

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

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

For the

May Meeting of the California Coastal Commission

MEMORANDUM

Date: May 9, 2013

TO: Commissioners and Interested Parties
FROM: Dan Carl, 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 May 9, 2013 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. 3-13-017-W Jeanie (Jean) Anton (Pacific Grove, Monterey County)

DE MINIMIS WAIVERS

1. 3-13-015-W California-American Water, Monterey District, Attn: Eric Sabolsice, Operations Director (Seaside, Monterey County)
2. 3-13-018-W Tanimura & Antle Value-Added L.L.C (Monterey, Monterey County)

TOTAL OF 3 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>
3-13-017-W Jeanie (Jean) Anton	Proposed 358 square foot second-story addition and remodel to an existing historic 1,250 square foot single family residence, minor door and window alterations, and two storm water infiltration basins.	126 16th Street, 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>
3-13-015-W California-American Water, Monterey District, Attn: Eric Sabolsice, Operations Director	Repair of an existing failed water main, including activating the inland shut-off valve, retrieving and disposing of the end cap and concrete block pedestal, cutting and removing daylighted section of water main pipe, importing sand, reestablishing prior dune topography, and restoring the affected area with native dune vegetation at the north end of Seaside Beach.	Sand Dunes Drive @ Canyon Del Rey Blvd. (Monterey State Beach), Seaside (Monterey County)
3-13-018-W Tanimura & Antle Value- Added L.L.C	Five year authorization (ending May 9, 2018) to use an existing 3,700 square foot former train depot for an indoor / outdoor market. Site improvements include new ADA accessible restrooms, new trash enclosure, upgrades to electric service, lighting, replacement of existing plumbing, interior painting, new ADA accessible door landings, retail furnishings, fixtures, and related development.	290 Figueroa Street, Monterey (Monterey County)

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**NOTICE OF PROPOSED PERMIT WAIVER**

Date: April 25, 2013
To: All Interested Parties
From: Madeline Cavalieri, Central Coast District Manager *MC*
Mike Watson, Coastal Planner *M*
Subject: Coastal Development Permit (CDP) Waiver 3-13-017-W
Applicants: Jeanie Anton

Proposed Development

Proposed 358 square foot second-story addition and remodel to an existing historic 1,250 square foot single family residence, minor door and window alterations, and two storm water infiltration basins at 126 16th Street (APN 006-154-011) 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 and Historic Resources Committee 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 Thursday, May 9, 2013 in San Rafael. 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: April 25, 2013
To: All Interested Parties
From: Madeline Cavalieri, Central Coast District Manager *MC*
Mike Watson, Coastal Planner *MW*
Subject: Coastal Development Permit (CDP) Waiver 3-13-015-W
Applicant: California American Water

Proposed Development

Repair of an existing failed water main, including activating the inland shut-off valve, retrieving and disposing of the end cap and concrete block pedestal, cutting and removing daylighted section of water main pipe, importing sand, reestablishing prior dune topography, and restoring the affected area with native dune vegetation at the north end of Seaside Beach (corner of Sand Dunes Drive and Canyon Del Rey) in the City of Seaside, 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:

Repair of the existing water pipeline is necessary to forestall further erosion of the sand dune at the back beach, and to protect public beach parking and municipal infrastructure along the roadway. The void caused by the water main break will be backfilled with clean sands to ensure that the existing beach sand ramp restores and provides access to Seaside Beach. All work will be completed during daylight hours. Public access will be re-routed to the other side of the Monterey Best Western hotel for access to Seaside Beach. Concrete, pipe, and other debris will be disposed of at a suitable receiver location. The project includes containment measures and construction BMPs designed to prevent soil, sediment, and debris from migrating off-site onto the beach and marine environment during construction. Native habitat restoration and replanting is proposed to stabilize the dunes and restore the area to its pre-existing condition. 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 May 9, 2013, in San Rafael. If four Commissioners object to this waiver at that time, then the application shall be processed as a regular CDP application.

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Date: April 25, 2013
To: All Interested Parties
From: Madeline Cavalieri, Central Coast District Manager *MC*
Mike Watson, Coastal Planner *MW*
Subject: Coastal Development Permit (CDP) Waiver 3-13-018-W
Applicant: Tanimura & Antle Value-Added, LLC

Proposed Development

Five year authorization (ending May 9, 2018) to use an existing 3,700 square foot former train depot for an indoor / outdoor market. Site improvements include new ADA accessible restrooms, new trash enclosure, upgrades to electric service, lighting, replacement of existing plumbing, interior painting, new ADA accessible door landings, retail furnishings, fixtures, and related development at 290 Figueroa Street in the City of Monterey, 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 improvements are necessary to establish a use within the currently vacant former passenger depot site. All improvements will be located generally within the footprint of the existing structure. The proposed renovations/upgrades were reviewed and received discretionary approval by the City's Architectural Review Committee and Historic Preservation Commission to ensure conformance with the requirements of the City's Municipal Code and the certified Land Use Plan. The site of the proposed development is adjacent to the Monterey Bay Coastal Recreation Trail and will enhance the public access and recreational experience along the trail. Construction BMPs will be in place to prevent sediment and any foreign material from entering bay waters during construction. A temporary construction and staging area will be fenced off to protect the public during construction, but public access will otherwise be maintained along the recreation trail. As proposed with the submitted mitigation measures, the project will not have any significant adverse impacts on coastal resources, including the Monterey Bay and public access along 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, May 9, 2013, in San Rafael. 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.