

**CALIFORNIA COASTAL COMMISSION**

NORTH CENTRAL COAST DISTRICT OFFICE  
45 FREMONT, SUITE 2000  
SAN FRANCISCO, CA 94105-2219  
(415) 904-5260 FAX (415) 904-5400

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# **NORTH CENTRAL COAST DISTRICT DEPUTY DIRECTOR'S REPORT**

*For the*

*June Meeting of the California Coastal Commission*

MEMORANDUM

Date: June 16, 2011

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 June 16, 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 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. 2-11-015-W Janet Morgan (Stinson Beach, Marin County)

***DE MINIMIS WAIVERS***

1. 2-10-025-W California Department Of Boating And Waterways, Attn: Terri Ely; California Department Of Boating And Waterways, Attn: Andrew Pierson (Jenner, Sonoma County)
2. 2-11-012-W Richard Volk (Stinson Beach, Marin County)
3. 2-11-022-W Olympic Club, Attn: David Garrison (San Francisco, San Francisco County)

**TOTAL OF 4 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>
<b>2-11-015-W</b> Janet Morgan	Remodel of an existing 1,700 sq. ft., 14 ft. high-single family residence and deck to incorporate 245 sq. ft. of living and 218 sq. ft. of storage space and replacement of septic system abutting the Seadrift Lagoon, as detailed in the revised project description faxed to the Commission on June 2, 2011 and the architectural, structural, and landscaping plans on file in the Commission's North Central Coast District Office. Remodel will employ Marin County "Certified" Green Building construction standards. All landscaping will be native and drought-tolerant, on drip irrigation. Erosion and sedimentation will be controlled by downspouts and splash blocks located 30 ft. or more from the Seadrift Lagoon, and during construction excavated materials will be covered and straw wattles, silt screen and mulching will be employed to reduce erosion and control dust, all as detailed in the Erosion and Siltation Control Plan by F. Eugene Metz, AIA received on March 23, 2011.	193 Dipsea Road, Stinson Beach (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>2-10-025-W</b> California Department Of Boating And Waterways, Attn: Terri Ely California Department Of Boating And Waterways, Attn: Andrew Pierson	Replacement of an existing failing boat ramp with a 105' x 20' concrete boat ramp and update to an existing gravel parking area with permeable pavement, as detailed in the revised project description titled "Sonoma Coast State Beach Jenner Boat Ramp Improvement Project Description June 2011", received on June 3, 2011, approved drawings dated April 2011 Sheets 1-14, and all other materials on file at the Commission's North Central Coast District Office.	Sonoma Coast State Beach At The Jenner Visitor Center Boat Ramp, Jenner (Sonoma County)

<p><b>2-11-012-W</b> Richard Volk</p>	<p>Construction of a 1900 sq. ft., 18 foot high single family residence as detailed in the revised project description submitted by the applicant's representative, Kris Skoog, dated 6/2/11, and all materials on file at the North Central Coast District Office. The home will be built using green building techniques as detailed in the "Build It Green's Green Point Rated Scoresheet received 6/3/11. There will be no impervious areas other than the house footprint itself. Deck boards will have typical spacing for wooden decks. Run off will be controlled with downspouts and splash blocks located greater than 30' from Seadrift Lagoon. During construction, silt fencing, mulching and seeding of bare soils would be implemented. Excavated materials would be covered to control dust. All new landscaping will be native and drought resistant pursuant to the revised landscaping plan submitted 6/3/11 by Kris Skoog Residential Design .Fertilizers and pesticides shall be minimized.</p>	<p>189 Seadrift Road, Stinson Beach (Marin County)</p>
<p><b>2-11-022-W</b> Olympic Club, Attn: David Garrison</p>	<p>Construction of a storage shed as described in Project Plans prepared by Bernardo Urquieta Architects, dated August 30, 2010 received on 4/20/11 and on file at the North Central District Office. Development includes: a 13-ft tall, 364-square-foot storage shed; concrete slab; block wall; and wood-framed roof.</p>	<p>599 Skyline Blvd., San Francisco (San Francisco County)</p>

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: June 3, 2011  
TO: Janet Morgan  
FROM: Peter M. Douglas, Executive Director  
SUBJECT: Waiver of Coastal Development Permit Requirement:  
**Waiver Number 2-11-015-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 13250(c) of the California Code of Regulations.

APPLICANT: **Janet Morgan**

LOCATION: **193 Dipsea Road, Stinson Beach (Marin County) (APN(s) 195-320-42)**

DESCRIPTION: **Remodel of an existing 1,700 sq. ft., 14 ft. high-single family residence and deck to incorporate 245 sq. ft. of living and 218 sq. ft. of storage space and replacement of septic system abutting the Seadrift Lagoon, as detailed in the revised project description faxed to the Commission on June 2, 2011 and the architectural, structural, and landscaping plans on file in the Commission's North Central Coast District Office. Remodel will employ Marin County "Certified" Green Building construction standards. All landscaping will be native and drought-tolerant, on drip irrigation. Erosion and sedimentation will be controlled by downspouts and splash blocks located 30 ft. or more from the Seadrift Lagoon, and during construction excavated materials will be covered and straw wattles, silt screen and mulching will be employed to reduce erosion and control dust, all as detailed in the Erosion and Siltation Control Plan by F. Eugene Metz, AIA received on March 23, 2011.**

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 Thursday, June 16, 2011, in Marina Del Rey. 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: RUBY PAP  
District Supervisor

cc: Local Planning Dept.  
Aia, Architect, Attn: F. Eugene Metz

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: June 3, 2011  
TO: California Department Of Boating And Waterways, Attn: Terri Ely;  
California Department Of Boating And Waterways, Attn: Andrew Pierson  
FROM: Peter M. Douglas, Executive Director  
SUBJECT: Waiver of Coastal Development Permit Requirement:  
**Waiver De Minimis Number 2-10-025-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: California Department Of Boating And Waterways, Attn: Terri Ely; California Department Of Boating And Waterways, Attn: Andrew Pierson  
LOCATION: Sonoma Coast State Beach At The Jenner Visitor Center Boat Ramp, Jenner (Sonoma County) (APN(s) 099-120-05)  
DESCRIPTION: Replacement of an existing failing boat ramp with a 105' x 20' concrete boat ramp and update to an existing gravel parking area with permeable pavement, as detailed in the revised project description titled "Sonoma Coast State Beach Jenner Boat Ramp Improvement Project Description June 2011", received on June 3, 2011, approved drawings dated April 2011 Sheets 1-14, and all other materials on file at the Commission's North Central Coast District Office.  
RATIONALE: Environmental measures will be employed to avoid impacts to fish, birds and other wildlife pursuant to a Species Protection Plan; BMPs are incorporated into the project to protect water quality; non-native, invasive plant species will be removed and replaced with native vegetation; public access impacts will be temporary only and project will result in permanent improvements to public access and improved recreational boating opportunities.

**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 Thursday, June 16, 2011, in Marina Del Rey. 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  
District Supervisor

cc: Eocal Planning Dept.

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: June 8, 2011  
TO: Richard Volk  
FROM: Peter M. Douglas, Executive Director  
SUBJECT: Waiver of Coastal Development Permit Requirement:  
**Waiver De Minimis Number 2-11-012-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: Richard Volk

LOCATION: 189 Seadrift Road, Stinson Beach (Marin County) (APN(s) 195-031-27)

DESCRIPTION: Construction of a 1900 sq. ft., 18 foot high single family residence as detailed in the revised project description submitted by the applicant's representative, Kris Skoog, dated 6/2/11, and all materials on file at the North Central Coast District Office. The home will be built using green building techniques as detailed in the "Build It Green's Green Point Rated Scoresheet received 6/3/11. There will be no impervious areas other than the house footprint itself. Deck boards will have typical spacing for wooden decks. Run off will be controlled with downspouts and splash blocks located greater than 30' from Seadrift Lagoon. During construction, silt fencing, mulching and seeding of bare soils would be implemented. Excavated materials would be covered to control dust. All new landscaping will be native and drought resistant pursuant to the revised landscaping plan submitted 6/3/11 by Kris Skoog Residential Design. Fertilizers and pesticides shall be minimized.

RATIONALE: Proposed development involves measures to protect water quality and to avoid the spread of invasive plants, and has 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 Thursday, June 16, 2011, in Marina Del Rey. 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  
District Supervisor

cc: Local Planning Dept.  
Kris Skoog

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: June 3, 2011  
TO: Olympic Club, Attn: David Garrison  
FROM: Peter M. Douglas, Executive Director  
SUBJECT: Waiver of Coastal Development Permit Requirement:  
**Waiver De Minimis Number 2-11-022-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: Olympic Club, Attn: David Garrison

LOCATION: 599 Skyline Blvd., San Francisco (San Francisco County) (APN(s) 7284-000-01, 000-000-02)

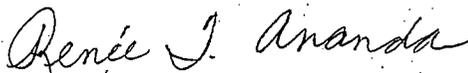
DESCRIPTION: Construction of a storage shed as described in Project Plans prepared by Bernardo Urquieta Architects, dated August 30, 2010 received on 4/20/11 and on file at the North Central District Office. Development includes: a 13-ft tall, 364-square-foot storage shed; concrete slab; block wall; and wood-framed roof.

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 Thursday, June 16, 2011, in Marina Del Rey. 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: RENÉE T. ANANDA  
Coastal Program Analyst

cc: Local Planning Dept.