

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
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Staff: G. Cannon-SD
Staff Report: February 18, 2009
Hearing Date: March 11-13, 2009

REGULAR CALENDAR
STAFF REPORT AND PRELIMINARY RECOMMENDATION

Application No.: 6-08-62

Applicant: Ron Blackburn

Description: Demolish existing garage and construct 342 sq. ft. below grade garage and 369 sq. ft. first floor addition to an existing single-story 1,414 sq. ft. single-family residence on a 3,750 sq. ft. lot.

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| Lot Area | 3,750 sq. ft. |
| Building Coverage | 1,783 sq. ft. (47 %) |
| Pavement Coverage | 100 sq. ft. (3 %) |
| Landscape/ Unimproved Area | 1,867 sq. ft. (50 %) |
| Parking Spaces | 2 |
| Zoning | Medium Residential |
| Plan Designation | Medium Residential |
| Ht abv fin grade | 13 ½ feet |

Site: 205 Pacific Avenue, Solana Beach, San Diego County.
APN 263-323-03

STAFF NOTES:

Summary of Staff's Preliminary Recommendation: Staff is recommending approval of the proposed residential addition with Special Conditions that include requirements that the proposed addition be constructed with a deepened foundation to assure the addition will not require shoreline protection over its lifetime and that the applicant waive all rights to future protection of the proposed addition. The main issue raised by the project relates to constructing additions to an existing structure in a hazardous location and the potential need for future shoreline protection for the new development. The project

involves minor additions to the landward portions of the residence that will not increase the threat already posed by erosion to the existing structure, however, without a deepened foundation and waiver of future protection, the addition itself cannot be found to be consistent with the requirements of Section 30253 of the Coastal Act. Other Special Conditions include an assumption of all risk associated with the project, submission of as-built foundation plans, the elimination of any blufftop irrigation devices and a condition addressing future development of the site.

Standard of Review: Chapter 3 policies of the Coastal Act

Substantive File Documents: City of Solana Beach General Plan and Zoning Ordinance; “Coastal Bluff Evaluation and Basis of Design Report 139-241 Pacific Ave. Solana Beach” by TerraCosta Consulting Group dated 2/29/08; “Geotechnical Addendum 205 Pacific Avenue” by TerraCosta Consulting Group dated 6/23/08; CDP Nos. 6-04-86/Winkler and 6-06-107/Becker.

I. PRELIMINARY STAFF RECOMMENDATION:

The staff recommends the Commission adopt the following resolution:

MOTION: *I move that the Commission approve Coastal Development Permit No. 6-08-62 pursuant to the staff recommendation.*

STAFF RECOMMENDATION OF APPROVAL:

Staff recommends a **YES** vote. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

RESOLUTION TO APPROVE THE PERMIT:

The Commission hereby approves a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

II. Standard Conditions.

See attached page.

III. Special Conditions.

The permit is subject to the following conditions:

1. Revised Final Plans. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit to the Executive Director for review and written approval, final site, building, drainage and foundation plans that have been approved by the City of Solana Beach and that substantially conform with the plans by R&R Custom Building, Engineering & Design dated 2/12/08, but shall be revised to include the following:

- a. Engineering plans and supporting calculations for a foundation system that will assure structural stability of the residential addition, over 75 years, and that will meet the following requirements:
 1. The foundation shall assure structural stability and allow ongoing shoreline erosion (30.0 feet of erosion is anticipated over the next 75 years, based on historic long-term average, annual erosion rate), bluff retreat and possibly bluff collapse to continue unimpeded by the foundation system.
 2. The foundation shall provide stability for current and foreseeable loads, including seismic loads and impulse loads from bluff collapse, for current site conditions and for the most exposed conditions that could result from erosion, slides, and other changes to the geologic conditions of the site.
 3. The plans shall note the most extreme erosion and bluff retreat situation for which the foundation can assure stability.
 4. The foundation shall be able to be isolated from and shall not rely upon the foundation for the existing development to provide stability to the residential addition.
 5. Other information that demonstrates the residential addition will not require either shore protection or bluff retention for stability over the full life of the structure.
- b. The existing residence and accessory improvements (i.e., decks, patios, walls, etc.) located on the site shall be detailed and drawn to scale on a surveyed site plan that is tied into stable monuments.
- c. Any existing permanent irrigation system located on the bluff top site shall be removed or capped and no new permanent irrigation system may be installed.

The permittee shall undertake the development in accordance with the approved plans. Any proposed changes to the approved plans shall be reported to the Executive Director. No changes to the plans shall occur without a Coastal Commission approved amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

2. Assumption of Risk, Waiver of Liability and Indemnity Agreement. By acceptance of this permit, the applicant acknowledges and agrees (i) that the site may be subject to hazards from bluff collapse and erosion; (ii) to assume the risks to the applicant and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards.

3. Future Response to Erosion. If in the future the permittee seeks a coastal development permit to construct bluff or shoreline protective devices, the permittee shall include in the permit application information concerning alternatives to the proposed bluff or shoreline protection that will eliminate impacts to scenic visual resources, public access and recreation and shoreline processes. Alternatives shall include but not be limited to: relocation of portions of the principle structures that are threatened, structural underpinning, and other remedial measures capable of protecting the principal structures and providing reasonable use of the property, without constructing bluff or shoreline stabilization devices. The information concerning these alternatives must be sufficiently detailed to enable the Coastal Commission or the applicable certified local government to evaluate the feasibility of each alternative, and whether each alternative is capable of protecting existing structures that are in danger from erosion. No shoreline protective devices shall be constructed in order to protect ancillary improvements (patios, decks, fences, landscaping, etc.) located between the principal residential structures and the ocean.

4. Future Development. This permit is only for the development described in coastal development permit No. 6-08-62. Pursuant to Title 14 California Code of Regulations Section 13250(b)(6), the exemptions otherwise provided in Public Resources Code Section 30610(a) shall not apply. Accordingly, any future improvements to the proposed single family residence, including but not limited to repair and maintenance identified as requiring a permit in Public Resources Code section 30610(d) and Title 14 California Code of Regulations section 13252(a)-(b), shall require an amendment to permit No. 6-08-62 from the California Coastal Commission or shall require an additional coastal development permit from the California Coastal Commission or from the applicable certified local government.

5. As-Built Plans. Within 60 days following completion of the project, the permittee shall submit as-built plans approved by the City of Solana Beach to be reviewed and approved in writing by the Executive Director documenting that the residential addition and foundations were constructed consistent with the Executive Director approved construction plans

6. No Future Bluff or Shoreline Protective Device. By acceptance of this Permit, the applicant agrees, on behalf of himself and all successors and assigns, that no bluff or shoreline protective device(s) shall ever be constructed to protect the development approved pursuant to Coastal Development Permit No. 6-08-62 including, but not limited to, the proposed residential addition, garage, foundations, driveways, in the event that the development is threatened with damage or destruction from waves, erosion, storm conditions, bluff retreat, landslides, or other natural hazards in the future. By acceptance of this Permit, the applicant hereby waives, on behalf of itself (or himself or herself, as applicable) and all successors and assigns, any rights to construct such devices that may exist under Public Resources Code Section 30235.

7. Landscaping. Any proposed landscaping must be drought-tolerant and native or non-invasive plant species. No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Invasive Plant Council, or as may be identified from time to time by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as 'noxious weed' by the State of California or the U.S. Federal Government shall be utilized within the property.

8. Deed Restriction. **PRIOR TO ISSUANCE OF THIS COASTAL DEVELOPMENT PERMIT**, the applicant for this permit shall submit to the Executive Director for review and approval documentation demonstrating that the applicant has executed and recorded against the parcel(s) governed by this permit a deed restriction, in a form and content acceptable to the Executive Director: (1) indicating that, pursuant to this permit, the California Coastal Commission has authorized development on the subject property, subject to terms and conditions that restrict the use and enjoyment of that property; and (2) imposing the Special Conditions of this permit, as covenants, conditions and restrictions on the use and enjoyment of the Property. The deed restriction shall include a legal description of the entire parcel or parcels governed by this permit. The deed restriction shall also indicate that, in the event of an extinguishment or termination of the deed restriction for any reason, the terms and conditions of this permit shall continue to restrict the use and enjoyment of the subject property so long as either this permit or the development it authorizes, or any part, modification, or amendment thereof, remains in existence on or with respect to the subject property

IV. Findings and Declarations.

The Commission finds and declares as follows:

1. Detailed Project Description/History. The proposed project involves the demolition an existing 225 sq. ft. garage and construction of a below grade 342 sq. ft.

garage and a 369 sq. ft. landward side addition to the first floor of an existing 1,414 sq. ft. one-story single-family home on an approximately 3,750 sq. ft. blufftop lot. The existing home which was built in the 1950's is located as close as 18 ft. from the bluff edge at its closest point and the below grade garage is proposed as close as 52 ft., and first floor addition as close as 56 ft. from the bluff edge. The applicant is not proposing a deepened foundation for the proposed additions which would assure stability over 75 years without the need for shoreline protection.

The existing residence was originally constructed prior to the Coastal Act, however, in 1978, the Commission approved the construction of a 155 sq. ft. addition to the north side and a 208 sq. ft. addition to the southwest side of the residence within 19 ft. of the bluff edge. Following discovery of dry rot and termite damage, the Commission approved an amendment authorizing the removal of all walls down to the subfloor and reconstruction of the walls in the same location (Ref. F6569 and F6569-A/Morrison). In January 1999, the Commission approved the fill of seacaves and notch undercut areas as a preventative measure to protect the existing residences along a 400 ft.- long section of the bluffs that include the subject site (ref. CDP No. 6-99-103/Coastal Preservation Association). In 2005, the Commission approved additional fill around the 400 ft.-long section of seacave and notch fill in places where the notches and seacaves had expanded including at the subject site (Ref. CDP 6-05-91/O'Neil, et. al.). In addition, a local permit is pending with the City of Solana Beach for the construction of additional shoreline protection devices along this 400 ft. long stretch of shoreline. Below the subject site, the project pending at the City involves the construction of a 20 ft.-high tied-back structural wall to cover the previous notch infill area. However, this project is not included with the subject residential addition request and, therefore, is not under consideration as part of this application request.

The subject site is located on Pacific Avenue, five lots south of Fletcher Cove Beach Park, the City's primary beach access point. The City of Solana Beach does not yet have a certified Local Coastal Program (LCP) and, therefore, Chapter 3 of the Coastal Act is the standard of review.

2. Geologic Stability/Blufftop Development. The following Coastal Act Policies are applicable to the subject development:

Section 30253

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.

[...]

Section 30235

Revetments, breakwaters, groins, harbor channels, seawalls, cliff retaining walls, and other such construction that alters natural shoreline processes shall be permitted when required to serve coastal-dependent uses or to protect existing structures or public beaches in danger from erosion, and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply. Existing marine structures causing water stagnation contributing to pollution problems and fish kills should be phased out or upgraded where feasible.

A. Blufftop Stability. The proposed development involves a 369 first floor landward addition to an existing approximately 1,414 sq. ft. one-story single-family residence. In addition, the project includes the demolition of an existing non-conforming garage and the construction of a below-grade 342 sq. ft. garage. The existing home was constructed in the 1950's and is located approximately 18 ft. from an approximately 85 ft. high coastal bluff that has notch overhangs below at the base of the bluff that have been filled with colored and textured erodible concrete. The shoreline below the development site is a highly used park and recreation area used by the public for a variety of ocean and beach activities. In addition, Fletcher Cove Beach Park is located 5 lots south of the subject site which is the City's primary beach and shoreline access location.

Because of the natural process of continual bluff retreat, coastal bluffs in this area are considered a hazard area. In January 1999, the Commission approved the fill of a 40 ft. long notch overhang below the subject site as a preventative measure which would serve to delay the construction of more extensive shoreline protection such as a seawall that may otherwise have been required to protect the existing structure if the notch had collapsed. Also, if the notch had collapsed, it is likely a layer of "clean sands" located in the middle of the bluff would have ultimately become exposed. As previously described, the applicant (along with several other homeowners) is processing a request through the City of Solana Beach to construct 20 ft. high tiedback walls along this section of shoreline over the face of the previous infills. It is not known at this time whether the structures are required to protect the existing residence or if the request is simply the type of required maintenance that the Commission anticipated might occur in the future in approving the original notch fill. In any event, it is likely that the existing residence at the subject site will require some form of additional shoreline protection over its lifetime especially because of the presence of a clean sands layer that lies within the bluffs at the subject site.

The presence of this clean sand layer within the bluffs along the Solana Beach shoreline has previously been identified in geotechnical reports submitted in conjunction with seawall, seacave and notch infill projects throughout the Solana Beach shoreline. (ref. CDP Nos. 6-99-100/Presnell, et. al, 6-99-103/ Coastal Preservation Association, 6-00-

66/Pierce, Monroe and 6-02-84/Scism, 6-00-9/Del Mar Beach Club, 6-00-138/Kinzel, Greenberg, 6-02-2/Gregg, Santana and 6-03-33/Surfsong).

According to the Commission's staff geologist, the typical mechanism of sea cliff retreat along the Solana Beach shoreline involves the slow abrasion and undercutting of the Torrey Sandstone bedrock, which forms the sea cliff at the base of the bluffs, from wave action which becomes more pronounced in periods of storms, high surf and high tides. Other contributing factors to sea cliff retreat include fracturing, jointing, sea cave and overhang collapse and the lack of sand along the shoreline. When the lower sea cliff is undercut sufficiently, it commonly fails in blocks. The weaker terrace deposits are then unsupported, resulting in the collapse of the terrace deposits through circular failures. Such paired, episodic failures eventually result in a reduction in the steepness of the upper bluff, and the landward retreat of the bluff edge. Such retreat may threaten structures at the top of the slope. When failures of the upper bluff have sufficiently reduced the overall gradient of the upper bluff, a period of relative stability ensues, which persists until the lower bluff becomes sufficiently undercut to initiate a block failure once more, triggering a repetition of the entire process. The mechanism of bluff retreat that occurs in conjunction with the exposure of the clean sand layer is somewhat different than the paired, episodic failure model described above. Because of the cohesionless character of the clean sands, once they are exposed they continue to slump on an ongoing basis as a result of very small triggers such as traffic vibrations or wind erosion.

To find a proposed blufftop residential addition consistent with Section 30253, the Commission must find that it will be stable throughout its useful life and that it will not require a seawall or other shoreline protective device throughout its useful life. To make these findings for blufftop residential additions in Solana Beach and Encinitas, the Commission has required that such developments be setback a "safe" distance from the bluff edge. In previous permit actions, the Commission has required that new development observe a minimum setback of 40 feet from the top of the bluff and that the proposed setback be supported by a site specific geotechnical report documenting that the residence or residential additional will be sited at a safe location such that over its lifetime it will not require the construction of shoreline protection.

In the case of the subject development, the applicant has submitted geotechnical reports for the subject site relating to a proposed single-family residential addition that included site-specific quantitative slope stability analyses and an estimation of the long-term erosion rate for the area. The analysis took into account the exposed clean sands layer on the bluff. The slope stability analysis measures the likelihood of a landslide at the subject site. According to the applicant's geotechnical report of June 2008, a minimum factor of safety of 1.5 (the industry standard) against a landslide occurring at the subject site is located at approximately 51 ft. landward from the bluff edge along the north portion of the site and at approximately 56 feet landward of the edge of the bluff along the south portion of the site. (The factor of safety is an indicator of slope stability where a value of 1.5 is the industry-standard value for new development. In theory, failure should occur when the factor of safety drops to 1.0, and no slope should have a factor of safety less than 1.0.) This implies that the safe location for a slab based foundation

structure would need to be setback at approximately 51 ft. from the edge of the bluff along the northern portion of the site and approximately 56 ft. from the edge of the bluff along the southern portion of the site. In addition to the landslide potential, the bluff will be subject to long-term erosion and retreat and the geologic setback will need to be based on an accurate estimate of this retreat rate as well.

The applicant's geotechnical report identifies that the historic long-term erosion rate for the area is approximately 0.40 ft. per year. Given an estimated 75-year design life, about 30 feet of erosion might be expected to occur at the subject site based on this historic long-term erosion rate. Therefore, based on the combination of slope stability analyses and the estimated erosion rate, the Commission would typically require that any new development at the subject site be located at a minimum of 81 ft. on the northern portion of the site and a minimum of 86 ft. landward of the edge of the bluff for a slab based foundation structure. However, in this case, the lot is only about 78 ft. in depth.

In this case, the proposed addition, including a slab based foundation, will be located approximately 52 ft. to 56 ft. from the bluff edge (at its closest point), and, therefore would be sited at a location that would likely be threatened over the next 75 years. While it is clear that the more seaward portions of the home would be threatened first, Section 30253 does not permit new development (such as the proposed addition) if it will be threatened over its lifetime. As the Commission determined in approving other residential additions along the Solana Beach shoreline, one alternative available to the applicant is to construct deepened caisson foundations for the new development which will provide a 1.5 factor of safety against sliding, so as to not require shoreline protection for its lifetime. The Commission's coastal engineer and geologist have confirmed that the structural stability of the blufftop addition could be assured if such caisson foundations were in fact placed deep enough so as to not be undermined should the bluff erode or collapse in the future.

Therefore, Special Condition #1 has been attached which requires the proposed residential addition be revised to include a deepened foundation system which will provide for a 1.5 factor of safety against sliding for the lifetime of the proposed addition. Only with this revision can the proposed addition be found to be consistent with the requirements of Section 30253.

Although it appears that the use of deeply embedded caissons to assure geologic stability of this residential addition is a practical alternative to the need for shoreline protection, its use in other developments along the Solana Beach shoreline may ultimately have adverse visual impacts as the caissons become exposed following landslide or expected erosion. However, in this case, it is unlikely the caissons required to support the proposed residential addition will become exposed over its lifetime since these caissons will be located not closer than 56 ft. from the bluff edge. The applicant's current geotechnical letter (Ref. "Geotechnical Addendum 205 Pacific Avenue" by TerraCosta Consulting Group dated 6/23/08) estimates that the bluff at this location may erode by approximately 30 ft. over the next 75 years. Therefore, based on the applicant's estimate of bluff erosion at the subject site, it is unlikely a caisson foundation system installed at 51 ft. to 56 ft. from the bluff edge will be exposed over its lifetime.

Because erosion and landslides are caused by a variety of factors including over-watering on the blufftop and inappropriate drainage, Special Condition #1d prohibits the applicant from having permanent irrigation devices on top of the bluff. In addition, although the applicant has not proposed new landscaping as part of the residential addition, Special Condition #7 has been attached to require any future landscaping on the site be limited to drought-resistant, native or non-invasive species.

In addition, although the applicant asserts that the proposed development can be constructed safely despite ongoing erosion and the potential of landslide, the bluffs along the Solana Beach shoreline are known to be hazardous and unpredictable. Given that the applicant has chosen to construct a residential addition despite these risks, the applicant must assume the risks. Accordingly, Special Condition #3 requires the applicant to acknowledge the risks and indemnify the Commission against claims for damages that may occur as a result of its approval of this permit. In addition, since the applicant has assured the Commission that the proposed residential addition can be constructed without requiring shoreline protection in the future, Special Condition #6 requires the applicant to waive all rights and claims for future protection of the addition that may exist under the Coastal Act. Only with this waiver can the project be found to be consistent with Section 30253 of the Act, which prohibits new development from requiring future shoreline protection. In addition, Special Condition #8 requires the applicant to record a deed restriction imposing the conditions of this permit as covenants, conditions and restrictions on the use and enjoyment of the property.

B. Retention of Structures in Hazardous Locations. The subject applicant proposes to add a total of 711 sq. ft. (including garage) to the existing approximately 1,414 sq. ft. one-story single-family residence which is located as close as 18 ft. from the edge of the bluff. The City's municipal code requires residential structures on blufftop lots be setback a minimum of 40 feet landward of the bluff edge unless an engineering geology report is prepared that certifies a setback of less than 40 feet (but not less than 25 feet) is adequate to assure the residence will be safe from erosion over an estimated 70 years. Therefore, the existing residence is a legal non-conforming structure. As identified above, the Commission has more recently found that the appropriate setback for new development must be based on site-specific geologic stability analysis such that a property owner, the City and the Commission can no longer assume that the 40 ft. setback established in the zoning code is in all cases sufficient. In this case, that appropriate setback may be as much as 86 ft. from the edge of the bluff, which is greater than the depth of the existing lot.

In the context of proposals to enlarge and reconstruct existing structures, the Commission has sometimes required those structures to be brought into conformity with shoreline hazards policies of the Coastal Act or certified LCPs. (Ref. A-6-LJS-99-160/Summit Resources). Also, in its recent action on the Malibu LCP, the Commission certified ordinances that identify when repair and maintenance or improvements to existing blufftop structures would not require the entire structure be brought into conformance with the certified standards for new development. These criteria include when there is no

demolition and/or reconstruction that results in replacement of more than 50 percent of the existing structure, and when additions do not increase the size of the structure by more than 50 percent. In this instance, although much of the existing structure is in a location where the Commission could not now authorize new development due to the threat from shoreline erosion and bluff failure, the new addition to the existing structure is fairly minor in scope and meets the above stated criteria. The proposed development, therefore, does not warrant requiring the entire existing structure to be brought into conformity with Chapter 3 policies regarding shoreline development. However, to assure that future improvements to the residence do not occur without review by the Commission, Special Condition #4 requires that all future modifications that otherwise may be exempt from the need of a coastal permit must be reviewed and approved by the Commission as an amendment to the subject permit or as a new coastal development permit.

Therefore, as conditioned to require the use of a deepened foundation system, the proposed residential addition can be assured structural stability over its lifetime and not require shoreline protection. As conditioned, the proposed development is consistent with Section 30253 and 30235 of the Coastal Act.

3. Visual Resources. Sections 30251, 30240, and 30250 of the Coastal Act require that the scenic and visual qualities of coastal areas be protected, that new development adjacent to park and recreation areas be sited so as to not degrade or impact the areas and that new development not significantly adversely affect coastal resources:

Section 30251

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.

Section 30240

[. . .]

(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.

Section 30250

(a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such

areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources.

The subject development involves an addition to an existing single-story blufftop residence. The existing home and proposed addition are located in a residential neighborhood consisting of single-family homes of similar bulk and scale to the proposed development. The proposed addition will occur on the landward side of the existing residence and the addition will not exceed the height of the existing structure. Although the existing development is visible from the beach below, the proposed additions will not likely be visible from the beach since views of the addition will be blocked by the existing residence. In addition, views across the site to the shoreline are not currently available. Therefore, it is not anticipated that the proposed development will have any adverse effect on scenic or visual resources such that the project is consistent with Section 30251 of the Coastal Act.

4. Runoff/Water Quality. Section 30231 of the Coastal Act requires that the biological productivity of coastal waters be maintained by, among other means, controlling runoff:

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrapment, controlling runoff,

The proposed development will be located at the top of the bluffs overlooking the Pacific Ocean. As such, drainage and run-off from the development could potentially affect water quality of coastal waters as well as adversely affect the stability of the bluffs. To reduce the risk associated with unattended running or broken irrigation systems, Special Condition #1e restricts the property owner from installing permanent irrigation devices and requires the removal or capping of any existing permanent irrigations systems. In addition, in order to protect coastal waters from the adverse effects of polluted runoff, the Commission has typically required that all runoff from impervious surfaces be directed through landscaping as filter mechanism prior to its discharge into the street. In this case, however, directing runoff into blufftop landscape areas could have an adverse effect on bluff stability by increasing the amount of ground water within the bluff material that can lead to bluff failures. Therefore, in this case, reducing the potential for water to be retained on the site will be more protective of coastal resources. The restriction on irrigation will minimize the amount of polluted runoff from the property to the extent feasible. Therefore, the Commission finds the proposed project consistent with Sections 30231 of the Coastal Act.

5. Public Access/Recreation. Section 30212 of the Coastal Act requires, in part:

- (a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where:
- (1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources,
 - (2) adequate access exists nearby, or, . . .

The subject site is located between the Pacific Ocean and the first public roadway, which in this case is Pacific Avenue. The project site is located within a developed single-family residential neighborhood on an approximately 85 ft.-high coastal blufftop lot. Vertical access through the site is not necessary nor warranted, given the fragile nature of the bluffs. Adequate public vertical access is provided five lots south of the subject site at Fletcher Cove Beach Park, the City's primary beach and shoreline access location. In addition, since the project as conditioned will be sited at a safe location such that shoreline protection will not be necessary over the lifetime of the addition, the project itself will not result in the placement of any additional structures on the beach that could impede public access. Therefore, the proposed project, as conditioned, will have no impact on public access, consistent with the public access policies of the Coastal Act.

6. Local Coastal Planning. Section 30604(a) also requires that a coastal development permit shall be issued only if the Commission finds that the permitted development will not prejudice the ability of the local government to prepare a Local Coastal Program (LCP) in conformity with the provisions of Chapter 3 of the Coastal Act. In this case, such a finding can be made.

The subject site was previously in the County of San Diego's jurisdiction, but is now within the boundaries of the City of Solana Beach. The City has recently submitted a Land Use Plan for Commission review which is expected to be heard by the Commission in 2009.

In the case of the proposed project, the applicant has proposed a landward addition that is approximately 52 ft. from the edge of the bluff but is not proposing a deepened foundation to assure no future shoreline protection will be needed for the addition. Since that would be inconsistent with Section 30253 of the Act and the Commission has been provided evidence that a deepened foundation system on the subject site is a practical alternative to assure no future shoreline protection will be needed for the addition, the Commission can only approve the addition if caisson foundations are used. While in this case, the applicant would likely be precluded from constructing a blufftop addition without the deep caisson support, the use of caissons should not send a signal that blufftop development setbacks can be reduced if deep seated caissons are used. While each case is different, any new development on the blufftop must be sited in ways that are most protective of coastal resources. In this case, on balance, the use of caissons setback at least 52 ft. from the bluff edge achieves that goal. Decisions regarding future blufftop developments should be done through a comprehensive planning effort that analyzes the impact of such a decision on the entire City shoreline.

The location of the proposed residential addition is designated for residential uses in the City of Solana Beach Zoning Ordinance and General Plan, and was also designated for residential uses under the County LCP. As conditioned, the subject development is consistent with these requirements. Based on the above findings, the proposed development is consistent with the Chapter 3 policies of the Coastal Act in that the home addition as conditioned to require deepened foundations will be sited to assure structural stability and not require shoreline protection over its lifetime.

Therefore, the Commission finds that approval of the proposed development, as conditioned, will not prejudice the ability of the City of Solana Beach to complete a certifiable local coastal program. However, these issues of shoreline planning will need to be addressed in a comprehensive manner in the future through the City's LCP certification process

7. California Environmental Quality Act (CEQA). Section 13096 of the Commission's Code of Regulations requires Commission approval of coastal development permits to be supported by a finding showing the permit to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available, which would substantially lessen any significant adverse effect that the activity may have on the environment.

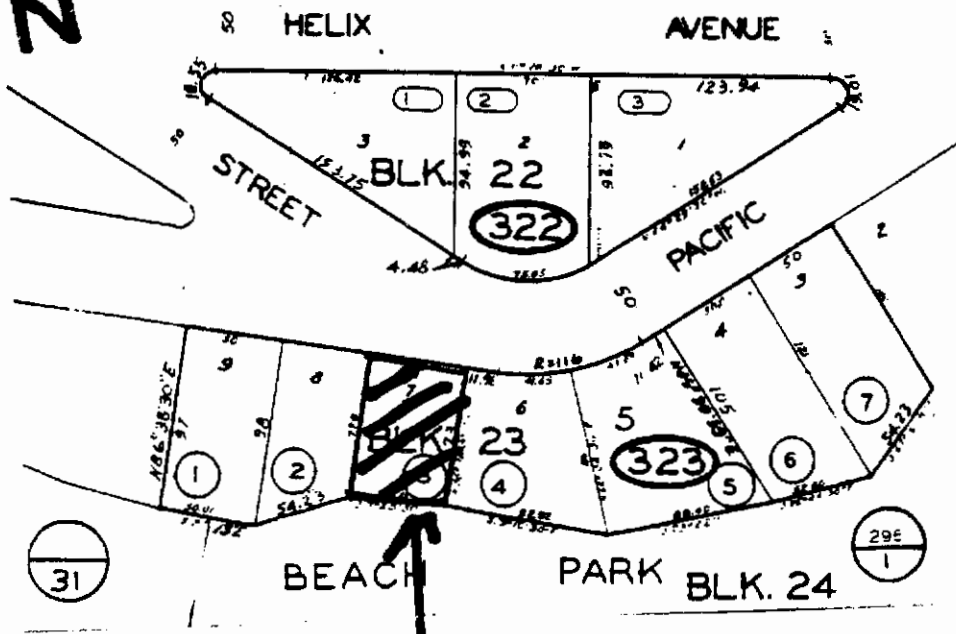
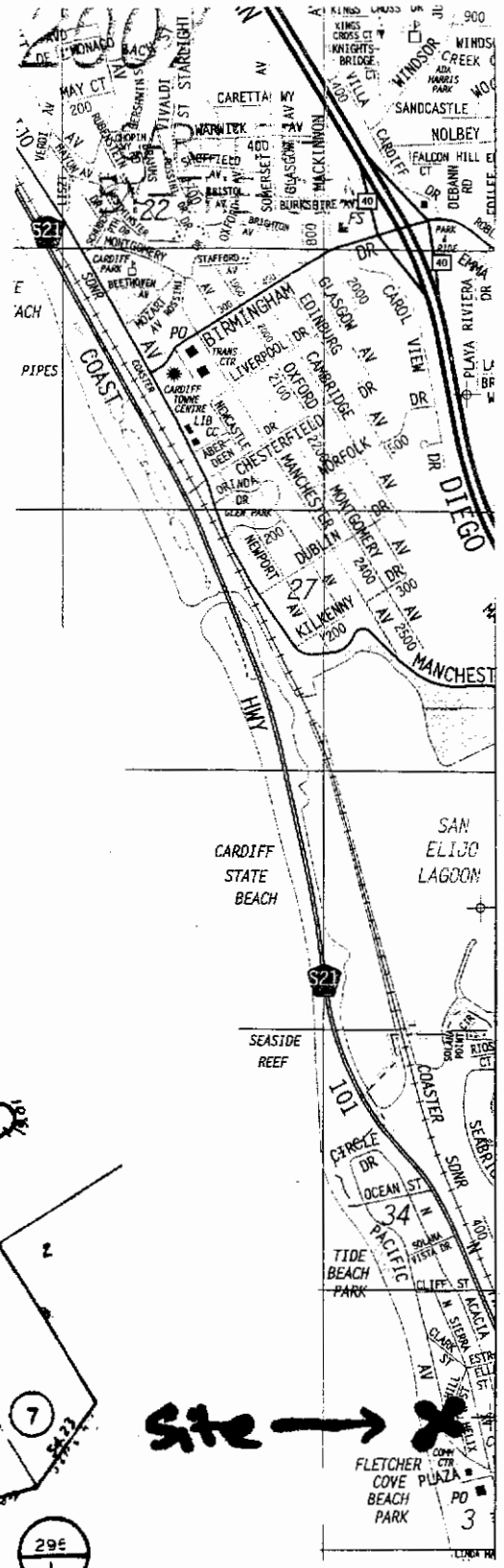
The proposed project has been conditioned in order to be found consistent with the public access, water quality and geologic stability policies of the Coastal Act. Mitigation measures, including the installation of a deepened foundation to assure stability of the addition over 75 years, waiver of all rights to protection for the addition, reduction in risk by over watering, future development restrictions and an assumption of risk will minimize all adverse environmental impacts. As conditioned, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, is the least environmentally damaging feasible alternative and is consistent with the requirements of the Coastal Act to conform to CEQA.

STANDARD CONDITIONS:

1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development

shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.

3. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.



Site →

| |
|-------------------------------|
| EXHIBIT NO. 1 |
| APPLICATION NO. |
| 6-08-62 |
| Location Map |
| California Coastal Commission |

PACIFIC AVENUE

EXISTING GARAGE,
TO BE REMOVED

Zone of required additional embedment
recommended by the applicant's
engineer for that portion of addition seaward
of the existing 1.5 factor of safety.

HATCH INDICATES
APPROXIMATE LIMITS OF
IMPROVEMENTS

Location of 1.5 factor of safety against
sliding under current conditions. Location
of 1.5 factor of safety after 75 years of erosion
is estimated to be 30 ft. landward of this line.

F.S. = 1.5 STATIC
F.S. = 1.1 SEISMIC

40 FOOT SETBACK

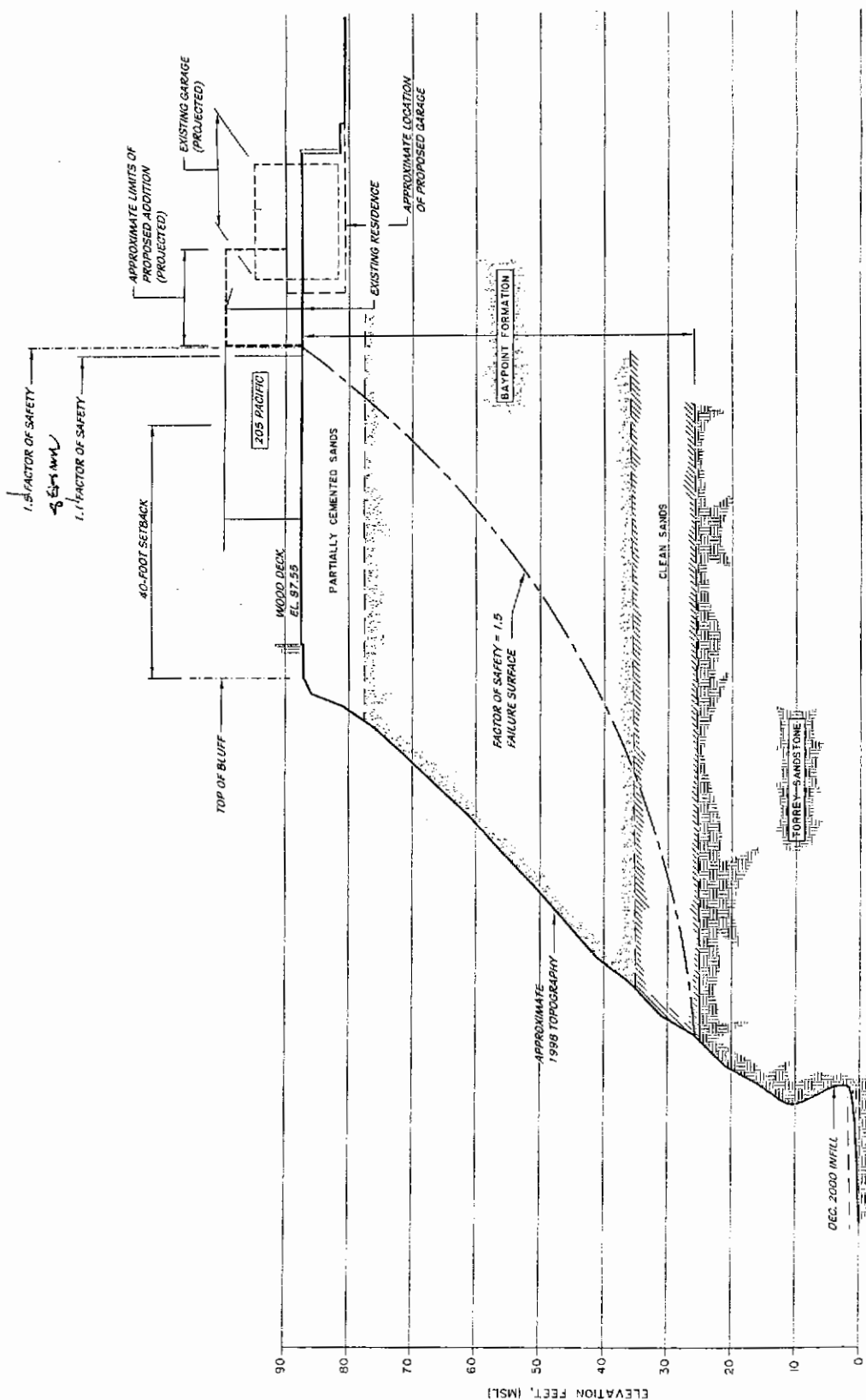
EXISTING
RESIDENCE

TOP OF BLUFF LINE

PROPERTY LINE

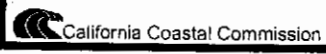
EXHIBIT NO. 2
APPLICATION NO.
6-08-62
Site Plan

SEE
 1.5 FACTOR OF SAFETY
 8-5-64 MM
 1.1 FACTOR OF SAFETY



EXISTING SECTION
 205 PACIFIC AVENUE
 SCALE: 1"=20' (HORIZ. & VERT.)

EXHIBIT NO. 3
APPLICATION NO.
6-08-62
Cross-Section



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 Consulting Group

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PROJECT NAME: 205 PACIFIC AVENUE
 PROJECT NUMBER: 1891D
 FIGURE NUMBER: 2
CROSS SECTION 1