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CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA  
7 SOUTH CALIFORNIA ST., SUITE 200  
VENTURA, CA 93001  
(805) 641-0142

Page 1 of 3  
Permit Application No. 4-96-208  
Date 12/18/96



ADMINISTRATIVE PERMIT

APPLICANT: Al Steinman

PROJECT DESCRIPTION: Rebuild wood & glass windscreen to eliminate termite damage and extend height from 7 to 9 feet; extend existing roof overhangs from 1' 2" to 3'

PROJECT LOCATION: Moby Dick Restaurant, 220 Stearns Wharf, Santa Barbara

EXECUTIVE DIRECTOR'S DETERMINATION: The findings for this determination, and for any special conditions, appear on subsequent pages.

NOTE: P.R.C. Section 30624 provides that this permit shall not become effective until it is reported to the Commission at its next meeting. If one-third or more of the appointed membership of the Commission so request, the application will be removed from the administrative calendar and set for public hearing at a subsequent Commission meeting. Our office will notify you if such removal occurs.

This permit will be reported to the Commission at the following time and place:

Crowne Plaza - Holiday Inn - LAX  
Los Angeles, CA 90045-5463  
(310) 642-7500

January 9, 1997  
9:00 a.m.

IMPORTANT - Before you may proceed with development, the following must occur:

Pursuant to 14 Cal. Admin. Code Sections 13150(b) and 13158, you must sign the enclosed duplicate copy acknowledging the permit's receipt and accepting its contents, including all conditions, and return it to our office. Following the Commission's meeting, and once we have received the signed acknowledgement and evidence of compliance with all special conditions, we will send you a Notice of Administrative Permit Effectiveness.

BEFORE YOU CAN OBTAIN ANY LOCAL PERMITS AND PROCEED WITH DEVELOPMENT, YOU MUST HAVE RECEIVED BOTH YOUR ADMINISTRATIVE PERMIT AND THE NOTICE OF PERMIT EFFECTIVENESS FROM THIS OFFICE.

PETER DOUGLAS  
Executive Director

By: Mary L. Spelle

Title: Coastal Program Analyst

STANDARD CONDITIONS:

1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date this permit is reported to the Commission. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Compliance. All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the project during its development, subject to 24-hour advance notice.
6. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
7. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

EXECUTIVE DIRECTOR'S DETERMINATION (continued):

The Executive Director hereby determines that the proposed development is a category of development which, pursuant to PRC Section 30624, qualifies for approval by the Executive Director through the issuance of an administrative permit. Subject to Standard and Special Conditions as attached, said development is in conformity with the provisions of Chapter 3 of the Coastal Act of 1976, will not prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3, and will not have any significant impacts on the environment within the meaning of the California Environmental Quality Act. If located between the nearest public road and the sea, this development is in conformity with the public access and public recreation policies of Chapter 3.

FINDINGS FOR EXECUTIVE DIRECTOR'S DETERMINATION:

The proposed development consists of minor repairs and modifications to an existing restaurant on Stearns Wharf. (See Exhibits 1-4.)

The project consists of rebuilding an existing wood and glass windscreen on the west side of the restaurant to eliminate termite damage. The rebuilt wind screen height will be increased two feet, from 7 feet to 9 feet to provide additional wind screen protection to restaurant patrons. The height will be lower than the roof line of the restaurant. Additionally, the roof overhangs on the restaurant will be extended 2'-10", from 1'-2" to a total of 3' to provide additional protection from the elements. The modifications will not increase the seating capacity of the restaurant, or otherwise increase the intensity of use of the facility, affect public access, or have any effect on the public views from Stearns Wharf.

The Executive Director therefore finds that the proposed project is consistent with all applicable policies of the Coastal Act, and is in conformity with the public access and public recreation policies of Chapter 3..

SPECIAL CONDITIONS:

None

ACKNOWLEDGMENT OF PERMIT RECEIPT/ACCEPTANCE OF CONTENTS:

I/We acknowledge that I/we have received a copy of this permit and have accepted its contents including all conditions.

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Applicant's Signature

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Date of Signing

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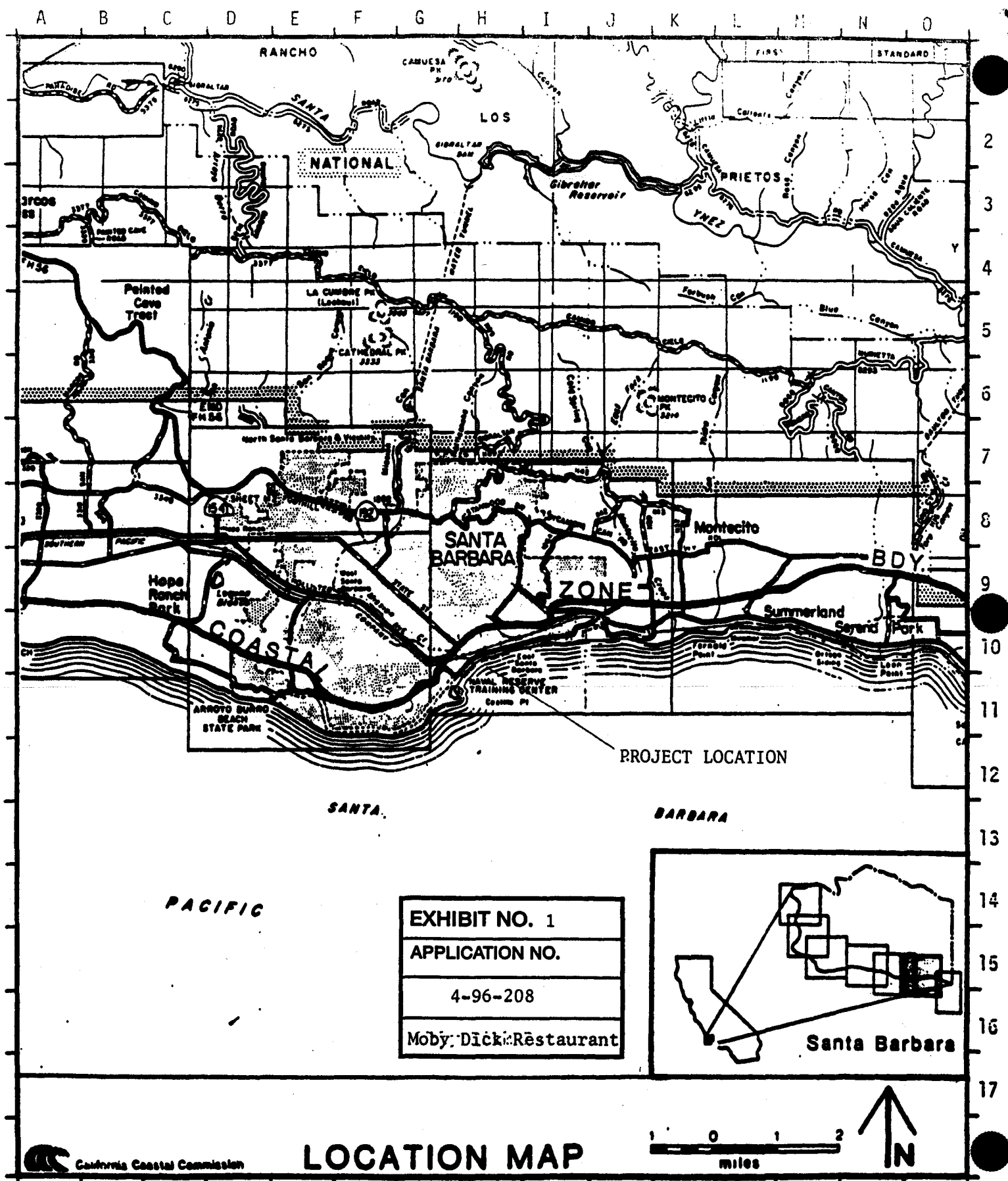
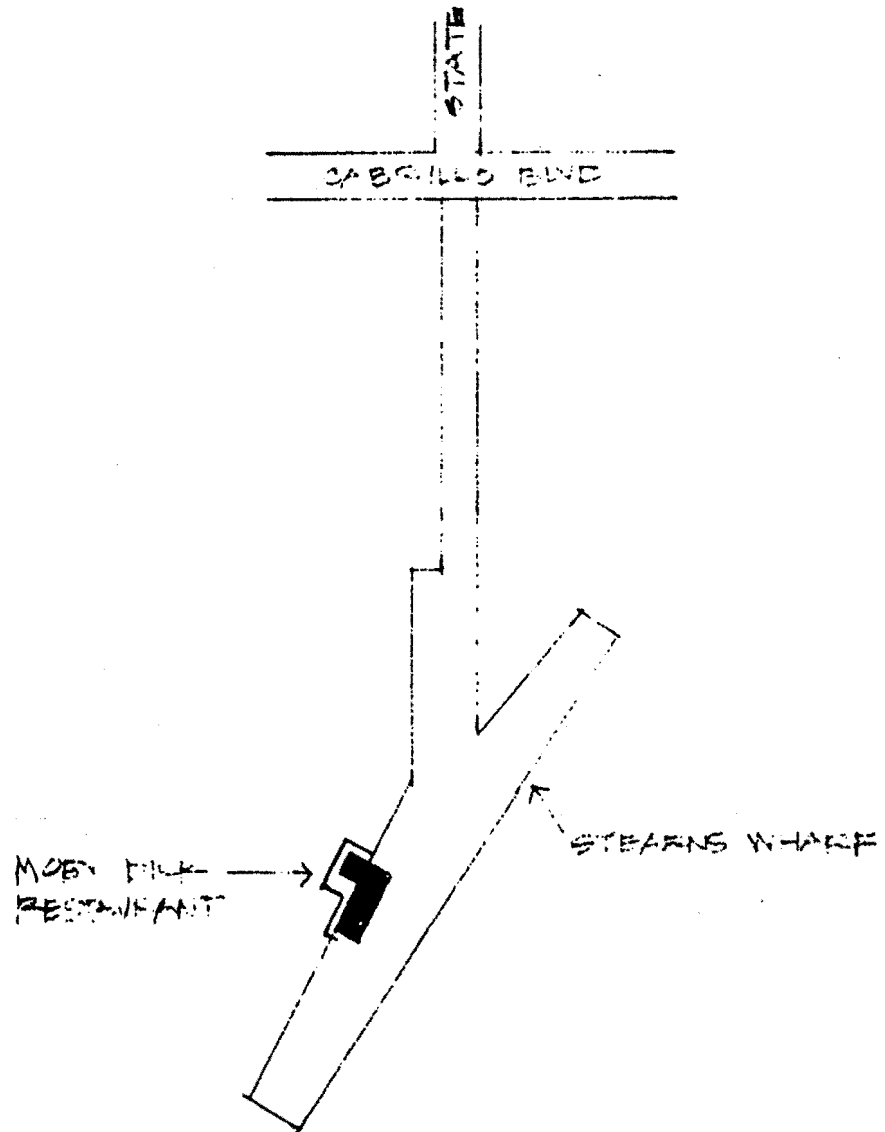


EXHIBIT NO.	2
APPLICATION NO.	
	4-96-208
	Moby Dick Restaurant



SITE PLAN & VICINITY MAP

NO SCALE

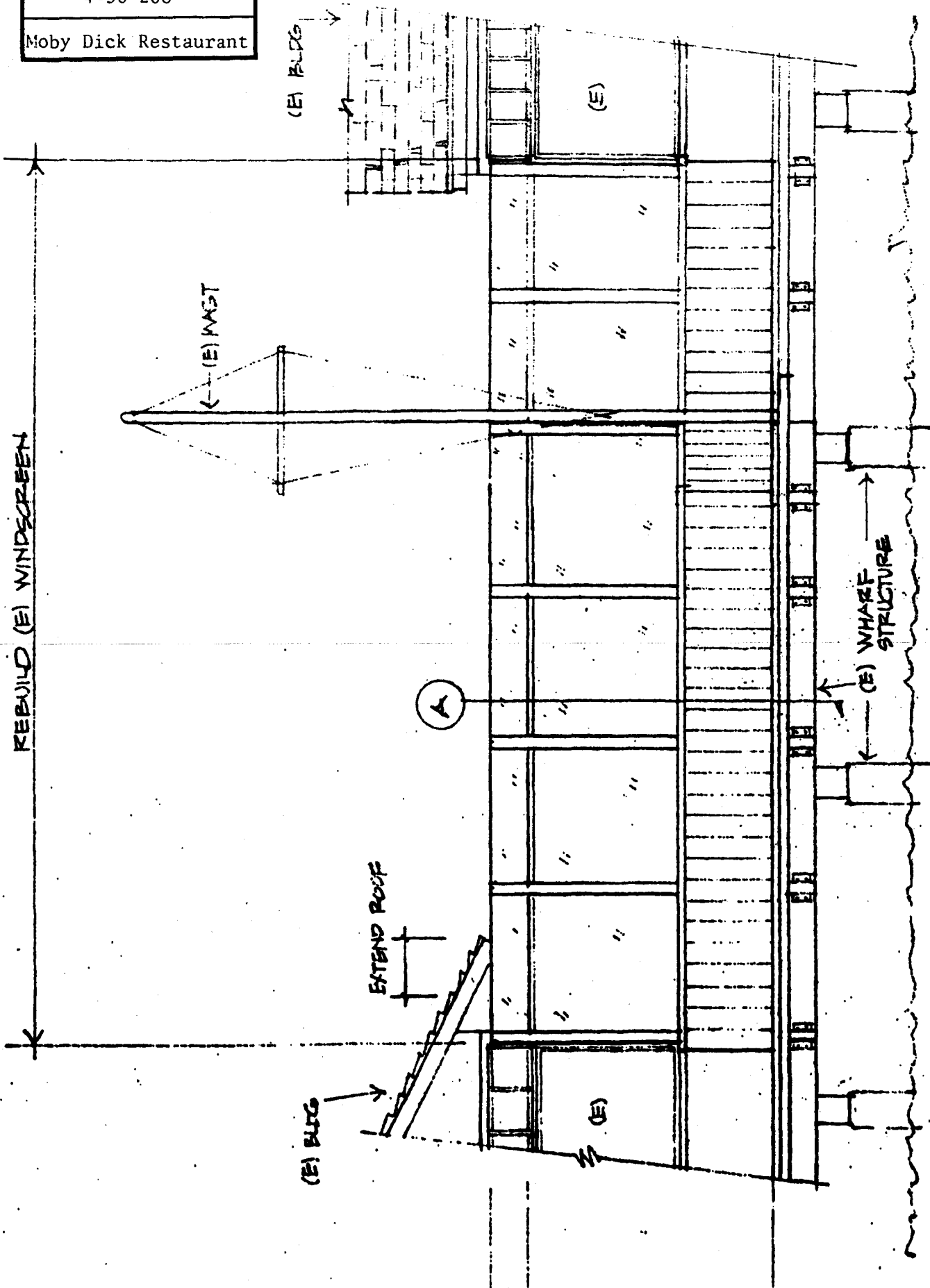


EXHIBIT NO. 3

APPLICATION NO.

4-96-208

Moby Dick Restaurant



WEST ELEVATION

EXHIBIT NO. 4

APPLICATION NO.

4-96-208

Moby Dick Restaurant

