

EMERGENCY PERMIT

17EMP-00000-00004



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: Bernes/Dannett/Fisher Patio Removal
Case Number: 17EMP-00000-00004
Site Address: 6663 Del Playa Drive, Isla Vista
APN: 075-202-035
Applicant/Agent Name: Dawn Sherry / Sherry & Associates
Owner Name: Judith Dannett, Elinor Fisher & Marshall Bernes

South County Office
123 E. Anapamu Street
Santa Barbara, CA 93101
(805) 568-2000

Energy and Minerals Division
123 E. Anapamu Street
Santa Barbara, CA 93101
(805) 568-2000

North County Office
624 W. Foster Road
Santa Maria, CA 93454
(805) 934-6250

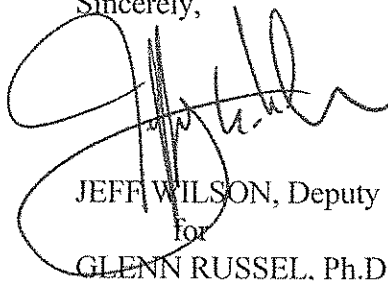
PERMIT APPROVAL:

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

The project involves only the emergency demolition (cutback) of the existing rear patio south (seaward) of the existing multi-family residence. The proposed project would include the demolition of approximately 10 linear feet of concrete patio that partially cantilevers over the top of the bluff face. The proposed demolition would include the removal of an existing grade beam, three (3) helical screw pile anchors and existing guardrail. A new 6" concrete curb and new guardrail would be installed approximately 5' from the closest portion of the bluff face.

Therefore, this situation constitutes an emergency in accordance with the applicable zoning ordinance 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. This permit is not valid until signed by the owner/applicant and subsequently issued by the Planning and Development Department upon verification that all conditions of approval requiring action prior to permit issuance are satisfied.

Sincerely,



JEFF WILSON, Deputy Director, Planning & Development


for
GLENN RUSSEL, Ph.D.
Director, Planning & Development

APPROVAL DATE: March 9, 2017

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.

Hyun Bae Cho  03/10/17
Print Name Signature Date

PERMIT ISSUANCE:

Anne Almy  3/10/17
Print Name Signature Date

BACKGROUND:

The property is located at 6663 Del Playa Drive in Isla Vista. The subject lot is zoned SR-M-8 and shown as Assessor's Parcel Number 075-202-035. The property is currently developed with an existing 5,006 square foot (net) two-story multi-family residence. In 2001, the concrete patio was removed and replaced with a structural patio supported by a grade beam on helical screw pilings under Building Permit Case No. 01BDP-00000-00038. Recent storm events have increased the rate of erosion in the area, including a January 2017 storm event that resulted in the loss of approximately 12' of coastal bluff on the properties located at 6663 Del Playa Drive and 6653 Del Playa Drive. As a result of the recent erosion, portions of the existing patio is cantilevered over the bluff face and two of the helical screw piles are now exposed, compromising the structural integrity of the patio and necessitating the need for immediate removal.

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.

As discussed in finding 2.c., below, the action proposed is consistent with the requirements of the Article II Coastal Zoning Ordinance and the policies of the Coastal Land Use Plan. Pursuant to Condition of Approval No. 2, below, the applicant is required to apply for a Coastal Development Permit no later than 30 days following the issuance of this Emergency Permit. Therefore, the approval of this project would not permit or approve a violation of any provision of any County Ordinance or State Law. Therefore this finding can be made.

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.*

As evaluated and determined by County Building & Safety staff and the project engineer, Charles Grant, the recent loss of coastal bluff has resulted in portions of the existing rear concrete patio cantilevering over the top of the bluff face without the support of earth below. Additionally, the current geological condition of the bluff has exposed two helical screw pilings, compromising the structural integrity of the patio and associated ground anchoring system. The recent bluff erosion, cantilevered portions of patio and exposed helical screw pilings has created an imminent risk of patio failure. Therefore, this situation constitutes an emergency in accordance with Section 35-171.5 of the Article II Coastal Zoning Ordinance and immediate action is warranted. The proposed actions would be completed within 30 days of commencement. Therefore this finding can be made.

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

Time does not allow for public comment on the proposed action since immediate action is warranted to preclude damage to the affected structures. Notice of this permit will be

mailed to surrounding property owners. Processing of the Coastal Development Permit with Hearing required to validate the proposed patio cutback will provide opportunity for public review and appeal. Therefore this finding can be made.

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

The project does not involve the construction of any new structure and is limited to demolition of the rear (seaward) patio that is partially cantilevered over the top of the bluff face. Coastal Act Policy 30253 requires new development to “minimize risks to life and property in areas of high geologic . . . hazard” and “assure stability and structural integrity. . .” The proposed project would alleviate safety hazards to residents, the property, and the public on the beach below, consistent with this policy. Thus, the proposed demolition of unsafe structural elements adjacent to and beyond the bluff-face is consistent with the policies of the Coastal Land Use Plan and the requirements of the Article II Coastal Zoning Ordinance. Therefore this finding can be made.

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 involves only the emergency demolition (cutback) of the existing rear patio south (seaward) of the existing multi-family residence. The proposed project would include the demolition of approximately 10 linear feet of concrete patio that partially cantilevers over the top of the bluff face. The proposed demolition would include the removal of an existing grade beam, three (3) helical screw pile anchors and existing guardrail. A new 6" concrete curb and new guardrail would be installed approximately 5' from the closest portion of the bluff face.

2. 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 pursuant to Section 35-171.5.3 of the Article II Coastal Zoning Ordinance.
3. 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.
4. 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.
5. This permit does not preclude the necessity to obtain authorization and/or permits from other County Departments or other agencies.
6. 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.

7. All demolition debris shall be removed from the public beach area and the bluff-top portion of the property and disposed in a legal manner. During demolition activities, a monitor shall be stationed on the beach below in order to direct beach users away from the hazardous demolition area.

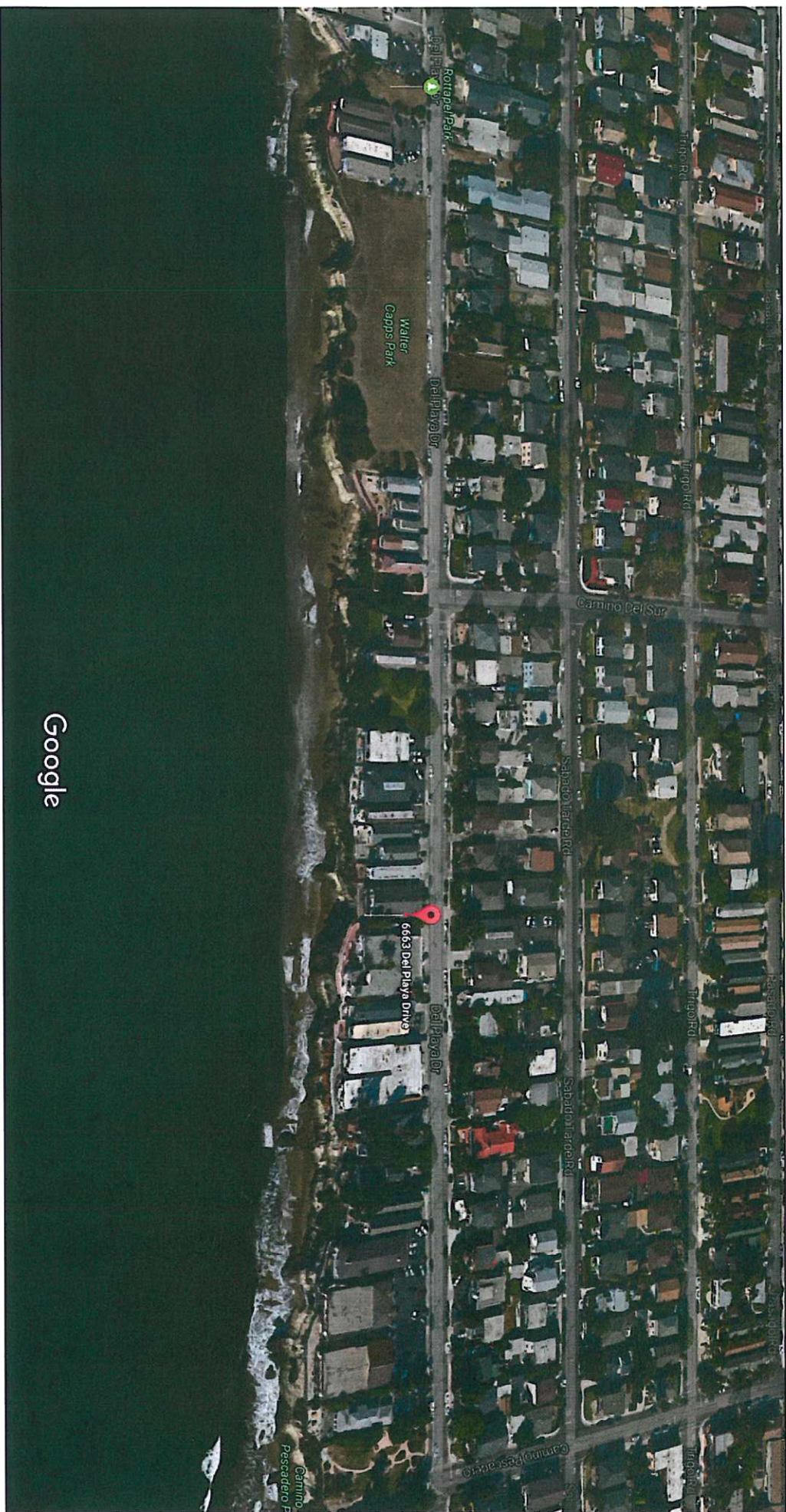
Attachments:

- A. Vicinity Map
- B. Site Plan
- C. Photographs

cc: Supervisor Hartmann, 3rd District
Jeff Wilson, P&D Deputy Director
Anne Almy, Supervising Planner, P&D
Massoud Abolhoda, B&S Deputy Director
Eric Snyder, B&S Building Engineer Inspector
Mark Friedlander, P&D Planner
Coastal Program Analyst, Calif. Coastal Comm., 89 S. California Street, Ventura CA 93001

Attachment A

Google Maps 6663 Del Playa Dr

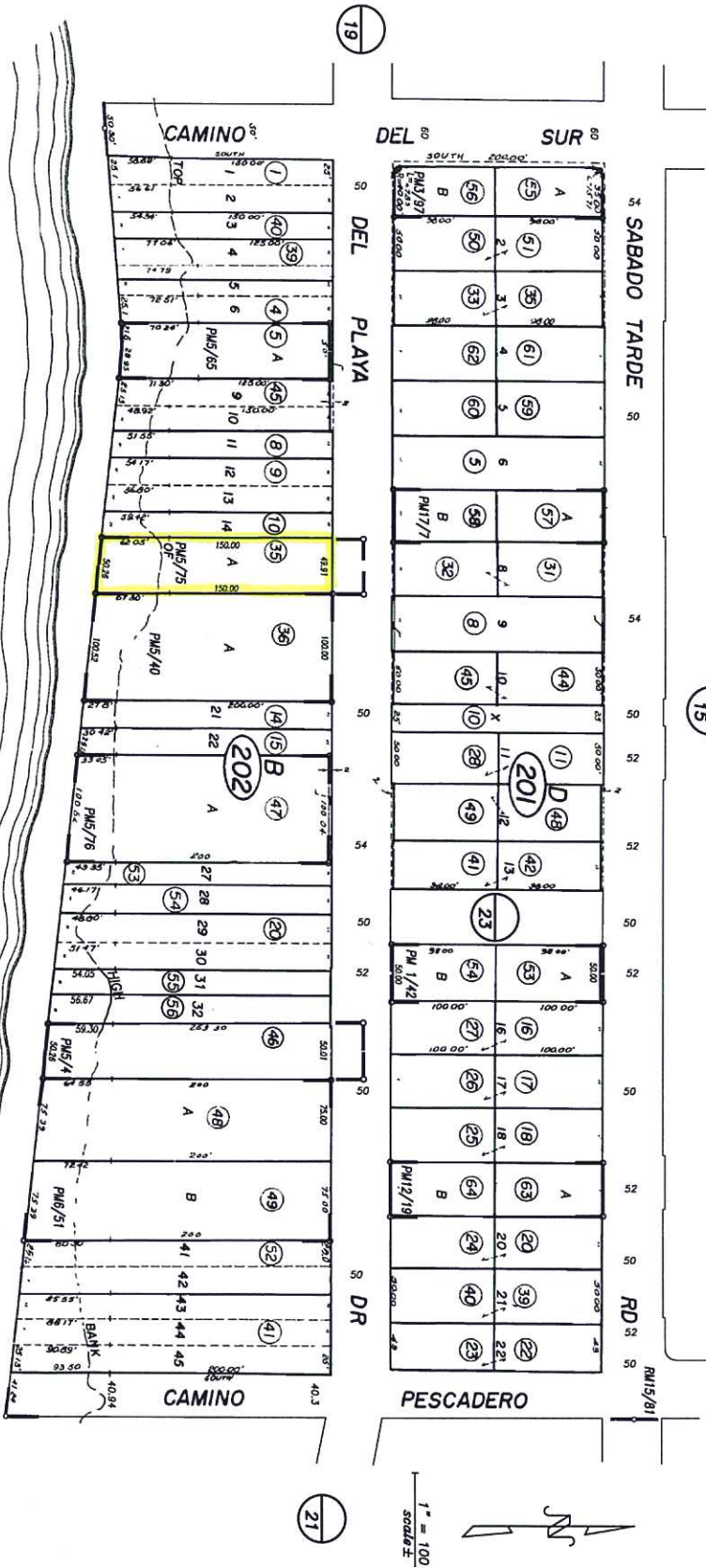


Imagery ©2017 Google, Map data ©2017 Google

100 ft

POR. RANCHO LOS DOS PUEBLOS

075-20



PACIFIC

NOTE: RECORD TITLE ALONG SHORE OF THE PACIFIC OCEAN SHALL BE CONFINED TO THE BOARD OF SUPERVISORS' MINUTES 8/2/30, BK 3, PL 390

NOTICE

Assessor's Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building site.

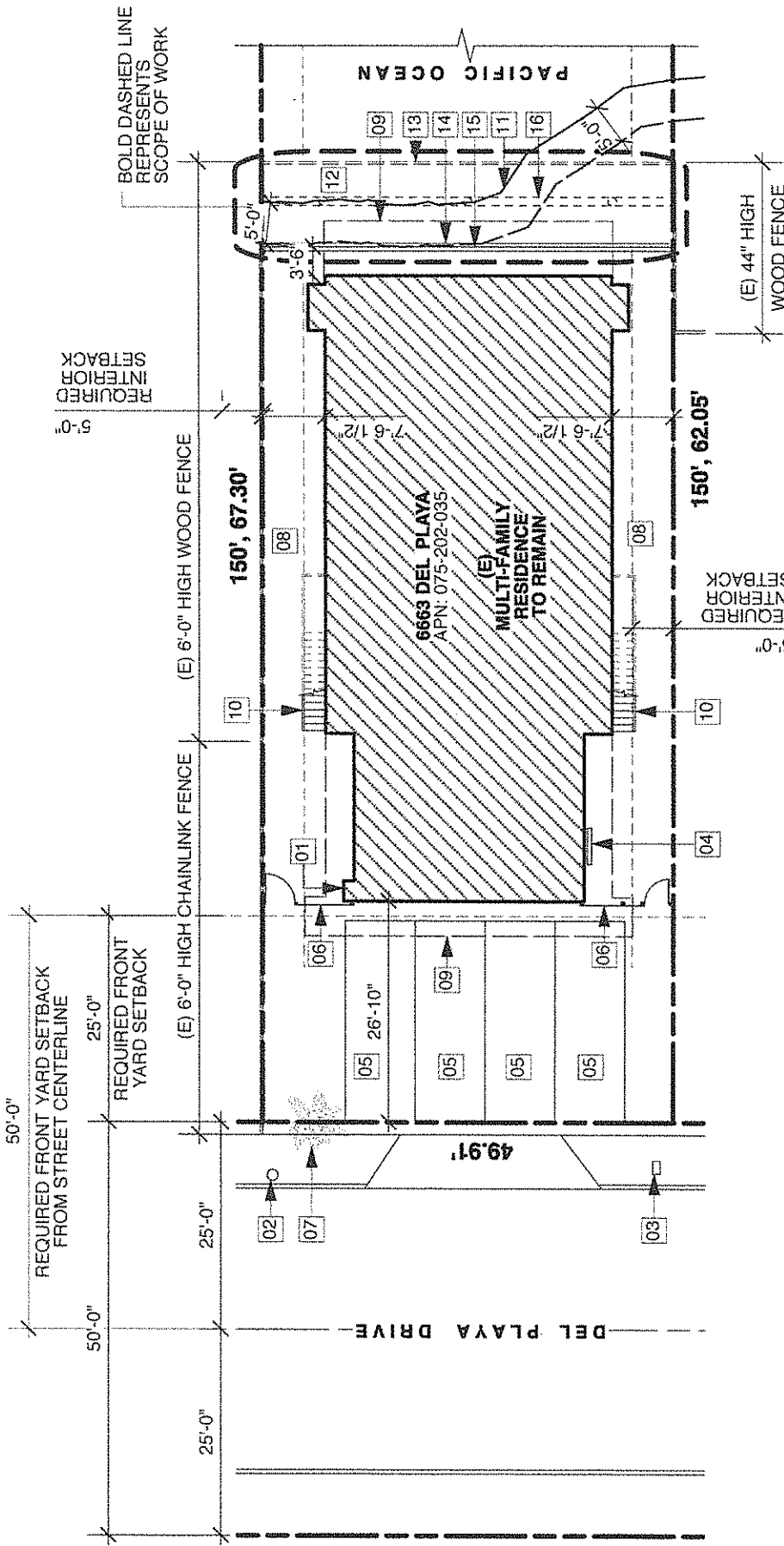
OCEAN

Assessor's Map Bk, 075-Pg, 20
County of Santa Barbara, Calif.

11/10/1925 R.M. Bk. 15, Pg. 81-83, Tract "Isia Vista"

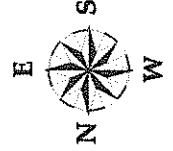
LD/07 37 into 55 & 56

Attachment B



KEY NOTES

- | | |
|--|---|
| 01 (E) ELEC. METER CLOSET TO REMAIN | 11 APPROXIMATE LOCATION CURRENT TOP OF BLUFF |
| 02 APPROX. LOCATION OF (E) POWER POLE | 12 SHADED AREA INDICATES (E) PATIO AND OVERHANG TO BE REMOVED |
| 03 APPROX. LOCATION OF (E) WATER METER TO REMAIN | 13 (E) GUARDRAIL TO BE REMOVED |
| 04 (E) GAS METERS TO REMAIN | 14 (N) 36" HIGH GUARDRAIL |
| 05 (E) PARKING TO REMAIN | 15 (N) 6" HIGH CONC. CURB |
| 06 (E) 6' H WOOD FENCE W/ GATE TO REMAIN | 16 (E) GRADE BEAM TO BE REMOVED |
| 07 (E) TREE TO REMAIN | |
| 08 (E) CONC. WALKWAY TO REMAIN | |
| 09 (E) OUTLINE OF (E) UPPER LEVEL DECK TO REMAIN | |
| 10 (E) STAIRS TO REMAIN | |

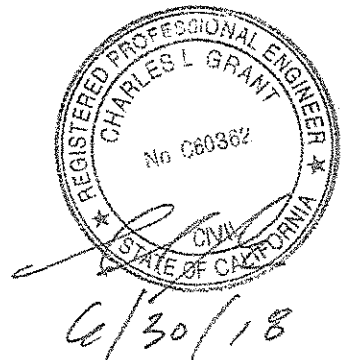
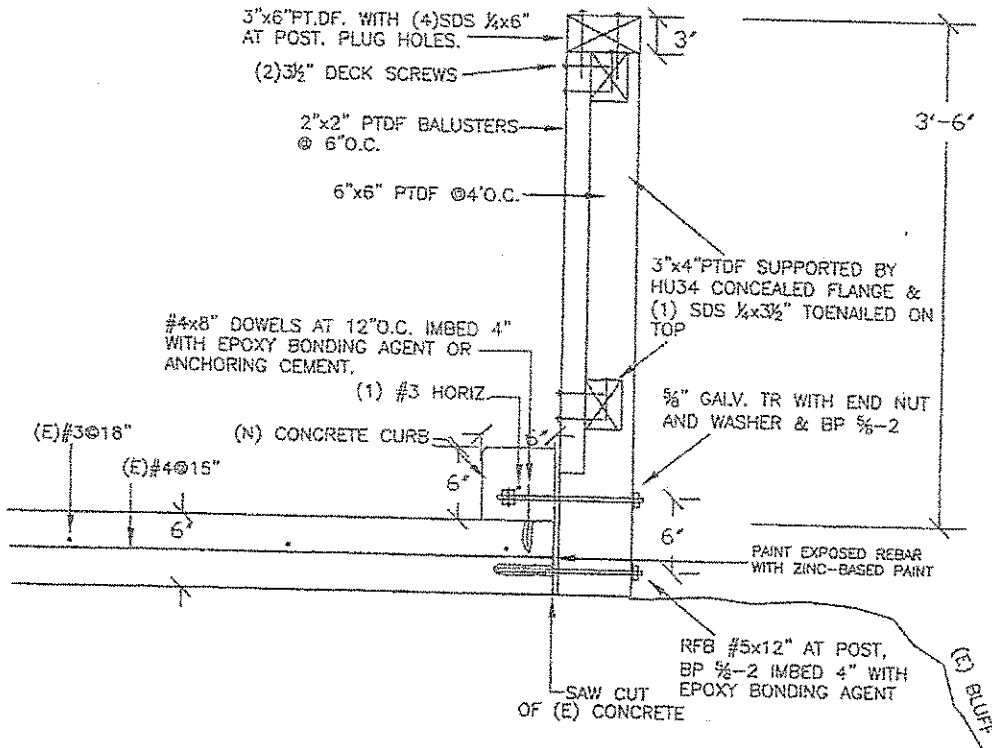


EXISTING & PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

MIDWEST FOUNDATION TECH INC.
 C. L. GRANT, P.E.
 7897 Lutz Ave. NW
 Massillon, OH 44646
 (330) 685-3525 clgrant@sssn.net.com

JOB Patio Cutback
 ADDRESS 6663 Del Playa
 DRAWN BY Cl Grant DATE 3/1/17
 CH'K'D BY _____ SHEET NO. 1 of 1
 SCALE 3/4" = 1" PROJECT NO. 17-08



Check Railing use 50 plf or 200# Concentrated Posts at 4'o.c. $F = (4)(50) = 200\# = \text{Concentrated Load}$

$$M_c = (200)(3.5 + .33) - T(1.5) = 0$$

$$.5T = 766$$

$$T = 1532\#$$

Allow capacity #5 embedded 4" in concrete

$$4686\# > 1532\# \quad \underline{\underline{OK}}$$

$$\text{Shear Strength } 3025\# > 766\# \quad \underline{\underline{OK}}$$

Attachment C



**6663 DEL PLAYA DRIVE
GOLETA, CA**

PHOTO PAGES



**LOOKING EAST FROM
SOUTHWEST CORNER OF REAR PATIO**



**LOOKING SOUTH TOWARD PACIFIC OCEAN
FROM REAR PATIO**

SHERRY & ASSOCIATES ARCHITECTS
535 Santa Barbara Street, Santa Barbara, CA, 93101
phone: 805.963.0986 fax: 805.963.0178