

**CALIFORNIA COASTAL COMMISSION**

NORTH CENTRAL COAST DISTRICT OFFICE  
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# W21

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

*For the  
October 2016 Meeting of the California Coastal Commission*

September 29, 2016

**To:** Commissioners and Interested Parties  
**From:** Dan Carl, North Central Coast District Deputy Director

Following is a listing for the waivers, emergency permits, immaterial amendments and extensions issued by the North Central Coast District Office for the October 2016 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.

**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>Applicant</b>	<b>Project Description</b>	<b>Project Location</b>
2-16-0209-W Chris and Nina Buchbinder	Remodel of existing single-family residence including expansion of the building area by 73 square feet, conversion of a portion of the detached garage into a studio /guest room, replacement of the septic system, and demolition and reconstruction of the existing wood deck and deck retaining walls	185 Seadrift Rd, Stinson Beach, Ca 94970 (APN(s): 195-031-29)

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**NOTICE OF PROPOSED PERMIT WAIVER**

**Date:** September 19, 2016

**To:** All Interested Parties

**From:** Nancy Cave, North Central Coast District Manager  
Shannon Fiala, North Central Coast Coastal Planner *ML*

**Subject:** **Coastal Development Permit (CDP) Waiver 2-16-0209-W**  
**Applicant:** Chris and Nina Buchbinder

**Proposed Development**

Remodel of existing single-family residence including expansion of the building area by 73 square feet, conversion of a portion of the detached garage into a studio /guest room, replacement of the septic system, and demolition and reconstruction of the existing wood deck and deck retaining walls, located at 185 Seadrift Road, Marin County (APN: 195-031-29).

**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 regarding the proposed development, the Executive Director of the California Coastal Commission hereby waives the requirement for a CDP for the following reasons:

As proposed, the project will not have any significant adverse impacts on coastal resources. The remodel comprises infill development and will not increase the height or alter the façade of the existing residence. The project includes construction best management practices for erosion control and will not require excavation or grading. The new septic system design accounts for coastal hazards over the life of the development and will ensure the protection of water quality. For the reasons above, the proposed project is consistent with Chapter 3 of the Coastal Act and the certified Marin County Local Coastal Program.

**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 October 5, 2016, in Ukiah. 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 Shannon Fiala in the North Central Coast District office.**