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MEMORANDUM

To: City of Santa Monica
From: Michael Rocque, Senior Planner
Date: 07/01/2026
Re: 2904 Delaware Avenue- SB 330 Preliminary Application Environmental Resource Analysis

This memorandum has been prepared in support of the SB 330 Preliminary Application for the proposed residential multifamily development located at **2904 Delaware Avenue, Santa Monica, California**. The purpose of this memorandum is to document that the project site is not located within any mapped environmental resource areas that would affect the proposed development.

The analysis below is based on publicly available mapping maintained by the California Geological Survey (CGS), California Department of Forestry and Fire Protection (CAL FIRE), Federal Emergency Management Agency (FEMA), California Department of Toxic Substances Control (DTSC), U.S. Fish and Wildlife Service (USFWS), and other applicable environmental databases.

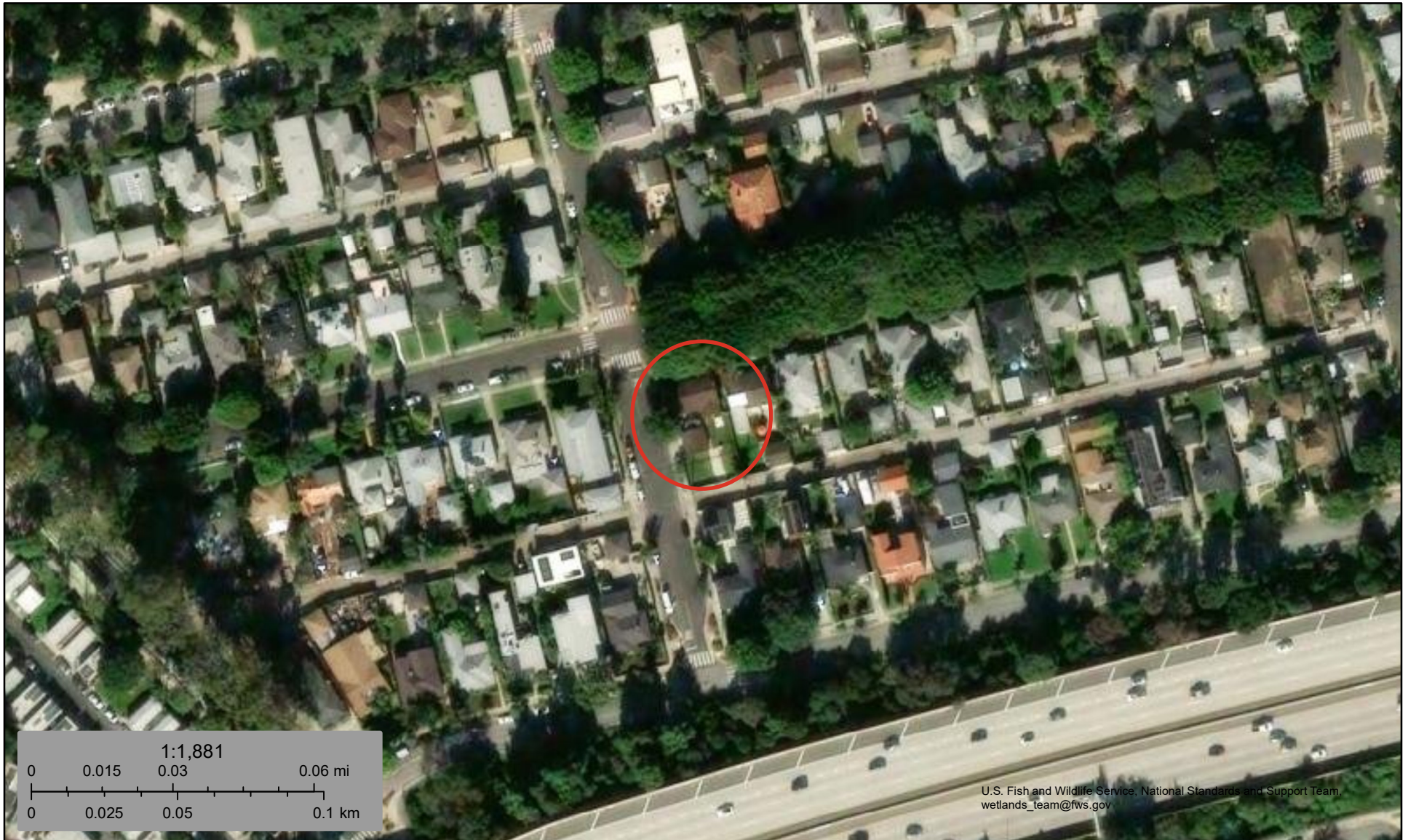
Based on the reviewed mapping and databases, the project site at 2904 Delaware Avenue is not located within any mapped seismic hazard zone, wildfire hazard area, Special Flood Hazard Area, hazardous waste site, critical habitat, or wetland resource area. Accordingly, the site does not contain any of the identified environmental resource constraints evaluated in this memorandum and is suitable for residential redevelopment consistent with the proposed SB 330 Preliminary Application pursuant to CA Government Code §65941.1.



U.S. Fish and Wildlife Service

National Wetlands Inventory

2904 Delaware-Wetlands Resource Map



U.S. Fish and Wildlife Service, National Standards and Support Team,
wetlands_team@fws.gov

July 1, 2026

Wetlands

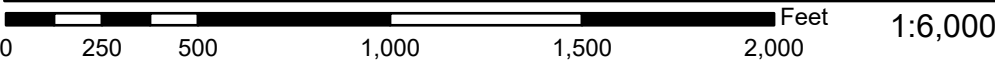
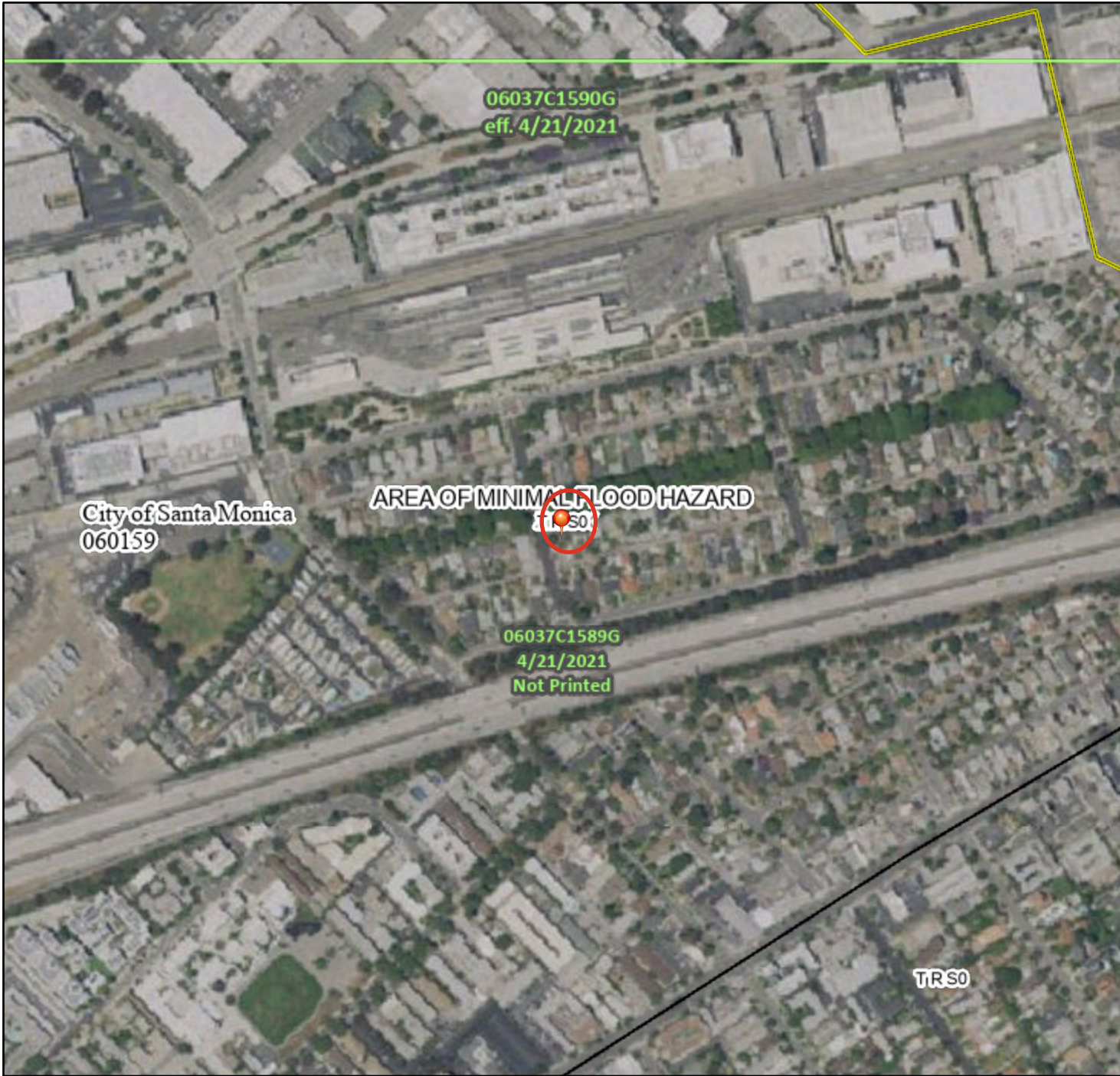
	Estuarine and Marine Deepwater		Freshwater Emergent Wetland		Lake
	Estuarine and Marine Wetland		Freshwater Forested/Shrub Wetland		Other
			Freshwater Pond		Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Flood Hazard Layer FIRMette



118°28'2"W 34°1'54"N



Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



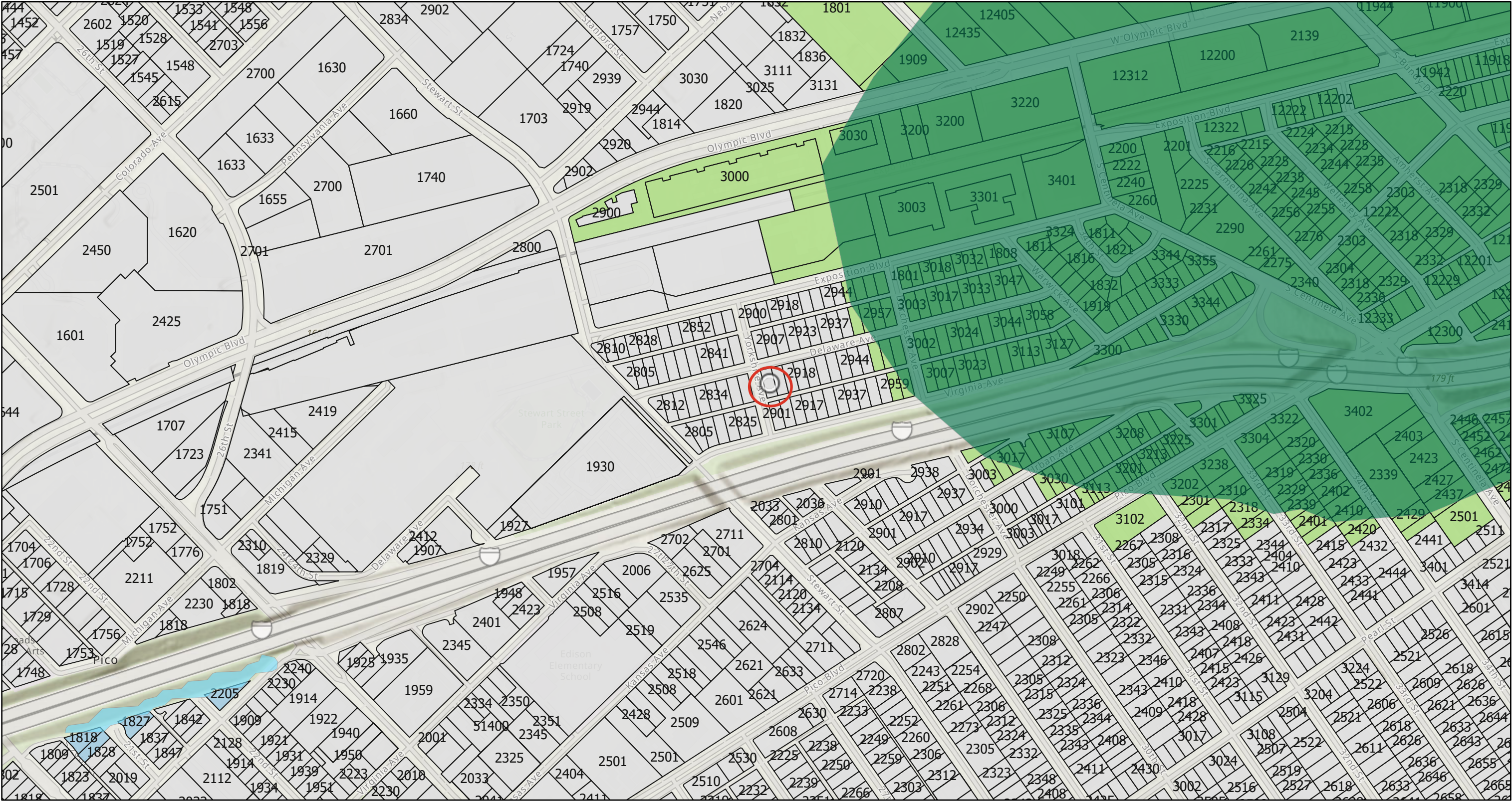
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/1/2026 at 10:30 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

ArcGIS Web Map

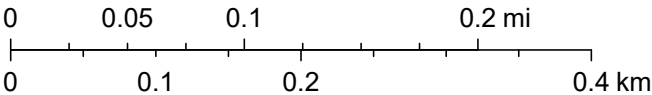


7/1/2026, 4:27:18 PM

- CGS Liquefaction Zones
- CGS Landslide Zones

2904 Delaware -Earthquake Zones

1:6,277



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Seismic Hazards Program, California Geological Survey, California Department of Conservation, Sources: Esri, Vantor, Airbus DS, USGS,



Fire Hazard Severity Zone

FHSZ in State Responsibility Area effective April 1, 2024

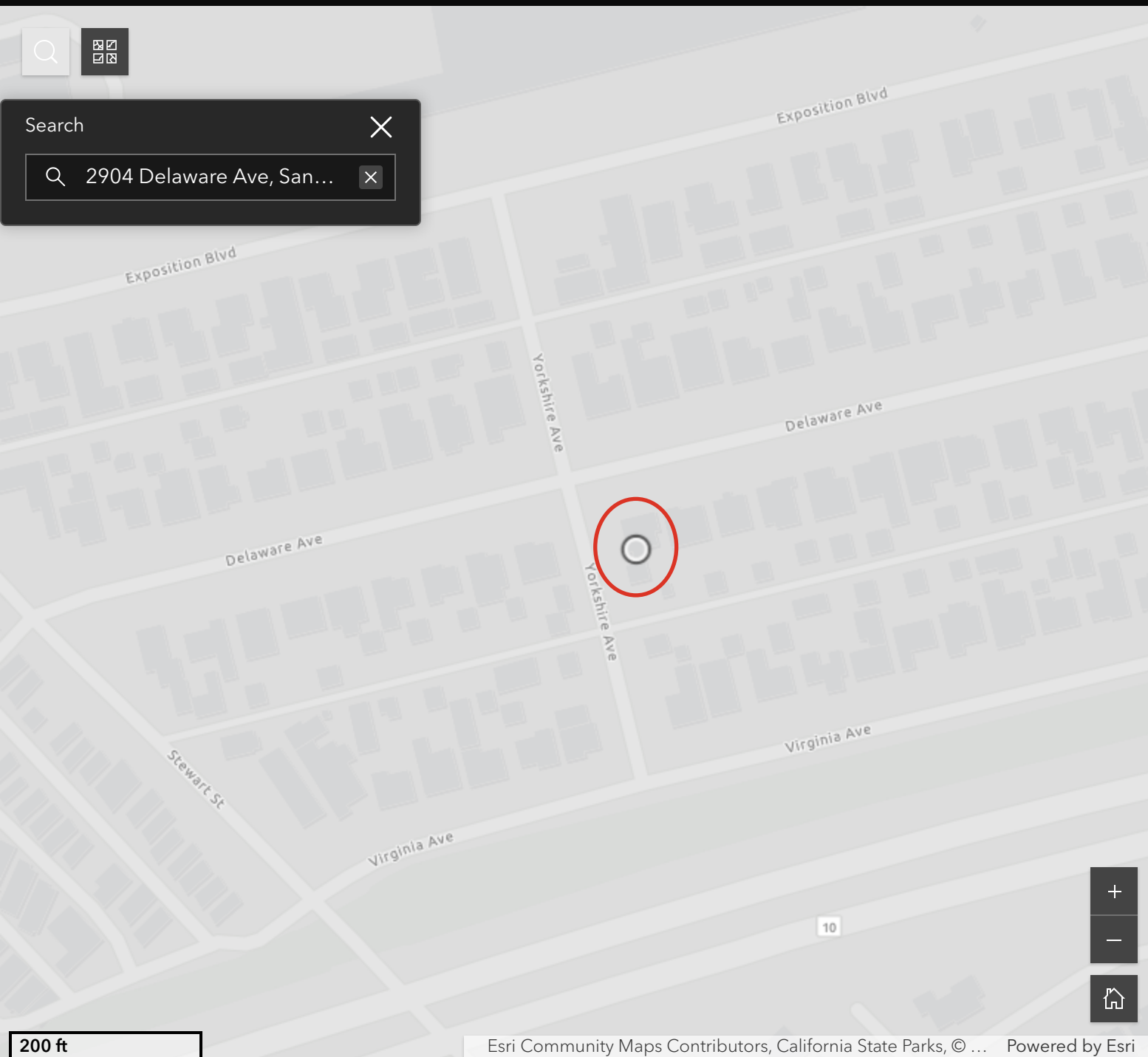
FHSZ in Local Responsibility Area - All Phases



Search



2904 Delaware Ave, San...



Legend

Map Layers

Fire Hazard Severity Zones in Local Responsibility Area

-  Very High
-  High
-  Moderate

Fire Hazard Severity Zones in State Responsibility Area

Adopted April 1, 2024

-  Very High
-  High
-  Moderate

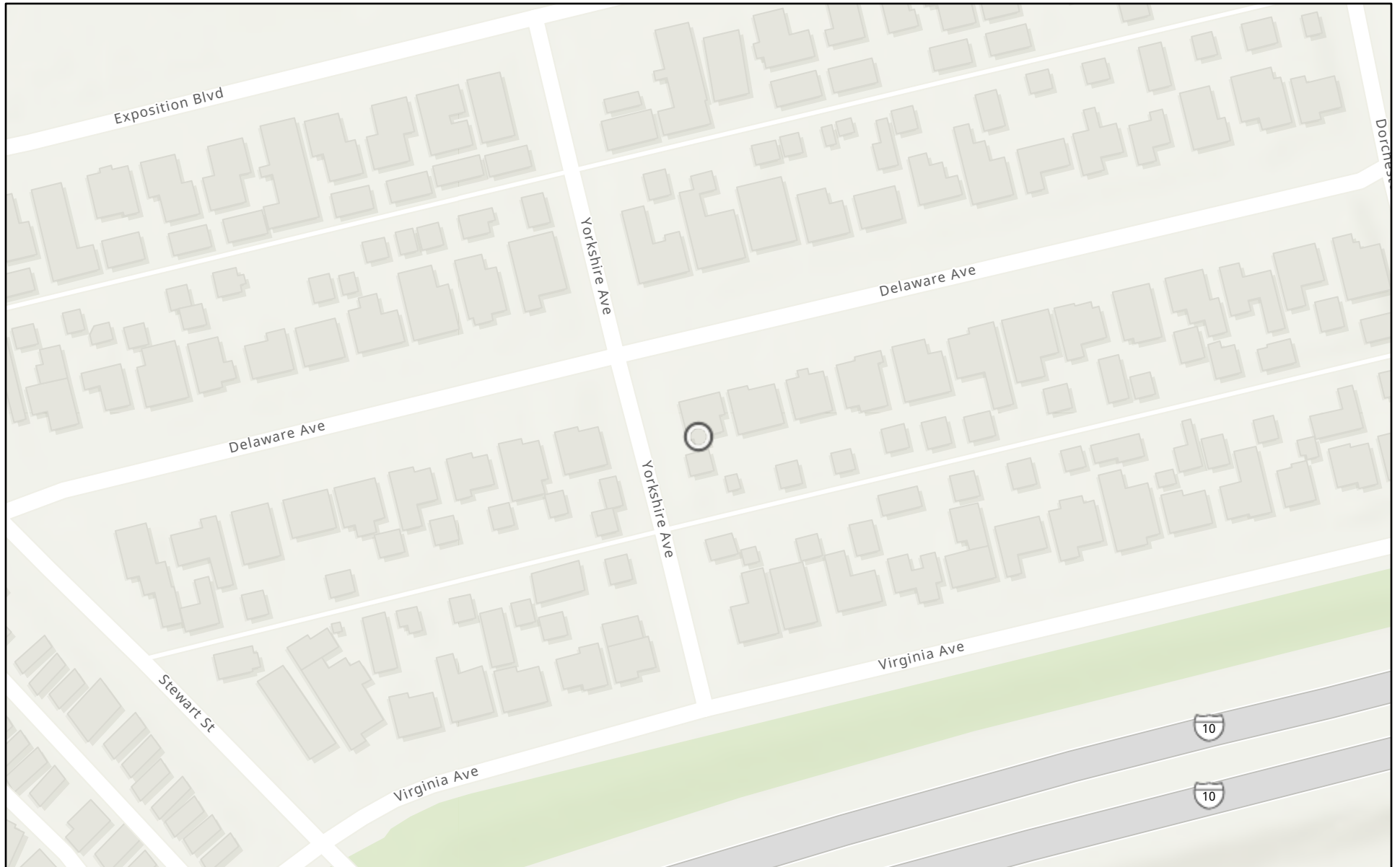
State Responsibility Areas

-  Local Responsibility Area (LRA)
-  State Responsibility Area (SRA)
-  Federal Responsibility Area (FRA)



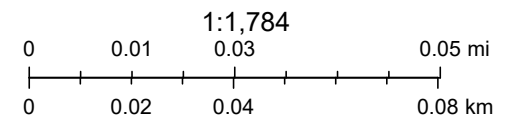
200 ft

2904 Delaware-Special Species/Critical Habitat



7/1/2026

World_Hillshade



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Vantor, Airbus DS,

The Cortese List (Hazardous Waste and Substances Site List) does not list any hazardous waste sites in Santa Monica. The following is an alphabetical list.

[REPORT] [MAP]	SO CAL GAS/SANTA BARBARA (QUARANTINA MGP)	42490036	STATE RESPONSE	RESTRICTIONS CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	630 EAST MONTECITO STREET	SANTA BARBARA	93103	70-75%	SANTA BARBARA
[REPORT] [MAP]	MANSION GROVE	43280031	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE	4101 LICK MILL BOULEVARD	SANTA CLARA	95054	20-25%	SANTA CLARA
[REPORT] [MAP]	NEVILLE CHEMICAL COMPANY	19280515	STATE RESPONSE	RESTRICTIONS CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	12800 IMPERIAL HWY	SANTA FE SPRINGS	90670	NA	LOS ANGELES
[REPORT] [MAP]	ANGELES CHEMICAL COMPANY INC	19290306	STATE RESPONSE	ACTIVE	8915 SORENSEN AVENUE	SANTA FE SPRINGS	90670	90-95%	LOS ANGELES
[REPORT] [MAP]	WASTE DISPOSAL, INC.	19490194	FEDERAL SUPERFUND - LISTED	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	12731 LOS NIETOS RD	SANTA FE SPRINGS	90670	90-95%	LOS ANGELES
[REPORT] [MAP]	SELBY SLAG	07330031	STATE RESPONSE	ACTIVE	SHORELINE&MARSH ADJ. TO CARQUINEZ STRAIT	SELBY	94802	85-90%	CONTRA COSTA
[REPORT] [MAP]	SELMA TREATING COMPANY	10240051	FEDERAL SUPERFUND - LISTED	ACTIVE - LAND USE RESTRICTIONS	1735 DOCKERY AVE & ADJOINING	SELMA	93662	95-100%	FRESNO



ENT No.: _____
CITY OF SANTA MONICA – CITY PLANNING DIVISION
SB 330 Preliminary Application Form

Applications are submitted online through a [virtual appointment system](#).
If you have questions about completing this application, please email City Planning at 311@santamonica.gov.

GENERAL INFORMATION

Site Address: _____

Project Description:

By applying for a permit, I understand and agree that contact information, including but not limited to, email addresses and telephone numbers, will become part of a disclosable public record pursuant to the California Public Records Act and that the City may elect not to redact contact information contained in this application prior to disclosing a copy of this application to the public. I further agree that I do not object to the City's disclosure of contact information contained in this application in response to public records requests.

APPLICANT (Note: All correspondences will be sent to the contact person)

Name: _____ Organization Name: _____

Address: _____ City/State: _____ Zip: _____

Phone: _____ Email: _____

CONTACT PERSON (If different from applicant)

Name: _____ Organization Name: _____

Address: _____ City/State: _____ Zip: _____

Phone: _____ Email: _____

Relation to Applicant: _____

PROPERTY OWNER

Name: _____ Organization Name: _____

Address: _____ City/State: _____ Zip: _____

Phone: _____ Email: _____

I hereby certify that I am the owner of the subject property and that I have reviewed the subject application and authorize the applicant or applicant's representative (contact person) to make decisions that may affect my property as it pertains to this application.

Property Owner's Name (PRINT)

Eric Silverberg

2026-07-14

Property Owner's Signature / Date

PROJECT INFORMATION

(All requested information MUST be provided. Applications containing incomplete information will not be accepted.)

Total Floor Area (SF): _____

No. of Stories / Height: _____

Commercial Floor Area (SF): _____

Parcel Area: _____

Residential Floor Area (SF): _____

No. of Parking Spaces: Res: _____ Com: _____

Floor Area Ratio (FAR): _____

No. of "Protected Units" per SB 330 / 8: _____

Parcel number(s): _____

Legal description (attach as needed): _____

Existing use(s) on the project site: _____

Proposed land uses: _____

Existing Residential Use Details:

	Existing	Maintained	Removed	Proposed
# Studios				
# 1 Bedrooms				
# 2 Bedrooms				
# 3 Bedrooms				

Affordable Housing Production Program Acknowledgement

In accordance with [SMMC 9.64](#), all multi-unit projects involving the construction of two or more market rate units shall comply with the affordable housing obligations as set forth in [SMMC 9.64.040](#). From the options listed below, please indicate how the Project will comply with the provisions of [SMMC 9.64.040](#) (check all that apply):

☐ On-Site Option ([SMMC 9.64.050](#))☐ Affordable Housing Fee ([SMMC 9.64.070](#))☐ Off-Site Option ([SMMC 9.64.060](#))☐ Land Acquisition ([SMMC 9.64.080](#))

Please list any bonus units, incentives, concessions, waivers, or parking reductions requested pursuant to Section 65915. (Use additional sheets as necessary)

1.	
2.	
3.	N/A
4.	
5.	

PROJECT INFORMATION (CONTINUED)

On-site affordable units and affordability level

	Very Low	Low	Moderate	Total
# Studios				
# 1 Bedrooms		N/A		
# 2 Bedrooms				
# 3 Bedrooms				

Off-site affordable units and affordability level

	Very Low	Low	Moderate	Total
# Studios				
# 1 bedrooms		N/A		
# 2 bedrooms				
# 3 bedrooms				

Proposed Location: _____

PROJECT INFORMATION

Is any portion of the property located within any of the following?	Yes	No
(A) A very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178.	☐	☐
(B) Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).	☐	☐
(C) A hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code.	☐	☐
(D) A special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency.	☐	☐
(E) A delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2.	☐	☐
(F) A stream or other resource, including creeks and wetlands, that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code. If yes, a site map showing a stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code and an aerial site photograph showing existing site conditions of environmental site features that would be subject to regulations by a public agency is required	☐	☐
Any proposed point sources of air or water pollutants? If yes, please explain: _____	☐	☐

PROJECT INFORMATION (CONTINUED)

Any species of special concern known to occur on the property? If yes, please explain: _____	☐	☐
Any historic or cultural resources known to exist on the property? If yes, please explain: _____	☐	☐
Are any approvals under the Subdivision Map Act, including, but not limited to, a parcel map, a tentative map, or a condominium map, being requested?	☐	☐
Any public easements such as a public utility easement? If yes, please explain: _____	☐	☐

For a housing development project proposed to be located within the Coastal Zone:

Is any portion of the property located within any of the following?	Yes	No
(A) Wetlands, as defined in subdivision (b) of Section 13577 of Title 14 of the California Code of Regulations.	☐	☐
(B) Environmentally sensitive habitat areas, as defined in Section 30240 of the Public Resources Code	☐	☐
(C) A tsunami run-up zone.	☐	☐
(D) Use of the site for public access to or along the coast.	☐	☐

Demolition Permit Acknowledgement (For Structures 40 Years or Older)

Pursuant to [SMMC 9.25.040\(E\)](#) a demolition permit is required for demolition of any building or structure on the property (primary or accessory structure). For buildings or structures constructed more than 40 years ago no entitlement will be accepted until at least 75 days after a complete demolition permit application is accepted. A Landmark or Structure of Merit Designation Application may be filed during this 75-day review period, and the Landmarks Commission may subsequently designate the property (structure and/or parcel) as a Landmark, Landmark Parcel, or Structure of Merit in accordance with and based on findings established in SMMC [9.56](#) and [9.58](#). **See 25BLD-1613**

- ☐ My property contains a structure (or structures) 40 years old or older and the proposed development of this property will require a demolition permit.
- ☐ My application for a demolition permit has been submitted and, no formal historic designation application has been filed during the 75-day review period.

REQUIRED SUBMITTAL ATTACHEMENTS

Project Submittal

- ☐ All materials must be submitted digitally. Prepare one PDF file with the **SIGNED** application and all supplemental materials and a second PDF file of the Project Plans. Resolution should allow legible printing at 11" x 17".

Application Fees

- ☐ The payment of an application fee is required at time of submittal. Contact City Planning at 311@santamonica.gov for applicable fee.



City of
**Santa
Monica**

SANTA MONICA RENT CONTROL BOARD

1685 Main Street, Room 202,

Santa Monica, CA 90401

• santamonica.gov/rentcontrol

• rentcontrol@santamonica.gov

• (310) 458-8751

**DECLARATION FOR PERMANENT
EXEMPTION FOR A SINGLE-FAMILY HOME**

Santa Monica City Charter 81815

MPP: _____

For office use only

**Owner
Information**

Owner's Name: Ahmad Sadeghi Family Revocable Trust

Owner's Address: 143 Alta Avenue

Santa Monica, CA 90402

Owner's Daytime Telephone No.: 310/570-3871

**Property
Description**

*Check the
appropriate
option*

Property Address: 2904 Delaware Ave., SM CA 90404 Unit: _____

☒ A parcel that has been developed with only one single-family dwelling. In addition, no parcel contiguous to the one at issue was owned by the July 1, 1984 owner.

☐ A condominium unit or stock cooperative that was converted prior to the passage of the Rent Control Law; that is, escrow closed on a unit prior to April 10, 1979.

☐ A condominium unit that was originally constructed as part of a condominium complex prior to April 10, 1979.

Use of Property

*Check the
appropriate
option*

☒ The above-described property was not used for residential rental purposes on July 1, 1984.

☐ The above-described property was vacant on July 1, 1984.

**Perjury
Statement**

*Original
signature
required*

I declare under penalty of perjury under the laws of the state of California that the foregoing information is true and correct to the best of my knowledge. Executed this 3 day of February, 2025 at Santa Monica CA

city

state

Signature: _____

Print Name: Ahmad Sadeghi, Trustee