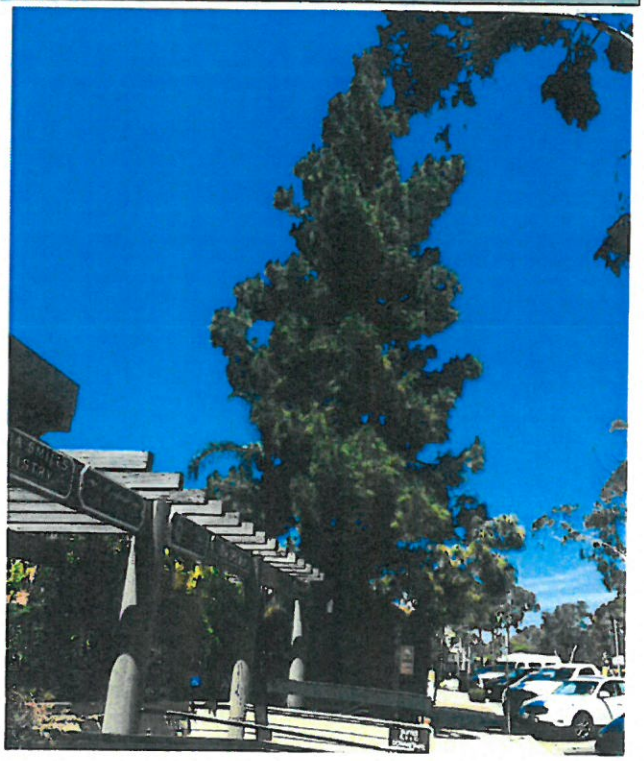
Advisory Committee Recommendation: *Approve Removal:* ☐ *Deny Removal:* ☐

Staff Recommendation: *Approve Removal:* ☐ *Deny Removal:* ☐

Date Posted:

Comments:

PHOTO INVENTORY



Front Yard 1187 Coast Village Rd. 8-26-15 Attachment

CITY OF SANTA BARBARA

JUL 10 2015

PARK & RECREATION
PARKS DIVISION

City of Santa Barbara
Parks and Recreation Department

SETBACK TREE REMOVAL APPLICATION

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 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?	☑ **YES** **WITH:** Three (3) 34" box Flame Trees (Brachychiton acerifolius) ☐ **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 (1st 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 (1st 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 18th and July 6th, 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.

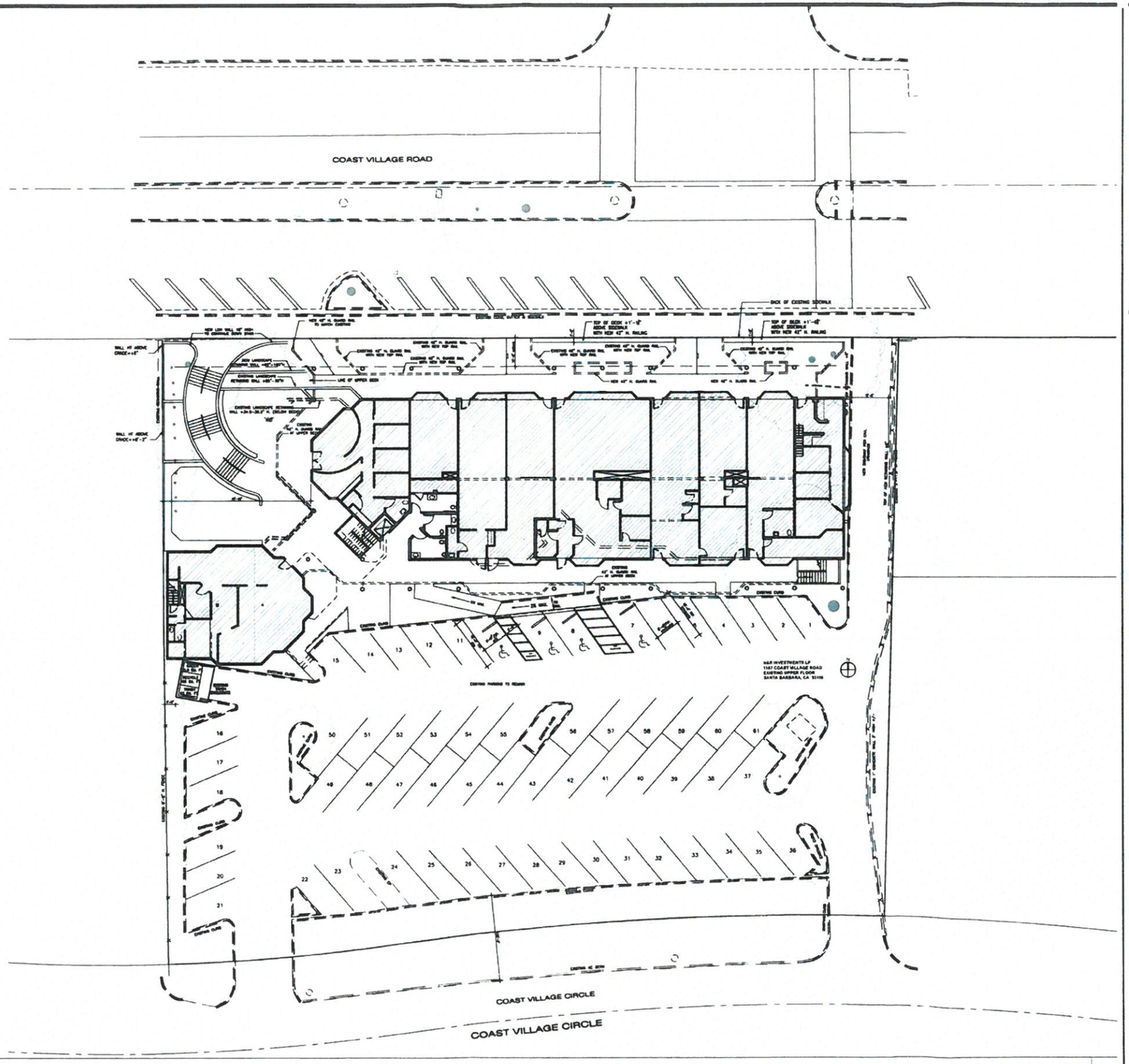
Sincerely,
SUZANNE ELLEDGE
PLANNING & PERMITTING SERVICES, INC.

Heidi Jones, AICP
Associate Planner

1187 Coast Village Rd
© 2015 Google
Google earth
34°25'14.59" N 119°38'41.05" W elev 80 ft eye alt 348 ft

W

E



SITE PLAN | 1

Coast Village Plaza

1187 Coast Village Road
Exterior upgrades
Santa Barbara, CA 93108

eID
PO Box 31005
Santa Barbara, CA 93105
Telephone 310 749.7982
E-mail: evans_id@hotmail.com

Issue	Date	Description	By
1	11.17.14	ABR REVIEW	KS
2	04.21.15	2ND ABR SUBMITTAL	KS
3	05.18.15	ISSUE FOR CONSENT	KS

Seal/Signature

Project Name
1187 COAST VILLAGE ROAD
EXTERIOR UPGRADES

Project Reference
ABR APPLICATION # MST2014-00520
PRECASE # PRE2015-00136
PARKING PER PC RESOLUTION 6/11/87

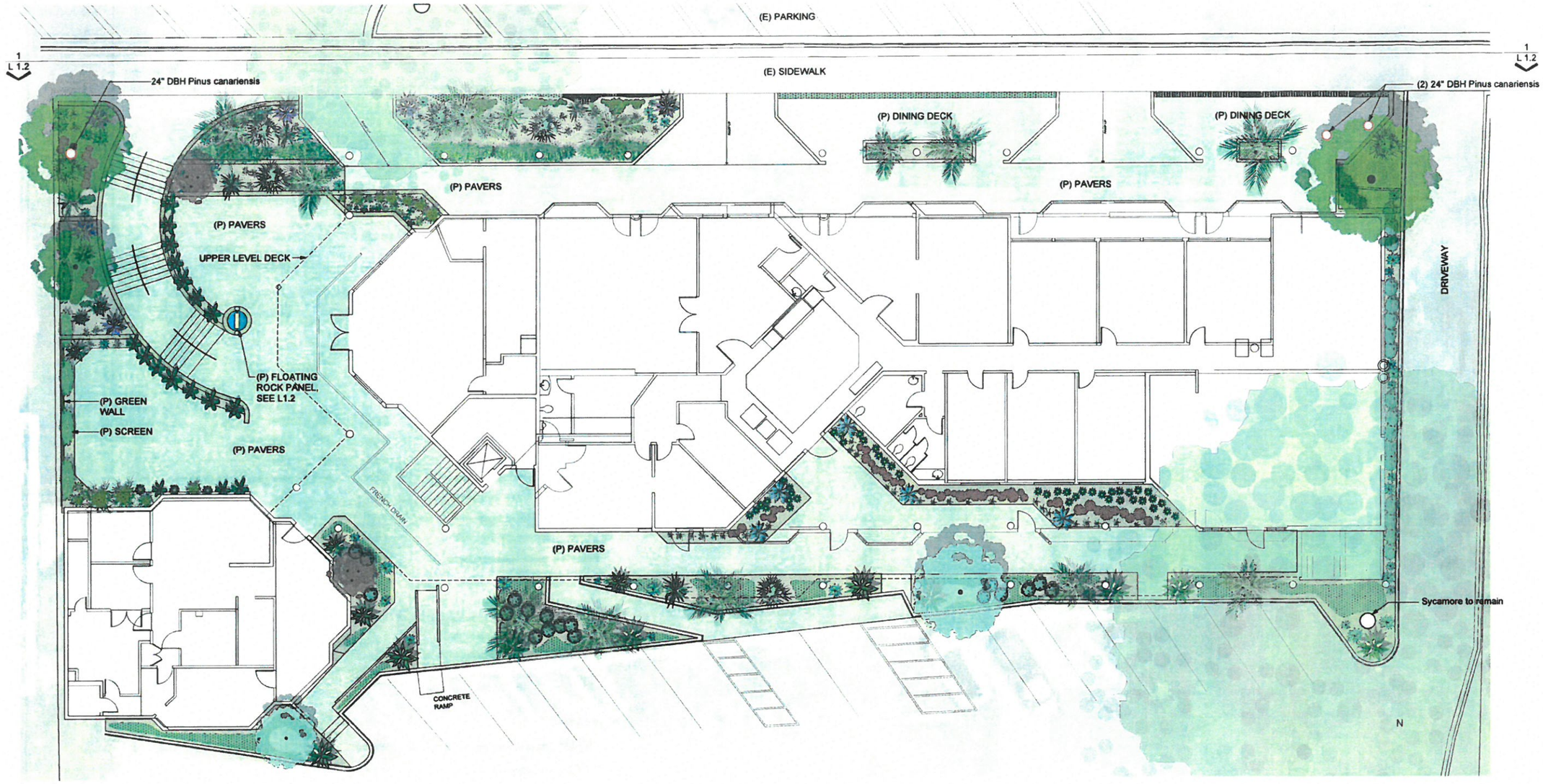
CAD File Name

Description
SITE PLAN

Scale
1/16"=1'-0"

A-0-40

LANDSCAPE PLAN



LEGEND

Palms

- Chamaerops humulis var. argentea
- Kentia Palm Multi

Trees

- Acacia stenophylla
- Brachychiton acerifolius
- Agonis flexuosa 'Aftershock'
- Dymondia margaretae

Groundcovers

- 3/4" Gravel Mulch to 3" depth

Architectural Plants

- Agave 'nova'
- Agave 'vilmoriniana'
- Dianella revoluta
- Encephalartos lehmannii
- Phormium 'Dark Delight'
- Phormium 'Duet'
- Sansevieria 'Grey Lady'
- Strelitzia juncea 'Spoons'

Shrubs

- Carissa macrocarpa 'Emerald Carpet'
- Clivia 'San Marcos Yellow'
- Pittosporum crassifolia 'Compacta'
- Tradescantia cerinthoides 'Greenlee'

Screen Plants

- Bambusa multiplex 'Alphonse Karr'
- Schefflera pueckleri

Shade Plants

- Heuchera maxima
- Aeonium 'Mint Saucer'
- Rhapis excelsa

Landscape Features

- concrete pots w/ planting to provide seasonal color
- floating rock panel

scale: 1/8" = 1'-0"

feet 0 4 8 16 32

Tree Legend

- (E) Tree to remain
- (E) Tree to be removed
- (P) Proposed tree

ARROYO SECO CONSTRUCTION
P.O. BOX 4469
SANTA BARBARA CA 93140
P. 805 966 2907
CA Lic. A,B,C-27, C-53 #664167

LANDSCAPE PLAN

1187 Coast Village Rd
Montecito, CA

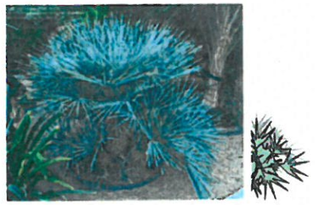
DATE: 06.24.13
DRAWN BY: CA
CHECKED BY: WH

REVISIONS
NO. DESCRIPTION

SHEET
L 1.0

PLANT IMAGES

Palms



Atlas Mountain Palm

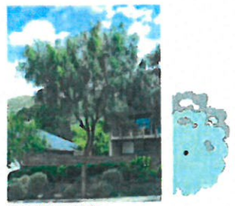
Kentia Palm

Screen Plants

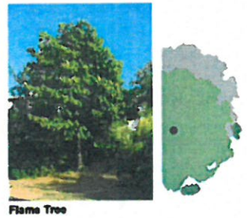
Alphonse Karr Bamboo (Clumping)

Schefflera

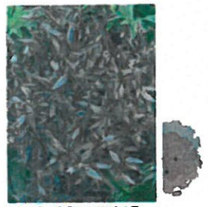
Trees



Sheestring Acacia



Flame Tree



Aftershock Peppermint Tree

Shade Plants

Heuchera 'Maxima'

Lady Palm

Shrubs

Clivia 'San Marcos Yellow'

Dwarf Kare

Emerald Carpet Natal Plum

Tradescantia cerinthoides 'Greenlee'

Architectural Plants

Blue Foxtail Agave

Octopus Agave

Baby Bliss Flax Lily

Karoo Cycad

Red NZ Flax

Architectural Plants Continued

Dwarf Variegated Flax

Sansevieria Gray Lady

Strelitzia juncea 'Spoons'

Groundcover

Dymondia margaretae

PLANTING LEGEND + WUCOLS WATER NEEDS

	Size	Qnty	WUCOLS Water Needs Category for Santa Barbara Region (other authoritative sources noted in parenthesis)
Palms			
Chamaerops humulis var. argentea	24" box	7	Low
Kentia Palm Multi	36" box	12	Moderate (see notes) - minimal rootball exposure to sun (in shade below deck) - ideal selection to compliment plant palette and provide appropriate massing along frontage in available planter area
Trees			
Acacia stenophylla	36" box	2	Low
Brachychiton acerifolius	36" box	3	Low
Agonis flexuosa 'Aftershock'	24" box	3	Low
Architectural Plants			
Agave 'nova'	5 gal	48	Low
Agave 'vilmoriniana'	15 gal	6	Low
Dianella revoluta	5 gal	25	Low
Encephalartos lehmannii	15 gal	5	Low (San Marcos Growers)
Phormium 'Dark Delight'	15 gal	6	Low
Phormium 'Duet'	5 gal	15	Low
Sansevieria 'Grey Lady'	1 gal	29	Low
Strelitzia juncea 'Spoons'	5 gal	17	Low (San Marcos Growers)
Shrubs			
Carissa macrocarpa 'Emerald Carpet'	5 gal	15	Low
Clivia 'San Marcos Yellow'	1 gal	44	Low
Pittosporum crassifolia 'Compacta'	5 gal	35	Low (San Marcos Growers)
Tradescantia cerinthoides 'Greenlee'	1 gal	54	Low (San Marcos Growers)
Screen Plants			
Bambusa multiplex 'Alphonse Karr'	15 gal	12	Low (City WUCOLS Addendum)
Schefflera puecklerl	15 gal	10	Low (City WUCOLS Addendum)
Shade Plants			
Heuchera maxima	1 gal	7	Low
Aeonium 'Mint Saucer'	5 gal	9	Low
Rhapis excelsa	15 gal	12	Moderate (see notes) - minimal rootball exposure to sun (full shade) - ideal selection to provide height/variation in narrow planters for shade areas
Groundcover			
Dymondia margaretae	4" pot	2,300	Low

ARROYO SECO CONSTRUCTION
P.O. BOX 4668
SANTA BARBARA, CA. 93140
P: 805 966 2907
CA Lic. A,B,C-27, C-53 #994167

PLANT IMAGES + WATER NEEDS

1187 Coast Village Rd
Montecito, CA

DATE: 09.25.15
DRAWN BY: CA
CHECKED BY: WH

REVISIONS
NO. DESCRIPTION

SHEET
L 1.1

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>; arroyosecoconstruction@yahoo.com
Cc: John W. Spiess <JSpiess@eshse.com>; 'Harrison Hurst' <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