

An aerial photograph of a coastal town. In the foreground, a rocky shoreline with waves crashing against the rocks. Above the rocks is a steep cliff with some vegetation. At the top of the cliff, a road with several cars is visible. Behind the road, a row of houses is built into the hillside. In the background, more houses and hills are visible under a cloudy sky.

Cliff Drive Resiliency Project & Local Coastal Program Update

City Council
August 28, 2025

Cliff Drive Resiliency Project

Project Overview



Purpose: Mitigate bluff erosion, sea-level rise, and stormwater impacts while enhancing pedestrian, bicycle, and coastal access along Cliff Drive

Funding made available due to 2023 storm event



Cliff Drive Resiliency Project

Tonight's Objectives



- Provide a project status update
- Receive Council and community input
- Informational item only — **no final decisions tonight**
- Outline next steps:
 - Future hearing to consider **policy language** for LCP amendments
 - Subsequent hearings to review and approve **project-specific details**

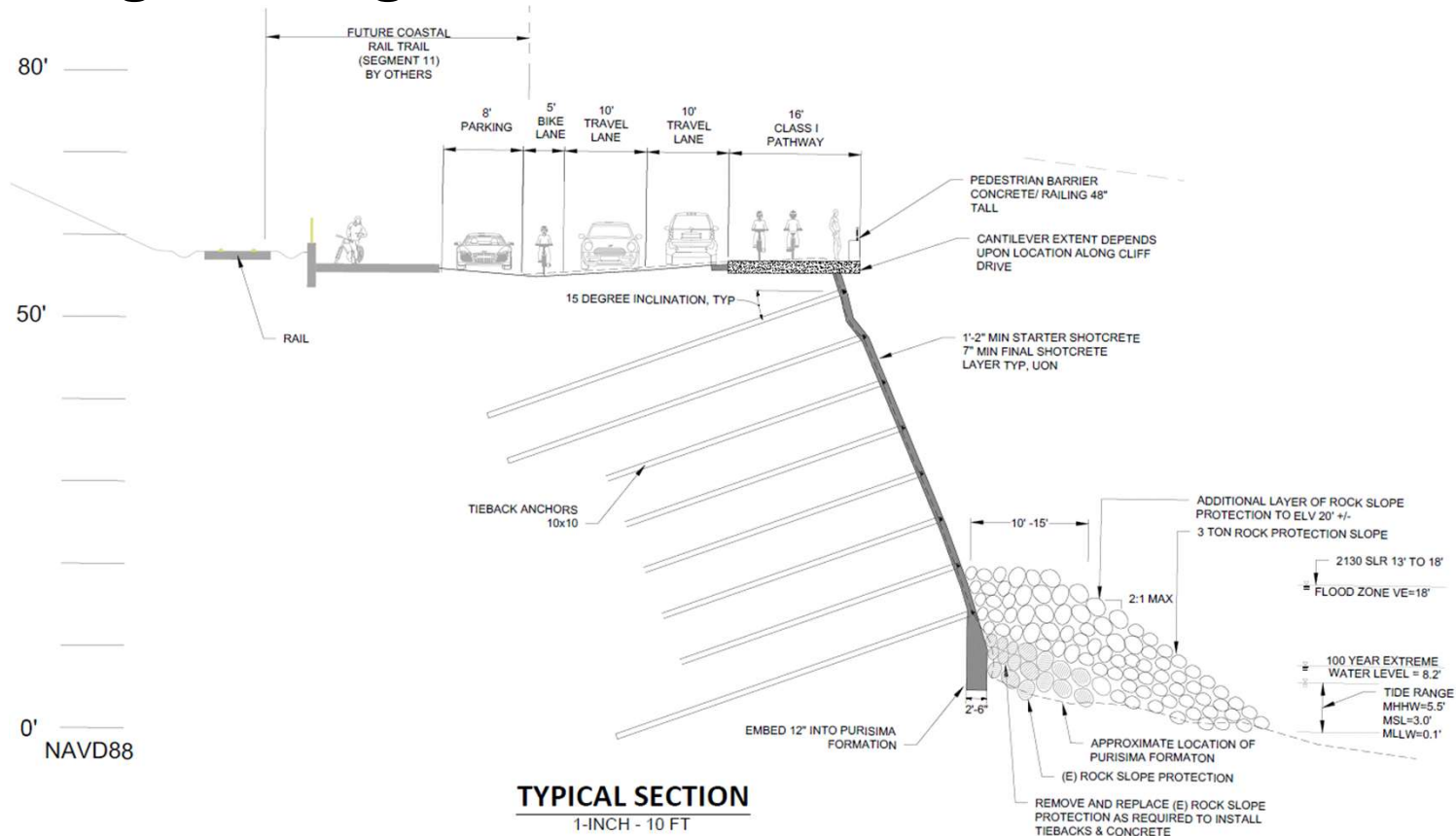
Cliff Drive Resiliency Project

Project History & Initial Strategy



August 2024: Alternative 3 – Full Bluff Protection

- Continuous bluff stabilization
- Class I path, cantilevered segments, overlooks, and parking reconfiguration





Cliff Drive Resiliency Project

Challenges & Constraints



- **Technical Factors**

- Tidal and seasonal constraints
- Engineering feasibility

- **Funding**

- \$10.5 M from FHWA Emergency Relief
- \$500K from Coastal Commission LCP grant
- Other **grants pending**
- Full buildout not currently fiscally feasible

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Phased Approach



Alternative 4 – Partial Bluff Protection (Phased): Target highest-risk areas first, ensuring compatibility with full Alternative 3 design



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Phase 1 Limits



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Phase 1 Limits



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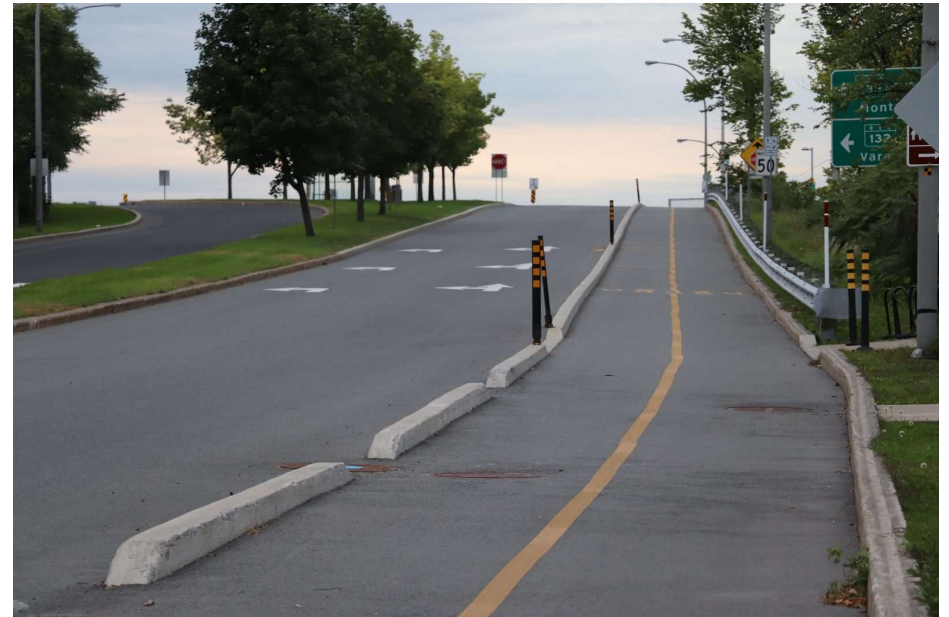
Phase 1 Details



- **Scope:** Most vulnerable bluff segment
- **Design Features**
 - Shotcrete tieback wall embedded in the Purisima formation
 - Reinforced Rock Slope Protection (RSP) to counter storm impacts
 - Reuse existing RSP; deeper embedment if new RSP is not allowed
 - Temporary pedestrian/bike safety measures

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Phase 1 Details



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Future Phases



- **Planned Extensions**

- Extended stabilization
- Class I path enhancements
- Parking reconfiguration
- Native landscaping & overlooks

- **Continuity**

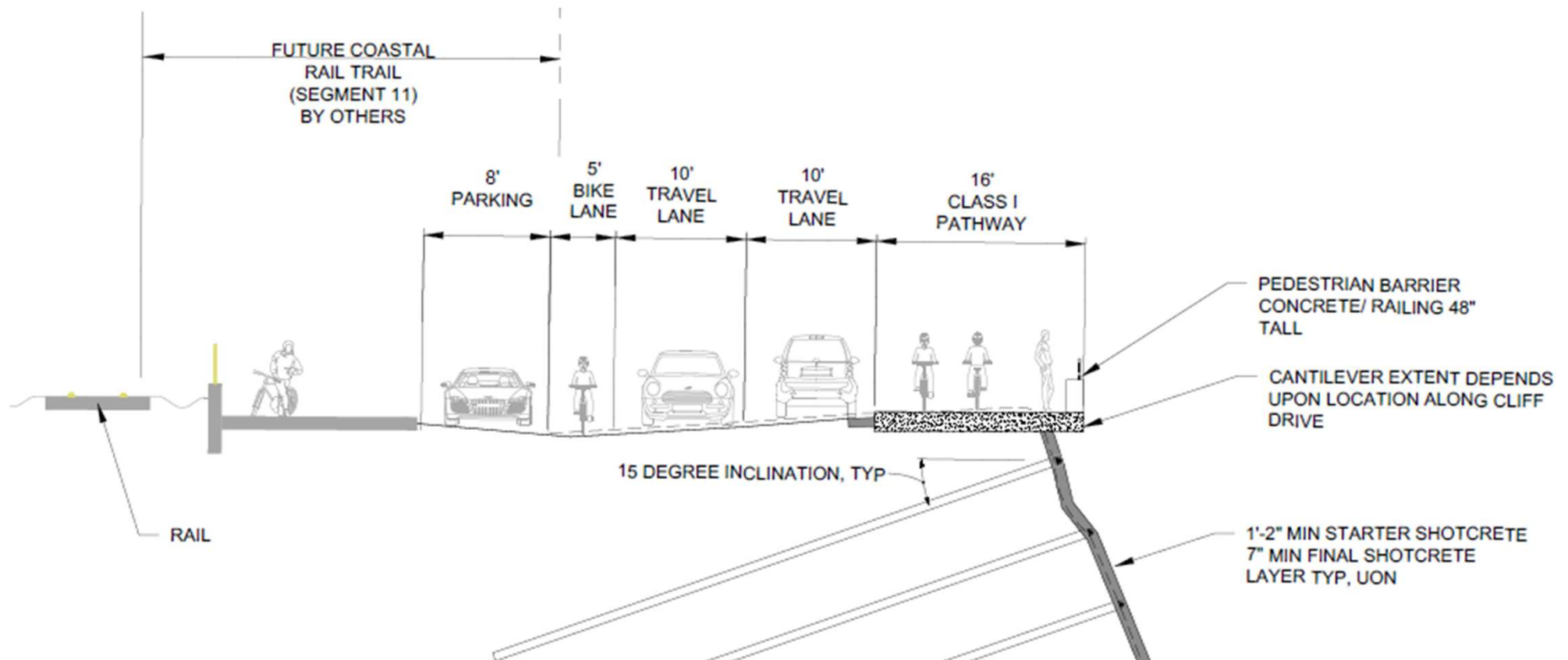
- Future phases remain consistent with original full-build vision

- **Flexibility**

- Roadway layout can still be amended in future phases

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Draft Proposed Plan



Cliff Drive Resiliency Project Conceptual Layout for Future Phases



Cliff Drive Resiliency Project

Local Coastal Program (LCP) Amendments



- Policy and reference cleanup (e.g., outdated railroad references)
- Improved definitions and hazard policy alignment for Cliff Drive
- Updates to land use, public access, hazard planning, zoning allowances, parking, and right-of-way language

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Stakeholder Engagement & LCP Next Steps



- **Community Meeting (August 12, 2025):**
Presented refined concept, phasing strategy, and LCP changes
- **Planning Commission (September 4):** Public review of draft LCP amendments and
- **City Council (October):** Review draft LCP amendments and authorize submittal to CCC
- **Certification:** Adopted amendments to CCC for certification

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Grant & Funding Next Steps



- **Phase 1 Funding:**

- FHWA ER: \$10.5 M (local 11.47% match)
- CCC LCP grant: \$500K (design, outreach, and LCP policy updates)

- **Next Steps:**

- Requested extension of FHWA funding
- Completion of environmental review, LCP adoption, final design, permit coordination, securing additional funds

- **Future Phases:**

- Requires additional funding, design, permitting



Summary

- Transitioning to phased implementation (Alternative 4) due to funding and technical constraints
- Phase 1 to stabilize the most critical bluff areas
- LCP amendments align policy for project purposes
- Community and regulatory engagement ongoing

