



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Department Name: Planning &
Development
Department No.: 053
For Agenda Of: August 2, 2011
Placement: Administrative
Estimated Tme: N/A
Continued Item: No
If Yes, date from: N/A
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Glenn Russell, Ph.D., 568-2085
Director
Contact Info: Alice McCurdy, 568-2518
**SUBJECT: Gelb SFD Emergency Cutback at 6709 Del Playa Drive, Isla Vista
11EMP-00000-00002**

County Counsel Concurrence

As to form: N/A

Other Concurrence:

As to form: N/A

Auditor-Controller Concurrence

As to form: N/A

Recommended Actions:

That the Board of Supervisors receive and file this report on Emergency Permit 11EMP-00000-00002 (6709 Del Playa Drive, APN 075-193-030, Third Supervisorial District).

Summary Text:

An Emergency Permit was approved (April 14, 2011) for the emergency removal of approximately 627 sq. ft. of the existing SFD and hazardous patio and wood fencing that cantilevers over the bluff top. The patio and SFD have been found to be hazardous due to significant bluff erosion below the structure. Any exposed concrete footings and/or caissons that present a hazard to the beach area below will also be removed as a part of this permit. Work authorized under the Emergency Permit has not been completed to date.

Pursuant to Section 35-171.6.1 of Article II, Coastal Zoning Ordinance, when an Emergency Permit is issued, the Director of Planning and Development is required to provide a written report to the Board of Supervisors regarding the nature of the emergency and the work involved. This notification fulfills the ordinance requirements.

Background:

This property is located at 6709 Del Playa Drive, in Isla Vista. The property is developed with an existing legal non-conforming dwelling, as the structure does not meet the required bluff top setback. The applicant has been working with both the Building & Safety Division and the Development Review Division staff to find a solution to mitigate the hazardous portion of the structure that overhangs the bluff and beach below.

Section 35-171.5.3 of Article II, Coastal Zoning Ordinance states:

The issuance of an Emergency Permit shall not constitute an entitlement to the erection of permanent structures. An application for a Coastal Development Permit and any discretionary permit required by this Article shall be made no later than 30 days following the granting of an Emergency Permit; any materials required for a completed application shall be submitted within 90 days after the issuance of the emergency permit, unless this time period is extended by the Planning and Development Department.

This emergency permit was for the demolition and removal of the patio, all exposed caissons/footings or steel rebar, and approximately a 627 square foot section (23'-0" x 15'-0") of the SFD only. On April 7, 2011 the applicant followed up the EMP application with the submittal of an application for a Coastal Development Permit to validate all work authorized under this Emergency as well as for the proposed construction of a new garage area and second story addition on the north-facing portion of the remaining structure. On July 11, 2011, the Zoning Administrator approved the permit, case number 11CDH-00000-00016.

Fiscal and Facilities Impacts:

County costs for preparing the Emergency Permit are reimbursed by the applicant in conformance with the current Board-approved fee resolution. Permit revenues are budgeted in Departmental Revenues of the Development Review South Division on page D-314 of the adopted 2011-2012 fiscal year budget. County costs for the preparation of the Emergency Permit are reimbursed by the applicant in conformance with the current fee resolution. The fixed fee for an Emergency Permit is \$2,564.00.

Special Instructions:

None

Attachments:

Emergency Permit (11EMP-00000-00002)

Authored by:

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