

EMERGENCY PERMIT

24EMP-00014



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.

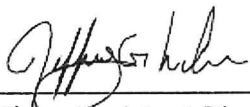
Case Name:	Camino Ruiz LLC Emergency Permit
Case Number:	24EMP-00014
Site Address:	4621 Via Roblada
APN:	063-122-003
Applicant/Agent Name:	Stephen Zimmerman
Owner Name:	Camino Ruiz LLC

PERMIT APPROVAL:

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

The project involves demolition and removal of tile surface on the balcony of an existing Single-Family Residence, demolition and removal a rotten wood railing from the balcony, demolition and removal of stucco, laith, and removal of rotten deck plywood sheeting and other components damaged by water intrusion. This project also includes the inspection of the balcony and deck surfaces, walls, and wall flashing to determine the source of water leaks and associated water damage. This emergency permit authorizes work to protect the structure from further damage from the elements, but does not include balcony reconstruction or additional work on the interior or exterior of the residence. The balcony reconstruction and any additional proposed work shall be subject to additional permits as required by Article II Coastal Zoning Ordinance. No grading is proposed. No trees are proposed for removal. The parcel will be served by the Goleta Water District, a private septic system, and the Santa Barbara County Fire District. Access will continue to be provided off of Via Roblada. The property is a 9.78-acre parcel zoned 3.5-EX-1 and shown as Assessor's Parcel Number 063-122-003, located at 4621 Via Roblada in the Eastern Goleta Valley Community Plan Area, 2nd Supervisorial District.

The Director has determined this situation constitutes an emergency in accordance with the applicable Development Code 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. The project is exempt from environmental review pursuant to CEQA Guidelines Section 15269(c), which exempts "specific actions necessary to prevent or mitigate an emergency" (see Attachment C). This permit is not valid until signed by the owner/applicant and subsequently issued by the Department upon verification that all conditions of approval requiring action prior to permit issuance are satisfied.



Jeff Wilson, Assistant Director for
Lisa Plowman, Director


12/20/2024

Date

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.

STEPHEN ZIMMERMAN	<div>Signed by:  03ACAFD386F4472...</div>	02/05/2025
Print Name	Signature	Date

PERMIT ISSUANCE:

David Billesbach		2/5/2025
Planner Name	Signature	Date

BACKGROUND:

The proposed project is located at 4621 Via Roblada in the Eastern Goleta Valley Community Plan Area. The subject property is developed with a two-story residence, detached garage, pool, cabana, bridge, water well, storage shed, and horse stable. The residence was approved via permit numbers 89-SUP-003, 91-CDP-171, 94-CDP-157, 89-ND-029. The project will address the emergency situation created by the pending failure of a balcony due to water damage, as well as water damage to the interior and exterior of the residence. It will also allow for the protection of the structure from water damage. If the balcony fails it could result in injury to anyone standing on or below the balcony, and would expose the interior of the residence to additional water damage. The project will allow for the removal and demolition of damaged balcony components, as well as removal and demolition of damaged components of the residence. This will allow for an analysis of the full extent of damage, which is needed to determine the necessary remediation actions.

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.**

The approval of this Emergency Permit will not permit or approve any violation of County Ordinance or State Law. Condition of Approval No. 2 requires that an application for the required permits necessary to validate the emergency work as permanent be submitted by the applicant no later than 30 days following the issuance of the Emergency Permit. Processing of the required follow-on permit will ensure that the project is reviewed for, and completed in compliance with, applicable regulations.

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.**

The proposed project to remove and demolish unsafe components of a balcony, and prevent additional water damage to the structural components of the residence is an emergency because collapse of the balcony could cause injury to people above or below the balcony, and water intrusion could cause structural damage to the residence.

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

No public comment on the proposed emergency action has been received. A mailed notice was sent to all owners within 300 feet of the parcel and all occupants within 100

feet of the parcel on Tuesday, December 12, 2024. Three notice placards for the proposed development have been posted onsite.

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

Coastal Plan Policy 3-13: Plans for development shall minimize cut and fill operations. Plans requiring excessive cutting and filling may be denied if it is determined that the development could be carried out with less alteration of the natural terrain.

Consistent. The proposed project is consistent with the policy requirement to minimize cut and fill operations because no grading is proposed.

Coastal Plan Policy 2-6: Prior to issuance of a development permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public or private services and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development. The applicant shall assume full responsibility for costs incurred in service extensions or improvements that are required as a result of the proposed project. Lack of available public or private services or resources shall be grounds for denial of the project or reduction in the density otherwise indicated in the land use plan . . .

Consistent. The proposed project is consistent with the requirement that adequate services be available to serve the proposed development because no expansion of development is proposed, and the existing development on-site is already served by the Goleta Water District, private septic, Santa Barbara County Fire, County Sheriff and existing roadways. In addition, if future changes are proposed to existing services, the applicable Can and Will Serve Letters will be required to obtain any applicable follow up permits required by Condition of Approval No. 2.

Coastal Plan Policy 4-4: In areas designated as urban on the land use plan maps and in designated rural neighborhoods, new structures shall be in conformance with the scale and character of the existing community. Clustered development, varied circulation patterns, and diverse housing types shall be encouraged.

Consistent. The proposed project is consistent with the policy requirement that structures be in conformance with the scale and character of the existing community because the scope of the Emergency Permit is only for demolition of compromised portions of an existing balcony. Rebuild of the balcony will be within the scope of review for the Coastal Development Permit required by Condition of Approval No. 2 and will be reviewed for conformance with this policy during permit processing.

Coastal Zoning Ordinance Section 35-73.1 Purpose and Intent of EX-1 One-Family Residential. The purpose of this district is to provide for residential development for the area in the Coastal Zone known as Hope Ranch. It is the intent of this district to insure

that such development protects the residential character of the area and is consistent with sound standards of public health, welfare, and safety.

Consistent. The proposed exploratory work necessary for repairs does not conflict with the residential character of the area and is necessary to maintain sound standards for public health, welfare, and safety. Once the scope of repair is determined, it will be subject to additional follow up permits as applicable.

The proposed project is consistent with all applicable policies of the Comprehensive Plan, including the Eastern Goleta Valley Community Plan, and Article II Coastal Zoning Ordinance. The post demolition development and remodel will be subject to a Coastal Development Permit with Hearing, which will only be approved once it demonstrates compliance with the standards of the Zoning regulations listed above.

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.

4. Additional finding required for sites within the Eastern Goleta Community Plan area. In compliance with Section 35-192.2 of the Article II Zoning Ordinance, prior to the approval or conditional approval of an application for an Emergency Permit on sites within the Eastern Goleta Community Plan area the review authority shall first find that the project meets all the applicable development standards included in the Eastern Goleta Community Plan of the Land Use Element of the Comprehensive Plan.

a. That the project meets all the applicable development standards included in the Eastern Goleta Valley Community Plan of the Coastal Land Use Plan.

The project meets all applicable development standards included in the as discussed in Section 2c, above.

b. Prior to approval of discretionary projects which would result in a net increase in water use, a finding shall be made that there is sufficient water supply available to serve existing commitments.

The project is limited to the demolition and removal of water damaged components from the existing balcony and residence, as well as temporary remediation to prevent additional water damage, which does not generate a need for increased water use.

c. That the proposed development will not adversely impact existing recreational facilities and uses.

The proposed development will not adversely impact existing recreational facilities and uses because there are no recreational facilities or uses on the subject parcel.

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 demolition and removal of tile surface on the balcony of an existing Single-Family Residence, demolition and removal a rotten wood railing from the balcony, demolition and removal of stucco, laith, and removal of rotten deck plywood sheeting and other components damaged by water intrusion. This project also includes the inspection of the balcony and deck surfaces, walls, and wall flashing to determine the source of water leaks and associated water damage. This emergency permit authorizes work to protect the structure from further damage from the elements, but does not include balcony reconstruction or additional work on the interior or exterior of the residence. The balcony reconstruction and any additional proposed work shall be subject to additional permits as required by Article II Coastal Zoning Ordinance. No grading is proposed. No trees are proposed for removal. The parcel will be served by the Goleta Water District, a private septic system, and the Santa Barbara County Fire District. Access will continue to be provided off of Via Roblada. The property is a 9.78-acre parcel zoned 3.5-EX-1 and shown as Assessor's Parcel Number 063-122-003, located at 4621 Via Roblada in the Eastern Goleta Valley Community Plan Area, 2nd 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 scope of work for remodel and balcony repair shall be subject to additional follow-on permits per the provisions 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 No. 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. **Bio-20 Equipment Storage-Construction.** The Owner/Applicant shall designate one or more construction equipment filling and storage areas to contain spills, facilitate cleanup and proper disposal and prevent contamination from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. The areas shall be no larger than 50 x 50 foot unless otherwise approved by P&D and shall be located at least 100 feet from any storm drain, waterbody or sensitive biological resources. **PLAN REQUIREMENTS:** The Owner/Applicant shall designate the storage locations on-site in accordance with this condition. **TIMING:** The Owner/Applicant shall install the area prior to commencement of construction. **MONITORING:** Building inspectors shall spot check and respond to complaints.
8. **Bio-20a Equipment Washout-Construction.** The Owner/Applicant shall designate one or more washout areas for the washing of concrete trucks, paint, equipment, or similar activities to prevent wash water from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. Note that polluted water and materials shall be contained in these areas and removed from the site as needed. The areas shall be located at least 100 feet from any storm drain, waterbody or sensitive biological resources. **PLAN REQUIREMENTS:** The Owner/Applicant shall designate the storage locations on-site in accordance with this condition. **TIMING:** The Owner/Applicant shall install the area prior to commencement of construction. **MONITORING:** Building inspectors shall spot check and respond to complaints.
10. **Noise-02 Construction Hours.** The Owner/Applicant, including all contractors and subcontractors shall limit construction activity, including equipment maintenance and site preparation, to the hours between 8:00 a.m. and 5:00 p.m. Monday through Friday. No construction shall occur on weekends or State holidays. Non-noise generating interior construction activities such as plumbing, electrical, drywall and painting (which does not include the use of compressors, tile saws, or other noise-generating equipment) are not subject to these restrictions.

Any subsequent amendment to the Comprehensive General Plan, applicable Community or Specific Plan, or Zoning Code noise standard upon which these construction hours are based shall supersede the hours stated herein. **PLAN REQUIREMENTS:** The Owner/Applicant shall provide and post a sign stating these restrictions at all construction site entries. **TIMING:** Signs shall be posted prior to commencement of construction and maintained throughout construction. **MONITORING:** Building inspectors shall spot check and respond to complaints.

11. **SolidW-03 Solid Waste-Construction Site.** The Owner/Applicant shall provide an adequate number of covered receptacles for construction and employee trash to prevent trash & debris from blowing offsite, shall ensure waste is picked up weekly or more frequently as needed, and shall ensure site is free of trash and debris when construction is complete. **PLAN REQUIREMENTS:** The site is to remain trash-free throughout construction. **MONITORING:** building inspectors shall spot check and respond to complaints.
13. **Rules-05 Acceptance of Conditions.** The Owner/Applicant's acceptance of this permit and/or commencement of use, construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the Owner/Applicant.
14. **Rules-23 Processing Fees Required.** Prior to issuance of Emergency, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.
15. **Rules-33 Indemnity and Separation.** The Owner/Applicant shall defend, indemnify and hold harmless the County or its agents or officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of this project.

Attachments:

- A. Site Plan
- B. CEQA Exemption

cc: P&D Deputy Director
Supervising Planner, P&D
P&D Planner
Coastal Program Analyst, Calif. Coastal Comm., 89 S. California Street, Ventura CA 93001

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SITE PLAN & SURVEY
1/16" = 1'-0"



STUDIO 7 ARCHITECTURE
& ALLIED ARTS
112 EAST DE LA GUERRA STREET, STUDIO 7
SANTA BARBARA, CA 93101 805-564-1800



BALCONY RESTORATION
4621 VIA ROBLADA
SANTA BARBARA CA 93110

ARCHITECTURAL SITE
PLAN

DATE	DESCRIPTION	NO.
2025-03-25	HOA SUBMITTAL 1	



SHEET NO.

A1.0

**ATTACHMENT B
NOTICE OF EXEMPTION**

TO: Santa Barbara County Clerk of the Board of Supervisors

FROM: Santa Barbara County Planning & Development

The project or activity identified below is determined to be exempt from further environmental review requirements of the California Environmental Quality Act (CEQA) of 1970, as defined in the State and County Guidelines for the implementation of CEQA.

APN: 063-122-003 **Case No.:** 24EMP-00014

Location: 4621 Via Roblada, Santa Barbara, CA 93110

Project Title: Camino Ruiz LLC Emergency Permit

Project Applicant: Stephen Zimmerman

Project Description:

The project involves demolition and removal of tile surface on the balcony, demolition and removal a rotten wood railing from the balcony, demolition and removal of stucco, laith, and paper 24" up to the house wall, and removal of rotten deck plywood sheeting and other components damaged by water intrusion. This project also includes the inspection the balcony and deck surfaces, walls, and wall flashing to determine the source of water leaks and associated water damage. This emergency permit authorizes work to protect the structure from further damage from the elements while the required Coastal Development Permit is obtained for the new balcony and remodel. No grading is proposed. No trees are proposed for removal. The parcel will be served by the Goleta Water District, a private septic system, and the Santa Barbara County Fire District. Access will continue to be provided off of Via Roblada. The property is a 9.78-acre parcel zoned 3.5-EX-1 and shown as Assessor's Parcel Number 063-122-003, located at 4621 Via Roblada in the Eastern Goleta Valley Community Plan Area, 2nd Supervisorial District.

Name of Public Agency Approving Project: Santa Barbara County Planning & Development

Name of Person or Entity Carrying Out Project: David Billesbach

Exempt Status:

☐ Ministerial
☒ Statutory Exemption
☐ Categorical Exemption

_____ Emergency Project
_____ Declared Emergency

Cite specific CEQA and/or CEQA Guidelines Section: Section 15269(c), Emergency Projects

Reasons to support exemption findings: *CEQA Guidelines* Section 15269(c) exempts “specific actions necessary to prevent or mitigate an emergency.” Emergency action is warranted in this case because the failure of the balcony could result in injury to people standing above or below the balcony and the water damage to the residence could result in future structural issues if not remediated.

The proposed project does not involve unusual circumstances, including future activities, resulting in or which might reasonably result in significant impacts which threaten the environment. The exceptions to the categorical exemptions pursuant to Section 15300.2 of the State CEQA Guidelines are:

Lead Agency Contact Person: David Billesbach

Phone #: 805 568-3319

Department/Division Representative:



Date: 2/5/2025

Acceptance Date: _____

Distribution: Hearing Support Staff

Date Filed by County Clerk: _____