

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
(831) 427-4863

**F6****CENTRAL COAST DISTRICT (SANTA CRUZ)
DEPUTY DIRECTOR'S REPORT***For the**October Meeting of the California Coastal Commission*

MEMORANDUM

October 7, 2011

TO: Commissioners and Interested Parties
FROM: Charles Lester, Executive Director
SUBJECT: ***Deputy Director's Report***

Following is a listing for waivers, emergency permits, immaterial amendments and extensions issued by the Central Coast District Office for the October 7, 2011 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 site. Additionally, these items have been posted at the District office and area available for public review and comment.

This report also contains additional correspondence and/or any additional staff memorandum concerning the items noted on today's agenda for the Central Coast Area.

REGULAR WAIVERS

1. 3-11-043-W Robert & Vula Gutman (Pacific Grove, Monterey County)
2. 3-11-051-W City Of Morro Bay; Cayucos Santiary District (Morro Bay, San Luis Obispo County)
3. 3-11-062-W Moss Landing Harbor District (Moss Landing, Monterey County)
4. 3-11-065-W Morro Bay Harbor Department (Morro Bay, San Luis Obispo County)

EXTENSION - IMMATERIAL

1. A-3-SLO-01-040-E1 Harold Brett (Cayucos, San Luis Obispo County)
2. A-3-SCO-06-006-E2 Graham & Pamela Willmott (Live Oak, Santa Cruz 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>
3-11-043-W Robert & Vula Gutman	Remodel of an existing two-story single family residence including removing solid roof parapet walls and replacing with metal railing, adding a roof access tower, replacing damaged wood siding and windows, removing 36 square feet of asphalt, converting 24 square feet of asphalt paving to pervious concrete pavers, and installing drainage infrastructure	767 Mermaid Avenue, Pacific Grove (Monterey County)
3-11-051-W City Of Morro Bay Cayucos Santiary District	On April 6, 2011 the Commission issued Emergency CDP 3-11-023-G to relocate approximately 150 cubic yards of beach sand in order to direct Morro Creek away from the wastewater treatment plant (WWTP) outfall, and rebury an exposed 100-foot segment of outfall pipeline, located seaward of the western terminus of Atascadero Road. This current request is for the required follow-up CDP to formally recognize the work that was ordered under than emergency authorization.	West of "Pit" parking lot and the north section of Embarcadero Road, Morro Bay (San Luis Obispo County)
3-11-062-W Moss Landing Harbor District	Remove 220 tsunami-damaged timber pilings and install in the same location 220 pre-cast concrete pilings in the Moss Landing Harbor. All removed damaged creosote timber piles will be disposed of at a suitable location off-site. The breakdown of the piling replacements is as follows: 44 piles within the North Harbor and 176 piles in the South Harbor (i.e., A, B, C, E, F, G, I, and J docks.	7881 Sandholdt Road (North and South Harbor areas), Moss Landing (Monterey County)
3-11-065-W Morro Bay Harbor Department	On March 30, 2011, the Commission issued Emergency CDP 3-11-022-G to repair damaged to the City of Morro Bay boat slips caused by the tsunami of March 11, 2011. The damaged boat slips are located adjacent to the public launch ramp, at the southern terminus of the Embarcadero. This current request is for the required follow-up CDP to formally recognize the work that was conducted under that emergency authorization, which included removing a damaged creosote pile at City slip finger #5/6 and replacing it with a steel pile; and replacing the damaged concrete pile and slip finger at City slip finger #19/20, in kind (all as more specifically described in the Commission's Emergency CDP file).	Embarcadero Area (City Slip #5/6 and #19/20, adjacent to the Public Launch Ramp at the South end of the Embarcadero), Morro Bay (San Luis Obispo 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

A-3-SLO-01-040-E1 Harold Brett	Recognition of an engineered rock rip-rap revetment along roughly 65 linear feet of shoreline that was authorized and constructed under an emergency County coastal permit.	463 Lucerne Road (bluffs and beach area fronting 463 Lucerne Road at the north end of Cayucos State Beach in the Estero Planning Area), Cayucos (San Luis Obispo County)
A-3-SCO-06-006-E2 Graham & Pamela Willmott	Demolish an existing 3,345 square foot one-story single family dwelling and construct a new two-story 7,021 square foot, six-bedroom single family dwelling.	Black's Point @ 100 Geoffroy Drive, Live Oak (Santa Cruz County)

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NOTICE OF PROPOSED PERMIT WAIVER

Date: September 23, 2011
To: All Interested Parties
From: Dan Carl, Central Coast District Manager
Mike Watson, Coastal Planner
Subject: **Coastal Development Permit (CDP) Waiver 3-11-043-W**
Applicants: Robert and Vula Gutman

Proposed Development

Remodel of an existing two-story single family residence including removing solid roof parapet walls and replacing with metal railing, adding a roof access tower, replacing damaged wood siding and windows, removing 36 square feet of asphalt, converting 24 square feet of asphalt paving to pervious concrete pavers, and installing drainage infrastructure at 767 Mermaid Avenue (APN 006-074-016) 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 renovations were reviewed and received discretionary approval by the City's Architectural Review Board to ensure conformance with the 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 Friday, October 7, 2011 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: September 23, 2011
To: All Interested Parties
From: Dan Carl, Central Coast District Manager
Madeline Cavalieri, Coastal Planner
Subject: **Coastal Development Permit (CDP) Waiver 3-11-051-W**
Applicants: City of Morro Bay and the Cayucos Sanitary District

Proposed Development

On April 6, 2011 the Commission issued Emergency CDP 3-11-023-G to relocate approximately 150 cubic yards of beach sand in order to redirect Morro Creek away from the wastewater treatment plant (WWTP) outfall, and rebury an exposed 100-foot segment of outfall pipeline, located seaward of the western terminus of Atascadero Road, in the City of Morro Bay, San Luis Obispo County. This current request is for the required follow-up CDP to formally recognize the work that was conducted under that emergency authorization.

Executive Director's Waiver Determination

Pursuant to Title 14, Section 13252 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 project was undertaken in order to maintain the WWTP outfall in its existing condition. Heavy storm flows exiting Morro Creek, combined with heavy storm surge and wave action, caused the creek to migrate up-coast, along the beach, approximately 1,500 feet north of its more usual outlet location. These flows exposed a 100-foot section of the outfall pipeline, and the creek was flowing both over and under the exposed pipeline. Because the outfall pipeline is designed to be buried in the sand, not exposed to flowing water, the exposure could have caused the pipeline to be damaged or to rupture, and the emergency project was necessary to protect the outfall. No material was imported to complete the project, and vegetation and sensitive habitat areas, including snowy plover habitat, were not disturbed. A biological monitor surveyed the site for impacts to tidewater goby, steelhead and other fish during and after construction and determined that no impacts occurred. In addition, the project included construction best management practices to avoid and minimize temporary impacts to water quality and public access. Therefore, the project was necessary to protect the existing outfall and it avoided and minimized impacts on biological resources, the marine environment, and public access, consistent with the Coastal Act and the certified City of Morro Bay Local Coastal Program.

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 Friday, October 7, 2011, in Huntington Beach. If three



NOTICE OF PROPOSED PERMIT WAIVER
CDP Waiver 3-11-051-W (Morro Bay WWTP Outfall Maintenance)
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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 Madeline Cavalieri in the Central Coast District office.



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NOTICE OF PROPOSED PERMIT WAIVER

Date: September 23, 2011
To: All Interested Parties
From: Dan Carl, Central Coast District Manager
Mike Watson, Coastal Planner
Subject: **Coastal Development Permit (CDP) Waiver 3-11-062-W**
Applicant: Moss Landing Harbor District

Proposed Development

Remove 220 tsunami-damaged timber pilings and install in the same location 220 pre-cast concrete pilings in the Moss Landing Harbor, Moss Landing, Monterey County. All removed damaged creosote timber piles will be disposed of at a suitable location off-site. The breakdown of the piling replacement is as follows: 44 piles within the North Harbor and 176 piles in the South Harbor (i.e., A, B, C, E, F, G, H, I, and J docks).

Executive Director's Waiver Determination

Pursuant to Title 14, Section 13252 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 project is necessary to repair existing boat facilities that were damaged in the Tohoku, Japan tsunami, thereby protecting existing commercial fishing and research vessel dock and berthing facilities, as directed by the Coastal Act. Further, the project avoids and minimizes adverse impacts to the marine environment by removing 220 damaged creosote pilings, which have the potential to leach harmful substances into the marine environment. The pilings will be replaced with pre-cast concrete pilings, which also avoid and minimize adverse impacts to water quality and the marine environment by avoiding the need for in-water concrete work and related potential impacts. Additionally, the project includes construction best management practices (BMPs) such as piling installation measures to minimize disturbance of birds, marine mammals, bottom sediments, eelgrass, and benthic organisms. The BMPs also include containment measures typically applied by the Commission to prevent foreign materials from entering the harbor and bay waters. In sum, the proposed project will not have any adverse impacts on coastal resources consistent with the Coastal Act and the certified Monterey County Local Coastal Program.

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 Friday, October 7, 2011, 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: September 23, 2011
To: All Interested Parties
From: Dan Carl, Central Coast District Manager
Madeline Cavalieri, Coastal Planner
Subject: **Coastal Development Permit (CDP) Waiver 3-11-065-W**
Applicant: City of Morro Bay Harbor Department

Proposed Development

On March 30, 2011, the Commission issued Emergency CDP 3-11-022-G to repair damage to the City of Morro Bay boat slips caused by the tsunami of March 11, 2011. The damaged boat slips are located adjacent to the public launch ramp, at the southern terminus of the Embarcadero, in the City of Morro Bay, San Luis Obispo County. This current request is for the required follow-up CDP to formally recognize the work that was conducted under that emergency authorization, which included removing a damaged creosote pile at City slip finger #5/6 and replacing it with a steel pile; and replacing the damaged concrete pile and slip finger at City slip finger #19/20, in kind (all as more specifically described in the Commission's Emergency CDP file).

Executive Director's Waiver Determination

Pursuant to Title 14, Section 13252 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 project was undertaken to repair existing City boat facilities that were damaged in the tsunami, thereby protecting existing public access, as directed by the Coastal Act. Further, the project avoided and minimized adverse impacts to the marine environment because the damaged creosote pile, which previously had the potential to leach harmful substances into the marine environment, was removed and replaced with a steel pile, and the new concrete pile was pre-poured, avoiding the need for in-water concrete work and related potential impacts. In addition, the project included construction best management practices to avoid and minimize temporary impacts to water quality and public access. In sum, the project protected existing public access and recreational opportunities while avoiding and minimizing impacts on the marine environment, consistent with the Coastal Act and the certified City of Morro Bay Local Coastal Program.

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 Friday, October 7, 2011, in Huntington Beach. If three Commissioners object to this waiver at that time, then the application shall be processed as a regular CDP application.



NOTICE OF PROPOSED PERMIT WAIVER

CDP Waiver 3-11-065-W (Morro Bay Harbor Department Tsunami Repairs)

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



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NOTICE OF PROPOSED PERMIT EXTENSION

Date: September 23, 2011
To: All Interested Parties
From: Dan Carl, Central Coast District Manager
Jonathan Bishop, Coastal Planner
Subject: **Proposed Extension to Coastal Development Permit (CDP) A-3-SLO-01-040**
Applicants: LaVon Brett

Original CDP Approval

CDP A-3-SLO-01-040 was approved by the Coastal Commission on July 9, 2009, and provided for the recognition of an engineered rock rip-rap revetment along roughly 65 linear feet of shoreline that was authorized and constructed under an emergency County coastal permit at 463 Lucerne Rd. in Cayucos, San Luis Obispo County.

Proposed CDP Extension

The expiration date of CDP A-3-SLO-01-040 would be extended by one year to July 9, 2012. The Commission's reference number for this proposed extension is A-3-SLO-01-040-E1.

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 certified San Luis Obispo County Local Coastal Program and/or Chapter 3 of the Coastal Act, as applicable.

Coastal Commission Review Procedure

The Executive Director's determination and any written objections to it will be reported to the Commission on Friday, October 7, 2011, 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 Jonathan Bishop in the Central Coast District office.



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NOTICE OF PROPOSED PERMIT EXTENSION

Date: September 23, 2011
To: All Interested Parties
From: Dan Carl, Central Coast District Manager
Susan Craig, Coastal Planner
Subject: **Proposed Extension to Coastal Development Permit (CDP) A-3-SCO-06-006**
Applicant: Graham and Pamela Willmott

Original CDP Approval

CDP A-3-SCO-06-006 was approved by the Coastal Commission on October 15, 2008, and provided for the demolition of an existing one-story single-family residence and construction of a new two-story residence atop the bluff at Black's Point, at 100 Geoffroy Drive in the unincorporated Live Oak beach area of Santa Cruz County.

Proposed CDP Extension

The expiration date of CDP A-3-SCO-06-006 would be extended by one year to October 15, 2012. The Commission's reference number for this proposed extension is **A-3-SCO-06-006-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 certified Santa Cruz County Local Coastal Program and/or Chapter 3 of the Coastal Act, as applicable.

Coastal Commission Review Procedure

The Executive Director's determination and any written objections to it will be reported to the Commission on Friday October 7, 2011, 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 Susan Craig in the Central Coast District office.

