

**SANTA BARBARA COUNTY
BOARD AGENDA LETTER**



Clerk of the Board of Supervisors
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Santa Barbara, CA 93101
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Agenda Number:
Prepared on: 1/31/05
Department Name: Planning and Development
Department No.: 053
Agenda Date: 2/8/05
Placement: Administrative
Estimate Time: N/A
Continued Item: NO
If Yes, date from: N/A

TO: Board of Supervisors

FROM: Valentin Alexeeff, Director of Planning and Development

STAFF CONTACT: Brian R. Baca
Engineering Geologist 568-2004

SUBJECT: **Stern/Mills Apartment Demolition Emergency Permit, 05EMP-0000-00008:**
Informational report on issuance of emergency permit.
6757 Del Playa Drive, Isla Vista (APN 075-193-032, Third Supervisorial District)

Recommendation(s):

That the Board of Supervisors:

Receive the Director's report regarding an Emergency Permit issued to Dawn Sherry, agent for the landowners, for the demolition of a portion of an existing apartment building and associated accessory structures located on the coastal bluff at Isla Vista Beach to alleviate an existing hazard to public safety.

Alignment with Board Strategic Plan:

The recommendation(s) are primarily aligned with Goal No. 2., A Safe and Healthy Community in Which to Live, Work and Visit.

Executive Summary and Discussion:

Pursuant to Section 35-171 of Article II of the County's Zoning Ordinance, when an Emergency Permit is issued, the Director of the Planning and Development Department must report the nature of the emergency and the work involved to the Board of Supervisors in writing. This notification fulfills the ordinance requirement. The California Coastal Commission has also been notified of the issuance of this emergency permit.

The subject emergency permit, approved and issued on January 31, 2005, authorized the emergency demolition of concrete patios, exposed foundation elements and a portion of the existing apartment building located at the edge of the coastal bluff at 6757 Del Playa Drive in Isla Vista. This demolition work serves to eliminate potential hazards to public safety identified by the County Building Official.

Background Information

Several buildings located on the coastal bluff south of Del Playa Drive in Isla Vista, including the apartment building at 6757 Del Playa Drive, were determined in October 2004 by the County Building Official to be potentially unsafe. The coastal bluff in this area is a vertical cliff of approximately 35 feet and is actively eroding and retreating landward.

The apartment building at 6757 Del Playa Drive was constructed in 1968. In 1988, a concrete patio supported by underground concrete caisson foundation supports was added to the building. As a result of ongoing seacliff retreat, all of the caissons have become exposed on the bluff face and are no longer encased in supporting soil. The caissons are also cracked and exhibiting evidence of deterioration of reinforcing steel. Rapid erosion has resulted in the formation of a "cave" behind (landward) of the caissons, several of which are now free-standing columns. This condition has been determined by the County to be potentially unsafe such that an order to end occupancy of the buildings was issued in October 2004 by the County Building Official.

Emergency Permit 05EMP-00000-00008 was issued to authorize the landowner to demolish the potentially unsafe portions of the building to alleviate the identified public safety hazards. As part of the demolition work, the landowner would reconfigure the interior walls of the remaining section of the building.

For more information on the specifics of the emergency work, please refer to the attached permit.

Mandates and Service Levels:

None

Fiscal and Facilities Impacts:

County costs for the preparation of the emergency permit are reimbursed by the applicant in conformance with the current Board-approved fee resolution. The project causes no fiscal or facilities impacts to the County.

Special Instructions:

None

Concurrence:

County Counsel

Attachments:

Emergency Permit (05EMP-00000-00008 issued 1/31/05