

# EMERGENCY PERMIT

## 17EMP-00000-00005



**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 Cutback/Demo  
**Case Number:** 17EMP-00000-00005  
**Site Address:** 6757 Del Playa Drive, Isla Vista  
**APN:** 075-193-032  
**Applicant/Agent Name:** Dawn Sherry / Sherry & Associates  
**Owner Name:** Alta Community Investment XI, LLC

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

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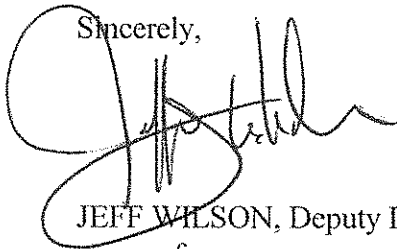
**PERMIT APPROVAL:**

This is to inform you that an Emergency Permit pursuant to Article II, Section 35-171, 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 and the demolition of unpermitted lower level bedroom and laundry additions to the south elevation of the existing building. The proposed demolition would include portions of an existing patio that cantilevers over the bluff face and portions of the existing structure that measure as close as 5' from the base of the footing to the bluff face, which have been deemed unsafe to occupy by B&S. As such, the proposed cutback would remove fencing, patio and structure that is at immediate risk of failure. A new 60" 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 28, 2017

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**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.

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Hyun Bae Cho                                            03/29/17  
Print Name                              Signature                                      Date

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**PERMIT ISSUANCE:**

Mark Friedlander                                            3/29/17  
Print Name      for the                      Signature                                      Date  
                                         Director

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## **BACKGROUND:**

The property is located at 6757 Del Playa Drive in Isla Vista. The subject lot is zoned SR-M-8 and shown as Assessor's Parcel Number 075-193-032. The property is currently developed with an existing 2,783 square foot (net) two-story multi-family residence. Approximately 1.5 feet of coastal bluff has eroded due to recent storm events, resulting in the minimum separation between the existing structure and bluff face of approximately 5 feet. An active Building Violation (Case No. 17BDV-00000-00092) is open on the parcel due to the proximity of the dwelling and patio foundations relative to the bluff.

## **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, SASSAN Geosciences, Inc, the recent loss of coastal bluff has resulted in portions of the existing rear patio cantilevering over the top of the bluff face without the support of earth below. Additionally, the as-built lower level bedroom is currently approximately only 5' from the bluff face and currently red-tagged by the B&S. Due to the close proximity of the bluff face to the existing structure, the project engineer has recommended removal of portions of the structure closest to the bluff face. 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 and the demolition of unpermitted lower level bedroom and laundry additions to the south elevation of the existing building. The proposed demolition would include portions of an existing patio that cantilevers over the bluff face and portions of the existing structure that measure as close as 5' from the base of the footing to the bluff face. As such, the proposed cutback would remove fencing, patio and structure that is at immediate risk of future damage. A new 60" 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 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:

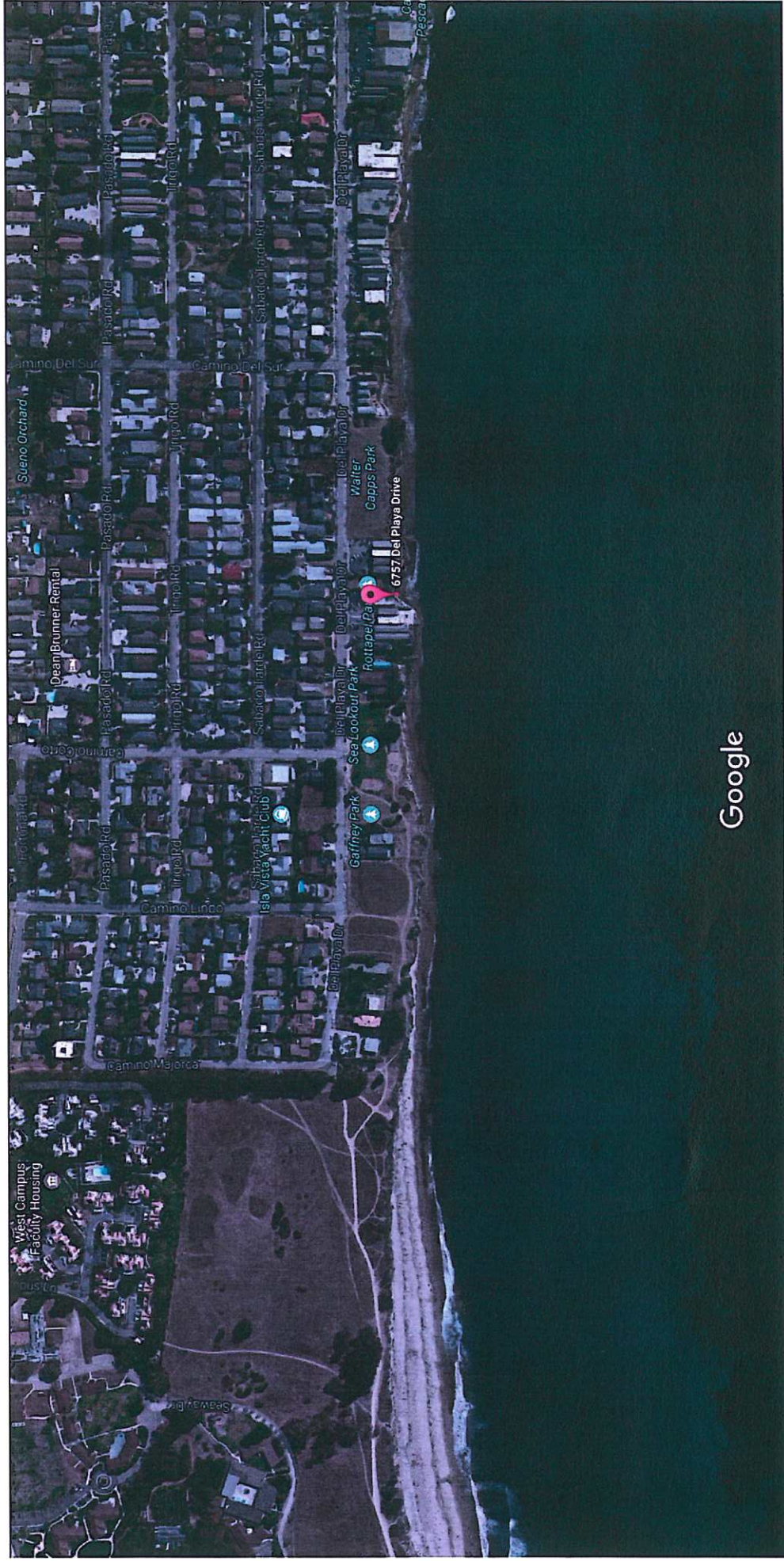
- A. Vicinity Map
- B. Site Plan
- C. Photographs

cc: Supervisor Hartmann, 3<sup>rd</sup> District  
Jeff Wilson, P&D Deputy Director  
Anne Almy, Supervising Planner, P&D  
Massoud Abolhoda, B&S Deputy Director  
Carl Lindberg, 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 6757 Del Playa Dr

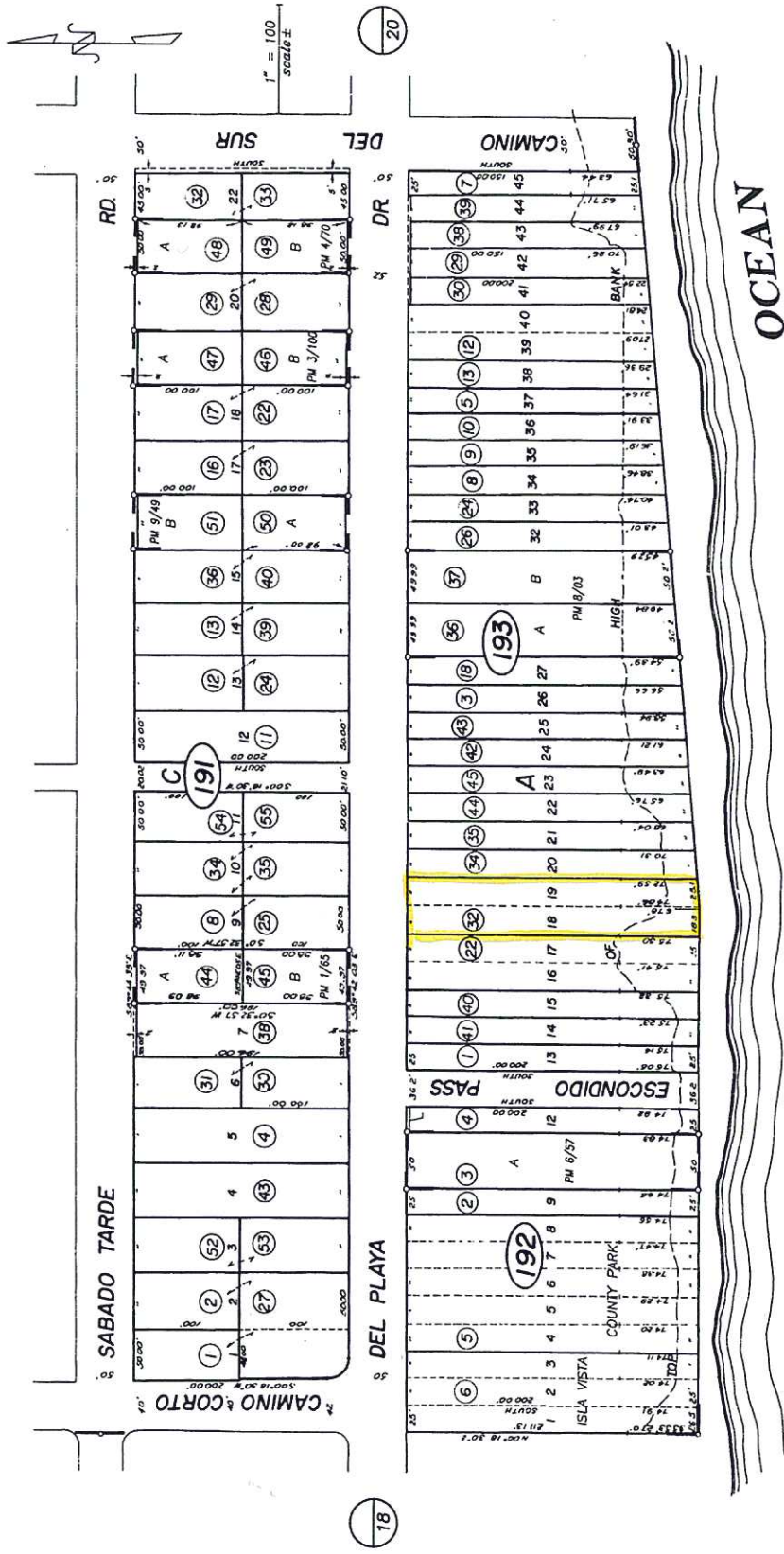


Imagery ©2017 Google, Map data ©2017 Google 200 ft

POR RANCHO LOS DOS PUEBLOS

075-19

14



PACIFIC

NOTE: RECORDS FILE UNDER NUMBER OF PACIFIC OCEAN SHALL BE CONTINUED TO REACH MEAN HIGH WATER BOARD OF SUPERVISORS MINUTES 9/2/30 BK 3, PG 380

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

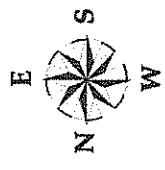
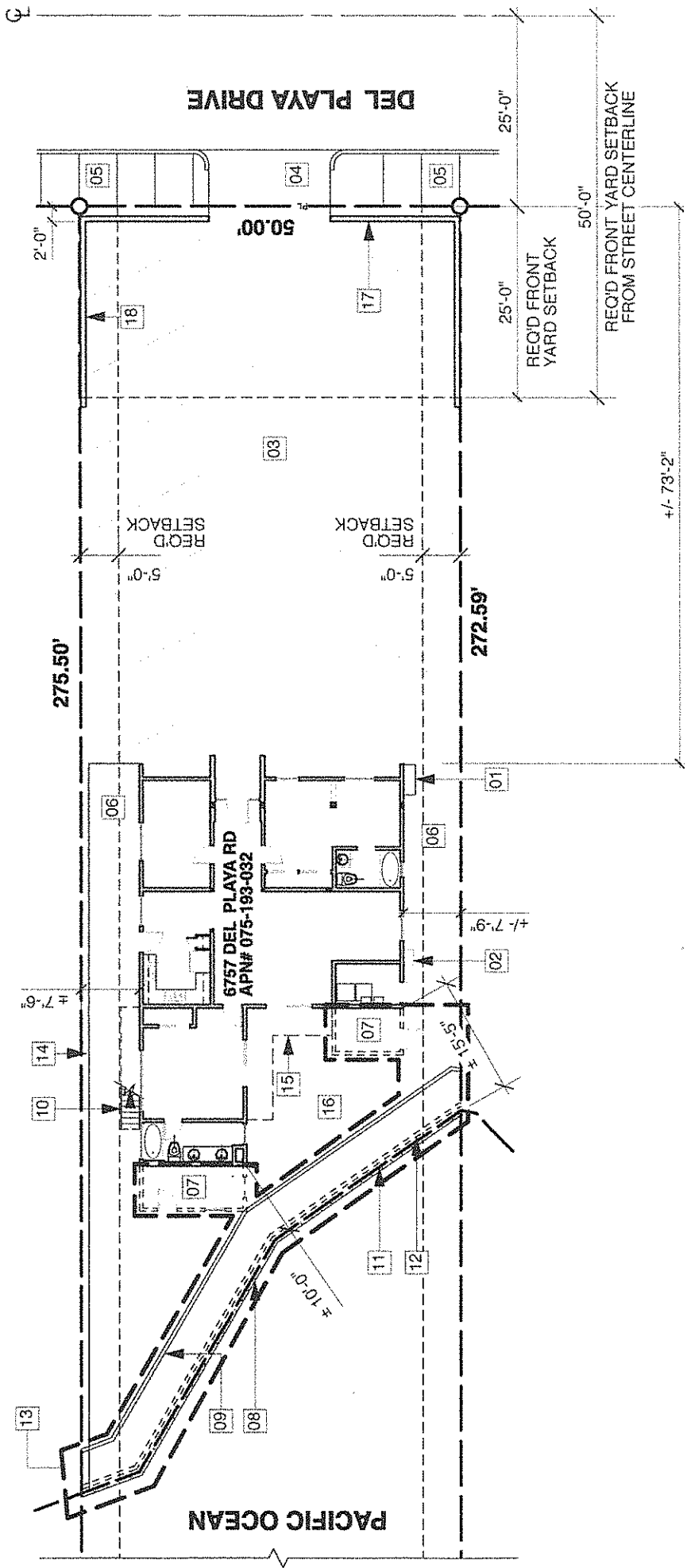
Assessor's Map Bk, 075-Pg, 19  
County of Santa Barbara, Calif.

10/01

11/10/1925 R.M. Bk. 15 , Pg. 81-83 , Tract ISLA VISTA

193-20 into 193-44, 45

## Attachment B



**EXISTING & PROPOSED SITE PLAN**  
 SCALE: 1" = 20'-0"

**KEY NOTES**

- 01 (E) ELEC. METERS TO REMAIN
- 02 (E) GAS METERS TO REMAIN
- 03 (E) PARKING TO REMAIN
- 04 (E) DRIVEWAY TO REMAIN
- 05 (E) CONC. SIDEWALK
- 06 (E) CONC. WALKWAY TO REMAIN
- 07 SHADED AREA INDICATES AS-BUILT UNPERMITTED ADDITIONS TO BE REMOVED
- 08 HATCHED AREA INDICATES (E) PATIO OVERHANG TO BE REMOVED
- 09 (N) 60" HIGH GUARDRAIL
- 10 (E) STAIRS TO REMAIN
- 11 APPROXIMATE LOCATION CURRENT TOP OF BLUFF
- 12 (E) GUARDRAIL TO BE REMOVED
- 13 BOLD DASHED LINE REPRESENTS SCOPE OF WORK
- 14 (E) DRAINAGE ALONG P.L.
- 15 OUTLINE OF (E) UPPER LEVEL DECK TO REMAIN
- 16 (E) REAR PATIO TO REMAIN
- 17 (E) CONC. BLOCK WALL TO REMAIN
- 18 (E) 3'-0" DECORATIVE SCREEN WALL TO REMAIN

Attachment C

**6757 DEL PLAYA DRIVE  
GOLETA, CA**

**PHOTO PAGES**



**LOOKING SOUTHWEST TOWARD  
6757 DEL PLAYA**



**LOOKING SOUTH TOWARD  
6757 DEL PLAYA**

**SHERRY & ASSOCIATES ARCHITECTS**

535 Santa Barbara Street, Santa Barbara, CA, 93101  
*phone: 805.963.0986 fax: 805.963.0178*

**6757 DEL PLAYA DRIVE  
GOLETA, CA**

**PHOTO PAGES**



**LOOKING NORTHEAST TOWARD 6757 DEL PLAYA  
FROM SOUTHWEST CORNER OF REAR PATIO**



**LOOKING NORTH TOWARD 6757 DEL PLAYA  
FROM REAR PATIO**

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**6757 DEL PLAYA DRIVE  
GOLETA, CA**

**PHOTO PAGES**



**LOOKING NORTHEAST  
FROM REAR PATIO**



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



**6757 DEL PLAYA DRIVE  
GOLETA, CA**

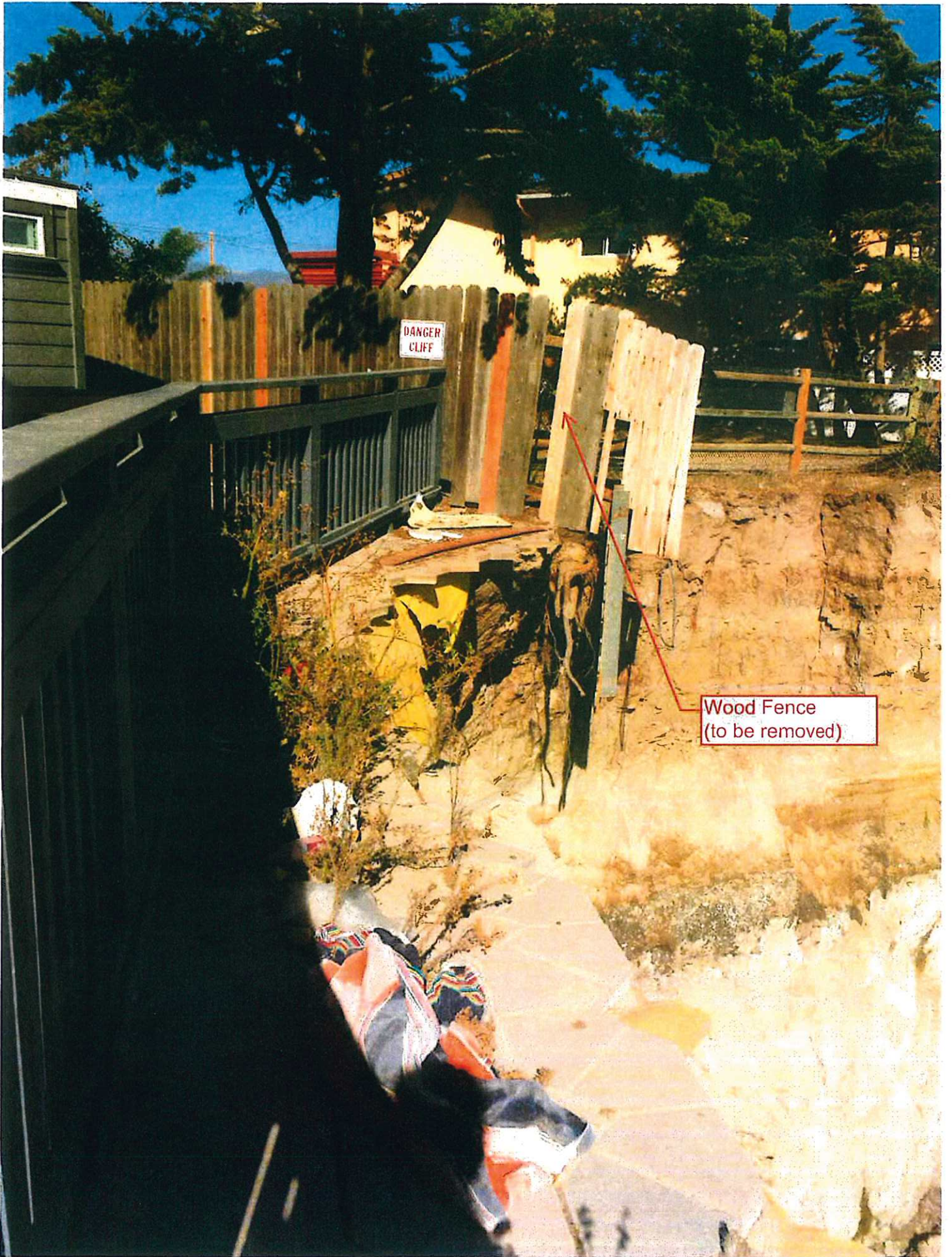
**PHOTO PAGES**



**LOOKING SOUTHEAST TOWARD 6757 DEL PLAYA  
REAR PATIO FROM THE ADJACENT PARK**

**SHERRY & ASSOCIATES ARCHITECTS**

535 Santa Barbara Street, Santa Barbara, CA, 93101  
*phone: 805.963.0986 fax: 805.963.0178*



DANGER  
CLIFF

Wood Fence  
(to be removed)



Saw-cut along  
this line



Cut wood fence along this line

Remove wood fence