

CAPISTRANO BAY DISTRICT  
AGENDA REPORT  
*June 27th, 2017*

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*Shoreline Committee*

## **ITEM 7a**

### State Assembly Bill 1129 (Stone)

#### AB1129

The bill was moved to the inactive file because it did not get the votes needed on the Assembly floor to pass. This means it is dead for now but remember that the Coastal Commission will continue to push against property rights and another similar bill might show up in the future.

#### Brief Summary of AB1129

The intent of bill was to create the ability of the Coastal Commission to fine private citizens without the burden of taking them to court.

A second and largely undesirable component of this bill would have allowed the Coastal Commission to define the term "existing structure" to only apply to any constructed object i.e., home, shed, patio, garage, etc., which was in place on January 1, 1977 and has not been remodeled more than 50% since that time (that was over 40 years ago).

Should this bill have become a law, if you own a coastal property and wish to protect it, repair it or otherwise obtain a permit to do anything with it from the California Coastal Commission, you will be treated as a non-conforming structure that is by definition not entitled to the same Constitutional protections as other properties outside of the coastal zone. Additionally, if you have done any seawall repair work on your property, without a full coastal Development Permit, you would be in violation and subject to fines up to \$15,000 per violation, per day until the item is corrected to the complete satisfaction of the CA Coastal Commission and they could impose these fines without even taking you to court.