

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT
45 FREMONT, SUITE 2000
SAN FRANCISCO, CA 94105-2219
VOICE AND TDD (415) 904-5260
FAX (415) 904-5400

**Th8****NORTH CENTRAL COAST DISTRICT
DEPUTY DIRECTOR'S REPORT****For the****January Meeting of the California Coastal Commission**

MEMORANDUM

Date: January 10, 2008

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 10, 2008 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.

NO ITEMS TO REPORT THIS MONTH

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT
45 FREMONT, SUITE 2000
SAN FRANCISCO, CA 94105-2219
VOICE AND TDD (415) 904-5260
FAX (415) 904-5400

**Memorandum****January 8, 2008****To:** Commissioners and Interested Parties**FROM:** Charles Lester, Deputy Director
North Central Coast District**Re:** **Additional Information for Commission Meeting Thursday, January 10, 2008**

<u>Agenda Item</u>	<u>Applicant</u>	<u>Description</u>	<u>Page</u>
Th10a A-2-HMB-07-30	Thomas & Eugene Pastorino	Correspondence, Kevin J. Lansing	1

January 7, 2008

California Coastal Commission
c/o North Central Coast District Office
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219
Attn: Mr. Michael Endicott, District Manager

Re: Appeal A-2-HMB-07-030, (921 Miramontes, Pastorino).

Dear Mr. Endicott:

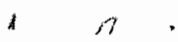
As the appellant for the above agenda item, I have reviewed the Coastal Commission staff report dated December 20, 2007. After my appeal was filed on July 23 2007, the City's Planning Commission met on November 18, 2007 and amended the Coastal Development Permit to correct the LCP violations that fall within the Coastal Commission's appeal jurisdiction, i.e., the portion of the development that lies within 100 feet of Arroyo Leon.

The current version of the project remains in violation of the City's LCP, due to the granting of a variance for minimum parcel size which: (1) is inconsistent with the intent of the City's Land Use Plan per zoning code section 18.11.020 and, (2) does meet the required findings for the granting of a variance per zoning code section 18.23.010.

On December 18, 2007, the City Council directed the Planning Department to begin the process of re-zoning other parcels that have the same Open Space Reserve (OSR) zoning as the subject parcel at 921 Miramontes.¹ This action shows that the City Council recognizes the inappropriate use of variances to address the undersize lot conditions on the remaining undeveloped OSR parcels. Effectively, the project at 921 Miramontes was fast-tracked with an illegal variance while other similarly-zoned parcels have to wait while the City processes a time consuming zoning change.

Given that the remaining LCP violations associated with 921 Miramontes fall outside the Coastal Commission's appeal jurisdiction, I hereby withdraw my appeal.

Sincerely,


/s/ **Signature on File**

Kevin J. Lansing
Appellant
359 Filbert Street
Half Moon Bay, CA 94019

¹ See City of Half Moon Bay City Council Meeting, December 18, 2007, Agenda Item 10, http://www.hmbcity.com/calendar_2007/ccagenda_121807.htm