

CALIFORNIA COASTAL COMMISSION

North Central Coast District Office
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Th13

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

*For the
March Meeting of the California Coastal Commission*

MEMORANDUM

Date: March 11, 2014

TO: Commissioners and Interested Parties
FROM: Dan Carl, 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 March 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 North 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>
2-13-0544-W Grosvenor Properties Ltd., Attn: Todd Werby	Construction of a swimming pool, patio, small cabana building, and pool equipment enclosure	8 Dipsea Rd, Stinson Beach, CA 94970 06041-195-090-55
2-14-0185-W Inverness Yacht Club	Replace a 789-square-foot floating dock with a new dock of the same dimensions, fit two existing concrete pilings with high-density polyethylene sleeves, and resurface a 120-square-foot access ramp in Tomales Bay at Inverness Yacht Club	12852 Sir Francis Drake Blvd, Inverness, CA 94937 06041-112-151-22

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**NOTICE OF PROPOSED PERMIT WAIVER**

Date: February 26, 2014

To: All Interested Parties

From: Nancy Cave, North Central Coast District Manager *NC*
Ethan Lavine, Coastal Planner *EL*

Subject: **Coastal Development Permit (CDP) Waiver 2-13-0544-W**
Applicant: Todd Werby

Proposed Development

Construction of a swimming pool, patio, small cabana building, and pool equipment enclosure at 8 Dipsea Road in the Seadrift area of Marin 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:

The proposed pool and related development is adequately sited and designed to avoid coastal resource issues, including with respect to setbacks and future development restrictions (e.g., the pool and related development would be removed if endangered by flooding or other coastal hazards). To avoid issues of chlorinated water affecting nearby resource areas, any overflow from the pool area will drain to a bio-filtration planter prior to entering the existing onsite storm drain system. In addition, as opposed to draining the pool onsite when water is replaced, the pool will be drained by hauling the chlorinated water offsite to an appropriate disposal location. The proposed project also includes a suite of BMPs to appropriately protect resources during construction. For the reasons above, the proposed project is consistent with Chapter 3 of the Coastal Act and the certified Marin 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 March 13, 2014, in Long Beach. If four or more 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 Ethan Lavine in the North Central Coast District office.

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NOTICE OF PROPOSED PERMIT WAIVER

Date: February 25, 2014

To: All Interested Parties

From: Nancy Cave, North Central Coast District Manager *NC*
Ethan Lavine, Coastal Planner *EL*

Subject: Coastal Development Permit (CDP) Waiver 2-14-0185-W
Applicant: Inverness Yacht Club

Proposed Development

Replace a 789-square-foot floating dock with a new dock of the same dimensions, fit two existing concrete pilings with high-density polyethylene sleeves, and resurface a 120-square-foot access ramp in Tomales Bay at Inverness Yacht Club, located at 12852 Sir Francis Drake Blvd. in Inverness, Marin County.

Executive Director's Waiver Determination

Pursuant to Title 14, Section 13253 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:

The proposed project will facilitate water-oriented recreational activities at a private sailing club that also offers youth sailing classes to the general public. As proposed, the project will not have any significant adverse impacts on coastal resources, including water quality and marine resources. The project includes construction methods and best management practices to avoid and minimize potential impacts to the water quality and biological resources of Tomales Bay. The new dock and resurfaced ramp will be constructed using light-transmitting fiberglass to increase light passage through the structures and decrease shading impacts to marine resources. The project has been reviewed and authorized by State Lands Commission, San Francisco Bay Regional Water Quality Control Board, U.S. Army Corps of Engineers, and National Marine Fisheries Service. For the reasons above, the proposed project is consistent with Chapter 3 of the Coastal Act and the certified Marin 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 March 13, 2014, in Long Beach. If three Commissioners object to this waiver at that time, then the application shall be processed as a regular CDP application.

Inverness Yacht Club
February 24, 2014
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If you have any questions about the proposal or wish to register an objection, please contact Ethan Lavine in the North Central Coast District office.

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**Memorandum****March 11, 2014**

To: Commissioners and Interested Parties

FROM: Dan Carl, North Central Coast District Deputy Director
North Central Coast District

Re: *Additional Information for Commission Meeting*
Thursday, March 13, 2014

<u>Agenda Item</u>	<u>Applicant</u>	<u>Description</u>	<u>Page</u>
Th15a	A-2-PAC-13-0237 City of Pacifica	Correspondence, Todd Bray	1-3

From: Todd Bray; date March 1, 2014

Th15a

To: California Coastal Commission

RE: Appeal Th15a

Dear California Coastal Commission staff, and Commissioners. Thank you for your consideration of this important issue. Due to medical and financial constraints I unfortunately can't attend the hearing Th15a, but I hope three or more Commissioners will agree that the Holiday Inn expansion, as designed, lacks a coastal feel and needs some work. I've written the Commission to add context to my appeal. Please let me explain.

I was flipping through channels on the TV one evening when I came across a Planning Commission hearing for the expansion proposal of the Holiday Inn just across SR1 from my house. The funny thing is, I was never noticed of this hearing nor any other for this one particular proposal even though in the past I had been noticed for other proposals on the same site as the expansion.

The next morning I emailed Pacifica Planning Director George White to ask why I hadn't been noticed about this proposal as historically I had been noticed in the past for proposals on the same site. I received a reply from Lee Diaz that the city was using a new county system to determine a proposals 300' proximity to other property, and that was why I hadn't been noticed, ever, of the Holladay Inn proposal.

No more that two years before I had been routinely noticed for a proposal on that same site, a mixed use office/retail project that was so stunning and well thought out I called the design team, JC

Engineering of Pacifica, to thank them for taking the time to do such a wonderful design that exhibited their sensitivity to the area and the coast. However the current proposal for the Holiday Inn expansion is the polar opposite of the JC Engineering design and looks like a stucco'd box with Hollywood style prison guard turrets at either end. Upon further inquiry I found a letter to George White from the CCC staff dated from May 2014 with 3 pages of CCC staff concerns, all of which seemed ignored.

After a lengthy conversation with the CCC staffer for our region about appealing the Planning Commission ruling, the CCC staff, taking my meager finances into consideration, allowed me to appeal the Holiday Inn expansion design without appealing to the city council first, a process that was too expensive for me. I made it clear in the appeal I wasn't trying to stop the project, I was just hoping the CCC would help the project to conform to the Coastal Act, and help it look like it belonged on the coast not on I-5 or some other interstate freeway system. The 3 main area's of contention for me were the box like prison looking design, it's proximity to Rockaway Creek and lastly items listed in the May letter to City Planner George White.

To date the CCC staff report instructs the CCC that it feels (after reviewing information supplied by the city) the appeal does not raise a substantial issue and unless 3 or more commissioners agree with me that the proposal does have a few substantial issues like the lack of a design with a coastal feel the item will not be taken any further by the CCC, or CCC staff, and the ruling of the Planning Commission will be left unchanged.

As you may expect there were several letters supporting the expansion from the city, the Chamber of Commerce, the San Mateo County Association of Realtors, Daly City executive Victor Spano and a very emotional letter that for some reason included a person attack by the Holiday Inn expansion owner, Radha Patel

who, in his letter, said I, "have demonstrated a history of vitriolic and erratic protests of other publically approved projects." And that was the nicer thing Mr. Patel said. I don't believe I've ever met Mr. Patel.

Hopefully on the day of the Coastal Commission hearing for this item designated Th15a three or more Commissioners will agree with me, That the box like structure of the Holiday Inn expansion needs some work, and can be improved to be more coastal in nature and be less intimidating.

Thank you again to Coastal Commission staff for their time and effort and the time and efforts of each of the Coastal Commissioners themselves. While I wont be able to attend the hearing for medical and financial reasons I hope you do find my appeal has merit, and my appeal will be approved in such a way that will allow the Holiday Inn expansion to proceed with a few design improvements, and the project can be something wonderful and inviting.

Todd Bray

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