

CALIFORNIA COASTAL COMMISSION

Central Coast District Office
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CENTRAL COAST DISTRICT DEPUTY DIRECTOR'S REPORT

*For the
November Meeting of the California Coastal Commission*

MEMORANDUM

Date: November 13, 2014

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 November 2014 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.

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>
3-14-1603-W City of Pacific Grove Public Works Department	Implementation of the Great Tidepool Site Habitat Restoration and Enhancement Plan (dated July 2013). Project includes 3.5 acres of dune restoration and stabilization just north of the Rocky Shores section of Asilomar State Beach. The Plan specifically includes non-native plant eradication, dune re-contouring and preparation, re-vegetation with native dune plant species, public access trail improvements, signing, and parking management at the northwest corner of Sunset Drive and Lighthouse Avenue.	Pacific Grove (Monterey 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>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
A-3-SLO-01-122-A5 Pacifica Cambria Inc.	Amend CDP to allow a temporary Christmas Market to occur five evenings per week starting on Friday, November 28, 2014 and ending Sunday, December 21, 2014 primarily within the interior area of the project site (defined as the area inside of the Lodge's Primary vehicle ingress/egress roadway). Twenty-six temporary commercial and food booths would be constructed for the event, and would be dismantled and removed to an off-site location at the conclusion of the event. Temporary fencing, parking, pathway and greenhouse lighting, a shuttle service to and from the event, and a pedestrian and traffic safety parking plan are also included. A nearly identical Christmas Market was approved last year in the same configuration and under the same procedures (A-3-SLO-01-122-A4).	2905 Burton Dr., Cambria (San Luis Obispo County)

REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
A-3-SLO-07-041-E5 Brent Richissin	Extend CDP expiration date by one year to October 15, 2015 for the construction of a single family residence	2437 Austin Ct., Los Osos (San Luis Obispo County)

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NOTICE OF PROPOSED PERMIT WAIVER

Date: October 29, 2014
To: All Interested Parties
From: Susan Craig, Central Coast District Manager
Mike Watson, Coastal Planner
Subject: Coastal Development Permit (CDP) Waiver 3-14-1603-W
Applicant: City of Pacific Grove

Proposed Development

Implementation of the Great Tidepool Site Habitat Restoration and Enhancement Plan (dated July 2013). Project includes 3.5 acres of dune restoration and stabilization just north of the Rocky Shores section of Asilomar State Beach. The Plan specifically includes non-native plant eradication, dune re-contouring and preparation, re-vegetation with native dune plant species, public access trail improvements, signing, and parking management at the northwest corner of Sunset Drive and Lighthouse Avenue in the City of 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 regarding the proposed development, the Executive Director of the California Coastal Commission hereby waives the requirement for a CDP for the following reasons:

Exotic plant and weed eradication together with re-establishing dune topography and re-vegetation with native plant species endemic to the area will stabilize wind-driven sand and enhance the dune habitat values of this 3.5 acre site. Construction and management of three main trail stems will direct and manage public access in this sensitive dune environment. Trail connections north and south will enhance public access by providing an upcoast-downcoast link to the existing network of shoreline trails in the Asilomar Dunes area and will establish an important link in the Pacific Grove Coastal Trail and the California Coastal Trail. Interpretive signing will inform the public of the sensitivity of the surrounding dune vegetation, of the new link in the Pacific Grove Coastal Trail/ California Coastal Trail segment, and of the Great Tidepool's shoreline environment. All signs will be subordinate to the dune environment and will be constructed of natural materials and/or of muted colors to ensure that the visual aesthetic of the dune environment is maintained. Biological monitors will be in place for the duration of the project to ensure construction activities do not disrupt any archaeological resources. The proposed project further includes appropriate construction best management practices to protect dune habitat values, sensitive species, and public access during construction. 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, November 13, 2014, in Half Moon Bay. If four

NOTICE OF PROPOSED PERMIT WAIVER
CDP Waiver 3-14-1603-W (Great Tidepool Dune Restoration)
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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 Mike Watson in the Central Coast District office.



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NOTICE OF PROPOSED PERMIT AMENDMENT

Date: October 29, 2014
To: All Interested Parties
From: Susan Craig, Central Coast District Manager
Daniel Robinson, Coastal Planner
Subject: **Proposed Amendment to Coastal Development Permit (CDP) A-3-SLO-01-122**
Applicant: Pacific Cambria Inc.

Original CDP Approval

CDP A-3-SLO-01-122 was originally approved by the Coastal Commission on August 6, 2003, and it authorized the expansion of the Cambria Pines Lodge including 35 new guest rooms in nine buildings total, a theatre, a retail shop, a tennis court, additional parking spaces, access improvements, related grading and comprehensive drainage improvements at 2905 Burton Drive in the unincorporated coastal community of Cambria in San Luis Obispo County.

Proposed CDP Amendment

CDP A-3-SLO-01-122 would be amended to allow a temporary Christmas Market to occur five evenings per week starting on Friday, November 28, 2014 and ending Sunday, December 21, 2014 primarily within the interior area of the project site (defined as the area inside of the Lodge's primary vehicle ingress/egress roadway). Twenty-six temporary commercial and food booths would be constructed for the event, and would be dismantled and removed to an off-site location at the conclusion of the event. Temporary fencing, parking, pathway and greenhouse lighting, a shuttle service to and from the event, and a pedestrian and traffic safety parking plan are also included. A nearly identical Christmas Market was approved last year in the same configuration and under the same procedures (A-3-SLO-01-122-A4). The Commission's reference number for this proposed amendment is **A-3-SLO-01-122-A5**.

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 temporary Christmas Market would be located in an existing developed area within the Lodge's interior, with Santa Claus being located within an existing greenhouse and garden area adjacent to the interior of the Lodge (for rainy nights). The greenhouse and garden area is currently the subject of a coastal development permit amendment application (A-3-SLO-01-122-A6) by the same Applicant. That application involves proposed after-the-fact permitting, as well as removal of unpermitted development and habitat restoration. The approval of the use of the greenhouse and garden area for the temporary Christmas Market and Santa Claus attraction (including limited Christmas lighting on the greenhouse and entrance trail and one Christmas tree) will not prejudice that future decision on the Amendment application in any way. Approval of this Immaterial Amendment does not constitute any opinion, either

NOTICE OF PROPOSED PERMIT AMENDMENT

CDP A-3-SLO-01-122 (Cambria Pines Lodge Christmas Market)

Proposed Amendment A-3-SLO-01-122-A5

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explicit or implicit, on the merits of the pending CDP Amendment Application, nor does it restrict the discretion of the Commission or Commission staff in its review of the pending CDP Amendment application.

For the market area, all twenty-six booth structures and associated Christmas lighting would be set up directly before the event and removed directly after the event to storage, and the site cleaned and restored to its existing state. All water will be trucked in through the use of portable self-contained hand wash sinks and sanitation facilities. In terms of parking, in addition to temporary on-site parking spaces allotted for the event and approximately 50 spaces at the Cambria Nursery next door, the event will have two nine-person ADA accessible shuttle vans and one 15-person bus to shuttle individuals back and forth from two downtown locations: the Brambles Restaurant site and Cambria Hardware. This will reduce the amount of parking needed on site and avoid any potential parking and overcrowding concerns in the residential neighborhood.

In short, the proposed temporary event is consistent with the Commission's intent in the original CDP in terms of avoiding coastal resource impacts, and will not lead to additional impacts beyond those originally understood and approved by the Commission in August 2003. Therefore, the proposed amendment is consistent with the Commission's original CDP approval and the certified LCP.

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 and the Executive Director's response to it will be reported to the Commission on Thursday, November 13, 2014, in Half Moon Bay. 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 Daniel Robinson in the Central Coast District office.

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NOTICE OF PROPOSED PERMIT EXTENSION

Date: October 29, 2014
To: All Interested Parties
From: Susan Craig, Central Coast District Manager
Daniel Robinson, Coastal Planner
Subject: **Proposed Extension to Coastal Development Permit (CDP) A-3-SLO-07-041**
Applicant: Brent Richissin

Original CDP Approval

CDP A-3-SLO-07-041 was approved by the Coastal Commission on October 15, 2008, and provided for the construction of a single-family located at 2737 Austin Court, in the unincorporated coastal community of Los Osos, San Luis Obispo County.

Proposed CDP Extension

The expiration date of CDP A-3-SLO-07-041 has been extended by the Commission four times previously (to October 15, 2011, October 15, 2012, October 15, 2013, and October 15, 2014 respectively), and would be extended in this case by one year to October 15, 2015. The Commission's reference number for this proposed extension is **A-3-SLO-07-041-E5**.

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 November 13, 2013 in Half Moon Bay. 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 Daniel Robinson in the Central Coast District office.