

**CALIFORNIA COASTAL COMMISSION**

Central Coast District Office  
725 Front Street, Suite 300  
Santa Cruz, California 95060-4508  
(831) 427-4863 FAX (831) 427-4877



# W14

## **CENTRAL COAST DISTRICT DEPUTY DIRECTOR'S REPORT**

*For the  
June Meeting of the California Coastal Commission*

### **MEMORANDUM**

Date: June 10, 2014

**TO:** Commissioners and Interested Parties  
**FROM:** Dan Carl, 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 Central Coast District Office for the June 2014 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 Central Coast District.

## ***DETAIL OF ATTACHED MATERIALS***

### ***REPORT OF REGULAR WAIVERS***

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 13250(c) and/or Section 13253(c) of the California Code of Regulations.

<b><i>Applicant</i></b>	<b><i>Project Description</i></b>	<b><i>Project Location</i></b>
<b>3-13-1336-W</b> County of San Luis Obispo General Services Agency	Structural repairs to the Cayucos Pier, including the installation of piles, cross bracing elements, T-straps, pile caps, and stringers. Pier facilities and utilities will also be repaired and/or modernized.	intersection of Cayucos Drive and Ocean Front Avenue, Cayucos, San Luis Obispo County

### ***REPORT OF DE MINIMIS WAIVERS***

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 30624.7 of the California Coastal Act of 1976.

<b><i>Applicant</i></b>	<b><i>Project Description</i></b>	<b><i>Project Location</i></b>
<b>3-14-0375-W</b> City of Pacific Grove Municipal Golf Course	Five year permit for annual maintenance of Crespi Pond including up to 200 cubic yards of aquatic vegetation removal at the municipal golf course.	77 Asilomar Blvd., Pacific Grove, Monterey County
<b>3-14-0641-W</b> Stanford University	Repair/replacement of existing exterior wood siding, aluminum windows, wood door, louvers, rain gutters, and lighting with in-kind and more durable materials (i.e., wood-look fiberboard, double-glaze vinyl windows, steel door, stainless louvers, copper rain gutters, full cut-off and shielded copper lights) at the Fisher Building, Hopkins Marine Station.	120 Ocean View Blvd., Pacific Grove, Monterey
<b>3-14-0666-W</b> Del Monte Hospitality	Construction of a 2,055 square foot breakfast room in the existing La Quinta Inn with ADA accessible restroom, food storage, and serving areas. Ground floor parking will be reconfigured and new signage will be installed.	2401 Del Monte Blvd., City of Monterey, Monterey County

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**NOTICE OF PROPOSED PERMIT WAIVER**

**Date:** May 28, 2014

**To:** All Interested Parties

**From:** Madeline Cavalieri, Central Coast District Manager  
Justin Buhr, Coastal Planner

**Subject:** **Coastal Development Permit (CDP) Waiver 3-13-1336-W**  
Applicant: County of San Luis Obispo, General Services Agency

**Proposed Development**

Structural repairs to the Cayucos Pier, including the installation of piles, cross bracing elements, T-straps, pile caps, and stringers. Pier facilities and utilities will also be repaired and/or modernized. The Cayucos Pier is located at the intersection of Cayucos Drive and Ocean Front Avenue, in Cayucos, San Luis Obispo County.

**Executive Director's Waiver Determination**

Pursuant to Title 14, Section 13252 of the California Code of Regulations, and based on project plans and information submitted by the applicant regarding the proposed development, the Executive Director of the California Coastal Commission hereby waives the requirement for a CDP for the following reasons:

The proposed project is necessary to provide repairs which will ensure the structural integrity of the pier. The Commission's typical best management practices, including standard construction conditions, have been incorporated into the proposed project description. For environmental protection and increased longevity, replacement piles will be treated with ACZA and wrapped in polyuria. When feasible, piles will be installed with a vibratory hammer. In the instance other installation techniques must be employed, such as the use of an impact hammer, mitigation measures will be implemented to reduce noise impacts. The project includes improvements to pier facilities and utilities, such as new: lighting, plumbing, fish cleaning stations, and benches. Construction staging areas will be minimized to the maximum extent feasible to reduce the impacts on public access and the adjacent Cayucos State Beach will remain open and accessible to the public during construction. In summary, the proposed repair project appropriately minimizes adverse impacts on coastal resources and public access to the shoreline and is therefore consistent with the Chapter 3 policies of the Coastal Act.

**Coastal Commission Review Procedure**

This waiver is not valid until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission on Wednesday, June 11, 2014, in Huntington Beach, California. If three Commissioners object to this waiver at that time, then the application shall be processed as a regular CDP application.

**If you have any questions about the proposal or wish to register an objection, please contact Justin Buhr in the Central Coast District office.**

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## NOTICE OF PROPOSED PERMIT WAIVER

**Date:** May 28, 2014  
**To:** All Interested Parties  
**From:** Madeline Cavalieri, Central Coast District Manager  
Mike Watson, Coastal Planner  
**Subject:** **Coastal Development Permit (CDP) Waiver 3-14-0375-W**  
Applicant: City of Pacific Grove Municipal Golf Course

### Proposed Development

Five year permit for annual maintenance of Crespi Pond including up to 200 cubic yards of aquatic vegetation removal at the municipal golf course, 77 Asilomar Boulevard in the City of Pacific Grove.

### Executive Director's Waiver Determination

Pursuant to Title 14, Section 13238 of the California Code of Regulations, and based on project plans and information submitted by the Applicant regarding the proposed development, the Executive Director of the California Coastal Commission hereby waives the requirement for a CDP for the following reasons:

Vegetation removal and maintenance is required to maintain a balance of 70% open water and 30% vegetation coverage and to reduce eutrophication in the pond. Removal of aquatic vegetation around the perimeter and northern portion of the pond is also necessary to maintain open water and emergent wetland habitat as well as to provide adequate storage capacity for stormwater runoff prior to conveyance into Monterey Bay. Dredged material will be stockpiled on the project site adjacent to the pond to allow for dewatering and then disposed of at an appropriate offsite location. All activities will be limited to the Fall season between September 1 and November 31 each year in order to avoid California red legged frog (CRLF) breeding season. Pre-dredging surveys will be conducted by a licensed biologist to determine the presence of any CRLF in the project area. IF CRLF are found, the permittee will consult with the US Fish and Wildlife Service for adequate protocol to avoid or relocate the frogs consistent with the requirements of USFWS. Staging of materials and waste receptacles will occur on existing paved surfaces. Construction BMP's are proposed to ensure that all dredge materials and related debris are appropriately contained and disposed of to ensure that the site remains clean and debris does not migrate into Crespi Pond. In sum, the proposed project will enhance the biological productivity of Crespi Pond and will not otherwise have any adverse impact on coastal resources or public access to the shoreline.

### Coastal Commission Review Procedure

This waiver is not valid until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission on Wednesday, June 11, 2014, in Huntington Beach. If four Commissioners object to this waiver at that time, then the application shall be processed as a regular CDP application.

**If you have any questions about the proposal or wish to register an objection, please contact Mike Watson in the Central Coast District office.**

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## NOTICE OF PROPOSED PERMIT WAIVER

**Date:** May 28, 2014  
**To:** All Interested Parties  
**From:** Madeline Cavalieri, Central Coast District Manager  
Mike Watson, Coastal Planner  
**Subject: Coastal Development Permit (CDP) Waiver 3-14-0641-W**  
Applicant: Stanford University

### Proposed Development

Repair / replacement of existing exterior wood siding, aluminum windows, wood door, louvers, rain gutters, and lighting with in-kind and more durable materials (i.e., wood-look fiberboard, double-glaze vinyl windows, steel door, stainless louvers, copper rain gutters, full cut-off and shielded copper lights) at the Fisher Building, Hopkins Marine Station, 120 Ocean View Boulevard in the City of Pacific Grove.

### Executive Director's Waiver Determination

Pursuant to Title 14, Section 13238 of the California Code of Regulations, and based on project plans and information submitted by the Applicant regarding the proposed development, the Executive Director of the California Coastal Commission hereby waives the requirement for a CDP for the following reasons:

The existing exterior siding, aluminum windows, rain gutters, etc., are in poor condition, and thus replacement is necessary to maintain use of the Fisher Building and to address deferred maintenance of the structure. Replacement materials will match the original in design but be more durable. Staging of materials and waste receptacles will occur within the interior of the site and away from the shoreline. Best management practices are proposed to ensure that all waste materials and construction debris are appropriately contained and disposed of each day to ensure that the site remains clean and debris does not migrate onto nearby shoreline areas. In sum, the proposed project will retain the existing visual aesthetic of the Fisher Building and will not otherwise have any adverse impact on coastal resources or public access to the shoreline.

### Coastal Commission Review Procedure

This waiver is not valid until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission on Wednesday, June 11, 2014, in Huntington Beach. If four Commissioners object to this waiver at that time, then the application shall be processed as a regular CDP application.

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## NOTICE OF PROPOSED PERMIT WAIVER

**Date:** May 28, 2014  
**To:** All Interested Parties  
**From:** Madeline Cavalieri, Central Coast District Manager  
Mike Watson, Coastal Planner  
**Subject:** **Coastal Development Permit (CDP) Waiver 3-14-0666-W**  
Applicant: Del Monte Hospitality

### Proposed Development

Construction of a 2,055 square foot breakfast room in the existing La Quinta Inn with ADA accessible restroom, food storage, and serving areas. Ground floor parking will be reconfigured and new signage will be installed at 2401 Del Monte Boulevard in the City of Monterey.

### Executive Director's Waiver Determination

Pursuant to Title 14, Section 13238 of the California Code of Regulations, and based on project plans and information submitted by the Applicant regarding the proposed development, the Executive Director of the California Coastal Commission hereby waives the requirement for a CDP for the following reasons:

The proposed breakfast space will be constructed on the lower level of the existing motel and within the existing footprint of the structure. Parking will be reconfigured to provide the same number of spaces while upgrading ADA spaces to current standards including compliant paths of travel to the motel lobby. Sign replacement is necessary to reflect new brand (Hampton Inn). The proposed development will occur outside the public viewshed from Highway One. Staging of materials and waste receptacles will occur on existing paved surfaces. Construction BMP's are proposed to ensure that all waste materials and construction debris are appropriately contained and disposed of each day to ensure that the site remains clean and debris does not migrate into the City's storm drain system. In sum, the proposed project will retain the existing visual aesthetic of the existing motel and will not otherwise have any adverse impact on coastal resources or public access to the shoreline.

### Coastal Commission Review Procedure

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**If you have any questions about the proposal or wish to register an objection, please contact Mike Watson in the Central Coast District office.**