I. PROJECT DESCRIPTION

The project consists of a remodel to an existing 2,734 square foot single residential unit with a 484 square foot attached two-car garage. The remodel consists of replacing the exterior doors and windows, reconfiguring the porch entry, new wood shingle siding, repainting, a re-roof to adjust the slope on the south elevation (ocean side) and replacement of the existing composition shingles with new charcoal gray composition shingles, as well as three new footings and a new stem wall as part of the foundation system. Other site improvements include new landscaping and minor hardscape alterations. No new square footage is proposed to the existing residence. The project would abate violations identified in ENF2017-017417.

II. REQUIRED APPLICATIONS

A Coastal Development Permit (CDP2018-00004) is required to allow the proposed development in the Appealable Jurisdiction of the City’s Coastal Zone (SBMC §28.44.060).

APPLICATION DEEMED COMPLETE: May 22, 2018
DATE ACTION REQUIRED: August 6, 2018

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 project would not increase the square footage or height of the residence, and the proposed drought tolerant landscaping and hardscape changes are in line with the City’s goals and policies of reducing water use, namely on bluff top properties. 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.
IV. BACKGROUND

The original one-story single residential unit was constructed on the lot in 1950. Additions were subsequently permitted in 1951, 1961, 1962, 1966, and 1996.

In 2017, an enforcement case (ENF2017-017417) was opened in response to remodel work being conducted without permits. The work consisted of interior remodeling, reroofing, window changes and replacement of stucco exterior with shake shingles. The project initially qualified for a Coastal Exemption under repair or maintenance and as such the owner applied for a Building Permit to abate the violations. However, landscaping improvements within 50 feet of the bluff edge trigger a Coastal Development Permit (CDP). The subject CDP application seeks to abate the violations and get approval of the proposed landscaping as one project.

V. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

<table>
<thead>
<tr>
<th>Applicant:</th>
<th>Roger Holcombe</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Owner:</td>
<td>Roger Holcombe</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Site Information</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcel Number:</td>
<td>041-350-017</td>
</tr>
<tr>
<td>Lot Area:</td>
<td>33,057 square feet</td>
</tr>
</tbody>
</table>
Site Information

<table>
<thead>
<tr>
<th>Parcel Number: 041-350-017</th>
<th>Lot Area: 33,057 square feet</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>General Plan:</strong> Low Density Residential, (5 du/ac)</td>
<td><strong>Zoning:</strong> E-3/SD-3</td>
</tr>
<tr>
<td><strong>Local Coastal Plan:</strong> Low Density Residential (5 du/ac)</td>
<td></td>
</tr>
<tr>
<td><strong>Existing Use:</strong> Residential</td>
<td><strong>Topography:</strong> 39% average slope</td>
</tr>
</tbody>
</table>

Adjacent Land Uses

- North – Residential
- East – Residential
- South – Pacific Ocean
- West – Residential

B. PROJECT STATISTICS

<table>
<thead>
<tr>
<th></th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Living Area</strong></td>
<td>2,745 square feet</td>
<td>2,745 square feet</td>
</tr>
<tr>
<td><strong>Garage</strong></td>
<td>484 square feet</td>
<td>484 square feet</td>
</tr>
<tr>
<td><strong>Accessory Space</strong></td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td><strong>Floor Area Ratio</strong></td>
<td>12% = 51% of Maximum Guideline FAR</td>
<td>12% = 51% of Maximum Guideline FAR</td>
</tr>
</tbody>
</table>

VI. POLICY AND ZONING CONSISTENCY ANALYSIS

Although overall the proposed improvements to the existing residence are minor, the landscaping components of the project located within 50 feet of the edge of a coastal bluff require a Coastal Development Permit by the Planning Commission per the Public Resources Code Section 30610(a).

As shown on the following table, the proposed project is consistent with all the applicable zoning standards.

A. ZONING ORDINANCE CONSISTENCY

<table>
<thead>
<tr>
<th>Standard</th>
<th>Requirement/Allowance</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Setbacks</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Front</td>
<td>20 feet</td>
<td>32 feet 8 inches</td>
<td>32 feet 8 inches</td>
</tr>
<tr>
<td>- Interior</td>
<td>6 feet</td>
<td>6 feet 6 inches</td>
<td>6 feet 6 inches</td>
</tr>
<tr>
<td>- Rear</td>
<td>6 feet</td>
<td>170+ feet</td>
<td>170+ feet</td>
</tr>
<tr>
<td>Building Height</td>
<td>30 feet</td>
<td>17 feet</td>
<td>17 feet</td>
</tr>
<tr>
<td>Parking</td>
<td>2 covered</td>
<td>2 covered</td>
<td>2 covered</td>
</tr>
<tr>
<td>Open Yard</td>
<td>1,250 square feet</td>
<td>1,260 square feet</td>
<td>1,260 square feet</td>
</tr>
</tbody>
</table>
Lot Coverage

<table>
<thead>
<tr>
<th></th>
<th>N/A</th>
<th>3,218 sf</th>
<th>10%</th>
<th>N/A</th>
<th>3,218 sf</th>
<th>10%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Paving/Driveway</td>
<td></td>
<td>2,047 sf</td>
<td>6%</td>
<td>1,807 sf</td>
<td>6%</td>
<td></td>
</tr>
<tr>
<td>Landscaping</td>
<td></td>
<td>27,792 sf</td>
<td>84%</td>
<td>28,032 sf</td>
<td>85%</td>
<td></td>
</tr>
</tbody>
</table>

**B. COASTAL ACT AND LOCAL COASTAL PLAN CONSISTENCY**

The project site is located within the Appealable Jurisdiction of the Coastal Zone and must be found consistent with the City’s Local Coastal Plan (LCP), which implements the California Coastal Act. The project is 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; public access, both vertically and laterally along the bluffs, overuse of public facilities; protection of recreational access; protection of archaeological resources and the maintenance of existing coastal views and open space. Staff has reviewed the subject application and finds the residential improvements and proposed landscaping consistent with the California Coastal Act and the City’s Local Coastal Plan.

1. **CALIFORNIA COASTAL ACT POLICIES**

   a. Coastal Act Section 30251 (Scenic and visual qualities)

   *The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas.*

   Due to the steepness of the slope, the landscaping and residential improvements including roof changes cannot be seen from the beach below. Additionally, since the roof changes do not alter the existing maximum height of the residence, they do not impede or alter views of the ocean from the north. Therefore the project can be found consistent with this policy.

   b. Coastal Act Section 30253 (Minimization of adverse impacts)

   *New development shall do all of the following: (a) Minimize risks to life and property in areas of high geologic, flood, and fire hazard. (b) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.*

   A geologic investigation report dated April 11, 2018, and Addendum dated April 24, 2018, was prepared by Steve Campbell. The report analyzed the potential for the proposed residential and landscaping improvements to create or contribute to
geologic instability. The report states replacement of existing landscaping with
drought tolerant plants and non-irrigated surfaces would serve to benefit the site and
concludes that the proposed improvements would not contribute to erosion, geologic
instability or destruction of the site or in the surrounding area. Therefore the project
can be found consistent with this policy.

2. CITY LOCAL COASTAL PLAN POLICIES

a. LCP Policy 8.1 (Drainage for Bluff Top Properties)

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.

The property has an existing drainage system which carries run-off away from the
bluff and onto the street. The system utilizes a gravity system which takes advantage
of the roof line elevation exceeding the street elevation. Additionally, the drought
tolerant landscaping improvements would reduce the irrigation and natural drainage
on the southern portion of the property along the bluff top. Therefore, the project can
be found consistent with LCP Policy 8.1.

b. LCP Policy 8.2 (Bluff face development)

With the exception of drainage systems identified in Policy 8.1, no development shall
be permitted on the bluff face...

The City’s certified LCP map identifies the top of bluff at the 110 foot elevation. This
line was provided to the City by the California Coastal Commission (CCC) as part of
the approval of the City’s Post LCP Certification Permit and Appeal Jurisdiction Map
in 2017. Per the plans provided, none of the proposed improvements are below the
110 foot elevation, and therefore would not be considered bluff face development,
and therefore, the project can be found consistent with LCP Policy 8.2.

c. LCP Policy, Seismic Safety and Conservation Element, Landslides Policy 2 (Grading
in Active and Inactive Landslides)

Any grading operations undertaken in areas of active and inactive landslides shall be
designed and supervised by a qualified soils engineer.

No grading is proposed as part of the landscape improvements. Plant material would
be replaced within the existing topography. Additionally, no active or inactive
landslides occur within the project area, therefore the project can be found to be
consistent with LCP Seismic Policy 2.
d. **LCP Policy, Seismic Safety and Conservation Element, Landslides Policy 1 (75-Year Seaciff Retreat Setback)**

*New development on the top of a cliff 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.*

Barring site-specific geotechnical analysis establishing a factor of safety greater than 1.5—the City’s policy is that new development is limited to only minor, at-grade, easily removable, non-habitable improvements in this area. Additionally, even these items are restricted to locations at least 10 feet from the bluff edge, to allow sufficient room to remove such structures before they are threatened and prevent safety hazards to the public on the beach below. The new landscaping and pavers proposed as part of the project meet this criteria since the improvements do not require footings for installation, are all removable, and are located greater than 10 feet from the bluff edge.

However, conditions of approval are recommended to be placed on such improvements to 1) require removal of the pavers when threatened, 2) prohibit the installation of shoreline protection devices to extend the life of the structures, and 3) require recordation of said conditions on the property to inform all future property owners. Therefore the project can be found consistent with this policy.

**VII. 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 15301 (Existing Facilities), which allows interior and exterior alterations to existing private structures, and Section 15304 (Minor Alterations to Land), which allows for landscaping on private property.

**VIII. DESIGN REVIEW**

The proposed residential improvements including roof changes were reviewed by the Single Family Design Board (SFDB) on March 6, 2016 and received Project Design and Final Approval. However, since that time the applicant has added the landscaping to the scope of work. The landscaping was reviewed at the May 29, 2018 SFDB meeting and was continued to the June 4, 2018 meeting with three comments. As of publication of this staff report the draft minutes for the June 4, 2018 meeting were not yet available, but will be provided to the Planning Commission at the June 14, 2018 hearing.

**IX. FINDINGS**

The Planning Commission finds the following:

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

1. The project is consistent with the policies of the California Coastal Act because as described in Section VI of the Staff Report, the proposed improvements and landscaping would not contribute to erosion, geologic instability or destruction of the site or in the surrounding area. In addition the project will not result in any adverse effects related to coastal resources, including views and public access.
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, as described in Section VI of the Staff Report because the landscaping improvements would not contribute to erosion, geologic instability or destruction of the site. Furthermore, the project will not impact views from public view corridors; will not impact public access; will not contribute to safety or drainage hazards on the site; and since the project is located within the area previously disturbed and includes minor, at-grade, improvements, potential impacts to cultural resources would be less than significant.

Exhibits:

A. Conditions of Approval
B. Project Plans
C. Applicant's letter, dated April 9, 2018
D. SFDB Minutes, dated March 6, 2017 and May 29, 2018
E. Geological Investigation Letter and Addendum, dated April 11, 2018 and April 24, 2018
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 (30% of all planning fees, as calculated by staff) at time of building permit application.
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. Submit an application for and obtain a Building Permit (BLD) for construction of approved development and complete said development.

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 is limited to the interior remodel, roof, door and window changes, exterior treatment, landscaping and hardscaping changes and improvements shown on the plans signed by the chairperson of the Planning Commission on said date and on file at the City of Santa Barbara.

2. **Development Rights Restrictions on Bluff Face.** The Owner shall not cause or suffer any development on, or make any use of, the bluff face beyond what is identified on the approved plans, in order that the bluff face will remain in its natural state as much as reasonably feasible. The Owner shall not make use of the restricted area including, but not limited to, grading, irrigation, structures, ornamental landscaping, or utility service lines. The restricted areas shall be shown on the landscape plans. The Owner shall continue to be responsible for maintenance of the restricted area, and compliance with orders of the Fire Department. Any brush clearance shall be performed without the use of earth moving equipment.

3. **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.
4. **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.

5. **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 and Operations and Maintenance Procedure Plan approved by the Creeks Division. 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.

6. **Future Threats to Development.** By acceptance of this permit, the Owner agrees, on behalf of him/herself and all successors and assigns, that the Owner shall remove the development authorized by this permit, including the residence, garage, foundations, decks or pavers 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 Owner 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.

7. **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.
8. **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. **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.

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. **Construction-Related Truck Trips.** Construction-related truck trips for trucks with a gross vehicle weight rating of three tons or more shall not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.) in order to help reduce truck traffic on adjacent streets and roadways.

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. **Drainage and Water Quality.** The project is required to comply with Tier 3 of the Storm Water BMP Guidance Manual, pursuant to Santa Barbara Municipal Code Chapter 22.87 treatment, rate and volume. The Owner shall submit drainage calculations, a hydrology report, worksheets from the Storm Water BMP Guidance Manual for Post Construction Practices prepared by a registered civil engineer or licensed architect demonstrating that the new development will comply with the City’s Storm Water BMP Guidance Manual. Project plans for grading, drainage, stormwater facilities and treatment methods, and project development, shall be subject to review and approval by the City Building Division and Public Works Department. Sufficient engineered design and adequate measures shall be employed to ensure that no unpermitted construction-related or long-term effects from increased runoff, erosion and sedimentation, urban water pollutants (including, but not limited to trash, hydrocarbons, fertilizers, bacteria, etc.), or groundwater pollutants would result from the project.

c. **Requirement for Archaeological Resources.** The following information shall be printed on the site plan:

If archaeological resources are encountered or suspected, work shall be halted or redirected immediately and the Planning Division shall be notified. The archaeologist shall assess the nature, extent, and significance of any discoveries and 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 Planning Division 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 Planning Division grants authorization.

d. **Contractor and Subcontractor Notification.** The Owner shall notify in writing all contractors and subcontractors of the site rules, restrictions, and Conditions of Approval. Submit a draft copy of the notice to the Planning Division for review and approval.
e. **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.

f. **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:

<table>
<thead>
<tr>
<th>Property Owner</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Contractor</th>
<th>Date</th>
<th>License No.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Architect</th>
<th>Date</th>
<th>License No.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Engineer</th>
<th>Date</th>
<th>License No.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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, contractor(s) telephone number(s), 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 Public Works Director with a Public Works permit.

3. **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 §22.60. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.

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. **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.

II. **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.
Exhibit B: The project plans for 2111 Edgewater Lane have been distributed separately.

A copy of the plans is available for viewing at the Planning and Zoning Counter, 630 Garden Street, Santa Barbara, CA between the hours of 8:30 A.M and 4:30 P.M. Monday through Thursday, and every other Friday. Please check the City Calendar at www.SantaBarbaraCA.gov to verify closure dates.
DART Application

Letter from Applicant – 2/14/2018

Revision 1 – 4/9/2018 Corrections in garage dims sht. 3 and uncovered parking sht. 4

Applicant: Roger Holcombe, 406 N. Hope Ave, Santa Barbara, CA 93110  805-570-9719

Property Address: 2111 Edgewater Way, Santa Barbara, CA 93109

Application File Numbers  BLD 2017-00721,  MST 2017-00079

I am seeking a Coastal Development Permit for a remodel of this beautiful ocean bluff property. The changes do not include any changes to the site plan or any changes in the outline or area of the house.

This project’s structural changes are primarily to raise the ceiling of the living room. This permits nine-foot ceilings and large windows to enjoy the ocean view. The image below left shows the beam from a long-ago remodel that cuts the living room in half with a low irregular ceiling. The right image is similar to the proposed design that is high and open.
This interior ceiling change will necessarily require a change to the slope of the roof for proper drainage.

In addition, the style of the house will be revised from the 1950’s stucco to a shingled “Cape Cod” style more appropriate for this location. A nonfunctional roof gable will be added to the garage for style. New replacement roof shingles consistent with the house design will be installed. Overhead utilities will be moved underground for appearance.

Internally, several partition walls are opened up to provide the “open” floorplan. This, of course, requires structural reinforcements. New kitchen cabinets, upgraded bathrooms, and flooring will upgrade the function and appearance. The house is being retrofitted to meet all current energy efficiency standards. This is accomplished with all new windows, doors and significant added insulation. Electrical and plumbing functions are updated.

Lastly, this house will be upgraded to meet current seismic requirements with new foundation anchor bolts, support beams, wall strengthening sheer panels and metal reinforcements.

I have one problem which is a lack of patience. During this permitting process which started last April, I have begun the demolition phase prior to the issuing of the permit. The kitchen cabinets, flooring, some sheetrock have been removed. Also, some shingles have been installed to work out the details of design and trim. This has allowed the structural engineer to see the structure better and to properly design the seismic reinforcements. As a result, I have been issued a red tag and have stopped work completely.
Attached below are the specific details of this remodel.

**Detailed description of the project**

1. **Use of structures:** This is and will continue to be a single-family residence. The specific changes include:
   - Remodel interior to provide “open” floorplan
   - Replace exterior windows and doors
   - Re-structure and raise ceiling in living room to 9 ft.
   - Replace roofing material with light weight shingles
   - Upgrade electrical and replace knob and tube wiring
   - Replace overhead powerlines with underground service
   - Addition of tankless water heater
   - New air conditioning
   - Addition of fiber cement shingle siding
   - Redesigned front porch with gabled roof
   - New shear walls and foundation reinforcements to meet seismic requirements

2. **Square footages:** The property consists of a 2900 sq. ft. main residence and a 484 sq. ft. detached garage on the lot. The lot is 33,057 sq. ft. (approximately .75 acre). There is no change to the area of the house or garage.

3. **Number of proposed residential units / lot:**
   - One

4. **Residential density (dwelling units per acre)**
   - One

5. **Average unit size:**
   - Not Applicable

6. **Demolition or removal of any structures:**
   There are no buildings to be removed. A roof structure for the living room will be removed and replaced of the same size to raise the height of the interior ceiling. There is no increase in the building height.

7. **Site square footage and acreage:**
   - The property is 33,057 sq. ft. (approximately .75 acre)

8. **Removal of any trees or significant vegetation:**
9. Drainage information:

The drainage is unchanged from original site condition. Drainage consists of water soaking into the natural surface.

10. Parking and Landscaping statistics:

Parking is in the two-car garage and an uncovered side space adjacent to the driveway easement that can hold two cars.

11. Proposed Grading:

None required

12. Adjacent surrounding land uses and land use designations and zone districts to north, south, east and west:

- **North** – Low Density Residential  E3/SD3
- **South** - Ocean Bluff
- **East** - Low Density Residential  E3/SD3
- **West** - Low Density Residential  E3/SD3

13. Specific questions:

i. **Added exterior lighting?**  - None

ii. **Creation of smoke or odors?** - None

iii. **Creation of new noise sources?** – Yes- Addition of an air-conditioner compressor

iv. **Geotechnical studies prepared for this site?** - None

v. **Resource or constraint studies been prepared for this site?** - None

vi. **Any existing or proposed trails or easements traversing this site?** - Yes

vii. **Property adjacent to or near creek or other water course?** This is an ocean bluff lot – south side is the bluff and ocean.

viii. **Who provides sewer service?** – City of Santa Barbara

ix. **Who provides water service?** – City of Santa Barbara

14. Describe demolition and construction activity in detail

i. **Est. duration of demolition** – Removal of living room roof estimated to take 3 days

ii. **Est. duration of grading** – No grading to be performed

iii. **Est. duration of construction** – Estimated to be 3 months

iv. **Number of workers and type of equipment for each phase** - Number of workers estimated to be 3-4. Equipment to be hand power tools and stationary chop/table saws.

v. **Staging area for equipment and materials** – Materials and equipment to be largely stored inside building with some around perimeter of building.
15. Project compliance with Inclusionary Housing Ordinance

Not Applicable

16. Additional pertinent information and other info previously requested by City Staff:

None

17. Storm Water Management

i. New and replaced impervious surfaces – No changes

ii. How site drainage is being transmitted thru property to natural watercourse. No specific water channels

iii. Is project a Tier 2 or Tier 3 as outlined in City’s Storm Water BMP Guidance Manual? This is a tier 2 project. Water is to be captured for irrigation purposes.

18. Hazardous Materials

• Would the project use or dispose of hazardous materials? - No

• Any known site contamination? - No

• Any abandoned oils wells in area? – Not aware of any

Provide dates for pre-application reviews within 6 months prior:

• Airport Commission ____No________

• City Council Action _____No_________

• Design Review (ABR/HLC/SFDB) ___3/6/2017

• Harbor Commission _____No__________

• Parks and Rec Commission _____No__________

• Planning Commission Action ____No_____

• Staff Hearing Officer _______No_____

• Other _____None_____  

Provide any relevant information on previous contact / correspondence with city staff. –

None

Significant issues and problem areas. –

None
NEW ITEM

E. 2111 EDGEWATER WAY  E-3/SD-3 Zone

Assessor’s Parcel Number: 041-350-017
Application Number: MST2017-00079
Owner: Ada E. Holcombe Trust

(Proposal to remodel an existing 2,734 square foot single family residence with a 484 square foot attached two-car garage. The remodel consists of replacing the exterior doors and windows, an addition of a new framed patio cover, repainting and a re-roof replacing the existing composition shingles with new charcoal gray composition shingles. No new square footage is proposed. The existing total of 2,734 square feet on a 17,290 square foot lot located in the Hillside Design District is 63% of the guideline maximum floor-to-lot area ratio (FAR). The projects is located in the Appealable Jurisdiction of the Coastal Zone and requires Coastal Review.)

(Action may be taken if sufficient information is provided. Project requires Coastal Review.)

Project Design Approval and Final Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code with the condition that the stairs at the south west corner of the house/deck must meet zoning requirements and cannot encroach within the required interior setback.)
ATTENDANCE

Members present: Sweeney and Richards
Staff present: Mamulski

REVIEW AFTER FINAL

A. 2111 EDGEWATER WAY E-3/SD-3 Zone

Assessor’s Parcel Number: 041-350-017
Application Number: MST2017-00079
Owner: Holcombe Ada E Trust

(Proposal to remodel an existing 2,734 square foot single residential unit with a 484 square foot attached two-car garage. The remodel consists of replacing the exterior doors and windows, repainting, and a re-roof replacing the existing composition shingles with new charcoal gray composition shingles. Other site improvements include new landscaping and minor hardscape alterations. No new square footage is proposed to the existing residence. The existing total of 2,734 square feet on a 17,290 square foot lot located in the Hillside Design District is 63% of the guideline maximum floor-to-lot area ratio (FAR). The projects is located in the Appealable Jurisdiction of the Coastal Zone and requires Planning Commission review for a Coastal Development Permit.)

(Comments Only. Project requires Planning Commission review. Project was last reviewed on March 6, 2018.)

Correspondence in support from Craig Hofman was acknowledged.

Continue one week with comments:
1. Provide an irrigation plan.
2. Include landscape compliance sheet on the plans.
3. The Board suggests using lemonade berry plants to blend into the native plantings.
April 11, 2018

Mr Roger Holcombe
406 N. Hope Ave
Santa Barbara, CA 93110

Subject: Geologic Comments - Site Effects from Repair and Maintenance of Residence and Proposed Patio Removal
2111 Edgewater Way
Santa Barbara, California

Dear Mr. Holcombe:

We have reviewed proposed plans for residential repair and maintenance at 2111 Edgewater Way. The plans (Sheet A-2, dated 9/17/17, and landscape plan dated 3/7/18) were provided by you. A site visit was conducted by the undersigned on April 6, 2018. This letter presents an assessment of the geologic effects the proposed structure repair and maintenance and yard improvements would have on existing site conditions. California Coastal Act Policy 30253 states that new development shall "assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs or cliffs.”

It is our understanding that the new decks, pergola and patio shown on the landscape plan are being eliminated from the project plans. The landscape improvements indicate increased coverage of drought tolerant landscaping and providing drip irrigation to all plants. We anticipate these project features will serve to reduce water use on the site and thereby reduce the introduction of irrigation water to the subsurface. Excessive irrigation water use can create slope instability, so reduction in irrigation should tend to not create any new bluff instability and possibly have the opposite effect.

The proposed removal of the small concrete patio near the southwest corner of the yard can be done with minimal use of heavy equipment and can be conducted with insignificant disturbance of the underlying soil so as to result in no geologic effect on this site or surrounding properties. With proper and standard drainage controls, the proposed improvements will not create any new geologic hazards. Drainage will not be placed in soil
infiltration systems or be allowed to concentrate and flow freely over slopes on or surrounding the property. Where stormwater is captured and treated, we understand it will be directed to the street gutter on Edgewater. No protective structures (seawall, retaining wall, etc) are proposed.

I conclude that the project meets the California Coastal Act Policy 30253 related to project effects on existing conditions, as stated above. The proposed repair, maintenance and landscaping improvements will not contribute to erosion, geologic instability or destruction of the site or the surrounding area.

This letter report is not intended to be a comprehensive geologic or geotechnical analysis under guidelines published by the California Coastal Commission, the California Geologic Survey or the California Building Code. No geologic mapping, no assessment of slope stability, and no estimation of future seacliff retreat have been conducted.

If you have any questions concerning this letter, please do not hesitate to contact me.

Sincerely,
Campbell-Geo, Inc.

Steven H. Campbell
Professional Geologist
State of California, #5576
Certified Engineering Geologist
State of California, #1729
April 24, 2018

Mr Roger Holcombe
406 N. Hope Ave
Santa Barbara, CA 93110

Subject: Addendum to Geologic Comments - Site Effects from Proposed
         Permeable Paver Patio
         2111 Edgewater Way
         Santa Barbara, California

Dear Mr. Holcombe:

This letter is an addendum to our Geologic Comments letter dated April 11, 2018. As discussed with you today, I understand that a patio is proposed to replace the existing concrete slab at the southwest portion of the yard at 2111 Edgewater Way. The proposed patio will be roughly the same size as the concrete slab and will be constructed with pavers underlain by gravel. The pavers will be spaced so that surface water will not collect and be concentrated as run-off from the proposed patio surface. California Coastal Act Policy 30253 states that new development shall "assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs or cliffs.” The proposed permeable paver patio will not contribute to erosion, geologic instability or destruction of the site or the surrounding area.

I do recommend that the new patio be installed no less than 10 feet horizontally from the top edge of the bluff. Further, should bluff retreat occur to the extent that the edge of the patio and the top edge of the bluff become separated by 5 feet or less, the patio should be removed in sections (or, if preferred by you, removed entirely) to re-establish the 10 foot horizontal patio edge setback from the top of the bluff. If you have any questions concerning this letter, please do not hesitate to contact me.

Sincerely,

Campbell-Geo, Inc.

Steven H. Campbell
Professional Geologist
State of California, #5576
Certified Engineering Geologist
State of California, #1729

327-A EAST HALEY STREET  SANTA BARBARA  CALIFORNIA 93101-1712
TELEPHONE: (805) 965-5003  FAXIMILE: (805) 963-5371