III.A

PLANNING COMMISSION
STAFF REPORT

REPORT DATE: May 10, 2018
AGENDA DATE: May 17, 2018
PROJECT ADDRESS: 1409 and 1413 Shoreline Drive (MST2016-00117)
TO: Planning Commission
FROM: Planning Division, (805) 564-5470, extension 4560
       Beatriz Gularte, Senior Planner
       Kathleen Kennedy, Associate Planner

I. PROJECT DESCRIPTION

The proposed project consists of improvements to an existing 3,972 square foot, single-family residence on a 33,540 square foot bluff top/flag lot at 1409 Shoreline Drive. The improvements consist of the replacement of the existing driveway pavers with new pavers; replacement of the concrete driveway with permeable pavers; replacement of the existing vehicle gate; new trash enclosure; new outdoor shower; new six foot high fence along the eastern property line; removal of the existing concrete flatwork, wood deck, and trellis at the southern elevation of the residence and the installation of a new wood deck and trellis; new outdoor gathering spaces with gravel, low lighting, and flagstone pavers; new 42” high wood security fence; and the removal of the concrete slab foundation at the edge of the cliff. The grading for the project consists of 85 cubic yards of cut for paving and drainage improvements.

The landscape plan includes the removal of four onsite trees (one Brazilian Pepper, two Eucalyptus, one dead palm), relocation of two palm trees, installation of two new trees (Giant Aloe and Queen Palm), and the replacement of existing landscaping with water-wise plantings.

The proposed project also includes the removal of the unpermitted wood deck and small concrete path and viewing platform, as well as the installation of new landscaping in order to abate violations identified in the Zoning Information Report (ZIR2014-00299).

The only work proposed on the 1413 Shoreline Drive property is the removal of two trees (Canary Island Date Palm and Queen Palm) that are in very close proximity to an existing Norfolk Island Pine that will be protected.

II. REQUIRED APPLICATIONS

The discretionary application required for this project is a Coastal Development Permit (CDP2018-00009) to allow the proposed development in the Appealable Jurisdiction of the City’s Coastal Zone (SBMC §28.44.060).

APPLICATION DEEMED COMPLETE: January 26, 2018
DATE ACTION REQUIRED: April 25, 2018 (extension granted by mutual agreement for information request needed to complete environmental review)
III. RECOMMENDATION

If approved as proposed, the project would conform to the City’s Zoning and Building Ordinances; however, it would not be consistent with all applicable policies of the Local Coastal Plan, specifically LCP Policy 8.2 prohibiting development on a bluff face. The project includes a proposed 42” high wood security fence, and outdoor gathering space consisting of gravel, low lighting, and flagstone pavers on the bluff face. Therefore, staff does not recommend approval as proposed.

However, staff would recommend approval of the project if the improvements were removed from the bluff face and the fence were to be relocated to an area north of the City mapped bluff edge, as further described in Section VI below.

The project as proposed was reviewed by the Single Family Design Board with positive comments on the design and a finding that the improvements were compatible with the surrounding neighborhood.

Therefore, staff recommends that the Planning Commission approve the project with the condition that the proposed improvements be removed from the bluff face and that the fence be relocated to an area north of the City mapped bluff edge, making the findings outlined in Section X of this report, and subject to the conditions of approval in Exhibit A.
IV. BACKGROUND

The project site was created as part of a three-lot subdivision approved in 1986. The approval included a condition that required the removal of two residences from the southern portion of the property and the establishment of a “development rights relinquished” area. This area is shown on the current project plans. In 1987, the Planning Commission approved a Coastal Development Permit for a new single-family residence on the subject lot. Construction of the residence was completed in 1995.

In 1995, during a City inspection it was discovered that the foundations of two previous residences were not completely removed as required. However, at that time, it was determined that they would be allowed to remain for erosion control purposes. One is a concrete slab located at the edge of the cliff and the other is believed to be under the wood deck on the west side of the property. The current application includes the removal of the remnants of both foundations.

In 2014, a Zoning Information Report (ZIR2014-00299) identified violations on the site consisting of an unpermitted wood deck (which is also the location of one of the remnant foundations referenced above), a small concrete path and viewing platform, and substantial vegetation removal. The current owners, who purchased the property in 2016, have included the removal of the wood deck, path and viewing platform and the planting of new vegetation as part of the proposed project in order to abate the violations. See Site Plan and Applicant’s Letter (Exhibits B and C).

V. SITE INFORMATION

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Trish Allen, Suzanne Elledge Planning &amp; Permitting Services, Inc.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Owner</td>
<td>Sunny and Jonathan Barach</td>
</tr>
<tr>
<td>Parcel Number</td>
<td>045-185-018</td>
</tr>
<tr>
<td>Lot Area</td>
<td>33,540 sq. ft.</td>
</tr>
<tr>
<td>General Plan</td>
<td>Residential, 5 units per acre</td>
</tr>
<tr>
<td>Zoning</td>
<td>E-3/SD-3, One-family Residence/ Coastal Overlay</td>
</tr>
<tr>
<td>Local Coastal Plan</td>
<td>Residential, 5 units per acre</td>
</tr>
<tr>
<td>Existing Use</td>
<td>Single-Family Residence</td>
</tr>
<tr>
<td>Topography</td>
<td>Bluff top 30%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Adjacent Land Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>North – Shoreline Drive/ Residential</td>
</tr>
<tr>
<td>South – Pacific Ocean</td>
</tr>
</tbody>
</table>

VI. ISSUES

The bluff edge for this bluff top site has been determined to be at approximately the 78-81 foot elevations, and is shown on the project plans with the label “City mapped bluff edge”. This line was provided to the City by the California Coastal Commission (CCC) as part of the approval of the City’s Post LCP Certification Permit and Appeal Jurisdiction Map in 2017. The applicant, however, submitted a geologic investigation report that disagrees with this bluff edge location.
Because some improvements are proposed seaward of the City mapped bluff edge, and thus, on the bluff face, the project as proposed is inconsistent with coastal policies. However, staff recommends that revisions to the project could bring the project into compliance with all coastal policies. This issue is discussed below.

VII. POLICY AND ZONING CONSISTENCY ANALYSIS

A. ZONING ORDINANCE CONSISTENCY

The existing development meets the requirements of the E-3 Zone related to setbacks, building height, parking and open yard. The proposed project does not result in any inconsistencies with the Zoning Ordinance.

<table>
<thead>
<tr>
<th>Standard</th>
<th>Requirement/ Allowance</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Setbacks</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>-Front</td>
<td>20 feet</td>
<td>N/A for flag lot</td>
<td>N/A for flag lot</td>
</tr>
<tr>
<td>-Interior</td>
<td>6 feet</td>
<td>6 feet</td>
<td>6 feet</td>
</tr>
<tr>
<td>Building Height</td>
<td>30 feet</td>
<td>25 feet with tower at 29 feet</td>
<td>25 feet with tower at 29 feet</td>
</tr>
<tr>
<td>Parking</td>
<td>2 spaces</td>
<td>2 spaces</td>
<td>2 spaces</td>
</tr>
<tr>
<td>Open Yard</td>
<td>1,250 sq. ft.</td>
<td>&gt;1,250 sq. ft.</td>
<td>&gt;1,250 sq. ft.</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>-Building</td>
<td>N/A</td>
<td>3,642</td>
<td>3,642</td>
</tr>
<tr>
<td>-Impervious</td>
<td>N/A</td>
<td>8,358</td>
<td>3,507</td>
</tr>
<tr>
<td>-Landscape/</td>
<td>N/A</td>
<td>21,541</td>
<td>26,392</td>
</tr>
<tr>
<td>Permeable</td>
<td></td>
<td>33,541</td>
<td>33,541</td>
</tr>
</tbody>
</table>

B. CALIFORNIA COASTAL ACT AND LOCAL COASTAL PLAN CONSISTENCY

The project site is located within the Appealable Jurisdiction of the Coastal Zone. Coastal Development Permit approval requires findings that the project would be consistent with the policies of the California Coastal Act, all applicable policies of the City’s Local Coastal Plan, all applicable implementing guidelines, and all applicable provisions of the Municipal Code. Applicable Coastal Act and Local Coastal Plan policies are discussed below.

**California Coastal Act Policies**

Coastal Act policies that are applicable to the proposed project include enhancement of visual qualities and minimization of geologic hazards.

**Coastal Act Section 30251** (Scenic and visual qualities) states in part: *The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas.*
Discussion. The project site is adjacent to Shoreline Park. The proposed project would restore the bluff top and bluff face with new appropriate landscaping to enhance the visual quality of the degraded areas.

A total of 21 trees were evaluated for the proposed project (Arborist’s Report, Spiewak, 2/14/18). On 1409 Shoreline Drive, ten trees would be protected and two palm trees would be relocated. The Brazilian Pepper is in poor health and would be removed. Two Eucalyptus trees that were previously cut down have sprouted vigorous shoots. The report recommends their removal, as well as the removal of the King Palm, which is dead.

On 1413 Shoreline Drive, the Canary Island Date Palm and Queen Palm are healthy but are growing into the adjacent Norfolk Island Pine and affecting its structure. The report recommends that they be removed to the stump.

The chain link fence and vegetation on the fence along the eastern property line of 1409 Shoreline Drive is on City property. The two City trees (Lemon Gum Eucalyptus, Monterey Cypress) shown on the plans would be protected during construction. Any removal of branches would be in consultation with the City Arborist. Compliance with the recommendations of the report has been added as a condition of approval for the project.

A new Queen Palm and Giant Aloe tree would be planted, along with shrubs, ground cover and other native plantings.

The proposal received positive comments from the Single Family Design Board regarding the landscape design. Removal of the existing concrete slab, wood deck, path and viewing platform from the bluff face would also enhance the visual quality of the site. Therefore, the proposal can be found consistent with this policy.

Coastal Act Section 30253 (Minimization of adverse impacts) states is part: New development shall do all of the following: (a) Minimize risks to life and property in areas of high geologic, flood, and fire hazard. (b) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

Discussion. A Geologic Investigation Report was prepared by Adam Simmons, Consulting Geologist (December 27, 2017) (Exhibit D), which concludes that the area north of the “development rights relinquished” line, shown on the plans, is considered geologically stable. The only work proposed in the area south of this line is the removal of the concrete slab foundation at the edge of the cliff, the removal of the path and viewing platform in the eastern side of the site, and the installation of native plantings. The report recommends that the concrete slab foundation be carefully removed with hand tools only (without the use of heavy equipment) and that a safety spotter be placed at the beach below to keep beach walkers at a safe distance. This recommendation has been added as a condition of approval. The installation of drought-tolerant landscaping will contribute to the stabilization of the bluff.

All of the proposed improvements would be located in areas of geologic stability. The report concludes that the removal of the concrete slab foundation, which has been undermined, would not impact the stability of the site, and the installation of drought-tolerant landscaping
will contribute to the stability of the site. Therefore, the proposal can be found consistent with this policy.

**City Local Coastal Plan (LCP) Policies**

The existing single-family residence on the lot is consistent with the Local Coastal Plan (LCP) land use designation of Residential (5 dwelling units/acre).

The project is in Component 2 of the Local Coastal Plan (LCP), which is located between Arroyo Burro Creek and the westerly boundary of Santa Barbara City College. The LCP states that the primary land use of this area is single-family residential, and has very limited additional development potential. The major coastal issues identified for Component 2 that could potentially affect the project site include hazards of seacliff retreat and flooding; maintaining and providing access, both vertically and laterally along the bluffs; protection of archaeological resources; and maintenance of existing coastal views and open space.

The coastal issues that would apply to the proposed project are hazards of seacliff retreat (drainage, bluff edge) and maintenance of existing coastal views and open space. These issues are discussed below.

**Hazards Policies**

**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.

**Discussion.** The proposed project reduces the amount of impervious surfaces on the site. The existing storm water system directs runoff from impervious surfaces to the storm drain on the east side of the property. No changes in the storm water system are proposed. Therefore, the proposal can be found consistent with this policy.

**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.

**Discussion.** The following is a discussion regarding the location of the proposed improvements. Please refer to the project plans and the figure below to understand the areas referenced in this section.
Bluff Face (see Area A on figure above)

The decision of where the bluff edge is located is not based on geologic conditions such as soil type, bedding planes, etc. The decision of bluff edge is based on topographical data and a policy interpretation of how this survey data is interpreted to meet the definition contained in Section 13577(h) of the California Code of Regulations which states in part:

Bluff line or edge shall be defined as the upper termination of a bluff, cliff, or seacliff. In cases where the top edge of the cliff is rounded away from the face of the cliff as a result of erosional processes related to the presence of the steep cliff face, the bluff line or edge shall be defined as that point nearest the cliff beyond which the downward gradient of the surface increases more or less continuously until it reaches the general gradient of the cliff. In a case where there is a steplike feature at the top of the cliff face, the landward edge of the topmost riser shall be taken to be the cliff edge...
The project geologic investigation report identifies a bluff edge location at approximately the 65 foot elevation. It also states that the City mapped bluff edge located at the 78-81 foot elevation is actually a manmade top of slope feature created by fill placed on the site during the development of the property, and that the actual bluff edge is where there is a sharp change in slope at approximately the 65-75 foot elevation.

A Top of Bluff Review report was prepared by GEO Solutions (April 7, 2017) (Exhibit E), which consisted of a review of the project geologic investigation report and the previous report prepared for the existing residence (Soils Engineering and Geology Study, K-C Geotechnical, 1986). The Top of Bluff report agrees with the conclusions of the two reports that the bluff edge is located at approximately the 65 foot elevation.

In September 2017 the CCC approved an updated Post LCP Certification Jurisdiction and Appeal Map for the City. As part of developing this new map, CCC staff consulted with City staff on identification of a bluff edge line that meets the definition contained in Section 13577(h) of the California Code of Regulations and represented the best available information on the location of bluff edge along the City’s shoreline. This bluff edge line was based on high resolution LiDAR Digital Elevation Model data obtained in 2016 and aerial imagery dated from 2015. The line was developed in consultation with City staff, CCC mapping staff, and CCC staff geologist Mark Johnsson. This bluff line on the subject property is shown at the 78-81 foot elevation. The topographical data on the project site shows a steplike bluff face and CCC and City staff interpreted the 78-81 foot elevation to be the landward edge of the topmost riser of this steplike feature as described in Section 13577(h).

The topographical survey submitted by the applicant generally matches the topographical data contained in the City’s 2016 LiDAR Digital Elevation Model and staff does not believe the LiDAR data is incorrect at this location or that conditions have changed. Therefore, City staff believe the bluff edge line developed by the City and CCC in 2017 still represents the appropriate interpretation of bluff edge pursuant to Section 13577(h) on this property at this time.

If the Planning Commission agrees with staff’s recommendation that the bluff edge be identified at 78-81 foot elevation, then portions of the proposed 42” high wood security fence, and outdoor gathering space consisting of gravel, low lighting, and flagstone pavers would be interpreted as being on the bluff face and, therefore, would be inconsistent with LCP Policy 8.2. Native landscaping, though, has historically been allowed on the bluff face.

**Development Rights Relinquished Area (see Area B on figure above)** No development is allowed south of the “development rights relinquished” line shown on the plans. On the east side of the property, there is a small area north of the City mapped bluff edge and south of the “development rights relinquished” line where only native landscaping is allowed. Because the project only proposes landscaping in this area, it can be found consistent with coastal policies.

**75-Year Seaciff Retreat Setback Area on Eastern Side (see Area C on figure above)** The project geologic investigation report concludes that the seaciff retreat rate for the project site is 4.4 inches per year, resulting in a 75-year seaciff retreat setback of 37.5 feet from the identified bluff edge (an additional 10 feet was added to account for uncertainties and future sea level rise).
Staff agrees with the 75-year seacliff retreat setback line on the eastern side where it is located north of the City mapped bluff edge. A 75-year seacliff retreat setback is not required on the western side of the site, north of the City mapped bluff edge, because the report states no erosion is expected there for at least 150 years.

Area C is on the eastern side of the property, north of the City mapped bluff edge, north of the “development rights relinquished” line, and within the 75-year setback area identified by the project geological report.

Improvements that are generally allowed within a 75-year setback are minor, at-grade, easily removable (i.e., pavers, tile) and no more than 10 inches above grade, or fences limited to 42” in height, if they are found to not create nor contribute significantly to erosion or geologic instability. The proposed flagstone patio, 42” high wood security fence, and landscaping are allowed in the setback area and can be found consistent with LCP policies.

**Fence Relocation.** As stated above, additional portions of the proposed 42” high wood fence are shown on the bluff face. Because the applicant would like a fence for safety purposes, staff recommends that the fence be relocated to an area north of the City mapped bluff edge, and that it be allowed to be as close as one foot from the City mapped bluff edge in those areas where there is limited space.

The geological report makes the following recommendation related to the fence, which has been added to the conditions of approval for the project:

> The fence posts should be supported with helical screw piles and the fence should also be constructed with heavy gauge wire (or similar tensile support) to help secure it in case portions are undermined due to erosion.

In summary, staff cannot recommend consistency with LCP Policy 8.2 for the project as proposed, with improvements on the bluff face. However, if the proposed 42” high wood security fence, and outdoor gathering space consisting of gravel, low lighting, and flagstone pavers were removed from the bluff face and the fence was relocated to an area north of the City mapped bluff edge, the proposal can be found consistent with this policy.

**Visual Quality Policies**

**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:

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;
4. Developing a system to evaluate view impairment of new development in the review process.

**Discussion.** As described above regarding Coastal Act Section 30251, the proposed project would include new appropriate landscaping, removal of dead trees, and the protection of the existing trees to enhance the visual quality of the degraded areas. The proposal received positive comments from the Single Family Design Board regarding the landscape design. Removal of the existing concrete slab, wood deck, path and viewing platform from the bluff face would also enhance the visual quality of the site. Therefore, the proposal can be found consistent with this policy.
VIII. ENVIRONMENTAL REVIEW

Staff has determined that the project qualifies for an exemption from further environmental review under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines, which allows for repair, maintenance and minor alterations to existing facilities involving negligible or no expansion of use, and Section 15304 (Minor Alterations to Land), which allows for minor earthwork and the replacement of existing landscaping with water efficient landscaping. None of the exceptions to the use of Categorical Exemptions per Guidelines §15300.2 apply.

Because the project includes the removal of trees, the standard Nesting Bird condition of approval has been added to the project.

IX. DESIGN REVIEW

This project was reviewed by the Single Family Design Board (SFDB) on two occasions (see Exhibit F- Minutes). On April 18, 2016, the Board provided positive comments regarding the project’s consistency and appearance, neighborhood compatibility, quality of architecture and materials, landscaping, safety, good neighbor guidelines, and public views. On October 31, 2016, positive comments were given about the revised trellis design at the SFDB consent hearing.

X. FINDINGS

The Planning Commission finds the following:

A. COASTAL DEVELOPMENT PERMIT (SBMC §28.44.150)

1. The project is consistent with the policies of the California Coastal Act in regard to enhancement of visual qualities and minimization of geologic hazards as described in Section VI of the Staff Report.

2. With the condition of approval that the proposed 42” high wood security fence, and outdoor gathering space consisting of gravel, low lighting, and flagstone pavers be removed from the bluff face, and that the fence be relocated to an area above the City mapped bluff edge, the project is consistent with all applicable policies of the City's Local Coastal Plan in regard to drainage, bluff edge, and visual quality, all applicable implementing guidelines, and all applicable provisions of the Code as described in Section VI of the Staff Report.

Exhibits:

A. Conditions of Approval
B. Site Plan
C. Applicant's letter (May 10, 2018)
D. Geologic Investigation Report (Simmons, March 15, 2018)
E. Top of Bluff Review report (GEO Solutions, April 7, 2017)
F. SFDB Minutes (4/18/16; 10/31/16)
PLANNING COMMISSION CONDITIONS OF APPROVAL

1409 AND 1413 SHORELINE DRIVE
COASTAL DEVELOPMENT PERMIT
MAY 17, 2018

I. In consideration of the project approval granted by the Planning Commission and for the benefit of the owner(s) and occupant(s) of the Real Property, the owners and occupants of adjacent real property and the public generally, the following terms and conditions are imposed on the use, possession, and enjoyment of the Real Property:

A. **Order of Development.** In order to accomplish the proposed development, the following steps shall occur in the order identified:

1. Obtain all required design review approvals.
2. Pay Land Development Team Recovery Fee (30% of all planning fees, as calculated by staff) at time of building permit application.
3. Record any required documents (see Recorded Conditions Agreement section).
4. Permits. Submit an application for and obtain a Building Permit (BLD) for construction of approved development and complete said development.

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

B. **Recorded Conditions Agreement for 1409 Shoreline Drive.** 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 May 17, 2018 is limited to the replacement of the existing driveway and gate; replacement of the concrete flatwork, wood deck, and trellis at the southern elevation of the residence; new 42” high wood fence; removal of the concrete slab foundation, wood deck and small concrete path and viewing platform; removal of six trees, including two trees from 1413 Shoreline Drive; new landscaping and other improvements shown on the plans signed by the chairperson of the Planning Commission on said date and on file at the City of Santa Barbara.

2. **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. **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.

EXHIBIT A
4. **Storm Water Pollution Control and Drainage Systems Maintenance.** Owner shall maintain the drainage system and storm water pollution control devices in a functioning state and in accordance with the Storm Water BMP Guidance Manual and Operations and Maintenance Procedure Plan approved by the Creeks Division. Should any of the project’s surface or subsurface drainage structures or storm water pollution control methods fail to capture, infiltrate, and/or treat water, or result in increased erosion, the Owner shall be responsible for any necessary repairs to the system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the Owner shall submit a repair and restoration plan to the Community Development Director to determine if an amendment or a new Building Permit and Coastal Development Permit is required to authorize such work. The Owner is responsible for the adequacy of any project-related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health, or damage to the Real Property or any adjoining property.

5. **Maintenance of Improvements.** The improvements on the project site shall be maintained so that they do not become a safety issue on the project site or surrounding area.

6. **Removal of Improvements.** Improvements shall be removed if deemed unsafe due to coastal hazards (e.g., geologic instability, erosion, wave impact hazards) or when erosion reaches within five feet of the improvements.

7. **Coastal Bluff and Geotechnical Liability Limitation.** The Owner understands and is advised that the site may be subject to extraordinary hazards from landslides, 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.

C. **Design Review.** The project 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. **Relocation of Proposed Fence.** The proposed 42” high wood security fence shall be installed north of the City mapped bluff edge in the location approved by the Planning Commission.

2. **Fence Construction.** The 42” high wood security fence shall be supported with helical screw piles and constructed with heavy gauge wire (or similar tensile support)
to help secure it in case portions are undermined due to erosion, as recommended in the Geological Investigation Report (Simmons, December 27, 2017).

3. **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.

4. **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 shall be kept to the minimum necessary for plant survival. The drip system along the bluff 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.

2. **Community Development Department.**

   a. **Recordation of Agreements.** The Owner shall provide evidence of recordation of the written instrument that includes all of the Recorded Conditions identified in condition B “Recorded Conditions Agreement” to the Community Development Department prior to issuance of any building permits.

   b. **Drainage and Water Quality.** The proposed project, by proposing less than 500 square feet of new/redeveloped impervious area, is required to comply with Tier 2 of the Storm Water BMP Guidance Manual, pursuant to Santa Barbara Municipal Code Chapter 22.87. Project plans for grading, drainage, stormwater facilities and treatment methods, and project development, shall be subject to review and approval by the City Building Division and Public Works Department. Sufficient engineered design and adequate measures shall be employed to ensure that no unpermitted construction-related or long-term effects from increased runoff, erosion and sedimentation, urban water pollutants, or groundwater pollutants would result from the project.
c. **Design Review Requirements.** Plans shall show all design, landscape and tree protection elements, as approved by the appropriate design review board and as outlined in Section C “Design Review,” and all elements/specifications shall be implemented on-site.

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

Signed:

<table>
<thead>
<tr>
<th>Property Owner</th>
<th>Date</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Contractor</th>
<th>Date</th>
<th>License No.</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Architect</th>
<th>Date</th>
<th>License No.</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Engineer</th>
<th>Date</th>
<th>License No.</th>
</tr>
</thead>
</table>

E. **Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field by the Owner and/or Contractor for the duration of the project construction, including demolition and grading.

1. **Arborist’s Report/Tree Protection Plan.** The project shall comply with the recommendations of the Arborist’s Report (Spiewak, February 14, 2018) and the Tree Protection Plan as shown on the approved plans. The tree protection measures shall apply to the City trees at Shoreline Park and any work on City trees shall be in consultation with the City Arborist.

2. **Construction Contact Sign.** Immediately after Building permit issuance, signage shall be posted at the points of entry to the site that lists the contractor’s name and telephone number 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 if in a single family zone.

3. **Construction Storage/Staging.** Construction vehicle/ equipment/ materials storage and staging shall be done on-site. No parking or storage shall be permitted within the public right-of-way, unless specifically permitted by the Public Works Director with a Public Works permit.

4. **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).

5. **Air Quality and Dust Control.** The following measures shall be shown on grading and building plans and shall be adhered to throughout grading, hauling, and construction activities:

a. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.

b. Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.

c. If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.

d. Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads.

e. After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.

f. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to land use clearance for map recordation and land use clearance for finish grading of the structure.

g. All portable diesel-powered construction equipment shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.

h. Fleet owners of mobile construction equipment are subject to the California Air Resource Board (CARB) Regulation for In-use Off-road Diesel Vehicles (Title 13 California Code of Regulations, Chapter 9, § 2449),
the purpose of which is to reduce diesel particulate matter (PM) and criteria pollutant emissions from in-use (existing) off-road diesel-fueled vehicles.

For more information, please refer to the CARB website at www.arb.ca.gov/msprog/ordiesel/ordiesel.htm.

i. All commercial diesel vehicles are subject to Title 13, § 2485 of the California Code of Regulations, limiting engine idling time. Idling of heavy-duty diesel construction equipment and trucks during loading and unloading shall be limited to five minutes; electric auxiliary power units should be used whenever possible.

6. **Unanticipated Archaeological Resources Contractor Notification.** Standard discovery measures shall be implemented per the City master Environmental Assessment throughout grading and construction: Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and the Owner shall retain an archaeologist from the most current City Qualified Archaeologists List. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List, etc.

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

If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

A final report on the results of the archaeological monitoring shall be submitted by the City-approved archaeologist to the Environmental Analyst within 180 days of completion of the monitoring and prior to any certificate of occupancy for the project.
F. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:

1. **Repair Damaged Public Improvements.** Repair any public improvements (curbs, gutters, sidewalks, roadways, etc.) or property damaged by construction subject to the review and approval of the Public Works Department per SBMC §22.60. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.

G. **General Conditions.**

1. **Compliance with Requirements.** All requirements of the city of Santa Barbara and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met. This includes, but is not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.), the 1979 Air Quality Attainment Plan, and the California Code of Regulations.

2. **Approval Limitations.**
   a. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.
   b. All buildings, roadways, parking areas and other features shall be located substantially as shown on the plans approved by the Planning Commission.
   c. Any deviations from the project description, approved plans or conditions must be reviewed and approved by the City, in accordance with the Planning Commission Guidelines. Deviations may require changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

3. **Litigation Indemnification Agreement.** In the event the Planning Commission approval of the Project is appealed to the City Council, Applicant/Owner hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors (“City’s Agents”) from any third party legal challenge to the City Council’s denial of the appeal and approval of the Project, including, but not limited to, challenges filed pursuant to the California Environmental Quality Act (collectively “Claims”). Applicant/Owner further agrees to indemnify and hold harmless the City and the City’s Agents from any award of attorney fees or court costs made in connection with any Claim.

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

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

1. Otherwise explicitly modified by conditions of approval for the coastal development permit.

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

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

On behalf of the applicants, the Mishpaha Group LLC, we are pleased to provide the following project description for proposed site improvements to the subject property which is currently developed with a single family residence.

The applicants purchased the property in 2014 and have engaged the services of landscape architect Courtney Jane Miller to design site improvements with the objective to stabilize the bluff side of the property and remove existing non-permitted structures that remain from previous property ownership.

Due to its location proximate to the bluff, the applicants also engaged geologist Adam Simmons to provide recommendations and guidance to the proposed site improvements and to develop a sea cliff retreat analysis pursuant to the City of Santa Barbara and Coastal Commission standards.

The applicants are requesting a Coastal Development Permit (CDP) to install the site improvements discussed in this letter. The project was reviewed by the Single Family Design Board (SFDB).

Existing Setting

The subject property was part of a subdivision to create three (3) lots approved by the Planning Commission in 1987 (Resolution 026-87) and the existing residence was constructed in 1995.

The property is located on an approximate 33,540 square foot parcel in the East Mesa neighborhood, just west of Shoreline Park and adjacent to the Pacific Ocean. The lot is configured as a flag lot, the existing driveway access is located off of Shoreline Drive between the residences located at 1415 and 1413 Shoreline Drive. The north side of the property is generally flat, the existing residence is located on an elevated terrace and
the bluff edge to the south ranges from 60 to 85 feet from the residence. Additional detail regarding the topography and geology of the site is provided in the Geologic Sea Cliff Retreat report prepared by Adam Simmons, Geologist, dated March 11, 2018.

The site is currently developed with the following:

- 3,972 square foot two-story residence
- 467 square foot attached 2-car garage
- Unpermitted wood deck (154 square feet) and concrete foundation at bluff edge proposed for removal
- Unusable/degraded outdoor area.

The proposed project scope is limited to site improvements; there are no changes proposed to the existing residence. A separate application to permit door and window replacements through the Coastal Exclusion process was issued to address needed repairs and maintenance (BLD2016-00930).

Proposed Improvements

The owners have worked closely with CJM :: LA to create a landscape design that has a minimal footprint to tread lightly on the site given its coastal bluff top location and to greatly improve existing conditions. For example, the existing concrete driveway will be removed and replaced with a permeable paver system, an existing concrete walkway that runs along the south side of the residence will be replaced with a deck aligned with the finished floor elevation of the residence. The planting plan will retain most of the existing trees, remove trees that are in poor condition, and relocate trees given their proximity to the residence (refer to Sheet L-2, Tree Protection Plan for additional detail). An arborist report has been prepared by Bill Spiewak which has been reproduced on the project plans, Sheets L-2.1 and 2.2.

Additionally, the landscape plan includes removal of overgrown and non-native and invasive species and a proposed plant palette that will consist of predominately water-wise and slope stabilizing plant material to preserve the bluff and minimize erosion to the maximum extent feasible (refer to Sheet L-3, preliminary landscape plan). Other site improvements include relocation of the entry drive gate, informal seating areas, flagstone patios with gravel joints and a 42" high wood fence at the above the bluff edge to address safety concerns.

Storm Water Management

In coordination with CJM :: LA, the owners have focused on reducing on-site impermeable surface where ever possible. The project includes a significant reduction in the existing impervious surfaces, refer to the Title Sheet on the enclosed plans and Sheet C-2.1 for a summary of lot coverage statistics including a breakdown of permeable and impermeable surfaces.
Because the total new or replaced impervious surfaces total less than 500 square feet, the project is subject to Tier II level requirements. Runoff water from impervious areas will be captured and directed to the existing storm drain located on the east side of the property and will not be allowed to drain toward the bluff side of the property.

**Lighting**

Exterior lighting for the landscaped areas is primarily accent lighting and will minimize glare on neighboring properties (refer to Sheet L-4). The concept lighting plan was presented to the Single Family Design Review Board – see below for additional information.

**Geologic Evaluation and Bluff Edge**

The geology firm of Adam Simmons was retained to provide recommendations and analysis regarding the proposed development. Early consultation with the project geologist occurred to guide the proposed site improvements. Additionally, a topographic survey was conducted by Prober Land Surveying that depicts the property’s physical bluff edge distinct from the bluff edge map provided to the City of Santa Barbara by the California Coastal Commission (CCC). The CCC bluff edge map illustrates the coastal bluff edge using LIDAR and GIS imaging as compared to the physical survey of the site topography necessary to accurately map the bluff edge.

A Geologic Sea Cliff Retreat & Site Improvements report was prepared to analyze the existing conditions, establish the top of the bluff edge as well as the 75-year geologic setback (refer to report dated March 15, 2018 included in the submittal materials). The recommendations, including those with regard to landscaping and the treatment of storm water, are located on page 8 the report and have been applied to the proposed project.

**Single Family Design Board**

The project was presented to the Single Family Design Board on April 18, 2016. The SFDB forwarded the project to the Planning Commission stating overall positive comments relative to the project consistency and appearance, neighborhood compatibility, quality of architecture and materials, landscaping, safety, good neighbor guidelines, and public views.

**Required Discretional Applications**

- A Coastal Development Permit for site improvements for a property located in the Appealable jurisdiction of the Coastal Zone.
- Review and approval by the Single Family Design Review Board

The proposed project components will result in improved site conditions as compared to existing conditions by the removal of non-native vegetation, the installation of an appropriate plant palette for the coastal bluff, and the provision of slope stabilization.
while minimizing erosion. The minor improvements proposed seaward of the CCC mapped bluff edge are in line with the criteria for development located on Coastal Bluff Tops in that the improvements are easily removable (without the use of mechanized equipment) and are non-habitable, have been evaluated by a licensed engineering geologist such that they will not create nor contribute significantly to erosion, geologic instability or destruction of the site or surrounding area, and will be visually compatible with the surrounding area. Additionally, the project will remove unpermitted improvements including a concrete slab located at the physical bluff edge.

The project itself will not negatively impact the health and welfare of the surrounding neighborhood community. It does not impact public or private viewsheds and the project is compatible with the surrounding neighborhood. It is consistent with applicable General Plan and Local Coastal Plan Policies regarding coastal development and bluff protection.

On behalf of the applicant and project team, we thank the Commission for their consideration of this request. I can be reached at (805) 966-2758 x116 should you or your staff have any questions that you would like to discuss.

Sincerely,

SUZANNE ELLEDGE
PLANNING & PERMITTING SERVICES

[Signature]

Trish Allen, AICP
Senior Planner
March 15, 2018

Mr. & Mrs. Jonathan & Sunny Barach
1409 Shoreline Drive
Santa Barbara, CA 93101

Re: Revised - Updated Geologic Investigation
Sea Cliff Retreat & Site Improvements
Existing single family residence
1409 Shoreline Drive
Santa Barbara, California

Dear Mr. & Mrs. Barach:

1. **INTRODUCTION**

Pursuant to your request, we present herewith the results of our geologic investigation – sea cliff retreat study of the above captioned beachfront property. We have reviewed the proposed demolition, grading plans prepared by Ashley & Vance Engineering (sheets C1.1, C2.1, dated March 15, 2018; & Structural details of Deck, trellis, steps, and fence/guard dated March 15, 2018). We have also reviewed the drainage and landscape plans prepared by CJM Landscape Architect (sheets L-0 thru L-5, dated March 15, 2018). The plans propose removal of existing impermeable concrete driveway, walkways, and existing concrete pad near bluff top. The plans also propose a new permeable paver driveway and permeable patios and walkways placed on flagstone over gravel beds, decks, trellis, fence, walls, new windows, and new landscape, etc. The fence/guard and wood deck are to be supported with helical piles (basically deep vertical screws that extend into firm materials below and support the structures above). Details of the helical screw piles and their use is shown on the attached structural sheet provided by Ashley & Vance.

2. **SETTING**

The existing residence is located on the elevated terrace in the northeastern portion of the property, approximately 100 to 190 feet south of Shoreline Drive. An approximate 60 to 73 foot high south facing sea bluff is located approximately 60 to 85 feet south of the residence (depending on location). A relatively large eroded area is situated below the existing residence, between the edge of the bluff top and the residence. The area was eroded, like many locations along Shoreline Drive as a result of past runoff water flowing off the large areas of the Mesa prior to the development of Shoreline Drive and subsequent drainage improvements (e.g. introduction of road & drainage inlets/culverts carrying runoff water to the bluff below). This lower bench area is where previous residential structures were situated from at least 1965 til 1986, based on review of historic aerial photographs. Fill materials were later placed in the northern portions of the eroded fill area, prior to the 1990 development, as shown on the proposed KC-Geotechnical Map (1986) (see attached figure 4). Some of the remnant concrete foundations for these older residential structures are still visible with the northern site hosting a newer wooden deck. 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). Topographic maps prepared for the City of Santa Barbara in 1965 and 1995 are also included as figures 2 & 3, respectively.

3. **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. A moderate previously eroded slope and fill slope is located just south of the residential concrete patio and driveway. The slope angles on the steep sloping sea bluff face range from approximately 60° to vertical in some areas, with an average slope angle of approximately 73°. 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 86 feet within the narrow access road, adjacent to Shoreline Drive, according to a topographic survey conducted by Penfield & Smith Surveys, Incorporated for the Santa Barbara County Flood Control (dated April 10, 1995) and Prober Land Survey (dated December 30, 2015; updated February 6, 2018).

4. **GEOLOGY**

4.1. 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.

4.2. 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 along the southern portions of the residential building envelope and below the southern portions of the driveway.

4.2.1. 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.
4.2.2. Older Alluvium

The elevated terrace on the subject property (including the existing residence) is underlain by Late (?) Pleistocene age Older Alluvium (Marine Terrace) deposits. This stratigraphic unit is graphically shown as "Qoa" on Figure 1. The Older Alluvium is generally composed of tan to reddish-brown colored, unconsolidated to weakly consolidated sands, silts, clays, and lesser amounts of gravel conglomerate. The gravels mainly consist of sub-rounded to rounded sandstone pebbles and cobbles to 10 inches in diameter (possibly larger) with lesser amounts of smaller diameter chert and quartzite pebbles. Bedding within Older Alluvium on this property is inferred to be near flat lying to gently inclined (dip) to the south. The total depth of the Older Alluvium on the elevated terrace is variable due to its unconformable contact with the underlying bedrock (Monterey Formation). The depth of the Older Alluvium may range from zero (where it daylights on the sea bluff) in the southern portions of the property, to approximately 14 feet or more in the northern portions of the property, based on review of the KC Geotechnical report prepared for the property (dated November 17, 1986).

4.2.3. 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. These marine deposited strata are 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 65° to 75° West and dip to the north at approximately 54° to 67°. The Monterey shale exposed on the sea bluff reveals that the bedding planes are inclined (dip) into the surrounding sloping sea bluff face and therefore the shale bedrock is supported.

4.2.4. 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 1,650 feet north of the parcel, according to a geologic map prepared by Hoover (1980). The Lavigia Fault is believed to be truncated by (or branch from) the Arroyo Parida/More Ranch Fault where the two faults intersect, approximately 1.7 miles to the west. Some fault studies suggest that the Lavigia Fault Offsets Older Alluvium at a point near its intersection with the Arroyo Parida/More Ranch Fault. Under the Alquist-Priolo guidelines (1985; revised 1990), this would classify the fault as being "potentially active". The City of Santa Barbara Coastal Plan (May, 1981; amended 2004), suggests the "Lavigia Fault is considered to be a potentially active fault, as it displaces sediments that are two to three million years old". It is our opinion,
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 our 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 solid bedrock below, and the groundwater table is inferred to be greater than 50 feet below the surface.

4.2.5. 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 intact for many decades with only minor, shallow slope failures. Evidence of past shallow landslide activity was noted near the top of the sea bluff.

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 evidence that excess surface water runoff had previously spilled off the Mesa and across the property causing deep erosion on the southwestern portions of the property (northern most portion now mostly covered with fill material). 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 was reduced following the drainage control measures which were implemented during development of the newer residence (estimated in 1990). These improved drainage measures reportedly included collecting runoff water from impervious areas (roofs, driveway, etc.) and directing into an off-site municipal drainage pipe located just east of the subject property.

4.3. Sea Cliff Retreat & top of Bluff

To aid in the process of determining rates of sea cliff erosion on the subject property, we 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
We have determined the top of bluff on the property as part of the sea cliff retreat study. We have also reviewed the recent draft Coastal Bluff Edge Determination letter & maps prepared by the City of Santa Barbara for the project and surrounding area (based on Lidar Imaging & GIS Imaging from the Santa Barbara County and City for the City General Plan, 2010) & more recent map generated by the California Coastal Commission for the City's Post LCP Certification Permit & Appeals Jurisdiction Map referenced in the latest City's Application Review Letter (January 26, 2018).

The City draft report initially attempts to identify the top of slope cutting diagonally across the approximate middle of the residence to the 83 foot contour line, reportedly based on Lidar imaging and GIS mapping with their interpretation of the Coastal Commission's report prepared by Mark Johnson "Establishment Development Setbacks from Coastal Bluffs" (2002). City Staff later considers a "more accurate top of bluff location" at approximately the 78 to 81 foot contour. The Johnson report states..."In a case where there is a step like feature at the top of the cliff face, the landward edge of the topmost riser shall be taken to be the cliff edge..." (California Code of Regulations, Title 14, §13577 (h) (2))." The City Map suggests the man-made top of fill slope at the 78 to 81 foot contour line (placed during the development of the property in 1990), identifies a step like feature 20 to 80 feet from the actual sea bluff. It is our opinion that this does not meet the intended definition of a "step like feature on the sea bluff" as described in the Johnson report.

The Johnson report goes on state that this "...this definition is largely qualitative, and the interpretation of the topographic profile to yield a bluff edge determination at any given coastal bluff may be subject to various interpretations. Accordingly, it may be useful to use more quantitative means to define "bluff edge." One approach, adopted, for example, by the City of Laguna Beach, is to define the bluff edge as that point at which the coastal bluff attains a certain specified steepness. This steepness is equivalent to the first derivative of the topographic profile. Such a definition may, however, be inconsistent with the legal definition above. Further, ambiguous results may be obtained when the upper portion of the bluff fluctuates around the specified steepness value. Better results may be obtained by finding the point at which the second derivative, the rate of change in steepness, of the topographic profile increases sharply. This approach may be amenable to computer analysis, although such analysis is rarely employed".

The top of slope and structural setback lines identified within this report meet the recommended guidelines for a geologic investigation as established by Mark Johnson (2002). The above bluff edge definition is described in this report as a sharp change in slope at roughly the 65 to 75 foot contour level with an average slope angle of approximately 53 degrees on the sea bluff below. An average slope angle
of 11 degrees from this prominent inflection point to the City's "Bluff Edge", near the 78 to 81 foot contour is clearly not part of the sea bluff. However, per the request of the City of Santa Barbara, their interpretation of the "top of bluff" as determined by the California Coastal Commission and adopted by as the City's Post LCP Certification Permit for the Appeal Jurisdiction Map, is also shown on the attached Site Map prepared by Prober (last updated February 6, 2018). The City's bluff edge as shown on the attached Site Map (Prober Survey) is shown as much as 98 feet further north than the actual top of sea bluff generated by the site specific topographic survey and engineering geologist interpretations in the western portions of the property. The City's bluff edge is also shown approximately 7.5 feet southward (oceanward) of the actual top of bluff shown in the eastern portions of the property according to the Site Map.

There was no measurable erosion from the City's interpretation of the "Bluff Edge" roughly along the 78 to 81 foot elevation line, since their "Bluff Edge" was generated by using a "top of slope" created by placement of approved fill material on relatively gentle slopes during the development of the lot in the late 1980's. The past erosion and retreat observed on the parcel was limited to the steeper (approximately 53 degree) sloping sea bluff, with no evidence of erosion on the gentle (approximately 11 degree average) slope measured from the actual top of the sea bluff and the City's "bluff edge". Likewise, the projected future rates of erosion and 75 year structural setback line is based on the past erosion rates on the sea bluff (top and bottom) relative to the geometry and orientation of the sea bluff. Therefore, future erosion is not likely to impact the sinuous City's "bluff edge" in the western portions of the property for at least 150 years or more, while the City's easternmost side "bluff edge" is already shown approximately 7.5 feet southward of the actual top of sea bluff. Therefore, there is no projected erosion predicted beyond the City's "bluff edge" in the western portion of the property for the next 75 to 150 years based on the findings described below.

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. We have also reviewed aerial photographs dated 1966 (scale 1 inch = 239 feet). The vintage photographs showed the location of the previously existing residence in 1966. We 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. neighbor's house). The top of bluff was determined as the inflection point where the break in the slope was observed (see Site Plans). By analyzing these maps and contrasting them with the existing sea cliff location, subtle changes along the coastline were measured.
Geologic Investigation: Barach Project- 1409 Shoreline Dr SB, Ca March 15, 2018

Several markers were used on the parcel and were measured to the top of the bluff, with a total maximum retreat of approximately 18.7 feet, as observed on the western side of the property, during the 51-year time period (from June 1965 topographic map to present). The eastern perimeter of the property showed a slightly lower rate of erosion. Using the maximum erosion measured erosion, this is equivalent to an average approximate retreat rate of 0.367 feet per year (18.7 feet/51 years), or 4.4 inches per year. This is consistent with other studies conducted along Shoreline Drive with similar geologic conditions that range from 3 to 6 inches where geologic conditions are favorable.

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

Application of the site specific, conservative retreat rate of 4.4 inches per year and a design life of 75 years (Santa Barbara City and California Coastal Commission Guidelines), the total theoretical sea cliff retreat for this site would be approximately 27.5 feet from the current top of bluff.

We have also reviewed the recent study regarding the effects of rising sea level on the California and Santa Barbara coastlines titled “City of Santa Barbara Sea-level Rise Vulnerability Study” by Griggs et al (2012). This study suggests and average rate of sea level rising along the California coast has been approximately 8 inches since 1900. Projection of the future rise in sea level has been estimated to rise approximately 10 to 17 inches by 2050. Theoretical projections of future ocean levels beyond 2050 become more difficult to predict with a range of 31 to 69 inches, depending on which model is used. While the rising sea level may increase the rates of sea cliff retreat for the property and surrounding area, the proposed 37.5 foot structural setback should provide an adequate buffer for future erosion/landslide activity.

A slightly greater retreat rate of 6 inches per year was estimated by KC-Geotechnical for the residential project in 1986 based on Santa Barbara coastal averages of sea cliff retreat. Therefore, no site specific study was conducted to determine the sea cliff retreat in their 1986 report (they just averaged Santa Barbara County studies). The 37.5 foot, 75-year structural setback used to develop the property in 1989-90 appears to be measured from an arbitrary top of sea cliff at the western portions of the property. For example, the current top of sea cliff in the western portion of the property appears to be approximately 40 feet further south than shown in 1990 pre-development map. While, the eastern top of slope appeared to
be situated much closer to the actual top of cliff bluff in 1990. The assigned top of sea cliff may have been
difficult to determine with the past eroded upper portion of the property. Review of the KC-Geotechnical
Map (1986), shows their interpretation of a 75-year structural setback line at the approximate position of
the "development rights relinquished" line shown on our updated proposed plans. Despite the variable top
of bluff interpretations for the property in the past, our site specific projected 75 year structural setback line
determined by our office is situated approximate 8 to 23 feet north of the previous 75 year structural
setback line/development rights relinquished line generated by KC-Geotechnical study.

5. 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. A 27.5 foot retreat rate for 75 year time period has been calculated
from the current top of bluff as determined by the topographic map and geologist. No retreat was
measured from the City’s interpretation of the “bluff edge”. However, given the steepness of the sea cliff,
we recommend applying an additional 10 feet to the projected 27.5 foot retreat, with a proposed 37.5 foot
structural setback from the recently determined top of bluff. This should also provide an additional buffer
from the projected 75 year top of bluff. The 75 year setback line is based on past erosion along the sea
bluff and orientation of the sea bluff relative to the orientation of the bottom of the bluff where the past
erosion dictates the erosion at the top of slope. Based on these findings and with implementation of our
recommendations, it is our conclusion that the proposed demolition, site improvements can be conducted
on the subject parcel without affecting the bluff stability. All site improvements proposed outside (north) of
the 75 year structural line are geologically feasible with no additional conditions or recommendations
required (i.e. paver driveway, new windows, etc). The proposed improvements within the 75 year
structural setback are discussed in more detail below. There is no structural setback from the City’s
western “bluff edge” since no erosion is predicted there for at least 150 years.

We recommend removal of the impermeable concrete pad (formerly an old residential slab now
demolished but clearly visible in the 1966 aerial photographs) located at the top of slope to reduce the
water runoff potential onto the sea bluff and potential loss of concrete debris down the sea cliff. The
concrete pad is considered unstable since it is partially undermined. The concrete pad should be carefully
removed without the use of heavy equipment (hand tools only). A safety spotter should be placed at the
bottom of the slope to protect beach walkers (at safe distance). The area where the concrete pad is to be
removed, should be planted with deep rooted drought tolerant plants to reduce the weight on the slope (as
planned).

The proposed 42 inch high fence/guard, as shown, is currently not at risk of falling down the sea bluff
since it will be placed 12 feet or more from the current top of bluff with helical pile supports. The helical
screw piles support penetrates through the loose soil and fill materials to support the fence/guard posts.
Although the area north of the “development rights relinquished” line is currently considered stable and
capable of supporting the proposed fence, future erosion within the 75 year time span may eventually undermine this line and the proposed fence. However, if portions of the fence are undermined during the next 75 years, (which is likely) the fence will have been constructed with heavy gauge wire (or similar tensile support) allowing connection with those portions of the fence that are securely positioned on either side of the undermined portion of the fence. This strategy is similar to the policy for the chain link fence visible along the south side of Shoreline Park.

Likewise, any proposed hardscape (i.e. proposed flagstone patio) placed within the 75 year structural setback line as shown on the proposed plans, must be situated a minimum of 20 feet from the current top of bluff or easily removable; the proposed improvements more than exceed this setback dimension. Any future loss of sea cliff to within 10 feet of the proposed improvements should result in the removal of said improvements to a distance of 20 feet or more from the new top of bluff. Removal of the existing wood deck, removal of the wooden deck, concrete flatwork and construction of the proposed deck, trellis and fence should not impact the stability of the sea bluff given the distance to the steep sea bluff and use of light hand tools when within 20 feet of the steep bluff face.

We also recommended minimizing the 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 proposed 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.

All runoff water from impervious areas such as roofs, patios, decks, French Drains, and driveways appear to have been captured and directed via an impervious conduit to the existing storm drain located in Shoreline Park to the east. The proposed drainage should continue with this drainage disposal plan since placement of collected surface water into permeable gravel beds on site is not recommended based on the parcel's close proximity to the steep sea bluff. No surface water or captured subsurface water should be allowed to pass in an uncontrolled manner onto the sea cliff. We recommend that the on site drainage system be inspected and cleaned on a regular basis to ensure it is functioning correctly.

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. The proposed landscape plan is in compliance with these recommendations. 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. We also recommend removing any heavy, shallow rooted plants on or near the bluff top. Careful removal of any rotten tree stumps should allow placement of new deep-rooted plant varieties.
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 #5234  EG #2015  HG #509
Topographic Map (Flood Control, 1965)

Scale 1 inch = 200 feet  
North /\ 
Older Houses now removed shaded in yellow  

Figure 2
Topographic Map  (Flood Control, 1995)  Scale 1 inch = 100 feet  North \( \wedge \)
House shaded in yellow (approximate location of removed old structures lightly shaded)

Figure 3
TOP OF BLUFF REVIEW

Dear Jonathan & Sunny Barach:

As requested, a review of the top of bluff determination for proposed site improvements located at 1409 Shoreline Drive, APN: 045-185-018, in the City of Santa Barbara, California. The purpose of our review was to evaluate the top of bluff location at the Site. The site improvements are to include replacing the concrete driveway with permeable pavers, removing the viewing deck and concrete pad, a new deck, new landscaping and flagstone seating areas. Our review was limited in scope only to determine the top of bluff location and was not a review of the rate of retreat or the proposed setback distance.

A previous Soils Engineering and Geology Study (K-C Geotechnical, 1986) was conducted on the site for the existing residence and Geologic Sea Cliff Retreat & Site Improvements and Geologic Review of Site Improvements & landscape plan (Adam Simmons, 2016a, 2016b). A review of these reports was conducted as well as of the current topographic survey (Prober Land Surveying, 2015) and landscape plan (Courtney Jan Miller, 2016). In addition, several aerial photos were reviewed to visually verify current and past site/bluff conditions. These included: HB-JW (1967), CDBW-APU-C (1983), and 1979, 1987, 2013 photos from the California Coastal Records Project (Adelman, 2013).

The Geotechnical Investigation map (Plate 2) within the referenced Soils Engineering and Geology Study (K-C Geotechnical, 1986) depicts the top of bluff at the top of the 60 degree sea cliff. The Geologic Sea Cliff Retreat & Site Improvements (Simmons, 2016a) identifies the top of bluff as “determined as the inflection point where the break in the slope was observed.” The existing topographic survey and landscape plan (referenced above) also depict the top of bluff at this location.

As stated in the Development Application Review Team (DART) Comments- Submittal #2 (City of Santa Barbara, 2016), “This property has a ‘step like feature’ pursuant to the California Code of Regulations (CCR). In those cases, the CCRs instruct to take the more conservative upmost riser as the top of bluff. In this case that is approximately 79 feet above sea level based on the above definition. Additionally, top of bluff as determined based on LIDAR imaging and GIS imaging from the County and by the City as part of the General Plan Update in 2010 show the top of bluff at this location generally in the vicinity of 79 feet above sea level. The county determinations of top of bluff are based on LIDAR and imagery and are for screening purposes. Site specific evaluations may be able to refine this top of bluff location. However, the evidence submitted to date for this property does not adequately justify identification of the top of bluff at the lower elevation of 66 feet above sea level.” As referenced within Establishing development setbacks from Coastal Bluffs (Johnsson, 2002) the above bluff edge definition is described as “largely qualitative, and the interpretation of the topographic profile to yield a bluff edge determination at any given coastal bluff may be subject to various interpretations.” It also states, “One approach, adopted, for example, by the City of Laguna Beach, is to define the bluff edge as that point at which the coastal bluff attains a certain specified steepness.” and “Better results may be obtained by finding the point at which the second derivative, the rate of change in steepness, of the topographic profile increases sharply.”

My analysis at the site agrees with the conclusions within the referenced Soils Engineering and Geology Study and Geologic Sea Cliff & Site Improvements. A steep sea cliff face (60° slope) is exposed which has no vegetation established and is subject to wave erosion in addition to surficial erosion topping out at approximately the 65 foot elevation as observed in the topographic survey. The slope that extends from the top of
bluff to the rear of the existing residence (26° slope or less to the 79 foot elevation) appears to have been altered over time due to landscape modifications. All slopes on-site would be subject to future erosion in the event that surface drainage is not controlled. The improvements associated with the existing residence provides these drainage control measures and the proposed improvements will further increase drainage control on the slopes.

Thank you for the opportunity to have been of service in preparing this report. If you have any questions or require additional assistance, please feel free to contact the undersigned at (805) 614-6333.

Sincerely,
GeoSolutions, Inc.

Jeffrey P. Postt, CEG 2493
Principal Engineering Geologist

References:

Courtney Jane Miller, 2016, Landscape Plan, 1409 Shoreline Drive, Santa Barbara, California, Sheet L-0, dated September 28, 2016.


Prober Land Surveying, 2015, Topographic Survey, 1409 & 1413 Shoreline Drive, Santa Barbara, California, Sheet S-0-0, dated December 30, 2015.

Simmons, Adam, 2016a, Geologic Sea Cliff Retreat & Site Improvements, Existing single family residence, 1409 Shoreline Drive, Santa Barbara, California, dated June 19, 2016.

Simmons, Adam, 2016b, Geologic Review of Site Improvements & Landscape plan, Residential Property, 1409 Shoreline Drive, Santa Barbara, California, dated September 11, 2016.
CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

4. 1409 SHORELINE DR

(4:25) Assessor’s Parcel Number: 045-185-018
Application Number: MST2016-00117
Owner: The Mishpaha Group, LLC
Applicant: Trish Allen
Landscape Architect: Courtney Jane Miller

(Proposal for site improvements at an existing single-family residence. The project comprises the following: removal of an unpermitted deck at the bluff, replacement of a portion of an impervious concrete driveway with permeable pavers, and construction of a 42" tall wood fence, 18" tall site wall, new barbecue counter, landscaping alterations, a new rear yard deck, and flagstone and gravel seating areas. The project is located within the Appealable Jurisdiction of the Coastal Zone and requires Planning Commission review for a Coastal Development Permit.)

(Comments only; project requires an environmental assessment and Planning Commission Review for a Coastal Development Permit.)

Actual time: 4:49 p.m.

Present: Trish Allen, Applicant; Courtney Jane Miller, Landscape Architect; and Katie Klein, Landscape Designer

Public comment opened at 5:06 p.m. As no one wished to speak, public comment was closed.

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

1) If the client chooses to modify the existing trellises that are seaward of the home, the Board encourages the applicant to return to Full Board for review before proceeding to the Planning Commission. If client chooses not to alter the trellises, the Board finds it acceptable for applicant to proceed to Planning Commission.

2) The Board had positive comments regarding the project’s consistency and appearance, neighborhood compatibility, quality of architecture and materials, landscaping, safety, good neighbor guidelines, and public views.

Action: Bernstein/Miller, 7/0/0. Motion carried.

**MEETING ADJOURNED AT 5:22 P.M.**
CONTINUED ITEM

D. 1409 SHORELINE DR

Assessor’s Parcel Number: 045-185-018
Application Number: MST2016-00117
Owner: The Mishpaha Group, LLC
Applicant: Trish Allen
Landscape Architect: Courtney Miller

(Proposal for site improvements at an existing single-family residence. The project comprises the following: removal of an unpermitted deck at the bluff, replacement of a portion of an impervious concrete driveway with permeable pavers, and construction of a 42" tall wood fence, 18" tall site wall, new barbecue counter, landscaping alterations, a new rear yard deck, and flagstone and gravel seating areas. The project is located within the Appealable Jurisdiction of the Coastal Zone and requires Planning Commission review for a Coastal Development Permit. This project will abate violation in Zoning Information Report ZIR2014-00299.)

(Comments Only; Project requires Planning Commission Review.)

Continued indefinitely to the Planning Commission with positive comments regarding the revised trellis.