

Date: 1/23/2022

Requested by: Greg Reitz greg@rethinkdev.com

Address: 425 Garden St., Santa Barbara, CA 93101

Location of Tree: 425 Garden St., Santa Barbara, CA 93101

Tree Species: *Brachychiton discolor*, **Common Name:** Queensland Lacebark

Requested Reason for Removal: To accommodate the driveway location for trash and delivery vehicles for a new 33-unit apartment building.

Current designated Street Tree: *Brachychiton populneus*, Bottle Tree

Advisory Committee Recommendation: Conditionally Approve Removal: Deny Removal:

Staff Recommendation: Approve Removal: Deny Removal: N/A

Date Posted: 2/9/2022

Comments: The Committee recommends (5/0) that the Commission approve the removal on the condition the applicant plant 2 new street trees in a location determined by the City Arborist.

PHOTO INVENTORY



Tree Removal Application

APPLICANT/OWNER DETAILS

| | | |
|--|--|------------------------------------|
| <input type="text" value="Reitz"/> | <input type="text" value="Greg"/> | |
| YOUR LAST NAME | YOUR FIRST NAME | |
| <input type="text" value="425 Garden, LLC"/> | | |
| OWNER'S FULL NAME (IF YOU ARE NOT THE OWNER) | | |
| <input type="text" value="425 Garden"/> | | |
| YOUR MAILING ADDRESS | | |
| <input type="text" value="Santa Barbara"/> | <input type="text" value="CA"/> | <input type="text" value="93105"/> |
| CITY | STATE | ZIP CODE |
| <input type="text" value="805-201-6686"/> | <input type="text" value="greg@rethinkdev.com"/> | |
| DAYTIME PHONE | EMAIL ADDRESS | |

TREE INFORMATION

TYPE OF TREE: **SETBACK TREE(S)** **STREET TREE(S)**

| | |
|--------------------------------|--|
| <input type="text" value="1"/> | <input type="text" value="400 Block of Garden Street. Parkway"/> |
| NUMBER OF TREES | LOCATION OF TREE(S) - please be sure to indicate the property address where the trees are located |

| |
|--|
| <input type="text" value="Brachychiton discolor, common Queensland lacebark"/> |
| SPECIES OF TREE(S), IF KNOWN |

REASONS FOR REMOVAL (TELL US WHY YOU WANT TO REMOVE THE TREE[S]). PLEASE INCLUDE:

- Whether or not 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
- Whether or not the tree is a designated Specimen or Historic Tree or located on a property with a designated Historic Landmark

If you feel you need more space to outline the goals of your request, please feel free to attach a supplemental letter when you submit this form.

There is a proposed for-rent, multi-family apartment building designed to achieve a high standard for environmentally and socially sustainable housing. The project will be designed to meet or exceed the standard of LEED® Gold. It will implement healthy and environmentally-friendly building systems and materials, reduce the impact on the natural environment by reducing reliance on the private automobile, and be an all-electric building using 100% renewable energy (on-site plus grid-source).

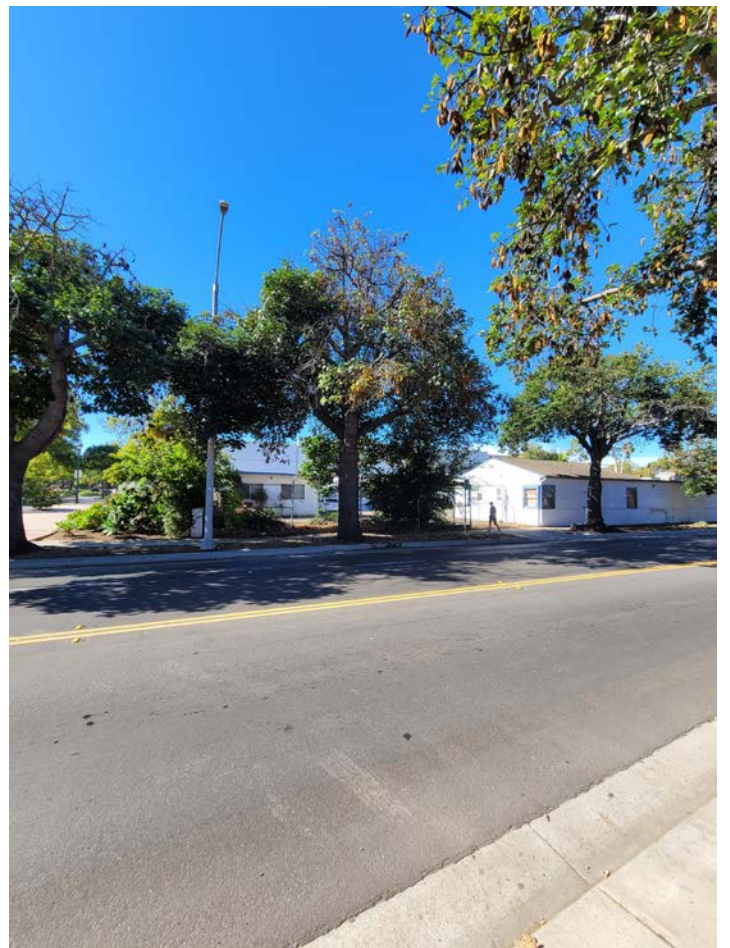
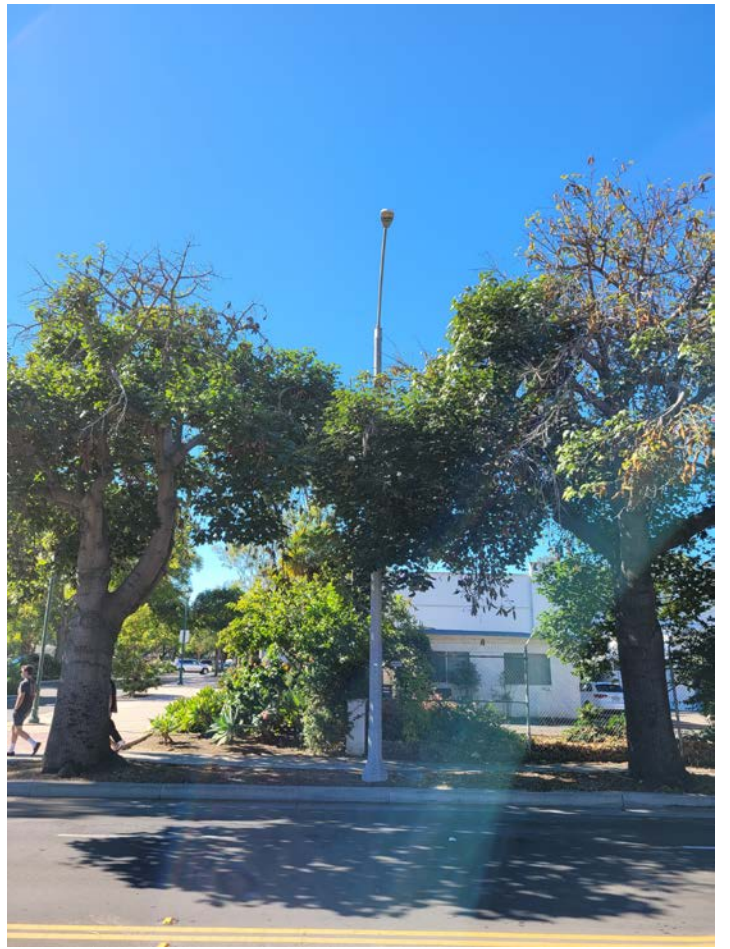
The project will go beyond environmental sustainability to also address the lack of economically sustainable, quality housing in the City's Central Business District (CBD). 15% of the units will be designated for Extremely Low income Affordable apartments. To reduce costs and enable lower, market-rate rents, the building is efficiently designed with no superfluous spaces, modest interior common areas and no on-site car parking. Due to the central location of our site, tenants will be able to walk to get their needs met: groceries, restaurants, employers, entertainment and the waterfront are all a short walk or bike ride away. Tenants that need to keep a car will be able to rent monthly spaces in the City's nearby parking garages. On the other hand, we will provide a secure, on-site bicycle storage and maintenance area along with common shared e-bikes.

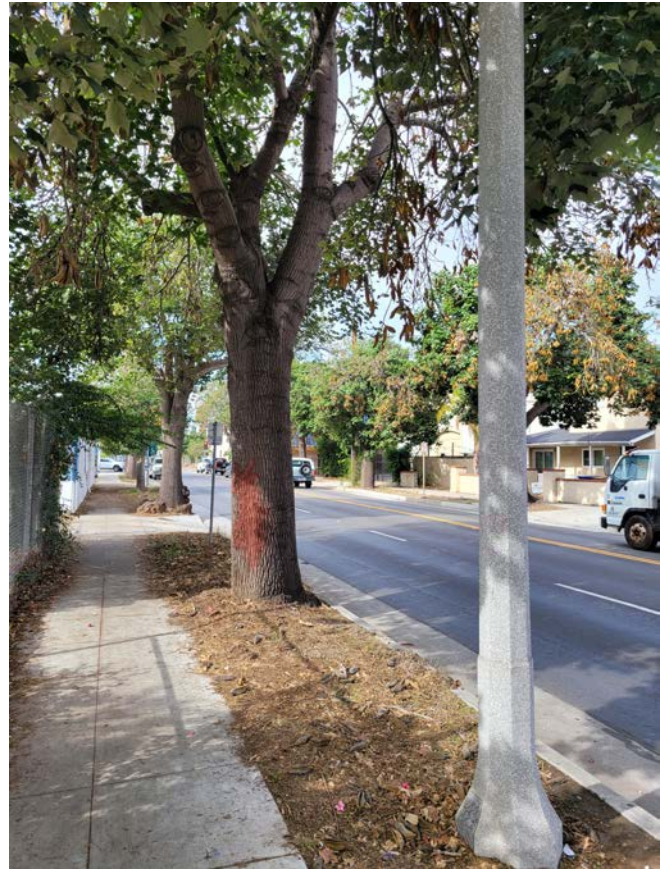
Despite providing no on-site parking for tenants, the project does not ignore the reality that vehicles will need access to the building. By suggestion of the City's Transportation department, the project is providing an on-site loading zone for maintenance vehicles and two parking pockets on Garden Street for short term loading. These parking pockets will allow Marborg trash trucks as well as ride hailing services to serve the building without obstructing traffic. It is worth noting that this will be an advantage over most apartment buildings that do not have designated loading areas in front of them.

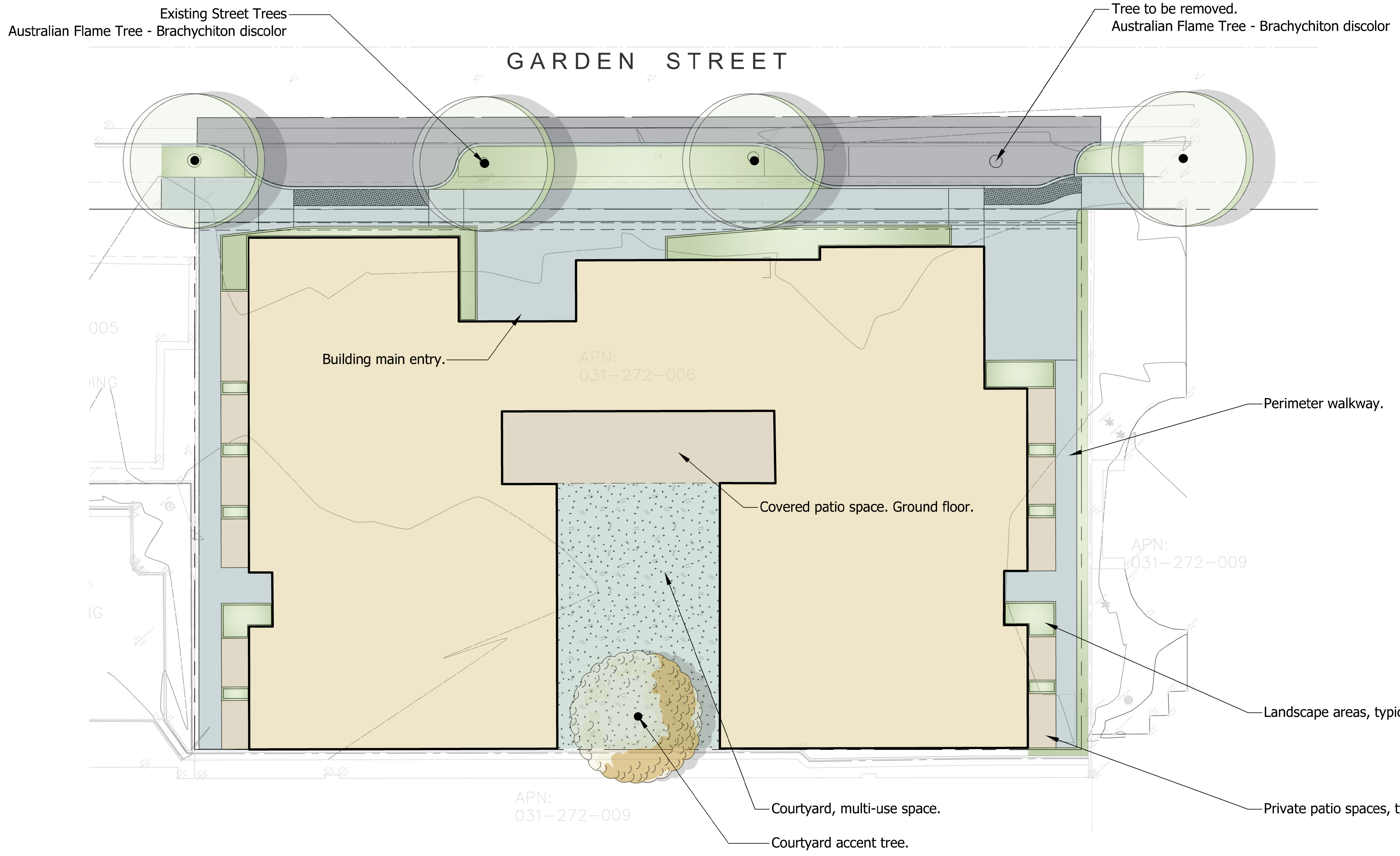
WILL YOU REPLACE THE TREE(S)? YES NO

IF YES, WHAT WILL YOU REPLACE THE TREE(S) WITH?

There are two empty tree wells across Garden Street in which we would be happy to provide replacement trees. A third replacement tree may be planted in the parkway in front of the building







Sample Plant Palette

- | | |
|--------------------------------|---------------------------|
| Trees | |
| Lophostemon confertus | Brisbane Box |
| Olea 'Swan Hill' | Fruitless Olive |
| Shrubs and Groundcovers | |
| Acacia iteaphylla | Willow Wattle |
| Agave 'Blue Flame' | Blue Flame Agave |
| Aloe spp. | Aloe |
| Anigozanthos spp. | Kangaroo Paw |
| Carex divilisa | Berkeley Sedge |
| Ceanothus 'Yankee Point' | Wild Lilac |
| Cordyline spp. | Cabbage Tree |
| Crassula multicaeva | Fairy Crassula |
| Correa 'Ivory Bells' | White Australian Fuchsia |
| Distictis spp. | Trumpet Vine |
| Dracaena marginata | Madagascar Dragon Tree |
| Dymondia margaretae | Silver Carpet |
| Epilobium spp. | California fuchsia |
| Fatsia japonica | Japanese Aralia |
| Grevillea spp. | Grevillea |
| Kniphofia spp. | Red Hot Poaker |
| Lavendula 'Goodwin Creek' | Lavender |
| Leucadendron spp. | Cone Bush |
| Leymus 'Canyon Prince' | Wild Rye |
| Lomondra spp. | Mat Rush |
| Lonicera Hildebrandiana | Giant Burmese Honeysuckle |
| Olea 'Lil Olie' | Dwarf Olive |
| Philodendron 'Xanadu' | NCN |
| Phlebodium Aureum | Hare Foot Fern |
| Westringia spp. | Coast Rosemary |
| Yucca rostrata | Beaked Yucca |



Westringia



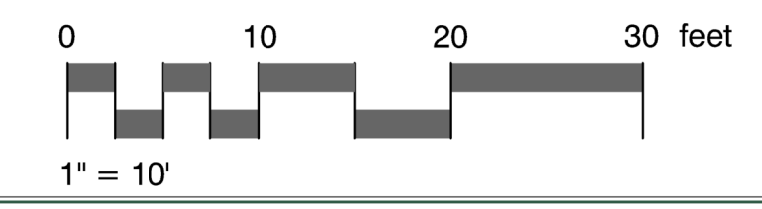
Philodendron 'Xanadu'



Aloe



Kniphofia



SCHEMATIC LANDSCAPE PLAN
425 GARDEN STREET APARTMENTS
 SANTA BARBARA, CA

WOOD ARCHITECTURE
 Project: 21092_WA
 Date: 11.2.2021
 Scale: 1" = 10'
S-1
 www.iwoodarchitecture.com

W:\32121092_WA-425 Garden\Land\Schematic\21092_WA-Schematic Plan.dwg/02.11.2021 by regmendonsa