

**CALIFORNIA COASTAL COMMISSION**

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



# F12

## CENTRAL COAST DISTRICT DEPUTY DIRECTOR'S REPORT

*For the  
July Meeting of the California Coastal Commission*

### MEMORANDUM

Date: July 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 July 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.

<i><b>Applicant</b></i>	<i><b>Project Description</b></i>	<i><b>Project Location</b></i>
<b>3-13-0886-W</b> Christopher Dorn	Remodel an existing restaurant facility, including new siding, roofing and windows, etc., new outdoor seating for public use, a public standing bar/counter, interpretive signage, public bathrooms, and other public amenities, on the Harford Pier.	Harford Pier, Avila Beach, San Luis Obispo County
<b>3-14-0761-W</b> Tor and Michele Hanssen	Proposed 90 square foot breakfast nook addition, 167 square foot roof deck, and remodel to an existing 2,194 square foot single family residence, minor door and window alterations, and storm water infiltration.	117 16th, Pacific Grove, Monterey County
<b>3-14-0996-W</b> Pebble Beach Company	Repair eight abraded foundation columns with reinforced concrete on the Stillwater Cove Pier.	1576 Cypress Drive, Pebble Beach, Monterey County

### **REPORT OF EMERGENCY PERMITS**

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 13142 of the California Code of Regulations because the development is necessary to protect life and public property, or to maintain public services.

<i><b>Applicant</b></i>	<i><b>Project Description</b></i>	<i><b>Project Location</b></i>
<b>G-3-14-0019</b> City of Santa Cruz Public Works Department, Attn: Steve Wolfman	Authorizes emergency development including grouting existing riprap rocks together and then using concrete to backfill a sinkhole and a portion of an associated sea cave within the coastal bluff. The project site is located adjacent to a popular multiuse path.	Along West Cliff Drive between Woodrow and Columbia Avenues, City of Santa Cruz

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## NOTICE OF PROPOSED PERMIT WAIVER

**Date:** June 26, 2014  
**To:** All Interested Parties  
**From:** Madeline Cavalieri, Central Coast District Manager  
Daniel Robinson, Coastal Planner  
**Subject:** **Coastal Development Permit (CDP) Waiver 3-13-0886-W**  
Applicant: Christopher Dorn

### Proposed Development

Remodel an existing restaurant facility, including new siding, roofing and windows, etc., new outdoor seating for public use, a public standing bar/counter, interpretive signage, public bathrooms, and other public amenities, on the Harford Pier in the community of Avila Beach, San Luis Obispo County.

### Executive Director's Waiver Determination

Pursuant to Title 14, Section 13253 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 will enhance the existing, visitor-serving restaurant, which is located on the historic Harford Pier. There will be no increase in the footprint of the building to accommodate the new restaurant design, and no new piles are necessary. Proposed improvements to public access include a new outdoor seating area, which will be fully accessible at all times to the general public, a new public standing bar/counter area on the east side of the building, a new public bench just north of the outdoor seating area, two interpretive signs, and refurbished public restrooms for restaurant and other pier visitors' use. In addition, the project includes Best Management Practices for debris containment, spill prevention and response, and daily housecleaning to ensure the ocean's water quality is protected during construction. Accordingly, not only will the project not have any significant adverse impacts on coastal resources, but it will improve public access opportunities along Harford Pier.

### 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 Friday July 11, 2014 in Ventura. 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 Daniel Robinson in the Central Coast District office.**

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## NOTICE OF PROPOSED PERMIT WAIVER

**Date:** June 26, 2014  
**To:** All Interested Parties  
**From:** Madeline Cavalieri, Central Coast District Manager  
Mike Watson, Coastal Planner  
**Subject:** **Coastal Development Permit (CDP) Waiver 3-14-0761-W**  
Applicants: Tor and Michele Hanssen

### Proposed Development

Proposed 90 square foot breakfast nook addition, 167 square foot roof deck, and remodel to an existing 2,194 square foot single family residence, minor door and window alterations, and storm water infiltration at 117 16<sup>th</sup> Street in the City of Pacific Grove (APN 006-156-025).

### Executive Director's Waiver Determination

Pursuant to Title 14, Section 13250 of the California Code of Regulations, and based on project plans and information submitted by the applicant(s) 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 residence would be compatible with the size, scale, and aesthetics of the residential neighborhood in which it is located, and the project includes drainage Best Management Practices to reduce storm water runoff and remove contaminants prior to conveyance off-site. The proposed renovations were reviewed and received discretionary approval by the City's Architectural Review Board to ensure conformance with the requirements of the City's Municipal Code and the certified Land Use Plan. The project has no potential for adverse effects on coastal resources, including public access to the shoreline, and is consistent with Chapter 3 of the Coastal Act.

### Coastal Commission Review Procedure

This waiver is not valid until it has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission on Friday, July 11, 2014 in Ventura. 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 Mike Watson in the Central Coast District office.**

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## NOTICE OF PROPOSED PERMIT WAIVER

**Date:** June 26, 2014  
**To:** All Interested Parties  
**From:** Madeline Cavalieri, Central Coast District Manager  
Katie Butler, Coastal Planner  
**Subject:** **Coastal Development Permit (CDP) Waiver 3-14-0996-W**  
Applicant: Pebble Beach Company

### Proposed Development

Repair eight abraded foundation columns with reinforced concrete on the Stillwater Cove Pier, at 1576 Cypress Drive, Pebble Beach, in the Del Monte Forest Area of unincorporated Monterey 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:

Stillwater Cove Pier is an important public access amenity used by the public for boat, kayak, and SCUBA launching; fishing; and general ocean viewing. The proposed project involves placement of specialty reinforced concrete at the base of eight of the Stillwater Cove Pier's columns located close to shore. These columns experience wave action with suspended gravels and sediments that, over time, has worn the base of the columns, threatening to compromise the structural integrity of the pier. The proposed work will be done at extreme low tide to avoid contact with the intertidal area and ocean waters, and the project will involve marine protection measures, such as use of materials that are non-reactive and non-soluble with seawater, and no operation of heavy machinery below the mean high tide line. Other Best Management Practices (BMPs) will be employed throughout the project, including the collection of any debris, prevention of spills, and general good housekeeping of the site at all times. Accordingly, the project will not have any significant adverse impacts on coastal resources, including 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 Friday, July 11, 2014 in Ventura. 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 Katie Butler in the Central Coast District office.**





California Coastal Commission

# EMERGENCY COASTAL DEVELOPMENT PERMIT

Emergency CDP G-3-14-0019 (West Cliff Drive Sinkhole Stabilization)

Issue Date: June 16, 2014


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This emergency coastal development permit (ECDP) authorizes emergency development including grouting existing riprap rocks together and then using concrete to backfill a sinkhole and a portion of an associated sea cave within the coastal bluff. The project site is located adjacent to a popular multiuse path along West Cliff Drive between Woodrow and Columbia Avenues in the City of Santa Cruz (all more specifically described in the Commission's ECDP file).

Based on the materials presented by the Permittee (City of Santa Cruz Public Works Department), a sinkhole occurred adjacent to the West Cliff Drive multiuse path in March 2014. Specifically, an existing sea cave has penetrated deeply into the coastal bluff to the point where the bedrock roof of the cave has daylighted to ground surface and formed a sinkhole. Existing riprap in the sea cave has been spread out along the longitudinal axis of the cave by the intense hydraulics of focused storm waves within the cave, resulting in a ramp of riprap that extends up to the sinkhole. The sinkhole is located within seven feet of a highly used multiuse path, and the Permittee's engineering geologist states that the multiuse path will be threatened and undermined in the near future if the sinkhole is not plugged, i.e. if the sinkhole is left unrepaired, the near-vertical sidewalls of the sinkhole will erode toward the multiuse path, which will result in the path being undermined and a loss of public access along this portion of the path. The proposed emergency development is necessary to protect the popular and heavily-used West Cliff Drive multiuse path. Therefore, the Executive Director of the California Coastal Commission hereby finds that:

- (a) An emergency exists that requires action more quickly than permitted by the procedures for administrative or ordinary coastal development permits (CDPs), and that the development can and will be completed within 30 days unless otherwise specified by the terms of this ECDP; and
- (b) Public comment on the proposed emergency development has been reviewed if time allows.

The emergency development is hereby approved, subject to the conditions listed on the attached pages.

  
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Madeline Cavalieri, Central Coastal District Manager, for Charles Lester, Executive Director

Enclosures: (1) Emergency Coastal Development Permit Acceptance Form; (2) Regular Permit Application Form

cc: Mike Ferry, City of Santa Cruz Planning Department  
Rodney Cahill, P.E. Mesiti-Miller Engineering, Inc., 224 Walnut Avenue, Suite B, Santa Cruz, CA 95060

# Emergency CDP G-3-14-0019 (West Cliff Drive Sinkhole Stabilization)

Issue Date: June 16, 2014

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## Conditions of Approval

1. The enclosed ECDP acceptance form must be signed by the Permittee and returned to the California Coastal Commission's Central Coast District Office within 15 days of the date of this permit (i.e., by July 1, 2014). This ECDP is not valid unless and until the acceptance form has been received in the Central Coast District Office.
2. Only that emergency development specifically described in this ECDP is authorized. Any additional and/or different emergency and/or other development requires separate authorization from the Executive Director and/or the Coastal Commission.
3. The emergency development authorized by this ECDP must be completed within 30 days of the date of this permit (i.e., by July 16, 2014) unless extended for good cause by the Executive Director.
4. The emergency development authorized by this ECDP is only temporary, and shall be removed if it is not authorized by a regular CDP. Within 60 days of the date of this permit (i.e., by August 15, 2014), the Permittee shall submit a complete application for a regular CDP to have the emergency development be considered permanent. The Permittee is encouraged to submit an application that also requests regular CDP authorization to provide for future maintenance of any authorized protection project. The application shall include photos showing the project site before the emergency (if available), during emergency project construction activities, and after the work authorized by this ECDP is complete. The emergency development shall be removed in its entirety within 150 days of the date of this permit (i.e., by November 13, 2014) and all areas affected by it restored to their original pre-emergency development condition unless before that time the California Coastal Commission has issued a regular CDP for the development authorized by this ECDP. The deadlines in this condition may be extended for good cause by the Executive Director.
5. In exercising this ECDP, the Permittee agrees to hold the California Coastal Commission harmless from any liabilities for damage to public or private properties or personal injury that may result from the project.
6. This ECDP does not obviate the need to obtain necessary authorizations and/or permits from other agencies (e.g., Monterey Bay National Marine Sanctuary, etc.). The Permittee shall submit to the Executive Director copies of all such authorizations and/or permits upon their issuance.
7. All emergency development shall be limited in scale and scope to that specifically identified in the Emergency Permit Application Form dated received in the Coastal Commission's Central Coast District Office on May 30, 2014.
8. A licensed civil engineer with experience in coastal structures and processes shall oversee all construction activities and shall ensure that all emergency development is limited to the least amount necessary to abate the emergency.
9. All emergency construction activities shall limit impacts to coastal resources (including public recreational access and the Pacific Ocean) to the maximum extent feasible including by, at a



## Emergency CDP G-3-14-0019 (West Cliff Drive Sinkhole Stabilization)

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minimum, adhering to the following construction requirements (which may be adjusted by the Executive Director if such adjustments: (1) are deemed necessary due to extenuating circumstances; and (2) will not adversely impact coastal resources):

- a. All work shall take place during daylight hours. Lighting of the beach or intertidal area is prohibited.
- b. Construction work and equipment operations shall not be conducted seaward of the mean high water line unless tidal waters have receded from the authorized work areas.
- c. Grading of intertidal waters is prohibited.
- d. Any construction vehicles operating on the beach area shall be rubber-tired construction vehicles. When transiting on the beach, all such vehicles shall remain as high on the upper beach as possible and avoid contact with ocean waters and intertidal areas.
- e. Any construction materials and equipment placed on the beach during daylight construction hours shall be stored beyond the reach of tidal waters. All construction materials and equipment shall be removed in their entirety from the beach area by sunset each day that work occurs. The only exceptions will be for: (1) erosion and sediment controls (e.g., a silt fence at the base of the construction area) as necessary to contain rock and/or sediments in the construction area, where such controls are placed as close to the toe of the bluff as possible, and are minimized in their extent; (2) storage of larger materials beyond the reach of tidal waters for which moving the materials each day would be extremely difficult. Any larger materials intended to be left on the beach overnight must be approved in advance by the Executive Director, and shall be subject to a contingency plan for moving said materials in the event of tidal/wave surge reaching them.
- f. All construction areas shall be minimized and demarked by temporary fencing designed to allow through public access and protect public safety to the maximum extent feasible. Construction (including but not limited to construction activities, and materials and/or equipment storage) is prohibited outside of the defined construction, staging, and storage areas.
- g. The construction site shall maintain good construction site housekeeping controls and procedures (e.g., clean up all leaks, drips, and other spills immediately; keep equipment covered and out of the rain (including covering exposed piles of soil and wastes); dispose of all wastes properly, place trash receptacles on site for that purpose, and cover open trash receptacles during wet weather; remove all construction debris from the beach; etc.).
- h. All construction activities that result in discharge of materials, polluted runoff, or wastes to the beach or the adjacent marine environment are prohibited. Equipment washing, refueling, and/or servicing shall not take place on the beach. Any erosion and sediment controls used shall be in place prior to the commencement of construction as well as at the end of each work day.
- i. All accessways impacted by construction activities shall be restored to their pre-construction condition or better within three days of completion of construction. Any beach sand in the area that is impacted by construction shall be filtered as necessary to remove any construction debris.





## **Emergency CDP G-3-14-0019 (West Cliff Drive Sinkhole Stabilization)**

**Issue Date: June 16, 2014**

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- j. All exposed slopes and soil surfaces in and/or adjacent to the construction area shall be stabilized with erosion control native seed mix, jute netting, straw mulch, or other applicable best management practices (for example, those identified in the California Storm Water Best Management Practice Handbooks (March, 1993)). The use of non-native invasive species (such as ice-plant) is prohibited.
  - k. All contractors shall ensure that work crews are carefully briefed on the importance of observing the construction precautions given the sensitive work environment. Construction contracts shall contain appropriate penalty provisions sufficient to offset the cost of retrieval/clean up of foreign materials not properly contained and/or remediation to ensure compliance with this ECDP otherwise.
  - l. The Permittee shall notify planning staff of the Coastal Commission's Central Coast District Office immediately upon completion of construction and required restoration activities. If planning staff should identify additional reasonable restoration measures, such measures shall be implemented immediately.
10. Copies of this ECDP shall be maintained in a conspicuous location at the construction job site at all times, and such copies shall be available for public review on request. All persons involved with the construction shall be briefed on the content and meaning of this ECDP, and the public review requirements applicable to it, prior to commencement of construction.
  11. A construction coordinator shall be designated to be contacted during construction should questions arise regarding the construction (in case of both regular inquiries and emergencies), and his/her contact information (i.e., address, phone numbers, etc.) including, at a minimum, a telephone number that will be made available 24 hours a day for the duration of construction, shall be conspicuously posted at the job site where such contact information is readily visible from public viewing areas, along with indication that the construction coordinator should be contacted in the case of questions regarding the construction (in case of both regular inquiries and emergencies). The construction coordinator shall record the name, phone number, and nature of all complaints received regarding the construction, and shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry.
  12. Within 30 days of completion of construction authorized by this ECDP, the Permittee shall submit site plans and cross sections prepared by a licensed civil engineer with experience in coastal structures and processes clearly identifying all development completed under this emergency authorization (comparing any previously permitted condition to both the emergency condition and to the post-work condition), and a narrative description of all emergency development activities undertaken pursuant to this emergency authorization.
  13. Failure to comply with the conditions of this approval may result in enforcement action under the provisions of Chapter 9 of the Coastal Act.
  14. The issuance of this ECDP does not constitute admission as to the legality of any development undertaken on the subject site without a CDP and shall be without prejudice to the California Coastal Commission's ability to pursue any remedy under Chapter 9 of the Coastal Act.



## **Emergency CDP G-3-14-0019 (West Cliff Drive Sinkhole Stabilization)**

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As noted in Condition 4 above, the emergency development carried out under this ECDP is at the Permittee's risk and is considered to be temporary work done in an emergency situation to abate an emergency. If the Permittee wishes to have the emergency development become permanent development, a regular CDP must be obtained. A regular CDP is subject to all of the provisions of the California Coastal Act and may be conditioned or denied accordingly.

If you have any questions about the provisions of this ECDP, please contact the Commission's Central Coast District Office at 725 Front Street, Suite 300, Santa Cruz, CA 95060, (831) 427-4863.

