

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT OFFICE
45 FREMONT, SUITE 2000
SAN FRANCISCO, CA 94105-2219
(415) 904-5260 FAX (415) 904-5400
www.coastal.ca.gov

Th9

NORTH CENTRAL COAST DISTRICT DEPUTY DIRECTOR'S REPORT

For the

September Meeting of the California Coastal Commission

MEMORANDUM

Date: September 11, 2008

TO: Commissioners and Interested Parties
FROM: Charles Lester, North Central Coast District Deputy Director
SUBJECT: *Deputy Director's Report*

Following is a listing for the waivers, emergency permits, immaterial amendments and extensions issued by the North Central Coast District Office for the September 11, 2008 Coastal Commission hearing. Copies of the applicable items are attached for your review. Each item includes a listing of the applicants involved, a description of the proposed development, and a project location.

Pursuant to the Commission's direction and adopted procedures, appropriate notice materials were sent to all applicants for posting at the project site. Additionally, these items have been posted at the District office and are available for public review and comment.

This report may also contain additional correspondence and/or any additional staff memorandum concerning the items to be heard on today's agenda for the North Central Coast District.

IMMATERIAL AMENDMENTS

1. 2-07-023-A1 Morrison & Foerster, Attn: Rachel Krevans (Inverness, Marin County)

TOTAL OF 1 ITEM

DETAIL OF ATTACHED MATERIALS

REPORT OF IMMATERIAL AMENDMENTS

The Executive Director has determined that there are no changes in circumstances affecting the conformity of the subject development with the California Coastal Act of 1976. No objections to this determination have been received at this office. Therefore, the Executive Director grants the requested Immaterial Amendment, subject to the same conditions, if any, approved by the Commission.

| <i>Applicant</i> | <i>Project Description</i> | <i>Project Location</i> |
|--|---|---|
| 2-07-023-A1 Morrison & Foerster, Attn: Rachel Krevans | Revise foundation from drilled concrete piers to concrete grade beams. Increase in spoils of 321 cubic yards to be used to fill voids created by removal of existing asphalt driveways. Amendment also includes the removal of existing portable existing 10' x 12' shed and removal of associated 20' x 20' concrete slab. | 12700 Sir Francis Drake Blvd., Inverness (Marin County) |

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NOTICE OF PROPOSED PERMIT AMENDMENT

TO: All Interested Parties
 FROM: Peter Douglas, Executive Director *by PD*
 DATE: August 22, 2008
 SUBJECT: **Permit No: 2-07-023-A1**
 Granted to: Morrison & Foerster, Attn: Rachel Krevans

Original Description:

for **Demolish and reconstruct a single-family residence on its existing footprint with 9 square feet of additional area. Modifications would be made to the design of the residence resulting in new facades and rooflines with the maximum height of the residence reduced from 23.5 feet to 23 feet. A hot tub, exterior staircase and 234-square feet of new decking would be constructed. A photovoltaic array (twenty 32" x 62" panels) would be attached on the southern end of the roof or the southeast facing roof of the garage. Approximately 6,572 square feet of impervious asphalt driveway would be removed and replaced with 3,070 square feet of decomposed granite.**

at **12700 Sir Francis Drake Blvd., Inverness (Marin County)**

The Executive Director of the Coastal Commission has reviewed a proposed amendment to the above referenced permit, which would result in the following changes:

Revise foundation from drilled concrete piers to concrete grade beams. Increase in spoils of 321 cubic yards to be used to fill voids created by removal of existing asphalt driveways. Amendment also includes the removal of existing portable existing 10' x 12' shed and removal of associated 20' x 20' concrete slab.

FINDINGS

Pursuant to Title 14, Section 13166(b) of the California Code of Regulations this amendment is considered to be IMMATERIAL and the permit will be amended accordingly if no written objections are received within ten working days of the date of this notice. If an objection is received, the amendment must be reported to the Commission at the next regularly scheduled meeting. This amendment has been considered IMMATERIAL for the following reason(s):

Requested amendment is not a material change to the permit.

If you have any questions about the proposal or wish to register an objection, please contact Ruby Pap at the North Central Coast District office.

cc: Local Planning Dept.

Michael Mitchell

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VOICE AND TDD (415) 904-5260
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**Memorandum****September 8, 2008****To:** Commissioners and Interested Parties**FROM:** Charles Lester, Deputy Director
North Central Coast District**Re:** **Additional Information for Commission Meeting Thursday,
September 11, 2008**

| <u>Agenda Item</u> | <u>Applicant</u> | <u>Description</u> | <u>Page</u> |
|---|-------------------------|--------------------------------|--------------------|
| Th11a, Sonoma County LCP Amendment 1-06 | | Correspondence, David B. Hardy | 1 |



COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403-2829
(707) 565-1900 FAX (707) 565-1103

September 4, 2008

Mr. Doug Macmillan
Coastal Program Analyst
North Central Coast District
45 Fremont, Suite 2000
San Francisco, CA 94105-2219

SUBJECT: Sonoma County LCP Amendment, Application 1-06
Staff Report Prepared August 28, 2008

Dear Mr. Macmillan:

Thank you the opportunity to review the Commission Staff Report on the Sonoma County Housing Element updates, including the revised Coastal Zoning Ordinance sections related to second units. To ensure that the proposed amendments are consistent with the adopted Local Coastal Program, Commission staff has suggested several modifications to the County's submittal.

The most substantial modification is 1B, which would retain the County's previous provision to require a Use Permit for a second unit in the LIA and LEA agricultural zoning districts. There are approximately 156 assessor's parcels in the agricultural zoning districts in the Coastal Zone; of those, all are in the LEA Land Extensive Agriculture Zoning District. Of those approximately 30 are in Williamson Act Contracts, which don't allow second units.

The amendment the County submitted to the Commission would require only a zoning permit for the second unit in those agricultural districts. This was consistent with what the County was trying to do countywide in its Housing Element update, and consistent with the requirements of AB 1866. As we read the statute, we do not find that Section 65852.2 (a)(3) makes a distinction between a second unit in a residential district or in an agricultural zoning district. While there is reference to zoning in subsection (b), that subsection is not applicable to the matter at hand, other than to say that if a Use Permit is required, it cannot be denied if the lot is "zoned for single-family or multifamily use."

Nevertheless, the staff report does contain sound reasons for retaining the Use Permit requirement based upon the agricultural preservation policies of the LCP. This rationale is similar to that applied to properties subject to Williamson Act contracts. Relatively few parcels are involved, and PRMD has not had an application for a second unit in the Coastal Zone for several years. Consequently, we do not have any objections to the modifications as proposed, and staff will recommend that the Board of Supervisors accept them.

Please feel free to contact me at 565-1924 if you have any further questions.

Sincerely,

David B. Hardy, AICP
Supervising Planner