

CALIFORNIA COASTAL COMMISSION

Central Coast District Office
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CENTRAL COAST DISTRICT DEPUTY DIRECTOR'S REPORT

*For the
April Meeting of the California Coastal Commission*

MEMORANDUM

Date: April 15, 2015

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 April 2015 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>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
3-15-0105-W Inns of Cannery Row	Proposed interior remodel and façade upgrades of an existing 59,321-square foot restaurant, including installation of a new exhaust hood duct. The proposed project also includes modifications to the existing City sidewalk and removal of one metered parking space to allow for the addition of outdoor restaurant seating.	654 Cannery Row, City of Monterey, Monterey County
3-15-0140-W Ostrich, Inc.	Renovation and interior remodeling of an existing 6,000-square foot restaurant into a multi-tenant retail facility, including façade upgrades, parking lot improvements, and the addition of outdoor seating.	631 Ocean View Blvd., City of Pacific Grove, Monterey 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.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
3-14-1814-W Abalonetti's Restaurant, Attn: Kevin Phillips	Improvements to an existing outdoor patio area, including installation of a corrugated metal windscreen atop an existing glass windscreen, five outdoor heaters, a fire pit, exterior string lights, and a public access sign.	57 Fisherman's Wharf, City of Monterey, Monterey County
3-15-0099-W Stanford University	Proposed resurfacing of existing paved boat wash pad and installation of new linear drain and PVC pipe that will connect to the existing sewer system at the Boat Works Building of Hopkins Marine Station.	120 Ocean View Blvd., City of Pacific Grove, Monterey County
3-15-0143-W Gary Karner	Lot line adjustment (LLA) in order to bring two existing single-family residences into conformance regarding minimum lot size, setbacks, and encroachments.	354 and 356 Mitchell Drive, Los Osos, San Luis Obispo County

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NOTICE OF PROPOSED PERMIT WAIVER

Date: April 6, 2015
To: All Interested Parties
From: Susan Craig, Central Coast District Manager
Brian O'Neill, Coastal Planner
Subject: Coastal Development Permit (CDP) Waiver 3-15-0105-W
Applicant: Inns of Cannery Row

Proposed Development

Proposed interior remodel and façade upgrades of an existing 59,321-square-foot restaurant, including installation of a new exhaust hood duct. The proposed project also includes modifications to the existing City sidewalk and removal of one metered parking space to allow for the addition of outdoor restaurant seating, at 654 Cannery Row, City of Monterey, Monterey County (APN 001-021-002-000).

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 renovates an existing commercial building and does not expand upon the current building envelope. The proposed project maintains the historic restaurant use of the building. The proposed sidewalk modifications would reduce the width of the sidewalk from 12 feet to 8 feet to allow for outdoor restaurant seating. A two-year study to monitor the proposed outdoor seating and sidewalk modification's impact on pedestrian flow has been included to ensure that the project will not have any adverse effects on public access. Depending on the results of the two-year study, the proposed outdoor seating would be retained, adjusted, or eliminated if necessary to protect public access along the City sidewalk. The project also incorporates construction Best Management Practices to control stormwater runoff and maintain good housekeeping measures at all times. The project was reviewed and received discretionary approval by the City of Monterey City Council, Planning Commission, and Architectural Review Board to ensure conformance with the requirements of the City's certified Land Use Plan.

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 April 16, 2015 in San Rafael. 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 Brian O'Neill in the Central Coast District office.

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NOTICE OF PROPOSED PERMIT WAIVER

Date: April 2, 2015
To: All Interested Parties
From: Susan Craig, Central Coast District Manager
Brian O'Neill, Coastal Planner
Subject: Coastal Development Permit (CDP) Waiver 3-15-0140-W
Applicant: Ostrich, Inc.

Proposed Development

Renovation and interior remodeling of an existing 6,000-square-foot restaurant into a multi-tenant retail facility, including façade upgrades, parking lot improvements, and the addition of outdoor seating at 631 Ocean View Boulevard, Pacific Grove, Monterey County (APN 006-084-002-000).

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 includes renovation and remodeling of an existing building and does not expand upon the existing building's envelope. The location, size, design, and operating characteristics of the proposed retail uses are compatible with existing land uses in the vicinity. The facility will greatly enhance the visitor-serving commercial offerings available to visitors of nearby Lovers Point Park. Improvements to the parking lot include designation of two Coastal Access parking spaces for use by the general public, thereby increasing public access to the coast. The proposed renovations were reviewed and received discretionary approval by the City of Pacific Grove's Planning Commission and Architectural Review Board to ensure conformance with the requirements of 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 the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission on April 16, 2015 in San Rafael. 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 Brian O'Neill in the Central Coast District office.

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NOTICE OF PROPOSED PERMIT WAIVER

Date: April 2, 2015
To: All Interested Parties
From: Susan Craig, Central Coast District Manager
Brian O'Neill, Coastal Planner
Subject: Coastal Development Permit (CDP) Waiver 3-14-1814-W
Applicant: Kevin Phillips

Proposed Development

Improvements to an existing outdoor patio area, including installation of a corrugated metal windscreen atop an existing glass windscreen, five outdoor heaters, a fire pit, exterior string lights, and a public access sign at the Abalonetti Seafood Restaurant at 57 Fisherman's Wharf I, City of Monterey, Monterey 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 includes improvements to an existing outdoor patio area and does not expand upon the existing development footprint. The exterior lights, heaters, and windscreen will allow patrons of Abalonetti restaurant to maximize use of the existing outdoor patio area in cold weather and at night. The project involves minimal construction activities and no demolition is required. The project will not impact public access to the existing view area located behind the patio and also includes a new public access sign that will direct the public toward the view area. The proposed improvements were reviewed and received discretionary approval by the City of Monterey's Architectural Review Board to ensure conformance with the requirements of the City's 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 the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission on April 16, 2015 in San Rafael. 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 Brian O'Neill in the Central Coast District office.

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NOTICE OF PROPOSED PERMIT WAIVER

Date: April 2, 2015
To: All Interested Parties
From: Susan Craig, Central Coast District Manager
Brian O'Neill, Coastal Planner
Subject: Coastal Development Permit (CDP) Waiver 3-15-0099-W
Applicant: Stanford University

Proposed Development

Proposed resurfacing of existing paved boat wash pad and installation of new linear drain and PVC pipe that will connect to the existing sewer system, at the Boat Works Building of Hopkins Marine Station at 120 Ocean Boulevard, Pacific Grove, Monterey County (APN 006-741-006 (Parcel C)).

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 includes resurfacing of an existing paved boat wash pad and does not expand upon existing development coverage. The resurfacing is necessary to provide a consistent slope on the boat wash pad to ensure that all water from boat and equipment washing activities flows to a new drain that will be connected to the existing sanitary sewer system. The State Water Resources Control Board (SWRCB) deemed this project necessary to protect water quality in the Lovers Point Marine Reserve, an Area of Special Biological Significance. The new drain will be closed when washing activities are not underway to ensure that storm water flow will comply with current SWRCB-approved practices at the project site. Barriers around the project site will be put in place to contain any dirt, debris, or particulates generated during construction. Demolition of the existing boat wash pad will be accomplished with hand tools when feasible, and any tools used with the potential to create dust will include vacuum attachments to capture particulates at or near the source. 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 the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission on April 16, 2015 in San Rafael. 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 Brian O'Neill in the Central Coast District office.

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NOTICE OF PROPOSED PERMIT WAIVER

Date: April 2, 2015
To: All Interested Parties
From: Susan Craig, Central Coast District Manager
Daniel Robinson, Coastal Planner
Subject: Coastal Development Permit (CDP) Waiver 3-15-0143-W
Applicant: Gary Karner

Proposed Development

Lot line adjustment (LLA) in order to bring two existing single-family residences into conformance regarding minimum lot size, setbacks, and encroachments, at 354 and 356 Mitchell Drive in Los Osos, in the County of San Luis Obispo.

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 LLA proposes to reconfigure three existing coastal lots into two existing coastal lots (all within the same Assessor's Parcel Number (APN): 074-081-034) adjacent to Morro, Bay to remedy existing nonconformance related to property line setbacks and encroachments onto adjacent lots. The result is that the two existing residences will no longer extend over lot boundaries and will both conform to LCP setback requirements. Further, both new lots will meet the minimum lot size of 6,000 sq. ft. for new lots in the Residential Single Family land use category. The proposed LLA will not create new buildable areas within the flood hazard zone, which is located over the northwestern portions of the existing lots. The LLA was processed and approved by the County of San Luis Obispo (SUB2013-00037/COAL13-0103) on September 8, 2014 and included 12 conditions of approval to ensure proper recording of the proposed adjustment, as well as a requirement to seek approval from the Coastal Commission because the property boundaries along a portion of the property are within the Commission's original coastal permitting jurisdiction. Upon review, and for the reasons above, the project does 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 Thursday, April 16, 2015, in San Rafael. 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 Daniel Robinson in the Central Coast District office.