

**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](http://www.coastal.ca.gov)

**F8**

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

*For the*

## *September Meeting of the California Coastal Commission*

MEMORANDUM

Date: September 8, 2011

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 September 8, 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 Central Coast District.

***DE MINIMIS WAIVERS***

1. 3-11-058-W City Of Pacific Grove, Attn: Sarah Hardgrave (Pacific Grove, Monterey County)
2. 3-11-060-W Balance Hydrologics, Inc.; California State Parks (Carmel Area, Monterey County)

***EMERGENCY PERMITS***

1. 3-11-059-G Rolfe Trust (Santa Cruz, Santa Cruz County)

***IMMATERIAL AMENDMENTS***

1. 3-09-042-A1 Jack O'Neill (Live Oak, Santa Cruz County)

***EXTENSION - IMMATERIAL***

1. A-3-GRB-07-051-E2 Ron Perkins (Grover Beach, San Luis Obispo County)
2. A-3-SCO-06-059-E3 Rabobank (Formerly Pacific State Bank) (Aptos, Santa Cruz County)
3. 3-07-047-E2 Highview L L C, Attn: Tushar Atre (Live Oak, Santa Cruz County)

**TOTAL OF 7 ITEMS**

## ***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><b>Applicant</b></i>	<i><b>Project Description</b></i>	<i><b>Project Location</b></i>
<b>3-11-058-W</b> City Of Pacific Grove, Attn: Sarah Hardgrave	Demolish the abandoned Foghorn Building and restore the area to native dunes near the Pacific Grove Municipal Golf Links	Ocean View Blvd. (adjacent to the Pacific Grove Municipal Golf Links), Pacific Grove (Monterey County)
<b>3-11-060-W</b> Balance Hydrologics, Inc. California State Parks	Install 5 piezometers, conduct 12 soil borings, and construct 3 percolation pits for a Carmel River Lagoon water augmentation and habitat restoration feasibility study at the State Parks-owned Odello West property.	Rio Road/Highway 1 (Odello West property), Carmel Area (Monterey County)

### ***REPORT OF EMERGENCY PERMITS***

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 13142 of the California Code of Regulations because the development is necessary to protect life and public property or to maintain public services.

<i><b>Applicant</b></i>	<i><b>Project Description</b></i>	<i><b>Project Location</b></i>
<b>3-11-059-G</b> Rolfe Trust	ECDP to allow re-stacking rocks in voids that have developed in a rock revetment to prevent the revetment from collapsing had harming the public at Twin Lakes State Beach.	2-900 East Cliff Drive (seaward side of 2-900 East Cliff Drive fronting Twin Lakes State Beach), Santa Cruz (Santa Cruz County)

### ***REPORT OF IMMATERIAL AMENDMENTS***

The Executive Director has determined that there are no changes in circumstances affecting the conformity of the subject development with the California Coastal Act of 1976. No objections to this determination have been received at this office. Therefore, the Executive Director grants the requested Immaterial Amendment, subject to the same conditions, if any, approved by the Commission.

<i><b>Applicant</b></i>	<i><b>Project Description</b></i>	<i><b>Project Location</b></i>
<b>3-09-042-A1</b> Jack O'Neill	Request to amended CDP to modify terms and conditions for seawall to reflect changes in property lines associated with land swap between the applicant and Santa Cruz County	2-3610 East Cliff Drive (at the toe of the bluff and on the beach seaward of 2-3610 East Cliff Drive), Live Oak (Santa Cruz County)

**REPORT OF EXTENSION - IMMATERIAL**

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<b>A-3-GRB-07-051-E2</b> Ron Perkins	Construction of a mixed use residential, commercial and retain project.	105 Grand Avenue (intersection of Grand Avenue and Highway 1 adjacent to Meadow Creek), Grover Beach (San Luis Obispo County)
<b>A-3-SCO-06-059-E3</b> Rabobank (Formerly Pacific State Bank)	Construction of a three-story, approximately 5,800 s.f. single-family residence, involving approximately 1,250 cubic yards of grading.	548 Beach Drive (inland side of Beach Drive), Aptos (Santa Cruz County)
<b>3-07-047-E2</b> Highview L L C, Attn: Tushar Atre	Recognize an as-built emergency revetment repair as well as related armoring improvements (including retrieving and restacking fugitive rock rip-rap, infilling between two existing sections of seawall, and planting new cascading vegetation.	2866 South Palisades Avenue (seaward of), Live Oak (Santa Cruz County)

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## NOTICE OF PROPOSED PERMIT WAIVER

**Date:** August 25, 2011  
**To:** All Interested Parties  
**From:** Dan Carl, Central Coast District Manager  
Mike Watson, Coastal Planner  
**Subject:** **Coastal Development Permit (CDP) Waiver 3-11-058-W**  
Applicant: City of Pacific Grove

### Proposed Development

Demolish the abandoned Foghorn Building and restore the area to native dunes near the Pacific Grove Municipal Golf in Pacific Grove, Monterey 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 would remove an abandoned building and related development (including power poles and connections, etc.) near the Pacific Grove shoreline and the golf course, and return this area to native dune through restoration and enhancement efforts. The project incorporates appropriate construction BMPs to ensure that construction does not lead to adverse resource impacts, and the restoration will expand native dune coverage in an area that the City has been actively restoring for many years. In sum, the proposed project will enhance dune habitat and the public viewshed in a significant public viewshed and habitat area consistent with 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, September 9, 2011, in Crescent City. 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:** August 29, 2011  
**To:** All Interested Parties  
**From:** Dan Carl, Central Coast District Manager  
Katie Butler, Coastal Planner  
**Subject:** **Coastal Development Permit (CDP) Waiver 3-11-060-W**  
Applicants: Balance Hydrologics, Inc.

### Proposed Development

Install 5 piezometers, conduct 12 soil borings, and construct 3 percolation pits for a Carmel River Lagoon water augmentation and habitat restoration feasibility study at the State Parks-owned Odello West property in the Carmel area of unincorporated Monterey 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:

Demand for water from the Carmel River exceeds supply and summer flow oftentimes does not reach the lagoon, adversely affecting special status species, such as the South-Central California Coast Steelhead, in the lagoon. The proposed project will allow for data collection and sampling to study the feasibility of utilizing tertiary, reverse osmosis-treated wastewater from the adjacent Carmel Area Wastewater District (CAWD) treatment facility to restore and enhance Carmel River Lagoon wetland habitat. The project components will be located outside of a 200-foot buffer from the Carmel River, and the project includes protection measures for California red-legged frogs and avoidance of sensitive habitat areas. The project components will not be visible from Highway 1 or any public access areas. In sum, the project will aid in the restoration and enhancement of sensitive habitat 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, September 9, 2011, in Crescent City. 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 Katie Butler in the Central Coast District office.**





California Coastal Commission

# EMERGENCY COASTAL DEVELOPMENT PERMIT

Emergency CDP 3-11-059-G (Rolfe rock restacking)

Issue Date: August 22, 2011

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This emergency coastal development permit (ECDP) authorizes emergency development consisting of re-stacking rocks in voids that have developed in a rock revetment on the seaward side of 2-900 East Cliff Drive fronting Twin Lakes State Beach (all as more specifically described in the Commission's ECDP file).

Based on the materials presented by the Permittee (Rolfe Trust represented by Jim Wilder), voids have formed in an existing rock revetment threatening its stability and the safety of beachgoers at Twin Lakes State Beach. The proposed emergency development is necessary to prevent the revetment from collapsing and harming the public at Twin Lakes State Beach. Therefore, the Executive Director of the California Coastal Commission hereby finds that:

- (a) An emergency exists that requires action more quickly than permitted by the procedures for administrative or ordinary coastal development permits (CDPs), and that the development can and will be completed within 30 days unless otherwise specified by the terms of this ECDP; and
- (b) Public comment on the proposed emergency development has been reviewed if time allows.

The emergency development is hereby approved, subject to the conditions listed on the attached pages.

8/22/2011

Dan Carl, Central Coastal District Manager for Peter M. Douglas, Executive Director

Enclosures: (1) Emergency Coastal Development Permit Acceptance Form; (2) Regular Permit Application Form

cc: Kirk Lingenfelter, California Department of Parks and Recreation  
Kathy Previsich, Santa Cruz County Planning Department  
Deirdre Whalen, Monterey Bay National Marine Sanctuary

## **Emergency CDP 3-11-059-G (Rolfe rock restacking)**

**Issue Date: August 22, 2011**

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### **Conditions of Approval**

1. The enclosed ECDP acceptance form must be signed by the ECDP Permittee and returned to the California Coastal Commission's Central Coast District Office within 15 days of the date of this permit (i.e., by September 6, 2011). This ECDP is not valid unless and until the acceptance form has been received in the Central Coast District Office.
2. Only that emergency development specifically described in this ECDP is authorized. Any additional and/or different emergency and/or other development requires separate authorization from the Executive Director and/or the Coastal Commission.
3. The emergency development authorized by this ECDP must be completed within 30 days of the date of this permit (i.e., by September 21, 2011) unless extended for good cause by the Executive Director.
4. The emergency development authorized by this ECDP is only temporary, and shall be removed if it is not authorized by a regular CDP. Within 60 days of the date of this permit (i.e., by October 21, 2011), the Permittee shall submit a complete application for a regular CDP to have the emergency development be considered permanent or for a different type of shoreline protection at the project site. The Permittee is encouraged to submit an application that also requests regular CDP authorization to provide for future maintenance of any authorized shoreline protection. The application shall include photos showing the project site before the emergency (if available), during emergency project construction activities, and after the work authorized by this ECDP is complete. The emergency development shall be removed in its entirety within 150 days of the date of this permit (i.e., by January 19, 2012) and all areas affected by it restored to their original pre-emergency development condition unless before that time the California Coastal Commission has issued a regular CDP for the development authorized by this ECDP. The deadlines in this condition may be extended for good cause by the Executive Director.
5. In exercising this ECDP, the Permittee agrees to hold the California Coastal Commission harmless from any liabilities for damage to public or private properties or personal injury that may result from the project.
6. This ECDP does not obviate the need to obtain necessary authorizations and/or permits from other agencies (e.g., California Department of Parks and Recreation, Santa Cruz County, Monterey Bay National Marine Sanctuary, California State Lands Commission, etc.). The Permittee shall submit to the Executive Director copies of all such authorizations and/or permits upon their issuance.
7. All emergency development shall be limited in scale and scope to that specifically identified in the materials submitted by the Permittee (dated received in the Coastal Commission's Central Coast District Office on August 17, 2011).
8. A licensed civil engineer with experience in coastal structures and processes shall oversee all construction activities and shall ensure that all emergency development is limited to the least amount necessary to abate the emergency. All rock used shall be granite, and use of dolomite shall be avoided.





## **Emergency CDP 3-11-059-G (Rolfe rock restacking)**

**Issue Date: August 22, 2011**

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9. All emergency construction activities shall limit impacts to coastal resources (including public recreational access, habitat areas, and the Pacific Ocean) to the maximum extent feasible including by, at a minimum, adhering to the following construction requirements (which may be adjusted by the Executive Director if such adjustments: (1) are deemed necessary due to extenuating circumstances; and (2) will not adversely impact coastal resources):
  - a. All construction areas shall be minimized and shall allow through public access and protect public safety to the maximum extent feasible. Construction (including but not limited to construction activities, and materials and/or equipment storage) is prohibited outside of the defined construction, staging, and storage areas.
  - b. Construction work and equipment operations shall not be conducted seaward of the mean high water line unless tidal waters have receded from the authorized work areas.
  - c. Grading of intertidal waters is prohibited.
  - d. Any construction materials and equipment delivered to the beach area shall be delivered by rubber-tired construction vehicles. When transiting on the beach, all such vehicles shall remain as high on the upper beach as possible and avoid contact with ocean waters and intertidal areas.
  - e. Any construction materials and equipment placed on the beach during daylight construction hours shall be stored beyond the reach of tidal waters. All construction materials and equipment shall be removed in their entirety from the beach area by sunset each day that work occurs. The only exceptions will be for: (1) erosion and sediment controls (e.g., a silt fence at the base of the construction area) as necessary to contain rock and/or sediments in the construction area, where such controls are placed as close to the toe of the bluff as possible, and are minimized in their extent; (2) storage of larger materials (i.e., soil nails, large forms, etc.) beyond the reach of tidal waters for which moving the materials each day would be extremely difficult. Any larger materials intended to be left on the beach overnight must be approved in advance by the Executive Director, and shall be subject to a contingency plan for moving said materials in the event of tidal/wave surge reaching them.
  - f. All construction areas shall be minimized and demarked by temporary fencing designed to allow through public access and protect public safety to the maximum extent feasible. Construction (including but not limited to construction activities, and materials and/or equipment storage) is prohibited outside of the defined construction, staging, and storage areas.
  - g. The construction site shall maintain good construction site housekeeping controls and procedures (e.g., clean up all leaks, drips, and other spills immediately; keep equipment covered and out of the rain (including covering exposed piles of soil and wastes); dispose of all wastes properly, place trash receptacles on site for that purpose, and cover open trash receptacles during wet weather; remove all construction debris from the beach; etc.).
  - h. All construction activities that result in discharge of materials, polluted runoff, or wastes to the beach or the adjacent marine environment are prohibited. Equipment washing, refueling, and/or servicing shall not take place on the beach. Any erosion and sediment controls used shall be in



## **Emergency CDP 3-11-059-G (Rolfe rock restacking)**

**Issue Date: August 22, 2011**

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place prior to the commencement of construction as well as at the end of each work day.

- i. All accessways impacted by construction activities shall be restored to their pre-construction condition or better within three days of completion of construction. Any beach sand in the area that is impacted by construction shall be filtered as necessary to remove any construction debris.
  - j. All exposed slopes and soil surfaces in and/or adjacent to the construction area shall be stabilized with erosion control native seed mix, jute netting, straw mulch, or other applicable best management practices (for example, those identified in the California Storm Water Best Management Practice Handbooks (March, 1993)). The use of non-native invasive species (such as ice-plant) is prohibited.
  - k. All contractors shall ensure that work crews are carefully briefed on the importance of observing the construction precautions given the sensitive work environment. Construction contracts shall contain appropriate penalty provisions sufficient to offset the cost of retrieval/clean up of foreign materials not properly contained and/or remediation to ensure compliance with this ECDP otherwise.
  - l. The Permittee shall notify planning staff of the Coastal Commission's Central Coast District Office immediately upon completion of construction and required restoration activities. If planning staff should identify additional reasonable restoration measures, such measures shall be implemented immediately.
10. Copies of this ECDP shall be maintained in a conspicuous location at the construction job site at all times, and such copies shall be available for public review on request. All persons involved with the construction shall be briefed on the content and meaning of this ECDP, and the public review requirements applicable to it, prior to commencement of construction.
11. A construction coordinator shall be designated to be contacted during construction should questions arise regarding the construction (in case of both regular inquiries and emergencies), and their contact information (i.e., address, phone numbers, etc.) including, at a minimum, a telephone number that will be made available 24 hours a day for the duration of construction, shall be conspicuously posted at the job site where such contact information is readily visible from public viewing areas, along with indication that the construction coordinator should be contacted in the case of questions regarding the construction (in case of both regular inquiries and emergencies). The construction coordinator shall record the name, phone number, and nature of all complaints received regarding the construction, and shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry.
12. Within 30 days of completion of construction authorized by this ECDP, the Permittee shall submit site plans and cross sections clearly identifying all development completed under this emergency authorization (comparing any previously permitted condition to both the emergency condition and to the post-work condition), and a narrative description of all emergency development activities undertaken pursuant to this emergency authorization.
13. This ECDP shall not constitute a waiver of any public rights which may exist on the property. The



**Emergency CDP 3-11-059-G (Rolfe rock restacking)**

**Issue Date: August 22, 2011**

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permittee shall not use this ECDP as evidence of a waiver of any public rights which may exist on the property.

14. Failure to comply with the conditions of this approval may result in enforcement action under the provisions of Chapter 9 of the Coastal Act.
15. The issuance of this ECDP does not constitute admission as to the legality of any development undertaken on the subject site without a CDP and shall be without prejudice to the California Coastal Commission's ability to pursue any remedy under Chapter 9 of the Coastal Act.

As noted in Condition 4 above, the emergency development carried out under this ECDP is at the Permittee's risk and is considered to be temporary work done in an emergency situation to abate an emergency. If the Pebble Beach Company wishes to have the emergency development become permanent development, a regular CDP must be obtained. A regular CDP is subject to all of the provisions of the California Coastal Act and may be conditioned or denied accordingly.

If you have any questions about the provisions of this ECDP, please contact the Commission's Central Coast District Office at 725 Front Street, Suite 300, Santa Cruz, CA 95060, (831) 427-4863.



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## NOTICE OF PROPOSED PERMIT AMENDMENT

**Date:** August 25, 2011  
**To:** All Interested Parties  
**From:** Dan Carl, Central Coast District Manager  
Susan Craig, Coastal Planner  
**Subject:** **Proposed Amendment to Coastal Development Permit (CDP) 3-09-042**  
Applicant: Jack O'Neill

### Original CDP Approval

CDP 3-09-042 was approved by the Coastal Commission on August 11, 2011, and provided for the construction of a faux bluff sculpted concrete seawall with a two-foot wide public pathway on the bluffs at 2-3610 East Cliff Drive fronting the Pleasure Point surfing area in the unincorporated Live Oak beach area of Santa Cruz County.

### Proposed CDP Amendment

CDP 3-09-042 would be amended to modify the terms and conditions of the CDP to account for the recent land swap between Santa Cruz County and Mr. O'Neill. The Commission's reference number for this proposed amendment is 3-09-042-A1.

### Executive Director's Immateriality Determination

Pursuant to Title 14, Section 13166(b) of the California Code of Regulations, the Executive Director of the California Coastal Commission has determined that the proposed CDP amendment is immaterial for the following reasons:

The land swap has long been envisioned, and provided for a small portion of the Mr. O'Neill's blufftop property downcoast of his residence to be given to the County in exchange for a small portion of the County's right-of-way inland of the residence (in which front yard landscaping and related development associated with the O'Neill residence currently exists). The County-acquired land allows for the County's public access path project associated with CDP A-3-SCO-07-015/3-07-019 to move forward, as the path is to be located on this newly acquired section of property. The modifications proposed here do not alter the Commission's approval in other than administrative ways that recognize the property involved is in a different configuration, thus allowing the necessary CDP legal restrictions to be applied to properties as they now exist. In sum, the proposed amendment will continue to ensure that the CDP terms and conditions reflect the Commission's original CDP approval as it applies to the new property configuration, and is consistent with the Coastal Act and the certified Santa Cruz County Local Coastal Program.

### Coastal Commission Review Procedure

The CDP will be amended as proposed if no written objections are received in the Central Coast District office within ten working days of the date of this notice. If such an objection is received, the objection



## NOTICE OF PROPOSED PERMIT AMENDMENT

CDP 3-09-042 (O'Neill Seawall)

Proposed Amendment 3-09-042-A1

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and the Executive Director's response to it will be reported to the Commission on Friday, September 9, 2011 in Crescent City. If three Commissioners object to the Executive Director's determination of immateriality at that time, then the application shall be processed as a material CDP amendment.

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



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# CORRECTED

## NOTICE OF PROPOSED PERMIT EXTENSION

**Date:** August 31, 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-GRB-07-051**  
Applicant: Ron Perkins (Pacific Coast Hotel)

### Original CDP Approval

CDP A-3-GRB-07-051 was approved by the Coastal Commission on August 7, 2008, and provided for the construction of a mixed-use residential, commercial, and retail project at 105 Grand Ave., in the City of Grover Beach.

### Proposed CDP Extension

The expiration date of CDP A-3-GRB-07-051 has been extended one time, and it is currently August 7, 2011. The expiration date of CDP A-3-GRB-07-051-E1 would be extended by one year to August 7, 2012. The Commission's reference number for this proposed extension is A-3-GRB-07-051-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 City of Grover Beach 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, September 9, 2011, in Crescent City. 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:** August 25, 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-06-059**  
Applicant: Rabobank

### Original CDP Approval

CDP A-3-SCO-06-059 was approved by the Coastal Commission on September 6, 2007, and provided for the construction of a three-story, approximately 5,800 square-foot single-family dwelling, involving approximately 1,250 cubic yards of grading, on Beach Drive in the unincorporated Aptos area of Santa Cruz County.

### Proposed CDP Extension

The expiration date of CDP A-3-SCO-06-059 would be extended by one year to September 6, 2012. The Commission's reference number for this proposed extension is **A-3-SCO-06-059-E3**.

### 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 Wednesday September xx, 2011 in Crescent City. 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.**



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## NOTICE OF PROPOSED PERMIT EXTENSION

**Date:** August 25, 2011  
**To:** All Interested Parties  
**From:** Dan Carl, Central Coast District Manager  
Susan Craig, Coastal Planner  
**Subject:** **Proposed Extension to Coastal Development Permit (CDP) 3-07-047**  
Applicant: Highview LLC

### Original CDP Approval

CDP 3-07-047 was approved by the Coastal Commission on August 7, 2008 and recognized an as-built emergency revetment repair as well as related armoring improvements (including retrieving and restacking fugitive rock rip-rap, infilling between two existing sections of seawall, and planting new cascading vegetation) seaward of 2866 South Palisades Avenue in the unincorporated Live Oak beach area in Santa Cruz County.

### Proposed CDP Extension

The expiration date of CDP 3-07-047 would be extended by one year to August 7, 2012. The Commission's reference number for this proposed extension is **3-07-047-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 September 9, 2011, in Crescent City. 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.**

