



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: February 10, 2010
AGENDA DATE: February 17, 2011
PROJECT ADDRESS: 1519 Shoreline Drive (MST2010-00315)
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DYK*
 Allison De Busk, Project Planner *AD*

I. PROJECT DESCRIPTION

The project consists of a remodel of an existing two-story single-family residence, including permitting existing, unpermitted floor area. Specifically, the project includes:

- demolition and reconstruction of the 394 square foot as-built sunroom (proposed dining room) on the first floor,
- permitting an as-built 325 square foot tool room with half-bath and converting it to a bedroom and bathroom,
- adding 19 square feet to the first floor to provide an internal connection from the newly converted bedroom (former tool room) to the house,
- addition of 180 square feet to the existing 303 square foot second floor deck, including a new outdoor fireplace,
- an interior remodel,
- construction of a new site wall and gate (27 linear feet) at the front of the residence, and
- replacement of all windows and doors.

II. REQUIRED APPLICATIONS

The discretionary application required for this project is a Coastal Development Permit (CDP2011-00001) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

APPLICATION DEEMED COMPLETE: January 24, 2011
DATE ACTION REQUIRED: March 25, 2011

III. RECOMMENDATION

The proposed project conforms to the City's Zoning and Building Ordinances and policies of the General Plan/Local Coastal Plan. In addition, the size and massing of the project are consistent with

the surrounding neighborhood. Therefore, Staff recommends that the Planning Commission approve the project, making the findings outlined in Section VIII of this report, and subject to the conditions of approval in Exhibit A.



Vicinity Map – 1519 Shoreline Drive

IV. BACKGROUND

The project site was originally developed in 1950 with a one-story residence of approximately 1,400 square feet and an attached carport. In 1952, the carport was converted to a garage. In 1985, permits were issued to construct a second story addition. At that time, the floor plan identified as “existing” a 394 square foot “sunroom” at the rear of the building and a 325 square foot “tool room” with a half bath located west of the garage. Although these two areas of the residence were shown as existing on the approved building plans for the second floor additions, there is no record of their approval. Based on aerial photographs, the sunroom and tool room were built prior to 1972.

Additionally, neither the original nor the most recent set of approved drawings for the residence match the existing floor plan. Therefore, the applicant’s project plans (Exhibit B) include the Permitted, the As-built and the Proposed floor plans. The project includes several changes to the permitted floor plan in order to legalize the existing floor plan, as well as proposed new changes.

V. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Amy Von Protz	Property Owner: Ron and Christine Sauer
Parcel Number: 045-182-006	Lot Area: 0.42 acres (18,295 sq. ft.)
General Plan: Residential – 5 units/acre	Zoning: E-3 / S-D-3
Existing Use: Single-family residence	Topography: Generally flat at front, with steep slope at rear down to beach
Adjacent Land Uses: North – Single-family residential East - Single-family residential South – Pacific Ocean West - Single-family residential	

B. PROJECT STATISTICS

		Legally Permitted	Existing	Proposed
Living Area	1 st Floor	1,629 sq. ft.	2,023 sq. ft.	2,367 sq. ft.
	2 nd Floor	858 sq. ft.	858 sq. ft.	858 sq. ft.
Garage		367 sq. ft.	367 sq. ft.	367 sq. ft.
Accessory Space		0	325 sq. ft.	0
TOTAL		2,854 sq. ft.	3,573 sq. ft.	3,592 sq. ft.

VI. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/ Allowance	Existing	Proposed
Setbacks			
-Front	20 feet	>20 feet	same
-Interior	6 feet	7 feet minimum	same
-Rear	6 feet	>6 feet (40 feet to top of bluff)	same
Building Height	30 feet	23'-9"	same
Parking	2 covered	2 covered in garage	same
Open Yard	1,250 sq. ft.	3,760 sq. ft.	same
Lot Coverage			
-Building	N/A	2,762 sq. ft. 21%	same
-Paving/Driveway	N/A	4,067 sq. ft. 32%	same
-Landscaping	N/A	6,176 sq. ft. 47%	same
		13,005 sq. ft. 100%*	

* Based on the developable area (i.e. excludes bluff).

The proposed project would meet the requirements of the E-3/S-D-3 Zone, as shown in the Table above.

VII. ANALYSIS

A. DESIGN REVIEW

This project was reviewed by the Single Family Design Board (SFDB) on November 8, 2010. The SFDB continued the project to the Planning Commission with the following comments: 1) The Board appreciates the architecture design and finds it an improvement to the existing structure; 2) The Board finds that the project will not result in any adverse impacts from the proposed second story deck.

B. COMPLIANCE WITH THE GENERAL PLAN

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. The project involves a remodel of an existing two-story residence, as-built additions, and 19 square feet of new floor area on the ground floor of the existing building. The home would remain consistent with the pattern of single-family residential development in the area. No change in residential density is proposed.

As discussed in the Seismic Safety-Safety Element of the General Plan, the Mesa bluffs are subject to seacliff retreat. The project includes an adequate setback from the edge of the cliff, as detailed in the Preliminary Geologic Investigation and Addendum (Exhibits D and E, respectively). Therefore, the project can be found in conformance with the General Plan.

C. COMPLIANCE WITH THE LOCAL COASTAL PLAN

The project site is located 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 that there is very limited additional development potential. The major coastal issues identified for Component Two include seacliff retreat and flooding hazards; public access 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 project site is not anticipated to have archaeological significance given the previous ground disturbance, and the portion of the site proposed for development is not subject to flooding. The site does not serve as a public facility, recreation area, or public coastal access point. The proposed development would not alter any natural landforms. The project can be found consistent with the applicable policies of the California Coastal Act and Local Coastal Plan, and all implementing guidelines. Coastal issues applicable to the subject property are discussed below.

Views

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 (LCP Policy

9.1). The project site is currently developed with a two-story single-family residence, and the proposed project will not change the existing view to or from the beach or ocean.

Neighborhood Compatibility

LCP Policy 5.3 states that new development must be compatible in terms of scale, size and design with the neighborhood, and that new development shall not overburden public circulation or on-street parking resources. The project has been reviewed by the Single-Family Design Board and has been found to be compatible with the neighborhood. The project maintains the existing two-car garage, which will accommodate the site's parking demand.

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. Adam Simmons prepared a Preliminary Geologic Appraisal of the project site (dated July 3, 2010, attached as Exhibit D) and an Addendum Report (dated January 5, 2011, attached as Exhibit E), which determined that the rate of retreat for this particular property is approximately 2.9 inches per year. This places the 75-year retreat line at 18.3 feet from the current top of bluff. However, due to the steepness of the bluff, the geologist recommends that the current residential footprint, which is approximately 37 feet north of the current top of bluff, be used as the structural setback.

The existing house, including the as-built portions and proposed addition are located outside the 75-year setback line. The proposed project would remodel the existing residence, and does not propose any development beyond the 75-year setback line (other than removing an existing spa that is located within the interior yard setback).

The geology report recommended improvements to the drainage system to reduce erosion and minimize runoff. While no drainage changes are proposed with this project, it does include a new rain barrel to capture some roof runoff and comply with Tier 2 requirements of the City's Storm Water Management Program. Due to the small size of the project and the substantial cost in replacing the existing drainage system, staff did not find an appropriate nexus between this recommendation and the need to require it as a condition. Staff did confirm with the engineering geologist that the setback and geologic determinations were made irrespective of the drainage recommendation.

The geology report also recommends the use of drought-tolerant plants in the southern portion of the lot to minimize potential for over-saturation and erosion. The applicant has requested to retain their existing lawn and landscaping at the rear of the property. Although the proposed project is relatively small, staff has recommended a condition of approval to reduce water use on the bluff top (Condition B.3 – Exhibit A). Staff believes that replacement landscaping is an appropriate improvement that would reduce water use and drainage on the bluff top, and would be consistent with the geologist's recommendation as well as with Local Coastal Plan policies.

D. ENVIRONMENTAL REVIEW

Staff has determined that the project qualifies for an exemption from further environmental review pursuant to the California Environmental Quality Act Guidelines, Section 15301, Existing Facilities, as it involves minor alterations (interior and exterior) of, and a small addition (less than 50% of the permitted structure's floor area) to, an existing single-family residence.

VIII. FINDINGS

The Planning Commission finds the following:

COASTAL DEVELOPMENT PERMIT (SBMC §28.44.150)

The project is consistent with the policies of the California Coastal Act, the City's Local Coastal Plan, all implementing guidelines and all applicable provisions of the Code because the remodel is compatible with the existing neighborhood, would not be visible from the beach or impact views from public view corridors, would not impact public access, would not contribute to safety or drainage hazards on the site, including those related to seacliff retreat, and is not located on an archaeologically sensitive site. Refer to Section VI of the staff report for a complete discussion of these issues.

Exhibits:

- A. Conditions of Approval
- B. Project Plans
- C. Applicant's letter, dated January 7, 2011
- D. Preliminary Geologic Investigation, dated July 3, 2010
- E. Preliminary Geologic Investigation – Addendum Report, dated January 5, 2011
- F. Applicable General Plan/Local Coastal Plan Policies

PLANNING COMMISSION CONDITIONS OF APPROVAL

1519 SHORELINE DRIVE
COASTAL DEVELOPMENT PERMIT
FEBRUARY 17, 2011

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. Record any required documents (see Recorded Conditions Agreement section below).
 3. Pay Land Development Team Recovery Fee.
 4. Make application and obtain a Building Permit (BLD) for construction of approved development.
- Details on implementation of these steps are provided throughout the conditions of approval.
- B. **Design Review.** The project is subject to the review and approval of the Single Family Design Board (SFDB). SFDB shall not grant project design 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. 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.
 3. **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.
- C. **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 February 17, 2011 is limited to a remodel of an existing two-story single-family residence, including permitting of as-built space totaling approximately 720 net square feet, approximately 19 square feet of new building area, a 180 square foot addition to an existing second floor deck, an interior remodel, construction of a new site wall and gate totaling 27 lineal feet, replacement of all windows and doors, 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 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. **Zoning Compliance Declaration.** The Owner shall file a Zoning Compliance Declaration to assure that the residence shall remain a single family residence.
5. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan approved by the Single Family Design Board (SFDB). Such plan shall not be modified unless prior written approval is obtained from the SFDB. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan. If said landscaping is removed for any reason without approval by the SFDB, the owner is responsible for its immediate replacement.
6. **Storm Water Pollution Control and Drainage Systems Maintenance.** Owner shall maintain the drainage system and storm water pollution control devices intended to intercept siltation and other potential pollutants 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 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.

- 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 will prepare said agreement for the Owner's signature.
- b. **Drainage and Water Quality.** The project is required to comply with Tier 2 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 Practices 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 C "Recorded Conditions Agreement" to the Community Development Department prior to issuance of any building permits.

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.

1. **Construction Storage/Staging.** Construction vehicle/ equipment/ materials storage and staging shall be done on-site. No parking or storage shall be permitted within the public right-of-way, unless specifically permitted by the Transportation Manager with a Public Works permit.
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. **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 and contractor(s) telephone number(s) to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval. 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 six square feet.

4. **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.

- 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 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.

- 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 upon submittal for a building permit.

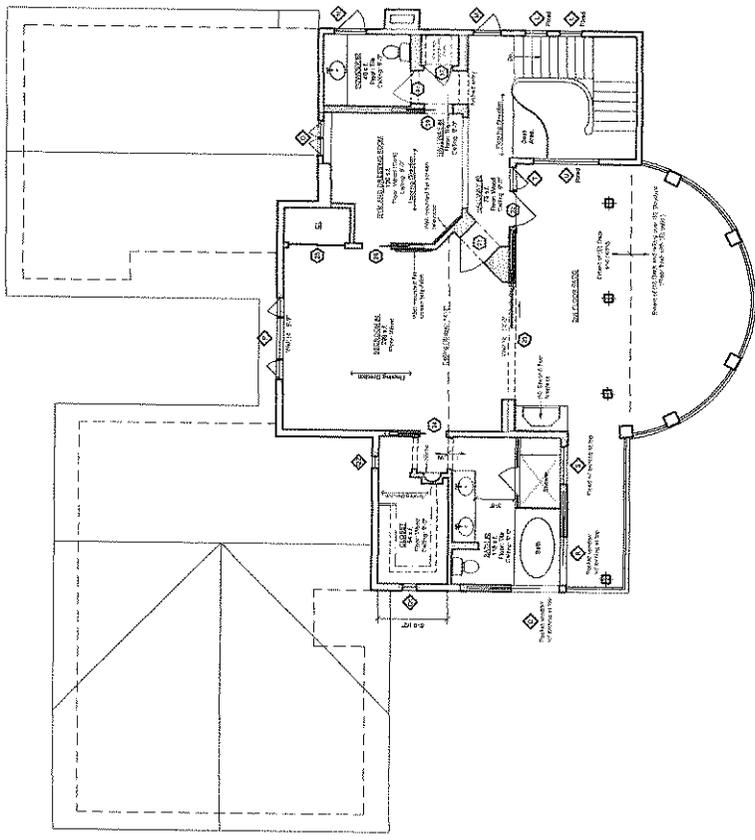
4. **Litigation Indemnification Agreement.** In the event the Planning Commission approval of the Project is appealed to the City Council, Applicant/Owner hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any third party 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's 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.



Proposed Second Floor Plan

- Notes:**
- 1. All dimensions in this plan are in feet and inches.
 - 2. All dimensions are to the center of the wall unless otherwise noted.
 - 3. All dimensions are to the center of the door unless otherwise noted.
 - 4. All dimensions are to the center of the window unless otherwise noted.
 - 5. All dimensions are to the center of the column unless otherwise noted.
 - 6. All dimensions are to the center of the beam unless otherwise noted.
 - 7. All dimensions are to the center of the slab unless otherwise noted.
 - 8. All dimensions are to the center of the ceiling unless otherwise noted.
 - 9. All dimensions are to the center of the floor unless otherwise noted.
 - 10. All dimensions are to the center of the wall unless otherwise noted.
- Legend:**
- 1. 1/4" = 1'-0"
 - 2. 1/8" = 1'-0"
 - 3. 1/16" = 1'-0"
 - 4. 1/32" = 1'-0"
 - 5. 1/64" = 1'-0"
 - 6. 1/128" = 1'-0"
 - 7. 1/256" = 1'-0"
 - 8. 1/512" = 1'-0"
 - 9. 1/1024" = 1'-0"
 - 10. 1/2048" = 1'-0"

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Project:	
Location:	
Date:	

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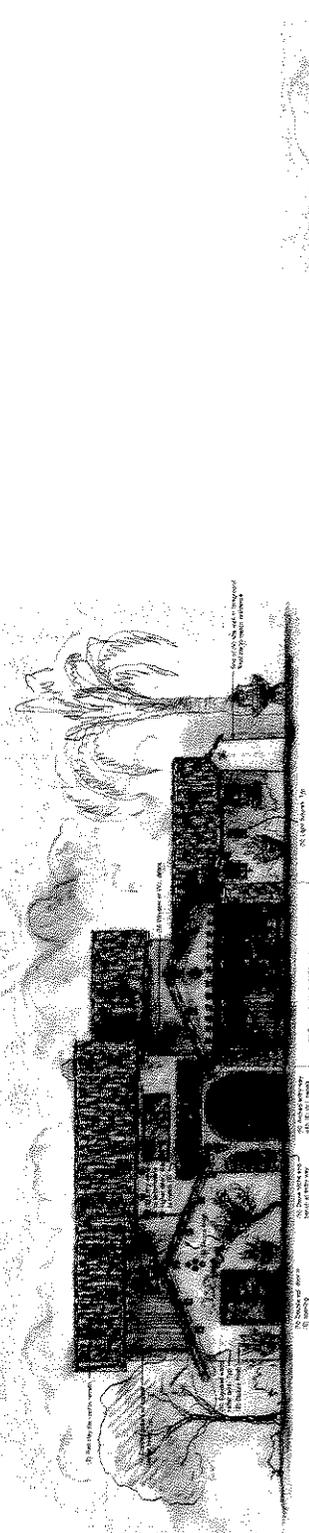
ARCHITECT/ENGINEER AND DESIGN CONSULTANT:
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 PHONE: 805.964.1400
 FAX: 805.964.1401
 WWW: CHRISANDRONSAUER.COM

REGISTERED ENGINEER: THEY, INC.
 1519 SHORELINE DRIVE
 SANTA BARBARA, CA 93109
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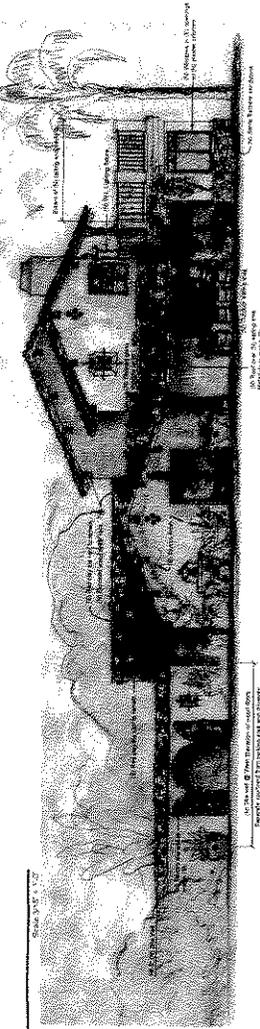
REGISTERED ARCHITECT: THEY, INC.
 1519 SHORELINE DRIVE
 SANTA BARBARA, CA 93109
 PHONE: 805.964.1400
 FAX: 805.964.1401
 WWW: CHRISANDRONSAUER.COM

Chris and Ron Sauer
 1519 Shoreline Drive
 Santa Barbara, Ca. 93109

Date: 11-27-11
 Scale: As Shown
 Sheet No.
A4.0



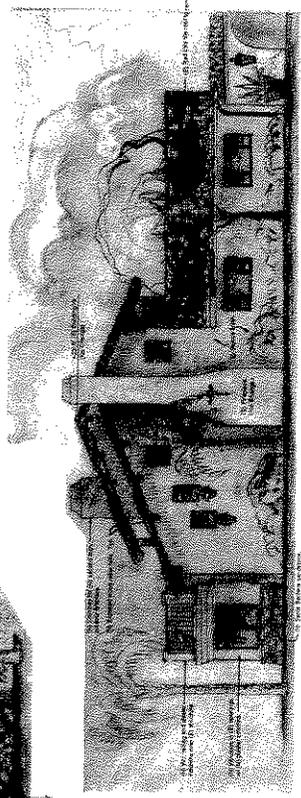
Proposed North Elevation
 Scale: 1/8" = 1'-0"



Proposed West Elevation
 Scale: 1/8" = 1'-0"



Proposed South Elevation
 Scale: 1/8" = 1'-0"



Proposed East Elevation
 Scale: 1/8" = 1'-0"

Date: January 7, 2011

To: Santa Barbara Planning Commission

Regarding: Letter from Applicant – 1519 Shoreline Drive, Santa Barbara MST#2010-00315

Dear Sir,

We are seeking a Coastal Development Permit and need Planning Commission approval. We are asking to add character and charm to an existing plain and simple residence located at 1519 Shoreline Drive. We are asking for the addition of 19 sq. ft. to the residence.

We started our process with the City of Santa Barbara on October 7, 2010 with a submittal for Single Family Design Board. Our hearing at Single Family Design Board was on November 8, 2010. We received extremely favorable comments for our project.

Allison De Busk, at the City of Santa Barbara, is our assigned planner and primary contact. Our project requires Planning Commission approval due to its location – coastal bluff. We feel that what we are proposing will enhance the beauty of the area and of Santa Barbara.

Another issue to our site/project is that our remodel falls within the 50' rear property setback. However our remodel will not fall within the 75 year structural setback. We have acquired a Preliminary Geologic Appraisal, dated July 3, 2010, from Adam Simmons, Certified Engineering Geologist and Hydrogeologist supporting the stability of the site.

The two-story, single family residence located at 1519 Shoreline Drive is on .42 of an acre. (Current Occupancy is R-3 – All adjacent properties are also R-3.) The existing sq. ft. is 3349 s.f. net and 3641 s.f. gross. 19 additional sq. ft. (under the (E) roof line) will be added to the site. We are proposing approx. 875 s.f. of interior remodel. 180 s.f. of the remodel includes demolishing and rebuilding the (E) Dining Room at the exterior of the building. We are proposing to add 180 s.f. of second floor deck over the rebuilt Dining Room.

The site currently has building on 21% of the property, hardscape 32% and planting 47%. An elaborate, existing underground drainage system diverts roof and site runoff to the beach (see Site Plan). No Change. The minimal amount of lawn (approx. 1488 s.f.) at the rear of the property has been on this site prior to 1973. We will be asking to keep this small amount of lawn. Please see photo on cover sheet of amount of grass in comparison to surrounding properties.

Question 10 (Page 4 of 19)

i. All existing lighting complies with the City of Santa Barbara lighting standards. We will be proposing an additional hanging wrought iron light fixture on the southwest corner of the residence. It will also meet City of Santa Barbara lighting standards and be approximately 9'-6" above finished floor.

- ii No
- iii No
- v Yes – attached
- vi No
- vii No
- viii No

The estimated duration of demolition is one month. There will be no grading of this project. The estimated duration of construction activity is six months. We plan to have no more than six workers on location at any one time. Workers will be using hand tools with no heavy equipment. Staging for this project will be in front of existing garage with all construction materials to be stored in the vacant garage.

Thank you for your consideration and time,

Amy K. Von Protz – Designer/Applicant

RECEIVED
JAN 13 2011

CITY OF SANTA BARBARA
PLANNING DIVISION

EXHIBIT C



July 3, 2010

Mr. & Mrs. Ron & Chris Sauer
C/o Prudential Realty
1270 Coast Village Road
Montecito, California 93108

Attn: Ms. Bunny DeLorie

Re: Preliminary Geologic Appraisal
Existing single family residence
1519 Shoreline Drive
Santa Barbara, California

.....

Dear Mr. & Mrs. Sauer:

1. INTRODUCTION

Pursuant to your request, we present herewith the results of our preliminary geologic investigation – sea cliff retreat study of the above captioned beachfront property. The existing residence is located on the elevated terrace in the northern portion of the property, approximately 155 feet south of Shoreline Drive. An approximate 92 foot high south facing sea bluff is located approximately 30 to 50 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 northern portion of the parcel (including the existing residence) is situated on an uplifted terrace with a gentle oceanward slope of 2° to 5° to the south. The slope angles on the moderately steep sloping sea bluff face range from approximately 45° to vertical in some areas, with an average slope angle of approximately 62°. 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 95 feet along the northern property boundary, according to a topographic survey conducted by *Penfield & Smith Surveys, Incorporated for the Santa Barbara County Flood Control (dated April 10, 1995)*.

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

EXHIBIT D

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 daylight 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 55° West and dip to the north at approximately 34° to 47°. The Monterey shale exposed on the sea bluff reveals that the bedding planes are inclined (dip) into the surrounding sloping sea bluff face and therefore the shale bedrock is supported.

3.2.4. Faulting & Liquefaction

No known faults are believed to be present on the property. According to the published and unpublished geologic maps of the area, the closest known fault to the subject property is the Lavigia Fault. The generally northwest-southeast trending Lavigia Fault is inferred to be located approximately 1,500 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 1.6 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 only minor, shallow slope failures. Evidence of past shallow landslide activity was noted in the southeast corner of the top of the sea bluff. Chain matting was noted in this area to reduce the potential for future erosion.

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

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

allowed to flow over unprotected slopes. The potential for significant erosional damage will be reduced provided proper drainage control measures are implemented.

3.3. Sea Cliff Retreat

To aid in the process of determining rates of sea cliff erosion on the subject property, I have conducted a detailed photogrammetric and topographic analysis of the site and surrounding area that measures distances between existing fixed markers and the same fixed markers as seen in old aerial photographs of the area. The detailed investigation of sea cliff retreat included the establishment of several fixed points (i.e. Shoreline Drive; house, trees, 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 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). I have also reviewed a site specific topographic map recently prepared for the project by Gilmore Land Survey (dated May 2010; scale 1 inch = 10 feet). Several key features on the 1965 map 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 11 feet, as observed on the eastern side of the property, during the 45-year time period (from 1965 to present). This is equivalent to an average approximate retreat rate of 0.24 feet per year (11 feet/45 years), or 2.9 inches per year.

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 2.9 inches per year are reasonably representative of a longer term time frame.

Application of the site specific, conservative retreat rate of 2.9 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 18.3 feet from the current top of bluff. This is equivalent to approximately 19 feet south of the residence at its closest point to the top of bluff. However, it is my opinion that a safe structural setback from the top of slope is equal to the current residential footprint, based on the steepness of the sea bluff and proximity of the structure to the top of slope. 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 and/or rebuild the existing residence in its current location and auxiliary structures beyond the 75 year structural setback line. The recommendations listed below and those to be provided by your Geotechnical Engineer and Civil Engineer should also be implemented.

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

4.1. Structural Setback

Based on past erosion a setback from the current existing top of the sea cliff has been calculated to be approximately 18.3 feet. However, given the steepness of the sea cliff, I recommend that any remodeling does not extend beyond the current southern perimeter of the residential footprint (approximately 37 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 street to the north or to the base of slope via non-perforated 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/proposed building site and along the sea cliff. This, in turn, reduces the potential for slope failure, soil creep, or erosion difficulties.

4.3. Vegetation

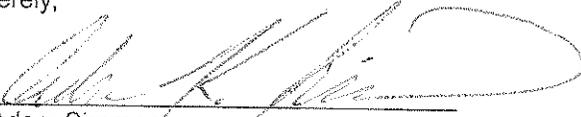
The use of deep rooted, drought tolerant plants in the landscaping of the southern portions of the property is recommended in order to minimize the potential for over-saturation and erosion. Thick and deep rooted plant varieties help to stabilize the slope and keep it in a state of under-saturation. 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

PRELIMINARY GEOLOGIC INVESTIGATION: Sauer Residential Project
July 3, 2010

the planting of high water use plants (including lawn) within 20 feet of the sea cliff. I also recommend removing any heavy, shallow rooted plants (i.e. ice plant) on or near the bluff top. I suggest that you contact a landscape architect for any questions you may have regarding drought tolerant plant varieties and the re-vegetation program.

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

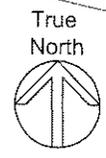




Qoa = Older Alluvium
 Tm = Monterey Formation
 V/ = strike & dip of bedding

Site Plan

1" = 40'-0"



1519 Shoreline Drive

Geology by: Adam Simmons

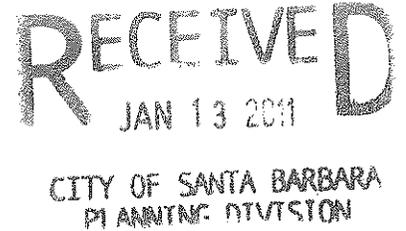
Adam K. Simmons
 Geologist

January 5, 2011

Mr. & Mrs. Ron & Chris Sauer
C/o Prudential Realty
1270 Coast Village Road
Montecito, California 93108

Attn: Ms. Bunny DeLorie

Re: *Preliminary Geologic Investigation – Addendum Report*
Sea Cliff Retreat Project
1519 Shoreline Drive
Santa Barbara, California



Dear Mr. & Mrs. Sauer:

Pursuant to your request, I have reviewed the comments from the City of Santa Barbara staff with regards to my Preliminary Geologic Investigation Report prepared for the Property (dated July 3, 2010). The responses to the comments/questions by the City staff are outlined in order below.

a) Implementation of the recommendations provided within my July 3, 2010 report (specifically Section 4.1 & 4.2); will not change the location of the calculated 75 year structural setback line, as outlined within my report. Therefore any proposed drainage and/or vegetation improvements may reduce the future rates of sea cliff retreat, although these improvements were not included in the determination of the 75 year structural setback line.

b) The structural setback line was based on the underlying geologic conditions coupled with the past and predicted future rates of retreat. The calculated 18.3 feet of retreat in a 75 year time span is an estimated figure that should be expected. Assuming the possibility that the existing residence (or remodeled structure) survives beyond 75 years; I recommended providing an additional buffer area between the projected future top of bluff and the residence (an additional approximate 18.7 feet), so that the great grandchildren (or any subsequent owners) would not have a steep slope immediately below the back door after the 75 year time span.

c) A shallow (approximately 2 foot thick) layer of near surface soils were lost in the southeast corner of the property, at the top of slope. The area had since been re-vegetated and erosion matting was placed on the surface to reduce the potential for shallow landslide activity/erosion in the future. No significant landslides were noted on the sea cliff, which explains the steep sea bluff topographic configuration.

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



Applicable General Plan and Local Coastal Plan Policies

Housing Element Goal 2: Conservation and Improvement of Existing Housing Stock

Conserve the City's existing housing stock and improve its condition while accomplishing the following: minimizing displacement; maintaining housing affordable to all economic groups with special emphasis on low income, moderate income and special needs households; and preventing future blight or deterioration.

Housing Element Policy 3.3: *New development in or adjacent to existing residential neighborhoods must be compatible in terms of scale, size, and design with the prevailing character of the established neighborhood.*

Seismic Safety-Safety Element

- Recommendations
1. New development on the top of the cliff shall be placed at such distance away from the edge of the cliff that normal rates of erosion and cliff material loss will not seriously affect the structure during its expected lifetime.

Using the following simplified formula, a preliminary seacliff setback line has been devised (Hoover, 1978):

$$\text{Setback} = \frac{\text{height of the shale seacliff}}{\text{tangent of dip}} + (\text{thickness of terrace})(2) + (8"/\text{yr})(75 \text{ yrs})$$

This formula assumes that unsupported bedding planes are unstable, the average rate of seacliff retreat is eight inches per year, terrace deposits (soil material deposited on top of the shale) stabilizes at a 2(H):1(V), and the design life of the project is 75 years. This preliminary setback line is depicted on the seacliff maps.

This setback is only a preliminary line and must be verified on a site-specific investigation of the property in question by a registered geologist.

2. As discussed earlier in this section, the addition of water to the seacliff can significantly lower inherent cliff stability and cause a stable cliff to become unstable.
 - a. Erosion caused by rainwater collecting on the top of the seacliff and then running over the edge can be minimized by installing lateral or "French" drains to collect and control the water. The water can then be piped off the property and properly disposed of in storm sewers. New development shall be required to install some satisfactory means of removing water from the cliff top. Owners of existing structures should be encouraged to install their own drainage devices to protect their homes and property.

- b. To prevent excess water from being applied to the top of the cliff for gardening purposes, the planting of lawns, gardens, etc., should be discouraged. Instead, a native vegetation that is drought resistant, and that has deep, strong root systems to aid in stabilizing the cliff material should be planted. A list of drought-resistant native vegetation is included in Appendix 6. Most of these plants will grow rapidly but are small or medium in size, so as not to obstruct views.
3. In an attempt to impede the cliff retreat process, programs to control or prohibit the following activities that can significantly alter the rates of seacliff erosion and retreat shall be implemented.
 - a. **Improper Access** - Improper access may be discouraged by providing existing, established official beach access routes with additional parking, improved access facilities, and publicizing their locations. The use of unmaintained, improvised access routes that have the potential or are creating a serious erosion problem should be discouraged. This could be done by posting informational signs at the top of cliff near the access route, describing the adverse effects that improper access can cause and where the nearest maintained access routes are located.
 - b. **Loading** - Development that will add adverse amounts of excessive weight to the top of the cliff (i.e., large structures, swimming pools, artificial fill, etc.) shall be discouraged.
 - c. **Improper Vegetation** - 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.
 - d. **Trash Disposal** - The disposal of any material onto the face of the cliff, including brush clippings from landscape vegetation, shall be prohibited.
4. To protect seacliffs and the structures placed on them from erosion caused by wave action, retaining walls, sea walls, broken concrete or stone revetment, breakwaters, and groins are sometimes used. Before the construction of these or any other shoreline protection structure is allowed, the need and potential for adverse environmental impacts of the project shall be evaluated by appropriate engineers as designated by the Building Official.

LCP Policy 5.3. *New residential 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 street parking resources of existing residential neighborhoods shall not be permitted.*

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 the 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 to the bluff and beach.*

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 development; (3) Specific development restrictions such as additional height limits, building orientation, and setback requirements for new development; or (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.*

