



**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: The Montecito Planning Commission

FROM: Mark Friedlander, Planner

DATE: December 14, 2017

RE: MacElhenny Appeal of the Lighthouse Trust Demo/Rebuild, Case Nos. 17APL-00000-00013 & 17APL-00000-00014

The purpose of this memo is to update the MacElhenny Appeal of the Lighthouse Trust Demo/Rebuild Staff Report dated December 12, 2017, by incorporating the arborist report prepared by Peter Winn, dated August 4, 2017, to Attachment B, the Land Use Permit with Conditions of Approval (Case No. 17LUP-00000-00035).

1) Attachment B – Draft (de novo) Land Use Permit

Incorporate an additional document (attached) with the Land Use Permit with Conditions of Approval, included as Attachment B of the MacElhenny Appeal of the Lighthouse Trust Demo/Rebuild Staff Report, dated December 12, 2017.

Attachments:

Arborist Report prepared by Peter Winn, dated August 4, 2017



W E S T R E E

Peter Winn
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August 4, 2017

Karen McConaghy
Landscape Architect
Steve Hanson Landscaping
PO Box 4547
Santa Barbara, CA 93140

RE: Lighthouse Trust, 1948 & 1952 Tollis Avenue, Montecito.

Dear Karen,

Thank you for meeting with me to review the preliminary landscape plans for the Lighthouse Trust property and to establish the best plan to protect the existing Coast Live Oaks (*Quercus agrifolia*) impacted by the development.

There are two areas of the development that can impact the Oaks. First, the south east portion of the property has a garage and water tank that is in the approximate same location as the original structure. These Oaks are all in good to fair health and condition, though topping has occurred for views, presumably by the neighbors. The Oaks in this area will not be impacted provided all of the attached tree protection recommendations are strictly adhered to. There are numerous large boulders that have been placed near the Oaks in the distant past; these are serving to help protect the trees at this point so they should be left in place.

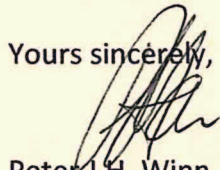
The other area of concern is in the northwest portion of the property adjacent to the original garage and driveway. These three Oak trees are in average condition for their age and size. The one 36" dbh (diameter at breast height) Oak located on the eastern edge of the existing driveway and the 24" & 12" dbh located along the west property line above the existing driveway will be heavily impacted due to the fire department requirements for a hammerhead turnaround. Rather than removing them now, I would mitigate for their loss but retain them and hope they survive for awhile longer. During the grading process, a judgment call will need to be made to assess whether their structural integrity has been compromised. The third 24" dbh Oak in the upper corner will not be impacted by any root damage but due to its low growing canopy, pruning will be necessary.

RECOMMENDATIONS FOR TREE PROTECTION DURING CONSTRUCTION.

- Fence off all trees from construction 10ft outside the drip-line 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.
- 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.
- Native or Specimen trees removed or damaged shall be mitigated, utilizing the current County recommendations of either 10:1-1gallon, or 5:1- 15gallon or 3:1 24"boxed trees.

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