



# City of Santa Barbara California

## PLANNING COMMISSION STAFF REPORT

**REPORT DATE:** March 6, 2014  
**AGENDA DATE:** March 13, 2014  
**PROJECT ADDRESS:** 2345 Edgewater Way (MST2013-00341)  
**TO:** Planning Commission  
**FROM:** Planning Division, (805) 564-5470, extension 4531  
 Renee Brooke, AICP, Senior Planner  
 Kelly Brodison, Assistant Planner

### I. PROJECT DESCRIPTION

The subject project is a proposal for the demolition of the existing, two-story, 2,171 square foot, single-family residence, and construction of a two-story, 2,816 square foot, single-family residence, including an attached 420 square foot, two-car garage. The project includes the removal of two existing palm trees on-site, new site walls and fencing, a new pool and spa, new hardscape and site landscaping on a 25,265 square foot, blufftop lot in the Hillside Design District.

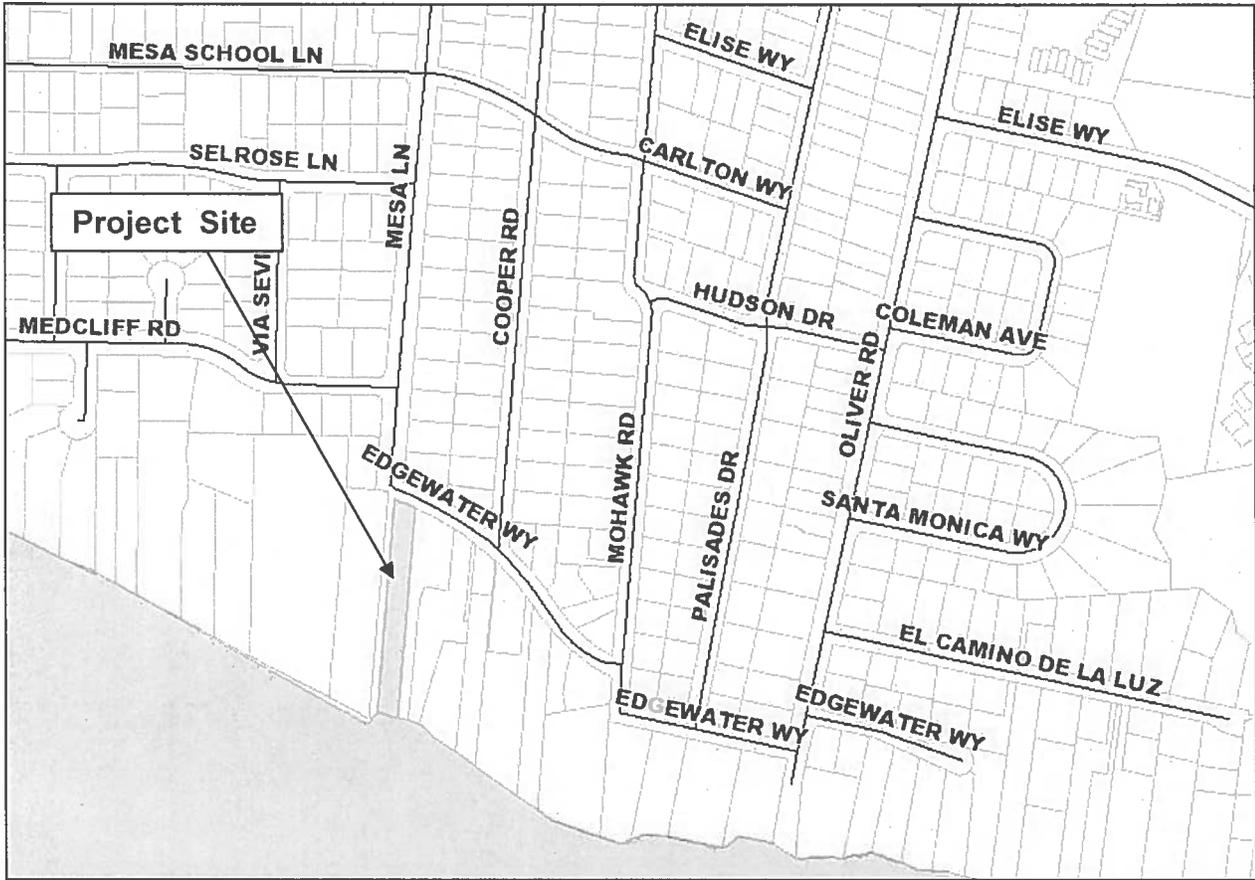
### II. REQUIRED APPLICATIONS

The discretionary application required for this project is a Coastal Development Permit (CDP2013-00012) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

**APPLICATION DEEMED COMPLETE:** February 12, 2014  
**DATE ACTION REQUIRED:** April 13, 2014

### III. RECOMMENDATION

If approved as proposed, the project would conform to the City's Zoning and Building Ordinances and policies of the General Plan and Local Coastal Plan. In addition, the size and massing of the project are consistent with the surrounding neighborhood. Therefore, Staff recommends that the Planning Commission approve the project, making the findings outlined in Section VIII of this report, and subject to the conditions of approval in Exhibit A.



2345 Edgewater Way – Vicinity Map

**IV. SITE INFORMATION AND PROJECT STATISTICS**

**A. SITE INFORMATION**

|  |  |  |                    |
|--|--|--|--------------------|
| <b>Applicant:</b>  | Jim Zimmerman  |  |                    |
| <b>Property Owner:</b>                                   | Michael Smulski  |  |                    |
| <b>Site Information</b>                                  |  |  |                    |
| <b>Parcel Number:</b>                                    | 041-350-001  | <b>Lot Area:</b>   | 25,265 square feet |
| <b>General Plan:</b> Low Density Residential (5 du/acre) | <b>Zoning:</b> E-3/SD-3 Single-Family Residence and Coastal Overlay Zone |  |                    |
| <b>Local Coastal Plan:</b> Residential 5 du/acre         |  |  |                    |
| <b>Existing Use:</b> Single Family                       | <b>Topography:</b> ~32% average slope                                    |  |                    |
| <b>Adjacent Land Uses</b>                                |  |  |                    |
| North – Edgewater Way<br>South – Pacific Ocean           |  | East – Single Family Residential<br>West – Mesa Lane Steps |                    |

**B. PROJECT STATISTICS**

|                         | <b>Existing</b>                              | <b>Proposed</b>                              |
|-------------------------|--|--|
| <b>Living Area</b>      | 1,979 sq. ft.                                | 2,396 sq. ft.                                |
| <b>Garage</b>           | 192 sq. ft.                                  | 420 sq. ft.                                  |
| <b>Total:</b>           | 2,171 sq. ft.                                | 2,816 sq. ft.                                |
| <b>Floor Area Ratio</b> | 2,171 sq. ft. = 46% of Maximum Guideline FAR | 2,816 sq. ft. = 60% of Maximum Guideline FAR |

**V. POLICY AND ZONING CONSISTENCY ANALYSIS**

**A. ZONING ORDINANCE CONSISTENCY**

| <b>Standard</b>                        | <b>Requirement/ Allowance</b> | <b>Existing</b> | <b>Proposed</b> |
|--|-------------------------------|-----------------|-----------------|
| <b>Setbacks</b><br>-Front<br>-Interior | 20'<br>6'                     | 80'<br>4'       | 20'<br>6'       |
| <b>Building Height</b>                 | 30'                           | 2 story         | 25'             |
| <b>Parking</b>                         | 2 covered                     | 2 covered       | 2 covered       |
| <b>Open Yard</b>                       | 1,250 sq. ft.                 | >1,250 sq. ft.  | >1,250 sq. ft.  |

|                     |     |                |     |                |     |
|---------------------|-----|----------------|-----|----------------|-----|
| <b>Lot Coverage</b> |     |                |     |                |     |
| -Building           | N/A | 1,737 sq. ft.  | 7%  | 2,096 sq. ft.  | 8%  |
| -Paving/Driveway    | N/A | 3,743 sq. ft.  | 15% | 3,236 sq. ft.  | 13% |
| -Landscaping        | N/A | 19,785 sq. ft. | 78% | 19,933 sq. ft. | 79% |

The proposed project is consistent with the regulations of the E-3, single-family residence zone related to building height, setbacks, solar access, open yard requirements and parking.

**B. GENERAL PLAN CONSISTENCY**

This project site has a General Plan Land Use Designation of Residential (5 du /acre) and is located in the West Mesa area of the city, bounded on the north by Cliff Drive and on the south the by Pacific Ocean; on the east by Meigs Road and on the west by Arroyo Beach Park. This neighborhood is mostly a single family neighborhood with a commercial center in the area of Cliff Drive and Meigs Road. There are some multi-family, duplex and condominium developments in the vicinity of the commercial areas. The project involves the demolition of the existing two story home and construction of a new two-story home. This new two-story home would remain consistent with the pattern of single-family residential development in the area, which is a mixture of one- and two-story blufftop homes. No change in residential density is proposed.

**C. LOCAL COASTAL PLAN CONSISTENCY**

The City’s recently adopted General Plan land use map is not yet in effect in the Coastal Zone. Therefore, the previous General Plan Land Use Designation, Residential 5 dwelling units per acre, acts as the Local Coastal Plan Land Use Designation for this project.

A Coastal Development Permit is required for the project, which must be found consistent with both the City’s Local Coastal Plan and the California Coastal Act. The project is located in Component 2 of the Local Coastal Plan (LCP), which is located between Arroyo Burro Creek and the westerly boundary of Santa Barbara City College. The LCP states that the primary land use of this area is single-family residential and has very limited additional development potential. The major coastal issues identified for Component 2 include seacliff retreat and flooding hazards; maintaining and providing public access, both vertically and laterally along the bluffs; preventing overuse of public facilities; protection of recreational access; protection of archaeological resources; and the maintenance of existing coastal views and open space.

The project site was not found to be archaeologically sensitive. The site does not serve as a public facility, recreation area, or public coastal access point. There are no known issues with high groundwater, seismic safety, flooding or fire. Concerns with unstable soils and seacliff retreat are adequately addressed by the project, as discussed in the Hazards section of this staff report. Visual resources and neighborhood compatibility of the project are also further discussed below. As proposed, the project can be found consistent with the applicable policies of the California Coastal Act, the Local Coastal Plan, and all implementing guidelines.

**1. HAZARDS**

The General and Local Coastal Plans strive to eliminate or reduce the hazards created by loading and drainage related issues, which contribute to bluff erosion and undercutting of the slope.

### Seacliff Retreat

The project site is currently developed with a single family residence situated on an elevated marine terrace, southeast of Mesa Lane. The southern portion of the property includes the sea bluff and beach area to the south. The applicable LCP policy states that new development on the top of a bluff shall be placed at such distance away from the edge of the cliff that normal rates of erosion and cliff material loss will not seriously affect the structure during its expected lifetime. This policy is implemented by locating new development outside the 75-year geological setback determined by an engineering geologist based on an annual average rate of bluff retreat. Furthermore, recommended condition of approval B.3 requires the landowner to remove any development authorized by this permit, should structures ever be threatened by coastal hazards in the future.

A Preliminary Geologic Report was conducted for this site that describes the geology on site and the potential for landslides and erosion, and estimates an average rate of bluff retreat. The Report states that there is evidence of a probable mature landslide on or near the subject property. The site-specific average bluff retreat rate of three inches per year, and a project design life of 75 years, results in a minimum geologic setback of 18.75 feet from the delineated top of bluff. However, due to the potential for landslide activity on the property, the geologist has recommended a more conservative setback of 110 feet to 122 feet from the top of bluff. The proposed development will meet this more conservative setback, by placing the pool approximately 110 feet from the top of bluff and the new residence approximately 140 feet back from the top of bluff. The new pool shall be designed as recommended by the Geologist Addendum Report prepared by Adam Simmons, dated March 4, 2014, and a condition of approval has been provided to address the recommended construction.

There is an existing wooden deck and a brick walkway located in the backyard, and within the recommended 75-year geologic setback line. The wooden deck and brick pathway are visible in a June 1966 aerial photograph of the site and a date stamped in the concrete wall that supports the pathway suggests it was built in the 1930's, which pre-dates the Coastal Act. The Geology Report states that the potential for significant erosional damage as a result of the wooden deck and brick walkway is low given the relatively small surface area and spacing between the impermeable wood/brick materials. Therefore, the report concludes that these structures will have no significant impacts to the stability of the slope and may remain. A smaller wooden platform further down the bluff will be removed as part of this project.

A concrete reflection pond in the backyard, within the recommended 75-year geologic setback line will be removed and re-planted with native vegetation at the recommendation of the geologist, as it could potentially increase the instability of the slope since, when full, it may allow for water seepage into the underlying earth materials.

### Drainage

LCP Policy 8.1 requires all new bluff top development to have drainage systems that carry runoff away from the bluff to the nearest public street. A Hydrology Report was prepared by Adam Simmons, Consulting Geologist, dated November 13, 2013, that describes the existing drainage patterns on site. The proposed drainage control plan includes capturing surface water runoff from the impermeable surfaces and directing it via four-inch diameter pipes to two proposed 27 cubic foot infiltration gravel pits located on the north side of the property. The

report states that the proposed permeable driveway and infiltration beds are more than adequate to capture the runoff from a one inch-24 hour, and 25 and 100 year storm events. The infiltration beds are located a sufficient distance north of the residence to prevent any settlement issues.

With the proposed 110 to 122 foot setback from the top of bluff and proper drainage control measures to reduce erosion, Staff believes that the proposed project can be found consistent with the applicable policies of the California Coastal Act, the Local Coastal Plan, and all implementing guidelines.

## **2. NEIGHBORHOOD COMPATIBILITY**

LCP Policy 5.3 states, "new development in and/or adjacent to existing residential neighborhoods must be compatible in terms of scale, size, and design with the prevailing character of the established neighborhood." The project site is currently developed with a two-story residence. The new residence will be constructed closer to the street than the existing residence in order to provide an adequate setback from the top of bluff. The proposal would remain consistent with the single-family residential development in the area. In accordance with LCP Policy 5.3, the proposed residence is compatible in scale, size and design with the surrounding neighborhood, which is comprised of one- and two-story structures. The project has received favorable comments from the Single Family Design Board and will return for Project Design and Final approvals after Planning Commission review.

## **3. ACCESS**

LCP Policies 2.1 and 2.4 serve to protect public access in coastal bluff areas. The project site is located immediately adjacent to the Mesa Lane Steps, which provide the public with vertical access to the beach. The new development will not inhibit the existing coastal access to, or along, the beach, and may actually make the entrance of Mesa Lane Steps more visible to the public.

## **4. VISUAL RESOURCES**

LCP Policy 9.1 serves to protect existing views to, from, and along the ocean. One of the stated goals of the Coastal Act is that new development must be sited and designed to protect views along the scenic coastal area, minimize the alteration of natural land forms and be visually compatible with the character of the surrounding areas. The project site is currently developed with a two-story residence. The proposed new residence will be further away from the top of bluff and closer to the street. The Single Family Design Board has reviewed the proposed project and found that public views of the ocean would not be blocked. The project would remain visually compatible with the character of the site and the surrounding neighborhood. Therefore, the new residence is not likely to significantly impact existing views to and from the ocean, or obstruct scenic view corridors, consistent with applicable policies of the Coastal Act and LCP.

## **5. ARCHAEOLOGICAL RESOURCES**

The property is located in the Prehistoric Sites and Watercourse sensitivity zone. An Archaeological Letter Report was completed for the nearby properties at 2201, 2307 and 2215/2305 Edgewater and 101 Mesa Lane and no resources were found. Therefore, the subject site was determined to have a low potential to impact intact significant prehistoric or historic

cultural remains and further investigation was not required. The recommended conditions of approval provide guidance if archaeological resources are discovered during ground disturbance activities.

## **VI. ENVIRONMENTAL REVIEW**

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15303 (e). Section 15303 allows for new construction of a single-family residence in urbanized areas where it will not have a significant impact on the environment. All public services are available for the proposed residential development along Edgewater Way and the new residence is set back an adequate distance from the top of bluff to not substantially affect an environmentally sensitive area.

## **VII. DESIGN REVIEW**

This project was reviewed by the Single Family Design Board (SFDB) on two separate occasions (meeting minutes are attached as Exhibit D). On September 9, 2013, the SFDB reviewed the project for the first time and heard comments from several neighbors opposing the proposed design. Although the Board appreciated the original design, they requested the applicant restudy several aspects of the proposal including the tower element, manipulating plate heights, suggesting a 7-foot plate height, study methods to reduce the overall size and mass of the building as viewed from the public street and lowering the height of the wall along the interior property adjacent to the public beach access. Suggestions also included, studying an increased setback from the street; recessing the second floor; revising the entry design to the court yard to be neighborhood friendly; and recessing the court yard entry wall from the proposed residence.

The applicant returned to the SFDB on October 21, 2013 with a revised project. The applicant changed the style of architecture from Spanish to craftsman, revised the floor plan by relocating one of the bedrooms to the first floor, reduced the size of the second story by 276 square feet, eliminated the courtyard and tower elements and added a covered porch. Several neighbors spoke in support of the revised design and the Board found the revised architectural approach acceptable. The applicant will return to SFDB for Project Design and Final Approvals and will provide information on details of the architecture and landscape plan and proposed materials at the next meeting.

## **VIII. FINDINGS**

The project is consistent with the policies of the California Coastal Act, with all applicable policies of the City's Local Coastal Plan, all applicable implementing guidelines and all applicable provisions of the Municipal Code. Therefore, Staff recommends that the Planning Commission approve the Coastal Development Permit, subject to the Conditions of Approval in Exhibit A and make the following findings for the project.

### **A. COASTAL DEVELOPMENT PERMIT (SBMC §28.44.150)**

1. The project is consistent with the policies of the California Coastal Act because it does not result in any adverse affects related to coastal resources, including public views and

access and the proposed addition is located outside of the 75-year seacliff retreat line, as described in Section V.C. of the Staff Report.

2. The project is consistent with all applicable policies of the City's Local Coastal Plan, all applicable implementing guidelines, and all applicable provisions of the Code because the addition is compatible with the surrounding single-family bluff top neighborhood, will not impact views from public view corridors, will not impact public access, is not an archaeologically sensitive site and would improve potential safety and drainage hazards on the bluff, as described in Section V.C. of the Staff Report.

Exhibits:

- A. Conditions of Approval
- B. Site Plan
- C. Applicant's letter, dated November 4, 2013
- D. SFDB Minutes
- E. Preliminary Geologic Investigation prepared by Adam Simmons, Consulting Geologist dated April 19, 2013 and January 3, 2014 and March 4, 2014
- F. Applicable Local Coastal Plan Policies

**PLANNING COMMISSION CONDITIONS OF APPROVAL**

2345 EDGEWATER WAY  
COASTAL DEVELOPMENT PERMIT  
MARCH 13, 2014

I. In consideration of the project approval granted by the Planning Commission and for the benefit of the owner(s) and occupant(s) of the Real Property, the owners and occupants of adjacent real property and the public generally, the following terms and conditions are imposed on the use, possession, and enjoyment of the Real Property:

A. **Order of Development.** In order to accomplish the proposed development, the following steps shall occur in the order identified:

1. Obtain all required design review approvals.
2. Pay Land Development Team Recovery Fee.
3. Submit an application for and obtain a Building Permit (BLD) to demolish any structures / improvements and/or perform rough grading. Comply with condition E "Construction Implementation Requirements."
4. Record any required documents (see Recorded Conditions Agreement section).
5. Permits.
  - a. Submit an application for and obtain a Building Permit (BLD) for construction of approved development and complete said development.
  - b. Submit an application for and obtain a Public Works Permit (PBW) for all required public improvements and complete said improvements.

Details on implementation of these steps are provided throughout the conditions of approval.

B. **Recorded Conditions Agreement.** The Owner shall execute a *written instrument*, which shall be prepared by Planning staff, reviewed as to form and content by the City Attorney, Community Development Director and Public Works Director, recorded in the Office of the County Recorder, and shall include the following:

1. **Approved Development.** The development of the Real Property approved by the Planning Commission on March 13, 2014 is limited to the demolition of the existing, two-story, 2,171 square foot, single-family residence, and construction of a two-story, 2,816 square foot, single-family residence, including an attached, 420 square foot, two-car garage. The project includes the removal of two existing palm trees on-site, new site walls and fencing, a new pool and spa, new hardscape and site landscaping and the improvements shown on the plans signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara.
2. **Development Restrictions.** New structures are prohibited seaward of the "75-year structural setback" line as noted on the plans and as recommended by Adam Simmons in the report titled "Preliminary Geologic Investigation," dated April 19,

2013. Heavy, shallow rooted plants (e.g., ice plant) and high water use plants (including lawn) are also prohibited seaward of the same “75-year structural setback line.”

3. **Future Threats to Development.** By acceptance of this permit, the applicant and landowner further agrees, on behalf of himself and all successors and assigns, that the landowner(s) shall remove the development authorized by this permit, including the residence, garage, pool, spa and foundations if any government agency has ordered that the structure(s) is not to be occupied in the event that the development is threatened with damage or destruction from waves, erosion, storm conditions, liquefaction, flooding, sea level rise, or any other coastal hazards in the future. In the event that portions of the development fall to the beach before they are removed, the landowner(s) shall remove all recoverable debris associated with the development from the beach and ocean and lawfully dispose of the material in an approved disposal site. Such removal shall require a Coastal Development Permit.
4. **Uninterrupted Water Flow.** The Owner shall allow for the continuation of any historic flow of water onto the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate.
5. **Recreational Vehicle Storage Limitation.** No recreational vehicles, boats, or trailers shall be stored on the Real Property unless enclosed or concealed from view as approved by the Single Family Design Board (SFDB).
6. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan approved by the Single Family Design Board (SFDB). Such plan shall not be modified unless prior written approval is obtained from the SFDB. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan, including any tree protection measures. If said landscaping is removed for any reason without approval by the SFDB, the owner is responsible for its immediate replacement.
7. **Storm Water Pollution Control and Drainage Systems Maintenance.** Owner shall maintain the drainage system and storm water pollution control devices in a functioning state and in accordance with the Storm Water BMP Guidance Manual. Should any of the project’s surface or subsurface drainage structures or storm water pollution control methods fail to capture, infiltrate, and/or treat water, or result in increased erosion, the Owner shall be responsible for any necessary repairs to the system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the Owner shall submit a repair and restoration plan to the Community Development Director to determine if an amendment or a new Building Permit and Coastal Development Permit is required to authorize such work. The Owner is responsible for the adequacy of any project-related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health, or damage to the Real Property or any adjoining property.

8. **Coastal Bluff Liability Limitation.** The Owner understands and is advised that the site may be subject to extraordinary hazards from waves during storms and erosion, retreat, settlement, or subsidence and assumes liability for such hazards. The Owner unconditionally waives any present, future, and unforeseen claims of liability on the part of the City arising from the aforementioned or other natural hazards and relating to this permit approval, as a condition of this approval. Further, the Owner agrees to indemnify and hold harmless the City and its employees for any alleged or proven acts or omissions and related cost of defense, related to the City's approval of this permit and arising from the aforementioned or other natural hazards whether such claims should be stated by the Owner's successor-in-interest or third parties.
  9. **Geotechnical Liability Limitation.** The Owner understands and is advised that the site may be subject to extraordinary hazards from landslides, erosion, retreat, settlement, or subsidence and assumes liability for such hazards. The Owner unconditionally waives any present, future, and unforeseen claims of liability on the part of the City arising from the aforementioned or other natural hazards and relating to this permit approval, as a condition of this approval. Further, the Owner agrees to indemnify and hold harmless the City and its employees for any alleged or proven acts or omissions and related cost of defense, related to the City's approval of this permit and arising from the aforementioned or other natural hazards whether such claims should be stated by the Owner's successor-in-interest or third parties.
- C. **Design Review.** The project, including public improvements, is subject to the review and approval of the Single Family Design Board (SFDB). The SFDB shall not grant project design approval until the following Planning Commission land use conditions have been satisfied.
1. **Appropriate Plants on Bluff.** Special attention shall be paid to the appropriateness of the existing and proposed plant material on the bluff. All existing succulent plants that add weight to the bluff and/or contribute to erosion shall be removed in a manner that does not disturb the root system and replaced with appropriate plant material in a manner that does not increase the rate of erosion.
  2. **Landscaping on Bluff Top Properties.** The Single Family Design Board (SFDB) shall review any new landscaping, irrigation and/or improvements to said landscaping north of the top of bluff setback. Per the Geologic Investigation prepared by Adam Simmons, dated April 19, 2013, the use of deep rooted, drought tolerant plants is recommended in the southern portions of the property to minimize the potential for over-saturation and erosion. Thick and deep rooted plant varieties help to stabilize the slope and keep it in a state of under-saturation. The re-vegetation program (in areas where the existing vegetation is sparse or to be removed) should be implemented as soon as practical after the rough grading process. Heavy, shallow rooted plants (e.g., ice plant) and high water use plants

(including lawn) are also prohibited seaward of the “75-year structural setback line.” All existing succulent plants that add weight to the bluff and/or contribute to erosion shall be removed in a manner that does not disturb the root system and replaced with appropriate plant material in a manner that does not increase the rate of erosion.

3. **Irrigation System.** The irrigation system shall be designed and maintained with the most current technology to prevent a system failure. Watering of vegetation on the bluff edge shall be kept to the minimum necessary for plant survival. The drip system along the bluff edge shall be removed after one full season of plant growth.
4. **Screened Backflow Device.** The backflow devices for fire sprinklers, pools, spas and/or irrigation systems shall be provided in a location screened from public view or included in the exterior wall of the building, as approved by the SFDB.
5. **Location of Dry Utilities.** Dry utilities (e.g., above-ground cabinets) shall be placed on private property unless deemed infeasible for engineering reasons. If dry utilities must be placed in the public right-of-way, they shall be painted “Malaga Green,” and if feasible, they shall be screened as approved by SFDB.

D. **Requirements Prior to Permit Issuance.** The Owner shall submit the following, or evidence of completion of the following, for review and approval by the Department listed below prior to the issuance of any permit for the project. Some of these conditions may be waived for demolition or rough grading permits, at the discretion of the department listed. Please note that these conditions are in addition to the standard submittal requirements for each department.

1. **Public Works Department.**

- a. **Approved Public Improvement Plans.** Public Improvement Plans as identified in condition D.1.d. “Edgewater Way Public Improvements” shall be submitted to the Public Works Department for review and approval. Upon acceptance of completed public improvement plans, a Building permit may be issued if the Owner has bonded for public improvements and executed the *Agreement to Construct and Install Improvements (Not a Subdivision)*.
- b. **Water Rights Assignment Agreement.** The Owner shall assign to the City of Santa Barbara the exclusive right to extract ground water from under the Real Property in an *Agreement Assigning Water Extraction Rights*. *Engineering Division Staff prepares said agreement for the Owner’s signature.*
- c. **Drainage and Water Quality.** Drainage improvements shall be shown on the Landscape Plan and Site Plan and shall be installed per the Preliminary Geologic Investigation prepared by Adam Simmons, dated April 19, 2013, and the Hydrologic Water Runoff Calculations prepared by Adam Simmons, Consulting Geologist, dated November 13, 2013, and shall consist of: All runoff water from impervious areas such as roofs, patios,

decks, French drains, and driveways shall be captured and directed into the two proposed 27 cubic foot infiltration gravel pits located on the north side of the property via four- inch diameter drainage pipes; replacing the existing driveway with permeable pavers; and infiltration beds and replacement of the existing lawn area with drought tolerant species approved by the Single Family Design Board.

- d. **Edgewater Way Public Improvements.** The Owner shall submit Public Works plans for construction of improvements. Plans shall be submitted separately from plans submitted for a Building Permit. As determined by the Public Works Department, the improvements shall include the following: Installation of a new 16-foot wide driveway apron, approximately 45 linear feet of curb and gutter, 16 linear feet of sidewalk at back of driveway with a minimum of 48"width (per City Standard Details); a 48" minimum wide decomposed granite walkway per Pedestrian Master Plan (PMP), Chapter 8; installation of a new 4" sewer lateral and wye on the existing 8" sewer main (VCP) in front of site address on Edgewater Way; abandonment of the two existing 4" sewer laterals and approximately 185 linear feet of 6" sewer main (VCP) along the property in the utility easement to the west of the property (Mesa Lane steps) – verify in field prior to abandonment.

2. **Community Development Department.**

- a. **Recordation of Agreements.** The Owner shall provide evidence of recordation of the written instrument that includes all of the Recorded Conditions identified in condition B "Recorded Conditions Agreement" to the Community Development Department prior to issuance of any building permits.
- b. **Design Review Requirements.** Plans shall show all design, landscape and tree protection elements, as approved by the appropriate design review board and as outlined in Section C "Design Review," and all elements/specifications shall be implemented on-site.
- c. **Conditions on Plans/Signatures.** The final Resolution shall be provided on a full size drawing sheet as part of the drawing sets. A statement shall also be placed on the sheet as follows: The undersigned have read and understand the required conditions, and agree to abide by any and all conditions which are their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

|                |      |             |
|----------------|------|-------------|
| Property Owner |      | Date        |
| Contractor     | Date | License No. |
| Architect      | Date | License No. |
| Engineer       | Date | License No. |

- d. **New Pool.** The proposed pool shall be equipped with a waterproof liner and/or an upgraded waterproofed pool design that reduces or eliminates the potential for leakage from the pool. A pool drainage system shall be constructed with a French drain in a gravel bed with a sump pump shall be included and the pump may deliver any gathered water seepage and or perched ground water to an existing surface drainage pipe that directs the water to the north away from the sea bluff.

E. **Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field by the Owner and/or Contractor for the duration of the project construction, including demolition and grading.

1. **Construction Contact Sign.** Immediately after Building permit issuance, signage shall be posted at the points of entry to the site that list the contractor's name, and telephone number, construction work hours, site rules, and construction-related conditions, to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval. The font size shall be a minimum of 0.5 inches in height. Said sign shall not exceed six feet in height from the ground if it is free-standing or placed on a fence. It shall not exceed 24 square feet if in a multi-family or commercial zone or six square feet if in a single family zone.
2. **Construction Storage/Staging.** Construction vehicle/ equipment/ materials storage and staging shall be done on-site. No parking or storage shall be permitted within the public right-of-way, unless specifically permitted by the Transportation Manager with a Public Works permit.
3. **Nesting Birds.** Birds and their eggs nesting on or near the project site are protected under the Migratory Bird Treaty Act and pursuing, hunting, taking, capturing, killing, or attempt to do any of the above is a violation of federal and state regulations. No trimming or removing brush or trees shall occur if nesting birds are found in the vegetation. All care should be taken not to disturb the nest(s). Removal or trimming may only occur after the young have fledged from the nets(s).

4. **Air Quality and Dust Control.** The following measures shall be shown on grading and building plans and shall be adhered to throughout grading, hauling, and construction activities:
  - a. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.
  - b. Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.
  - c. If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
  - d. Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads.
  - e. After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.
  - f. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to land use clearance for map recordation and land use clearance for finish grading of the structure.
  - g. All portable diesel-powered construction equipment shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.
  - h. Fleet owners of mobile construction equipment are subject to the California Air Resource Board (CARB) Regulation for In-use Off-road Diesel Vehicles (Title 13 California Code of Regulations, Chapter 9, § 2449), the purpose of which is to reduce diesel particulate matter (PM) and criteria pollutant emissions from in-use (existing) off-road diesel-fueled vehicles. For more information, please refer to the CARB website at [www.arb.ca.gov/msprog/ordiesel/ordiesel.htm](http://www.arb.ca.gov/msprog/ordiesel/ordiesel.htm).

- i. All commercial diesel vehicles are subject to Title 13, § 2485 of the California Code of Regulations, limiting engine idling time. Idling of heavy-duty diesel construction equipment and trucks during loading and unloading shall be limited to five minutes; electric auxiliary power units should be used whenever possible.
  - j. Diesel construction equipment meeting the California Air Resources Board (CARB) Tier 1 emission standards for off-road heavy-duty diesel engines shall be used. Equipment meeting CARB Tier 2 or higher emission standards should be used to the maximum extent feasible.
  - k. Diesel powered equipment should be replaced by electric equipment whenever feasible.
  - l. If feasible, diesel construction equipment shall be equipped with selective catalytic reduction systems, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California.
  - m. Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
  - n. All construction equipment shall be maintained in tune per the manufacturer's specifications.
  - o. The engine size of construction equipment shall be the minimum practical size.
  - p. The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time. Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.
5. **Unanticipated Archaeological Resources Contractor Notification.** Standard discovery measures shall be implemented per the City master Environmental Assessment throughout grading and construction: Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and the Owner shall retain an archaeologist from the most current City Qualified Archaeologists List. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, etc.

If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

A final report on the results of the archaeological monitoring shall be submitted by the City-approved archaeologist to the Environmental Analyst within 180 days of completion of the monitoring and prior to any certificate of occupancy for the project.

- F. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:
1. **Repair Damaged Public Improvements.** Repair any public improvements (curbs, gutters, sidewalks, roadways, etc.) or property damaged by construction subject to the review and approval of the Public Works Department per SBMC Chapter 22.60. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.
  2. **Complete Public Improvements.** Public improvements, as shown in the public improvement plans or building plans, shall be completed.
  3. **New Construction Photographs.** Photographs of the new construction, taken from the same locations as those taken of the story poles prior to project approval, shall be taken, attached to 8 ½ x 11" board and submitted to the Planning Division.
- G. **General Conditions.**
1. **Compliance with Requirements.** All requirements of the city of Santa Barbara and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met. This includes, but is not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.), the 1979 Air Quality Attainment Plan, and the California Code of Regulations.
  2. **Approval Limitations.**
    - a. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.

- b. All buildings, roadways, parking areas and other features shall be located substantially as shown on the plans approved by the Planning Commission.
  - c. Any deviations from the project description, approved plans or conditions must be reviewed and approved by the City, in accordance with the Planning Commission Guidelines. Deviations may require changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.
3. **Land Development Team Recovery Fee Required.** The land development team recovery fee (30% of all planning fees, as calculated by staff) shall be paid at time of building permit application.
  4. **Site Maintenance.** The existing site/structure(s) shall be maintained and secured. Any landscaping shall be watered and maintained until demolition occurs.
  5. **Litigation Indemnification Agreement.** In the event the Planning Commission approval of the Project is appealed to the City Council, Applicant/Owner hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any third party legal challenge to the City Council's denial of the appeal and approval of the Project, including, but not limited to, challenges filed pursuant to the California Environmental Quality Act (collectively "Claims"). Applicant/Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorney fees or court costs made in connection with any Claim.

Applicant/Owner shall execute a written agreement, in a form approved by the City Attorney, evidencing the foregoing commitments of defense and indemnification within thirty (30) days of being notified of a lawsuit regarding the Project. These commitments of defense and indemnification are material conditions of the approval of the Project. If Applicant/Owner fails to execute the required defense and indemnification agreement within the time allotted, the Project approval shall become null and void absent subsequent acceptance of the agreement by the City, which acceptance shall be within the City's sole and absolute discretion. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorney fees, expenses, and costs of that independent defense.

#### **NOTICE OF COASTAL DEVELOPMENT PERMIT TIME LIMITS:**

The Planning Commission action approving the Coastal Development Permit shall expire two (2) years from the date of final action upon the application, per Santa Barbara Municipal Code §28.44.230, unless:

1. Otherwise explicitly modified by conditions of approval for the coastal development permit.

2. A Building permit for the work authorized by the coastal development permit is issued prior to the expiration date of the approval.
3. The Community Development Director grants an extension of the coastal development permit approval. The Community Development Director may grant up to three (3) one-year extensions of the coastal development permit approval. Each extension may be granted upon the Director finding that: (i) the development continues to conform to the Local Coastal Program, (ii) the applicant has demonstrated due diligence in completing the development, and (iii) there are no changed circumstances that affect the consistency of the development with the General Plan or any other applicable ordinances, resolutions, or other laws.

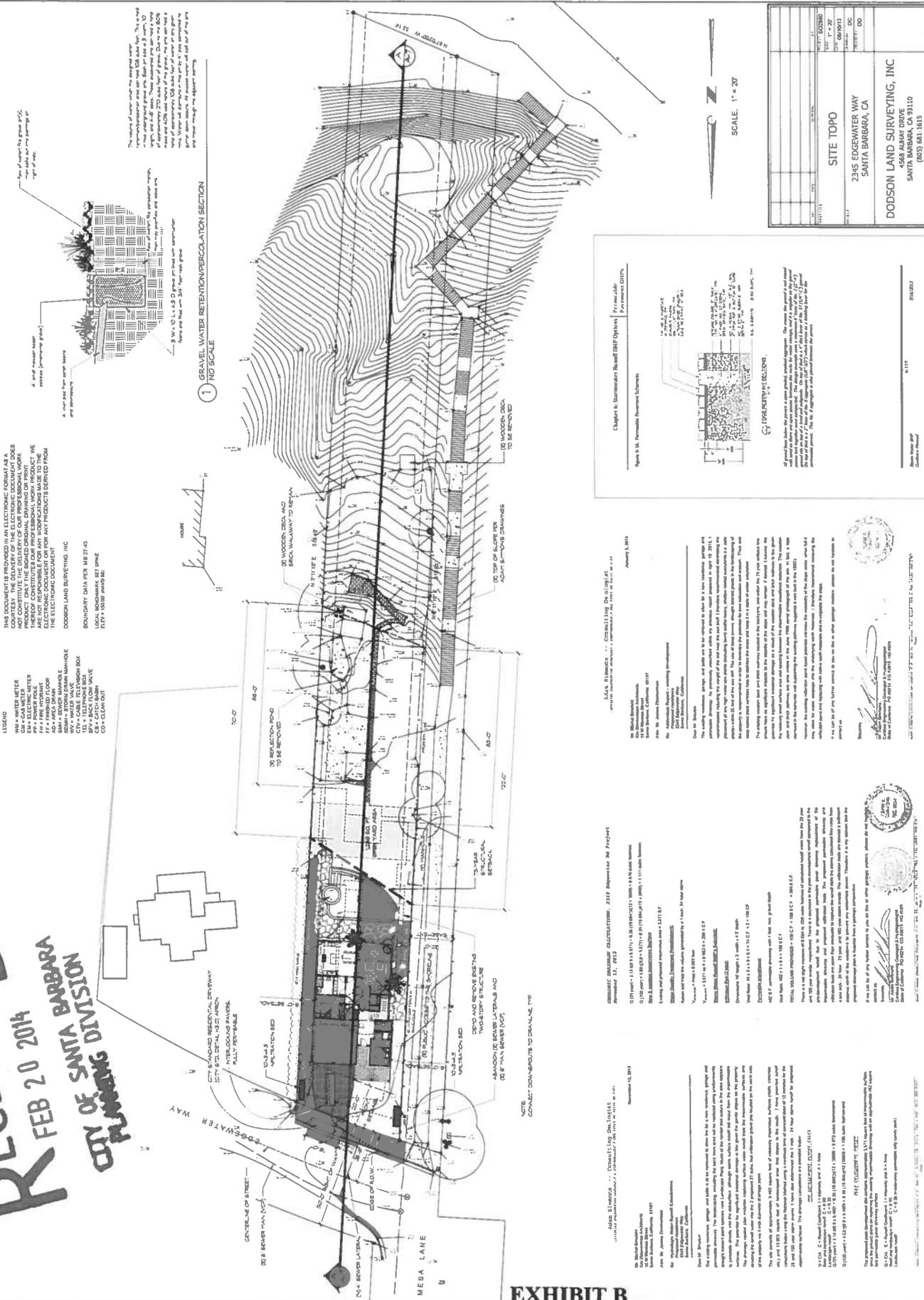


**RECEIVED**  
**FEB 20 2014**  
**CITY OF SANTA BARBARA**  
**PLANNING DIVISION**

**James Zimmerman AIA ARCHITECTS**  
 15 W. HISSON ST. SUITE H - SANTA BARBARA, CA 93101  
 (805) 566-7039 • FAX: (805) 566-7038  
 WWW.JZIMMERMANARCHITECTS.COM

**SMULSKI RESIDENCE**  
 PROPOSED NEW RESIDENCE  
 2345 EDGEWATER WAY  
 SANTA BARBARA, CA 93109

DATE: FEBRUARY 16, 2014  
 SCALE: AS SHOWN  
 SHEET TITLE: NO. 100 PLAN  
 SHEET: **A-4**  
 OF 4 SHEETS



**LEGEND**  
 WM = WATER METER  
 EM = ELECTRICAL METER  
 PM = POWER METER  
 FM = FLOOD METER  
 SM = SEWER MANHOLE  
 WM = WATER MANHOLE  
 TM = TELEPHONE BOX  
 CB = CATCH BASIN  
 CD = CLEAN OUT

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DODDSON LAND SURVEYING, INC.  
 BOUNDARY DATA FOR MS 2743  
 LOCAL MICHIGAN, SET 570E  
 ELEV. 1520.00 (MAD 81)



1 GRAVEL WATER RETENTION/PERCOLATION SECTION  
 NO SCALE

**Figure 6-B. Permeable Pavement Schedule**

Chapter 6. Stormwater Runoff (BMP Options) | Permit Table  
 Permeable Pavement Schedule

| NO. | DESCRIPTION        | PERMEABLE PAVEMENT |
|-----|--------------------|--------------------|
| 1   | PERMEABLE PAVEMENT | NO                 |
| 2   | PERMEABLE PAVEMENT | NO                 |
| 3   | PERMEABLE PAVEMENT | NO                 |
| 4   | PERMEABLE PAVEMENT | NO                 |
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| 98  | PERMEABLE PAVEMENT | NO                 |
| 99  | PERMEABLE PAVEMENT | NO                 |
| 100 | PERMEABLE PAVEMENT | NO                 |

**CONTRACTOR'S DECLARATION** - 2110 Riverside Rd Project  
 Approved: SA, RPS  
 Q (10) part 1.13.08 + 1.13.09 + 1.13.10 + 1.13.11 + 1.13.12 + 1.13.13 + 1.13.14 + 1.13.15 + 1.13.16 + 1.13.17 + 1.13.18 + 1.13.19 + 1.13.20 + 1.13.21 + 1.13.22 + 1.13.23 + 1.13.24 + 1.13.25 + 1.13.26 + 1.13.27 + 1.13.28 + 1.13.29 + 1.13.30 + 1.13.31 + 1.13.32 + 1.13.33 + 1.13.34 + 1.13.35 + 1.13.36 + 1.13.37 + 1.13.38 + 1.13.39 + 1.13.40 + 1.13.41 + 1.13.42 + 1.13.43 + 1.13.44 + 1.13.45 + 1.13.46 + 1.13.47 + 1.13.48 + 1.13.49 + 1.13.50 + 1.13.51 + 1.13.52 + 1.13.53 + 1.13.54 + 1.13.55 + 1.13.56 + 1.13.57 + 1.13.58 + 1.13.59 + 1.13.60 + 1.13.61 + 1.13.62 + 1.13.63 + 1.13.64 + 1.13.65 + 1.13.66 + 1.13.67 + 1.13.68 + 1.13.69 + 1.13.70 + 1.13.71 + 1.13.72 + 1.13.73 + 1.13.74 + 1.13.75 + 1.13.76 + 1.13.77 + 1.13.78 + 1.13.79 + 1.13.80 + 1.13.81 + 1.13.82 + 1.13.83 + 1.13.84 + 1.13.85 + 1.13.86 + 1.13.87 + 1.13.88 + 1.13.89 + 1.13.90 + 1.13.91 + 1.13.92 + 1.13.93 + 1.13.94 + 1.13.95 + 1.13.96 + 1.13.97 + 1.13.98 + 1.13.99 + 1.13.100 + 1.13.101 + 1.13.102 + 1.13.103 + 1.13.104 + 1.13.105 + 1.13.106 + 1.13.107 + 1.13.108 + 1.13.109 + 1.13.110 + 1.13.111 + 1.13.112 + 1.13.113 + 1.13.114 + 1.13.115 + 1.13.116 + 1.13.117 + 1.13.118 + 1.13.119 + 1.13.120 + 1.13.121 + 1.13.122 + 1.13.123 + 1.13.124 + 1.13.125 + 1.13.126 + 1.13.127 + 1.13.128 + 1.13.129 + 1.13.130 + 1.13.131 + 1.13.132 + 1.13.133 + 1.13.134 + 1.13.135 + 1.13.136 + 1.13.137 + 1.13.138 + 1.13.139 + 1.13.140 + 1.13.141 + 1.13.142 + 1.13.143 + 1.13.144 + 1.13.145 + 1.13.146 + 1.13.147 + 1.13.148 + 1.13.149 + 1.13.150 + 1.13.151 + 1.13.152 + 1.13.153 + 1.13.154 + 1.13.155 + 1.13.156 + 1.13.157 + 1.13.158 + 1.13.159 + 1.13.160 + 1.13.161 + 1.13.162 + 1.13.163 + 1.13.164 + 1.13.165 + 1.13.166 + 1.13.167 + 1.13.168 + 1.13.169 + 1.13.170 + 1.13.171 + 1.13.172 + 1.13.173 + 1.13.174 + 1.13.175 + 1.13.176 + 1.13.177 + 1.13.178 + 1.13.179 + 1.13.180 + 1.13.181 + 1.13.182 + 1.13.183 + 1.13.184 + 1.13.185 + 1.13.186 + 1.13.187 + 1.13.188 + 1.13.189 + 1.13.190 + 1.13.191 + 1.13.192 + 1.13.193 + 1.13.194 + 1.13.195 + 1.13.196 + 1.13.197 + 1.13.198 + 1.13.199 + 1.13.200 + 1.13.201 + 1.13.202 + 1.13.203 + 1.13.204 + 1.13.205 + 1.13.206 + 1.13.207 + 1.13.208 + 1.13.209 + 1.13.210 + 1.13.211 + 1.13.212 + 1.13.213 + 1.13.214 + 1.13.215 + 1.13.216 + 1.13.217 + 1.13.218 + 1.13.219 + 1.13.220 + 1.13.221 + 1.13.222 + 1.13.223 + 1.13.224 + 1.13.225 + 1.13.226 + 1.13.227 + 1.13.228 + 1.13.229 + 1.13.230 + 1.13.231 + 1.13.232 + 1.13.233 + 1.13.234 + 1.13.235 + 1.13.236 + 1.13.237 + 1.13.238 + 1.13.239 + 1.13.240 + 1.13.241 + 1.13.242 + 1.13.243 + 1.13.244 + 1.13.245 + 1.13.246 + 1.13.247 + 1.13.248 + 1.13.249 + 1.13.250 + 1.13.251 + 1.13.252 + 1.13.253 + 1.13.254 + 1.13.255 + 1.13.256 + 1.13.257 + 1.13.258 + 1.13.259 + 1.13.260 + 1.13.261 + 1.13.262 + 1.13.263 + 1.13.264 + 1.13.265 + 1.13.266 + 1.13.267 + 1.13.268 + 1.13.269 + 1.13.270 + 1.13.271 + 1.13.272 + 1.13.273 + 1.13.274 + 1.13.275 + 1.13.276 + 1.13.277 + 1.13.278 + 1.13.279 + 1.13.280 + 1.13.281 + 1.13.282 + 1.13.283 + 1.13.284 + 1.13.285 + 1.13.286 + 1.13.287 + 1.13.288 + 1.13.289 + 1.13.290 + 1.13.291 + 1.13.292 + 1.13.293 + 1.13.294 + 1.13.295 + 1.13.296 + 1.13.297 + 1.13.298 + 1.13.299 + 1.13.300 + 1.13.301 + 1.13.302 + 1.13.303 + 1.13.304 + 1.13.305 + 1.13.306 + 1.13.307 + 1.13.308 + 1.13.309 + 1.13.310 + 1.13.311 + 1.13.312 + 1.13.313 + 1.13.314 + 1.13.315 + 1.13.316 + 1.13.317 + 1.13.318 + 1.13.319 + 1.13.320 + 1.13.321 + 1.13.322 + 1.13.323 + 1.13.324 + 1.13.325 + 1.13.326 + 1.13.327 + 1.13.328 + 1.13.329 + 1.13.330 + 1.13.331 + 1.13.332 + 1.13.333 + 1.13.334 + 1.13.335 + 1.13.336 + 1.13.337 + 1.13.338 + 1.13.339 + 1.13.340 + 1.13.341 + 1.13.342 + 1.13.343 + 1.13.344 + 1.13.345 + 1.13.346 + 1.13.347 + 1.13.348 + 1.13.349 + 1.13.350 + 1.13.351 + 1.13.352 + 1.13.353 + 1.13.354 + 1.13.355 + 1.13.356 + 1.13.357 + 1.13.358 + 1.13.359 + 1.13.360 + 1.13.361 + 1.13.362 + 1.13.363 + 1.13.364 + 1.13.365 + 1.13.366 + 1.13.367 + 1.13.368 + 1.13.369 + 1.13.370 + 1.13.371 + 1.13.372 + 1.13.373 + 1.13.374 + 1.13.375 + 1.13.376 + 1.13.377 + 1.13.378 + 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JAMES J. ZIMMERMAN, A.I.A.

ARCHITECTS

MASTER PLANNING, COMMERCIAL, RESIDENTIAL & INTERIOR DESIGN

RECEIVED  
NOV 15 2013

November 4, 2013

Planning Department  
City of Santa Barbara  
630 Garden Street  
Santa Barbara, CA 93101

CITY OF SANTA BARBARA  
PLANNING DIVISION

**RE:** Coastal Development Permit for:  
2345 Edgewater Way  
MST#2013-00341  
APN: 041-350-001

Planning Commission of Santa Barbara,

We are currently involved with a project located at 2345 Edgewater Way in which our clients would like to demo the existing residence and build a new residence. We are requesting Planning Commission approval for a Coastal Development Permit in the Hillside Design District and in the appealable jurisdiction of the City's Coastal Zone, for the demolition of the existing structure and rebuild of a two-story, single-family residence with an attached 2-car garage.

The existing structure includes a 1,979 square foot, two-story, single-family residence and 192 square foot attached garage. Our proposal would consist of a complete demolition of the existing two-story structure and construction of a new 2,396 square foot, two story, single family residence with an attached 420 square foot two-car garage, located on a 25,265 square foot lot within the appealable jurisdiction of the Coastal Zone. The proposed total of 2,816 square feet, located on a 25,265 square foot lot in the Hillside Design District and in the appealable jurisdiction of the Coastal Zone, is 60% of the guideline floor-to-lot area ratio (FAR). The proposal will also address violations identified in ZIR2013-00079. Violations will be abated by the demolition of the structures.

We feel this design conforms to the characteristics of the neighboring residences along Edgewater Way. The design received good comments from Single Family Design Board (S.F.D.B.). The proposed design compliments this portion of the Mesa and had received neighborhood compatibility approval. Do not hesitate to contact me if you have any questions regarding this request.

Sincerely,



James J. Zimmerman, A.I.A.

16 W. MISSION STREET, SUITE H SANTA BARBARA CA 93101 (805) 569-1039

EXHIBIT C



## **Single Family Design Board Minutes**

**September 9, 2013**

Motion: Continued indefinitely to the Full Board with comments:

- 1) The Board appreciates the design; however, suggests the following items of study:
- 2) Study lowering the height of the wall along the interior property adjacent to the public beach access.
- 3) Study the tower element with the suggestion to either eliminate it or revise the design and reduce the height.
- 4) Study manipulating plate heights, possibly a 7-foot plate height going into a higher plate height. Moody Sisters was suggested as a design reference.
- 5) Study methods to reduce the overall size and mass as viewed from the public street.  
Suggestions included:

- a. Providing an increased setback from the street;
- b. Recessing the second floor;
- 6) Revising entry design to the court yard to be neighborhood friendly, and recessing the court yard entry wall from the proposed residence.
- 7) Provide two renderings of the front elevation; one of the elevation itself and the other to include plants at mature growth.
- 8) Include more evergreen trees to increase neighborhood compatibility.

**October 21, 2013**

Motion: Continued indefinitely to Planning Commission for return to Full Board with comments:

- 1) The Board finds the architectural approach is acceptable and received with favor.
- 2) Provide update of the planting on the public easement and coordination with Parks Division Staff.
- 3) Study fence in the front yard.
- 4) Study the brick or stone façade.
- 5) Provide detailing of the rooftop element.
- 6) Provide details of the architecture.
- 7) Provide refined landscape plan.



Adam Simmons -- Consulting Geologist  
CERTIFIED ENGINEERING GEOLOGIST & HYDROGEOLOGIST-CEG #2015 RG #6234 HG #509

**PRELIMINARY GEOLOGIC INVESTIGATION**

*Smulski Sea Cliff Retreat Project  
2345 Edgewater Way  
Santa Barbara, California*

*April 19, 2013*

**RECEIVED**  
NOV 15 2013

**CITY OF SANTA BARBARA  
PLANNING DIVISION**

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April 19, 2013

Mr. Michal Smulski  
C/o Village Properties  
4050 Calle Real #120  
Santa Barbara, CA 93110

Attn: Mr. Bob Curtis

Re: *Preliminary Geologic Investigation Report*  
*Sea Cliff Retreat Project*  
*Proposed residential structures*  
*2345 Edgewater Way*  
*Santa Barbara, California*

Dear Mr. Smulski:

## **1. INTRODUCTION**

Pursuant to your request, we present herewith the results of our preliminary geologic investigation of the above captioned beach front property. It is our understanding that you propose construct a single family residence on the currently developed property. The proposed residence is to be located on the elevated terrace in the northern portions of the property.

The purpose of this study was to evaluate the general geologic conditions associated with the proposed development of the property. This report reviews both the regional and site specific geology and analyzes the potential for geologic hazards and their associated effects on the project. Specifically, this report addresses the potential for slope instability, sea cliff retreat, faulting potential, erosion and drainage control problems.

The location of the subject property and the general geologic conditions of the surrounding area are graphically shown on the attached map entitled **REGIONAL GEOLOGIC MAP** (see Figure 1). Details of the current geologic conditions along the sea bluff and surrounding area are presented on the **SITE GEOLOGIC MAP** (see Figure 2). A **GEOLOGIC CROSS SECTION** through the southern portions of the property (including the sea bluff area) has been included as Figure 3.

This study was conducted in accordance with presently accepted procedures consistent with the scope of the proposed project, although no warranty is stated or implied. It is important to understand that sea cliff retreat is a dynamic, on going process that will continue in the future. As with any coastal bluff development, there is always some unpredictable risk of slope instability, differential settlement, seismic impacts, erosion and drainage control difficulties, or other potential geologic hazards that could affect the project. Implementation of the recommendations outlined later in this report is meant to reduce the level of risk, although it may not be able to be totally eliminated.

## **2. FIELD INVESTIGATION**

Representatives from our office spent approximately one day on the site and surrounding area conducting a field investigation. Our field analysis consisted of a reconnaissance level geologic mapping of the southern portions of the subject property and surrounding area and the excavation of a 45 foot deep, 24 inch diameter boring (Boring 1), and examination of the exposed bedrock on the sea bluff and

surrounding area of the subject property. The purpose of the subsurface boring was to identify and evaluate the local earth materials, and to gather bedding plane and fracture data in the vicinity of the proposed building envelope. The location of the geologic boring is shown on the **SITE GEOLOGIC MAP** (see Figure 2). A **GEOLOGIC CROSS SECTION** has been constructed through the proposed building envelope and is shown on Figure 3. A graphical detail of the 45 foot deep boring is also shown on Figure 3.

### **3. GEOGRAPHY**

#### **3.1. Setting**

The parcel is located at 2345 Edgewater Way in Santa Barbara, California. The northern and central portions of the property are situated on an elevated marine terrace, southeast of Mesa Lane. The southern portion of the property includes the sea bluff and beach area to the south. The property is currently developed with an older (1931?) residence. The proposed residence is to be located on the elevated terrace, approximately 110 to 122 feet north of the current top of slope and approximately 370 feet north of the toe of the sea bluff.

#### **3.2. Topography**

The northern portions of the parcel is situated on an uplifted terrace with a gentle ocean ward slope of approximately 5° to the south and southwest. The slope angles on the moderate to steep sloping sea bluff face range from approximately 15° to 70° or more in some areas, with an average slope angle of approximately 26° along the sea bluff. Elevations on the property range from a low of approximately sea level near the southern property line to a maximum of approximately 150 feet near the northwest corner of the property (near Mesa Lane) according to a topographic survey conducted by *Penfield & Smith, Incorporated for the Santa Barbara County Flood Control (dated April 10, 1995)*.

### **4. GEOLOGY**

#### **4.1. Regional Geologic Setting**

The South Coast is part of the Transverse Range Province of California, locally dominated by the east-west trending Santa Ynez Mountain Range and adjacent coastal valleys. Folding and faulting of the region through time has created a complex geologic setting. Consolidated shale, siltstone, and sandstone bedrock of Cretaceous through Miocene age make up the majority of the Santa Ynez Range. Much younger (typically Pleistocene age) unconsolidated to weakly consolidated deposits, typically composed of the erosional remnants of the older formations, are commonly found in the lower elevations between the high mountains and the shoreline. These materials typically overlie the bedrock as an unconformity (a depositional hiatus between the two formations). The earth materials that are in close proximity to the project site are described in greater detail in the following section.

#### **4.2. Local Geology**

#### **4.2.1. Soils**

Our investigation of the property and surrounding area revealed two different soil types, fill material, landslide deposits, beach sand, Older Alluvium (Terrace Deposit), and the Monterey Formation. The soil type found on the northern elevated portions of the subject property and around the proposed residence and auxiliary structures consists of silty sand with gravel mostly composed of yellow brown sandstone pebbles and cobbles to 10 inches in diameter. The soil type exposed on sea bluff in the southern portions of the subject property consists of dark brown silty clay derived from the weathering of the Monterey shale. Both soil types are inferred to be derived from the gradual weathering of the underlying Older Alluvium and Monterey Formation and gradual deposition of sediments by wind and water processes.

#### **4.2.2. Landslide and Slope Stability**

Numerous landslide features were observed on the sea bluff up and down the coast on the sea bluff, and including evidence of past landslide activity on the sea bluff on the subject property. There is a reference to a "probable mature landslide" on or near the subject property. Review of a Landslide Hazard Map of the area (Bezore & Wills; DMG Open File Report 99-12; dated 2000) shows a "probable landslide" mapped on the southern portions of the property. The probable landslide is designated as "dormant-mature" category based on the Keaton & Degraff classification (1996). The "probable landslide exhibits several of the diagnostic landslide features, including but not limited to headwall scarps, rounded toes, etc....but other explanations are possible" (Bezore & Wills; 2000).

The landslide on the sea bluff appears to be relatively old (estimated over 100 years old) based on the type of vegetation present on the sea bluff and on review of the earlier aerial photographs of the area. The landslide mass has since been removed at the toe of the slope due to over 100 years of erosion. Therefore only remnants of the old slide are found in the central portion of the sea bluff with intact bedrock found at the base of the sea bluff.

The landslide appears to be coincident with the Monterey shale bedding plane dip angle of approximately 21° to 25° to the south. Although no observable landslide activity was noted on the property within the 85 years of aerial photographic research, future landslide activity is possible.

The cause of the landslides on the property and surrounding area are due to several factors that have effectively reduced the overall stability of the sea bluff. The greatest contributing sources for the slope failures include the accelerated erosion and undercutting of the bluff due to wave erosion, consequently steepening and removing the basal support for the sea bluff. Unsupported (daylighted) Monterey shale bedrock bedding planes can be seen along the sea bluff particularly where wave erosion has eroded and/or undermined the toe of the bluff. These unsupported shale bedding planes create a plane of weakness on the sea bluff, thereby allowing materials above the daylighted bedding to slide toward the ocean. Heavy winter rainfall also increases the overall weight of the earth materials on the bluff, thereby increasing the force of gravity acting upon the earth materials on the bluff. In general, moderate to steep

sloping terrain that is underlain by the Monterey Formation and its associated clay rich soils is notorious for shallow and sometimes deep seated slope instability along the South Coast. The approximate boundary of the Quaternary age Landslides observed in the vicinity of the subject property is outlined on the Site Geologic Map (see Qls on Figure 2). We have outlined recommendations within this report to reduce the potential for slope instability hazards acting upon the sea bluff (see Section 6).

#### **4.2.3. Beach Sand**

A southward thickening blanket of beach sand is found at the toe of the bluff and extending into the Pacific Ocean. This Holocene age deposit is denoted as "Qs" on Figures 1, 2, and 3. The beach sand is generally composed of tan colored, unconsolidated, well sorted sands and gravels.

#### **4.2.4. Older Alluvium**

The elevated terrace on the subject property (including the proposed residence and auxiliary structures) is underlain by Late (?) Pleistocene age Older Alluvium (Marine Terrace). This stratigraphic unit is graphically shown as "Qoa" on Figures 1, 2, and 3. The Older Alluvium is generally composed of tan to reddish-brown colored, unconsolidated to weakly consolidated sands, silts, clays, and lesser amounts of gravel conglomerate. The gravels mainly consist of sub-rounded to rounded sandstone pebbles and cobbles to 10 inches in diameter (possibly larger) with lesser amounts of smaller diameter chert and quartzite pebbles. Bedding within Older Alluvium on this property is near flat lying to gently inclined (dip) to the south. The total depth of the Older Alluvium on the elevated terrace is variable due to its unconformable contact with the underlying bedrock (Monterey Formation). However, based on review of the subsurface boring, the depth of the Older Alluvium ranges from zero (where it daylights on the sea bluff) to approximately 12 to 14 feet or more on the elevated terrace (see Figure 3). The data also suggests a thickening of the Older Alluvium to the north, which is consistent with nearby geologic data.

#### **4.2.5. Monterey Formation**

Unconformably underlying the Older Alluvium on the property, and exposed along the lower portion of the sea bluff in the southern portions of the property is the Miocene age Monterey Formation. Several good exposures of the Monterey Formation are found along the sea bluff. This marine deposited strata is graphically shown as "Tm" on Figures 1 through 3. The Monterey Formation is generally composed of a well bedded, white to tan colored, siliceous shale with interbedded dark gray bituminous shale. Thin partings of soft, weathered white bentonite clay lenses were present within the Monterey shale bedrock. Bedding attitudes within the Monterey Formation on this property and surrounding sea bluff strike approximately North 51° to 81° west and dip to the south at approximately 17° to 25°. Steeper South dipping bedding to approximately 34° was observed near the eastern perimeter of the property. This steepening bedding is attributed to localized folding, which may have created some additional stability at the base of the slope since the bedding is locally supported in this area. The Monterey shale exposed elsewhere on the sea bluff suggests that the bedding planes are inclined (dip) at angles coincident with the surrounding south sloping sea bluff face in some areas. The south dipping bedding is exposed and is

unsupported (daylighted) in some areas, particularly in areas where erosion has undermined the toe of the bluff. Down hole logging of the 49 foot boring located northeast of the existing residence also indicated the presence of south dipping Monterey shale bedding.

#### **4.3. Air Photo Review and Analysis**

Our office reviewed several historic aerial photographs of the area to determine if there is overt evidence of past slope instability on the subject property. The photographs utilized for this study included the Fairchild (1928 & 1938), Santa Barbara County (1966), and Pacific Western (1989 & 1997) photos, furnished by the Santa Barbara County, Planning and Development Department. Based on review of these photographs, it appears that several areas along the sea bluff have been subjected to ancient landslide activity. Portions of the existing landslides were visible in the 1928 aerial photographs. Review of the June 17, 1966 aerial photographs of the subject property (showing the pre-existing residence on the property) indicates a well defined top of slope in the vicinity of the current top of slope.

#### **4.4. Erosion, and Drainage Control**

Much of the rainfall that occurs in the area appears to percolate directly into the subsurface. However, there is some evidence that excess surface water runoff may pass down slope as sheet flow causing surface erosion. The Older Alluvium is susceptible to erosion when uncontrolled surface runoff water is allowed to flow over unprotected slopes. Erosion scars were visible along the beach bluff. The erosion scars are inferred to be the result of concentrated runoff water (from rainfall, irrigation water, or residential runoff overflow) directed onto the sea bluff. The potential for significant erosional damage will be reduced provided proper drainage control measures are implemented during and after remodel/construction on the property. An erosion and drainage control plan will need to be designed and implemented to capture runoff from the existing and proposed structures and other impermeable surfaces (i.e. roofs, patios, decks, etc.).

#### **4.5. Photogrammetric Analysis**

To aid in the process of determining rates of sea cliff erosion near the subject property, we have conducted a detailed photogrammetric analysis of the site and surrounding area that measures distances between existing fixed marker's and the same fixed marker's as seen in old aerial photographs of the area. Our detailed investigation of sea cliff retreat included the establishment of several fixed points on the subject property and at the base of the bluff that could be identified on old air photos and is still in place in the field today (i.e. rock outcrops on the beach, residence, road, etc.). We have also reviewed previously published and unpublished reports and maps that document rates of sea cliff retreat elsewhere along the South Coast.

Initially, air photos of the area taken in 1928 (Fairchild, 1928) were inspected and reviewed. These older photographs were not particularly useful for this project because of their relatively small scale (1 inch

equals 1,500 feet). We were able to identify several markers on the 1928 photos that are still located on the subject property. However, no sea cliff retreat rate data could be determined from these stations on the 1928 photos because of its relatively small scale. We then reviewed a series of high resolution, large scale photographs from the Santa Barbara County, Resource Management Department on June 17, 1966 (scale 1 inch = 250 feet). Several key features on the 1966 photos are still currently present in the area with which to accurately determine the amount of retreat that has occurred since that time. By viewing the aerial photo (stereo) pairs with the aid of a stereoscope, we were able to simulate a three dimensional view of the site and surrounding area to determine the approximate location of the top of bluff in relationship to the fixed markers. By analyzing these photo pairs and contrasting them with the existing sea cliff location, subtle changes along the coastline were measured.

The most distinct marker in the area is the existing residence located on the subject property. Measurements were also made from the residence and large Cypress tree (canopy and tree trunk) to the top of the sea cliff in the 1966 photograph and compared to the present measurements recently made in the field. Likewise, little or no retreat was found on the southwest side of the property. The current residence is situated approximately 82 feet from the current top of slope (west side). The 1965 topographic map shows the same approximate distance to the top of bluff.

Another distinct, man-made feature that could be seen and photogrammetrically measured in the 1966 photos, and is still present in the area is the Edgewater Way. Measurements were also made from the driveway to the top of the sea cliff in the 1966 photograph and compared to the 1965 and 1995 topographic maps. No measurable retreat could be found between these markers.

Measurements were made from the base of the sea cliff in the 1966 photographs and compared to the present measurements recently made in the field. A total maximum retreat of approximately 12 feet was measured during the 48-year time period (from June, 1965 topographic map to present). This is equivalent to an average approximate retreat rate of 0.25 feet per year (12 feet/48 years), or 3 inches per year. This is consistent with other studies conducted along the Mesa with similar geologic conditions.

Application of the site specific, average retreat rate of 3 inches per year and a design life of 75 years (Santa Barbara County and California Coastal Commission Guidelines), the total theoretical sea cliff retreat for this site would be approximately 18.75 feet from the current top of bluff.

It is however, our opinion that while erosion at the base of slope has been minimal at this location, landslide activity could occur on the slope where daylighted beds are exposed. Due to the presence of on-site and off-site landslides along the sea cliff and unsupported (daylighted) bedding plane observed on the subject property, we have constructed a Geologic Cross Section from the beach through the property to determine a structural setback based on potential landslide activity. Assuming wave erosion could expose unsupported bedding planes near the current toe of the sea bluff, projection of a bedding plane failure from the base of slope, suggests a failure could extend approximately 110 feet (east side) to 122 feet (west side) of the current top of bluff. Although the projected 110 – 122 foot failure line north of the

current top of bluff is not expected during the lifetime of the proposed residence, it is still possible since this type of bedding plane failure has likely occurred on this property and neighboring properties along the sea cliff. We therefore recommend a 110 to 122 foot structural setback from the current top of bluff as shown on Figure 2. The recommended setback also includes auxiliary structures.

I have also reviewed the recent study regarding the effects of rising sea level on the California and Santa Barbara coastlines titled "City of Santa Barbara Sea-level Rise Vulnerability Study" by Griggs et al (2012). This study suggests an average rate of sea level rising along the California coast has been approximately 8 inches since 1900. Projection of the future rise in sea level has been estimated to rise approximately 10 to 17 inches by 2050. Theoretical projections of future ocean levels beyond 2050 become more difficult to predict with a range of 31 to 69 inches, depending on which model is used. While the rising sea level may increase the rates of sea cliff retreat for the property and surrounding area, the proposed 110 foot setback should provide an adequate buffer for future erosion/landslide activity.

It is noteworthy that the preliminary structural setback line prepared for the City of Santa Barbara, suggests the setback line is approximately 82 feet from the top of slope (Hoover, 1978). This setback line was considered preliminary only and to be verified by an on-site geologic investigation.

I have also reviewed the 75 year sea cliff retreat line Map prepared by URS for the City of Santa Barbara. The study conducted by URS is not based on site specific data, while the information gathered from our office is based on actual past rates of erosion on the subject property and is consistent with other rates of retreat as measured from the neighboring properties along the beach. I have also reviewed the "Establishment Development Setbacks from Coastal Bluffs" (2002) and have properly performed the recommended guidelines for a geologic investigation.

It should be noted that sea cliff retreat rates are closely related to weather, tides, and surf conditions. While average long term rates of sea cliff retreat are usually reported as occurring at rates of inches or feet per year, the actual process is typically episodic, with sudden larger than average losses occurring when severe storms and/or high surf episodes attack the coastline, followed by years or even decades of very little retreat. Examples of recent severe winter conditions occurred during the winter seasons of 1969-70, 1979-80, 1982-83, 1994-95, 1997-98 and 2004-05. Because the time interval over which our sea cliff retreat analysis included several of these severe winter erosion episodes, it is our preliminary opinion that the above listed average rate calculations are reasonably representative of a longer term time frame. A detailed sea cliff retreat study by Norris (1968) found evidence for sea cliff retreat rates elsewhere along the greater Santa Barbara Coast from near zero to as high as 10 inches per year based upon measurements from fixed markers between 1927 and 1947.

## **5. CONCLUSIONS**

The bedding planes of the Monterey Formation are oriented (strike) such that the dip angles are roughly coincident with the sea bluff. Analysis of the coastal bluff below this site suggests that the average retreat rate in the exposed areas is approximately 3 inches per year during the last 48 years. Application of the 3 inches per year retreat rate and a 75 year design life would dictate a setback of 18.75 feet from the existing edge of bluff (Santa Barbara County Coastal Plan, 1982; Policy 3-4 "Bluff Protection"). However, a retreat of approximately 110 feet (east side) to 122 feet (west side) north of the top of bluff has been determined based on a potential bedding plane failure located along the sea bluff. We therefore recommend a structural setback of 110 to 122 feet from the current top of bluff.

The above findings are the result of an approximate one day field investigation of the property and surrounding area, review of a deep subsurface boring, analyses of several historic aerial photographs, and review of relevant geologic literature, maps, and cross sections. Based on these findings, it is our conclusion that it is feasible to construct the proposed residence and auxiliary structures beyond the 110 to 122 foot structural setback line. The recommendations listed below and those to be provided by your Geotechnical Engineer and Civil Engineer should also be implemented.

## **6. RECOMMENDATIONS**

In order to reduce the potential for adverse geologic conditions that could affect the subject property, we make the following site geologic development recommendations:

### **6.1. Structural Setback**

Based on a worst-case potential bedding plane failure along the sea bluff, a maximum 110 to 122 foot landslide encroachment north of the current existing top of the sea cliff has been calculated. We therefore recommend that any potential structures (i.e. residences, pool, tennis courts, etc.) be located 110 to 122 feet north of the current top of bluff as shown on Figure 2.

### **6.2. French Drains**

The interbedded Older Alluvium and the soil/fill/shale boundaries may occasionally contain perched groundwater during the rainy season. Some of this fluid may migrate toward any crawlspaces. We therefore recommend that all building components including basements, crawlspaces, and/or retaining walls that are to be placed below existing (pre-graded) ground surface should be outfitted with a French Drain system to intercept and transport all excess subsurface fluids away from the proposed structures. The captured water should be directed to an appropriate disposal point. Proper design and function of these French Drains is very important in minimizing the potential for water entry into the various structural components.

### **6.3. Erosion and Drainage Control**

All runoff water from impervious areas such as roofs, patios, decks, French Drains, and driveways should be captured and directed via an impervious conduit to an appropriate disposal area. No surface water or captured subsurface water should be allowed to pass in an uncontrolled manner onto the sea cliff. The collected water should be transported to the base of slope via existing or proposed non-perforated drainage pipes or an appropriate location on the north side of the property. The drainage pipe should be oversized, corrugated pipe to dissipate the energy of the flowing water. The pipe should be securely fastened to the slope and blanketed with a biodegradable erosion matting to allow plants to easily camouflage the pipe. We recommend that the on site drainage system be inspected and cleaned on a regular basis to ensure it is functioning correctly. Minimizing runoff is essential in reducing ground saturation near

the proposed building site and along the sea cliff. This, in turn, reduces the potential for slope failure, soil creep, or erosion difficulties.

#### **6.4. Vegetation**

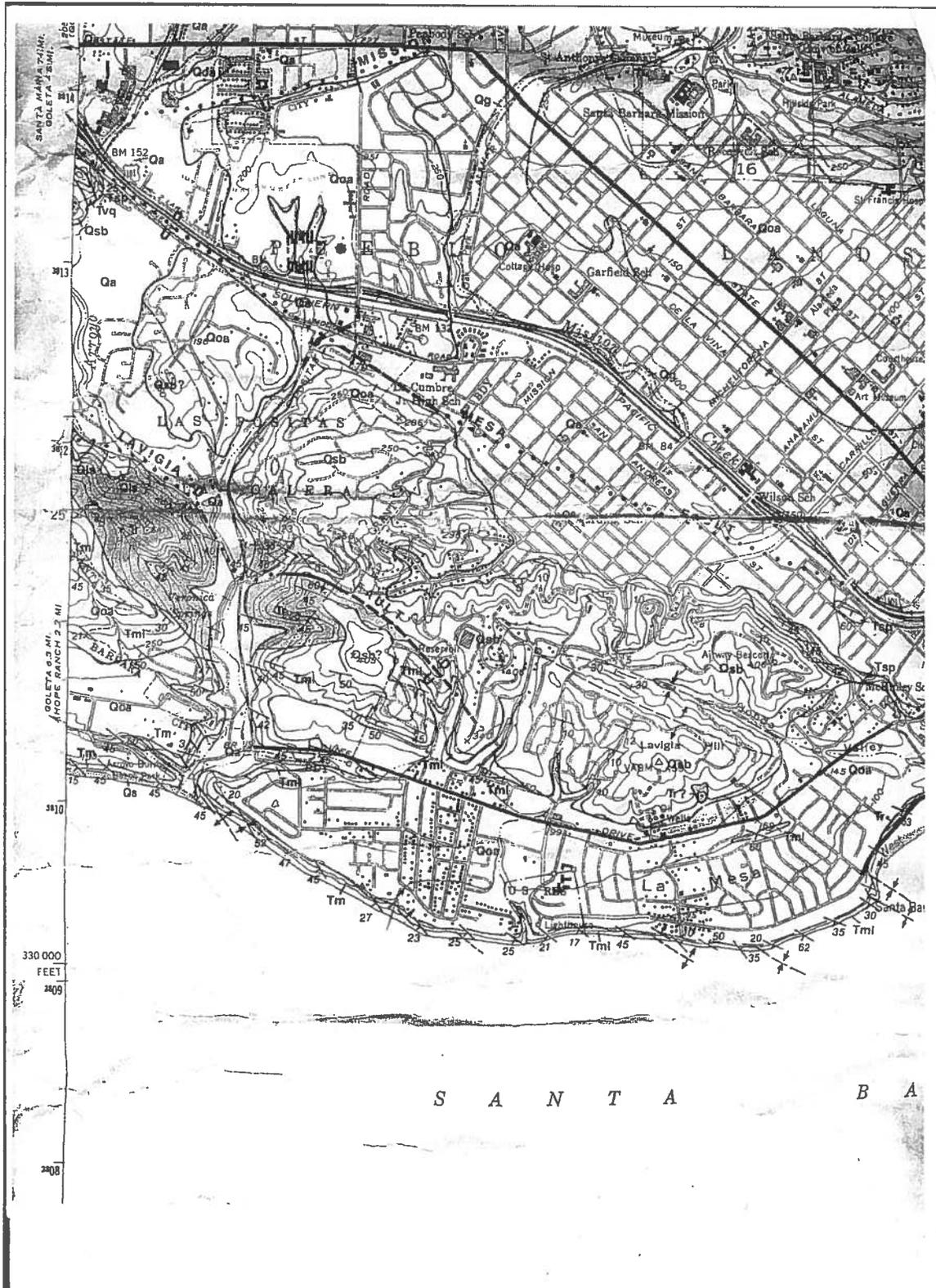
The use of deep rooted, drought tolerant plants in the landscaping of the southern portions of the property is recommended in order to minimize the potential for over-saturation and erosion. Thick and deep rooted plant varieties help to stabilize the slope and keep it in a state of under-saturation. The re-vegetation program (in areas where the existing vegetation is sparse or to be removed) should be implemented as soon as practical after the rough grading process. Minimize the planting of high water use plants (including the lawn) within 20 feet of the sea cliff. We also recommend removing any heavy, shallow rooted plants (i.e. ice plant) on or near the bluff top. We suggest that you contact a landscape architect for any questions you may have regarding drought tolerant plant varieties and the re-vegetation program.

If we can be of any further service to you on this or other geologic matters, please contact our office.

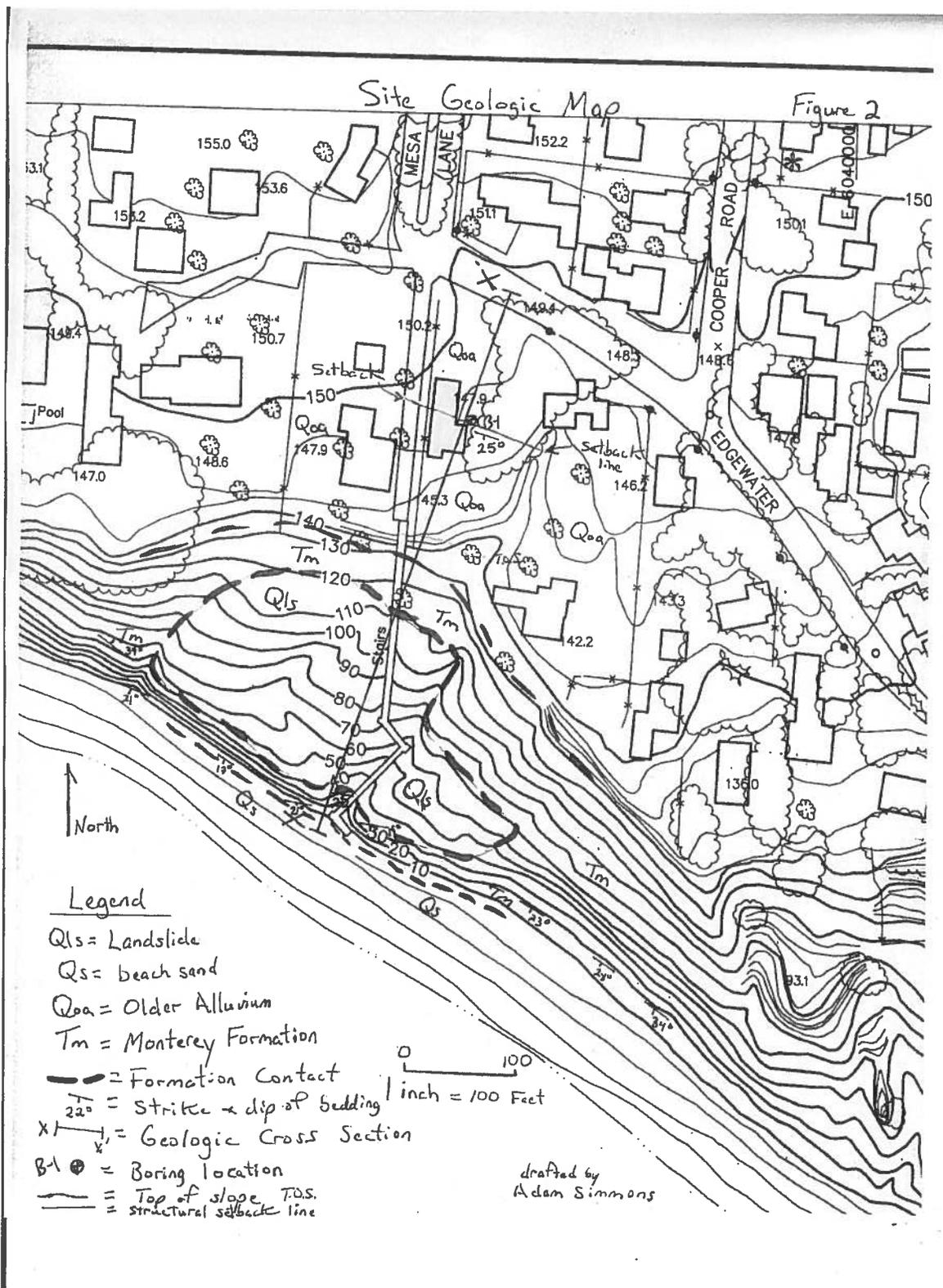
Sincerely,

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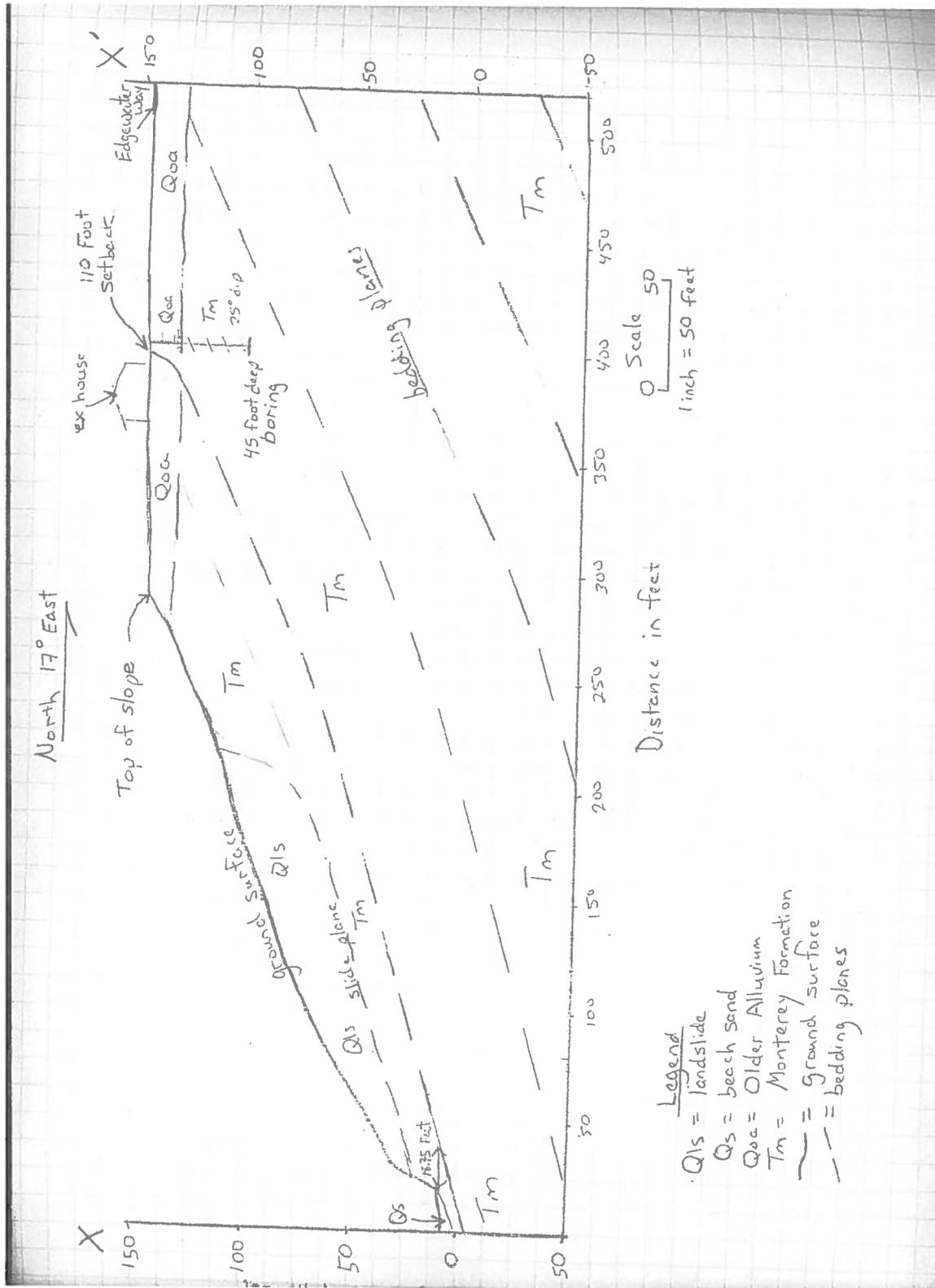
Mr. Adam Simmons  
Certified Engineering Geologist & Hydrogeologist  
State of California RG #6234 EG #2015 HG #509



Regional Geologic Map (Dibblee, 1986) Figure 1 Scale 1 inch = 2,000 feet North  $\Delta$   
 Qoa = Older Alluvium Tml = Monterey Formation (lower member) house in red



Topographic Map (Flood Control, 1995)  
House shaded in yellow



January 3, 2014

Mr. Michal Smulski  
C/o Zimmerman Architects  
16 W Mission Street  
Santa Barbara, California 93101

Attn: Mr. James Zimmerman

Re: Addendum Report – existing development  
*Proposed residence*  
2345 Edgewater Way  
Santa Barbara, California

RECEIVED  
JAN 16 2014

CITY OF SANTA BARBARA  
PLANNING DIVISION

Dear Mr. Smulski:

The existing residence, garage, and patio are to be removed to allow for a new residence, garage and permeable driveway. As previously described within my previous report prepared in April 19, 2013, I recommended reducing the weight of the soil near the sea bluff. I therefore recommended minimizing the placement of any high water use plants (including lawn) and/or heavy, shallow rooted succulents (i.e. jade plants) within 20 feet of the sea cliff. The use of deep rooted, drought tolerant plants in the landscaping of the property is recommended in order to minimize the potential for over saturation and erosion. Thick and deep rooted plant varieties help to stabilize the slope and keep it in a state of under saturation.

The existing wooden deck and brick walkway located in the backyard, and within the 75 year setback line, should have no significant impacts to the stability of the slope and may remain, if desired. Likewise, the potential for significant erosional damage as a result of the wooden deck and brick walkway is low given the relatively small surface area and spacing between the impermeable wood/brick materials. The wooden deck and brick pathway are also visible in the June 1966 aerial photograph of the site. In fact, a date stamped in the concrete wall supporting the existing pathway suggests it was built in the 1930's.

However, the existing reflection pond could potential increase the instability of the slope since, when full it may allow for water seepage into the underlying earth materials. I therefore recommend removing the reflection pond and replacing with native earth materials and re-vegetate the slope.

If we can be of any further service to you on this or other geologic matters, please do not hesitate to contact us.

Sincerely,



Mr. Adam Simmons  
Certified Engineering Geologist & Hydrogeologist  
State of California PG #6234 EG #2015 HG #509



March 4, 2014

Mr. Michal Smulski  
C/o Zimmerman Architects  
16 W Mission Street  
Santa Barbara, California 93101

Attn: Mr. James Zimmerman

Re: Addendum Report – Proposed Pool  
2345 Edgewater Way  
Santa Barbara, California

.....

Dear Mr. Smulski:

The proposed pool site is to be located behind (north of) the 75 year structural setback line along with the new residence, garage and permeable driveway. As previously described within my previous reports prepared in April 19, 2013 and January 3, 2014; I recommended reducing the weight of the soil near the sea bluff.

I therefore recommended removing the existing reflection pond since it could potential increase the instability of the slope by allowing water seepage into the underlying earth materials. However, a new proposed pool could be installed provided extra precautions are implemented as part of the construction process to reduce the potential for pool leakage affecting the stability of the slope.

The proposed pool should be equipped with a waterproof liner and/or provide an upgraded waterproofed pool design that reduces or eliminates the potential for leakage from the pool. I also recommend providing below pool drainage system consisting of a French drain in a gravel bed with a sump pump. The pump may deliver any gathered water seepage and/or perched groundwater to an existing surface drainage pipe that directs the water to the north, away from the sea bluff.

If we can be of any further service to you on this or other geologic matters, please do not hesitate to contact us.

Sincerely,

---

Mr. Adam Simmons  
Certified Engineering Geologist & Hydrogeologist  
State of California PG #6234 EG #2015 HG #509

## LOCAL COASTAL PLAN POLICIES

### GENERAL POLICIES

**Policy 1.1** The City adopts the policies of the Coastal Act (Public Resources Code Sections 30210 through 30263) as the guiding policies of the land use plan.

**Policy 1.2** Where policies within the land use plan overlap, the policy which is the most protective of the resources, i.e. water, air, etc. shall take precedence.

**Policy 1.3** Where there are conflicts between the policies set forth in the land use plan and those set forth in any other element of the City's existing General Plan or existing regulations, the policies of the land use plan take precedence.

### HOUSING POLICIES

**Policy 5.3** New development in and/or adjacent to existing residential neighborhoods must be compatible in terms of scale, size, and design with the prevailing character of the established neighborhood. New development which would result in an overburdening of public circulation and/or on-street parking resources of existing residential neighborhoods shall not be permitted.

#### Action

Projects in the coastal zone will be reviewed by the Architectural Board of Review or Historic Landmarks Commission in accordance with the established rules and procedures.

### HAZARDS POLICIES

**Policy 8.1** All new development of bluff top land shall be required to have drainage systems carrying run-off away from the bluff to the nearest public street or, in areas where the landform makes landward conveyance of drainage impossible, and where additional fill or grading is inappropriate or cannot accomplish landward drainage, private bluff drainage systems are permitted if they are:

- (1) sized to accommodate run-off from all similarly drained parcels bordering the subject parcel's property lines;
- (2) the owner of the subject property allows for the permanent drainage of those parcels through his/her property;
- (3) the drainage system is designed to be minimally visible on the bluff face.

### VISUAL QUALITY POLICIES

**Policy 9.1** The existing views to, from, and along the ocean and scenic coastal areas shall be protected, preserved, and enhanced. This may be accomplished by:

- (1) Acquisition of land for parks and open space;
- (2) Requiring view easements or corridors in new development;
- (3) Specific development restrictions such as additional height limits, building orientation, and setback requirements for new development;
- (4) Developing a system to evaluate view impairment of new development in the review process.

(5)

**Policy 9.3** All new development in the coastal zone shall provide underground utilities and the undergrounding of existing overhead utilities shall be considered high priority.