

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT OFFICE
45 FREMONT, SUITE 2000
SAN FRANCISCO, CA 94105-2219
(415) 904-5260 FAX (415) 904-5400
www.coastal.ca.gov

F 15

NORTH CENTRAL COAST DISTRICT DEPUTY DIRECTOR'S REPORT

For the

February Meeting of the California Coastal Commission

MEMORANDUM

Date: February 8, 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 February 8, 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.

DE MINIMIS WAIVERS

1. 2-07-024-W Tom & Maggie Chan (Stinson Beach, Marin County)
2. 2-07-033-W Lewis H. & Sheana Butler (Stinson Beach, Marin 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.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<p>2-07-024-W Tom & Maggie Chan</p>	<p>Construction of a 1,780 square foot, 25 foot high single family residence with an attached 290 square foot garage, as detailed on file in the Commission's North Central Coast District office. The home will be built following the Marin County Green Building guidelines. The proposed sand filter septic system is described on file, and will be located at the front of the lot. 4 large Juniper Trees would be removed, as well as two groupings of 5-6" trees. To limit impervious areas, only small stone terrace would be used in the front entry courtyard. Landscaping would be native and drought resistant. Erosion and sediment will be controlled with downspouts and splashblocks greater than 30' from the lagoon. Fertilizers and pesticides would be minimized. Silt fences, mulching and seeding on bare soils would be employed during construction, and excavated materials will be covered to reduce erosion and control dust. Further erosion, sedimentation, and runoff control measures are detailed in the plans on file.</p>	<p>221 Seadrift Rd., Stinson Beach (Marin County)</p>
<p>2-07-033-W Lewis H. & Shcana Butler</p>	<p>Construction of a 1,542 square foot, 18'11" high, single family residence with a 421 s.f. garage and 155 s.f. boat storage, as detailed in the plans on file at the Commission's North Central Coast office. The house would be served by a water district approved sand filter septic system. The exterior of the residence would be finished with light gray stained cedar siding, zinc roof, and anodized aluminum dual glazed low-e windows/doors. Foundation would be a stiffened continuous grid-grade beam footing. The project would minimize grading and drainage would remain on site. The landscape would be native with drip irrigation. The proposed home intends to have a certified or better rating under the Marin Green Home residential standards, as further described in the file. The project will employ erosion and sediment control, runoff control and conveyance, sediment-capturing devices, chemical control, and post construction stormwater pollution prevention, as detailed in the plans on file.</p>	<p>193 Seadrift Road (Seadrift Lagoon subdivision), Stinson Beach (Marin County)</p>

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT OFFICE
45 FREMONT, SUITE 2000
SAN FRANCISCO, CA 94105-2219
(415) 904-5260 FAX (415) 904-5400
www.coastal.ca.gov

**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: January 28, 2008
TO: Tom & Maggie Chan
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver De Minimis Number 2-07-024-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: **Tom & Maggie Chan**

LOCATION: **221 Seadrift Rd., Stinson Beach (Marin County) (APN(s) 195-331-35)**

DESCRIPTION: **Construction of a 1,780 square foot, 25 foot high single family residence with an attached 290 square foot garage, as detailed on file in the Commission's North Central Coast District office. The home will be built following the Marin County Green Building guidelines. The proposed sand filter septic system is described on file, and will be located at the front of the lot. 4 large Juniper Trees would be removed, as well as two groupings of 5-6" trees. To limit impervious areas, only small stone terrace would be used in the front entry courtyard. Landscaping would be native and drought resistant. Erosion and sediment will be controlled with downspouts and splashblocks greater than 30' from the lagoon. Fertilizers and pesticides would be minimized. Silt fences, mulching and seeding on bare soils would be employed during construction, and excavated materials will be covered to reduce erosion and control dust. Further erosion, sedimentation, and runoff control measures are detailed in the plans on file.**

RATIONALE: **Proposed development will employ erosion, sediment, and runoff control measures to prevent discharge to the lagoon. The sand filter system will be located at the front of the lot, away from the lagoon. The project will utilize green building materials. The project does not block public access to the shoreline. Therefore, the proposed development involves no significant impacts on coastal resources or public access to the shoreline.**

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, February 7, 2008, in Oceanside. 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: Christine Gimmler, Marin County Community Development Agency
Stacey Ford

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT OFFICE
45 FREMONT, SUITE 2000
SAN FRANCISCO, CA 94105-2219
(415) 904-5260 FAX (415) 904-5400
www.coastal.ca.gov

**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: January 28, 2008
TO: Lewis H. & Sheana Butler
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver De Minimis Number 2-07-033-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: **Lewis H. & Sheana Butler**

LOCATION: **193 Seadrift Road (Seadrift Lagoon subdivision), Stinson Beach (Marin County)
(APN(s) 195-031-25)**

DESCRIPTION: **Construction of a 1,542 square foot, 18'11" high, single family residence with a 421 s.f. garage and 155 s.f. boat storage, as detailed in the plans on file at the Commission's North Central Coast office. The house would be served by a water district approved sand filter septic system. The exterior of the residence would be finished with light gray stained cedar siding, zinc roof, and anodized aluminum dual glazed low-e windows/doors. Foundation would be a stiffened continuous grid-grade beam footing. The project would minimize grading and drainage would remain on site. The landscape would be native with drip irrigation. The proposed home intends to have a certified or better rating under the Marin Green Home residential standards, as further described in the file. The project will employ erosion and sediment control, runoff control and conveyance, sediment-capturing devices, chemical control, and post construction stormwater pollution prevention, as detailed in the plans on file.**

RATIONALE: **The proposed development will employ erosion, sediment, and runoff control measures to prevent discharge to the lagoon. The sand filter septic system will be located at the front of the lot, away from the lagoon. The project will utilize green building materials. The project does not block public access to the shoreline. Therefore, the proposed development involves no significant impacts on coastal resources or public access to the shoreline.**

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, February 7, 2008, in Oceanside. 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: Kristina Tierney, Marin Co. Community Development Agency
Butler-Armsden Architects, Attn: Lewis W. Butler