

## 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](http://www.coastal.ca.gov)

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# NORTH CENTRAL COAST DISTRICT DEPUTY DIRECTOR'S REPORT

*For the*

*April Meeting of the California Coastal Commission*

MEMORANDUM

Date: April 11, 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 April 11, 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.

**REGULAR WAIVERS**

1. 2-07-047-W Steven A. Schwanke (Marshall, Marin County)

**DE MINIMIS WAIVERS**

1. 2-07-037-W John Osterweis; Sherry & Arno Penzias; Gerald & Elizabeth Sterns; Dan Janney & Noelle Montgomery; Shirley Moyce; Mr. & Mrs. James Kelso; Edward C. French; Mr. & Mrs. Richard C. Blum; Paul Melodia; Mr. & Mrs. Gregg Alton (Stinson Beach, Marin County)
2. 2-07-043-W San Mateo Parks Department, Attn: Samuel Herzberg, Senior Planner (Moss Beach, San Mateo County)
3. 2-08-005-W Barbara's Fishtrap Restaurant, Attn: R. Walsh (Princeton By The Sea, San Mateo County)
4. 2-08-008-W Shp Pacifica, Llc, Attn: Peter Pau (Pacifica, San Mateo County)

**EXTENSION - IMMATERIAL**

1. A-2-SMC-05-016-E1 David & Holly Brinton (Miramar, San Mateo County)

**TOTAL OF 6 ITEMS**

## DETAIL OF ATTACHED MATERIALS

### REPORT OF REGULAR WAIVERS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 13250(c) and/or Section 13253(c) of the California Code of Regulations.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<b>2-07-047-W</b> Steven A. Schwanke	Repair of approximate 90 foot section of existing revetment. Remove and off haul old broken concrete. Replace with 3x5 rip rap. Work to be done from top of slope and during low tide only; no work or equipment from the water side. No chemicals or debris to be used.	22665 Highway 1, Marshall (Marin County)

### 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>
<b>2-07-037-W</b> John Osterweis Sherry & Arno Penzias Gerald & Elizabeth Sterns Dan Jannev & Noelle	Bulkhead replacement of the ten properties fronting Bolinas Lagoon, from 307 to 329 Seadrift Road, consisting of installing approximately 750 lineal feet of new bulkhead in the same location in the Lagoon as the existing failing bulkhead for these ten properties. The purpose of this project is to re-establish the landward side of the properties fronting Bolinas Lagoon. This project will be conducted in accordance with the detailed project description titled: "Project Description For Seadrift Bulkhead Replacement" by Noble Consultants, and dated March 18, 2008, and located in the project file at the Commission's offices in San Francisco. The project includes measures to prevent construction debris from discharging into the lagoon, including the use of a floating boom with an attached curtain suspended to the lagoon bottom to capture any construction debris. All construction debris will be removed from the site and disposed of at a lawful disposal site. The project also incorporates measures to prevent cement or concrete from coming into contact with the lagoon, including the use of a fabric form liner to be installed prior to pouring cement or concrete, and pouring concrete or cement only during dry weather. All disturbed areas behind the bulkhead revegetated. Construction staging will occur in upland areas in a designated area. Construction materials will be stored on pallets, under cover and in secondary containment.	307, 309, 311, 315, 317, 319, 321, 323, 325 & 329 Seadrift Road, Stinson Beach (Marin County)

<p><b>2-07-043-W</b> San Mateo Parks Department, Attn: Samuel Herzberg, Senior Planner</p>	<p>Construction of stairs and a gravel path extending from the bluff top to the beach and a viewing platform midway as further described in the document titled: "Seal Cove Improvement Project, Fitzgerald Marine Reserve, San Mateo County Parks and Recreation Division, Coastal Development Permit Application Project Description and Environmental Protection Measures, San Mateo County Environmental Services Agency, Planning and Building Division" prepared by Sandra Etchell, and dated March 2008 (on file at the Commission's North Central District office in SF). The project includes grading of the blufftop to redirect surface sheet flows to a nearby roadside ditch. Foundation of stairs will consist of 16 drilled, cast-in place reinforced concrete piers. Excavated material will be used to fill in erosion gullies within construction zone. Stairs will consist of redwood treads, planks, posts and railings. 3 cubic yards of gravel will be placed to form the path between the two staircases and viewing platform. Environmental protection measures include erosion control and site drainage measures, water quality BMPs, construction personnel environmental awareness training, removal of non-native vegetation, including ice plant, and nesting bird protections.</p>	<p>Cypress Avenue &amp; Beach Way (Seal Dove, Fitzgerald Marine Reserve), Moss Beach (San Mateo County)</p>
<p><b>2-08-005-W</b> Barbara's Fishtrap Restaurant, Attn: R. Walsh</p>	<p>Lot line adjustment within an existing parking lot. No new physical development is proposed.</p>	<p>281 Capistrano Road, Princeton By The Sea (San Mateo County)</p>
<p><b>2-08-008-W</b> Shp Pacifica, Llc, Attn: Peter Pau</p>	<p>Minor changes to development previously approved under 2-07-039-W, consisting of (1) relocation of a trash enclosure, (2) relocation of on-ground cellular equipment and (3) relocation of a small portion of a curb. Also, addition of a new electrical transformer, not previously approved, which will be located at the rear of the building.</p>	<p>5550 Coast Highway, Pacifica (San Mateo County)</p>

**REPORT OF EXTENSION - IMMATERIAL**

<b><i>Applicant</i></b>	<b><i>Project Description</i></b>	<b><i>Project Location</i></b>
<p><b>A-2-SMC-05-016-E1</b> David &amp; Holly Brinton</p>	<p>Subdivision of a 32,694 sq.ft. residentially-developed parcel into three residential parcels: 1) an approximately 5,788 square foot parcel; 2) an approximately 5,850 square foot parcel, and; 3) an approximately 21,056 square foot parcel.</p>	<p>3260 Cabrillo Highway (Unincorporated San Mateo County), Miramar (San Mateo County)</p>

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: March 19, 2008  
TO: Steven A. Schwanke  
FROM: Peter M. Douglas, Executive Director  
SUBJECT: Waiver of Coastal Development Permit Requirement:  
**Waiver Number 2-07-047-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 13252 of the California Code of Regulations.

APPLICANT: Steven A. Schwanke

LOCATION: 22665 Highway 1, Marshall (Marin County) (APN(s) 104-170-13)

DESCRIPTION: Repair of approximate 90 foot section of existing revetment. Remove and off haul old broken concrete. Replace with 3x5 rip rap. Work to be done from top of slope and during low tide only; no work or equipment from the water side. No chemicals or debris to be used.

RATIONALE: Proposed development involves no significant impacts on coastal resources or public access to the shoreline. This minor repair will not result in any increase in total existing encroachment along the shoreline or impacts to water quality and adjacent marine resources.

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 April 9-11, 2008, in Santa Barbara. If three 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: CHARLES LESTER  
Deputy Director

Handwritten signature of Charles Lester, Deputy Director, in black ink.

cc: Local Planning Dept.

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

**DATE:** March 25, 2008

**TO:** John Osterweis; Sherry & Arno Penzias; Gerald & Elizabeth Sterns; Dan Janney & Noelle Montgomery; Shirley Moyce; Mr. & Mrs. James Kelso; Edward C. French; Mr. & Mrs. Richard C. Blum; Paul Melodia; Mr. & Mrs. Gregg Alton

**FROM:** Peter M. Douglas, Executive Director

**SUBJECT:** Waiver of Coastal Development Permit Requirement:  
**Waiver De Minimis Number 2-07-037-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:** John Osterweis; Sherry & Arno Penzias; Gerald & Elizabeth Sterns; Dan Janney & Noelle Montgomery; Shirley Moyce; Mr. & Mrs. James Kelso; Edward C. French; Mr. & Mrs. Richard C. Blum; Paul Melodia; Mr. & Mrs. Gregg Alton

**LOCATION:** 307, 309, 311, 315, 317, 319, 321, 323, 325 & 329 Seadrift Road, Stinson Beach (Marin County) (APN(s) 195-310-26, 195-310-27, 195-310-28, 195-310-29, 195-310-34, 195-310-35, 195-310-36, 195-310-37, 195-310-58, 195-310-59, 195-310-60, 195-310-61, 195-320-66, 195-320-67, 195-320-70)

**DESCRIPTION:** Bulkhead replacement of the ten properties fronting Bolinas Lagoon, from 307 to 329 Seadrift Road, consisting of installing approximately 750 lineal feet of new bulkhead in the same location in the Lagoon as the existing failing bulkhead for these ten properties. The purpose of this project is to re-establish the landward side of the properties fronting Bolinas Lagoon. This project will be conducted in accordance with the detailed project description titled: "Project Description For Seadrift Bulkhead Replacement" by Noble Consultants, and dated March 18, 2008, and located in the project file at the Commission's offices in San Francisco. The project includes measures to prevent construction debris from discharging into the lagoon, including the use of a floating boom with an attached curtain suspended to the lagoon bottom to capture any construction debris. All construction debris will be removed from the site and disposed of at a lawful disposal site. The project also incorporates measures to prevent cement or concrete from coming into contact with the lagoon, including the use of a fabric form liner to be installed prior to pouring cement or concrete, and pouring concrete or cement only during dry weather. All disturbed areas behind the bulkhead revegetated. Construction staging will occur in upland areas in a designated area. Construction materials will be stored on pallets, under cover and in secondary containment.

**RATIONALE:** The project incorporates measures to contain construction debris and concrete and cement, and to prevent their discharge to the lagoon. The new replacement bulkhead would be located in the exact same footprint as the bulkhead being replaced and would not extend further into the Lagoon. Therefore, the proposed development involves no significant impacts on coastal resources.

**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 April 9-11, 2008, in Santa Barbara. 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: Ben Berto, Marin Co. Community Development Agency  
Noble Consultants Inc., Attn: Ronald M. Noble

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

**DATE:** March 26, 2008  
**TO:** San Mateo Parks Department, Attn: Samuel Herzberg, Senior Planner  
**FROM:** Peter M. Douglas, Executive Director  
**SUBJECT:** Waiver of Coastal Development Permit Requirement:  
**Waiver De Minimis Number 2-07-043-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:** San Mateo Parks Department, Attn: Samuel Herzberg, Senior Planner

**LOCATION:** Cypress Avenue & Beach Way (Seal Dove, Fitzgerald Marine Reserve), Moss Beach (San Mateo County) (APN(s) 037-196-100)

**DESCRIPTION:** Construction of stairs and a gravel path extending from the bluff top to the beach and a viewing platform midway as further described in the document titled: "Seal Cove Improvement Project, Fitzgerald Marine Reserve, San Mateo County Parks and Recreation Division, Coastal Development Permit Application Project Description and Environmental Protection Measures, San Mateo County Environmental Services Agency, Planning and Building Division" prepared by Sandra Etchell, and dated March 2008 (on file at the Commission's North Central District office in SF). The project includes grading of the blufftop to redirect surface sheet flows to a nearby roadside ditch. Foundation of stairs will consist of 16 drilled, cast-in place reinforced concrete piers. Excavated material will be used to fill in erosion gullies within construction zone. Stairs will consist of redwood treads, planks, posts and railings. 3 cubic yards of gravel will be placed to form the path between the two staircases and viewing platform. Environmental protection measures include erosion control and site drainage measures, water quality BMPs, construction personnel environmental awareness training, removal of non-native vegetation, including ice plant, and nesting bird protections.

**RATIONALE:** Proposed development involves no significant impacts to coastal resources because it will facilitate better access to the shoreline, decrease erosion from regular foot traffic, and incorporate environmental protection measures during construction.

**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 April 9-11, 2008, in Santa Barbara. 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.  
 Sandra Etchell

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: March 26, 2008  
TO: Barbara's Fishtrap Restaurant, Attn: R. Walsh  
FROM: Peter M. Douglas, Executive Director  
SUBJECT: Waiver of Coastal Development Permit Requirement:  
**Waiver De Minimis Number 2-08-005-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: Barbara's Fishtrap Restaurant, Attn: R. Walsh

LOCATION: 281 Capistrano Road, Princeton By The Sea (San Mateo County) (APN(s) 047-082-10, 047-081-440, 047-081-441, 047-081-442, 047-081-443, 047-081-444, 047-081-445, 047-081-446, 047-081-447, 047-081-448, 047-081-449, 047-081-450)

DESCRIPTION: Lot line adjustment within an existing parking lot. No new physical development is proposed.

RATIONALE: Proposed development involves no significant impacts on coastal resources or public access to the shoreline. The lot line adjustment would occur on an existing parking lot, which has a recorded easement for vehicle parking only. No new physical development is proposed.

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 April 9-11, 2008, in Santa Barbara. 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.  
Steven J. Balopulos

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: March 19, 2008  
TO: Shp Pacifica, Llc, Attn: Peter Pau  
FROM: Peter M. Douglas, Executive Director  
SUBJECT: Waiver of Coastal Development Permit Requirement:  
**Waiver De Minimis Number 2-08-008-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: Shp Pacifica, Llc, Attn: Peter Pau

LOCATION: 5550 Coast Highway, Pacifica (San Mateo County) (APN(s) 023-072-70, 023-072-100, 023-072-90)

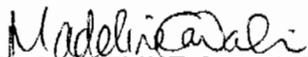
DESCRIPTION: Minor changes to development previously approved under 2-07-039-W, consisting of (1) relocation of a trash enclosure, (2) relocation of on-ground cellular equipment and (3) relocation of a small portion of a curb. Also, addition of a new electrical transformer, not previously approved, which will be located at the rear of the building.

RATIONALE: 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 April 9-11, 2008, in Santa Barbara. 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: MADELINE CAVALIERI  
Coastal Program Analyst

cc: Local Planning Dept.

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March 25, 2008

## NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that: **David & Holly Brinton**  
has applied for a one year extension of Permit No: **A-2-SMC-05-016-E1**  
granted by the California Coastal Commission on: **March 9, 2006**

for **Subdivision of a 32,694 sq.ft. residentially-developed parcel into three residential parcels: 1) an approximately 5,788 square foot parcel; 2) an approximately 5,850 square foot parcel, and; 3) an approximately 21,056 square foot parcel.**

at **3260 Cabrillo Highway (Unincorporated San Mateo County), Miramar (San Mateo County)**

Pursuant to Section 13169 of the Commission Regulations the Executive Director has determined that there are no changed circumstances affecting the proposed development's consistency with the Coastal Act. The Commission Regulations state that "if no objection is received at the Commission office within ten (10) working days of publishing notice, this determination of consistency shall be conclusive. . . and the Executive Director shall issue the extension." If an objection is received, the extension application shall be reported to the Commission for possible hearing.

Persons wishing to object or having questions concerning this extension application should contact the district office of the Commission at the above address or phone number.

Sincerely,  
PETER M. DOUGLAS  
Executive Director

A handwritten signature in black ink, appearing to read "Peter M. Douglas", written over a horizontal line.

By: RUBY PAP  
Coastal Program Analyst

cc: Local Planning Dept.