



# **BOARD OF SUPERVISORS**

**Follow-up from Abedi Emergency Permit  
Bluff Erosion in Isla Vista**

# Recommendation

- Receive and file the report
- Determine the receive and file is not a project under CEQA Guideline Section 15378 (b)(5)

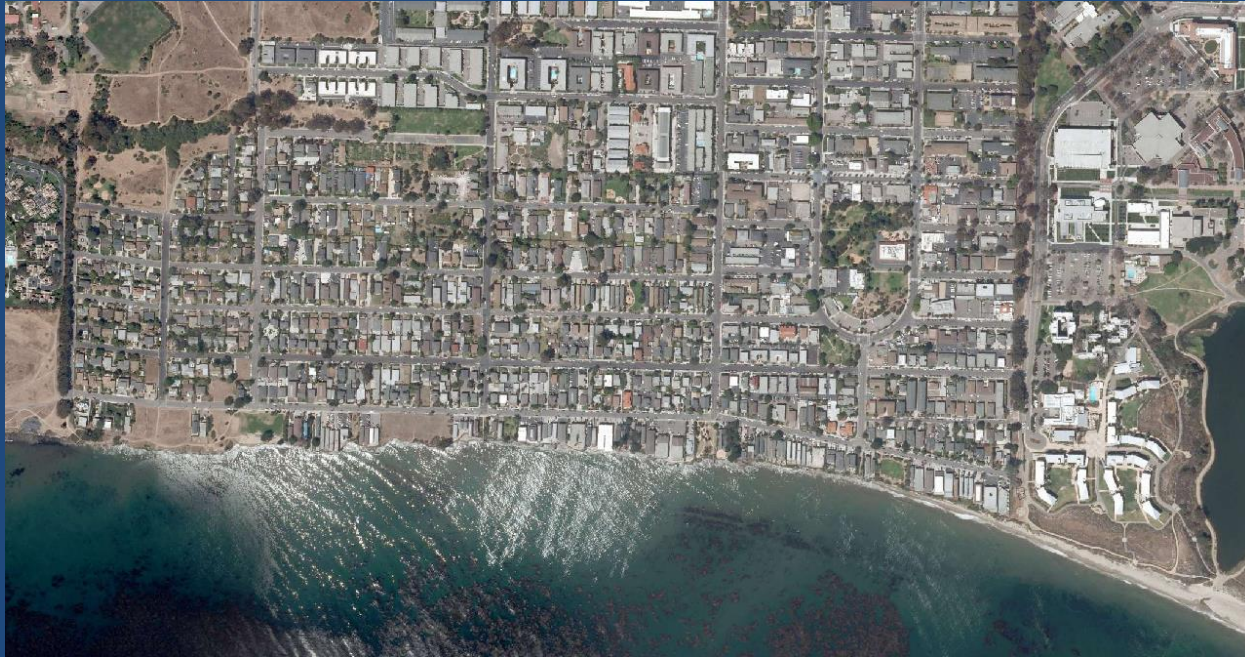


# Information Requested 7/7/15

- Geology of Isla Vista Related to Bluff Erosion
- Building & Safety's Bluff Erosion Monitoring Program for Isla Vista
- Applicability of Tenant Protection and Relocation Provisions in Chapter 44
- Non-Conforming provisions of Article II



# Isla Vista



# Geology of Isla Vista

- 35-40 foot high coastal sea cliff located south of Del Playa Drive
- Relatively soft sedimentary rock subject to erosion
- Sea cliff retreat ranges from 0.2 to 1.3 feet per year average, occurs episodically



# Bluff Erosion Monitoring Program

- Monitoring since at least 25 years, formal program developed in 2005
- Annual survey of the bluff, plus survey after each major storm event
- Triggers occur when the bluff erodes within 15, 10 and 5 feet of the building foundation
- Options to address bluff erosion depend on foundation design



# Tenant Protection/Relocation

- Tenants of the property were not required to relocate (work was conducted when the structure was vacant)
- Tenant relocation required when buildings are deemed uninhabitable
- Chapter 44 implemented by the Community Services Department, Division of Housing and Community Development





# Non-Conforming Provisions of Coastal Zoning Ordinance

- Properties in SR-M and SR-H zone districts (only exist in Isla Vista) can structurally modify to address coastal erosion
  - Must comply with setback and height requirements
  - Must not result in removal of required parking spaces
- Board could initiate reconsideration through the ordinance amendment process



# Staff Recommendation

- Receive and file this briefing
- Find this action is not a project under CEQA

