



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

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**TO:** Board of Supervisors  
**FROM:** Department John Baker, 568-2085  
Director  
Contact Info: Dianne Black, 568-2086  
**SUBJECT:** Willows Deck Removal at 6703 Del Playa Drive, Isla Vista, 07EMP-00000-00008

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**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-00000-00008 (6703 Del Playa Drive, APN 075-193-039, 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 20'-0" section of the first floor and an 18'-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 6703 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 11, 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-00000-00008)

**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-00000-00008

**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-00000-00008  
**Site Address:** 6703 Del Playa Drive, Isla Vista, CA 93117  
**APN:** 075-193-039  
**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

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**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 20'-0" section of the first floor and 18'-0" 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. 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

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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.

Row Borgman      Row Borgman      10 / 10 / 2007  
Print Name                      Signature                      Date

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**PERMIT ISSUANCE:**

J. Ritterbeck, Planner II      J. Ritterbeck      10 / 10 / 2007  
Print Name                      Signature                      Date

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## **BACKGROUND:**

This property is located at 6703 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 11, 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 20'-0" section of the first floor and 18'-0" of the second floor of the existing residence. 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. An application for a Coastal Development Permit to validate the work authorized under this permit as well as any proposed new development must be submitted within 30 days of issuance of the 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 0.12-acre parcel zoned SR-M-8 and shown as Assessor's Parcel Number 075-193-039, located at 6703 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:

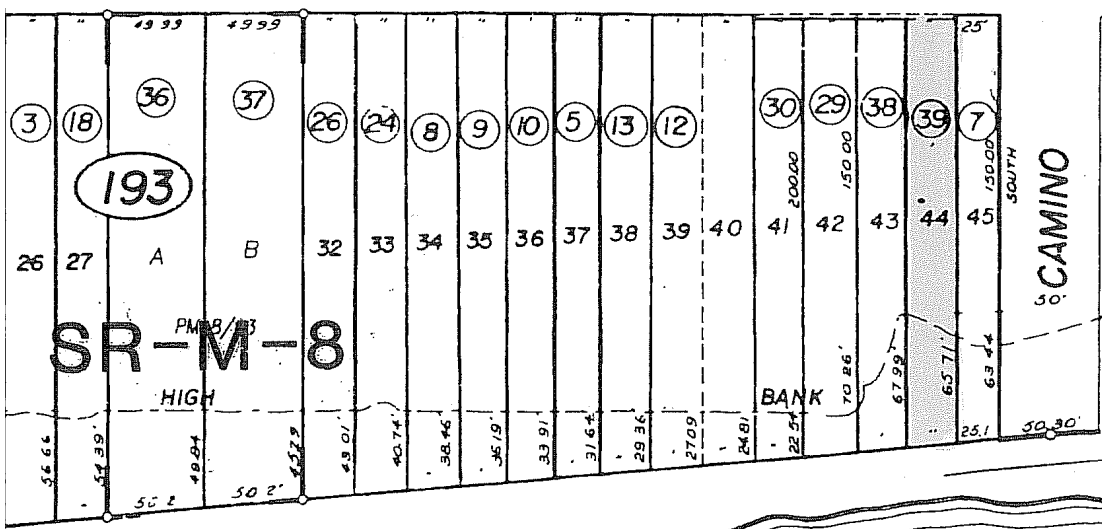
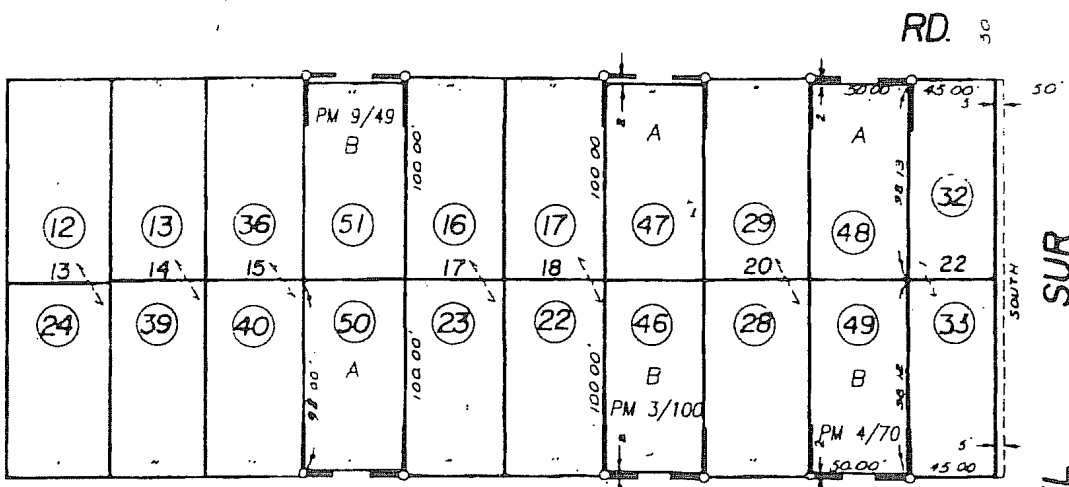
- A. Index Map
- B. Site Plan

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



1" = 100  
scale ±

20



OCEAN

All Parcels Within  
 Restricted Resources  
 Overlay District  
 Assessor's Map Bk, 075-Pg, 19  
 County of Santa Barbara, Calif.  
 and GOL  
 Overlay District

10/01 193-20 into 193-44, 45

**NOTICE**  
 Parcels are for tax assessment  
 only and do not indicate either  
 utility or a valid building site.



