



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: April 9, 2015
AGENDA DATE: April 16, 2015
PROJECT ADDRESS: 1427 Shoreline Drive (MST2014-00136)
TO: Planning Commission
FROM: Planning Division, (805) 564-5470, extension 4531
 Allison De Busk, Acting Senior Planner *ALD*
 Kelly Brodison, Assistant Planner *KAB*

I. PROJECT DESCRIPTION

The project consists of major facade remodel and 1,096 square feet of first- and second-floor additions to an existing 1,152 square-foot, two-story, single-family residence with an attached 366 square-foot two-car garage. The proposal includes conversion of the existing two-car garage into living area, a 350 square-foot first floor addition, a 379 square-foot second floor addition, construction of a new 458 square-foot, two-car carport and attached 149 square-foot storage room, the addition of a total of 901 square feet of deck/patio additions, interior remodel work, and additional site work. This proposal will also address violations identified in Zoning Information Report ZIR2011-00013 and enforcement case ENF2010-00744. The proposed total of 2,855 net square feet on a 12,012 square-foot lot is 72% of the maximum floor-to-lot area ratio (FAR).

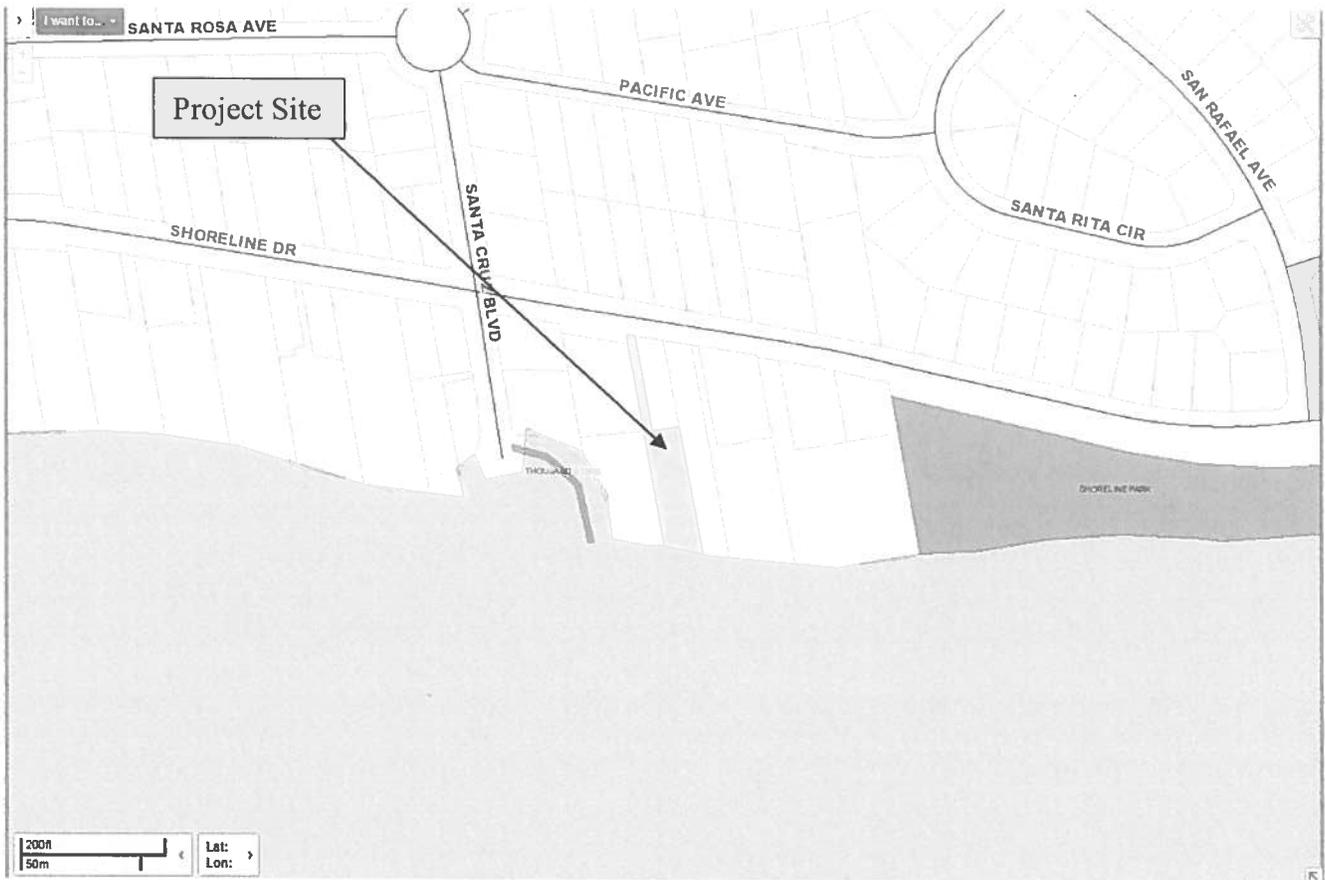
II. REQUIRED APPLICATIONS

The discretionary application required for this project is a Coastal Development Permit (CDP2014-00014) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

APPLICATION DEEMED COMPLETE: March 10, 2015
DATE ACTION REQUIRED: May 9, 2015

III. RECOMMENDATION

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



1427 Shoreline Drive – Vicinity Map

IV. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Barry Winnick, Architect		
Property Owner:	Glennis and Jim Malcom		
Site Information			
Parcel Number:	045-185-003	Lot Area:	12,012 square feet
General Plan: Low Density Residential (5 du/acre)		Zoning:	E-3/SD-3 Single-Family Residence and Coastal Overlay Zone
Local Coastal Plan: Residential 5 du/acre			
Existing Use: Residential		Topography:	~21% average slope
Adjacent Land Uses			
North – Residential and Shoreline Drive		East - Residential	
South – Pacific Ocean		West - Residential	

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,152 sq. ft.	2,855 square feet
Garage/Carport	366 sq. ft. (garage)	458 sq. ft. (carport)
Accessory Space	N/A	149 sq. ft.
Floor Area Ratio	1,518.5 = 38% of Maximum Required FAR	2,855 = 72% of Maximum Required FAR

V. POLICY AND ZONING CONSISTENCY ANALYSIS

A. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/ Allowance	Existing	Proposed
Setbacks			
-Front	20'	N/A	N/A
-Interior	6'	2'(non-conforming)	6'
Building Height	30'	18'6"	24'-3"
Parking	2 covered	2 covered	2 covered
Open Yard	1,250 sq. ft.	>1,250 sq. ft.	>1,250 sq. ft.
Lot Coverage			
-Building	N/A	725 sq. ft. 6%	1,250 sq. ft. 10%
-Paving/Driveway	N/A	4,870 sq. ft. 34%	4,154 sq. ft. 35%
-Landscaping	N/A	7,244 sq. ft. 60%	6,608 sq. ft. 55%

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

B. GENERAL PLAN CONSISTENCY

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

C. LOCAL COASTAL PLAN CONSISTENCY

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

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

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

1. HAZARDS

The project site is a flag lot currently developed with a single family residence situated on an elevated marine terrace, approximately 240 feet south of Shoreline Drive. An approximate 81-foot high south facing sea bluff is located approximately 40 to 48 feet south of the residence. There is a southerly second floor wooden deck located approximately 30 to 38 feet north of the sea bluff.

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

Seacliff Retreat

Coastal Act Policy 30253 states that new development on the top of a bluff shall be placed at such distance away from the edge of the cliff that normal rates of erosion and cliff material loss will not seriously affect the structure during its expected lifetime. This policy is implemented by locating new development outside the 75-year geological setback determined by an engineering geologist based on an annual average rate of bluff retreat.

A Preliminary Geologic Report was conducted for this site that describes the geology on site and the potential for landslides and erosion, and estimates an average rate of bluff retreat. The Report states that there is evidence of past shallow landslide activity in the south central portion near the top of the sea bluff. Small stacked, interlocking retaining walls were noted in this area to reduce the potential for future slope failure. Most slope failures on the sea bluff are caused by several factors that have reduced the overall stability of the sea bluff, the greatest of which is accelerated erosion and undercutting of the bluff due to wave erosion, which in turn steepens and erodes the basal support of the sea bluff. Also, the addition of water increases the overall weight of the earth materials on the bluff, thereby increasing the force of gravity acting upon the earth materials on the bluff. Most of the rainfall that occurs in the area appears to percolate

directly into the subsurface. However, there is some evidence that excess surface water runoff may pass down slope as sheet flow, causing surface erosion.

Using the site-specific average bluff retreat rate of 3.27 inches per year and a project design life of 75 years results in a minimum geologic setback of 20.4 feet from the top of bluff, which is equivalent to approximately 19.6 feet south of the existing residence at its closest point to the top of bluff (or 9.6 feet from the wooden deck). However, a safe structural setback from the top of slope is approximately 9.6 feet more than the calculated 20.4 feet, for a total of 30 feet, because this would provide an additional 10-foot buffer area between the projected future top of bluff and the residence in 75 years. In addition to complying with this structural setback, staff has recommended a condition of approval that requires the landowner to remove any development authorized by this permit should structures ever be threatened by coastal hazards in the future.

There is an existing bowl shaped rock lined grotto with rock retaining wall lining the northern perimeter of a sitting area, within the 75-year geologic setback line. The Geologic Report states that the original steps, rock lined wall and adjacent railroad tie retaining wall may remain in place because the areas do not appear to be in danger of failure along the sea bluff. However, there is a prominent point with a small gravel patio and a small retaining wall that should be removed because these items could fall downslope in the near future (1 to 20 years). Staff has recommended a condition of approval that requires removal of these items be conducted with a spotter at the base of the sea bluff (200 feet or more from the work area) to keep pets or pedestrians clear of the area.

Drainage

LCP Policy 8.1 requires all new bluff top development to have drainage systems that carry runoff away from the bluff to the nearest public street. A Tier 3 Storm Water Management Program Report was prepared for this project that describes the existing drainage patterns on site and demonstrates how the site will be able to treat and retain the storm water runoff for a one inch, 24-hour storm even.

Currently, the lot slopes towards the bluff and runoff runs down the bluff to the beach below. Runoff for the proposed development would be directed to the gutter in Shoreline Drive by a force main system. This change in the drainage pattern would improve the existing situation and help to prevent further erosion of the existing coastal bluff.

Based on the site's location in the coastal bluff area, infiltration is generally not permissible; however, a geological report was also submitted which states that infiltration is permissible for this site if it is done north of the house. Drainage would be treated through a system of biofiltration planters and also the gravel driveway would be replaced by pervious pavers. Overflow of all three areas would gravity flow to a storm water sump pump that would put the storm water out to the gutter in Shoreline Drive.

With the proposed 30-foot setback from the top of bluff and proper drainage control measures to reduce erosion, Staff finds the proposed project to be consistent with the applicable Hazard policies of the California Coastal Act, the Local Coastal Plan, and all implementing guidelines.

Potential Tsunami Impacts

The site is identified in the City's Master Environmental Assessment as being located within the tsunami "run-up" area. Available data indicates that the probability of a significant tsunami event in the Santa Barbara coastal area is low. In 2009, the California Emergency Management Agency (CalEMA) and the California Geological Survey completed inundation maps for all the at-risk portions of the California coastline. These maps show the maximum inundation predicted from an event, either historical or based on a scenario, from many different sources. Assumptions included credible source scenarios for both distant and local events, at mean high tide, to produce a worst case scenario inundation line. Run-ups go to about 10 feet in elevation onshore for the maximum distant event, and up to 20+ feet from a potential local off-shore earthquake/landslide source. Based on these projections and review of local topography, it is highly unlikely that a tsunami generated from either a distant or local off-shore event would reach the site of the project, as it is located approximately 82 feet above sea level.

Sea Level Rise Potential Impacts

Additionally, sea level rise (SLR) has been a growing concern at both a global and local level. The most recent available data indicates that during the estimated 75-year life expectancy of the proposed project, a rise in sea level would range from a minimum of 17 inches to a maximum of 66 inches (National Resource Council 2012 & Ocean Protection Council 2013, Sea Level Rise Projections for Year 2090). Based on these projections and review of local SLR mapping, although there would likely be an increase in occurrences of significant storm events over the next 75 years, the site would not be significantly impacted. While the rising sea level may increase the rates of sea cliff retreat for the property and surrounding area, the proposed 30 foot setback should provide an adequate buffer for future erosion/landslide activity.

2. NEIGHBORHOOD COMPATIBILITY

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

3. VISUAL RESOURCES

LCP Policy 9.1 serves to protect existing views to, from, and along the ocean. One of the stated goals of the Coastal Act is that new development must be sited and designed to protect views along the scenic coastal area, minimize the alteration of natural land forms and be visually compatible with the character of the surrounding areas. The project site is currently developed with a two-story residence. The proposed new residence would be further away from the top of bluff and closer to the street, and the maximum height would increase from 18'-6" to 24'-3". The Single Family Design Board has reviewed the proposed project and found that public views of the ocean would not be blocked. The project would remain visually compatible with the character of the site and the surrounding neighborhood. Therefore, the

new residence is not likely to impact existing views to and from the ocean, or obstruct scenic view corridors, consistent with applicable policies of the Coastal Act and LCP.

4. ARCHAEOLOGICAL RESOURCES

The property is located in the Prehistoric Sites and Watercourse sensitivity zone. An Archaeological Letter Report was completed for the adjacent property at 1423 Shoreline Drive and no archaeological resources were found. Therefore, the subject site was determined to have a low potential to impact intact significant prehistoric or historic cultural remains, and further investigation was not required. The recommended conditions of approval provide guidance if archaeological resources are discovered during ground disturbance activities.

VI. ENVIRONMENTAL REVIEW

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

VII. DESIGN REVIEW

This project was reviewed by the Single Family Design Board (SFDB) on two separate occasions (meeting minutes are attached as Exhibit D). On April 7, 2014, the Board found that the general siting of the proposed residence was acceptable with the exception that the roof deck and connecting bridge impinges on the guideline for second-story decks to be 15 feet from the property line. The Board found the quality of architecture and materials to be valid. The applicant was asked to demonstrate neighborhood compatibility of the project with properties on the block, on each side of Shoreline Drive, to clarify the facets of the architectural elevations as compatible and to provide a 3D model.

On June 20, 2014, the project returned to SFDB for a second review. At that meeting, a majority of the Board members were in favor of the project as presented and were in support regarding the project's consistency with the surrounding area and its appearance. The SFDB supported the project and forwarded it on for review by the Planning Commission.

VIII. FINDINGS

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

A. COASTAL DEVELOPMENT PERMIT (SBMC §28.44.150)

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

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

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

Exhibits:

- A. Conditions of Approval
- B. Site Plan
- C. Applicant's letter, dated February 12, 2016
- D. SFDB Minutes
- E. Geologic Sea Cliff Retreat Report prepared by Adam Simmons dated October 28, 2014
- F. Applicable Local Coastal Plan Policies

PLANNING COMMISSION CONDITIONS OF APPROVAL

1427 SHORELINE DRIVE
COASTAL DEVELOPMENT PERMIT
APRIL 16, 2015

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.
 - a. Submit an application for and obtain a Building Permit (BLD) for construction of approved development and complete said development.
 - b. Submit an application for and obtain a Public Works Permit (PBW) for all required public improvements and complete said improvements.

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

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

1. **Approved Development.** The development of the Real Property approved by the Planning Commission on April 16, 2015, is limited to 1,096 square feet of first- and second-floor additions to an existing 1,152 square-foot, two-story, single-family residence with an attached 366 square-foot two-car garage. The proposal includes conversion of the existing two-car garage into living area, a 350 square-foot first floor addition, a 379 square-foot second floor addition, construction of a new 458 square-foot, two-car carport and attached 148 square-foot storage room, the addition of a total of 901 square feet of deck/patio additions, interior remodel work, and additional site work and the 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 Restrictions.** New structures are prohibited seaward of the “75-year structural setback” line as noted on the plans and as recommended by Adam Simmons in the report titled “Geologic Sea Cliff Retreat – Updated Report”, dated October 28, 2014. Heavy, shallow rooted plants (e.g., ice plant) and high water use plants (including lawn) are also prohibited seaward of the same “75-year structural setback line.”
3. **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. **Recreational Vehicle Storage Limitation.** No recreational vehicles, boats, or trailers shall be stored on the Real Property unless enclosed or concealed from view as approved by the Single Family Design Board (SFDB).
5. **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.
6. **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.
7. **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, carport, workshop, and patios/decks 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.

8. **Coastal Bluff Liability Limitation.** The Owner understands and is advised that the site may be subject to extraordinary hazards from waves during storms and erosion, retreat, settlement, or subsidence and assumes liability for such hazards. The Owner unconditionally waives any present, future, and unforeseen claims of liability on the part of the City arising from the aforementioned or other natural hazards and relating to this permit approval, as a condition of this approval. Further, the Owner agrees to indemnify and hold harmless the City and its employees for any alleged or proven acts or omissions and related cost of defense, related to the City's approval of this permit and arising from the aforementioned or other natural hazards whether such claims should be stated by the Owner's successor-in-interest or third parties.

9. **Geotechnical Liability Limitation.** The Owner understands and is advised that the site may be subject to extraordinary hazards from landslides, erosion, retreat, settlement, or subsidence and assumes liability for such hazards. The Owner unconditionally waives any present, future, and unforeseen claims of liability on the part of the City arising from the aforementioned or other natural hazards and relating to this permit approval, as a condition of this approval. Further, the Owner agrees to indemnify and hold harmless the City and its employees for any alleged or proven acts or omissions and related cost of defense, related to the City's approval of this permit and arising from the aforementioned or other natural hazards whether such claims should be stated by the Owner's successor-in-interest or third parties.

C. **Design Review.** The project, including public improvements, is subject to the review and approval of the Single Family Design Board (SFDB). The SFDB shall not grant project design approval until the following Planning Commission land use conditions have been satisfied.

1. **Appropriate Plants on Bluff.** Special attention shall be paid to the appropriateness of the existing and proposed plant material on the bluff. All existing succulent plants that add weight to the bluff and/or contribute to erosion shall be removed in a manner that does not disturb the root system and replaced with appropriate plant material in a manner that does not increase the rate of erosion.

2. **Landscaping on Bluff Top Properties.** The Single Family Design Board (SFDB) shall review any new landscaping, irrigation and/or improvements to said landscaping north of the top of bluff setback. Per the Geologic Investigation prepared by Adam Simmons, dated October 28, 2014, the use of deep rooted, drought tolerant plants is recommended in the southern portions of the property to minimize the potential for over-saturation and erosion. Thick and deep rooted plant varieties help to stabilize the slope and keep it in a state of under-saturation. The

re-vegetation program (in areas where the existing vegetation is sparse or to be removed) should be implemented as soon as practical after the rough grading process. Minimize the planting of high water use plants (including lawn) within 20 feet of the sea cliff. Remove any heavy, shallow rooted plants on or near the bluff top. Heavy, shallow rooted plants (e.g., ice plant) and high water use plants (including lawn) are also prohibited seaward of the "75-year structural setback line." All existing succulent plants that add weight to the bluff and/or contribute to erosion shall be removed in a manner that does not disturb the root system and replaced with appropriate plant material in a manner that does not increase the rate of erosion.

3. **Irrigation System.** The irrigation system shall be designed and maintained with the most current technology to prevent a system failure. Watering of vegetation on the bluff edge shall be kept to the minimum necessary for plant survival. The drip system along the bluff edge shall be removed after one full season of plant growth.
 4. **Screened Backflow Device.** The backflow devices for fire sprinklers, pools, spas and/or irrigation systems shall be provided in a location screened from public view or included in the exterior wall of the building, as approved by the SFDB.
 5. **Location of Dry Utilities.** Dry utilities (e.g., above-ground cabinets) shall be placed on private property unless deemed infeasible for engineering reasons. If dry utilities must be placed in the public right-of-way, they shall be painted "Malaga Green," and if feasible, they shall be screened as approved by SFDB.
- D. **Requirements Prior to Permit Issuance.** The Owner shall submit the following, or evidence of completion of the following, for review and approval by the Department listed below prior to the issuance of any permit for the project. Some of these conditions may be waived for demolition or rough grading permits, at the discretion of the department listed. Please note that these conditions are in addition to the standard submittal requirements for each department.
1. **Public Works Department.**
 - a. **Water Rights Assignment Agreement.** The Owner shall assign to the City of Santa Barbara the exclusive right to extract ground water from under the Real Property in an *Agreement Assigning Water Extraction Rights*. Engineering Division Staff prepares said agreement for the Owner's signature.
 - b. **Public Improvements.** The Owner shall submit Public Works plans for construction of public improvements. Plans shall be submitted separately from plans submitted for a Building Permit, and shall be prepared by a licensed civil engineer registered in the State of California. As determined by the Public Works Department, the improvements to City Standards shall include the following:

- Construction of a new 48” wide sidewalk along the entire project frontage of approximately 13 linear feet and a minimum 10’ wide driveway apron using the existing right-of-way.
- Construction of a private vault/manhole between the existing forced building drain and the gravity 4” sewer lateral to be located on-site near the front property line (SBMC 14.36.080).
- Relocation of the water service by abandoning the existing ¾” water service that enters the neighbors property to the west, traverses the property and enters an unknown location on the western property line; and installation of a new 1” water service, resetting the existing 5/8” water meter on the property frontage.

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 has submitted a hydrology report 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, or groundwater pollutants would result from the project.
- c. **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.
- d. **Conditions on Plans/Signatures.** The final Resolution shall be provided on a full size drawing sheet as part of the drawing sets. A statement shall also be placed on the sheet as follows: The undersigned have read and understand the required conditions, and agree to abide by any and all conditions which are their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

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

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. **Air Quality and Dust Control.** The following measures shall be shown on grading and building plans and shall be adhered to throughout grading, hauling, and construction activities:
 - a. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.
 - b. Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.
 - c. If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist, or treated

with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.

- d. Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads.
 - e. After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.
 - f. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to land use clearance for map recordation and land use clearance for finish grading of the structure.
 - g. All portable diesel-powered construction equipment shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.
 - h. Fleet owners of mobile construction equipment are subject to the California Air Resource Board (CARB) Regulation for In-use Off-road Diesel Vehicles (Title 13 California Code of Regulations, Chapter 9, § 2449), the purpose of which is to reduce diesel particulate matter (PM) and criteria pollutant emissions from in-use (existing) off-road diesel-fueled vehicles. For more information, please refer to the CARB website at www.arb.ca.gov/msprog/ordiesel/ordiesel.htm.
 - i. All commercial diesel vehicles are subject to Title 13, § 2485 of the California Code of Regulations, limiting engine idling time. Idling of heavy-duty diesel construction equipment and trucks during loading and unloading shall be limited to five minutes; electric auxiliary power units should be used whenever possible.
4. **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.
 2. **Complete Public Improvements.** Public improvements, as shown in the public improvement plans or building plans, shall be completed.
 3. **New Construction Photographs.** Photographs of the new construction, taken from the same locations as those taken of the story poles prior to project approval, shall be taken, attached to 8 ½ x 11" board and submitted to the Planning Division.
- G. **General Conditions.**
1. **Compliance with Requirements.** All requirements of the city of Santa Barbara and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met. This includes, but is not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.), the 1979 Air Quality Attainment Plan, and the California Code of Regulations.
 2. **Approval Limitations.**

- a. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.
 - b. All buildings, roadways, parking areas and other features shall be located substantially as shown on the plans approved by the Planning Commission.
 - c. Any deviations from the project description, approved plans or conditions must be reviewed and approved by the City, in accordance with the Planning Commission Guidelines. Deviations may require changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.
3. **Litigation Indemnification Agreement.** In the event the Planning Commission approval of the Project is appealed to the City Council, Applicant/Owner hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors (“City’s Agents”) from any third party legal challenge to the City Council’s denial of the appeal and approval of the Project, including, but not limited to, challenges filed pursuant to the California Environmental Quality Act (collectively “Claims”). Applicant/Owner further agrees to indemnify and hold harmless the City and the City’s Agents from any award of attorney fees or court costs made in connection with any Claim.

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

NOTICE OF COASTAL DEVELOPMENT PERMIT TIME LIMITS:

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

1. Otherwise explicitly modified by conditions of approval for the coastal development permit.
2. A Building permit for the work authorized by the coastal development permit is issued prior to the expiration date of the approval.

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

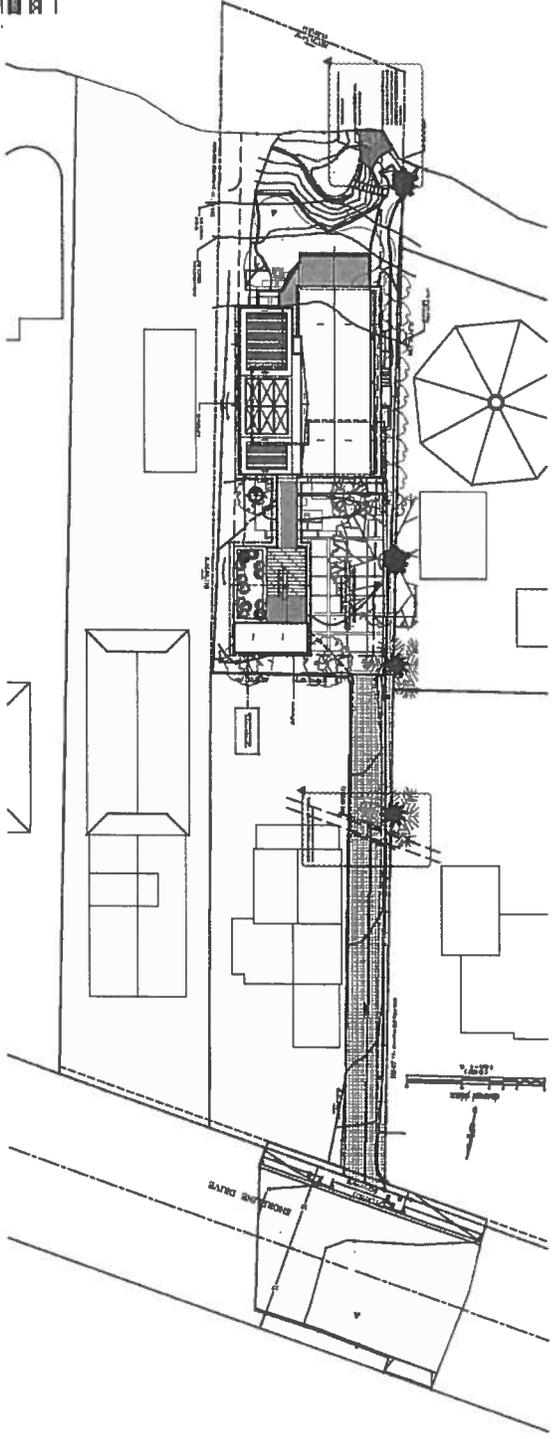
WINICK ARCHITECTS

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 San Jose, California 95128
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2 PROPOSED SITE PLAN
 SCALE 1/8" = 1'-0"

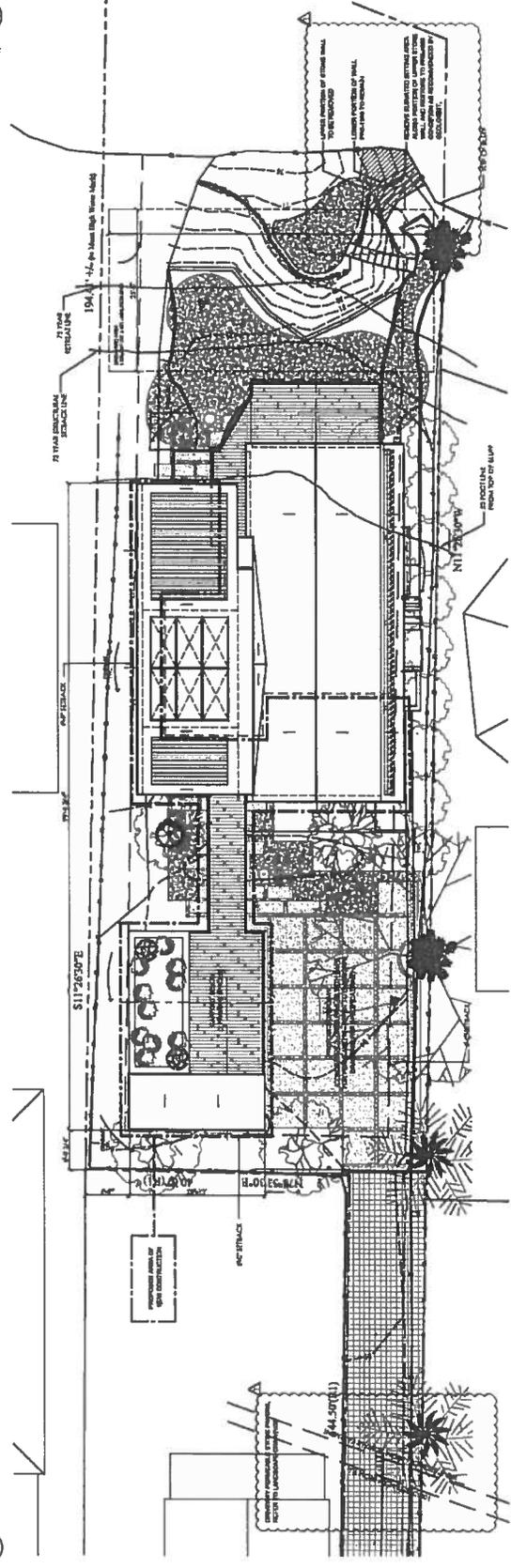
DATE	DESCRIPTION
11/11/14	ISSUED FOR PERMITS
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11/11/14	ISSUED FOR PERMITS

SHORELINE DRIVE
 1427 SHORELINE DRIVE
 SANTA BARBARA, CA 93109

PROJECT NO. 12522
 SHEET NO. 01 OF 01
 DATE 11/11/14

PROPOSED SITE PLAN

A-100



1 PROPOSED PARTIAL SITE PLAN
 SCALE 1/8" = 1'-0"

February 12, 2015

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

1427 Shoreline Drive
APN # 045-185-003, Enf. Case # 2010.007.44

RECEIVED
FEB 12 2015

CITY OF SANTA BARBARA
PLANNING DIVISION

Dear members of the Planning Commission,

We are seeking a Coastal Development Permit for an addition of 1,096.0 sf to a single family residence with a 606.9 sf detached covered Carport/Storage. The existing 1,152.2 sf single family residence with a 366.3 sf attached garage is to be remodeled with the garage to be converted to residential use.

As part of the development, the project will remedy building enforcement #2010.007.44.

Please see below for a detailed description of the project, as requested for the DART submittal:

- 1) The uses of existing and proposed structures will be for a single family residence.
- 2) The square footages of existing and proposed structures are as follows:
 - The existing residence is 1,152.2 net sf with an attached 366.3 sf garage
 - The proposed residence is 2,396.8 net sf (including storage) with a detached 458.3 sf two car covered carport.
- 3) The number of proposed residential units/lots is one (1) single family residence.
- 4) Residential Density (Dwelling Units per Acre) does not apply as this is only one unit.
- 5) Average Unit Size does not apply as this is a single family residence.
- 6) The proposed involves selective removal of the existing residential building as part of the project, please refer to the plans.
- 7) The Site Square footage is 12,012.0 sf and the acreage is 0.28 acres.
- 8) Note that all major existing trees, the perimeter hedge and bluff plantings will remain and be protected, Please refer to the landscape drawings.
- 9) For detailed drainage information, refer to Tier 3 Storm Water Management Program Report and Sheet C1.0 provided by Ashley & Vance Engineering, INC.

- 10) Parking: 2 covered spaces at Carport. The project will include 855 sf of permeable paving for parking in addition to 1,750 sf permeable paving in the driveway. The proposed landscape includes 809 sf permeable hardscape (n.i.c. the existing decomposed granite pathway and existing sunken patio area), 645 sf non-permeable hardscape (including under the carport), 565 sf of native drought tolerant bent grass, and 1,980 sf of new planting areas. One (1) small existing ornamental tree will be removed and 14 trees will be added to the landscape. Refer to Landscape Drawings
- 11) Proposed grading involves 120 cubic yards cut and export with no fill. For further information, refer to Tier 3 Storm Water Management Program Report and Sheet C1.0 provided by Ashley & Vance Engineering, INC. A disposal site will be identified once a contractor is engaged for the project.
- 12) Adjacent uses at this site are as follows: to the south is the Pacific Ocean; all adjacent lots to the north, east and west are residential, zoned E-3; Shoreline Drive is also to the north with residential lots zoned E-3 across the street.
- 13) With regards to the project and environs:
 - The proposed project includes additional exterior lighting that is compliant with the City of Santa Barbara Outdoor Lighting Ordinance (No. 5035). For your reference we have enclosed the proposed lighting plan, detailing light locations, fixtures and specifications. Refer to sheets A-400 thru A-402, A-500 and L1.1 thru L1.3.
 - The project will not involve the creation of smoke or odors. Nor would the proposed project involve the creation of new noise sources.
 - For a geotechnical report for the project site, refer to Adam Simmons Geological report. All new work for building and site respect the 75 year bluff retreat setback line. Seismic recommendations for the foundation systems will be followed.
 - As the structure is older than 60 years, originally built in 1946 with additions in 1947, 1955 and 1963, we are submitting a Historic Resource Evaluation form and package with this application.
 - There are no existing or proposed designated recreational trails or easements traversing the project site. The property is not located adjacent or near a creek or other water course.
 - The property is not on septic, and the City of Santa Barbara provides sewer services. The City of Santa Barbara also provides water service to the site
- 14) The estimated duration of the project is as follows:
 - Demolition is to be approximately three to four weeks.
 - Grading is also to be approximately three to four weeks.
 - Construction activity is to last approximately 10 to 12 months.

There will be normal construction activity for a modest residential renovation. The staging area for equipment and construction materials will be onsite at the driveway, immediately to the north of the proposed residence.

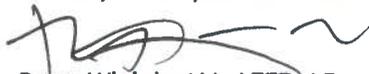
- 15) As this is a single family residence, the Inclusionary Housing Ordinance (SBMC Chapter 28.43) is not applicable.
- 16) This is to be a two story house with three bedrooms, two bathrooms and a maximum height of 24'-5 3/4" from finish grade.
- 17) The existing impervious area is 2,662 sf; the proposed impervious area is 3,141 sf. With regards to Storm Water Management on the existing site, runoff currently runs down the bluff to the beach below; however, as this site is tier 3, located in the coastal bluff zone, and infiltration is not permissible in this area, storm water will be treated onsite in an impermeable planter, and overflow or storm water beyond that will be pumped via sump pump out to the gutter in Shoreline Drive. For further drainage information, please refer to Tier 3 Storm Water Management Program Report and Sheet C1.0 provided by Ashley & Vance Engineering, INC.
- 18) The proposed project does not involve use or disposal of hazardous materials. There is no known site contamination from hazardous materials. To the best of our knowledge, there are not any abandoned oil wells in the area. There are no environmental site assessments prepared for the project site or any adjacent site(s). Please see attached for a signed copy of the attached Hazardous Waste and Substances statement.

The following summarizes all pre-application reviews which have taken place:
Design Review (SFDB) Meeting Date: March 24, 2014 / June 16, 2014.

In summary, we are seeking a Coastal Development permit for the renovation of an existing single family residence. Due to its location in the coastal appeal zone, planning commission review is needed, no modification or variances are being sought. The only special accommodation requested is for the hedge ordinance, that the eastern hedge height be maintained as existing per a mutual agreement between the property owner and east neighbor's owner of 1423 Shoreline Drive. As part of the development, the project will address violations for building enforcement #2010.007.44. Non permitted construction in the west side yard and a non permitted bathroom and lower level bedroom conversion will be remedied. The development will enhance the quality of the building, utilizing elegant and long lasting materials. All new work for the building and site respect the 75 year bluff retreat setback line, and tier 3 storm water management will be implemented, directing water away from the bluff.

Please do not hesitate to contact me should you require any additional details regarding this submittal.

Thank you for your consideration.



Barry Winick, AIA LEED AP
Principal, Winick Architects

cc: Gustavo Zinkewich (gzinkewich@winickarchitects.com)
Erica Obertelli (eobertelli@winickarchitects.com)

1427 Shoreline Drive
Single Family Design Board Minutes

April 7, 2014 – First Conceptual Review

Public Comment: Lauren Emma and Sam Chesluk submitted letters of support for the project and a letter of expressed concern from Richard Grossgold regarding a complaint he issued about the nonconforming stairway was acknowledged.

Motion: Continued indefinitely to Planning Commission with comments:

- 1) The Board finds that the general citing of the proposed project is acceptable with the exception that the roof deck and connecting bridge impinges on the guideline for second-story decks to be 15 feet from the property line.
- 2) The Board finds the quality of architecture and materials to be valid.
- 3) Demonstrate neighborhood compatibility of the project with properties on the block, on each side of Shoreline Drive.
- 4) Clarify the facets of the architectural elevations as compatible.
- 5) Provide a 3D model.

June 30, 2014 - Second Conceptual Review

Public Comment: Sam Chesluk, a neighbor east of the proposed project, spoke in support in relation to the improvement of the aesthetics.

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

- 1) The majority of the Board members are in favor of the project as presented.
- 2) The majority of the Board members had positive comments regarding the project's consistency and appearance.
- 3) The majority of the Board members find that the proposed project flows beautifully with the neighboring homes.
- 4) The size of the project is acceptable therefore the majority of the Board members can support the project.

October 28, 2014

Mr. Jim Malcom
c/o Winick Architecture
512 Brinkerhoff Avenue
Santa Barbara, CA 93101

Attn: Mr. Barry Winick

Re: **Geologic Sea Cliff Retreat – Updated Report**
Existing single family residence
1427 Shoreline Drive
Santa Barbara, California

RECEIVED
FEB 12 2015

CITY OF SANTA BARBARA
PLANNING DIVISION

Dear Mr. Malcom:

1. INTRODUCTION

Pursuant to your request, we present herewith the results of our geologic investigation – sea cliff retreat study of the above captioned beachfront property. The existing residence is located on the elevated terrace in the central portion of the property, approximately 240 feet south of Shoreline Drive. An approximate 81 foot high south facing sea bluff is located approximately 40 to 48 feet south of the residence. The southerly, second floor, wooden deck is located approximately 30 to 38 feet north of the sea bluff. The location of the subject property and the general geologic conditions of the surrounding area are graphically shown on the attached map entitled **REGIONAL GEOLOGIC MAP** (see Figure 1).

2. TOPOGRAPHY

The northern and central portion of the parcel (including the existing residence) is situated on an uplifted terrace with a gentle oceanward slope of 2° to 5° to the south. The slope angles on the moderately steep sloping sea bluff face range from approximately 45° to vertical in some areas, with an average slope angle of approximately 51°. Elevations on the property range from a low of near sea level (or mean high tide) at the southern property boundary to a maximum of approximately 85 feet along the northern property boundary, according to a topographic survey conducted by *Penfield & Smith Surveys, Incorporated for the Santa Barbara County Flood Control (dated April 10, 1995)*. This data is confirmed with a recent site specific topographic map of the site, prepared by Prober Land Surveying (dated February 14, 2011).

3. GEOLOGY

3.1. Regional Geologic Setting

The South Coast is part of the Transverse Range Province of California, locally dominated by the east-west trending Santa Ynez Mountain Range and adjacent coastal valleys. Folding and faulting of the region through time has created a complex geologic setting. Consolidated shale, siltstone, and sandstone bedrock of Cretaceous through Miocene age make up the majority of the Santa Ynez Range. Much younger (typically Pleistocene age) unconsolidated to weakly consolidated deposits, typically

composed of the erosional remnants of the older formations, are commonly found in the lower elevations between the high mountains and the shoreline. These materials typically overlie the bedrock as an unconformity (a depositional hiatus between the two formations). The earth materials that are in close proximity to the project site are described in greater detail in the following section.

3.2. Local Geology

Our surface investigation of the property revealed a silty sandy soil, fill material, beach sand, Older Alluvium, and the Monterey Formation. Fill material is inferred to be located behind the numerous retaining walls located on the property.

3.2.1. Beach Sand

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

3.2.2. Older Alluvium

The elevated terrace on the subject property (including the existing residence) is underlain by Late (?) Pleistocene age Older Alluvium (Marine Terrace) deposits. This stratigraphic unit is graphically shown as "Qoa" on Figure 1. The Older Alluvium is generally composed of tan to reddish-brown colored, unconsolidated to weakly consolidated sands, silts, clays, and lesser amounts of gravel conglomerate. The gravels mainly consist of sub-rounded to rounded sandstone pebbles and cobbles to 10 inches in diameter (possibly larger) with lesser amounts of smaller diameter chert and quartzite pebbles. Bedding within Older Alluvium on this property is inferred to be near flat lying to gently inclined (dip) to the south. The total depth of the Older Alluvium on the elevated terrace is variable due to its unconformable contact with the underlying bedrock (Monterey Formation). The depth of the Older Alluvium may range from zero (where it daylights on the sea bluff) in the southern portions of the property, to approximately 12 feet or more in the northern portions of the property.

3.2.3. Monterey Formation

Unconformably underlying the beach sand and Older Alluvium on the property, and exposed along the sea bluff in the southern portion of the property is the Miocene age Monterey Formation. Several good exposures of the Monterey Formation are found along the sea bluff. This marine deposited strata is graphically shown as "Tm" on Figure 1. The Monterey Formation is generally composed of a well bedded, white to tan colored, siliceous shale with interbedded dark gray bituminous shale. Thin partings of soft, weathered white bentonite clay lenses may also be present within the Monterey shale bedrock. Bedding attitudes within the Monterey Formation on this property and surrounding sea bluff strike approximately North 45° to 54° West and dip to the north at approximately 58° to 67°. The Monterey shale exposed on the sea bluff reveals that the bedding planes are inclined (dip) into the surrounding sloping sea bluff face and therefore the shale bedrock is supported.

3.2.4. Faulting & Liquefaction

No known faults are believed to be present on the property. According to the published and unpublished geologic maps of the area, the closest known fault to the subject property is the Lavigia Fault. The generally northwest-southeast trending Lavigia Fault is inferred to be located approximately 1,850 feet north of the parcel, according to a geologic map prepared by Hoover (1980). The Lavigia Fault is believed to be truncated by (or branch from) the Arroyo Parida/More Ranch Fault where the two faults intersect, approximately 1.7 miles to the west. Some fault studies suggest that the Lavigia Fault offsets Older Alluvium at a point near its intersection with the Arroyo Parida/More Ranch Fault. Under the Alquist-Priolo guidelines (1985; revised 1990), this would classify the fault as being "potentially active". This fault system is considered inactive by the Santa Barbara County Seismic Safety Element (SBCSSE; 1979). It is my opinion, however, that the Lavigia Fault should be considered potentially active because of the inferred age of its last movement and its possible structural relationship to the potentially active or active (?) More Ranch Fault.

It is my opinion that the potential for liquefaction (the transformation of a granular material from a solid state to a liquefied state as a result of increased pore pressure) is unlikely, since the earth materials generally consist of poorly sorted Older Alluvium and solid bedrock below, and the groundwater table is inferred to be greater than 50 feet below the surface.

3.2.5. Landslide and Slope Stability

In general, moderate to steep sloping terrain that is underlain by the Monterey Formation and its associated clay rich soils is notorious for shallow and sometimes deep seated slope instability along the South Coast. However, more resistant shale beds exposed on the sea bluff have provided relatively steep sea bluff that has remained in tact for many decades with only minor, shallow slope failures. Evidence of past shallow landslide activity was noted in the south central portion near the top of the sea bluff. Small stacked, interlocking retaining walls were noted in this area to reduce the potential for future slope failure.

The cause of most of the slope failures on the sea bluff is due to several factors that have effectively reduced the overall stability of the sea bluff. The greatest contributing sources for the slope failure include the accelerated erosion and undercutting of the bluff due to wave erosion, consequently steepening and removing the basal support for the sea bluff. Undermined Monterey shale bedrock can be seen along the sea bluff particularly where resistant beds are exposed due to erosion of softer bedding below. In addition, rainfall can cause saturation of the soil, Older Alluvium, and bedrock on the property. This addition of water increased the overall weight of the earth materials on the bluff, thereby increasing the force of gravity acting upon the earth materials on the bluff.

Much of the rainfall that occurs in the area appears to percolate directly into the subsurface. However, there is some evidence that excess surface water runoff may pass down slope as sheet flow causing

surface erosion. The Older Alluvium is susceptible to erosion when uncontrolled surface runoff water is allowed to flow over unprotected slopes. The potential for significant erosional damage will be reduced provided proper drainage control measures are implemented.

3.3. Sea Cliff Retreat

To aid in the process of determining rates of sea cliff erosion on the subject property, I have conducted a detailed photogrammetric and topographic analysis of the site and surrounding area that measures distances between existing fixed markers and the same fixed markers as seen in old aerial photographs of the area. The detailed investigation of sea cliff retreat included the establishment of several fixed points (i.e. Shoreline Drive; house, etc) on the subject property that could be identified on old aerial photographs and/or topographic maps and are still in place in the field today. I have also reviewed previously published and unpublished reports and maps that document rates of sea cliff retreat elsewhere along the South Coast.

Initially, air photos of the area taken in 1928 and 1938 (Fairchild) were inspected and reviewed. These older photographs were not particularly useful for this project because of their relatively small scale (1 inch equals 1,667 and 2,000 feet, respectively). No sea cliff retreat rate data could be determined from the 1928 and 1938 photos because of its relatively small scale. I have also reviewed aerial photographs dated 1956 and 1966 (scale 1 inch = 400 and 234 feet, respectively). Both of these vintage photographs showed the location of the existing residence. I then reviewed the 1965 and 1995 topographic maps of the site from the Santa Barbara County Flood Control (scale 1 inch = 200 and 100 feet, respectively). Several key features on the 1966 aerial photograph and 1965 map that are still currently present in the area with which to accurately determine the amount of retreat that has occurred since that time (i.e. house). The top of bluff was determined as the inflection point where the break in the slope was observed (see Figure 2). By analyzing these maps and contrasting them with the existing sea cliff location, subtle changes along the coastline were measured.

Several markers were used on the parcel and were measured to the top of the bluff, with a total maximum retreat of approximately 13.1 feet, as observed on the western side of the property, during the 48-year time period (from June, 1966 photo to present). This is equivalent to an average approximate retreat rate of 0.272 feet per year (13.1 feet/48 years), or 3.27 inches per year. This is consistent with other studies conducted along Shoreline Drive with similar geologic conditions.

Review of the 1966 aerial photograph (HB-HS-116 & -117) show the existing bowl shaped rock lined grotto with rock retaining wall lining the northern perimeter of the sitting area. It is my opinion that the original steps, rock lined wall and adjacent railroad tie retaining wall may remain in place since these areas do not appear to be in immediate danger of failure along the sea bluff. However, the prominent point with small gravel patio (small table and chairs) and the small retaining wall supporting the fill should be removed in my opinion, since these items could fall downslope in the near future (next 1 to 20 years).

The removal of these items should be conducted with a spotter at the base of the sea bluff (200 feet or more from the work area) to keep pets or pedestrians clear of the area.

It should be noted that sea cliff retreat rates are closely related to weather, tides, and surf conditions. While average long term rates of sea cliff retreat are usually reported as occurring at rates of inches or feet per year, the actual process is typically episodic, with sudden larger than average losses occurring when severe storms and/or high surf episodes attack the coastline, followed by years or even decades of very little retreat. Examples of recent severe winter conditions occurred during the winter seasons of 1969-70, 1979-80, 1982-83, 1994-95, 1997-98, and 2004-2005. Because the time interval over which our sea cliff retreat analysis included several of these severe winter erosion episodes, it is our opinion that the above listed average rate calculations of 3.27 inches per year are reasonably representative of a longer term time frame.

Application of the site specific, conservative retreat rate of 3.27 inches per year and a design life of 75 years (Santa Barbara County and California Coastal Commission Guidelines), the total theoretical sea cliff retreat for this site would be approximately 20.4 feet from the current top of bluff. This is equivalent to approximately 19.6 feet south of the residence at its closest point to the top of bluff (or 9.6 feet from the wooden deck). However, it is my opinion that a safe structural setback from the top of slope is approximately 9.6 feet additional to the calculated 20.4 (total 30 feet), since this would provide an additional 10 foot buffer area between the projected future top of bluff and the residence in 75 years. The theoretical 75 year top of bluff is shown on the SITE MAP (see Figure 2).

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

I have also reviewed the recent study regarding the effects of rising sea level on the California and Santa Barbara coastlines titled "City of Santa Barbara Sea-level Rise Vulnerability Study" by Griggs et al (2012). This study suggests an average rate of sea level rising along the California coast has been approximately 8 inches since 1900. Projection of the future rise in sea level has been estimated to rise approximately 10 to 17 inches by 2050. Theoretical projections of future ocean levels beyond 2050 become more difficult to predict with a range of 31 to 69 inches, depending on which model is used. While the rising sea level may increase the rates of sea cliff retreat for the property and surrounding area, the proposed 30 foot setback should provide an adequate buffer for future erosion/landslide activity.

It is noteworthy that the structural setback line prepared for the City of Santa Barbara, suggests the setback line is approximately coincident with the southeastern corner of the current residential footprint

and cutting across approximately 10 feet north of the southwestern corner of the residence (Hoover, 1978). This setback line was considered only and to be verified by an on-site geologic investigation.

4. CONCLUSIONS & RECOMMENDATIONS

The above findings are the result of an approximate one-half day field investigation of the property and surrounding area, analyses of several historic aerial photographs, and review of relevant geologic literature, maps, and cross sections. Based on these findings, it is my conclusion that it is feasible to remodel and/or rebuild the existing residence in its current location and auxiliary structures beyond the 75 year structural setback line. The recommendations listed below and those to be provided by your Geotechnical Engineer and Civil Engineer should also be implemented.

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

4.1. Structural Setback

Based on past erosion a setback from the current existing top of the sea cliff has been calculated to be approximately 20.4 feet. However, given the steepness of the sea cliff, I recommend an additional 9.6 feet to the calculated 75 year structural setback line (approximately 30 feet north of the current top of bluff).

4.2. Erosion and Drainage Control

All runoff water from impervious areas such as roofs, patios, decks, French Drains, and driveways should be captured and directed via an impervious conduit to an appropriate disposal area. No surface water or captured subsurface water should be allowed to pass in an uncontrolled manner onto the sea cliff. The collected water should be transported to the base of slope via the existing (quantity 4) non-perforated flexible drainage pipes or collected in rain barrels and directed into percolation pits north of the residence. Due to the presence of the steep sea bluff, no percolation pits should be placed south of the residence. I recommend that the on site drainage system be inspected and cleaned on a regular basis to ensure it is functioning correctly. For example, I recommend collecting the roof gutter downspouts, which currently empty onto the soil adjacent to the residential foundation. I also recommend lowering the soil in the planter adjacent to the western perimeter of the residence, since the soil is found approximately 3 inches above the wood portions of the residential wall. I recommend re-contouring the surface soil in the planter, to slope away from the residential foundation wall and toward 2 proposed surface drains that may tie into the proposed pipe collecting water from the downspouts. Minimizing runoff is essential in reducing ground saturation near the existing building site and along the sea cliff. This, in turn, reduces the potential for slope failure, soil creep, or erosion difficulties.

4.3. Vegetation

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

GEO-NESTIGAION: Malcom Residential Project- 1427 Shoreline Dr.
October 28, 2014

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

Sincerely,



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

revised
2-5-15 ..



Regional Geologic Map (Hoover; 1980) Qt – Older Alluvium // north
 House site in red (with red arrow) Tm - Monterey Formation 1 inch = 1,000 feet
 Figure 1

LOCAL COASTAL PLAN POLICIES
1427 SHORELINE DRIVE

GENERAL POLICIES

The general policies of the Land Use Plan for the City's coastal zone are as follows:

Policy 1.1

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

Policy 1.2

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

Policy 1.3

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

HOUSING

Policy 5.3¹

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

Action

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

HAZARDS

Policy 8.1

All new development of bluff top land shall be required to have drainage systems carrying run-off away from the bluff to the nearest public street or, in areas where the landform makes landward conveyance of

¹ See Clough Memo.

drainage impossible, and where additional fill or grading is inappropriate or cannot accomplish landward drainage, private bluff drainage systems are permitted if they are:

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

VISUAL QUALITY

Policy 9.1

The existing views to, from, and along the ocean and scenic coastal areas shall be protected, preserved, and enhanced. This may be accomplished by one or more of the following:

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

Actions

- Explore Federal, State, and local funding sources for park and open space acquisition.
- Delineate view corridor locations on new construction/ development plans by additional building limits, building orientation, and setback requirements.
- Establish standards of acceptable view protection to be utilized by developers, City staff, and discretionary bodies to ascertain a project's height, setback, and clustering of buildings.

Policy 9.3

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

Action

- The City will work with the utility companies to hasten the undergrounding of utilities in the coastal zone.