

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

January Meeting of the California Coastal Commission

MEMORANDUM

Date: January 11, 2007

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 January 11, 2007 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

1. 2-06-010-W Department Of Parks And Open Space, County Of Marin, Attn: Nancy Peake, Park Planner (Marshall, Marin County)

IMMATERIAL AMENDMENTS

1. A-2-SMC-04-009-A2 Mr. & Mrs. Keith & Cindy Waddell (Half Moon Bay, San Mateo County)

TOTAL OF 2 ITEMS

DETAIL OF ATTACHED MATERIALS

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.

Applicant	Project Description	Project Location
2-06-010-W Department Of Parks And Open Space, County Of Marin, Attn: Nancy Peake, Park Planner	Upgrade of Miller Park boat launch facility as detailed in the project description on file, including: (1) removal of existing pier and piles, and existing boarding dock; (2) rebuild existing concrete boat ramp; (3) replacement of existing boarding float and addition of a second pile supported boarding float; (4) regrading, repaving, and enlargement of existing lower parking lot and installation of stormwater treatment units; (5) installation of a prefabricated 10'9" x 19'2" ADA compliant restroom building; (6) installation of a fish cleaning station; (7) provision of electrical power to the site; and (8) installation of new signs.	Miller Park, 23260 Shoreline Highway #1, Marshall (Marin 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.

Applicant	Project Description	Project Location
A-2-SMC-04-009-A2 Mr. & Mrs. Keith & Cindy Waddell	Minor modifications to the alignment of certain limited portions of the approved access road to improve safety and fire department access. The road would remain outside Coastal Terrace Prairie. The amendment would reduce the average grade of portions of the road and the amount of retaining wall linear and square footage. The amendment would permit the length of the road to increase from approximately 3,321 feet to approximately 3,629 feet, and would revise the amount of grading from approximately 15,000 cubic yards to approximately 22,000 cubic yards, and reduce the amount of net cut from approximately 11,000 cubic yards to approximately 2,000 cubic yards.	21960 Cabrillo Highway, Half Moon Bay (San Mateo County)

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: January 8, 2007
TO: Department Of Parks And Open Space, County Of Marin, Attn: Nancy Peake, Park Planner
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver De Minimis Number 2-06-010-W

Based on project plans and information submitted by the applicant(s) named below regarding the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit, pursuant to Title 14, Section 13238 of the California Code of Regulations.

APPLICANT: **Department Of Parks And Open Space, County Of Marin, Attn: Nancy Peake, Park Planner**

LOCATION: **Miller Park, 23260 Shoreline Highway #1, Marshall (Marin County) (APN(s) 104-140-01)**

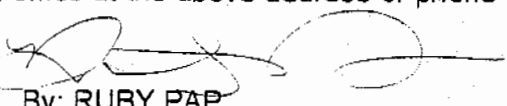
DESCRIPTION: **Upgrade of Miller Park boat launch facility as detailed in the project description on file, including: (1) removal of existing pier and piles, and existing boarding dock; (2) rebuild existing concrete boat ramp; (3) replacement of existing boarding float and addition of a second pile supported boarding float; (4) regrading, repaving, and enlargement of existing lower parking lot and installation of stormwater treatment units; (5) installation of a prefabricated 10'9" x 19'2" ADA compliant restroom building; (6) installation of a fish cleaning station; (7) provision of electrical power to the site; and (8) installation of new signs.**

RATIONALE: **Proposed development involves no significant impacts on coastal resources or public access to the shoreline. All in-water work associated with the launch ramp construction will occur between July 15 to October 15 to avoid impacts to migrating fish. A qualified biologist will be present during dewatering of the cofferdam for launch ramp construction. All pressure treated wood in decking will be coated with an inert substance to prevent leaching of harmful chemicals into Tomales Bay. All work will be conducted in full conformance with the Stormwater Pollution Prevention Plan (SWPPP) dated November 17, 2005. All construction debris will be disposed of off-site.**

IMPORTANT: This waiver is not valid unless the site has been posted AND until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission at the meeting of Thursday, January 11, 2007, in Long Beach. If four Commissioners object to this waiver, a coastal development permit will be required.

Persons wishing to object to or having questions regarding the issuance of a coastal permit waiver for this project should contact the Commission office at the above address or phone number prior to the Commission meeting date.

Sincerely,
PETER M. DOUGLAS
Executive Director


By: RUBY PAP
Coastal Program Analyst

cc: Local Planning Dept.
Pas & Associates, Attn: Paul-Andre Schabracq

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NOTICE OF PROPOSED PERMIT AMENDMENT

TO: All Interested Parties
FROM: Peter Douglas, Executive Director
DATE: January 9, 2007
SUBJECT: **Permit No: A-2-SMC-04-009-A2**
Granted to: Mr. & Mrs. Keith & Cindy Waddell

Original Description:

for **Keith & Cindy Waddell granted permit with conditions for single family home, agricultural barn, two septic systems, landscaping, grading, access road, installation of a water tank, and conversion of an agricultural well for domestic purposes on a 153-acre lot, at 21960 Cabrillo Highway, San Mateo County.**

at **21960 Cabrillo Highway, Half Moon Bay (San Mateo 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:

Minor modifications to the alignment of certain limited portions of the approved access road to improve safety and fire department access. The road would remain outside Coastal Terrace Prairie. The amendment would reduce the average grade of portions of the road and the amount of retaining wall linear and square footage. The amendment would permit the length of the road to increase from approximately 3,321 feet to approximately 3,629 feet, and would revise the amount of grading from approximately 15,000 cubic yards (13,000 c.y. cut and 2,000 c.y. fill) to approximately 22,000 cubic yards (12,000 c.y. cut and 10,000 c.y. fill).

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):

Requested amendment is not a material change to the permit.

If you have any questions about the proposal or wish to register an objection, please contact Alfred L. Wanger at the North Central Coast District office.

cc: Local Planning Dept.

Th 16a

State of California

California Coastal Commission
North Central Coast District

MEMORANDUM

TO: Commissioners and Interested Parties Date: January 9, 2007
FROM: Charles Lester, Deputy Director
North Central Coast District

SUBJECT: **Addendum to Commission Meeting for Thursday, January 11, 2007**
North Central Coast District

AGENDA # APPLICANT

NEW APPEALS

Th 16a HALF MOON BAY LCP Amendment 1-02 (Time Extension)

Letter, Ron & L.E. Schillig-Wallen, dated December 28, 2006
Letter, Donald L. Freese, dated January 2, 2007
Letter, Larry Kay, dated January 8, 2007

Ron and L.E. Schillig-Wallen
1 Sunset Terrace, Half Moon Bay, CA 94019
Phone: (650) 560-0133 / Fax: (650) 475-3LAW

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CALIFORNIA
COASTAL COMMISSION

December 28, 2006

Agenda item #Th 16a
In FAVOR of
LCP Amendment No. HMB-LCP-1-02

Rebecca K. Roth
North Central Coast District
California Coastal Commission
45 Fremont, Suite 2000
San Francisco, CA 94105-2219

Dear Ms. Roth and Commission staff members:

This letter is on behalf of a **great many residents** of **Canada Cove Senior Mobile Home Park** (CCMHP) in Half Moon Bay to encourage extension of the **City of Half Moon Bay Major Local Coastal Program Amendment 1-02 (MOBILE HOME PARK)**.

The City of Half Moon Bay (HMB) has entertained a Mobile Home Park Zoning Ordinance for us since 1975:

- An original draft Mobile Home Park Zoning Ordinance was submitted in 2001.
- The HMB Ordinance No. C-04-02 was submitted to the California Coastal Commission (CACC) on October 16, 2002.
- After much deliberation and hard work by both CACC and HMB staff, the Amendment 1-02 that is before you was submitted on February 2005.

CCMHP was established in 1972. It has 360 mobile home sites. When we purchased our home in 2004 we were told CCMHP was rated as a 5 Star Mobile Home Park and it is still one of the most beautiful in California. **As a Senior Park, homeowners are over 55 years old. Many are Social Security recipients** and have their entire life savings invested in their homes and leases.

We need the protection a Mobile Home Park Zoning would afford us (and our investments) because CCMHP is located in what has become a very prime property. We are presently zoned PUD, and therefore are potentially vulnerable to the sale of CCMHP to a large developer. The fact is that many, many California cities in Local Coastal Zones already have had Mobile Home Park Zoning Ordinances for years. Why not those of us in Half Moon Bay?

The sale of Mobile Home Parks is currently a national affordable housing problem. On May 15, 2001 the HMB City Council unanimously declared CCMHP as "a major affordable housing element in the City's housing inventory." Please let's keep it that way. **SUPPORT ZONING CCMHP AS WHAT IT IS... A MOBILE HOME PARK.**

Sincerely,

Signature on file

Ron and L.E. Schillig-Wallen

Donald L. Freese
1 Creekside Drive
Half Moon Bay
CA 94019-2373
(650) 726-6893

January 2, 2007

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Rebecca Roth, Acting Manager
California Coastal Commission
North Central Coast District
45 Fremont, Suite 2000
San Francisco, CA 94105-2219

Re: LCP AMENDMENT NO. HMB-LCP-1-02, 01/11/07 Hearing, Item # 16a

Dear Ms. Roth:

Per our telephone conversation today, I direct my response to the California Coastal Commission (CACC) NOTICE regarding LCP AMENDMENT NO. HMB-LCP- 1-02 (time extension) dated December 22, 2006, to you. I have been involved in this project to change the zoning on Cañada Cove Mobilehome Park (CCMHP) from PUD to MHP since the beginning in 2001 (some six (6) years). I have a very comprehensive file on this issue and would be happy to share it with you and the CACC Commissioners at any time. If you check CACC records you will find several letters from me.

There have been several delays over this issue (that requires an LCP Amendment) during these agonizing years. The many delays have been fomented by the City of Half Moon Bay (HMB) (in particular by the City Attorney), not the CACC. It has taken as much as eight (8) months for the City Attorney to respond to recommendations and specific language suggested by CACC staff! The last straw was when knowing that the CACC had to act on this issue by January 2007, in September 2006 he delayed responding to CACC inquiries again. And, at the last minute turned the matter over to a new Acting HMB Planning Director. The new HMB Planning Director was hardly familiar with the intricacies of this issue and its history, much less have time to adequately respond. As a result, the 2006 one year CACC extension was cancelled, and essentially we are starting all over again!

I commiserate with the CACC, North Central Coast District, over their personnel changes and shortages, in particular Manager, Chris Kern and Analyst, YinLan Zhang, who were most familiar with this matter. However, surely the CACC Commissioners are capable of acting on the material presented November 7, 2006, that was in compliance with the recommendations of CACC staff. Let's not delay this matter any longer. The 700 plus Cañada Cove Senior Mobilehome Park residents deserve better treatment.

Respectfully,

Signature on file

DONALD L. FREESE

DLF/nd

cc: Marcia Raines, new Half Moon Bay City Manager



via fax to California Coastal Commission @ *82-1-415-904-5400
Monday, January 8, 2007: 4:44 pm

To: CALIFORNIA COASTAL COMMISSION
Attn: Acting District Manager Rebecca Roth

From: Larry Kay, Half Moon Bay

Subject: Pending City of Half Moon Bay Local Coastal Plan
MHP (Mobile Home Park District(s) Revisions

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COASTAL COMMISSION

I promised you documents concerning this subject related to one of the MHP Districts (Hilltop Mobile Home Park) involving citation by the Bay Area Air Quality Board. The citation was handed to only the property just south of the mobile home park and not to the park, but the citation was based upon environmental danger (dust plumes) caused by the Park's (mentioned above) industrial neighbor and their effect on elderly and all occupants of the Hilltop Mobile Home Park.

I have the completed and inspector signed form and will send it to your office.

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Further, I have in my possession the video tape, a certified copy of the September 19, 2006 Half Moon Bay City Council meeting where the City's legal counsel warned the Council they were considering an LCP amendment where they had advertised (posted) a newspaper public notice which now (at the 9-13-'06 meeting) they had altered. City Attorney Adam Lindgren went forward with grace and clarity into his ruling and explanation, but somehow the City Council "testified, admitted to" at this video taped meeting that they they would give it a try anyway. By which they meant sneaked it past the California Coastal Commission and the City's residents and electorate.

I purchased this certified tape for you and the California Coastal Commission, and will surely send it via appropriately safe mail along with quite a few other documents to show the proposed LCP MHP amendment is not cosmetic, but of substance.

I wish the documents were already in your hands, but at 11 am tomorrow morning tomorrow I undergo eye surgery in Burlingame at the Mills Surgery Center. Preparations for that slowed my delivery to you of important items, but you will have them for your study and staff's investigation during late January for your future use and recommendations.

By no means is all mentioned above which will be sent to you..

Thank you,

Signature on file

12 Sunset Terrace
Half Moon Bay, California
94019

650-712-9554

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Future Meetings: The next meetings of the Coastal Commission will be January 10-12 in Long Beach, February 14-16 in San Diego, March 14-16 in Monterey, April 11-13 in Santa Barbara, May 9-11 in LA/Orange County, June 13-15 in Marin/Sonoma County.

See future agenda items (these are items submitted to the Coastal Commission and could be scheduled on future meeting agendas).