

SANTA BARBARA COUNTY BOARD AGENDA LETTER



Clerk of the Board of Supervisors
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Agenda Number:
Prepared on: 1/24/06
Department Name: Planning and Development
Department No.: 053
Agenda Date: 2/7/06
Placement: Administrative
Estimate Time: N/A
Continued Item: NO
Document File Name: G:\GROUP\PERMITTING\CASE FILES\EMP\2000s\06 CASES\06EMP-00000-00001\BOARD_LETTER.DOC

TO: Board of Supervisors

FROM: Dianne Meester, Assistant Director
Planning and Development

STAFF CONTACT: Errin Briggs, Planner (568-2047)
Development Review Division – South

Peter Imhof, Supervising Planner (568-2518)
Development Review Division – South

SUBJECT: **Biltmore/ Coral Casino Emergency Seawall Repair,**
Case No. 06EMP-00000-0001
1281 Channel Drive, APN 009-353-015, First Supervisorial District

Recommendation:

Staff recommends that the Board of Supervisors take the following action:

1. Receive and file this report on Emergency Permit Case No. 06EMP-00000-00001

Alignment with Board Strategic Plan:

The recommendation is primarily aligned with Goal No. 2. A Safe and Healthy Community in Which to Live, Work, and Visit.

Executive Summary and Discussion:

Pursuant to Section 35-171.6 of Article II of the County Coastal Zoning Ordinance, when an Emergency Permit is issued, the Director of Planning and Development is required to provide a written report to the Board of Supervisors regarding the nature of the emergency and the work involved. This notification fulfills the ordinance requirements.

Conditions of approval for the issued Emergency Permit includes: a requirement that the emergency repairs do not expand the footprint of the existing seawall, limitation of construction hours from 7am to 4pm, that reconstructed protective handrails shall not obstruct views to, from or along the beach, that repairs shall not affect or alter existing public beach access, and that

heavy equipment shall not be allowed in the intertidal area. A more detailed discussion of the project and project conditions follows.

Biltmore/Coral Casino Seawall Repair

This emergency permit approved and issued to Ty Warner Hotels and Resorts, LLC on January 23, 2006, authorized the emergency reinforcement of two separate portions of the Biltmore/Coral Casino Seawall due to failures as a result of the winter storms of 2005/2006. A combination of high surf and high lunar tides removed sand from underneath the wall and physically compromised the two portions of the seawall described below. In order to protect the public, the applicant has posted signs on the beach below the failing wall and has cordoned off the area above and immediately behind the wall. The first section to be reinforced is and approximately 25-foot long section located directly in front of the Coral Casino ballroom and involves drilling holes in the existing seawall and securing it to a metal support approximately 10 feet landward of the wall. The second section to be reinforced is directly east of the public beach access stairway directly in front of the Biltmore Hotel. This approximately 25-foot section including the associated handrail will be deconstructed, supplemented with additional rock and slurry and built back up in a manner that will prevent the risk of falling onto the beach. (Please see site plan for details.) The work accomplished under the Emergency Permit is only temporarily authorized. A Coastal Development Permit (CDP) processed through normal procedures is required to permanently validate the work pursuant to Zoning Ordinance requirements.

The emergency work authorized under this Emergency Permit is limited to the coring of approximately four, 1½-inch diameter holes through an approximately 25-foot section of the existing seawall in front of the Coral Casino ballroom, trench between the failing concrete wall and the steel sheet-pile wall behind the cores, and secure the two walls together with steel cables. (Please see site plan for more detail.) Once these protective measures are in place and sand has been re-deposited at the toe of the wall by natural forces, the lawn will be returned to service and the beach area can again be used by the public. This is designed as a temporary measure until the ocean climate permits replacement of the wall.

In addition, to reduce the hazard posed to the public on the beach by the failing beach access stairs opposite the Biltmore, the applicant proposes to remove precarious portions of the sandstone upper stair landing/wall/railing. The stone and concrete rubble will be placed into the void created by recent storm damage, and will be supplemented by additional rock and concrete slurry as necessary to prevent risk of the wall falling onto the beach. This will serve to stabilize and build the wall up from the base of the Casitas formation. Once this temporary measure is completed, the plywood barricades which were installed to protect the public will be removed, and only handrails necessary to protect pedestrians will be put in place.

All materials involved in these temporary repairs would be removed when these areas are reconstructed in the Spring of 2006.



Figure 1: Biltmore/Coral Casino Seawall Failures

Mandates and Service Levels:

No change to programs or service level.

Fiscal and Facilities Impacts:

County costs for the preparation of the emergency permit are reimbursed by the applicant in conformance with the current board-approved fee resolution. The project causes no fiscal or facilities impacts to the County.

Special Instructions:

None.

Concurrence:

None.

Attachments:

Emergency Permit (06EMP-00000-00001 issued 1/23/06)

- cc: Mike Cooney, First District Planning Commissioner
- Dianne Meester, Assistant Director, P&D
- Steve Chase, Deputy Director, Development Review -South, P&D
- Peter Imhoff, Supervising Planner, Development Review -South, P&D
- Errin Briggs, Planner, Development Review -South, P&D