

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
(831) 427-4863 FAX (831) 427-4877
www.coastal.ca.gov

Th12



CENTRAL COAST DISTRICT (SANTA CRUZ) DEPUTY DIRECTOR'S REPORT

For the

February Meeting of the California Coastal Commission

MEMORANDUM

Date: February 5, 2009

TO: Commissioners and Interested Parties
FROM: Charles Lester, 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 Central Coast District Office for the February 5, 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 Central Coast District.

REGULAR WAIVERS

1. 3-08-058-W Ehab & Heidi Youssef (Pacific Grove, Monterey County)
2. 3-08-063-W William & Kenna Sandborn (Pacific Grove, Monterey County)

DE MINIMIS WAIVERS

1. 3-08-044-W Robert C. Crizer (Morro Bay, San Luis Obispo County)
2. 3-08-056-W South San Luis County Community Services District, Attn: John Wallace, District Administrator (Oceano, San Luis Obispo County)
3. 3-08-062-W California State Parks, Southern Service Center, Attn: James Buenviaje, Project Manager (Morro Bay, San Luis Obispo County)
4. 3-09-004-W Monterey Regional Water Pollution Control Agency (Pacific Grove, Monterey County)

EXTENSION - IMMATERIAL

1. 3-05-060-E2 Mr. & Mrs. Randall A. Reinstedt (Pacific Grove, Monterey County)
2. 3-05-059-E2 Stanley W. Pletz (Pacific Grove, Monterey County)

TOTAL OF 8 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>
3-08-058-W Ehab & Heidi Youssef	Modification and addition to an existing single family residence.	1349 Pico Avenue, Pacific Grove (Monterey County)
3-08-063-W William & Kenna Sandborn	Remodel and addition to an existing single family residence.	747 Ocean View Boulevard, Pacific Grove (Monterey 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>
3-08-044-W Robert C. Crizer	Remove and replace four worn and rotten wood pilings with four plastic-coated steel pilings.	Lease Site 34W (west of 225 Main Street), Morro Bay (San Luis Obispo County)
3-08-056-W South San Luis County Community Services District, Attn: John Wallace, District Administrator	Construct a new centrifuge equipment skid, metal equipment building, and basin containment berm within the existing wastewater plant facility.	1600 Aloha Place, Oceano (San Luis Obispo County)
3-08-062-W California State Parks, Southern Service Center, Attn: James Buenviaje, Project Manager	Public use improvements at the Museum, Marina and Campgrounds to include: upgraded interior and exterior facilities, one new restroom with outdoor shower, three new picnic sites, and Americans with Disabilities (ADA) compliant pathways, parking stalls, water stations, and Campfire Center.	Morro Bay State Park, Morro Bay (San Luis Obispo County)
3-09-004-W Monterey Regional Water Pollution Control Agency	Removal and disposal of a 1,000 gallon underground diesel fuel tank and related infrastructure (i.e., piping, concrete slab, gravel, and material). Project further includes backfilling the void with native soils and restoring the site to its natural state.	Coral Street & Ocean View Boulevard (existing pump station and seaward of Ocean View Boulevard), Pacific Grove (Monterey County)

REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
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CENTRAL COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

3-05-060-E2 Mr. & Mrs. Randall A. Reinstedt	Construct a new 1,341 square foot, two-story single family residence with attached 467 square foot, two-car garage, driveway, walkway and wooden deck; grading of 120 cubic yards; removal of one 26 inch Monterey pine tree.	358 Calle De Los Amigos (Asilomar Dunes), Pacific Grove (Monterey County)
3-05-059-E2 Stanley W. Pletz	Construct a new 2,837 sq.ft. one-story single family dwelling with attached two-car garage, driveway and walkway; grading of 289 cubic yards.	1721 Sunset Drive (Asilomar Dunes), Pacific Grove (Monterey County)

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**NOTICE OF PROPOSED PERMIT WAIVER**

Date: January 22, 2009
To: All Interested Parties
From: Dan Carl, Central Coast District Manager *DCarl*
Mike Watson, Coastal Planner *MW*
Subject: Coastal Development Permit (CDP) Waiver 3-08-058-W
Applicants: Ehab and Heidi Youssef

Proposed Development

Modification and addition to an existing single family residence located at 1349 Pico Avenue in the City of Pacific Grove.

Executive Director's Waiver Determination

Pursuant to Title 14, Section 13250 of the California Code of Regulations, and based on project plans and information submitted by the applicant(s) regarding the proposed development, the Executive Director of the California Coastal Commission hereby waives the requirement for a CDP for the following reasons:

The proposed modified residence would be compatible with the size, scale, and aesthetics of the residential neighborhood in which it is located. The proposed changes include different doors, windows, and skylights, a slight modification to exterior treatment, increasing the roof height by 18", reconfiguring the front entry, removal of a portion of the existing deck, and a 27 square foot addition to the residence. The proposed new residence was reviewed and received discretionary approval by the City's Architectural Review Board to ensure conformance with the standards / requirements of the City's Municipal Code and the certified Land Use Plan. Storm water runoff will be directed to pervious areas onsite to reduce storm water runoff and remove contaminants prior to conveyance off-site. The remaining dune area surrounding the residence and driveway (approximately 17,700 square feet) will be restored pursuant to a Commission approved native landscaping restoration plan (3-05-050-W). The proposed project otherwise has no potential for adverse effects on coastal resources, including public access to the shoreline, and is consistent with Chapter 3 of the Coastal Act.

Coastal Commission Review Procedure

This waiver is not valid until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission on Thursday, February 5, 2009, in Huntington Beach. If three Commissioners object to this waiver at that time, then the application shall be processed as a regular CDP application.

If you have any questions about the proposal or wish to register an objection, please contact Mike Watson in the Central Coast District office.



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**NOTICE OF PROPOSED PERMIT WAIVER**

Date: January 22, 2009
To: All Interested Parties
From: Dan Carl, Central Coast District Manager *DGAM*
Mike Watson, Coastal Planner *M*
Subject: Coastal Development Permit (CDP) Waiver 3-08-063-W
Applicants: William and Kenna Sandborn

Proposed Development

Remodel and addition to an existing single family residence located at 747 Ocean View Boulevard in the City of Pacific Grove.

Executive Director's Waiver Determination

Pursuant to Title 14, Section 13250 of the California Code of Regulations, and based on project plans and information submitted by the applicant(s) regarding the proposed development, the Executive Director of the California Coastal Commission hereby waives the requirement for a CDP for the following reasons:

The proposed residence would be compatible with the size, scale, and aesthetics of the residential neighborhood in which it is located, and it includes drainage BMPs to reduce storm water runoff and remove contaminants prior to conveyance off-site. The proposed new residence was reviewed and received discretionary approval by the City's Architectural Review Board to ensure conformance with the standards / requirements of the City's Municipal Code and the certified Land Use Plan. The project has no potential for adverse effects on coastal resources, including public access to the shoreline, and is consistent with Chapter 3 of the Coastal Act.

Coastal Commission Review Procedure

This waiver is not valid until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission on Thursday, February 5, 2009, in Huntington Beach. If these Commissioners object to this waiver at that time, then the application shall be processed as a regular CDP application.

If you have any questions about the proposal or wish to register an objection, please contact Mike Watson in the Central Coast District office.



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**NOTICE OF PROPOSED PERMIT WAIVER**

Date: December 22, 2008
To: All Interested Parties
From: Dan Carl, Central Coast District Manager *DCM*
Mike Watson, Coastal Planner *MW*
Subject: Coastal Development Permit (CDP) Waiver 3-08-044-W
Applicant: Robert Crizer

Proposed Development

Remove and replace 4 worn and rotten wood pilings with plastic-coated steel pilings at lease site 34W.

Executive Director's Waiver Determination

Pursuant to Title 14, Section 13238 of the California Code of Regulations, and based on project plans and information submitted by the applicant(s) regarding the proposed development, the Executive Director of the California Coastal Commission hereby waives the requirement for a CDP for the following reasons:

The proposed piling replacement is needed to repair existing dock and recreational boating infrastructure in Morro Bay. The Applicant has submitted a construction plan and material containment measures to prevent foreign materials from entering the harbor and bay waters. Construction BMPs further include piling removal and installation measures to minimize disturbance of bottom sediments and benthic organisms. As proposed with the submitted mitigation measures, the project will not have any significant adverse impacts on coastal resources, including the Morro Bay estuary.

Coastal Commission Review Procedure

This waiver is not valid until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission on Thursday, February 5, 2009, in Huntington Beach. If four Commissioners object to this waiver at that time, then the application shall be processed as a regular CDP application.

If you have any questions about the proposal or wish to register an objection, please contact Mike Watson in the Central Coast District office.



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NOTICE OF PROPOSED PERMIT WAIVER

Date: January 22, 2009
To: All Interested Parties
From: Dan Carl, Central Coast District Manager *DCM*
Jonathan Bishop, Coastal Planner
Subject: Coastal Development Permit (CDP) Waiver 3-08-056-W
Applicant: South San Luis Obispo County Sanitation District

Proposed Development

Construct a new centrifuge equipment skid, metal equipment building, and basin containment berm within the existing wastewater treatment plant facility at 1600 Aloha Place in the community of Oceano, San Luis Obispo County.

Executive Director's Waiver Determination

Pursuant to Title 14, Section 13238 of the California Code of Regulations, and based on project plans and information submitted by the applicant(s) regarding the proposed development, the Executive Director of the California Coastal Commission hereby waives the requirement for a CDP for the following reasons:

The proposed project will replace obsolete equipment and relocate it to a more environmentally sound location within the confines of the existing wastewater treatment plant facility. The location selected will eliminate the need to haul wet biosolids across the facility to the nearby drying beds, and has been designed to avoid resource impacts. The new equipment and containment berm will ensure that ground and surface water is protected from contamination during rain events. The project includes built-in measures to ensure that coastal resources are clearly protected during site preparation and installation (including pre-construction surveys, utilization of capture drains and pumps, and implementation of BMP's during construction). Existing access along the top of the adjacent creek levee will remain open during project construction. Accordingly, this project avoids the potential for adverse effects on coastal resources, including public access. As such, the project is consistent with Chapter 3 of the Coastal Act.

Coastal Commission Review Procedure

This waiver is not valid until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission on Thursday, February 5, 2009, in Huntington Beach. If four Commissioners object to this waiver at that time, then the application shall be processed as a regular CDP application.

If you have any questions about the proposal or wish to register an objection, please contact Jonathan Bishop in the Central Coast District office.



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**NOTICE OF PROPOSED PERMIT WAIVER**

Date: January 22, 2009
To: All Interested Parties
From: Dan Carl, Central Coast District Manager *DC*
Mike Watson, Coastal Planner *MW*
Subject: Coastal Development Permit (CDP) Waiver 3-09-004-W
Applicant: Monterey Regional Water Pollution Control Agency

Proposed Development

Removal and disposal of a 1,000 gallon underground diesel fuel tank and related infrastructure (i.e., piping, concrete slab, gravel, and material) located immediately adjacent to the existing MRWPCA pump station and seaward of Ocean View Boulevard in the City of Pacific Grove. Project further includes backfilling the void with native soils and restoring the site to its natural state.

Executive Director's Waiver Determination

Pursuant to Title 14, Section 13238 of the California Code of Regulations, and based on project plans and information submitted by the applicant(s) regarding the proposed development, the Executive Director of the California Coastal Commission hereby waives the requirement for a CDP for the following reasons:

Removal of the underground fuel tank will eliminate the possibility of diesel fuel spilling or leaching onto the site and ultimately into Monterey Bay waters. The void will be backfilled with native soils and the approximately 80 square foot area will be compacted and restored to its original condition. The project includes construction BMPs designed to prevent soil, sediment, and debris from entering the marine environment during construction. Disruptions to public access during construction will be minimized by maintaining access along the waterfront and restricting access only in the immediate area of construction. Accordingly, the project will not have any significant adverse impacts on coastal resources, including public access to the shoreline.

Coastal Commission Review Procedure

This waiver is not valid until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission on Thursday February 5, 2009, in Huntington Beach. If four Commissioners object to this waiver at that time, then the application shall be processed as a regular CDP application.

If you have any questions about the proposal or wish to register an objection, please contact Mike Watson in the Central Coast District office.



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**NOTICE OF PROPOSED PERMIT EXTENSION**

Date: January 22, 2009
To: All Interested Parties
From: Dan Carl, Central Coast District Manager *DCM*
Mike Watson, Coastal Planner *MW*
Subject: Proposed Extension to Coastal Development Permit (CDP) 3-05-060
Applicants: Mr. and Mrs. Randall Reinstedt

Original CDP Approval

CDP 3-05-060 was approved by the Coastal Commission on January 11, 2006, and provided for the construction of a single-family residence at 358 Calle de los Amigos in the Asilomar Dunes planning area of the City of Pacific Grove.

Proposed CDP Extension

The expiration date of CDP 3-05-060 would be extended by one year to January 11, 2010. The Commission's reference number for this proposed extension is 3-05-060-E2.

Executive Director's Changed Circumstances Determination

Pursuant to Title 14, Section 13169 of the California Code of Regulations, the Executive Director of the California Coastal Commission has determined that there are no changed circumstances affecting the approved development's consistency with the Coastal Act.

Coastal Commission Review Procedure

The Executive Director's determination and any written objections to it will be reported to the Commission on February 05, 2009, in Huntington Beach. If three Commissioners object to the Executive Director's changed circumstances determination at that time, then the extension shall be denied and the development shall be set for a full hearing of the Commission.

If you have any questions about the proposal or wish to register an objection, please contact Mike Waston in the Central Coast District office.



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**NOTICE OF PROPOSED PERMIT EXTENSION**

Date: January 22, 2009
To: All Interested Parties
From: Dan Carl, Central Coast District Manager *DC*
Mike Watson, Coastal Planner *MW*
Subject: Proposed Extension to Coastal Development Permit (CDP) 3-05-059
Applicants: Pletz Investment Company

Original CDP Approval

CDP 3-05-059 was approved by the Coastal Commission on January 11, 2006, and provided for the construction of a single-family residence at 1721 Sunset Drive in the Asilomar Dunes planning area of the City of Pacific Grove.

Proposed CDP Extension

The expiration date of CDP 3-05-059 would be extended by one year to January 11, 2010. The Commission's reference number for this proposed extension is 3-05-059-E2.

Executive Director's Changed Circumstances Determination

Pursuant to Title 14, Section 13169 of the California Code of Regulations, the Executive Director of the California Coastal Commission has determined that there are no changed circumstances affecting the approved development's consistency with the Coastal Act.

Coastal Commission Review Procedure

The Executive Director's determination and any written objections to it will be reported to the Commission on February 05, 2009, in Huntington Beach. If three Commissioners object to the Executive Director's changed circumstances determination at that time, then the extension shall be denied and the development shall be set for a full hearing of the Commission.

If you have any questions about the proposal or wish to register an objection, please contact Mike Waston in the Central Coast District office.



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February 4, 2009

To: Commissioners and Interested Parties

From: Charles Lester, Senior Deputy Director, Central Coast District

Re: Additional Information for Commission Meeting February 5, 2009

<u>Agenda Item</u>	<u>Applicant</u>	<u>Description</u>	<u>Page</u>
Th14a, SCO-MAJ-1-07 Pt.2	Santa Cruz County	LCP withdrawn letter	1
Th15a, 3-01-039-A2	Seymour, Morro Bay	Ex Parte communication letter	2

Th14a



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

TOM BURNS, PLANNING DIRECTOR

RECEIVED

January 16, 2009

JAN 20 2009

Charles Lester, Senior Deputy Director
Central Coastal District Office
725 Front Street, Suite 300
Santa Cruz, CA 95060

CALIFORNIA
COMMISSION
SOUTHERN COAST AREA

SUBJECT: LETTER OF WITHDRAWAL OF SCO-MAJ-1-07 PART 2 (TIMBER HARVESTING IN AGRICULTURAL ZONES)

In accordance with recent discussion with your staff, the County is agreeing to a withdrawal of this amendment from consideration at this time to allow your staff additional time for analysis and recommendation.

This amendment was first approved by the Board of Supervisors in 1999 and submitted to your staff for certification. Due to a lawsuit, your staff requested that processing of the amendment be suspended until adjudication was completed. We agreed and resubmitted the amendment, following adjudication, on May 16, 2007.

It is unfortunate that, given the length of time that Coastal staff has had this amendment, that your staff did not raise issues of concern until this week thereby cornering us into this current need to consider a withdrawal; however, in the spirit of cooperation between our agencies, I am authorizing this withdrawal with the understanding that this amendment will be processed as part of the Round 1, 2009 amendment package.

I look forward to earlier participation of your staff in reviewing future County amendments so that we will not be placed in this position in the future.

Sincerely,

Tom Burns
Planning Director

Th15a

RECEIVED

FEB 02 2009

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

tom laurie <trlaurie@charterinternet.com

To KACHADJIAN@CO.SLO.CA.US

02/01/2009 04:03 PM

cc

Subject: Th15a 1 3-01-039-A2 (Seymour)

Dear Mr Achadjian

To follow up on our first note, We're resending the old map with new detail about the Harbor view project, which was denied by the Commission in 2004. Harbor view came to the Commission on appeal, because the project wasn't considered by Morro Bay or the Commission to be in the Commission's original jurisdiction. Yet Harbor view is situated exactly as ours is: inland of Front Street with dry land between Front Street and the 1888 tidelands boundary.

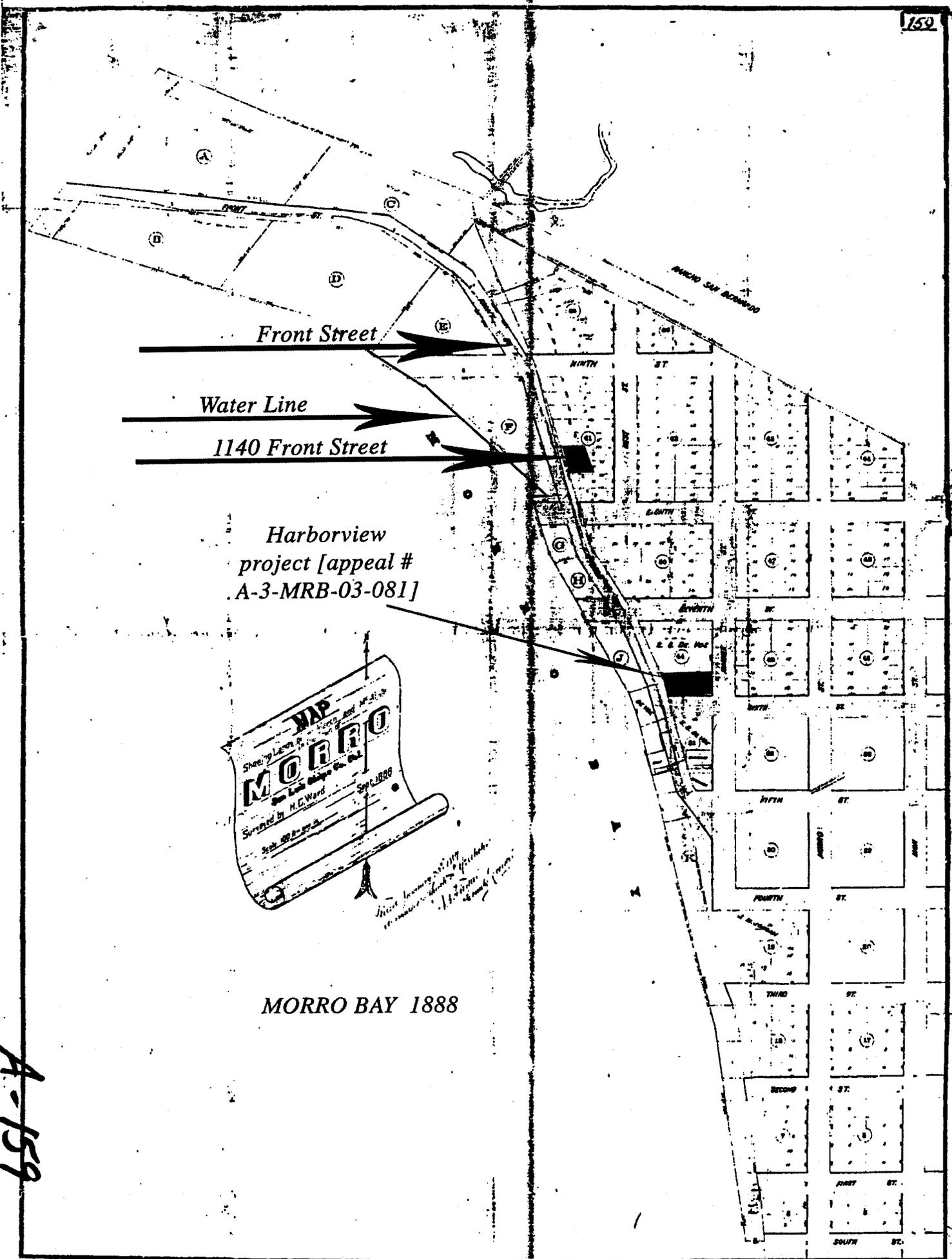
Additionally, Harbor view, in the same C-VS zone as ours with the same special treatment overlays, consisted of six buildings on six lots side by side stepping down Harbor street to Front Street. The buildings were essentially large, 3 story homes over small commercial spaces. The balance of commercial to residential was 21% to 79%. The Commissions findings for denial stated that a revised project "...should include a more even balance between primary and secondary uses."

Our 1140 Front Street project is not "balanced" between primary and secondary uses, our project remains 80% visitor serving commercial.

We're not too concerned about whether or not our project is within the Commission's original jurisdiction. It would have been appealed by our neighbors. We would like our \$1000 back, though, for the amendment application.

all the best

Tom Laurie and Valerie Seymour
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Harborview
project [appeal #
A-3-MRB-03-081]



MORRO BAY 1888

A-159

A-159