

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

June Meeting of the California Coastal Commission

MEMORANDUM

Date: June 14, 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 June 14, 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.

DE MINIMIS WAIVERS

1. 3-13-0229-W Tracy Gibbons (Pacific Grove, Monterey County)
2. 3-13-0301-W James Thorsen (Pacific Grove, Monterey County)

TOTAL OF 2 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>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
3-13-0229-W Tracy Gibbons	Construct a new 2,648 square foot, two-story residence including garage, landscaping, storm water infiltration basin, walkways, etc.	186 Central Avenue, Pacific Grove (Monterey County)
3-13-0301-W James Thorsen	Demolish an existing 1,152 square foot single-family residence and construct a 2,398 square foot, two-story residence including garage, retaining walls, storm water infiltration basin, walkways, etc.	100 Monterey Avenue, Pacific Grove (Monterey County)

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NOTICE OF PROPOSED PERMIT WAIVER

Date: May 30, 2013
To: All Interested Parties
From: Madeline Cavalieri, Central Coast District Manager
Mike Watson, Coastal Planner
Subject: **Coastal Development Permit (CDP) Waiver 3-13-0299-W**
Applicant: Tracy Gibbons

Proposed Development

Construct a new 2,648 square foot, two-story residence including garage, landscaping, storm water infiltration basin, walkways, etc. at 186 Central Avenue (APN 006-235-015) in the City of Pacific Grove.

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 project is located more than one block inland of the Pacific Grove shoreline and of the shoreline public recreational trail, the main public accessway in Pacific Grove winding along the Pacific Grove bluffs. The proposed residence would be compatible with the size, scale, and aesthetics of the residential neighborhood in which it is located, and it includes water quality 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 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 and along 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, June 14, 2013 in Long 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: May 30, 2013
To: All Interested Parties
From: Madeline Cavalieri, Central Coast District Manager
Mike Watson, Coastal Planner
Subject: Coastal Development Permit (CDP) Waiver 3-13-0301-W
Applicant: James Thorsen

Proposed Development

Demolish an existing 1,152 square foot single-family residence and construct a 2,398 square foot, two-story residence including garage, retaining walls, storm water infiltration basin, walkways, etc. at 100 Monterey Avenue (APN 006-186-007) in the City of Pacific Grove.

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 project is located inland of the shoreline and away from the primary coastal public accessway that winds along the Pacific Grove bluffs. The proposed residence would be compatible with the size, scale, and aesthetics of the residential neighborhood in which it is located, and it includes water quality BMPs to reduce storm water runoff and remove contaminants prior to conveyance off-site. The proposed demolition and rebuild was 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 and along the shoreline, and is consistent with Chapter 3 of the Coastal Act.

Coastal Commission Review Procedure

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