



**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: June 20, 2017
Placement: Administrative
Estimated Time: N/A
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department of Glenn Russell, Ph.D. Director, (805) 568-2085
Director(s)
Contact Info: Jeff Wilson, Deputy Director, (805) 568-2518
SUBJECT: Alta Community Investment Cutback/Demo – 6757 Del Playa Cutback/Demo
Emergency Permit

County Counsel Concurrence

As to form: Yes

Other Concurrence: N/A

As to form: No

Auditor-Controller Concurrence

As to form: N/A

Recommended Actions:

That the Board of Supervisors:

- a) Receive and file this report on Emergency Permit 17EMP-00000-00005, which authorized the demolition of portions of an existing rear patio that cantilevered over the bluff face and unpermitted lower level additions to the existing multi-family residence closest to the bluff face to ensure public safety at 6757 Del Playa Drive in Isla Vista. A copy of the Emergency Permit is included herein as Attachment A; and
- b) Determine that receiving and filing this report is not a project pursuant to CEQA Guideline section 15378(b)(5), as it is an administrative government activity that will not result in direct or indirect physical changes in the environment, as specified in Attachment B of this Board Letter.

Background:

The subject property is located at 6757 Del Playa Drive, in Isla Vista. The property is currently developed with an existing legal, non-conforming, multi-family dwelling. The coastal bluff in Isla Vista is dynamic in nature and is in retreat.

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, as evaluated and determined by County Building & Safety staff and the project engineer, SASSAN Geosciences, Inc. Additionally, the as-built lower level bedroom is currently approximately only 5' from the bluff face and is currently red-tagged by Building & Safety. 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.

On March 23, 2017 the applicant/owner of the property submitted an Emergency Permit application. On March 29, 2017, the Planning and Development Department (P&D) issued an Emergency Permit for the emergency demolition (cutback) of portions of the existing rear patio (seaward) of the existing multi-family residence and the demolition of unpermitted lower level bedroom and laundry room additions to the south elevation of the existing building located at 6757 Del Playa Drive in Isla Vista. The Emergency Permit would alleviate safety hazards to residents, the property, and the public on the beach below.

On April 22, 2017, the Emergency Permit expired without the work commencing due to the unavailability of contractors to perform the work. However, while the safe portions of the building remain occupied, access to the rear patio and unpermitted additions to be removed has been blocked. Because the patio, fencing, and unpermitted portions of the structure are at continued risk of failure, the applicant submitted a new Emergency Permit application on June 2, 2017, requesting to perform the same scope of work previously approved under 17EMP-00000-00005. Access to the rear patio and vacated portions of the structure will remain blocked until such time as the contractor who has been hired can complete the work. This Board letter reports on the expired Emergency Permit.

Summary Text:

Section 35-171.2 of the Article II Coastal Zoning Ordinance authorizes the Director of the Planning and Development Department (P&D) to temporarily defer standard permit requirements of the Coastal Zoning Ordinance and issue an Emergency Permit when emergency action is warranted. Section 35-171.6 of the Article II Coastal Zoning Ordinance requires the Director to submit a written report describing the nature of the emergency and the work involved to the Board of Supervisors after issuing an Emergency Permit. This notification fulfills the ordinance requirements.

The Emergency Permit, Case No. 17EMP-00000-00005, authorized the demolition of portions of an existing rear patio that cantilevered over the bluff face and unpermitted lower level additions to the existing multi-family residence closest to the bluff face, which have been deemed unsafe to occupy. The proposed cutback would include the removal of 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.

Pursuant to Article II Coastal Zoning Ordinance Section 35-171.5.3, an Emergency Permit does not constitute an entitlement to development. Section 35-171.5.3 requires an application for a Coastal Development Permit and any discretionary permit no later than 30 days following the granting of an Emergency Permit. The follow-on Coastal Development Permit was submitted on April 27, 2017.

Pursuant to Article II Coastal Zoning Ordinance Section 35-171.5 and Condition of Approval No. 4, work must be commenced within 30 days of the issuance of the Emergency Permit and completed within 30 days after the beginning of construction. The work authorized by the Emergency Permit has not yet commenced. Therefore the Emergency Permit is now expired.

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 the Permitting budget program on page D-289 of the adopted 2016-2018 fiscal year budget. The fixed fee for an Emergency Permit is \$2,673.74. Future permitting costs will be paid by the applicants.

Attachments:

Attachment A: Emergency Permit 17EMP-00000-00005 (with Site Plans)

Attachment B: CEQA Exemption Supporting Board Receipt and File of Report

Authored by: Mark Friedlander, Planner (805) 568-2046

CC:

Coastal Program Analyst, California Coastal Commission, 89 S. California St #200, Ventura, CA 93001

