



**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: Bernes/Dannett/Fisher – 6663 Del Playa Patio Cutback 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-00000-00004, which authorized the demolition of portions of an existing concrete patio that cantilevered over the bluff face to ensure public safety at 6663 Del Playa Drive in Isla Vista. A copy of the Emergency Permit is included herein as Attachment A;
- b) Determine that issuance of the Emergency Permit is exempt from the California Environmental Quality Act (CEQA) pursuant CEQA Guideline section 15269(c), as this action was necessary to prevent or mitigate an emergency, as specified in Attachment B of this Board Letter; and
- c) 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 C of this Board Letter.

Background:

The subject property is located at 6663 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.

On January 22, 2017 approximately 12' of coastal bluff failed in a storm event, resulting in exposure of the existing concrete patio ground anchoring system at 6663 Del Playa Drive and loss of ground support below the existing patio, causing it to cantilever over the bluff face. The exposed helical screw pilings, which support the existing concrete patio, are not designed to be free standing and the project engineer confirmed that they would eventually buckle due to continued bluff erosion. This was confirmed by the County Building Official.

On March 7, 2017 the applicant/owner of the property submitted an Emergency Permit application. On March 9, 2017, the Planning and Development Department (P&D) issued an Emergency Permit for the emergency demolition (cutback) of the existing rear patio located south (seaward) of the existing multi-family residence at 6663 Del Playa Drive in Isla Vista. The Emergency Permit would alleviate safety hazards to residents, the property, and the public on the beach below. The work authorized under the Emergency Permit has been completed. This Board letter reports on the Emergency Permit.

Summary Text:

Section 35-171.2 of the Article II Coastal Zoning Ordinance authorizes the Director of 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-00000-00004, authorized the proposed demolition of approximately 10 linear feet of concrete patio that partially cantilevers over the top of the bluff face. The demolition would include the removal of an existing grade beam, three (3) helical screw pile anchors and an existing guardrail. A new 6" concrete curb and new 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. On April 5, 2017, P&D received a request to extend the timeframe needed to submit a follow on Coastal Development Permit due to additional study of the existing bluff conditions by the project engineer and coordination with ownership. P&D authorized that time extension on April 6, 2017 to extend to April 21, 2017. The follow-on Coastal Development Permit was submitted on April 21, 2017.

The work authorized under the Emergency Permit was reduced in the field to allow the existing grade beam and helical screw pile anchors to remain in place, per the updated recommendations by the project structural engineer and confirmed by the County Building Official on April 12, 2017. P&D staff will be processing the follow-on Coastal Development Permit reflect the reduced scope of work on the bluff and to allow work for additional structural cutbacks to occur during the summer dry season.

Issuance of the Emergency Permit was consistent with the Coastal Land Use Plan and the Article II Coastal Zoning Ordinance, as the action provided an immediate response to an emergency situation in the interest of health, safety, and public welfare. P&D granted the Emergency Permit based on a statutory exemption (CEQA Guidelines Section 15269(c)) due to the imminent risk of patio failure and the need to prevent or mitigate the potential safety hazard to residents, on-site property and the public beach area below. A copy of the CEQA Exemption is included herein as Attachment B.

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-00000-00004 (with Site Plans)

Attachment B: CEQA Exemption Supporting Emergency Permit

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

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

cc:

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