

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT OFFICE
45 FREMONT, SUITE 2000
SAN FRANCISCO, CA 94105-2219
(415) 904-5280 FAX (415) 904-5400

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NORTH CENTRAL COAST DISTRICT DEPUTY DIRECTOR'S REPORT

*For the
October Meeting of the California Coastal Commission*

MEMORANDUM

Date: October 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 October 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.

REGULAR WAIVERS

1. 2-09-018-W San Francisco Public Utilities Commission (San Francisco, San Francisco County)

DE MINIMIS WAIVERS

1. 2-09-005-W Barbara Hancock (Stinson Beach, Marin County)

TOTAL OF 2 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), Section 13252(e), and/or Section 13253(c) of the California Code of Regulations.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
2-09-018-W San Francisco Public Utilities Commission	Repair an existing outfall on the beach west of Lake Merced. The detailed project description, dated September 25, 2009, is on file at the Commission's North Central Coast district office. The proposed repairs include: removing accumulated beach sand from around and inside of the outfall; removing damaged security gate bars; repairing spalled concrete by adding new shotcrete to the exterior walls; constructing new stainless steel security gate bars in a new concrete beam; replacing twelve flap gates; and installing new stainless steel guardrails and a swing gate to the outfall roof.	The outfall is located south of Fort Funston Bluffs west of Lake Merced, San Francisco (San Francisco 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>
2-09-005-W Barbara Hancock	Construction of a new 1,868 sq ft, 16.5' high single family residence with attached 128 sq ft storage area, 408 sq ft floating dock and ramp on the Seadrift Lagoon, and sand filter sewage disposal system as detailed in the project description dated 9/16/09 on file at the Commissions North Central District office. The residence would be located 13.5' from the Seadrift Lagoon bulkhead. The residence would be finished in naturally weathering horizontal cedar siding and trims. A wood deck, spa, staircase and seating area would be located in the rear yard and a wood deck in the front yard. An existing 6' high wire fence along the eastern property line would be supplemented with naturally weathered boards. The residence would be constructed according to Marin County "Certified" Green building-construction standards, would have no impervious areas except for the house footprint, and typically spaced boards on the wooden decks. All landscaping would be on drip irrigation and of drought tolerant native species. Erosion and sedimentation would be controlled by downspouts and splash blocks located 30' or more from Seadrift Lagoon, and during construction, silt fencing, mulching and seeding of bare soils would be implemented. Excavated materials would be covered to reduce erosion and control dust.	145 Seadrift Road, Stinson Beach (Marin County)

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NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER

DATE: September 28, 2009
 TO: San Francisco Public Utilities Commission
 FROM: Peter M. Douglas, Executive Director
 SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver Number 2-09-018-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: San Francisco Public Utilities Commission

LOCATION: The outfall is located south of Fort Funston Bluffs west of Lake Merced, San Francisco (San Francisco County)

DESCRIPTION: Repair an existing outfall on the beach west of Lake Merced. The detailed project description, dated September 25, 2009, is on file at the Commission's North Central Coast district office. The proposed repairs include: removing accumulated beach sand from around and inside of the outfall; removing damaged security gate bars; repairing spalled concrete by adding new shotcrete to the exterior walls; constructing new stainless steel security gate bars in a new concrete beam; replacing twelve flap gates; and installing new stainless steel guardrails and a swing gate to the outfall roof.

RATIONALE: The repairs will occur during the construction window allowed by the Golden Gate National Recreation Area (GGNRA) to ensure no impacts to state-listed bank swallows will occur. Vertical access to the beach from Fort Funston will remain open to the public except during a period of several hours on the first and final days of construction. The temporary closure will be noticed to the public by the applicant and GGNRA. And, the project includes construction best management practices to avoid impacts to water quality. 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 Wednesday, October 7, 2009, in Oceanside. 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: MADELINE CAVALIERI
 Coastal Program Analyst

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: September 24, 2009
TO: Barbara Hancock
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver De Minimis Number 2-09-005-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 Hancock

LOCATION: 145 Seadrift Road, Stinson Beach (Marin County) (APN(s) 195-041-30)

DESCRIPTION: Construction of a new 1,868 sq ft, 16.5' high single family residence with attached 128 sq ft storage area, 408 sq ft floating dock and ramp on the Seadrift Lagoon, and sand filter sewage disposal system as detailed in the project description dated 9/16/09 on file at the Commissions North Central District office. The residence would be located 13.5' from the Seadrift Lagoon bulkhead. The residence would be finished in naturally weathering horizontal cedar siding and trims. A wood deck, spa, staircase and seating area would be located in the rear yard and a wood deck in the front yard. An existing 6' high wire fence along the eastern property line would be supplemented with naturally weathered boards. The residence would be constructed according to Marin County "Certified" Green building-construction standards, would have no impervious areas except for the house footprint, and typically spaced boards on the wooden decks. All landscaping would be on drip irrigation and of drought tolerant native species. Erosion and sedimentation would be controlled by downspouts and splash blocks located 30' or more from Seadrift Lagoon, and during construction, silt fencing, mulching and seeding of bare soils would be implemented. Excavated materials would be covered to reduce erosion and control dust.

RATIONALE: The proposed development would employ erosion, sedimentation and runoff control measures to prevent water quality impacts. The sand filter system would be located at the front of the property and at least 100' from Seadrift Lagoon. The project would 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 Wednesday, October 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.

Date: 9/24/2009

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Sincerely,
PETER M. DOUGLAS
Executive Director


By: DOUG MACMILLAN
Coastal Program Analyst

cc: Local Planning Dept.
Michael Mitchell