

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
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Long Beach, CA 90802
(562) 590-5071



F14a

A-5-LGB-19-0010 (Surf & Sand Resort)

April 16, 2021

Ex Partes

EX PARTE COMMUNICATION DISCLOSURE FORMFiled by Commissioner: Steve Padilla

- 1) Name or description of project: Application No. A-5-LGB-19-0010 (Surf & Sand Resort, Laguna Beach)
- 2) Date and time of receipt of communication: April 12, 2021 at 2:00pm
- 3) Location of communication: Web Conference
(If not in person, include the means of communication, e.g., telephone, e-mail, etc.)
- 4) Identity of person(s) initiating communication:
Danielle Wilson
- 5) Identity of person(s) on whose behalf communication was made:
UNITE Here Local 11
- 6) Identity of persons(s) receiving communication:
Commissioner Steve Padilla
- 7) Identity of all person(s) present during the communication:
Danielle Wilson, Jonah Breslau, Jordan Sisson, Commissioner Padilla and his staff member Tony Cruz

Complete, comprehensive description of communication content (attach complete set of any text or graphic material presented):

I had a meeting with representatives from UNITE Here who expressed concerns with the approvals requested by the applicant. Specifically, they expressed concerns about modifications proposed far exceeding repair and maintenance and pointed to many past development actions undertaken either without proper permitting and documentation or compliance review. They asserted their opinion that an examination of the cumulative changes to the site is absent and thus no baseline of original development of the site can be ascertained. They provided examples of what they consider problematic areas of development that occurred on the site including the area with a wedding pavilion which was permitted in 1989, the area converted into a spa in 2001, and the sandcastle building which underwent renovations in 2001. They requested the commission consider all these issues collectively as part of this application and treat elements as after the fact permits.

4/12/21

Date

 Signature of Commissioner

EXPARTE COMMUNICATION DISCLOSURE FORM

Filed by Commissioner Donne Brownsey

1) Name or description of project: W 18 a on April 14, 2021 agenda Ap No 5-20-0397 SVBSM LLC (private club) and Item F14 a on April 16, 2021 Agenda Ap No. A-5-LGB-19-0010, Surf and Sand Resort and AB 964

2) Date and time of receipt of communication:
April 13, 2021, 3:30-4:15pm

3) Location of communication
By Zoom

4) Identity of person(s) initiating communication:
Danielle Wilson with Unite Here

5) Identity of person(s) on whose behalf communication was made:
Unite Here, Jonah Breslau

6) Identity of persons(s) receiving communication:
Donne Brownsey

7) Identity of all person(s) present during the communication:
Brownsey, Wilson and Breslau

Complete, comprehensive description of communication content:

RE: SLBVM, the private club, Wilson stated that their members object to private clubs and that they believe that this project interferes with public access. They believe that a private club is not visitor serving and that this will not maximize public access to the coast.

RE: Surf and Sand Resort: there were 3 issues related to this permit of concern although the overarching issue is disagreement with staff recommendation to establish a baseline for cumulative impact analysis since Unite Here asserts that there have been prior instances of unpermitted development. 1) A wedding pavillion was approved in 1989 but then disappeared and was replaced in 1998 with an unpermitted deck that exceeded the dimensions of the pavillion and went right up to the bluff's edge. 2) There was no explanation in the staff report re: the Spa and its approval and details on when it was built and then was demolished in 2001. 3) There is concern that the Courtyard Building development into the Sandcastle Building went beyond repair and maintenance. Breslau reviewed plans which he will email to me and will forward to the staff under separate cover.

AB 964 which is legislation sponsored by Unite Here that creates an exclusion from the Coastal Act for short term rental ordinances. We discussed their issues of concern which are primarily that the Commission defines their authority in these matters as an intensification of use under the Coastal Act. Unite Here believes this is erroneous. They also reject the staff analysis on the history of low cost accommodations and the analysis of the economics of low cost accommodations in the Coastal Zone.

Date April 13, 2021



Signature of Commissioner Donne Brownsey