

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

W4

NORTH CENTRAL COAST DISTRICT DEPUTY DIRECTOR'S REPORT

For the

January Meeting of the California Coastal Commission

MEMORANDUM

Date: January 7, 2009

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 7, 2009 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. 2-08-019-W City Of Pacifica, Attn: Elizabeth Claycomb (Pacifica, San Mateo County)

TOTAL OF 1 ITEM

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>2-08-019-W City Of Pacifica, Attn: Elizabeth Claycomb</p>	<p>The city of Pacifica proposes several new signs at Pacifica State Beach, as shown on the plans for the "Pacifica State Beach Signage Plan" dated November 6, 2008, on file with the North Central Coast District Office. The project includes placement of two new kiosks that would contain beach safety and events information. The first would be erected on new 4"x4" posts that would be installed with a post hole digger hand tool. The second would be affixed to the south facing wall of the north restroom and would not require installation of new poles. The project would also include installation of two new interpretive signs just west of the north restroom. These signs would include information about local wildlife and wave breaks at the beach. Finally, the City proposes to relocate the beach master plan dedication rock next to the stand-alone kiosk.</p>	<p>Pacifica State Beach N and S Parking Lot, Pacifica (San Mateo County)</p>

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: December 30, 2008
TO: City Of Pacifica, Attn: Elizabeth Claycomb
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver De Minimis Number 2-08-019-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: City Of Pacifica, Attn: Elizabeth Claycomb

LOCATION: Pacifica State Beach N and S Parking Lot, Pacifica (San Mateo County) (APN(s) 022-191-280)

DESCRIPTION: The city of Pacifica proposes several new signs at Pacifica State Beach, as shown on the plans for the "Pacifica State Beach Signage Plan" dated November 6, 2008, on file with the North Central Coast District Office. The project includes placement of two new kiosks that would contain beach safety and events information. The first would be erected on new 4"x4" posts that would be installed with a post hole digger hand tool. The second would be affixed to the south facing wall of the north restroom and would not require installation of new poles. The project would also include installation of two new interpretive signs just west of the north restroom. These signs would include information about local wildlife and wave breaks at the beach. Finally, the City proposes to relocate the beach master plan dedication rock next to the stand-alone kiosk.

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 Wednesday, January 7, 2009, 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: MADELINE CAVALIERI
Coastal Program Analyst

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 5, 2009**

To: Commissioners and Interested Parties

FROM: Charles Lester, Deputy Director
 North Central Coast District

Re: **Additional Information for Commission Meeting Wednesday,
 January 7, 2009**

<u>Agenda Item</u>	<u>Applicant</u>	<u>Description</u>	<u>Page</u>
W6a	CITY OF HALF MOON BAY LCP AMEND Major 1-08 (Callan Rezone)	Correspondence, Tonya Ward	1
W6a	CITY OF HALF MOON BAY LCP AMEND Major 1-08 (Callan Rezone)	Correspondence, Jennifer Desler	2
W8a	A-2-MAR-08-028 LAWSON'S LANDING	Correspondence, LaDean & N.Haberman	3-4
W8a	A-2-MAR-08-028 LAWSON'S LANDING	Correspondence, Kenneth S. Roe	5
W8a	A-2-MAR-08-028 LAWSON'S LANDING	Ex Parte Communications, Patrick Kruer	6



CITY OF HALF MOON BAY

City Hall, 501 Main Street
Half Moon Bay, CA 94019

RECEIVED

DEC 31 2008

CALIFORNIA
COASTAL COMMISSION

December 29, 2008

California Coastal Commission
Attn: Charles Lester, Deputy Director
45 Fremont Street
Suite 2000
San Francisco, CA 94105-2219

**SUBJECT: City of Half Moon Bay Local Coastal Program Amendment
No.1-08 (Major) Public Hearing of January 7, 2009 in Oceanside**

Dear Mr. Lester:

The City of Half Moon Bay is in receipt of Coastal Commission staff report W6a and the recommendation by staff to certify the Implementation Plan amendment request as submitted. Although City staff will not be able to attend the public hearing scheduled in Oceanside on January 7th, we do concur with the analysis provided within the agenda report and coastal staff's recommendation of certification of the amendment.

Sincerely,
City of Half Moon Bay

Signature on File

Signature on File

Tonya Ward
Associate Planner

cc: Steve Flint, Planning Director (HMB)
Ruby Pap, North Central Coast District Supervisor (CCC)
Doug Macmillan, Coastal Planner (CCC)
Kerry Burke, Burke Land Use (Applicant)
Jennifer Desler (Applicant)
Gladys A. Callan, Trustee (Property Owner)

RECEIVED

DEC 31 2008

CALIFORNIA
COASTAL COMMISSION



Callan Realty Company

2790 JUNIPERO SERRA BOULEVARD • DALY CITY, CA 94015 • (650) 755-6464

December 29, 2008

California Coastal Commission
45 Fremont, Suite 2000,
San Francisco, CA 94010

**Subject: City of Half Moon Bay Local Coastal Program Amendment No.1-08
Support for the staff recommendation**

Dear Honorable Commission,

On behalf of the Callan Family Trust, I support the Coastal Commission Staff recommendation regarding our property located on Magnolia Ave., Half Moon Bay. The proposed rezoning is a reversion to the zoning standards adopted under the original Half Moon Bay Local Coastal Program and is consistent with the current Land Use Plan of Medium Density Residential. Also the proposal will replicate the development standards of the existing surrounding homes.

I would like to express appreciation of Dr. Lester's leadership in guiding this application to completion and also the staff planner, Doug Macmillan who prepared the staff report.

I am unable to attend the Oceanside meeting, however hope that you will support the staff recommendation. If issues or questions arise prior to the hearing, I respectfully request that you notify me or Kerry Burke (contact information below) and we will make every effort to get the answers to you and your staff ASAP. If questions arise at the hearing, I respectfully request a continuance to your next meeting when I can be in attendance.

Thank you very much for your consideration of this matter.

Sincerely,

Signature on File

Signature on File

Jennifer Desler, Callan Family Trust (JCDesler@sbcglobal.net or 650-755-6464)

Cc: Dr. Charles Lester, CCC; Steve Flint, City of Half Moon Bay; Tonya Ward, City of Half Moon Bay;
Kerry Burke, Callan Family Trust (BurkeLandUse@gmail.com or 650-726-1738)

December 26, 2008

California Coastal Commission
North Central Coast District Office
45 Fremont, Suite 2000
San Francisco, CA 94105-2219

RECEIVED

DEC 30 2008

CALIFORNIA
COASTAL COMMISSION

Permit Number: A-2-MAR-08-028 – Lawson’s Landing, Inc.

Item No. W8a

Decision Being Appealed: Recreational and agricultural use of the 940 to 960 acre Lawson’s Landing property and use of approximately 245 acres of land for campground related uses on numerous parcels at 137 Marine View Drive in Dillon Beach

Applicant(s): Bill and Nancy Vogler

Although we do not understand all that is being determined in this upcoming hearing, we would like to go on record stating that we support and encourage the enhancements of public recreational opportunities at Lawson’s Landing (Dillon Beach).

Lawson’s Landing (Dillon Beach) has been a popular camping and RV resort for our family for over 30 years and while I am now almost seventy years old, it warms my heart to see our children and their children continue to make this our annual family camping experience. It is such a thrill to see our children teach our grandchildren and great grandchildren about the crabbing, clamming, fishing and getting abalone at Dillon Beach, as well as the preservation of the wildlife, vegetation, sand dunes and the wetlands. Our group went to Dillon Beach twice this year. Our first outing consisted of approximately 35 RV’s with their families for a period of one week. There is absolutely no place we know of that can accommodate that many RV’s together to get together to eat, play and sleep as one big happy family.

We understand the necessity to minimize camping in some of the wetlands to preserve them and understand that this is an environmentally sensitive habitat area, but we feel there are areas within the wetlands that would be acceptable for camping on a seasonal basis. We urge you to re-look the 100' setback areas and change the definition of "permissible" areas to give us the needed spaces to continue camping at Dillon Beach at an affordable price for families. In this time of recession when families are losing their homes and times are really tough for some, it is important to try and hold families together and if this is one possible place for families to continue coming to please make that happen.

If there is anything within your power to maintain a larger portion of these parcels as RV and tent sites our families and RV group would be forever grateful. Thank you.

Sincerely,



Signature on File

Signature on File

LaDean & Nancy Haberman

611 Carignane Ct.

Lodi, CA 95240

209-369-6224

January 2, 2009

RECEIVED

Opposed to the appeal

JAN 05 2009

California Coastal Commission
North Central Coast District Office
45 Fremont, Suite 2000
San Francisco, CA 94105-2219

CALIFORNIA
COASTAL COMMISSION

RE: Lawson's Landing Master Plan
Item No: W8A

TO THE COMMISSION STAFF

Briefly, as a background, my father's ancestors settled in the Bodega area in 1851, after a failed effort to hit gold in Jackson, California. They later established dairy and poultry ranches around Valley Ford, Bloomfield, and a number of off-spring attended Tomales High School. My mother's family arrived on transcontinental railroad in 1869 and commenced fruit ranching around Graton and Sebastopol. Family members built several homes at Dillon Beach in 1912; one, constructed by my grandparents is still in the family; and, my parents had a summer home there for 40 years. My wife and I, our children, and grandchildren, visit regularly and own property in Oceana Marin; so, the beach has had a long family tradition with us.

As a child, I played in the Tomales dunes (contentious center of the master plan proposal). That magical land became my cowboy country with its buttes, meadows, and cattle. The wetlands attracted swarms of waterfowl, and the shifting sands never failed to fascinate - a constantly sculptured art that attracted visitors.

The original owners of the Landing, Nita and Wally Lawson, were good stewards, I believe. I have since been concerned about the inheritors. Bill and Nancy Vogler, may be well intentioned, but through the years they have constantly pushed for more development and exploitation. Tomales Bay, the most pristine inlet on the Pacific Coast, south of Alaska, is threatened with growing bacteria. Even a number of decades ago, visitors and locals, commented, gossiped about, expecting an outbreak of Typhoid or worse from sewage and tainted water. On holidays, weekends, and during low tides, the fragile section is inundated by campers, RV's and trailers, etc., becoming a sprawling city - an eyesore, with its consequent crime and disturbances (witness the weekly sheriff reports).

My and the concern of others, is how do we assure protection of these delicate dunes and last wetlands in a sensitive region of universal beauty? I urge the Commission to strengthen - not weaken the Master Plan and ensure it complies with the Local Coastal Plan; require that artificial drainage of wetlands cease immediately, so that they can begin to recover from decades of damage; ban camping in the wetland buffers; and put precise development permits and implementation of the required improvements. I am opposed to the Vogler appeal.

Sincerely,

Signature on File

Kenneth S. Roe
3325 Saint Moritz Court
Redding, CA 96002

**FORM FOR DISCLOSURE OF
EX-PARTE COMMUNICATIONS**

Name or description of the project: Wednesday, 8.a. - Appeal No. A-2-MAR-08-28 (Lawson's Landing, Dillon Beach)

Time/Date of communication: Monday, January 5th, 2009, 9:00 am

Location of communication: La Jolla

Person(s) initiating communication: Dave Grubb, ^{OK} Gabriel Selmer, Graham Forbes, Bruce Reznik, (speaking for Marin Audubon Society and Sierra Club - Marin Group)

Person(s) receiving communication: Patrick Kruer

Type of communication: Meeting

We support the staff recommendation that the appeal raises Substantial Issues.

1. There are clear and important inconsistencies with the LCP, as detailed in the Staff Report.
2. It is important for the Commission to ensure that it follows its own procedures correctly, so that that this 40-year effort to bring Lawson's Landing into compliance, which is now nearing completion, isn't opened to legal challenges.
3. Failing to find Substantial Issue will not get rid of this issue because a substantial part of the property is in the Commission's direct jurisdiction and will be coming to the Commission soon.
4. A de novo hearing will give the Commission a chance to review the entire project together to ensure that the County and Commission jurisdictions are treated consistently and form a coherent whole.

Date: January 5, 2009


Patrick Kruer