



# City of Santa Barbara California

## PLANNING COMMISSION STAFF REPORT

**REPORT DATE:** April 30, 2009  
**AGENDA DATE:** May 7, 2009  
**PROJECT ADDRESS:** 1631 Shoreline Drive (MST2008-00017)

**TO:** Planning Commission  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Senior Planner *[Signature]*  
 Suzanne Johnston, Assistant Planner *[Signature]*

### I. PROJECT DESCRIPTION

The project consists of a proposal to remove as-built concrete and wood patios, stairways, and retaining walls to allow the lower bluff top area to return to its natural sloped condition. The project includes replanting the bluff top with native vegetation and installation of temporary drip irrigation. The area below the top of bluff would remain undisturbed. The site is currently developed with a 2,233 square foot one-story single family residence with attached 407 square foot garage is located on a 20,100 square foot parcel in the Hillside Design District which are to remain unaltered.

### II. REQUIRED APPLICATIONS

The discretionary application required for this project is a Coastal Development Permit (CDP2008-00022) to allow the development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44).

### III. RECOMMENDATION

The proposed project conforms to the City's Zoning and Building Ordinances and policies of the General and Local Coastal Plans. 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 VII of this report, and subject to the conditions of approval in Exhibit A.

**APPLICATION DEEMED COMPLETE:** March 30, 2009  
**DATE ACTION REQUIRED:** May 29, 2009



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**I. SITE INFORMATION AND PROJECT STATISTICS**

**A. SITE INFORMATION**

Applicant: Chava Riley Kavoian & Associates	Property Owner: 1631 Shoreline, LLC
Parcel Number: 045-173-022	Lot Area: 20,100 sq. ft.
General Plan: Residential	Zoning: E-3/SD-3
Existing Use: Residential	Topography: 48%
Adjacent Land Uses: North - Residential South - Pacific Ocean East - Residential West - Residential	

**B. PROJECT STATISTICS**

	Existing	Proposed
Living Area	1,826.2 sq. ft.	No Change
Garage	382.0 sq. ft.	

**IV. ZONING ORDINANCE CONSISTENCY**

Standard	Requirement/ Allowance	Existing		Proposed	
Setbacks				No change	
-Front	20'	> 20'			
-Interior	6'	>6'			
-Rear	6'	>6'			
Parking	2 covered	2 covered		No change	
Open Yard	1,250 sq. ft.	> 1,250 sq. ft		> 1,250 sq. ft	
Lot Coverage					
-Building	N/A	2,233	11.1%	2,233	11.1%
-Paving/Driveway	N/A	2,480	12.3%	2,480	12.3%
-Landscaping (bluff face)	N/A	9,930	48.9%	9,930	48.9%
-Landscaping (flat)	N/A	2,748	13.7%	5,457	27.2%
- As-built Deck and Patio	N/A	2,709	13.5%	0	0%

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.

**V. ISSUES**

**A. DESIGN REVIEW**

The Single Family Design Board (SFDB) reviewed this project on two occasions (meeting minutes are attached as Exhibit C). On April 14, 2008, the SFDB reviewed a project that included a remodel to the existing house and the demolition of the as-built deck and patio. Following the hearing, the project scope was reduced to include only the demolition of the patio and deck and the revegetation of the bluff. On October 13, 2008, the current proposal was reviewed by SFDB, which stated that additional section drawing must be provided, temporary irrigation must be approved by geologist, the plant material proposed was appropriate and a deck area might be approvable if not too large and integrated with the topography.

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

The proposed project is located in the East Mesa neighborhood, as identified in the Land Use Element of the General Plan and has a land use designation of residential, five units per acre. This area is recognized as uniformly developed with small-lot, single-family residences with some multi-family developments near Oceano and Barranca Avenues. The project consists of the removal of an as-built patio and deck structure and the slope repair and revegetation at the coastal bluff. The existing single-family residence is to remain unaltered at this time. The project does not change the density with regard to the General Plan Land Use designation.

The project site is also located within the Coastal Zone and thus must be found consistent with the City's Local Coastal Plan (LCP), which implements the California Coastal Act. The project is in Component 2 of the Local Coastal Plan (LCP), which is located between Arroyo Burro

Creek and the westerly boundary of Santa Barbara City College. The LCP states that the primary land use of this area is single-family residential, and has very limited additional development potential. The major coastal issues identified for Component Two include seacliff retreat and flooding hazards; public access, both vertically and laterally along the bluffs, overuse of public facilities; protection of recreational access; protection of archaeological resources and the maintenance of existing coastal views and open space.

The scenic and visual qualities of coastal areas should be considered and protected as a resource of public importance (Coastal Act Section 30251). Projects along the coast should be sited and designed to protect views to and along the ocean and scenic coastal areas and to minimize the alteration of natural landforms. Projects should be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. Development on hillsides shall not significantly modify the natural topography and vegetation. The project site was not found to be archaeologically sensitive. The site does not serve as a public facility, recreation area, or coastal access point. The demolition of the as-built structure will allow for the restoration of the degraded bluff top to a natural vegetated appearance and will not obstruct scenic view corridors.

The General and Local Coastal Plans strive to eliminate or reduce the hazards created by loading and drainage related issues, which contribute to bluff erosion and undercutting of the slope. The Local Coastal plan also states that new development should be located outside the 75-year geological setback to protect bluffs from erosion and maintain the natural topography of the bluffs. The 75-year geological setback is determined by an engineering geologist based on an average rate of retreat. SASSAN Geosciences prepared an engineering geology report (dated May 31, 2007, Exhibit D) which determined that the rate of retreat for this particular property is approximately 2 inches per year. The geology report stated that the existing as-built structure has shown signs of movement, which would become more extensive if it were to remain in place. The as-built structures are located within five feet or less of the top of the coastal bluff.

The geology report also recommends that drainage outlets be extended along the bluff face to the beach to prevent undercutting of the slope. The existing drainage outlets that exist over the bluff face contribute to and accelerate the bluff erosion that would not be reversible. The geology report evaluated the existing site drainage, and determined that the existing drain outlets should be extended down the bluff face to the beach. This recommendation is in conflict with the city's goals and policies of the Local Coastal Plan (LCP) and the Seismic Safety – Safety Element of the General Plan. The General Plan policy takes precedence over the geology report's recommendation. LCP Policies state that new development will be required to install some satisfactory means of removing water from the cliff top. Therefore, the applicant would be required to redirect site drainage from the bluff top towards the street, if feasible, consistent with LCP Policy 8.1

When planning for new development in high hazard areas, the intent of the Coastal Act is to safeguard lives and property, assure that new development does not significantly contribute to the deterioration of the general area of the proposed development, and prohibit construction of protective devices which would "...substantially alter natural landforms along bluffs and cliffs."

Native vegetation that is drought resistant, and that has deep strong root systems to aid in stabilizing the cliff material is proposed to be planted on the revegetated bluff top following the removal of the as-built structures. Most of these plants will grow rapidly but are small or medium in size, so as not to obstruct views. Where feasible, existing non-native vegetation that requires large amounts of water, such as ice plant and annual grass, shall be replaced with native vegetation.

The project minimizes risks to life and property in areas by preventing loading along the bluff top and assuring stability and structural integrity. The project reduces development impacts, which contribute to erosion and geologic instability, and restores the natural conditions along the bluff and cliff. The removal of the as-built bluff top structure and the redirection of drainage towards the street in pipes will meet the goals of the Local Coastal Plan, the Coastal Act, and the California Code of Regulations. Therefore, the project is consistent with the applicable policies of the California Coastal Act and Local Coastal Plan, and all implementing guidelines.

#### **C. ENVIRONMENTAL REVIEW**

Staff has determined that the project qualifies for an exemption from further environmental review under Section 15301 (demolition of existing small structures) of the California Environmental Quality Act (CEQA) Guidelines.

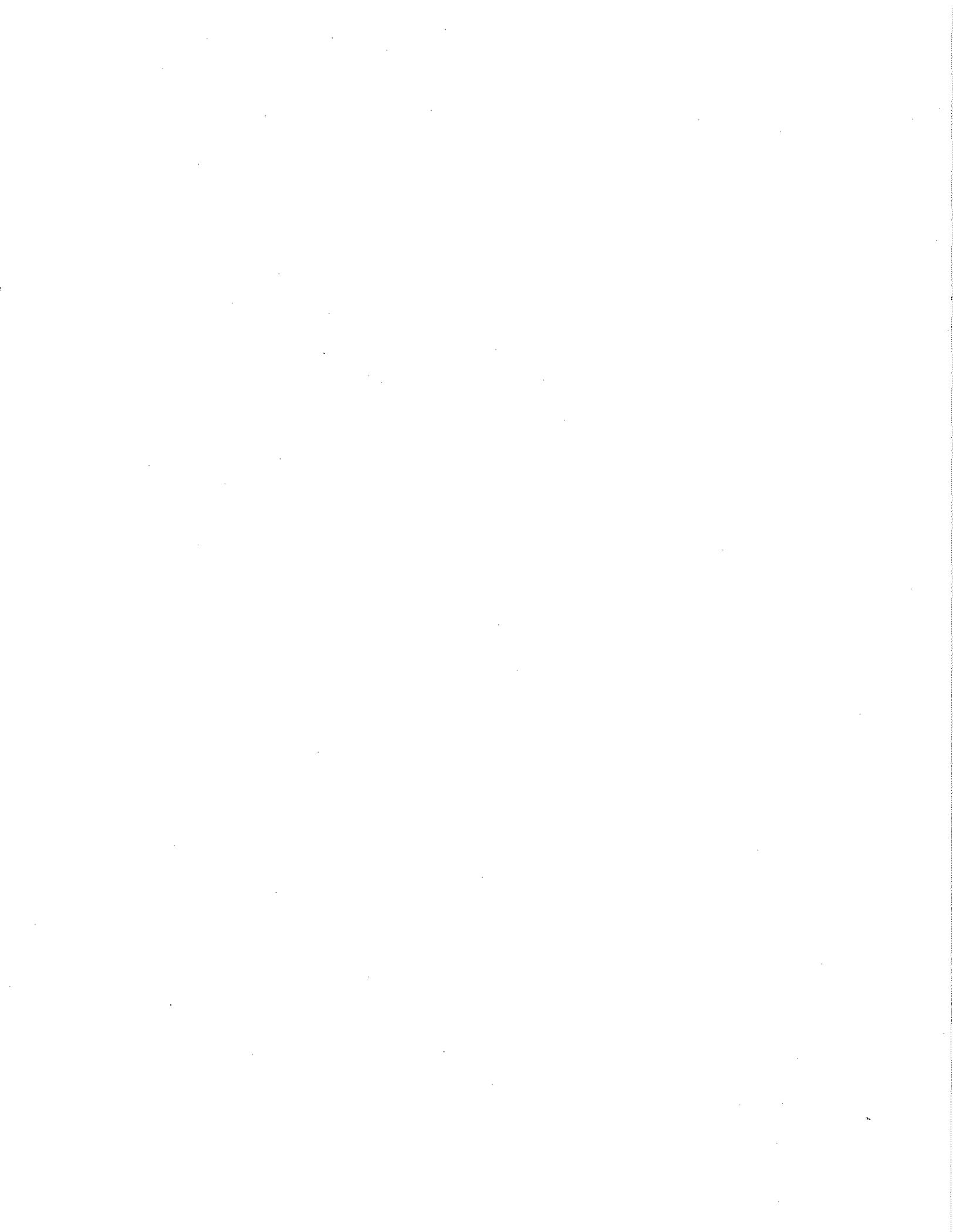
### **VI. FINDINGS**

#### **COASTAL DEVELOPMENT PERMIT (SBMC §28.44)**

The project is consistent with the policies of the California Coastal Act, the City's Local Coastal Plan, all implementing guidelines, and applicable provisions of the Code because the demolition of the bluff top structures would be compatible with the existing neighborhood, would restore natural bluff top vegetation and appearance, would not impact views from public view corridors, would not impact public access, and would improve safety or drainage hazards on the site and is not located on an archaeologically sensitive site, as described in Section V.B. of the Staff Report.

#### Exhibits:

- A. Conditions of Approval
- B. Applicant's letter, dated April 16, 2009
- C. SFDB Minutes
- D. Geological Engineering & Engineering Geology Evaluation, SASSAN Geosciences, Inc., dated May 31, 2007



**PLANNING COMMISSION**  
**CONDITIONS OF APPROVAL**

NO MAP  
1631 SHORELINE DRIVE  
*COASTAL DEVELOPMENT PERMIT*  
MAY 7, 2009

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. **Design Review.** The project is subject to the review and approval of the Single Family Design Board (SFDB). SFDB shall not grant preliminary approval of the project 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 and sloped areas. All existing succulent plants that add weight to the bluff and/or contribute to erosion shall be removed in a manner that does not disturb the root system and replaced with appropriate plant material in a manner that does not increase the rate of erosion.
  2. **Irrigation System.** The irrigation system shall be designed and maintained with the most current technology to prevent a system failure, and 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.
- B. **Recorded Conditions Agreement.** Prior to the issuance of any Public Works permit or Building permit for the project on the Real Property, the Owner shall execute a written instrument, which shall be 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 **May 7, 2009** is limited to the demolition of as-built structures on the bluff top the removal of as-built concrete and wood patios, stairways, and retaining walls to allow the lower bluff top area to return to its natural sloped condition and the improvements shown on the landscape plan signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara.
  2. **Uninterrupted Water Flow.** The Owner shall provide for the uninterrupted flow of water onto the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate.
  3. **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).

4. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan approved by the Single Family Design Board (SFDB). Such plan shall not be modified unless prior written approval is obtained from the SFDB. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan. If said landscaping is removed for any reason without approval by the SFDB, the owner is responsible for its immediate replacement.
5. **On-Site Drainage Outlets.** The owner shall revise drainage system to direct run-off away from the bluff and to the nearest public street. Private drainage outlets that extend to the bluff face should be eliminated to prevent the slope from being undercut.
6. **Storm Water Pollution Control and Drainage Systems Maintenance.** Owner shall maintain the drainage system and storm water pollution control devices intended to intercept siltation and other potential pollutants (including, but not limited to, hydrocarbons, fecal bacteria, herbicides, fertilizers, etc. ) in a functioning state (and in accordance with the Operations and Maintenance Procedure Plan prepared in accordance with the Storm Water Management Plan BMP Guidance Manual). Should any of the project's surface or subsurface drainage structures or storm water pollution control methods fail to capture, infiltrate, and/or treat water, or result in increased erosion, the Owner shall be responsible for any necessary repairs to the system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the applicant 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. **Coastal Bluff Liability Limitation.** The Owner understands and is advised that the site may be subject to extraordinary hazards from waves during storms and erosion, retreat, settlement, or subsidence and assumes liability for such hazards. The Owner unconditionally waives any present, future, and unforeseen claims of liability on the part of the City arising from the aforementioned or other natural hazards and relating to this permit approval, as a condition of this approval. Further, the Owner agrees to indemnify and hold harmless the City and its employees for any alleged or proven acts or omissions and related cost of defense, related to the City's approval of this permit and arising from the aforementioned or other natural hazards whether such claims should be stated by the Owner's successor-in-interest or third parties.
8. **Geotechnical Liability Limitation.** The Owner understands and is advised that the site may be subject to extraordinary hazards from landslides, erosion, retreat, settlement, or subsidence and assumes liability for such hazards. The Owner

unconditionally waives any present, future, and unforeseen claims of liability on the part of the City arising from the aforementioned or other natural hazards and relating to this permit approval, as a condition of this approval. Further, the Owner agrees to indemnify and hold harmless the City and its employees for any alleged or proven acts or omissions and related cost of defense, related to the City's approval of this permit and arising from the aforementioned or other natural hazards whether such claims should be stated by the Owner's successor-in-interest or third parties.

C. **Community Development Requirements with Building or Public Works Permit Application.** The following shall be submitted with the application for any Building or Public Works permit and finalized prior to Building or Public Works Permit issuance:

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

D. **Building Permit Plan Requirements.** The following requirements/notes shall be incorporated into the construction plans submitted to the Building and Safety Division for Building permits.

1. **Design Review Requirements.** Plans shall show all design, landscape and tree protection elements, as approved by the Single Family Design Board, outlined in Section A above.

2. **Grading Plan Requirement for Archaeological Resources.** The following information shall be printed on the grading plans:

If archaeological resources are encountered or suspected, work shall be halted or redirected immediately and the Planning Division shall be notified. The archaeologist shall assess the nature, extent, and significance of any discoveries and develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List, etc.

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

If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all

further subsurface disturbance in the area of the find. Work in the area may only proceed after the Planning Division grants authorization.

3. **Post-Construction Erosion Control and Water Quality Plan.** Provide an engineered drainage plan that addresses the existing drainage patterns and leads towards improvement of the quality and rate of water run-off conditions from the site by capturing, infiltrating, and/or treating drainage and preventing erosion. The Owner shall employ passive water quality methods, such as bioswales, catch basins, or storm drain on the Real Property, or other measures specified in the Erosion Control Plan, to intercept all sediment and other potential pollutants (including, but not limited to, hydrocarbons, fecal bacteria, herbicides, fertilizers, etc.) from the parking lot areas and other improved, hard-surfaced areas prior to discharge into the public storm drain system, including any creeks. All proposed methods shall be reviewed and approved by the Public Works Department and the Community Development Department. Maintenance of these facilities shall be provided by the Owner, as outlined in Condition \*\*\*, above, which shall include the regular sweeping and/or vacuuming of parking areas and drainage and storm water methods maintenance program.
4. **Conditions on Plans/Signatures.** The final Planning Resolution shall be provided on a full size drawing sheet as part of the drawing sets. Each condition shall have a sheet and/or note reference to verify condition compliance. If the condition relates to a document submittal, indicate the status of the submittal (e.g., Archaeologist contract submitted to Community Development Department for review). A statement shall also be placed on the above sheet as follows: The undersigned have read and understand the above conditions, and agree to abide by any and all conditions which is their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

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Property Owner	Date
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Contractor	Date	License No.
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Architect	Date	License No.
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Engineer	Date	License No.
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5. **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.
6. **Construction-Related Truck Trips.** Construction-related truck trips shall not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.).

The purpose of this condition is to help reduce truck traffic on adjacent streets and roadways.

7. **Construction Related Traffic Routes.** The route of construction-related traffic shall be established to minimize trips through surrounding residential neighborhoods, subject to approval by the Transportation Manager
8. **Haul Routes.** The haul route(s) for all construction-related trucks with a gross vehicle weight rating (GVWR) of three tons or more, entering or exiting the site, shall be approved by the Transportation Manager.
9. **Traffic Control Plan.** All elements of the approved Traffic Control Plan shall be carried out by the Contractor.
10. **Construction Hours.** Construction (including preparation for construction work) is prohibited Monday through Friday before 7:00 a.m. and after 5:00 p.m., and all day on Saturdays, Sundays and holidays observed by the City of Santa Barbara, as shown below: (look at longer or shorter hours and Saturday construction, depending on project location)

New Year's Day	January 1st*
Martin Luther King's Birthday	3rd Monday in January
Presidents' Day	3rd Monday in February
Cesar Chavez Day	March 31 <sup>st</sup> *
Memorial Day	Last Monday in May
Independence Day	July 4th*
Labor Day	1st Monday in September
Thanksgiving Day	4th Thursday in November
Following Thanksgiving Day	Friday following Thanksgiving Day
Christmas Day	December 25th*

\*When a holiday falls on a Saturday or Sunday, the preceding Friday or following Monday, respectively, shall be observed as a legal holiday.

When, based on required construction type or other appropriate reasons, it is necessary to do work outside the allowed construction hours, contractor shall contact the Chief of Building and Safety to request a waiver from the above construction hours, using the procedure outlined in Santa Barbara Municipal Code §9.16.015 Construction Work at Night. Contractor shall notify all residents within 300 feet of the parcel of intent to carry out night construction a minimum of 48 hours prior to said construction. Said notification shall include what the work includes, the reason for the work, the duration of the proposed work and a contact number that is answered by a person, not a machine.

11. **Construction Parking/Storage/Staging.** Construction parking and storage shall be provided as follows:
  - a. During construction, free parking spaces for construction workers and construction shall be provided on-site or off-site in a location subject to the

approval of the Public Works Director. Construction workers are prohibited from parking within the public right-of-way, except as outlined in subparagraph b. below.

- b. Parking in the public right of way is permitted as posted by Municipal Code, as reasonably allowed for in the 2006 Greenbook (or latest reference), and with a Public Works permit in restricted parking zones. No more than three (3) individual parking permits without extensions may be issued for the life of the project.
  - c. Storage or staging of construction materials and equipment within the public right-of-way shall not be permitted, unless approved by the Transportation Manager.
12. **Construction Best Management Practices (BMPs).** Construction activities shall address water quality through the use of BMPs, as approved by the Building and Safety Division.
  13. **Construction Equipment Maintenance.** All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices.
  14. **Unanticipated Archaeological Resources Contractor Notification.** 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 associated with past human occupation of the parcel. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and the applicant 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.

- E. **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 damaged public improvements (curbs, gutters, sidewalks, roadways, etc.) subject to the review and approval of the Public Works Department per SBMC §22.60.090. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.
- F. **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 the City Council denial of the appeal and approval of 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:**

Pursuant to Section 28.44.230 of the Santa Barbara Municipal Code, work on the approved development shall commence within two years of the final action on the application, unless a different time is specified in the Coastal Development Permit. Up to three (3) one-year extensions may be granted by the Community Development Director in accordance with the procedures specified in Subsection 28.44.230.B of the Santa Barbara Municipal Code.



1631 Shoreline Dr. A.P.N. # 045-173-022

Project description:

Case Number: ENF2008-00161

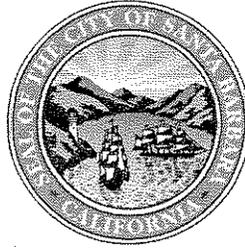
RECEIVED  
APR 20 2009

CITY OF SANTA BARBARA  
PLANNING DIVISION

- \* Remove unpermitted retaining walls & return bluff to natural landscaping and slope.
- \* I the applicant Chava Riley am Requesting approval for the Coastal Development Permit. In order to correct the work done by the previous owner.
- \* I met with Glen Diesler: Consent review. He reviewed the plans and was able to support the proposed plan.

Chava Riley (Chava Riley)  
4-19-09





## DESIGN REVIEW ACTIVITIES SUMMARY

**1631 SHORELINE DR (MST2008-00017)**

**R-ALTERATION**

*Proposal to remove as-built concrete and wood patios, stairways, and retaining walls to allow the lower bluff top area to return to its natural sloped condition. The project includes approximately 120 cubic yards of grading (40 c.y. cut and 80 c.y. fill) and the replanting the bluff top with native vegetation and installation of temporary drip irrigation. The area below the top of bluff would remain undisturbed. The existing 2,233 square foot one-story single family residence with attached 407 square foot garage is located on a 20,100 square foot parcel in the Hillside Design District. Planning Commission approval of a coastal development permit is requested.*

Status: Pending

DISP

Date 3

**SFDB-Concept Review (Cont.)**

**PEND**

(SECOND CONCEPT REVIEW. COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF A COASTAL DEVELOPMENT PERMIT.)

**SFDB-Concept Review (New) - PH**

**CONT**

**04/14/08**

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF A COASTAL DEVELOPMENT PERMIT.)

(5:59)

Present: Tom Smith, Architect; David and Marie Prenatt, Owners.

Public comment opened at 6:06 p.m.

- 1) Two letters in opposition from Paula Westbury and Heather Fulbeck were acknowledged.
- 2) Heather Fulbeck, opposed: addressed loss of views.
- 3) Mary Wise: addressed loss of view.
- 4) Loretta Redd, opposed: addressed loss of views.

Public comment closed at 6:12 p.m.

Motion: Continued four weeks to the Full Board with the following comments:

- 1) Provide a silhouette of the existing house on the plans.
- 2) Study the upstairs to be more efficient in the floor area design to reduce the size, bulk, and scale.
- 3) Study the gambrel and cross-gambled roofs to have a single gambrel running parallel to street.
- 4) Study the second-story porch deck flat roof.
- 5) Provide front and rear conceptual landscape plans modified to native planting. Confer with staff for plant selection.
- 6) Provide a south elevation of the steps and bluff.
- 7) It was suggested studying a hip roof on the garage.
- 8) Eliminate the driveway and re-landscape. Show a pedestrian path to front door. Show the existing and designated street trees.

Action: Carroll/Deisler, 7/0/0. Motion carried.

**SFDB-Consent (New)**

**CONT**

**10/13/08**

(Comments only; project requires environmental assessment and Planning Commission approval of a coastal development permit.)

Continued indefinitely to Consent Calendar with the following comments: 1) provide two section drawings showing existing and proposed elevations; 2) provide grading calculations; 3) confirm that irrigation is approved by Geologist; 4) plant material is appropriate, 5) a deck area may be approvable if not too big and if well-integrated into the topography, design steps so no handrail is needed.

**HLC-Archaeology Report**

**APVD**

**04/01/09**

(Review of Phase I Archaeological Resources Report prepared by Larry A. Carbone of Western Points Archaeology.)

(2:11)

Staff comments: Susan Gantz, Planning Technician, stated that Dr. Glassow reviewed the report and concluded that the archaeological investigation supports the report's conclusions and recommendations that there will be minimal risk of impact to cultural resources during the proposed construction and no further archaeological investigation is recommended or necessary at this time.

Public comment opened at 2:11 p.m. and, as no one wished to speak, it was closed.

Motion: To accept the report as presented.

Action: Boucher/Drury, 9/0/0. Motion carried.

This item was reopened at 5:53 p.m. to answer the Commission's inquiry as to why paleontology was not included in the report.

Ms. Gantz stated that Melissa Hetrick, Environmental Analyst/Project Planner, provided the following information:

The Phase I report for 1631 Shoreline by Western Points Archaeology analyzed all potential cultural resources on the project site pursuant to the MEA Guidelines. The surface survey and document search revealed no pre-historic or historic archaeological or paleontological resources of note on the site. A few shells were found during the surface survey. However, the shells appeared to be decorative items placed on the site by the owners of the property and were not in-situ cultural resources of significance. The report concludes that no further investigation or monitoring is needed on the site due to the low potential for encountering significant cultural resources.

DAVID AND MARIE PRENATT  
C/O PAT ELTON, PLANNING AGENT FOR BUYERS  
1072 CASITAS PASS ROAD, #253  
CARPINTERIA, CALIFORNIA 93014

GEOTECHNICAL ENGINEERING  
AND  
ENGINEERING GEOLOGY  
EVALUATION  
OF  
EXISTING SINGLE-FAMILY RESIDENCE

1631 SHORELINE DRIVE  
SANTA BARBARA

Prepared By

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1290 North Lake Avenue, Suite 204  
Pasadena, California 91104-2869

May 31, 2007

EXHIBIT D

**RECEIVED**  
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CITY OF SANTA BARBARA  
PLANNING DIVISION



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**SAS** Sassan Geosciences, Inc.

May 31, 2007

David and Marie Prenatt  
c/o Pat Elton, Planning Agent for Buyers  
1072 Casitas Pass Road, #253  
Carpinteria, CA 93014

Subject: Geotechnical Engineering and Engineering Geology  
Evaluation of Existing Single-Family Residence  
1631 Shoreline Drive, Santa Barbara  
SAS File Number: 7ELT102

Ladies and Gentlemen:

SASSAN Geosciences, Inc. (SAS) has completed the following geotechnical engineering and engineering geology evaluation of the subject property. Our investigation was performed to determine the geotechnical engineering and engineering geologic conditions at the site and the coastal bluff, which rises approximately one-hundred-and-eight (108) feet above sea level. It is our understanding that the buyer will utilize the information provided to plan the feasibility of future improvements to the house.

#### LOCATION AND SITE DESCRIPTION

The subject property is located on the south side of Shoreline Drive in the City of Santa Barbara, California. A vicinity map is presented on Figure A-1 in Appendix A. This

property is comprised of a one-story single-family residence with an attached garage and a level backyard located on a relatively level pad to the north of a steep coastal bluff. The property includes a section of a near vertical bluff. There are existing wooden decks and several wooden garden walls near the bluff, and an existing concrete retaining wall under the wooden deck along the top of the bluff.

### FIELD INVESTIGATION

A site evaluation was performed on May 21, 2007 by a geotechnical engineer and engineering geologist from our office and involved observation of the site conditions, estimates of the orientation of the underlying bedrock material, and visual examination of the geologic conditions of the shoreline and bluff face from the beach.

Our evaluation did not include sampling and testing of representative soil or bedrock materials, although we reviewed a previous foundation report prepared for the property as an aid to providing the preliminary recommendations provided herein. A comprehensive geotechnical engineering and engineering geology investigation will be required prior to any new construction to determine physical and engineering properties of the underlying soils, and to provide recommendations for the design of foundations for any new structural improvements.

A plot plan indicating the locations of the existing residence, wooden deck, garden and retaining walls, and the coastal bluff is presented on Figure A-2 in Appendix A.

## GEOLOGY

The existing one-story, wood frame house is located on the ocean side of Shoreline Drive above a sea cliff that is approximately one-hundred-and-eight (108) feet above the shoreline. The house occupies the street side half of the lot and has a small front yard with semicircular driveway. The backyard is occupied by a sloping lawn area adjacent to the house, that is succeeded by wood, elevated patio decks supported by concrete and steel piers, above open space below, created by wood retaining walls and concrete surfaced slabs.

Published geologic maps (Dibblee, 1986) indicate that the house is constructed over Pleistocene age, non-marine surficial deposits (Terrace deposits) underlain by marine, Miocene age sedimentary rocks of the Monterey formation. Review of the previous foundation report (Reference 1) indicates that the terrace deposits are a minimum of ten (10) feet thick in the house area and consist of silty sand.

Observation of the bluff (sea cliff) face from below revealed no evidence of the terrace deposits exposed to the top of the bluff. The entire exposed bluff face consists of bedrock of the Monterey formation.

Observation of the bluff face from the shoreline indicates that the lower 10-15 feet of the bluff face has hard, thick bedded sandstone bedrock dipping in-to-slope, that armors the lower portion of the bluff from wave erosion. Additionally, cobble-boulder size rocks armor the shoreline adjacent to the bluff toe to a distance of approximately 20 feet oceanward from the toe of the bluff, providing an additional measure of protection from wave erosion. The remainder of the bluff face is occupied by typical Monterey Formation bedrock consisting of diatomaceous shales with chert and sandstone interbeds. Fractures and joints are often steeply inclined, more-or-less parallel to the bluff face and result in occasional block, pillar and slab type failures.

No seepage was observed in the bluff face although it is common to observe seepage in coastal bluffs at the terrace/bedrock contact. No such contact or seepage was observed on the bluff face.

A copy of a regional geologic map is attached. A preliminary cross-section showing the height of the bluff and distance of the house from the top of bluff, as well as underlying soil and bedrock units, is also attached.

## CONCLUSIONS AND RECOMMENDATIONS

The following conclusions and recommendations are based on our site visit, review of the referenced reports, and our general knowledge of coastal property in the Santa Barbara area.

### Bluff Stability and Retreat Rates

Geologic conditions observed in the coastal bluff are generally favorable in that bedding within the Monterey formation dips into slope, a favorable condition, and no evidence of seepage, which tends to weaken the slope materials, was noted. Other favorable conditions include the occurrence of relatively hard, cemented bedrock in the lower portion of the bluff in the area most exposed to wave erosion, and the presence of boulders at the bluff toe, which also tend to reduce wave energy prior to striking the bluff toe. The presence of steeply dipping fractures in the bluff face, which cause periodic toppling or block failures, are an unfavorable but relatively minor negative condition. Additionally, broken drainage pipes, which carry surface water from the yard to the beach, need repair to avoid accelerated bluff erosion.

Based on our review of bluff retreat rates, on other projects, it is our understanding that retreat rates vary from approximately two (2) to six (6) inches per year in the Goleta-Santa Barbara County area. Based on the geological conditions present at the site, it is our opinion that retreat rates at the site area would likely be near the lower end (2 inches per year) of the scale.

Based on the distance of the residence from the top of the coastal bluff, an average of approximately seventy-five (75) feet, the residence should be safe for a considerable amount of time.

Deck and patio improvements, located as close as five (5) feet or less from the bluff top, show signs of minor movement and can reasonably be expected to show more extensive damage during the average design life (40 years) of the residence.

#### Foundation for New Structure

Based on the previous foundation study (Reference 1), terrace deposits, with a minimum thickness of ten (10) feet, underly the pad area of the lot in the area of the existing residence. These soils can reasonably be anticipated to support conventional single-family house improvements with proper engineering design.

#### Foundation

The following recommendations are based on a preliminary observation performed by the undersigned. A more detailed and complete set of recommendations will be provided only after a comprehensive field and laboratory investigation.

The proposed addition must be supported by continuous footings, spread footings, or a combination of both. Footings must be founded into undisturbed terrace deposit. In

addition, the bottoms of proposed footings must be below a plane with a slope of one horizontal to one vertical (1:1) projected upward from the bottom edge of adjacent existing footings.

A bearing capacity of 1,000 psf must be used for footings twenty-four (24) inches wide and founded twenty-four (24) inches into undisturbed terrace deposit. The allowable bearing capacity may be increased by twenty (20) percent for every additional foot of width or depth to a maximum value of 2,000 psf.

The allowable bearing value is for dead-plus-live loads and may be increased by thirty (30) percent for momentary wind and seismic loads. The following minimums apply to all footings:

1. Footings must be founded at a depth of twenty-four (24) inches into undisturbed terrace deposit.
2. Footings must be reinforced with a minimum of four (4) #4 bars - two at the top and two at the bottom. The final design of the footings must be provided by a structural engineer in conjunction with this office.
3. A coefficient of friction of 0.25 must be utilized for resisting lateral loads at the contact surface of concrete and foundation soils.
4. Active earth pressure increasing at the rate of 35 psf per foot of depth must be used in calculations.
5. Passive earth pressure increasing at the rate of 250 psf per foot of depth, to a maximum of 2,500 psf, must be used in calculations.

Retaining walls (if any) must be provided with weep holes or perforated pipe and gravel sub-drain to prevent entrapment of water in the backfill. The perforated pipe must consist of four-inch (4") minimum diameter PVC Schedule 40, or ABS SDR-35, with a minimum of sixteen (16) perforations per foot on the bottom one-third of the pipe. Every foot of the pipe should be embedded in three (3) cubic feet of three-quarter-inch (3/4") gravel wrapped in filter fabric (Mirafi 140N or equal). Placement of gravel and filter fabric is also required for weep holes.

Seismic Parameters

As in all residences in southern California, the site can be anticipated to be subject to moderate to strong ground shaking during an earthquake event on one of many active faults in the area.

The seismic parameters for the design of the improvements based on the 1997 Uniform Building Code are as follows:

Seismic Zone	4
Soil Profile Type	S <sub>c</sub>
Seismic Zone Factor, Z	0.4
Seismic Source Type	B
Closest Distance to Known Seismic Source	5 km
Near Source Factor, N <sub>s</sub>	1.00
Near Source Factor, N <sub>v</sub>	1.20
Seismic Coefficient, C <sub>a</sub>	0.40
Seismic Coefficient, C <sub>v</sub>	0.67

will not occur if a maximum level earthquake occurs. The primary goal of seismic design is to protect life and limb, and to prevent catastrophic failures, and not to avoid all damage, since such design may be economically prohibitive.

#### Seismic Hazard

The site is not located in an Alquist-Priolo Special Study Zone so the risk of damage due to surface fault rupture is nil.

#### Site Drainage

Site drainage should be evaluated to ensure that no surface water is allowed to flow over the bluff face. All drainage outlets directed over the bluff should extend all the way to the beach surface. Surface water directed over the bluff face can cause rapid erosion and damage to the bluff which is not reversible.

### DESIGN REVIEW

We suggest that the geotechnical and geological aspects of the project be reviewed by this firm during the design process. The scope of our services may include assistance to the design team by providing specific recommendations for special cases, reviewing the foundation design, reviewing the geotechnical and geological portions of the project for possible cost savings through alternative approaches, and evaluating the overall applicability of our recommendations. Additional site-specific explorations may also be considered if significant foundation modifications are required using the above recommendations.

## INVESTIGATION LIMITATIONS

The conclusions and recommendations presented in this report are based on the findings and observations in the field and the research of pertinent published geologic and geotechnical documents. The soils observed on the bluff are believed to be representative of the total area; however, soil characteristics can vary throughout the site. SAS should be notified if subsurface conditions are encountered which differ from those described in this report.

This report has not been prepared for use by parties or projects other than those named and described above. It may not contain sufficient information for other parties or other purposes. The conclusions and recommendations presented in this report are professional opinions. These opinions have been derived in accordance with current standards of geotechnical engineering and engineering geology practice and field observations. No other warranty is expressed or implied.

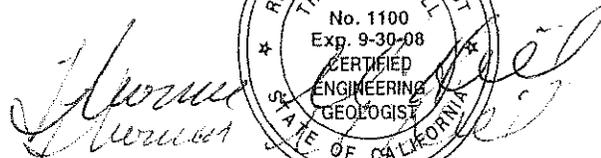
We appreciate the opportunity to be of service to you. If you have any questions, please call our office.

Sincerely,

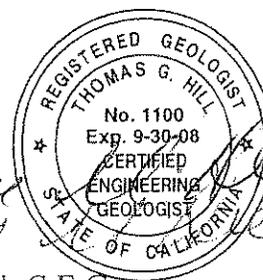
SASSAN GEOSCIENCES, INC



Sassan A. Salehipour, G.E.  
President



Thomas G. Hill, C.E.G.  
Engineering Geologist

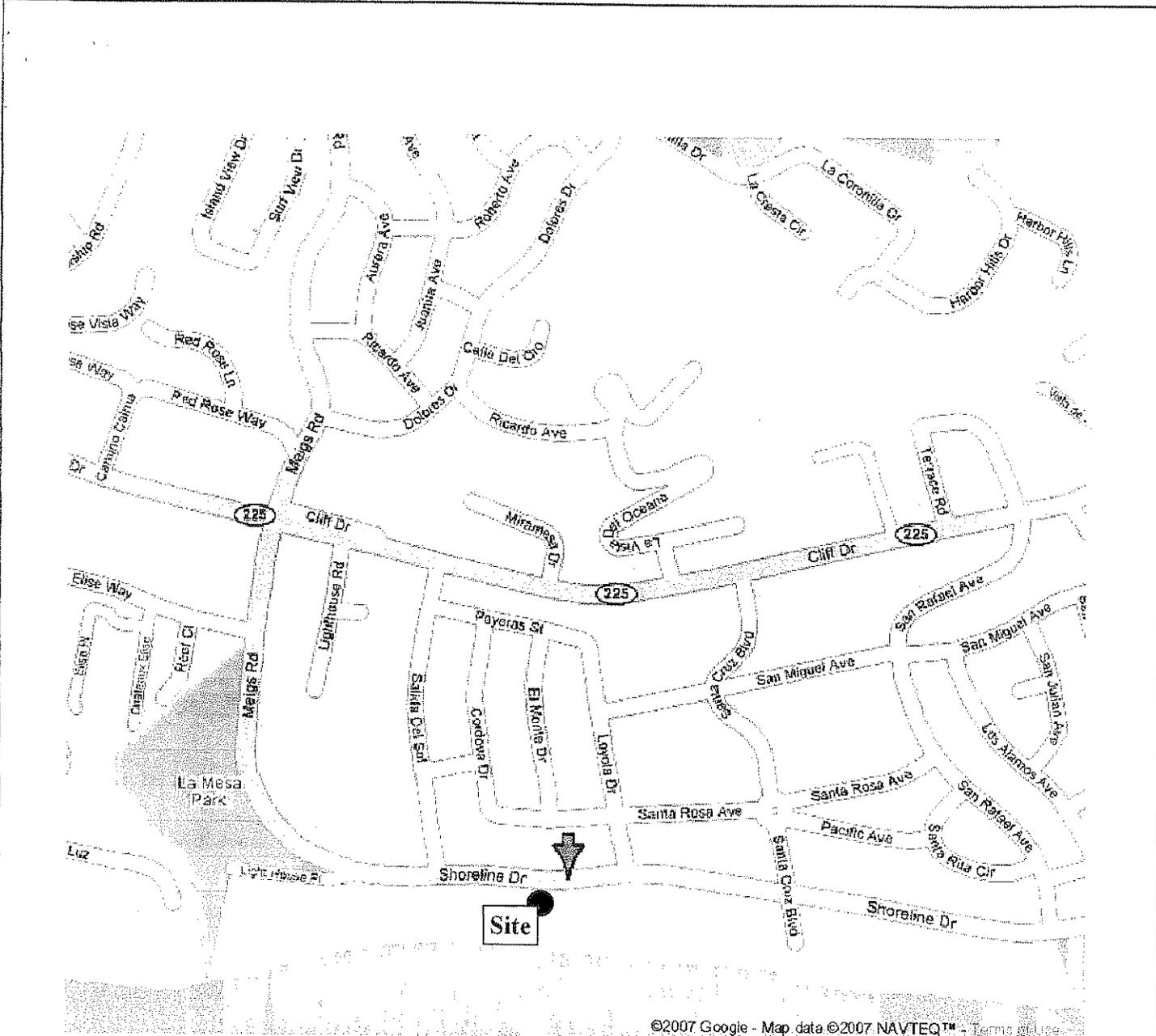


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Appendices

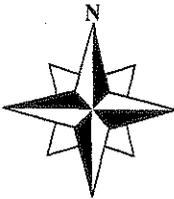
#### REFERENCES:

1. Foundation Investigation for Proposed Single Family Residence, Pacific Materials Laboratory, Inc., 08/17/1971, Job File No. 1-2089-2
2. Dibblee, T.W., 1986, Geologic Map of the Santa Barbara Quadrangle, Santa Barbara County, California. Dibblee Geological Foundation, Santa Barbara, California; Map DF-06; Scale 1:24,000

APPENDIX A



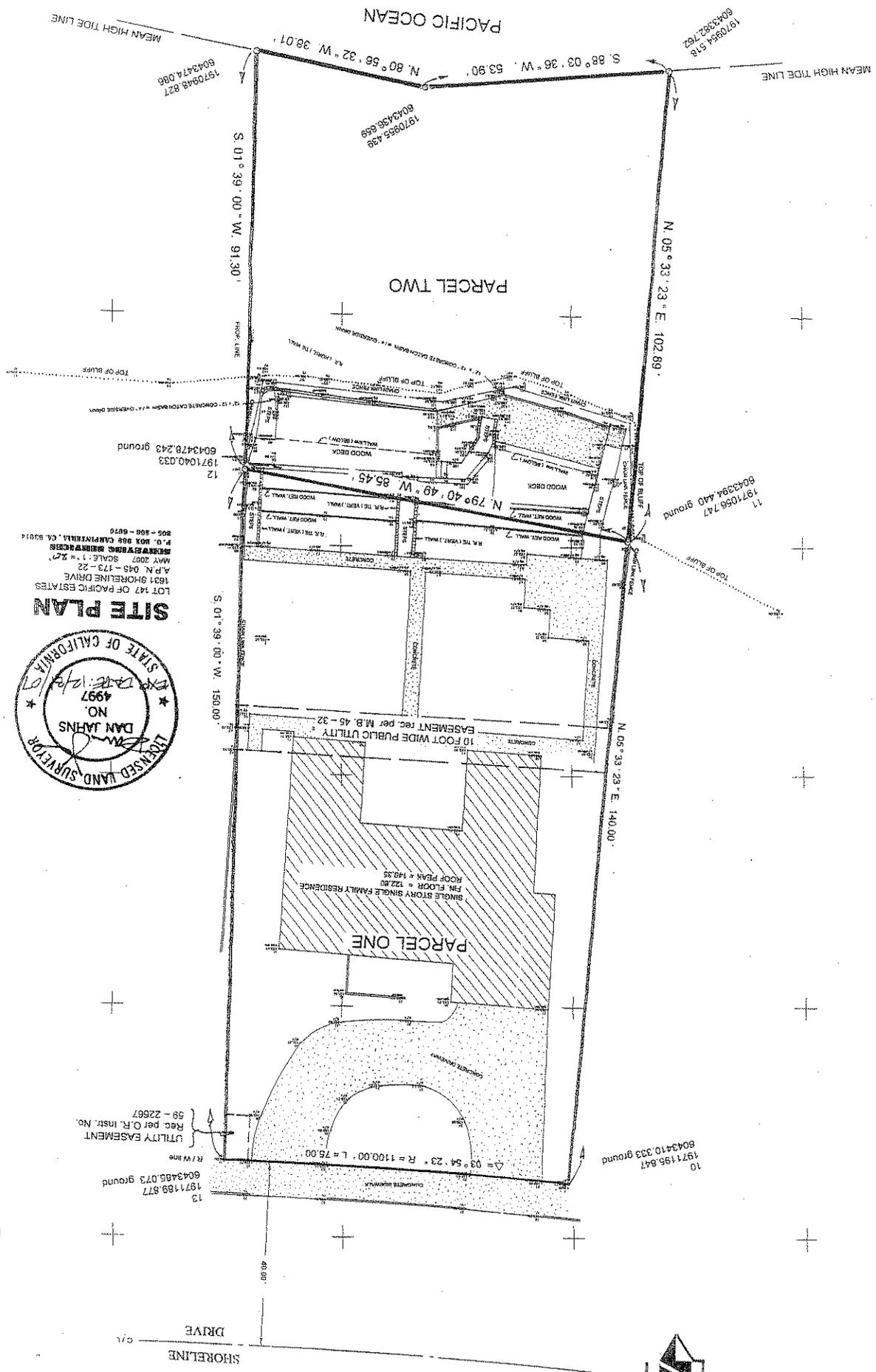
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<p><b>SAS</b></p>	<p>VICINITY MAP 1631 SHORELINE DRIVE, SANTA BARBARA</p>	<p>FIGURE A-1</p>
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BASE MAP COURTESY OF OWNER

MEAN HIGH TIDE LINE LOCATION AS SHOWN IS BASED ON "SURVEY OF THE MEAN HIGH TIDE LINE", State of California State Lands Commission, Sheet 9 of 20, March 1966 recorded in Map Book 41 Page 60

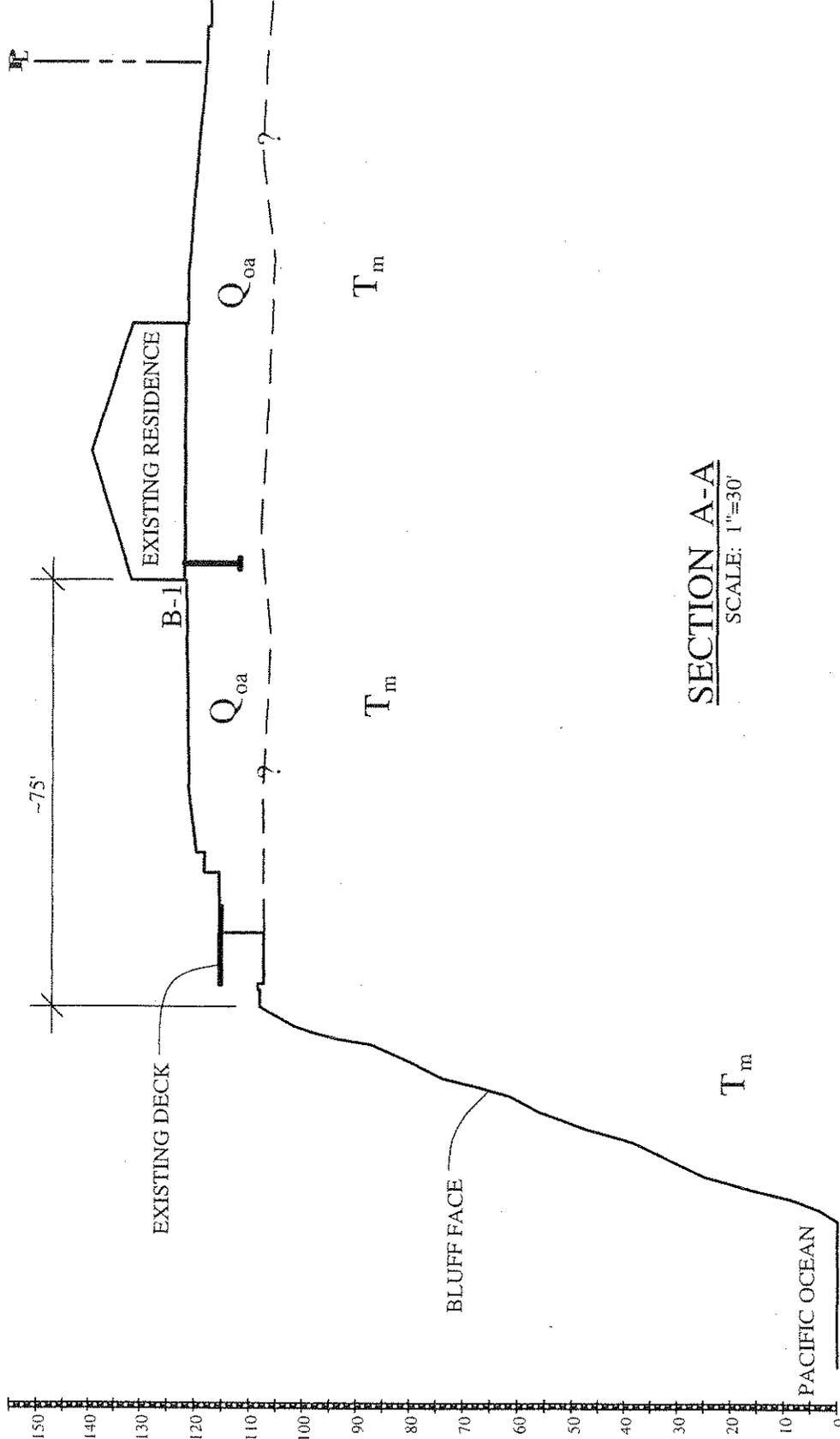


**SITE PLAN**  
 LOT 147 OF PACIFIC ESTATES  
 1631 SHORELINE DRIVE  
 A.P.N. 045-173-22  
 MAP 2007 SCALE: 1" = 20'  
 REGISTERED SURVEYORS  
 P.O. BOX 868 CARPINTERIA, CA 90014  
 805-888-8870

**LIBERATED LAND SURVEYOR**  
 DAN JAHNS  
 NO. 4997  
 STATE OF CALIFORNIA

SHORELINE DRIVE

SHORELINE DRIVE



**SECTION A-A**  
SCALE: 1"=30'

**NOTES**

- $Q_{oa}$  - TERRACE DEPOSIT
- $T_m$  - BEDROCK
- - PROPERTY LINE
- B-1 - BORE HOLE BY PML

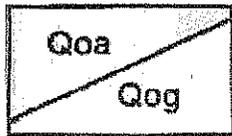
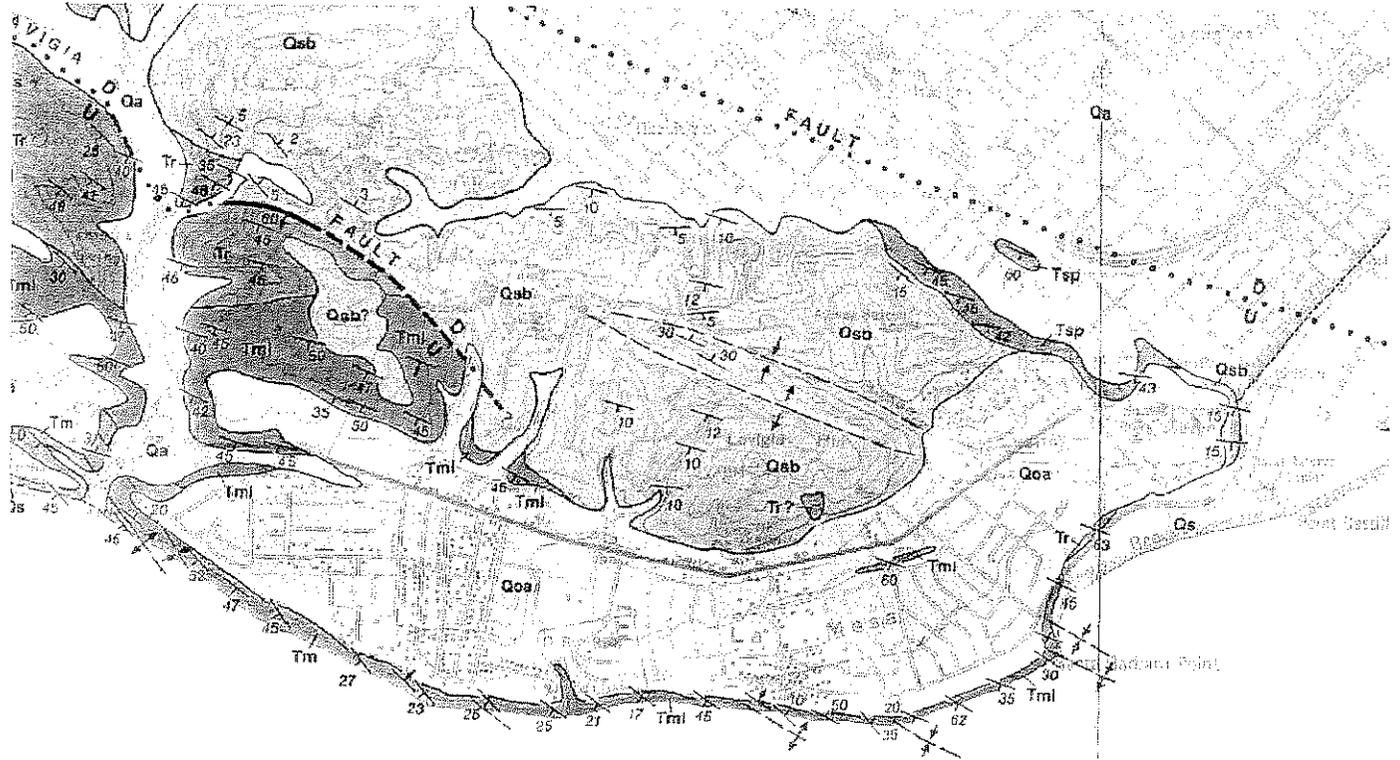
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**SAS**

**SECTION A-A**  
1631 SHORELINE DRIVE, SANTA BARBARA

**FIGURE**  
A-3

APPENDIX B



**OLDER DISSECTED SURFICIAL SEDIMENTS**

**Qoa** former alluvial deposits of silt, sand and gravel, in places weakly consolidated; local unconformities at base

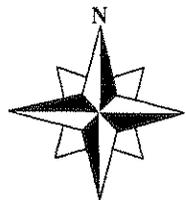
**Qog** cobble-boulder fan gravel and conglomerate deposits composed largely of sandstone detritus



**MONTEREY FORMATION**  
marine; early to late Miocene age

**Tm** upper shale unit: white-weathering, thin bedded, hard, platy to brittle siliceous shale; Mohnian Stage

**Tml** lower shale unit: white-weathering, soft, fissile to punky clay shale with interbeds of hard siliceous shale and thin limestone strata; lower Mohnian to uppermost Saucelian Stages



Dibblee, T.W., Jr., Dibblee Geological Foundation, Geologic Map of Santa Barbara Quadrangle, 1986, Map # DF-06