I. PROJECT DESCRIPTION

The project consists of a remodel to an existing 2,734 square foot single residential unit with a 484 square foot detached two-car garage. The remodel consists of replacing the exterior doors and windows, reconfiguring the porch entry, new wood shingle siding, repainting, new air conditioning, 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 low-water use landscaping, new irrigation using a combination of drip emitters and water efficient rotary spray nozzles to all plants, replacement of decking surface material, and minor hardscape alterations including replacing landscape and hardscape with permeable paving. Within the City’s right-of-way easement along Edgewater Lane, a new concrete step is proposed to impede storm water from Palisades Road from entering the property, and instead direct it to the City storm drain system. 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>
</tr>
</thead>
<tbody>
<tr>
<td>Parcel Number</td>
</tr>
<tr>
<td>Lot Area</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><strong>Setbacks</strong></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><strong>Building Height</strong></td>
<td>30 feet</td>
<td>17 feet</td>
<td>17 feet</td>
</tr>
<tr>
<td><strong>Parking</strong></td>
<td>2 covered</td>
<td>2 covered</td>
<td>2 covered</td>
</tr>
<tr>
<td><strong>Open Yard</strong></td>
<td>1,250 square feet</td>
<td>1,260 square feet</td>
<td>1,260 square feet</td>
</tr>
<tr>
<td><strong>Lot Coverage</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Building</td>
<td>N/A</td>
<td>3,218 sf 10%</td>
<td>3,218 sf 10%</td>
</tr>
<tr>
<td>- Paving/Driveway</td>
<td>N/A</td>
<td>2,047 sf 6%</td>
<td>1,807 sf 6%</td>
</tr>
<tr>
<td>- Landscaping</td>
<td>N/A</td>
<td>27,792 sf 84%</td>
<td>28,032 sf 85%</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.

Geologic investigation was conducted by Steve Campbell, Engineering Geologist, to analyze the potential for the proposed residential and landscaping improvements to create or contribute to geologic instability. As the project was modified, the geological analysis was revisited to ensure new project components were properly analyzed. Although the July 6, 2018 geological letter report analyzes the current design\(^1\), staff is including all reports in Exhibit E as they remain relevant. The July 6, 2018 geological letter references...

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\(^{1}\) At the time of the July 6, 2018 geological investigation letter, the project plans were revised to reflect the current design elements, but failed to update the “delta” revision dates on the plan sheets. As such the July 6, 2018 geological letter references...
2018 report concludes that “the proposed repair, maintenance, and landscaping 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 would be altered to capture the roof runoff, route it to the front of the residence, drain it into a new bio-retention basin for treatment, and pump it onto the street where it would go into the City storm drain system. Additionally, the drought tolerant landscaping improvements and low-flow sprinkler nozzles 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, Seacliff Retreat Policy 1 (75-Year Seacliff 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.

e. **LCP Policy, Seismic Safety and Conservation Element, Seacliff Retreat Policy 2**

*To prevent excess water from being applied to the top of the cliff for gardening purposes, the planting of lawns, gardens, etc., should be discouraged. Instead, native vegetation that is drought resistant, and that has deep strong root systems to aid in stabilizing the cliff material should be planted. Most of these plants will grow rapidly but are small or medium in size, so as not to obstruct views.*

The proposed project would replace existing heavy water use “Blue Grass” lawn with a low water use “UC Verde Buffalo Grass” (*Buchloe Dactyloides*). Per Cathie Pare, City of Santa Barbara Water Resource Specialist, UC Verde Buffalo Grass is an approved low water using plant with deep root systems on the City’s Water Use Classification of Landscape Species plant list. In addition to the grass, the applicant also proposes to replace the remaining landscaping with drought tolerant species, such as “Bush Anemone” (*Carpenteria Californica*), “Island Alum Root” (*Heuchera maxima*), and “Lavender Star Flower” (*Grewia occidentalis*). All plants would be irrigated through a combination of new drip emitters and new water efficient rotary spray nozzles, which would replace the existing Rain Bird sprinkler system. The July 6, 2018 Campbell geological report states that “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” and would therefore the project would “not contribute to erosion,
geologic instability or destruction of the site or the surrounding area.” Therefore the project is consistent with this policy.

f. LCP Policy, Seismic Safety and Conservation Element, Seacliff Retreat Policy 3

In an attempt to impede the cliff retreat process, programs to control or prohibit the following activities that can significantly alter the rates of seacliff erosion and retreat shall be implemented... Where feasible, existing non-native vegetation that requires large amounts of water, such as ice plant and annual grass, shall be replaced with native vegetation...

As discussed above, the proposed project would replace high water use plants with low water use species and would therefore be consistent with this policy.

VII. ENVIRONMENTAL REVIEW

As discussed in Section VI of this staff report, the proposed project elements were reviewed by Steve Campbell, Engineering Geologist, for their potential impact to bluff stability. Per the geological letter reports provided, the proposed repair, maintenance, and landscaping improvements would not contribute to erosion, geologic instability or destruction of the site or the surrounding area. Rather, the reduction of water use on the bluff top property by replacing the existing high water use lawn and irrigation system would likely serve to benefit the stability.

The project site is within the Prehistoric Watercourse Buffer. An archeological letter report was prepared for the project by Brent Leftwich, Archaeologist, dated June 28, 2018. The report concluded that the project site has a very low potential for unrecorded archaeological resources, prehistoric or historic based upon the historic archival research, site history, and field survey. Furthermore, the project itself would have a low, minimal impact to the ground surface, and therefore “it is highly unlikely that ground disturbing activities associated with the construction of developments on the property will impact potential prehistoric resources, historic trash deposits or features that could be defined as significant by the City of Santa Barbara and California Environmental Quality Act (CEQA).”

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 added the landscaping to the scope of work. The landscaping was reviewed at the May 29, 2018 and June 4, 2018 meeting with positive comments. Minutes are provided in Exhibit D.
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, revised July 9, 2018
C. Applicant's letter, revised June 25, 2018
D. SFDB Minutes, dated March 6, 2017, May 29, 2018, and June 4, 2018
E. Geological Investigation Letter Reports, dated April 11, 2018, April 24, 2018, and July 6, 2018
PLANNING COMMISSION CONDITIONS OF APPROVAL

2111 EDEGAR WATER WAY
MST2017-00079
JULY 19, 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. **Encroachment Permits.** An encroachment permit from the City or other jurisdictions (State, Flood Control, County, etc.) for the construction of improvements (including any required appurtenances) within their rights of way or easements shall be obtained by the Owner.
   b. **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>Contractor</td>
<td>Date</td>
</tr>
<tr>
<td>Architect</td>
<td>Date</td>
</tr>
<tr>
<td>Engineer</td>
<td>Date</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.
GENERAL NOTES

ALL APN AND Parcel Information on the Encroachment Map, with the exception of APN 41-350-027, are indicative of the parcel(s) described in Title 13, Health and Safety Code, Sections 13765-13775 and Title 4, Division 3, Public Resources Code, Section 4442. The General Contractor is required to verify all encroachment data with the City of Santa Barbara to ensure compliance with the City’s Building Code.

APN: 041-350-017
Lot Area: 33,057 Sq. Ft.
Average Slope: 39%
Filltype Design District: Yes
Footing: E-17MD-1, Single Family Residential Coastal Zone
Land Use Designation: Low Density Residential
Local: Applicable Coastal Zone
Height: 30 Ft. Proposed - Same as Existing
Parking: Required - 2 Covered Spaces, Proposed - 2 Existing Covered Spaces

SCOPE OF WORK

Remodel Interior - 2,745 S.F.
Replace Exterior Windows & Doors
Roof - Structure and Raise Ceiling in Living Room to 9’.
Replace Roofing Material w/ Lightweight Tile
Upgrade Electrical - Remove Drywall & Replace Knob & Tube Wiring in Rooms Noted.
New FAC & Air Conditioning System - (See M-1)
New Fiber Cement Shake Siding Over 1/2” CDX - Entire House - (See A-6)
New Front Porch & New Gabled Roof at Garage - (See A-9)
New Shear Walls as shown on Plan 1 & 2-S - S4
New Tankless Water Heater (P-1)
Utilities to be Underground - MSR # 2463696
This Permit Will Address All Violations Noted In ENF2017-04147
There Will be Three New Footings & 1 New Stemwall
Redesign of the Front Entry Landing
New Landscaping
Three New Infiltration Basins, (See CE-1 For Locations & Size)
Replacement of Asphalt Driveway Approach With Permeable Pavers

UNDERGROUND SERVICE ALERT


CITY OF SANTA BARBARA

SANTA BARBARA MUNICIPAL CODE REQUIREMENTS:

Municipal Code Section 7.16.270 - Building Waste not to be Deposited for Collection by City’s Contractor:

GENERAL CONTRACTOR SHALL VERIFY DIMENSIONS OF ALL EQUIPMENT MANUFACTURERS.

Municipal Code 7.24.010 - Temporary Toilet Facilities During Building Construction - When Required:

(2) or More Workmen are Employed, Unless Adequate Temporary Toilet Facilities for the Use of the Workmen is Provided.


PROTECT PIPE GUARDS AT ALL ABOVE GROUND UTILITY EQUIPMENT AS DICTATED BY 2016 CALIFORNIA RESIDENTIAL CODE.

ALL EXTERIOR AND INTERIOR EXPOSED METAL, TRIM, TRELLISE, RAILINGS, MOLDING, FRAMES, CASTING, ETC., SHALL BE PAINTED, UNLESS OTHERWISE NOTED.

SEE SOILS REPORT FOR RECOMMENDATIONS REGARDING CORROSIVE SOILS. ALL METALLIC MANUFACTURING PROCESSES. MUNICIPAL CODE 7.16.270 - BUILDING WASTE NOT TO BE DEPOSITED FOR COLLECTION BY CITY’S CONTRACTOR.

GENERAL CONTRACTOR SHALL VERIFY DIMENSIONS OF ALL EQUIPMENT MANUFACTURERS.

THE GENERAL CONTRACTOR IS REQUIRED TO FURNISH ENGINEERED PLAN CHECKS PRIOR TO INSTALLATION OF THE ITEM.

IF ANY ERRORS, DISCREPANCIES OR OMISSIONS APPEAR IN THE DRAWING, SPECIFICATIONS OR DRAWINGS, THE GENERAL CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE RESULT OF ANY ERRORS, DISCREPANCIES OR OMISSIONS.

THE DEVELOPER/CONTRACTOR/OWNER IS RESPONSIBLE FOR THE VERIFICATION OF THE CORRECTNESS OF ALL INFORMATION ON THIS SHEET.

ROGER HOLCOMBE RESIDENCE REMODEL

2111 EDGEWATER WAY
SANTA BARBARA, CALIF. 93101

DATE

APR 04, 2016

Concord, CA 94519

D. Funkhouser

dfunkhouser@dc.rr.com

Del Funkhouser

805 570-9719

23 Hitchcock Way, Suite 104

Santa Barbara, CA 93105

805 682-3887

gfvollenko@verizon.net

Gary Frolenko

760-922-4688

Concord, CA 94519

Scott Design & Title Inc.

805 455-5270

23 Hitchcock Way

Palm Desert, CA 92211

805 455-5270

jcsott464@yahoo.com

Dave DiSalvo Construction

805 355-8914

302 Marina Dr.

Santa Barbara, CA 93101

805 455-5270

Holcomber@msn.com

Roger Holcombe

48-902 Quercus Lane

Palm Desert, CA 92260

Palm Desert, CA 92211

805 355-8914

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Gary Frolenko

jcsott464@yahoo.com

Dave DiSalvo Construction

805 455-5270

APN 41-350-027

2111 Edgewater Way

Santa Barbara, CA 93101

805 355-8914

 holcomber@msn.com

CONTRACTOR:

Dave DiSalvo Construction

302 Marina Dr.

Santa Barbara, CA 93101

805 455-5270

Energy Calculations:

Scott Design & Title Inc.

77-085 Michigan Drive

Palm Desert, CA 92211

805 208-4780

License # 540966

SANTA BARBARA MUNICIPAL CODE REQUIREMENTS:

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THE DEVELOPER/CONTRACTOR/OWNER IS RESPONSIBLE FOR THE VERIFICATION OF THE CORRECTNESS OF ALL INFORMATION ON THIS SHEET.
Demolition Plan

Design By:
Del Funkhouser
48-902 Quercus Lane
Palm Desert, CA 92260
760 902-4688
dfunkhouser@dc.rr.com

Modification to the Residence of:
Roger Holcombe
2111 Edgewater Way
Santa Barbara, CA 93101

Issue Date
09/17/17

APN 41-350-17
Land Use E3/SD-3
Residential

1/4" = 1'-0"

Demolition Plan
A-4

Scale
2/8" = 1'-0"
Proposed Floor Plan

Title 24 Notes:
- All Exterior Walls Require R13 Insulation
- Attic Requires R30
- Heater Ducting Requires R8

Design By:
Del Funkhouser
48-902 Quercus Lane
Palm Desert, CA 92260
760 902-4688
dfunkhouser@dc.rr.com

Modification to the Residence of:
Roger Holcombe
2111 Edge Water Way
Santa Barbara, CA 93101

Issue Date
09/17/17

Drawn By:
Del Funkhouser

Checked By:
Roger Holcombe

APN 41-350-17
Land Use E3/SD-3
Residential

Date
2 Corrections 12/06/17
3 Corrections 01/13/18
4 Corrections 04/18/18

Scale
1/4" = 1'-0"
Complete House to be Stripped of Stucco, Sheated w/1/2" CDX, Wrapped w/ Tyvek House Wrap Vapor Barrier & Sided w/ James Hardie Fiber Cement Shake

Design By:
Del Funkhouser
48-902 Quercus Lane
Palm Desert, CA 92260
760 902-4688
dfunkhouser@dc.rr.com

Modification to the Residence of:
Roger Holcombe
2111 Edgewater Way
Santa Barbara, CA 93101

Issue Date
09/17/17

Drawn By:
Roger Holcombe

Checked By:
Roger Holcombe

Scale
1/8" = 1'-0"

APN: 41-350-17
Land Use: E3/SD-3
Residential

Revision
Date
1
22/06/17
2 12/06/17
3 01/13/18
4 04/18/18

Elevations

A-6
New Gable on Existing Garage
144 Sqr. Ft. of Attic
70 Sqr. In. of Exhaust
70 Sqr. In. of Intake

New Roof
2 1/2" to 1' Slope
448 Sqr. Ft. Attic
216 Sqr. In. Exhaust
216 Sqr. In. Intake

NFVA Near Ridge
NFVA on Soffits Under Eave

Calif Framing
30" 30" Attic Opening In Hallway
(E) 5 1/2 to 1" Slope

No Attic (E) 5 1/2 to 1" Slope
6 1/2 to 1" Slope

(E) 766 Sq. Ft. of Attic
Verify or Provide

322 Sqr. In. of Exhaust
368 Sqr. In. of Intake

Note:
See CRC R806.2 For More Information

Design By:
Del Funkhouser
48-902 Quercus Lane
Palm Desert, CA 92260
760 902-4688
dfunkhouser@dc.rr.com

Modification to the Residence of:
Roger Holcombe
2111 Edgewater Way
Santa Barbara, CA 93101

Issue Date
09/17/17

APN 41-350-17
Land Use E3/SF-3
Residential

Roof Plan

Existing Roof
Proposed Roof Changes

Scale
1/8" = 1'-0"
South Isometric Views

Modification to the Residence of:

2111 Edgewater Way
Santa Barbara, CA 93101

Isometric Views

A-8

Scale
1/2" = 1'-0"
North Isometric Views

- New Gabled Garage Roof
- New Front Porch & Entry
- Complete House to be Stripped of Stucco, Sheated w/1/2" CDX, Wrapped w/ Tyvek House Wrap Vapor Barrier & Sided w/ James Hardie Fiber Cement Shake

Design By: Del Funkhouser
48-902 Quercus Lane
Palm Desert, CA 92260
760 902-4688
dfunkhouser@dc.rr.com

Modification to the Residence of:
Roger Holcombe
2111 Edgewater Way
Santa Barbara, CA 93101

Issue Date: 09/17/12
APN 41-350-17
Land Use E3/GP-3 Residential

Scale: 1/2" = 1'-0"
1. The Storm Water BMPs are Collection Basins that Permit Filtration of Stormwater from Impervious Roof Surfaces Prior to Pumping to the Street Gutter. Review the roof locations for the impermeable areas.

2. No significant grading required for the purpose of storm water management. Please refer to drawing for elevations and joining contour lines to identify landscape slopes.

3. Refer to drawing for location of house gutter downspouts. Refer to drawing for connection to 4 inch gutter collection pipe installation image.

4. For the "Driveway" and "Area A", replace the hardscape with permeable pavers. Installation to be in accordance with indicated installation image.

5. The undersigned owner of the property at 2111 Edgewater Way, Santa Barbara CA 93110 certifies that the listed BMPs on the property will be maintained in accordance with SBMC 22.87.050.

6. The subbase ASTM #2 stone layer to be compacted in 4" - 6" lifts to prevent shifting and settling. All base material to be washed, the compaction percentage of the sub grade I native soil shall be compacted to approximately 90%.

[Diagram of permeable paver installation at garage apron and area A, B & C with notes on permeable paver specifications and installation details.]
DART Application

Letter from Applicant – 2/14/2018

Revision 1 – 4/9/2018 Corrections in garage dims sht. 3 and uncovered parking sht. 4
Revision 2- 6/25/2019 Correction to Question 17, Changing from tier 2 to Tier 3.

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.** (note: this is corrected from an erroneous value of 620 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:

None

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 3 project. Water is to be captured, treated and pumped to the street in accordance with the Storm Water BMP practices. (Rev 2)

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 project 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.
REVIEW AFTER FINAL

B. 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 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.)

   (Review After Final is requested for landscape revisions. Comments Only. Project requires Planning Commission review. Project was last reviewed May 29, 2018.)

   Continue indefinitely to Planning Commission with the comment that the proposed landscaping with lemonade berry plants is acceptable.
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  Facsimile: (805) 963-5371
July 6, 2018

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

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

Dear Mr. Holcombe:

As requested by the City of Santa Barbara Community Development (Megan E. Arciniega, Associate Planner, e-mail dated June 27, 2018), this letter provides additional geologic comments to supplement or revise Campbell Geo’s previous communications with you pertaining to the proposed residential repair and maintenance project at 2111 Edgewater Way. Our previous comments were made in letters dated April 11 and April 24, 2018 and an e-mail memo dated June 13, 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."

We have reviewed proposed plans provided by you that have been revised (Sheet A-2, CE-1 and landscape plan Sheet L-1 both dated 4/18/18. A site visit was conducted by the undersigned on April 6, 2018. The existing site soil is shown on the attached US Department of Agriculture map and is identified as Baywood loamy sand (BcC). That soil type is consistent with much of the marine terrace soils I have seen on the Mesa.

The landscape improvements indicate increased coverage of drought tolerant landscaping and a new irrigation system providing a combination of drip emitters and water efficient rotary spray nozzles 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

327-A EAST HALEY STREET    SANTA BARBARA, CALIFORNIA 93101-1712
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subsidence. 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.

Two permeable paver areas (south of the garage and at the south corner of the house) are proposed on surfaces currently covered with turf or landscaping. Those proposed permeable surfaces will resulting in no new volumes of infiltrated water, but will result in an elimination of irrigation demand and applied water for those surfaces when the project is complete. Three small areas are currently covered in impermeable asphalt or concrete are going to be replaced with permeable pavers (the 224 square foot concrete patio near the southwest corner of the yard, the 336 asphalt apron at the garage and roughly 200 square foot concrete slab on the south side of the house). Those new permeable surfaces total approximately 750 square feet. However, offsetting these new permeable surfaces, all of the drainage from the roof on the 2,734 square foot residence will be captured and treated, and then directed to the street gutter on Edgewater. The roof runoff currently is discharged into site soils. Therefore, with the proposed improvements there is a net reduction of 1,984 square feet of runoff from impermeable surfaces to the surrounding site soils. Overall, the proposed project will result in a net decrease in irrigation water and rainwater introduced to the subsurface. A decrease in water infiltrating at the site will result in less subsurface water migrating to the face of the coastal bluff, thereby not creating any new geologic instability in that area.

The proposed work 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. Surface drainage can be controlled so as not to be allowed to concentrate and flow freely over slopes on or areas surrounding the property. 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
Mr. Roger Holcombe  
Additional Geologic Comments - Proposed Residential Repair, Maintenance and Landscaping  
2111 Edgewater, Santa Barbara, California  
July 6, 2018  
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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.

[Signature]

Steven H. Campbell  
Professional Geologist  
State of California, #5576  
Certified Engineering Geologist  
State of California, #1729
Soil Map—Santa Barbara County, California, South Coastal Part
(Soil Type USDA Map Edgewater Way)
The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Santa Barbara County, California, South Coastal Part
Survey Area Data: Version 10, Sep 11, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 16, 2016—Dec 22, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.
Map Unit Legend

<table>
<thead>
<tr>
<th>Map Unit Symbol</th>
<th>Map Unit Name</th>
<th>Acres in AOI</th>
<th>Percent of AOI</th>
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<tr>
<td>BcC</td>
<td>Baywood loamy sand, 2 to 9 percent slopes</td>
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<td>74.7%</td>
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<tr>
<td>BE</td>
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