DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

PR-2021-006297
SD-2022-00039 – PRELIMINARY/FINAL PLAT
COMMUNITY SCIENCES CORPORATION agent for RACHEL MATTHEW DEVELOPMENT CORPORATION & THE SANTA BARBARA HOMEOWNERS ASSOCIATION/ELISA CARDENAS requests the aforementioned action(s) for all or a portion of: LOT 2 BLOCK 16, SANTA BARBARA SUBDIVISION zoned R-T, located at 7300 SANTA BARBARA RD near RANCHO DE PALOMAS RD NE containing approximately X acre(s). (D-16)
PROPERTY OWNERS: SANTA BARBARA HOMEOWNERS ASSOCIATION
REQUEST: SUBDIVIDE ONE LOT INTO FOUR LOTS

03-09-2022
The application is looking at the following references:

IDO Section 5-2(C)(2) New subdivisions of land and site design shall **avoid** locating development, except for open spaces and areas that will not be disturbed during the development process, in the following types of sensitive lands: 5-2(C)(2)(d) **Large stands of mature trees**.

Definition of **Large Stand of Mature Trees:** A collection of 5 or more trees 30 years or older or having trunk diameters (as determined by Diameter at Breast Height – DBH) averaging at least 16 inches in diameter, as determined by the City Forester.

Since the IDO asks for 5 or more large trees, it is difficult to analyze through photos. The City can confirm within a deferral window. A representative of the City Forester will schedule a site visit, analyze the trees, and report to the DRB.

04-06-2022
A site visit was conducted and the two existing large pine trees are in good condition, and it is possible they are 30 years old. However, since there are only two pines, it does not appear to meet the definition of Large Stand of Mature Trees (5 or more). It would not be possible for the trees to be retained with the project as proposed.