



City of Santa Barbara California

III.

PLANNING COMMISSION STAFF REPORT

REPORT DATE: August 30, 2012
AGENDA DATE: September 6, 2012
PROJECT ADDRESS: 1533 Shoreline Drive (MST2012-00046)
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
Danny Kato, Senior Planner
Kelly Brodison, Assistant Planner

I. PROJECT DESCRIPTION

The project consists of a proposal to construct a 1,229 square foot conforming second story addition to an existing 2,074 square foot residence with a 345 square foot attached two-car garage located on a 19,166 square foot lot in the appealable jurisdiction of the Coastal Zone and in the Hillside Design District. Project also includes a major façade remodel, a 92 square foot, one-story addition and interior remodel.

II. REQUIRED APPLICATIONS

The discretionary applications required for this project are:

- A. Two Modifications to allow a conforming second story addition to the existing legally nonconforming building that will alter the basic, exterior characteristics of the existing building within two of the interior setback on this flag lot (SBMC §28.92.110.A and 28.15.060 and 28.87.030) and;
- B. A Coastal Development Permit (CDP2012-00002) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44).

APPLICATION DEEMED COMPLETE: July 3, 2012
DATE ACTION REQUIRED: September 1, 2012 (one month extension granted)

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 IX of this report, and subject to the conditions of approval in Exhibit A.



1533 Shoreline Drive – Vicinity Map

IV. BACKGROUND

The existing house on this lot was constructed in 1957 and was constructed within the setbacks on both sides. Also, the subject lot is separated from the street frontage on Shoreline Drive by a vacant lot of approximately 100' in depth, therefore, there is no front setback requirement for the subject lot. The vacant lot was created by a lot split in 1962. Subsequently, in 1987 a modification was approved, which allowed an addition to encroach one foot into the six foot interior setback. In 1999 a remodel was approved, and in 2000 a permit was issued to convert the carport to a garage. The end result is an existing house that is legally non-conforming to the interior setback on two sides of the property. The applicant owns the adjacent vacant lot fronting on Shoreline Drive which acts as a front yard between the existing house and the street.

When the lot split occurred in 1957, it was configured so that residents and visitors must cross over the adjacent vacant lot in order to access the subject site's garage and front door. Both properties are owned by the applicant and a Lot Tie Agreement will be recorded to both properties, to signify that the two lots are considered one property.

V. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Jim Zimmerman		
Property Owner:	Anina Davenport		
Site Information			
Parcel Number:	045-182-014	Lot Area:	19,166 sq. ft.
General Plan:	Low Density Residential	Zoning:	E-3/SD-3
Existing Use:	Single Family Residential	Topography:	~27%
Adjacent Land Uses			
North – Shoreline Drive		East – Single Family Residential	
South – Pacific Ocean		West – Single Family Residential	

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	2,074 sq. ft.	3,395 sq. ft.
Garage	345 sq.ft.	No Change
Floor Area Ratio	2,419 net sq. ft. = 55% of Maximum Guideline FAR	3,740 net sq. ft. = 85% of Maximum Guideline FAR

VI. POLICY AND ZONING CONSISTENCY ANALYSIS

A. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/ Allowance	Existing	Proposed
Setbacks			N/A
-Front	20 feet	N/A	*No Change*
-Interior	6 feet	5'	*No Change*
-Rear	6 feet	N/A	
Building Height	30'	One-Story	22'
Parking	2	2	**No Change
Open Yard	1,250 sq. ft.	>1,250 sq. ft.	No Change
Lot Coverage			
-Building	N/A	2,564 sq. ft. 13.4%	2,665 sq. ft. 13.9%
-Paving/Driveway	N/A	2,178 sq. ft. 11.4%	2,115 sq. ft. 11.0%
-Landscaping	N/A	14,424 sq. ft. 75.2%	14,386sq. ft. 75.1%

*Modification requested

**Transportation Planning finds that the existing garage will continue to adequately provide two covered parking spaces and therefore supports a parking design waiver.

MODIFICATIONS

a. Interior Setback Modifications

The existing residence was constructed in 1957 and is legally non-conforming to the required 6' interior setbacks on the east and west sides of the property. The proposal consists of a 92 square foot first floor addition and a new 1,229 square foot second story addition. The first and second story additions will conform to the required setbacks. The applicant is requesting to keep the existing non-conformancy on the first story because that is how the house was originally built in the 1950s. The Zoning Ordinance allows for conforming additions to non-conforming buildings, provided that the basic, exterior characteristics of the replacement building are not changed (except as allowed in Section 28.87.030 of the Municipal Code). Although the large second story will comply with the required setbacks, the house is going from a one story to a two story building, with a large second story, and therefore the basic exterior characteristics of the building are changing. For these reasons, a modification is required in order to add a second story to the legal nonconforming residence. No changes are proposed to the building footprint within the setbacks, however the property's location on the bluff top inhibits the ability to add on to the first floor.

The new second story complies with the 6' interior setbacks and in fact, is 13' from the west property line, 24' from the east property line and 10'-7" from the northern property line. The sole reason interior setback modifications are required for this second story addition is due to the fact that the existing structure is legally non-

conforming to setbacks on two sides. The windows and balconies are intentionally placed so as to maximize the privacy of the adjacent neighbor's. The project site is located on the ocean bluff, which inhibits the ability to expand toward the south, and the close proximity of the existing house to the east and west property lines prevents adding on to the first floor. Also the project is 85% of the maximum guideline FAR. Therefore, the modification can be supported because it allows an appropriate improvement on a lot.

B. GENERAL PLAN CONSISTENCY

The project site 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 being primarily developed with small-lot, single-family residences with some multi-family developments in the vicinity of Oceano and Barranca Avenues. The project involves a remodel and a second story addition to an existing one-story residence. The newly remodeled two-story home would remain consistent with the pattern of single-family residential development in the area which is a mixture of one and two-story homes. No change in residential density is proposed.

C. LOCAL COASTAL PLAN CONSISTENCY

The project site is 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 Two 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 hazards of seacliff retreat and flooding, maintaining and providing public access 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 project site is not located in archaeologically sensitive zones. Public views will not be affected because there are no public view corridors on the project side of Shoreline Drive. Therefore, the project is consistent with these applicable policies of the California Coastal Act and Local Coastal Plan, and all implementing guidelines.

Neighborhood Compatibility

Policy 5.3 of the Local Coastal Plan states that 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. The project has been reviewed by the Single Family Design Board and has been found to be compatible with the neighborhood.

Views

Policy 9.1 of the LCP states that existing views to and from, and along the ocean and scenic coastal areas shall be protected, preserved, and enhanced. The proposed additions to the

residence would not inhibit existing public views to, from or along the ocean or any scenic coastal areas. Therefore, this project is consistent with this Policy of the LCP.

Seacliff Retreat

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. A Geologic Investigation was prepared by Adam Simmons, Consulting Geologist on January 25, 2012 and updated on May 24 2012, (Exhibit E). The report determined that the rate of bluff retreat for this property is approximately 3.4 inches per year. The 75 year sea cliff retreat line for this site is approximately 21.3 feet from the current top of bluff and the existing house is approximately 44.7 feet away from this setback line. However the geologist recommends an additional 20 foot structural setback to be added to the calculated 21.3 feet for a total setback of 41.3 feet providing additional buffer area between the future top of bluff and the residence in 75 years. The existing house and proposed addition are located outside the 75-year setback line.

VII. ENVIRONMENTAL REVIEW

Staff has determined that the project is categorically exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15301 (Existing Facilities). Section 15301 allows for additions to existing private structures that do not exceed 10,000 square feet if the project is in an area where all public services and facilities are available (to allow for maximum development permissible in the General Plan) and the area in which the project is located is not environmentally sensitive.

VIII. DESIGN REVIEW

This project was reviewed by the SFDB on February 27, 2012, (meeting minutes are attached as Exhibit D). The SFDB reviewed the proposal and provided positive comments regarding the project's consistency, appearance, and neighborhood compatibility, and found that the requested modifications required were found to be consistent with the Single Family Design Guidelines. The project will return to the Full Board for further review subsequent to the Planning Commission's decision.

IX. FINDINGS

Staff recommends that the Planning Commission make the following findings:

A. INTERIOR SETBACK MODIFICATIONS

The proposed additions are conforming to the required setbacks in the E-3 Zone and the existing house is legally non-conforming to the interior setbacks. The interior yard encroachments are existing and the additions will not exacerbate the existing legally non conforming configuration of the structure. The additions are appropriate and consistent with the purposes and intent of the ordinance and necessary to secure an appropriate improvement on the lot, as discussed in Section VI of the Staff Report,

B. 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 affects related to coastal resources, including views and public access, as described in Section VI.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 additions are compatible with the existing neighborhood, are not visible from the beach, will not impact views from public view corridors, will not impact public access, will not contribute to safety or drainage hazards on the site, is not in an archaeological sensitivity zone and will not disturb the coastal bluff or, as described in Section VI.C of the Staff Report.

Exhibits:

- A. Conditions of Approval
- B. Site Plan
- C. Applicant's letter, dated May 24, 2012
- D. SFDB Minutes
- E. Geologic Investigation (January 25, 2012 and May 24, 2012)
- F. Applicable Local Coastal Plan Policies

PLANNING COMMISSION CONDITIONS OF APPROVAL

1533 SHORELINE DRIVE
COASTAL DEVELOPMENT PERMIT, MODIFICATIONS
SEPTEMBER 6, 2012

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.
3. Submit an application for and obtain a Building Permit (BLD) to demolish any structures / improvements and/or perform rough grading. Comply with condition F "Construction Implementation Requirements."
4. Record any required documents (see Recorded Conditions Agreement section).
5. [always include] 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 September 6, 2012, is limited to a 1,229 square foot second story addition and a 92 square foot first story addition to an existing 2,074 square foot residence with a 345 square foot attached two-car garage and the improvements shown on the plans 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 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.

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, including any tree protection measures. If said landscaping is removed for any reason without approval by the SFDB, the owner is responsible for its immediate replacement.
5. **Storm Water Pollution Control and Drainage Systems Maintenance.** Owner shall maintain the drainage system and storm water pollution control devices in a functioning state. Should any of the project's surface or subsurface drainage structures or storm water pollution control methods fail to capture, infiltrate, and/or treat water, or result in increased erosion, the Owner shall be responsible for any necessary repairs to the system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the Owner shall submit a repair and restoration plan to the Community Development Director to determine if an amendment or a new Building Permit and Coastal Development Permit is required to authorize such work. The Owner is responsible for the adequacy of any project-related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health, or damage to the Real Property or any adjoining property.
6. **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.
7. **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. **Reduction of Future Water Use.** Identify native and drought tolerant plants as landscaping in place of the existing lawn area in the back yard. Calculate the water use for these native and drought tolerant plants and use this as a baseline for irrigation needs. The proposed landscaping shall maintain or reduce this baseline level in the backyard.
 3. **Geology.** The project shall comply with the Geologic Investigation prepared by Adam Simmons dated January 25, 2012, and the addendum dated January 25, 2012 and October 12, 2011.
 4. The pavers proposed to replace the gravel driveway should be designed to be permeable to avoid increasing impermeable hardscape onsite, except as necessary to meet Fire Department weight requirements. Materials in driveways and parking areas must be approved by the Public Works Director/Transportation Manager.
 5. The existing circular tiled patio, shall be removed from the top of bluff.
 6. **Irrigation System.** The irrigation system shall be designed and maintained with the most current technology to prevent a system failure. Watering of vegetation on the bluff edge shall be kept to the minimum necessary for plant survival. The drip system along the bluff edge shall be removed after one full season of plant growth.
- D. **Requirements Prior to Permit Issuance.** The Owner shall submit the following, or evidence of completion of the following, for review and approval by the Department listed below prior to the issuance of any permit for the project. Some of these conditions may be waived for demolition or rough grading permits, at the discretion of the department listed. Please note that these conditions are in addition to the standard submittal requirements for each department.
1. Public Works Department.
 - a. **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. **Drainage and Water Quality.** The project is required to comply with Tier 3 of the Storm Water Management Plan (treatment, rate and volume). The Owner shall submit worksheets from the Storm Water BMP Guidance Manual for Post Construction demonstrating that the new development will comply with the City's Storm Water Management Plan. 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 significant construction-related or long-term effects from increased runoff, erosion and sedimentation, urban water pollutants, or groundwater pollutants would result from the project.

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. **Lot Tie Agreement.** The Owner shall record a Covenant and Agreement To Hold Real Property as a Single Parcel. The document shall be reviewed as to form and content by the City Attorney and the Community Development Director and recorded in the Office of the County Recorder.

E. **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 B 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 C.5, 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 Commission 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:

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

F. **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, telephone number, 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 Best Management Practices (BMPs).** Construction activities shall address water quality through the use of BMPs, as approved by the Building and Safety Division.
3. [Use for any project that involves tree or brush removal, unless the alternate mitigation measure is triggered, as identified in MND or EIR] **Nesting Birds.** Birds and their eggs nesting on or near the project site are protected under the Migratory Bird Treaty Act and pursuing, hunting, taking, capturing, killing, or attempt to do any of the above is a violation of federal and state regulations. No trimming or removing brush or trees shall occur if nesting birds are found in the vegetation. All care should be taken not to disturb the nest(s). Removal or trimming may only occur after the young have fledged from the nests(s).
4. [The following condition should be standard for any project that involves ground disturbance (even if a report has been prepared that concludes that there are no known cultural resources - unless an archaeological monitoring contract is required)] **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.

- G. **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. **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.
- H. **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. **Land Development Team Recovery Fee Required.** The land development team recovery fee (30% of all planning fees, as calculated by staff) shall be paid at time of building permit application.
4. **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.

JAMES J. ZIMMERMAN, A.I.A.

ARCHITECTS

MASTER PLANNING, COMMERCIAL, RESIDENTIAL & INTERIOR DESIGN

May 24, 2012

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

RE: Coastal Development Permit
1533 Shoreline Drive
Santa Barbara, CA 93109

RECEIVED
JUN 06 2012

CITY OF SANTA BARBARA
PLANNING DIVISION

Planning Commission of Santa Barbara,

We are currently involved with a project located at 1533 Shoreline Drive in which our clients would like to make improvements to their existing residence. We are requesting Planning Commission approval for a Coastal Development Permit in the appealable jurisdiction of the City's Coastal Zone for the addition and remodel to an existing single-family residence with an attached 2-car garage.

The existing structure includes a one-story 2,074 square feet single-family residence with 345 square feet attached two-car garage, located on a 19,166 square foot lot. The existing structure currently encroaches one foot into the required six-foot interior setback, located on the west and east sides of the property lines. A Modification was granted on February 5, 1987 to allow an addition to encroach one foot into the required interior setback.

Our proposal would consist of 92 square feet addition to the first floor, 1,229 square feet of second floor addition, and remodel of 169 square feet. The proposal also includes the removal of the circular tiled patio on the bluff side of the house and the concrete slab adjacent to it. The existing parking space located in the front yard setback will be removed and replaced with new planting to match existing. The existing in-ground trampoline, which currently encroaches into the setback, will be filled with gravel to use as an onsite capture, retention, and treatment for storm water.

The existing outdoor barbeque with counter and sink, the existing six-foot high front entry gate (currently 23.5 feet away from the property line), and the existing circular driveway around a fountain was constructed without the required building permits. The existing front property line fence and hedge currently exceeds 42" in height will be replaced with new 42" high wood fence and re-attach the existing vines. These items are to remain and are included in the Scope of Work. The existing loose driveway surface of pebbles will be replaced with pavers since driveways with loose material so close to the right of way is not permitted.

We are requesting three (3) Modifications to allow a second story addition to the existing legally nonconforming building that will alter the basic, exterior characteristics of the existing building within three of the interior setback on this flag lot. The first two modifications was required due to the encroachment of one foot into the required interior setbacks to the east and west property lines. Portions of an existing deck also encroach one foot into the interior setbacks on both sides of the lot. The third modification is regarding the

16 W. MISSION STREET, SUITE H SANTA BARBARA CA 93101 (805) 569-1039

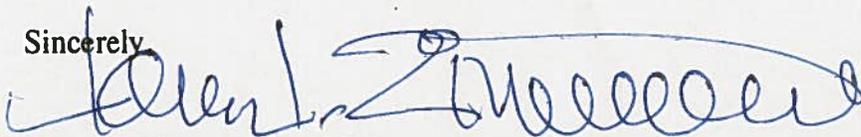
EXHIBIT C

original garage addition that was built only a foot from the adjacent property; therefore requesting a one-foot setback in lieu of six feet located at the north property line. Our clients currently own the adjacent property.

A landscape plan is provided in conformance with the Single Family Design Board submittal requirements. We relocated the edge of the existing planting bed five feet away from the top of the bluff to plant additional native, drought tolerant species that will not require any irrigation. We will also remove the existing lawn and replace with a drought tolerant lawn species called UC Verde Buffalo grass, which uses less water than the typical annual grass. A propose to use a 5-foot diameter by 4-foot deep percolation trench, filled with gravel, located at the northwest corner of the property where the majority of the front yard area slopes toward this corner. The drainage system is designed to spread out over the entire property into the rain gardens to minimize the potential for runoff water impacting the site. The existing wood retaining wall in the southwest corner of the property is to remain because the existing surrounding landscaping are well established and are deep rooted into the bluff.

The total development on site will result in a 3,740 square foot structure on a 19,166 square foot lot in the appealable jurisdiction of the Coastal Zone, is 84.44% of the maximum guideline floor-to-lot area ratio (FAR). Adam Simmons completed his sea cliff retreat study on January 25, 2012, which includes the location of the 75-year structural setback line and addresses the erosion and drainage control. We feel this design conforms to the characteristics of the neighboring residences along Shoreline Drive. Do not hesitate to contact me if you have any questions regarding this request.

Sincerely,



James J. Zimmerman, A.I.A.



SINGLE FAMILY DESIGN BOARD
CASE SUMMARY

1533 SHORELINE DR

MST2012-00046

R-ADDN & ALTS

Page: 1

Project Description:

Proposal to construct a 1,229 square foot second story addition and a 700 square foot "as-built" bluff-side, circular tiled patio to an existing 2,074 square foot residence with a 345 square foot attached two-car garage located on a 19,166 square foot lot in the appealable jurisdiction of the Coastal Zone and in the Hillside Design District. Project also includes a major façade remodel, a 92 square foot, one-story addition and interior remodel. The proposed total of 3,740 square feet is 85% of the guideline floor-to-lot area ratio (FAR). The project requires Planning Commission review for a Coastal Development Permit and requested modifications. The proposal will address the violations in ZIR 2011-00381.

Activities:

2/27/2012 ***SFDB-Mailed Notice Prepared***

2/27/2012 ***SFDB-Concept Review (New) - PH***

(Comments only; project requires Environmental Assessment and Planning Commission review for a Coastal Development Permit and zoning modifications.)

(7:48)

Present: James Zimmerman, Architect; Anina and Rick Davenport.

Public comment opened at 8:03 p.m.

Michael Baugus, adjacent neighbor, opposition; expressed concerns regarding privacy impacts, private view concerns, and potential traffic impacts.

A letter of concern from Paula Westbury was acknowledged.

A speaker slip of concerns from Barry Nisen was read and acknowledged regarding the second-story addition size, and potential impacts for loss of private views.

Public comment closed at 8:05 p.m.

Activities:

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

- 1) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, appropriate quality of architecture, design, and materials, and landscaping.*
- 2) The Board finds the proposed modification is aesthetically appropriate and it does not pose consistency issues with the Single Family Residence Design Guidelines.*
- 3) The Board understands that the gates and pilasters are proposed to be permitted and the circular patio is to be removed.*

Action: Woolery/Miller, 5/0/0. Motion carried. (Zimmerman stepped down).

January 25, 2012

Ms. Anina Davenport
C/o Zimmerman Architects
16 W Mission Street
Santa Barbara, California 93101

RECEIVED
FEB 10 2012

Attn: Mr. James Zimmerman

Re: *Geologic Investigation
Sea Cliff Retreat Project
1533 Shoreline Drive
Santa Barbara, California*

CITY OF SANTA BARBARA
PLANNING DIVISION

Dear Ms. Davenport:

1. INTRODUCTION

Pursuant to your request, we present herewith the results of our preliminary geologic investigation of the above captioned beachfront property. The existing residence is located on the elevated terrace in the center portion of the property, approximately 110 feet south of Shoreline Drive. An approximate 96 foot high south facing sea bluff is located approximately 70 feet south of the residence. 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 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 beyond vertical in some areas, with an average slope angle of approximately 66°. 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 105 feet along the northwestern property boundary, according to a topographic survey conducted by *Penfield & Smith Surveys, Incorporated for the Santa Barbara County Flood Control (dated April 10, 1995)*.

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. 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 10 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 56° West and dip to the north at approximately 43° to 56°. 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 2,000 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 1.5 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 preliminary 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 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 minor areas of erosion, rock fall, and shallow slope failures. Evidence of past erosion (debris flow) was noted in the southwest corner of the top of the sea bluff. This was likely due to poor drainage control from the subject property and neighboring property to the west. Several wooden retaining walls (using 8 inch timber) had been installed along with improved drainage from both parcels to reduce the potential for future erosion.

A moderate sized landslide had occurred on the sea bluff on a neighboring property, two parcels to the west. This landslide had occurred within the Monterey shale and Older Alluvium largely as a result of unfavorable (unsupported) bedding planes within the Monterey Shale. This unfavorable bedding is not found on the subject property and is therefore not considered a potential hazard to this property.

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 has been reduced following the proper drainage control measures that have been 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). The 1956 photography (Hurd HA-AN) does not show the residence yet, but homes were visible on either side. The 1966 aerial photographs show 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. 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 feet, as observed on the eastern side of the property, during the 45.5-year time period (from June, 1966 photo to present). This is equivalent to an average approximate retreat rate of 0.286 feet per year (13 feet/45.5 years), or 3.4 inches per year. This is consistent with other studies conducted along Shoreline Drive with similar geologic conditions.

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 preliminary opinion that the above listed average rate calculations of 3.4 inches per year are reasonably representative of a longer term time frame.

Application of the site specific, conservative retreat rate of 3.4 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 21.3 feet from the current top of bluff. This is equivalent to approximately 44.7 feet south of the residence at its closest point to the top of bluff (or approximately 27 feet from the deck steps). However, it is my opinion that a safe structural setback from the top of slope is approximately 20 feet additional to the calculated 21.3 feet (total 41.3 feet), since this would provide an additional approximate 20 foot buffer area between the projected future top of bluff and the residence in 75 years.

It is noteworthy that the preliminary structural setback line prepared for the City of Santa Barbara, suggests the setback line is approximately coincident with the southern perimeter of the current residential footprint (Hoover, 1978). This setback line was considered preliminary 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 the existing residence in its current location and additions beyond the 75 year structural setback line.

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 21.3 feet. However, given the steepness of the sea cliff, I recommend an additional 20 feet to the calculated 75 year structural setback line (41.3 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

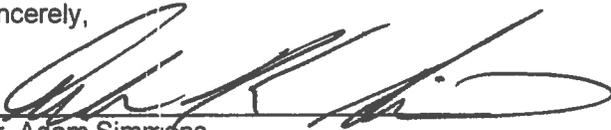
uncontrolled manner onto the sea cliff. The collected water should be transported to the base of slope via the existing non-perforated flexible drainage pipes. I recommend that the on site drainage system be inspected and cleaned on a regular basis to ensure it is functioning correctly. Minimizing runoff 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

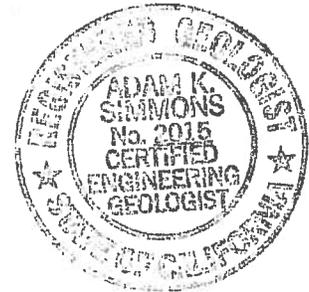
The use of deep rooted, drought tolerant plants in the landscaping of the southern portions of the property is recommended in order to minimize the potential for over-saturation and erosion. Thick and deep rooted plant varieties help to stabilize the slope and keep it in a state of under-saturation. 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 suggest that you contact a landscape architect for any questions you may have regarding drought tolerant plant varieties and the re-vegetation program.

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



May 24, 2012

Ms. Anina Davenport
C/o Zimmerman Architects
16 W Mission Street
Santa Barbara, California 93101

Attn: Mr. James Zimmerman

Re: **Preliminary Geologic Investigation – Addendum Report**
Existing single family residence
1533 Shoreline Drive
Santa Barbara, California



Dear Ms. Davenport:

Pursuant to your request, I have reviewed the comments from the City of Santa Barbara staff (Dart Letter dated, March 9, 2012) with regards to my Preliminary Geologic Investigation Report prepared for the Property (dated January 25, 2012). The responses to the comments by the City staff are outlined below.

Based on my site inspection of the subject property and review of historic aerial photographs dating back to 1938, there are no significant landslides noted on the sea cliff, which explains the steep sea bluff topographic configuration. The sea bluff is composed of in-place shale bedrock with no evidence of deep seated past landslide activity in the past. 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. Therefore, no additional slope stability analyses, in addition to the Geologic Investigation, would be necessary since this would not provide a structural setback as conservative as the structural setback based on the geologic conditions which includes a 20 foot additional buffer zone.

I have also 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 Shoreline Drive. I have also reviewed the "Establishment Development Setbacks from Coastal Bluffs" (2002) and have properly performed the recommended guidelines for a geologic investigation.

However, several small rock falls have likely occurred along the steep sea bluff (as with most of the Santa Barbara sea bluffs) as a likely result of wave erosion along the base of the sea bluff within the Monterey Shale and lesser erosion at the top of the slope within the Older Alluvium (terrace) deposits from past uncontrolled runoff water. The potential for damage to the proposed additions from landslide activity is considered low to remote within the 75 year time span.

As previously described within my previous report prepared in January 25, 2012, I recommended reducing the weight of the soil near the sea bluff. I therefore recommended minimizing the

**Davenport Sea Cliff Retreat Addendum - 1533 Shoreline Dr, SB, CA
May 24, 2012**

placement of any high water use plants (including lawn) and/or heavy, shallow rooted succulents (i.e. jade plants) within 20 feet of the sea cliff. The use of deep rooted, drought tolerant plants in the landscaping 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. I recommend keeping the small 8 inch diameter, wooden retaining walls located in the southwestern portion of property, since removal of the walls would likely increase the potential for erosion in this area.

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 passed down slope as sheet flow causing surface erosion in the past. The Older Alluvium is susceptible to erosion when uncontrolled surface runoff water is allowed to flow over unprotected slopes. Erosion scars were visible along the beach bluff. The erosion scars are inferred to be the result of concentrated runoff water (from rainfall, irrigation water, or residential runoff overflow) directed onto the sea bluff. The potential for significant erosional damage has been greatly reduced following the drainage control measures that have been proposed on the subject property. The erosion and drainage control plan includes capturing surface water runoff from the impermeable surfaces and directing the runoff water into the proposed 5 foot diameter infiltration gravel pit located on the northwest side of the property via 4 inch diameter drainage pipes.

The proposed site consists of approximately 4,424 square feet of relatively impervious surfaces (roofs, concrete, etc.) and 14,424 square feet of landscaped area, that slopes to the southern portion of the property. I have provided runoff calculations below using the Rational Method using a minimum time of concentration of 12 minutes for the 25 and 100 year storm events. The drainage calculations have been

PRE-DEVELOPMENT RUNOFF CALCS

Q = CIA C = Runoff Coefficient I = Intensity and A = Area

Roof and hardscape runoff: C = 0.90

Landscape runoff C = 0.35

Q (25 year) = 3.18 $((0.9 \times 4,742) + 0.35 (14,424))/(12 \times 3600) = 0.431$ cubic feet/second

Q (100 year) = 4.03 $((0.9 \times 4,742) + 0.35 (14,424))/12 (3600) = 0.515$ cubic feet/second

POST-DEVELOPMENT RUNOFF

The proposed post-development site contains approximately 38 square feet of additional impermeable surface. Therefore the total proposed impermeable surface would be 4,780 square feet and 14,386 square feet of permeable area.

Q = CIA C = Runoff Coefficient I = Intensity and A = Area

Roof and hardscape runoff: C = 0.90

Landscape runoff C = 0.35 (moderately permeable silty sandy soils)

**Davenport Sea Cliff Retreat Addendum - 1533 Shoreline Dr, SB, CA
May 24, 2012**

$$Q (25 \text{ year}) = 3.18 ((0.9 \times 4,780) + 0.35 (14,386)) / (12 \times 3600) = 0.433 \text{ cubic feet/sec}$$

$$Q (100 \text{ year}) = 4.03 ((0.9 \times 4,780) + 0.35 (14,386)) / 12 (3600) = 0.518 \text{ cubic feet/sec}$$

Note:

There is only a slight change in post development runoff from the pre-development runoff. There is an additional 0.002 to .003 cubic feet/sec of additional calculated runoff water from the 25 year and 100 year events, respectively.

Therefore, the proposed increase in permeable surfaces is more than offset with the proposed placement of the gravel infiltration bed. The 78 cubic feet gravel pit has a storage capacity of 78 C.F x .40 (40% void ratio) = 31 CF of available storage.

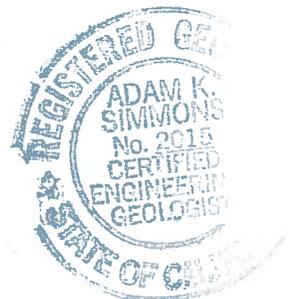
The proposed drainage system is more than adequate to capture the runoff from the above calculated flow rates from a 25 year and 100 year storm event. The drainage system is designed to spread out over the entire property into the rain gardens, thereby minimizing the potential for runoff water impacting the site. The only infiltration bed proposed is the 5 foot diameter gravel filled pit located near the northeast corner of the property, where the majority of the front yard area slopes toward this corner. The seepage pit is located a sufficient distance north of the sea cliff to prevent any slope related issues. Therefore it is my opinion that the proposed drainage plan is feasible from a geologic perspective

Please contact my office if there any questions or additional information is required.

Sincerely,



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



Local Coastal Plan Policies

Housing

LCP Policy 5.3 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.

Water and Marine Environments

LCP Policy 6.9 The City shall support the programs, plans, and policies of all governmental agencies, including those of the Regional Water Quality Control Board with respect to best management practices for Santa Barbara's watersheds and urban areas.

Hazards

LCP 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 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.

LCP Policy 8.2 With the exception of drainage systems identified in Policy 8.1, no development shall be permitted on the bluff face except for engineered staircases or accessways to provide public beach access and pipelines for scientific research or coastal dependent industry. To the maximum extent feasible, these structures shall be designed to minimize alteration of the bluff and beach.

Visual Quality

LCP 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.

LCP 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.

