

BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA, CALIFORNIA

ORDINANCE NO.

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SANTA BARBARA AMENDING SECTION 10-14.2 — ISLA VISTA BLUFFS — OF CHAPTER 10 – BUILDING REGULATIONS OF THE COUNTY CODE OF THE COUNTY OF SANTA BARBARA

Whereas, on December 6, 2022, the Board of Supervisors adopted the California Building Standards Code with local amendments including Section 10-14.2; and

Whereas, Section 10-14.2 applies to an area of the County known as the Isla Vista Bluffs and includes a requirement that all improved properties adjacent to the Isla Vista Bluffs install a safety fence constructed in conformity with the guardrail requirements of the current adopted version of the California Building Code; and

Whereas, the Board of Supervisors hereby finds that the geologic hazard of eroding coastal bluffs exists in the area of Isla Vista; and

Whereas, the Board of Supervisors hereby finds, pursuant to Health and Safety Code §§ 17958, 17958.5, and 17958.7, that an amendment to building standards applicable to the Isla Vista Bluffs to increase the height of the safety fence required by Section 10-14.2 is necessary to improve overall public safety because of the local geologic hazard of eroding coastal bluffs; and

Whereas, the Board of Supervisors finds and declares that existing conditions require this specific legislative action to provide for the safety and health of the populace of the County.

Therefore, the Board of Supervisors of the County of Santa Barbara ordains as follows:

The following Building Code of the County of Santa Barbara is adopted under authority of Section 7 of Article XI of the State of California.

Section 1:

Section 10-14.2 Isla Vista Bluffs of Chapter 10 of the Santa Barbara County Code is hereby amended as follows:

Sec. 10-14.2. Isla Vista Bluffs.

- A. It shall be unlawful for any building or structure in the Isla Vista bluffs area, as identified in the Local Coastal Plan, to be constructed or located in violation of the provisions of Policy 3-4 of the Local Coastal Plan and subsequent revisions of the policy.

Exceptions:

1. Structures or improvements specifically designed to protect existing buildings or structures from damage caused by soil erosion or subsidence of the bluff and consistent with Policy 3-4 of the Local Coastal Plan.
 2. Structures or improvements specifically designed to protect the bluff against further subsidence and erosion consistent with Policy 3-4 of the Local Coastal Plan.
- B. Buildings constructed in the Isla Vista bluffs area shall have roof, ground surface, and subsurface drainage designs approved by the building official.
- C. Except for the required safety fence five feet to the top of the bluff and in compliance with the required set-back of the section 1808.7 of 2019 California Building Code. For setbacks of buildings, see section 35-67 of the Coastal Zoning Ordinance.
- D. It shall be unlawful for any improved property adjacent to the Isla Vista Bluffs to fail to have in place, within five feet of the bluff face or at such other location as is approved by the building official, a safety fence at least six feet in height and compliant with the safety and structural provisions of the guardrail requirements of the current adopted version of the California Building Code.
1. Owners of such properties shall make application for installation of such fencing within sixty days of the effective date of the ordinance codified in this chapter and shall have the required fencing in place with one hundred eighty days of the effective date of the ordinance.
 2. Should soil or other conditions make it unsafe to place the safety fence within five feet of the bluff face, the building official may authorize alternative placement (i.e. balcony or patio railings).
 3. Should further recession of the bluff face so require, the owner shall move the safety fence as may be necessary.
 4. Any such fence shall be marked at least each fifty feet or once per lot, whichever is greater, with a warning sign approved by the building official for this purpose.
 5. The provisions of this Section shall not apply to the property commonly identified in the County of Santa Barbara records as Assessor Parcel Number 075-181-035.

Section 2:

Except as amended by this Ordinance, Santa Barbara County Code Chapter 10, shall remain unchanged and shall continue in full force and effect.

Section 3:

This ordinance shall take effect and be in force thirty (30) days from the date of final passage; and shall only become operative and be in force upon December 28, 2023, which is after the finding and the modification or change will have been filed with the California Building Standards Commission. Before the expiration of fifteen (15) days after its passage, the ordinance, or a summary of it, shall be published once, with the names of the members of the Board of Supervisors voting for and against the same in the *Santa Barbara Independent*, a newspaper of general circulation published in the County of Santa Barbara in compliance with Government Code Section 25124.

PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this ____ day of _____, 2023, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

DAS WILLIAMS, CHAIR

BOARD OF SUPERVISORS

COUNTY OF SANTA BARBARA

ATTEST:

MONA MIYASATO, COUNTY EXECUTIVE OFFICER

CLERK OF THE BOARD

By: _____

Deputy Clerk

APPROVED AS TO FORM:

RACHEL VAN MULLEM

COUNTY COUNSEL

By: _____

Deputy County Counsel