

EMERGENCY PERMIT

25EMP-00004

**Coastal Zone:**

Subject to the requirements of Section 35-171.2 of the Article II Coastal Zoning Ordinance and the policies of the Coastal Land Use Plan.

Case Name: Alta Community Investment XI Demolition Emergency Permit

Case Number: 25EMP-00004

Site Address: 6757 Del Playa Drive

APN: 075-193-032

Applicant/Agent Name: Paul Sicat, Sherry & Associates, Architects Inc.

Owner Name: Todd Kaufman, Alta Community Investment XI

ZONING PERMIT
ISSUED
SANTA BARBARA COUNTY PLANNING & DEVELOPMENT

PERMIT APPROVAL:

This is to inform you that an Emergency Permit has been approved for:

The project is a request for an Emergency Permit to allow for the demolition of a 2,401 square foot two-story residential duplex and the removal of approximately 1,652 square feet of concrete walkway and patio pavers. There is no grading or tree removal associated with this project.

The proposed project will resolve an existing violation on the subject parcel. The submittal of the Emergency Permit and follow-on Coastal Development Permit abate the most recent Building Violation Case, 24BDV-00009, which has found the subject parcel to be unsafe, not secured, and in violation of the Isla Vista Bluff Policy, all of which constitute an emergency given the parcel's location to bluff. The project is expected to be completed within 30 days of Emergency Permit issuance.

The parcel will continue to be served by the Goleta Water District, the Goleta West Sanitary District, and the County of Santa Barbara Fire District. Access will continue to be provided off of Del Playa Drive. The property is a 0.32-acre parcel zoned SR-M-8 and shown as Assessor's Parcel Number 075-193-032, located at 6757 Del Playa Drive in the Goleta Community Plan area, 2nd Supervisorial District.

The Director has determined this situation constitutes an emergency in accordance with the applicable Development Code indicated above and immediate action is warranted. As the required findings (listed below) can be made, the emergency work is hereby approved, subject to compliance with the attached conditions of approval. The project is exempt from environmental review pursuant to CEQA Guidelines Section 15269(c), which exempts "specific actions necessary to prevent or mitigate an emergency" (see Attachment C). This permit is not valid until signed by the owner/applicant and subsequently issued by the Department upon verification that all conditions of approval requiring action prior to permit issuance are satisfied.



Lisa Plowman, Director

8/14/25

Date

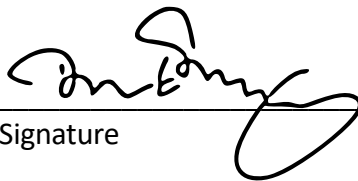
OWNER/APPLICANT AGREEMENT:

The undersigned permittee acknowledges receipt of this permit and agrees to abide by all terms and conditions of approval incorporated herein. The undersigned also acknowledges and agrees that:

- This Emergency Permit provides only temporary authorization for the proposed action and other applicable permits (such as a Conditional Use Permit, Coastal Development Permit, Land Use Permit, Building Permit) are required by law to validate the emergency work as permanent.
- Any evidence or findings contained herein, or upon which this permit relies, shall not constitute any limitation on the authority of the County of Santa Barbara to issue, grant, deny, rescind, or revoke this permit or any future permit(s) required for the activities described herein, or on the authority of the County of Santa Barbara to analyze, mitigate, or condition any future permit(s) required for the activities described herein.
- This permit does not authorize any work or construction activities outside of the scope of the project as indicated in the project description, conditions of approval and approved plans.
- This permit shall not be construed to authorize any violation of County ordinance or policy, or the violation of any State or Federal regulation.

Dawn Sherry

Print Name



Signature

08/20/2025

Date

PERMIT ISSUANCE:

Kathleen Volpi

Planner Name

Signature

8/21/2025

Date

BACKGROUND:

Site Information and Proposed Project:

The proposed project is located at 6757 Del Playa Drive in the Isla Vista community, within the Appeals Jurisdiction of the California Coastal Commission. The subject parcel is identified as Assessor's Parcel Number 075-193-032 and is zoned SR-M-8. The property is currently developed with a two-story residential duplex, a surface parking lot at the front of the site, and side and rear patios. The duplex is situated toward the rear of the lot, with a patio overlooking the Pacific Ocean.

The project proposes the demolition of the vacant two-story duplex, along with removal of the existing walkway and rear patio. The parcel is considered to be in an emergency condition due to active bluff erosion, which has compromised the safety and stability of the rear patio and adjacent development. The site, which is currently unoccupied but regularly accessed by local students, presents a significant hazard. The proximity of the existing structures to the eroding bluff edge creates the risk of structural collapse, posing a threat to public safety and the potential for falling debris to injure individuals on the beach below.

Permit History:

An Emergency Permit (Case No. 17EMP-00000-00005) was issued on March 29, 2017, for the removal of a failing patio and demolition of unpermitted lower-level additions. However, the permit expired without the work commencing due to a lack of available contractors. The applicant subsequently reapplied for the same scope of work under Emergency Permit Case No. 17EMP-00000-00007, under which the demolition was completed. A follow-up Coastal Development Permit application (Case No. 17CDH-00000-00016) was submitted to Planning & Development on April 27, 2017, in accordance with the requirements for emergency permits.

In 2020, the property received an Isla Vista Bluff Policy Notice indicating a potential violation due to its proximity, approximately 10 feet, to the bluff edge. Per the policy, geologic studies are required for properties within 20 feet of a bluff to assess site stability. No such studies have been completed, and a Bluff Monitoring case remains active on the parcel.

Between 2022 and 2024, several building violation cases were opened, with the most recent being Case No. 24BDV-00009, citing unsafe and unsecured conditions on the property and ongoing inconsistency with the Isla Vista Bluff Policy. The current Emergency Permit application and proposed follow-up Coastal Development Permit aim to address and resolve the current violations, and encourage safe bluff development.

FINDINGS OF APPROVAL:

1. The approval of this project shall not be held to permit or to be an approval of a violation of any provision of any County Ordinance or State Law.

The proposed project will address and resolve an existing violation on the subject parcel. The submittal of the Emergency Permit, along with the follow-on Coastal Development Permit, will abate Building Violation Case No. 24BDV-00009, which identified the property as unsafe, unsecured, and in violation of the Isla Vista Bluff Policy. The parcel has been out of compliance with this policy since 2020, due to the proximity of existing structures to the bluff edge and the absence of required geotechnical studies to assess bluff stability. The proposed demolition of the existing structures and rear patio will remove the hazards and bring the property into compliance with the Isla Vista Bluff Policy.

2. In compliance with Section 35-171.5.2 of the Article II Zoning Ordinance, prior to the approval or conditional approval of an application for an Emergency Permit the Director shall first make all of the following findings, as applicable:

- a. An emergency exists and requires action more quickly than provided for by the procedures for permit processing, and the action will be completed within 30 days unless otherwise specified by the terms of the permit.*

The existing development on the subject parcel is located within 20 feet of the bluff and is currently vacant and unsecured. The Building Division has deemed the structure unsafe. To abate this violation, demolition of the existing structure and rear patio is recommended. The patio is unsupported and poses a risk of collapse, potentially endangering individuals on the beach below. The proposed demolition activities are anticipated to be completed within 30 days of Emergency Permit issuance. Therefore, this finding can be made.

- b. Public comment on the proposed emergency action has been reviewed.*

Noticing of this action was completed in compliance with Section 35.181.6 of Article II. On July 21, 2025, mailed notices were sent to the surrounding owners and residents and placards were posted in three locations on the subject lot. As of August 11, 2025, no public comment letters have been received.

- c. The action proposed is consistent with the requirements of the Coastal Land Use Plan and Coastal Zoning Ordinance.*

The proposed project is consistent with the requirements of the Coastal Land Use Plan and the Coastal Zoning Ordinance. Coastal Land Use Plan Policy 3-4 and Section 35-67.1 of Article II require that aboveground structures be set back a sufficient distance from the bluff edge to ensure safety from bluff erosion. Additionally, Coastal Act Policy 30253 mandates that new development “minimize risks to life and property in areas of high geologic... hazard” and “assure stability and structural integrity.” The proposed project aligns with the intent of these policies by removing an existing structure that is not in compliance with Coastal Land Use Plan Policy 3-4 and Article II Section 35-67.1, thereby addressing existing safety hazards to residents, the property, and the public on the beach below, in accordance with Coastal Act Policy 30253.

Additional finding required for sites within the Goleta Community Plan area. *In compliance with Section 35-192.2 of the Article II Zoning Ordinance, prior to the approval or conditional approval of an application for an Emergency Permit on sites within the Goleta Community Plan area the review authority shall first find that the project meets all the applicable development standards included in the Goleta Community Plan of the Land Use Element of the Comprehensive Plan.*

The proposed project is consistent with the development standards of the Goleta Community Plan and the following policies:

Policy GEO-GV-1 requires that all new development on ocean bluff-top properties be sited to avoid areas subject to erosion and designed to prevent reliance on future shoreline and/or bluff protection devices.

Policy GEO-GV-3 states that, where feasible and consistent with Local Coastal Plan policies, relocation of structures threatened by bluff retreat shall be required for development on existing legal parcels, rather than the installation of coastal protection structures.

The project complies with these policies by proposing the demolition of the existing two-story duplex and rear patio, thereby eliminating the need for future shoreline or bluff protection measures. This action facilitates future development on the existing legal parcel in a manner consistent with long-term bluff retreat planning and coastal resource protection.

3. **This action is not subject to the provisions of the California Environmental Quality Act, pursuant to State CEQA Guidelines Section 15269, statutory exemption for emergency projects.**

EMERGENCY PERMIT CONDITIONS OF APPROVAL

1. This Emergency Permit is based upon and limited to compliance with the project description, and the conditions of approval set forth below. Any deviations from the project description or conditions must be reviewed and approved by the County for conformity with this approval. Deviations without the above-described approval will constitute a violation of permit approval. If it is determined that project activity is occurring in violation of any or all of the following conditions, the Director of Planning and Development may revoke this permit and all authorization for development. The decision of the Director to revoke the Emergency Permit may be appealed to the Planning Commission.

The project description is as follows:

The project is a request for an Emergency Permit to allow for the demolition of a 2,401 square foot two-story residential duplex and the removal of approximately 1,652 square feet of concrete walkway and patio pavers. There is no grading or tree removal associated with this project.

The proposed project will resolve an existing violation on the subject parcel. The submittal of the Emergency Permit and follow-on Coastal Development Permit abate the most recent Building Violation Case, 24BDV-00009, which has found the subject parcel to be unsafe, not secured, and in violation of the Isla Vista Bluff Policy, all of which constitute an emergency given the parcels location to bluff. The project is expected to be completed within 30 days of Emergency Permit issuance.

The parcel will continue to be served by the Goleta Water District, the Goleta West Sanitary District, and the County of Santa Barbara Fire District. Access will continue to be provided off of Del Playa Drive. The property is a 0.32-acre parcel zoned SR-M-8 and shown as Assessor's Parcel Number 075-193-032, located at 6757 Del Playa Drive in the Goleta Community Plan area, 2nd Supervisorial District.

2. **Project Conformity.** The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of the structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval thereto. All plans (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.
3. **Follow-on Permit Required.** An application(s) for the required permits necessary to validate the emergency work as permanent shall be submitted by the applicant to the Planning and Development Department no later than 30 days following the issuance of this Emergency Permit. The permits required for the proposed emergency work include a Coastal Development Permit with Hearing pursuant to Section 36-169 of the Article II Coastal Zoning Ordinance.
4. **Deadline to Submit Materials.** Any materials required for a completed application, as identified in the initial review of the original application required pursuant to Condition #2 above, shall be submitted within 90 days after written notification of the application deficiencies is provided to the applicant. This time period may be extended by the Director of Planning and Development.
5. **Time Limit for Proposed Work.** Only that emergency work specifically requested and deemed an emergency for the specific property mentioned is authorized. Any additional emergency work requires separate authorization from the Director of Planning and Development. The work authorized by this permit must be commenced within 30 days of the date of issuance of the permit and completed within 30 days after the beginning of construction. If construction activities are proposed by the applicant to commence after 30 days, separate authorization by the Director of P&D is required.
6. **Additional Permits Required.** This permit does not preclude the necessity to obtain authorization and/or permits from other County Departments or other agencies.

7. **Stop Work.** The Director of Planning and Development may order the work authorized under this emergency permit to stop immediately if it is determined that unanticipated and substantial adverse environmental effects may occur with continued construction.
8. **Construction Hours.** The Owner/Applicant, including all contractors and subcontractors shall limit construction activity, including equipment maintenance and site preparation, to the hours between 8:00 am and 5:00 pm Monday through Friday. No construction shall occur on weekends or State holidays. Non-noise generating interior construction activities such as plumbing, electrical, drywall and painting (which does not include the use of compressors, tile saws, or other noise-generating equipment) are not subject to these restrictions. Any subsequent amendment to the Comprehensive General Plan, applicable Community or Specific Plan, or Zoning Code noise standard upon which these construction hours are based shall supersede the hours stated herein.
PLAN REQUIREMENTS: The Owner/Applicant shall provide and post a sign stating these restrictions at all construction site entries.
TIMING: Signs shall be posted prior to commencement of construction and maintained throughout construction.
MONITORING: Building inspectors and permit compliance staff shall spot check and respond to complaints.
9. **Onsite Construction Parking.** All construction-related vehicles, equipment staging and storage areas shall be located onsite and outside of the road and highway right of way. The Owner/Applicant shall provide all construction personnel with a written notice of this requirement and a description of approved parking, staging and storage areas. The notice shall also include the name and phone number of the Owner/Applicant's designee responsible for enforcement of this restriction.
MONITORING: P&D zoning enforcement staff and Building and Safety shall confirm the availability of designated onsite areas during construction, and as required, shall require re-distribution of updated notices and/or refer complaints regarding offsite parking to appropriate agencies.
10. **Equipment Storage-Construction.** The Owner/Applicant shall designate a construction equipment filling and storage area(s) to contain spills, facilitate clean-up and proper disposal and prevent contamination from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. The areas shall be no larger than 50 x 50 foot unless otherwise approved by P&D and shall be located at least 100 feet from any storm drain, waterbody or sensitive biological resources.
PLAN REQUIREMENTS: The Owner/Applicant shall designate the P&D approved location on all Building Permits.
TIMING: The Owner/Applicant shall install the area prior to commencement of construction.
MONITORING: P&D compliance monitoring staff shall ensure compliance prior to and throughout construction.
11. **Demolition Debris:** All demolition debris shall be removed from the public beach area and the blufftop portion of the property and disposed in a legal manner. During demolition activities, a

monitor shall be stationed on the beach below the work area to direct beach users away from the demolition area.

12. **Not Valid Until Signed:** This Emergency Permit is not valid until signed by the applicant and subsequently issued by Planning and Development.

Attachments:

- A. Site Plan
- B. CEQA Exemption

cc: P&D Deputy Director
Supervising Planner, P&D
P&D Planner
Coastal Program Analyst, Calif. Coastal Comm., 89 S. California Street, Ventura CA 93001

**ATTACHMENT B
NOTICE OF EXEMPTION**

TO: Santa Barbara County Clerk of the Board of Supervisors

FROM: Kathleen Voli, Planning and Development

The project or activity identified below is determined to be exempt from further environmental review requirements of the California Environmental Quality Act (CEQA) of 1970, as defined in the State and County Guidelines for the implementation of CEQA.

APN: 075-193-032 **Case No.:** 25EMP-00004

Location: 6757 Del Playa Drive

Project Title: Alta Community Investment XI Demolition Emergency Permit

Project Applicant: Todd Kaufman, Alta Community Investment XI

Project Description:

The project is a request for an Emergency Permit to allow for the demolition of a 2,401 square foot two-story residential duplex and the removal of approximately 1,652 square feet of concrete walkway and patio pavers. There is no grading or tree removal associated with this project.

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Name of Public Agency Approving Project: County of Santa Barbara

Name of Person or Entity Carrying Out Project: Paul Sicat, Sherry & Associates, Architects Inc.

August 12, 2025

Attachment C – 2

Exempt Status:

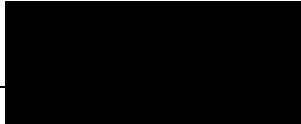
☐ Ministerial
☐ Statutory Exemption
☐ Categorical Exemption
☒ Emergency Project
☐ Declared Emergency

Cite specific CEQA and/or CEQA Guidelines Section: Section 15269(c), Emergency Projects

Reasons to support exemption findings: The proposed project is statutorily exempt from environmental review pursuant to Section 15269 (Emergency Projects) of the California Environmental Quality Act (CEQA) Guidelines. Section 15269 exempts “specific actions necessary to prevent or mitigate an emergency.” In this case, ongoing bluff erosion has compromised the safety and structural stability of the rear patio and adjacent development on the subject parcel. The proximity of these structures to the actively eroding bluff edge presents a significant risk of structural failure, posing a threat to public safety and the potential for falling debris to injure individuals on the beach below. As such, the project addresses an immediate public safety hazard and a threat to both on-site property and the public beach area, qualifying it for exemption under CEQA Section 15269.

Lead Agency Contact Person: Kathleen Volpi

Phone #: 805-568-2033

Department/Division Representative: 

Date: August 12, 2025

Acceptance Date: 8/21/2025

Distribution: Hearing Support Staff

Date Filed by County Clerk: _____