

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT OFFICE
45 FREMONT, SUITE 2000
SAN FRANCISCO, CA 94105-2219
(415) 904-5260

www.coastal.ca.gov

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NORTH CENTRAL COAST DISTRICT DEPUTY DIRECTOR'S REPORT

For the

October Meeting of the California Coastal Commission

MEMORANDUM

Date: October 11, 2006

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 October 11, 2006 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.

EMERGENCY PERMITS

1. 2-06-013-G Andrew Kampe (Pescadero, San Mateo County)

IMMATERIAL AMENDMENTS

1. 2-03-025-A2 Three Sons, L.L.C. (Marshall, Marin County)

TOTAL OF 2 ITEMS

DETAIL OF ATTACHED MATERIALS

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>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
2-06-013-G Andrew Kampe	Construction of two temporary gabion walls on the bluff face located northwest (Location 1) and west (Location 2) of the existing house, approximately 24-foot-long 15-foot-high and 36-foot-long 6-foot-high respectively, to protect a single family home in danger from erosion. Gabion walls to remain in place on a temporary basis, for a time-period stipulated in the follow-up coastal development permit, until such time that the home is relocated to a safe distance from the bluff edge.	12901 Cabrillo Highway (seawall on the west side of the property), Pescadero (San Mateo County)

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>
2-03-025-A2 Three Sons, L.L.C.	Construction of additional decks on Cottages C3 and C5. Cottage C3: Alter boardwalk access and change the point of entry from bedroom by adding 112 sq.ft. of cantilevered deck area on the north side of the cottage. Cottage C5: Alter point of entry from kitchen - dining area by adding 90 sq.ft. of cantilevered deck area on the south side.	23240 State Route One, Marshall (Marin County)

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**EMERGENCY PERMIT**

Andrew Kampe
12901 Cabrillo Highway
Pescadero, CA 94060

Date: September 14, 2006
Emergency Permit No. 2-06-013-G

LOCATION OF EMERGENCY WORK:

12901 Cabrillo Highway (seawall on the west side of the property), Pescadero (San Mateo County) (APN(s) 086-141-010)

WORK PROPOSED:

Construction of two temporary gabion walls on the bluff face located northwest (Location 1) and west (Location 2) of the existing house, approximately 24-foot-long 15-foot-high and 36-foot-long 6-foot-high respectively, to protect a single family home in danger from erosion. Gabion walls to remain in place on a temporary basis, for a time-period stipulated in the follow-up coastal development permit, until such time that the home is relocated to a safe distance from the bluff edge.

This letter constitutes approval of the emergency work you or your representative has requested to be done at the location listed above. I understand from your information and our site inspection that an unexpected occurrence in the form of bluff failure during winter storms has caused your home to be in immediate danger from bluff erosion, and requires immediate action to prevent or mitigate loss or damage to life, health, property or essential public services. 14 Cal. Admin. Code Section 13009. The Executive Director of the Coastal Commission hereby finds that:

- (a) An emergency exists which requires action more quickly than permitted by the procedures for administrative or ordinary permits and the development can and will be completed within 30 days unless otherwise specified by the terms of this permit;
- (b) Public comment on the proposed emergency action has been reviewed if time allows;
- (c) As conditioned, the work proposed would be consistent with the requirements of the California Coastal Act of 1976.

The work is hereby approved, subject to the conditions listed on the attached page.

Sincerely,

PETER M. DOUGLAS
Executive Director

A handwritten signature in black ink, appearing to read 'Peter M. Douglas'.

By: RUBY PAP
Coastal Program Analyst

cc: Local Planning Department
B.A.G.G., Attn: A.J. Singh

Enclosures: 1) Acceptance Form; 2) Regular Permit Application Form

CONDITIONS OF APPROVAL:

1. The enclosed Emergency Permit Acceptance form must be signed by the PROPERTY OWNER and returned to our office within 15 days.
2. Only that work specifically described in this permit and for the specific property listed above is authorized. Any additional work requires separate authorization from the Executive Director.
3. The work authorized by this permit must be completed within 30 days of the date of this permit (i.e., by October 14, 2006).
4. Within 60 days of the date of this permit (i.e., by November 13, 2006), the permittee shall apply for a regular Coastal Permit to have the emergency work be considered permanent. If no such application is received, the emergency work shall be removed in its entirety within 150 days of the date of this permit (i.e., by February 11, 2007), unless this requirement is waived in writing by the Executive Director.
5. In exercising this permit, the applicant 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 permit does not obviate the need to obtain necessary authorizations and/or permits from other agencies (i.e. Dept. of Fish & Game, U.S. Fish & Wildlife, U.S. Army Corps of Engineers, State Lands Commission.)

As noted in Condition #4, the emergency work carried out under this permit is considered to be TEMPORARY work done in an emergency situation. If the property owner wishes to have the emergency work become a permanent development, a Coastal Permit must be obtained. A regular permit would be subject to all of the provisions of the California Coastal Act and may be conditioned accordingly. These conditions may include provisions for public access (such as an offer to dedicate and easement) and/or a requirement that a deed restriction be placed on the property assuming liability for damages incurred from storm waves.

If you have any questions about the provisions of this emergency permit, please call the Commission's North Central Coast District Office at the address and telephone number listed on the first page.

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**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties
FROM: Peter Douglas, Executive Director
DATE: September 22, 2006
SUBJECT: **Permit No: 2-03-025-A2**
Granted to: Three Sons, L.L.C.

Original Description:

for **To remodel and repair 2,992-square-foot restaurant, restore five cottages totaling 2,860 square feet, construct 576 square feet of cantilevered deck, repair existing pier, pedestrian boardwalk and retaining wall, create five parking spaces, construct four boat slips and one mooring, construct underground water, sewage, and utility lines, install four 1,500-gallon sewage holding tanks, restore riparian habitat, construct footbridge over a creek and trails, and remodel two-story, 1,284-square-foot structure into two overnight guest units and one employee apartment at Nick's Cove.**

at **23240 State Route One, Marshall (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:

Construction of additional decks on Cottages C3 and C5.

Cottage C3: Alter boardwalk access and change the point of entry from bedroom by adding 112 sq.ft. of cantilevered deck area on the north side of the cottage.

Cottage C5: Alter point of entry from kitchen - dining area by adding 90 sq.ft. of cantilevered deck area on the south side.

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):

The proposed changes to the previously approved project are minor in nature and will not result in any impacts to coastal resources or public access.

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.

Hanson, Bridgett, Marcus, Vlahos & Rudy LLP, Attn: Mary Mceachron