



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: Kingsbury Deck Removal and SFD Cutback
6563 Del Playa Drive, Isla Vista
11EMP-00000-00001

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 11EMP-00000-00001 (6563 Del Playa Drive, APN 075-213-010, Third Supervisorial District).

Summary Text:

An Emergency Permit was approved (June 7, 2011) for the emergency removal of a portion of the existing single-family dwelling, as well as the hazardous concrete and wood deck that cantilevers over the bluff top. The deck was found to be hazardous due to significant bluff erosion below the structure. All exposed concrete footings and/or caissons associated with the deck and dwelling 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 6563 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 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 is for the demolition and removal of the concrete patio and exposed caissons/footers only. P&D expects the applicant to apply for the Coastal Development Permit to validate the removal of the patio and overhanging portion of the SFD and construction of a new south facing wall on or before July 20, 2011.

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-00000-00001)

Authored by:

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