

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT OFFICE
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F7

**NORTH CENTRAL COAST DISTRICT
(SAN FRANCISCO)
DEPUTY DIRECTOR'S REPORT**

For the

AUGUST Meeting of the California Coastal Commission

MEMORANDUM

August 15, 2014

TO: Commissioners and Interested Parties
FROM: Dan Carl, North Central Coast District Deputy Director
SUBJECT: Deputy Director's Report

There were no waivers, emergency permits, immaterial amendments or extensions issued by the North Central Coast District Office for the August 15, 2014 Coastal Commission hearing.

This report contains additional correspondence and/or any additional staff memorandum concerning the items to be heard on today's agenda for the North Central Coast Area.

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**Memorandum****August 13, 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
 Friday, August 15, 2014*

<u>Agenda Item</u>	<u>Applicant</u>	<u>Description</u>	<u>Page</u>
F10a & F10b	A-2-SMC-09-006 Michael F. Johnson/ A-2-SMC-09-008 James M. Shook	Staff Report Addendum	
F10a & F10b	A-2-SMC-09-006 Michael F. Johnson/ A-2-SMC-09-008 James M. Shook	Correspondence, Lennie Roberts	1-6
		Ex Parte Communication, Lennie Roberts	7
		Correspondence, Fredrick L. Herring	8-10
F11a	2-14-0214 Marin Co. (DPW)	Correspondence, Ernest Klock	11
		Correspondence, Jennifer Blackman	12

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F10a&b

Prepared August 13, 2014 for the August 15, 2014 Hearing

To: Commissioners and Interested Persons
From: Nancy Cave, District Manager
Renée Ananda, Coastal Program Analyst
Subject: **STAFF REPORT ADDENDUM for F10a & b**
Appeal Nos. A-2-SMC-09-006 (Johnson) and A-2-SMC-09-008 (Shook)

Staff received a letter from the Appellant in this matter, dated August 4, 2014, and submitted via e-mail transmission on August 5, 2014. Staff also received a letter from the Applicants dated August 12, 2014, written in response to the Appellant's August 4, 2014 letter. The Appellant states support of staff's recommendation that Substantial Issues are raised and approval of the projects as conditioned; however, the Appellant requests two modifications, which are presented below.

1. Revise the special conditions to eliminate the proposed curved walls and roofs and replace them with vertical walls and more traditional pitched roofs.
2. Revise the special conditions to require that any on-site cypress trees that die or are removed for any reason in the future shall be replaced on a 2:1 ratio on site.

The Applicants have responded to both of the Appellant's contentions, stating that any existing Cypress Trees removed to allow construction of the proposed buildings and parking areas will be replaced at a 2:1 ratio. With respect to the Appellant's second contention, the Applicants believe the Appellant's contentions are inaccurate and overstated. The Applicants believe that the proposed roofs are pitched in accord with LCP requirements. They state that the issue was thoroughly raised and addressed during the County hearings on the projects. In addition to the Applicants' letter responses, Staff provides the following discussion in response to the Appellant's correspondence.

First requested modification: The Appellant objects to the design of the two buildings, indicating that they are not consistent with the surrounding built environment, and that they don't meet the LCP's nautical character and pitched roof requirements (see top of staff report Exhibit 9 page 3 for the relevant LCP requirements). Staff agrees that the buildings represent somewhat non-traditional architecture, but have concluded that they adequately provide for a nautical character and pitched roof, and adequately harmonize with the surrounding area.

In terms of the nautical character, and as discussed in the staff report starting with pages 24 – 25, and also on pages 30 through 33, the LCP does not define nautical. The LCP provides specific design guidelines for development in Princeton-by-the Sea and requires that commercial development reflect the nautical character of the harbor setting, use wood or shingle siding,

employ natural colors, and use pitched roofs. The Applicants' projects use cedar shingles, employ natural colors, and employ design that is similar to other structures constructed in the vicinity. Staff has concluded that these design measures meet the LCP's nautical character objectives.

In terms of whether the roofs' design is pitched or not, and as discussed in the staff report on pages 24-25 and pages 30-33, the County LCP also does not define pitched. Clearly, the roofs' design is non-traditional, and does not look like what might ordinarily be considered a traditional angled and "pitched" roof. However, the roof design is curved, not flat, which provides for articulation, as is an intent of a pitched roof. Staff concluded that the roofs meet the LCP's pitched roof objectives in that regard.

In terms of overall visual compatibility with the surrounding area, it is clear that there is a wide variety of structures in the area (see photos below). Closest to the site, and as referenced by the Appellant in her letter, the Maverick's Event Center, Maverick's B&B, and the Kissick building exist which employ blue roofs with a more classical A-frame or gable roof design and white and/or gray exterior paint. As the Applicants point out, there are a variety of building designs in the vicinity of the project, and use of a gable roof or blue or grey paint is no more nautical than the designs employed by the Applicants (natural cedar shingles and curved roofs). There are approximately 8 buildings with very similar designs as the two buildings discussed in these projects located along the waterfront in Princeton by the Sea, and situated closer to the shoreline to the west that were constructed pursuant to CDPS approved by the County around 2000 and 2007 and not appealed to the Commission. In short, the area provides an eclectic mix of styles. This eclectic mix has been recognized by the County in their current update of the LCP for this area, wherein the County has indicated that the primary visual consideration for Princeton is to maintain "the character-defining qualities of the community such as the eclectic development of the Princeton waterfront-industrial area". Although the proposed project designs provide a relatively non-traditional style, staff believes that they adequately fit into the eclectic mix and in fact are not the first such non-traditional designs of this type in the immediate area, as evidenced by the other structures permitted by the County in 2000 and 2007 (see photos below).

Questions related to whether structures adequately harmonize with the surrounding environment can be a notoriously difficult exercise, and reasonable people can disagree on whether that is the case when the standards for review are fairly subjective, as they are here. Staff concluded that the Applicants' proposed designs adequately fit in with the surrounding environment, including due to the orientation of the site and the vegetation there that limits the degree to which these structures would be present in any significant public views. For those reasons, staff is not recommending additional design changes to the two structures.

Second requested modification: The Appellant requests that any trees that die or are removed be replaced at a 2:1 ratio on site. Staff is already recommending that any removed trees be replaced at a 2:1 ratio. Special Condition 1 for the Shook Coastal Development Permit (CDP) requires a replacement ratio of 2:1 to replace the only Cypress tree located on that site. The Johnson site does not have any Cypress trees on it that will be removed or require replacement.



Shoreline View Up Coast (West) of Project Sites – Similar Buildings Constructed in the early to mid-2000s



Aerial of Surrounding Area

F10a & b A-2-SMC-09-006 (Johnson) and A-2-SMC-09-008 (Shook)
Addendum, August 12, 2014





COMMITTEE FOR
GREEN FOOTHILLS

F10a ? F10b

August 4, 2014

Item F.10.a. and b.
Support Staff with additional
conditions

Steve Kinsey, Chair and Members
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105

Re: Appeals of Johnson/Herring and Shook/Herring projects in Princeton: A-2-SMC-009-006, and -008

Dear Chair Kinsey and Members of the Commission,

Committee for Green Foothills (CGF) is the Appellant for the above-referenced Appeals. On behalf of CGF, I write in support of the Staff Recommendation for finding that the Appeals raise a Substantial Issue. CGF also supports the Conditional Approval of these two projects, with two suggested modifications pertaining to Visual Resources, as detailed below.

As designed, the proposed buildings do not comply with LCP IP Section 6565.17(L) that requires that the design of structures harmonize with the shape, size, and scale of surrounding development. The modern, futuristic design of the two buildings, which may be entirely appropriate in other zoning districts, are singularly inconsistent with the nautical theme of other buildings in the Coastside Commercial Recreation (CCR) zoning district in Princeton. The tall, top-heavy three-story buildings appear precariously ready to topple over, due to the curved, outward flare of the exterior walls. The project should be redesigned to eliminate the outward, flared curved walls.

The proposed curved roofs are also notably out of place and jarringly inconsistent with the attractive pitched roofs of the nautical themed buildings in the same block along Princeton Avenue. LCP Policy 8.13 (b) (1) specifically requires pitched roofs for commercial development in Princeton; therefore the project should be redesigned to eliminate the curved roofs.

While the existing mature Monterey Cypress trees will partially screen the proposed buildings, these trees are nearing the end of their life (as have many in this area of the coast), and when they are gone, there will be insufficient screening. In order to maintain adequate screening of the buildings it is important to ensure that any diseased, declining, and/ or dead Cypress trees are replaced in the future.

Addition to Condition 1.d. Exterior Design: To protect public views from Princeton Avenue toward the shoreline, to ensure that the buildings are compatible with the architecture of the Maverick's Event Center, Maverick's B&B, and the Kissick building, which are all in this same block, and to ensure compliance with the LCP requirement for pitched roofs in the Coastside Commercial District, CGF requests that Condition of Approval 1.d. Exterior Design be revised to require elimination of the proposed curved walls and roofs and instead use vertical walls and pitched roofs to comply with LCP Policy 8.13 (b) (1) and IP Section 6365.17(L). and to ensure compatibility with the nautical theme of other buildings in this block of Princeton.

COMMITTEE FOR
GREEN FOOTHILLS

3921 E. Bayshore Road
Palo Alto, CA 94303


650.968.7243 PHONE
650.968.8431 FAX

info@GreenFoothills.org
www.GreenFoothills.org

Addition to Condition 1.c: Landscaping: CGF also requests that Condition of Approval 1.c. Landscaping be revised to require that any on-site Cypress trees that die or are removed for any reason in the future shall be replaced on a 2:1 ratio on site, similar to the replacement condition for the one Cypress tree that must be removed from the public ROW.

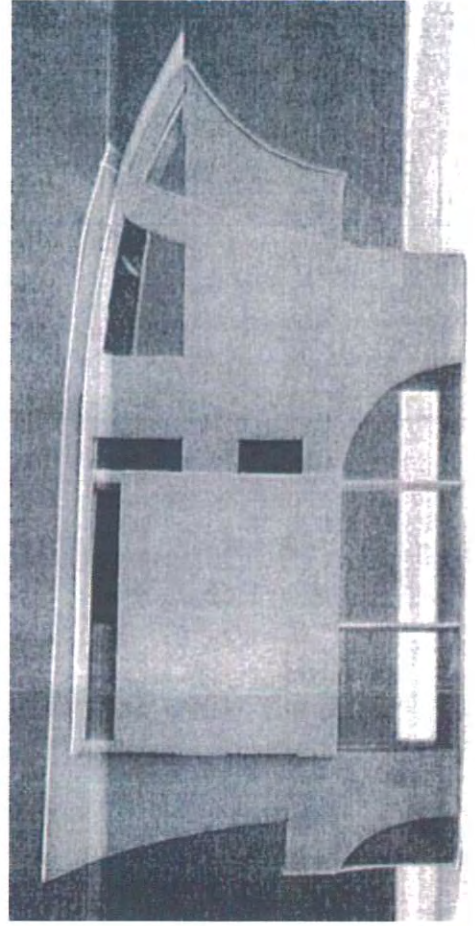
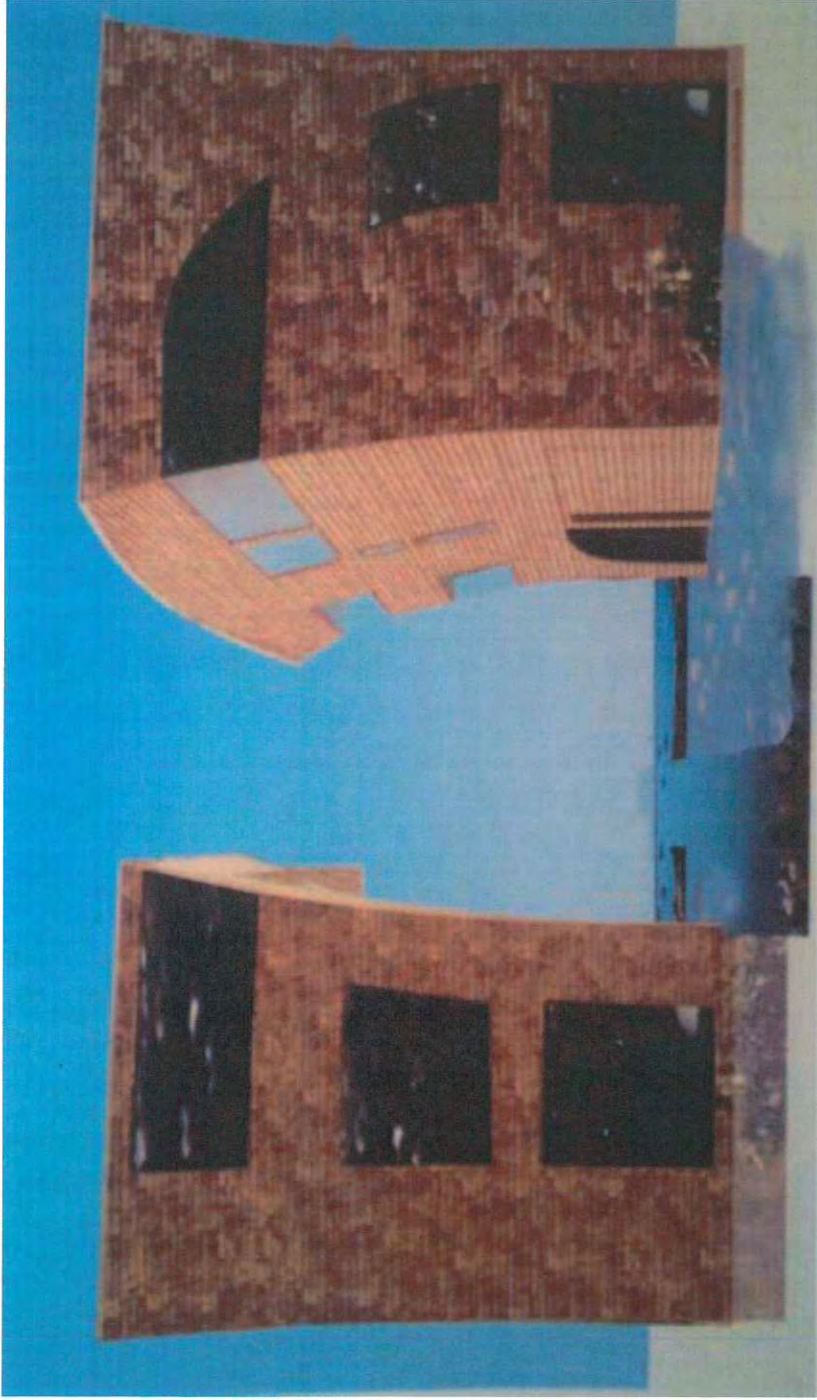
Thank you for consideration of these requests that will help ensure the two proposed buildings comply with the Visual Resources Component of the San Mateo County LCP.

Sincerely,



Lennie Roberts, San Mateo County Legislative Advocate

Attachment: Herring Architecture Shook Johnson visuals and photos of adjacent buildings



A-2-SMC-09-006 (Johnson)
A-2-SMC-09-008 (Shook)

Fred Herring, Architect

Surrounding existing buildings

Johnson/Shook project



Kissick
multi-use

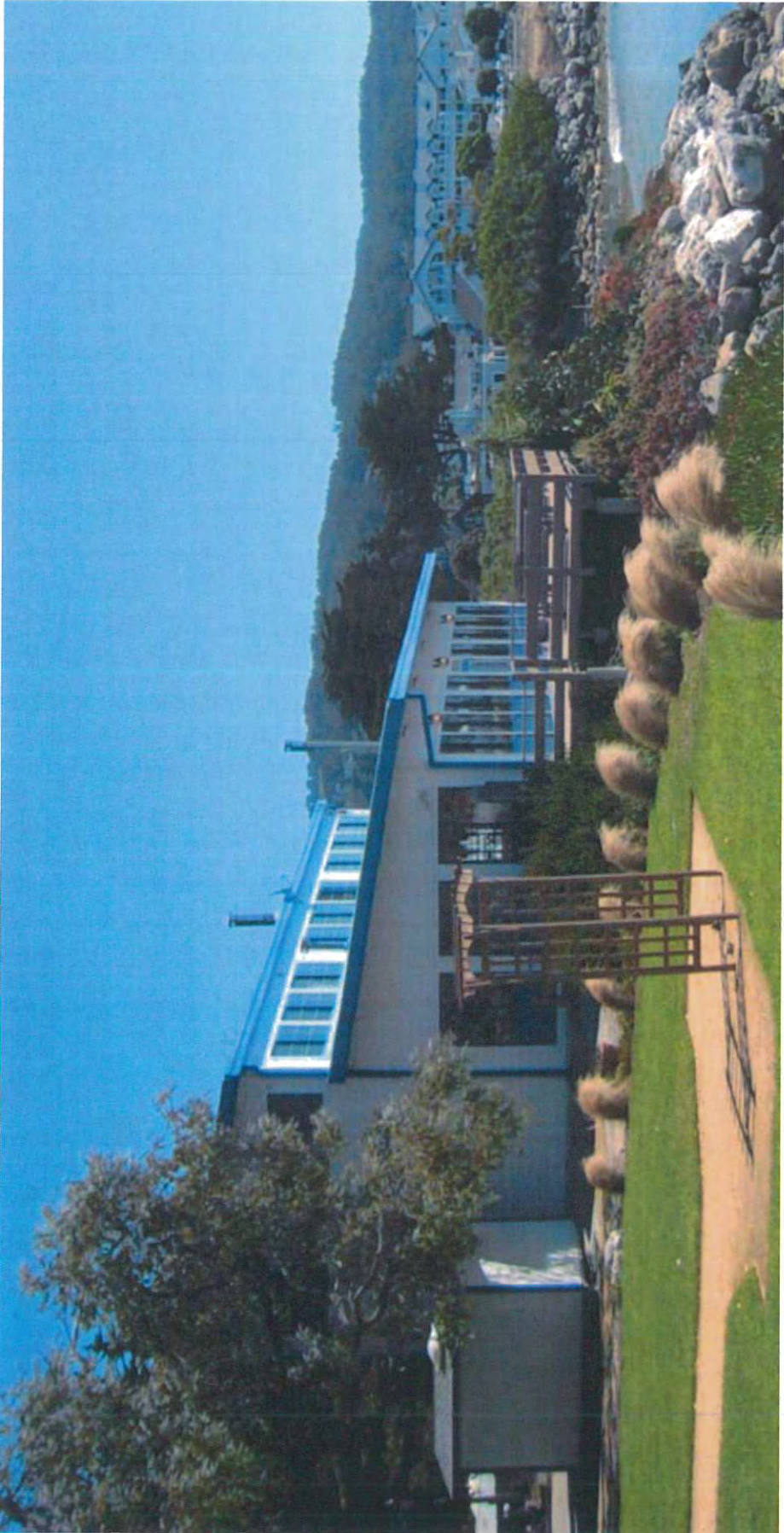
Mavericks
B&B

Mavericks
Event Center

Mavericks B&B – immediately west



Mavericks Event Center – immediately east



F10a ; F10b

DISCLOSURE OF EX PARTE COMMUNICATIONS

Date and time of receipt of communication:

August 4, 2014 at 10:30 a.m.

Location of communication:

Redwood City

Type of communication:

In person

Person(s) in attendance at time of communication:

Lennie Roberts

Person(s) receiving communication:

Carole Groom

Name or description of project:

Items No. F10a & b – Appeal No. A-2-SMC-09-006 (Johnson) and Appeal No. A-2-SMC-09-008 (Shook)

Detailed substantive description of the content of communication:

Ms. Roberts indicated that she is in agreement with staff's recommendation of approval with conditions. She also indicated that she will request a further condition of approval regarding the architectural design because she maintains that the proposed design is not consistent with LCP requirements of pitched roofing and the design needing to be consistent with the neighborhood.

All materials provided have also been provided to Coastal Commission staff.

Date: Aug 4 2014

Signature of Commissioner: Carole Groom

F10a; F10b

August 12, 2014

California Coastal Commission
Attn: Ms. Renee Ananda
45 Fremont Street, Suite 2000
San Francisco, CA 94105

Dear Ms. Ananda:

RE: Shook and Johnson Project Appeal Hearing August 15, 2014; Items #F.10 a. & b.
Response to Appellant's Letter of August 4, 2014

Thank you for sending us Ms. Roberts' letter of August 4, 2014. In connection with issues raised in that letter, I ask that you note:

1. We agree with Ms. Roberts' suggestion that Condition of Approval #1C (landscaping) be modified to require 2 for 1 replacement of any existing Cypress trees removed to allow construction of the proposed buildings and associated parking areas.

2. We believe that Ms. Roberts' hyperbolic descriptions of proposed buildings ("modern, futuristic") of their setting ("nautical themed buildings") and of the visual impact of these small structures ("ready to topple over") are inaccurate and overstated. In these regards, it should be noted:

a. The proposed buildings are small (1,622 square feet and 1,910 square feet) and are clad in materials (cedar shingles) which do not accentuate building forms. All proposed roof planes are "pitched" in accord with LCP AND CCR requirements. The issue of pitched (i.e., sloped) as opposed to flat, gabled, hipped or shed roof forms was asked and answered at multiple San Mateo County Public Hearings. County and CCC staff agree that proposed roof planes are pitched and appropriate in this location.

b. Describing adjacent buildings as "nautically themed" is inaccurate. Any structure with a gable roof is not by definition "nautical" in appearance. Painting that same building gray does not increase its seaworthiness! Many of the more recently constructed buildings in Princeton have a curved (boat-like) profiles. Compatibility with other local buildings (many designed by our firm) is ensured by the acceptance of the staff's recommendation that the Johnson and Shook buildings be approved as designed.

Please forward this response to Ms. Roberts' comments to your colleagues and to each member of the Commission.

I look forward to Friday's Hearing and to seeing our work on these long delayed projects proceed to the preparation of construction documents. Thank you for your continuing attention to these projects.

Yours truly,

HERRING & WORLEY, INC.

By Fredrick L. Herring

cc: Mr. Jim Shook
Mr. Michael Johnson

Enclosure: Copy of Ms. Roberts' Letter of 8/4/2014

August 4, 2014

Item F.10.a. and b,
Support Staff with additional
conditions

Steve Kinsey, Chair and Members
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105

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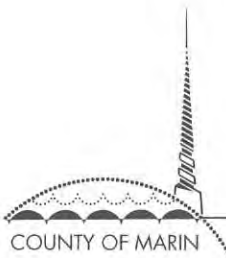
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Sincerely,



Lennie Roberts, San Mateo County Legislative Advocate

Attachment: Herring Architecture Shook Johnson visuals and photos of adjacent buildings



DEPARTMENT OF PUBLIC WORKS

Quality, Excellence, Innovation

Raul M. Rojas
DIRECTOR

Ethan Lavine
Coastal Planner
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

RECEIVED

AUG 11 2014

CALIFORNIA
COASTAL COMMISSION

Administration
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415 473 3232 TTY
CRS Dial 711
www.marincounty.org/pw

July 29, 2014

Dear Mr. Lavine,

Accounting

This letter is sent to confirm that our staff has reviewed the staff report for CDP Application # 2-14-0214; filed on July 23, 2014, for the repair of the seawall along Wharf Road in Bolinas, West Marin, CA. We have no issues with the findings in the report and are in agreement with the staff recommendations for the permitting of this project.

Airport

Building Maintenance

Please contact me at your earliest convenience if anything else arises in relation to this project. Thank you for your assistance with the permitting process on this project.

Capital Projects

Certified Unified Program
Agency (CUPA)

Communications
Maintenance

Sincerely,

County Garage

Disability Access

Ernest Klock; Principal Civil Engineer
Marin County Public Works
3501 Civic Center Dr. San Rafael, CA 94913
(415) 473-6552

Engineering & Survey

Flood Control &
Water Resources

Land Development

Purchasing

CC: Craig Parmley; Superintendent of Roads Maintenance
RJ Suokko; Project Engineer

Real Estate

Reprographic Services

Road Maintenance

Stormwater Program

Transportation &
Traffic Operations

Waste Management

BOLINAS COMMUNITY PUBLIC UTILITY DISTRICT

BCPUD BOX 390 270 ELM ROAD BOLINAS CALIFORNIA 94924 415 868 1224



F11a

August 12, 2014

Agenda Item F 11a
Application No. 2-14-0214
Bolinas Community Public Utility District
In Favor of the Project

VIA FACSIMILE: (415) 904-5400

California Coastal Commission
North Central Coast District Office
45 Fremont Street
Suite 2000
San Francisco, California 94105-2219

ATTN: Ethan Lavine
Coastal Program Analyst

Re: Wharf Road Seawall Modification Permit Application

Dear Commissioners:

On behalf of the Bolinas Community Public Utility District ("BCPUD"), I am writing this letter at the request of our Board of Directors to express the BCPUD's strong support for the above-referenced Project. The BCPUD is a small public utility district located in the unincorporated town of Bolinas in west Marin County, providing water, sewer and related utility services to the residents of the community. We are very familiar with the condition of the Wharf Road seawall that is the subject of this application and can attest to the need for this Project to protect the collapsing roadway above it, as well as ensure continued public access to the beach via Wharf Road.

This project will have the additional benefits of protecting the BCPUD's public utilities located within the Wharf Road right-of-way at the Project location and preserving the sole means of access to thirteen homes and two community facilities. This district is very grateful to the County of Marin Department of Public Works for undertaking this Project on behalf of our community. To the best of our knowledge, Bolinas residents very much support the proposed improvement of the existing seawall at this location and we respectfully urge the Commission to approve the permit application

Please contact me if you have any questions or would like to discuss any aspect of this letter.

Very truly yours,

Jennifer Blackman
General Manager

cc: Marin County Department of Public Works