



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: November 6, 2007
Placement: Administrative
Estimated Tme: N/A
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department John Baker, 568-2085
Director
Contact Info: Dianne Black, 568-2086
SUBJECT: Willows Deck Removal at 6747 Del Playa Drive, Isla Vista, 07EMP-00000-00010

County Counsel Concurrence

As to form: N/A

Auditor-Controller Concurrence

As to form: N/A

Other Concurrence:

As to form: N/A

Recommended Actions:

That the Board of Supervisors receive and file this report on Emergency Permit 07EMP-00000-00010 (6747 Del Playa Drive, APN 075-193-044, Third Supervisorial District).

Summary Text:

An Emergency Permit was approved (October 10, 2007) for the emergency removal of a hazardous concrete deck that cantilevers over the bluff top and removal of a 12'-0" section of the first floor and an 6'-0" section of the second floor of the existing residence also found to be hazardous due to significant bluff erosion below the structure. All exposed 18" caissons along the beach area are also to be removed as a part of this permit. Portions of the residence to be removed are those nearest to the bluff top and include the roof, floors, walls, decks and slabs.

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 6747 Del Playa Drive, in Isla Vista. The property currently has an existing legal non-conforming dwelling. Non-conformance of the existing structure is in relation to bluff top setback. The applicant has been working with both the Building & Safety and the Planning Department to find a solution to mitigate the hazardous portion of the structure that overhangs the bluff and beach below. On September 25, 2007, the property owner submitted both an application for an Emergency Permit for the removal of the hazardous patio and portion of the dwelling nearest the bluff and an application to Building and Safety to permit repair and remodeling of the structure's interior.

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 is for the demolition and removal of hazardous material only. Future construction and development may occur after a Coastal Development Permit has been approved. P&D expects the applicant to apply for the CDP on or before November 10, 2007.

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. Permit revenues are budgeted in the Permitting and Compliance Division of the Development Review South Division, on page D-286 of the adopted 2007-2008 fiscal year budget. The fixed fee for an emergency permit as of January 15, 2007 is \$1,421.00.

Special Instructions:

None

Attachments:

Emergency Permit (07EMP-00000-00010)

Authored by:

J. Ritterbeck, (805) 568-3509

CC:

Dave Willows, PO Box 301, Goleta, CA 93117

John Baker, Director, Planning and Development

Dianne Black, Director of Development Services, Planning and Development

Dave Ward, Deputy Director, Planning and Development

Peter Imhof, Supervising Planner, Planning and Development

J. Ritterbeck, Planner II, Planning and Development

EMERGENCY PERMIT

07EMP-00000-00010

**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: Willows Deck and Building Section Removal
Case Number: 07EMP-00000-00010
Site Address: 6747 Del Playa Drive, Isla Vista, CA 93117
APN: 075-193-044
Applicant/Agent Name: Ron Sorgman
Owner Name: Dave Willows

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

Energy Division
30 E. Figueroa St.
Santa Barbara, CA 93101
(805) 568-2040

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 emergency removal of the hazardous concrete deck that cantilevers over the bluff top and removal of a 12'-0" section of the first floor, 6'-0" of the second floor of the existing residence and the second floor decking also found to be hazardous due to significant bluff erosion below the structure. All exposed 18" caissons along the beach area are also to be removed as a part of this permit. No new construction or development is permitted as a part of this Emergency Permit. Portions of the residence to be removed are those nearest to the bluff top and include the roof, floors, walls, decks and slabs.

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,



JOHN BAKER

Director, Planning and Development

APPROVAL DATE: October 10, 2007

BACKGROUND:

This property is located at 6747 Del Playa Drive, in Isla Vista. The property currently has an existing legal non-conforming dwelling. Non-conformance of the existing structure is in relation to bluff top setback. The applicant has been working with both the Building & Safety and the Planning Department to find a solution to mitigate the hazardous portion of the structure that overhangs the bluff and beach below. On September 25, 2007, the property owner submitted both an application for an Emergency Permit for the removal of the hazardous patio and portion of the dwelling nearest the bluff and an application to Building and Safety to permit repair and remodeling of the structure's interior.

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.
2. Pursuant to Section 35-171.5 of Article II, an Emergency Permit may be granted if the Director of the Planning and Development Department makes the following findings:
 - 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.*
 - b. *The action proposed is consistent with the policies of the Coastal Land Use Plan and the requirements of the Article II Coastal Zoning Ordinance.*
 - c. *Public comment on the proposed emergency action has been reviewed if time allows. (Coastal Zone only)*
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 removal of the hazardous concrete deck that cantilevers over the bluff top and removal of a 12'-0" section of the first floor, 6'-0" of the second floor of the existing residence and the second floor decking also found to be hazardous due to significant bluff erosion below the structure. All exposed 18" caissons

along the beach area are also to be removed as a part of this permit. No new construction or development is permitted as a part of this Emergency Permit. Portions of the residence to be removed are those nearest to the bluff top and include the roof, floors, walls, decks and slabs. The parcel will continue to be served by the Goleta Water District, the Goleta-West Sanitary District, and the Santa Barbara County Fire District. Access will continue to be provided off of Del Playa Drive. The property is a 0.16-acre parcel zoned SR-M-8 and shown as Assessor's Parcel Number 075-193-044, located at 6747 Del Playa Drive in the Isla Vista/Goleta Area, Third Supervisorial District.

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 Demolition Permit and a Coastal Development Permit (*w/Hearing*) 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.

Attachments:

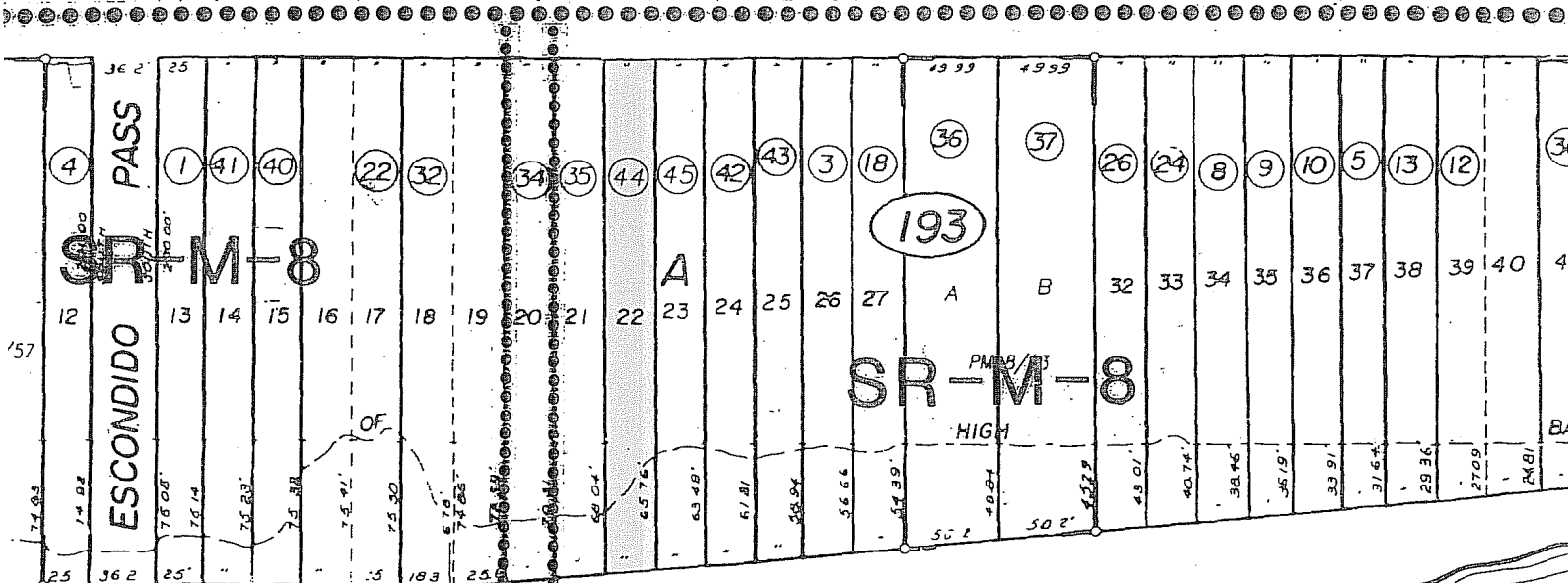
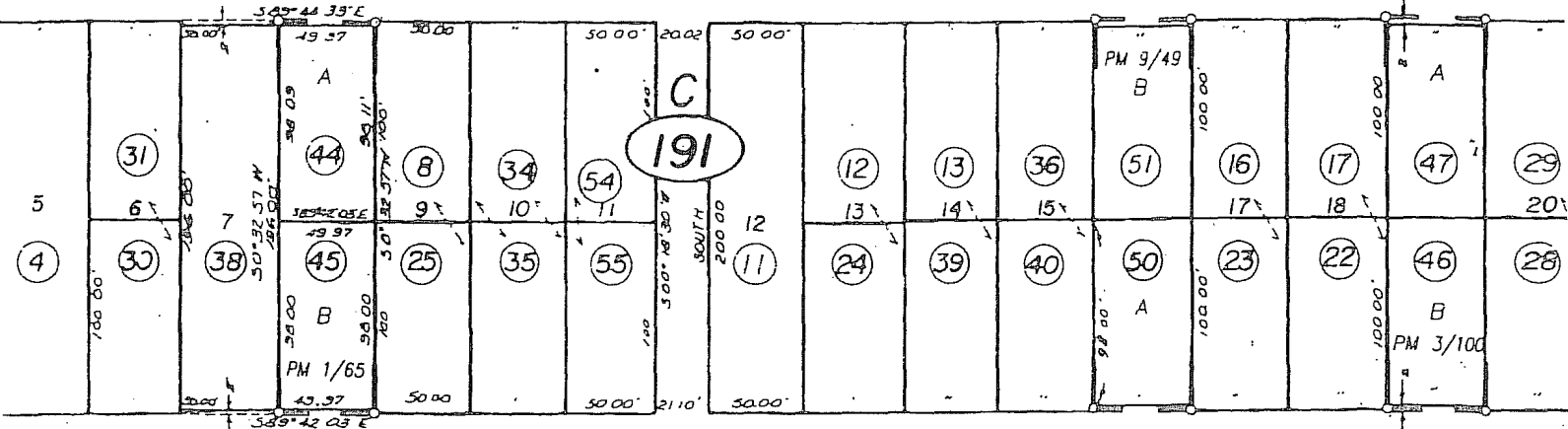
- A. Index Map
- B. Site Plan

cc: Brooks Firestone, Third District Supervisor
John Baker, Director, Planning and Development
Dianne Black, Director of Development Services, Planning and Development
Dave Ward, Deputy Director, Planning and Development
Peter Imhof, Supervising Planner, Planning and Development
J. Ritterbeck, Planner II, Planning and Development
Coastal Program Analyst, Calif. Coastal Comm., 89 S. California Street, Ventura CA 93001

POR RANCHO LOS DOS PUEBLOS

14

SR-M-18



REC

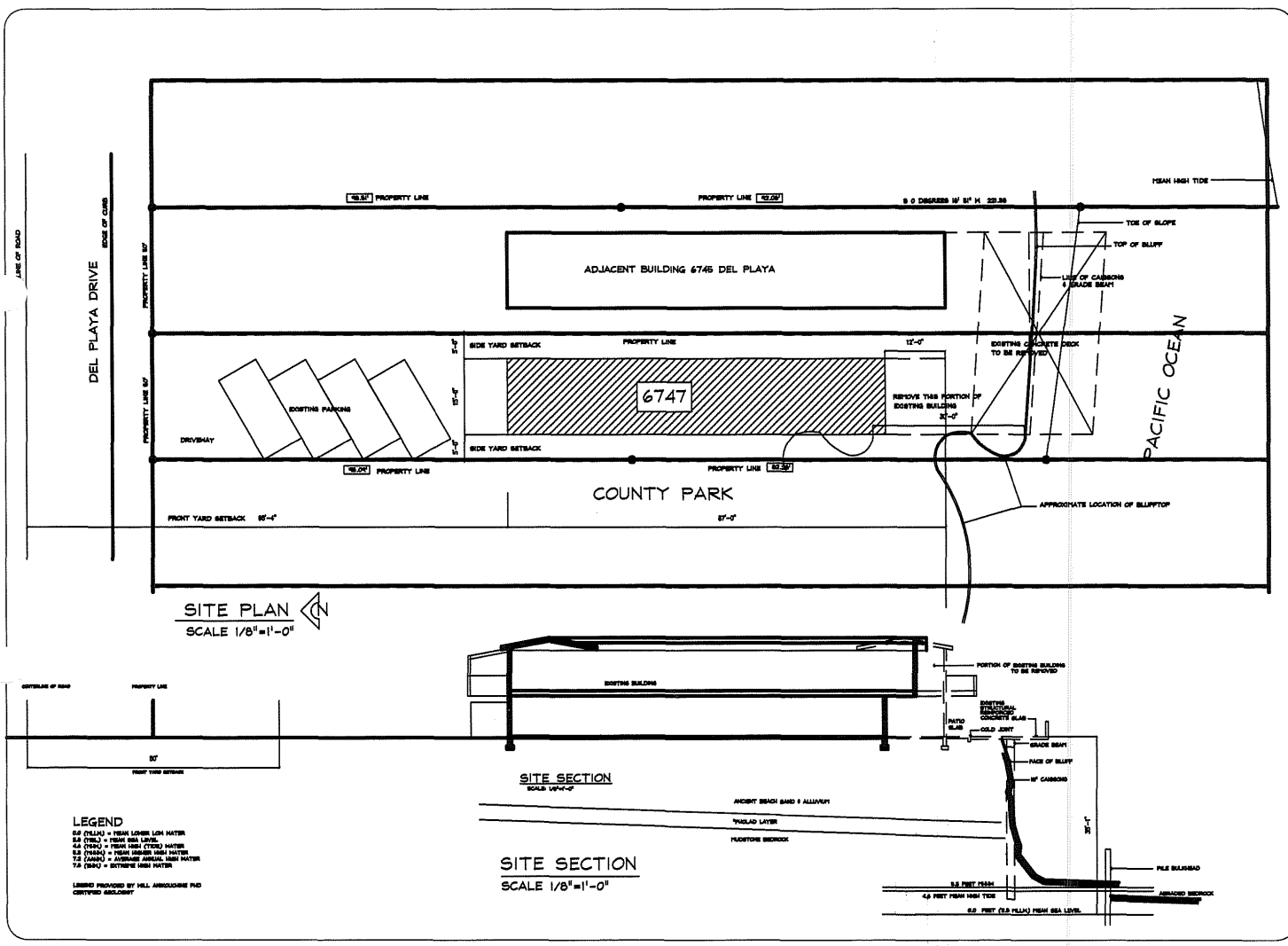
NOTE-RECORD TITLE ALONG SHORE OF PACIFIC OCEAN SHALL BE CONSTRUED TO REACH MEAN HIGH WATER
BOARD OF SUPERVISORS MINUTES 9/2/30, BK 3, PG 390

NOTICE

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

All Parcels Within
Restricted Resource
Overlay District
and GOL
Overlay District

6.14



Revisions

Owner: **DAVID WILLOWS**
P.O. BOX 301
GOLETA, CA 93117
(805) 683-2602

Architect: **Ronald A. Strzygman**
Architect
11445 Wilshire Blvd., Suite 100
Los Angeles, CA 90025
(310) 207-1422

SITE PLAN & SITE SECTION
Project: **REMODEL APARTMENT BLDG.
6747 DEL PLAYA DRIVE
ISLA VISTA, CA 93117**

Drawn by: **RAS**
Project No.
Sheet No.
A-2
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