
CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
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CENTRAL COAST DISTRICT DEPUTY DIRECTOR'S REPORT

*For the
May 2016 Meeting of the California Coastal Commission*

May 10, 2016

To: Commissioners and Interested Parties
From: Dan Carl, Central Coast District Deputy Director

Following is a listing for the waivers, emergency permits, immaterial amendments and extensions issued by the Central Coast District Office for the May 2016 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

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.

Applicant	Project Description	Project Location
3-16-0214-W Stanford University	Upgrades to rooftop mechanical equipment with in-kind items, including air handling unit, booster fan, and service outlets. Project also includes installation of a new building-mounted ladder and safety cage at the Blinks Building of Hopkins Marine Station.	120 Ocean View Blvd., City of Pacific Grove, (Monterey County).

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.

Applicant	Project Description	Project Location
3-15-1995-W Jon Dunphy Lois Pomery	Lot line adjustment between two contiguous residentially-zoned parcels.	122 and 124 – 17 th St., City of Pacific Grove, (Monterey County).
3-16-0185-W City of Monterey	Construction of a new public basketball court on an existing City parking lot and adjacent open space area, including installation of lights, an eight-foot-tall perimeter fence, new ADA-compliant parking stall, bike racks, bio-retention facility, and removal of four trees.	At intersection of Cannery Row and Foam Street, City of Monterey (Monterey County)

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.

Applicant	Project Description	Project Location
<p>3-13-012-A3 Caltrans, District 5</p>	<p>Allow temporary construction work to occur on a private property just inland of the new alignment of Highway 1 and to allow construction staging and storage to occur on Caltrans-owned property (formerly Sani parcels) located seaward of the new Highway 1 alignment but inland of the existing alignment of Highway 1.</p>	<p>Highway 1, Piedras Blancas area of northern San Luis Obispo County.</p>
<p>3-82-171-A6 CA 48123 CA Investors (Ventana Inn & Spa)</p>	<p>Amend CDP-3-82-171 to allow; 1) remodeling of the existing restaurant entry and associated parking lot to include a redesigned parking layout and sidewalk entry, removal of existing delivery gates, installation of a new ADA ramp and stairs, landscaping, new benches, and fire pits; 2) renovation of the existing restaurant terrace, including new wooden decking, an overhead trellis, outdoor bar and service area, planters, and a linear gas fire feature; and 3) conversion of the upper parking area to open lawn and decking for visitor use, including removal of existing asphalt paving, installation of a lawn with turf-block, new flagstones, a decomposed granite walkway/driveway, a new wooden yoga platform, a free-standing wall to create a gathering space, replacement of the upper wooden fence at the pool deck with a glass surround, bathhouse renovation, construction of a new stairway from the pool deck to the lawn area, landscaping, and site restoration.</p>	<p>Ventana Inn & Spa, Highway One, Big Sur area of unincorporated Monterey County.</p>
<p>3-90-041-A8 City of Capitola</p>	<p>Allow implementation of the Soquel Creek Lagoon and Enhancement Plan for an additional year ending on May 13, 2017.</p>	<p>Soquel Lagoon at the mouth of Soquel Creek, Capitola (Santa Cruz County).</p>

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NOTICE OF PROPOSED PERMIT WAIVER

Date: April 27, 2016
To: All Interested Parties
From: Susan Craig, Central Coast District Manager
Brian O'Neill, Coastal Planner
Subject: Coastal Development Permit (CDP) Waiver 3-16-0214-W
Applicant: Stanford University

Proposed Development

Proposed upgrades to rooftop mechanical equipment with in-kind items, including air handling unit, booster fan, and service outlets. The proposed project also includes installation of a new building-mounted ladder and safety cage at the Blinks Building of Hopkins Marine Station at 120 Ocean Boulevard, Pacific Grove, Monterey County (APN 006-741-006 (Parcel C)).

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 includes replacement of a weathered rooftop air handling unit and associated mechanical equipment with more energy efficient and durable in-kind items at the existing Blinks Building. The project also includes installation of a new building-mounted ladder that will enhance worker safety during maintenance activities. The proposed development does not expand upon the existing building footprint, will not impact public views, and will not impact rooftop drainage. The project incorporates various construction best management practices to preserve existing vegetation, control runoff, prevent spills, manage waste, and maintain good housekeeping measures. 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 May 11, 2016 in Newport Beach. 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 Brian O'Neill in the Central Coast District office.

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NOTICE OF PROPOSED PERMIT WAIVER

Date: April 27, 2016
To: All Interested Parties
From: Susan Craig, Central Coast District Manager
Brian O'Neill, Coastal Planner
Subject: **Coastal Development Permit (CDP) Waiver 3-15-1995-W**
Applicant: Jon Dunphy and Lois Pomery

Proposed Development

Proposed lot line adjustment between two contiguous residentially-zoned properties at 122 and 124 17th Street, Pacific Grove, Monterey County (APNs 006-153-012, 006-153-018).

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 Applicants regarding the proposed development, the Executive Director of the California Coastal Commission hereby waives the requirement for a CDP for the following reasons:

The properties are located within a residential area several blocks inland from the shoreline and both properties are fully developed. The proposed lot line adjustment will make the two lots equal in size and adjust the boundary between the two parcels such that a previously permitted addition to the home at 124 17th Street, which was built across the property line onto the adjacent parcel at 122 17th Street, will now be contained entirely within the 124 17th Street parcel. 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 May 11, 2016 in Newport Beach. 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 Brian O'Neill in the Central Coast District office.

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NOTICE OF PROPOSED PERMIT WAIVER

Date: April 27, 2016
To: All Interested Parties
From: Susan Craig, Central Coast District Manager
Brian O'Neill, Coastal Planner
Subject: Coastal Development Permit (CDP) Waiver 3-16-0185-W
Applicant: City of Monterey

Proposed Development

Proposed construction of a new public basketball court on an existing City parking lot and adjacent open space area, including installation of lights, an eight-foot-tall perimeter fence, new ADA-compliant parking stall, bike racks, bio-retention facility, and removal of four trees, at the intersection of Cannery Row and Foam Street, City of Monterey, Monterey County (APN 001-042-003-000).

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 project includes construction of a new lighted basketball court that will be available to the public free of charge. The court will be located adjacent to the recreational trail and increase low-cost recreational opportunities in the area. The court will not be located within a visually sensitive area and will not impact any public viewing areas. The project was designed to minimize the removal of trees and parking spaces. Removal of the landscaped trees will be mitigated on a 3:1 basis with replanting taking place in the adjacent open space area. Three parking spaces will be removed to accommodate the new ADA-compliant parking stall and a portion of the new court. Parking in this specific area is plentiful and the project also includes bike racks to encourage non-motorized transportation. A new bio-retention facility will treat and infiltrate stormwater runoff from the court and parking lot to improve water quality. The project also incorporates construction best management practices to control sediment and ensure good housekeeping measures are employed during construction activities. The project was approved as part of the Neighborhood Improvement Program by the City of Monterey City Council, Planning Commission, and Architectural Review Board to ensure conformance with the requirements of the City's certified Land Use Plan. In sum, the proposed project will not adversely impact coastal resources, and thus is consistent with 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 May 11, 2016 in Newport Beach. If three Commissioners object to this waiver at that time, then the application shall be processed as a regular CDP application.

NOTICE OF PROPOSED PERMIT WAIVER

CDP Waiver 3-16-0185-W (Monterey Basketball Court)

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If you have any questions about the proposal or wish to register an objection, please contact Brian O'Neill in the Central Coast District office.



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NOTICE OF PROPOSED PERMIT AMENDMENT

Date: April 27, 2016
To: All Interested Parties
From: Susan Craig, Central Coast District Manager
Daniel Robinson, Coastal Planner
Subject: **Proposed Amendment to Coastal Development Permit (CDP) 3-13-012**
Applicant: Caltrans

Original CDP Approval

CDP 3-13-012 was approved by the Coastal Commission on July 11, 2014 and provided for the realignment of 2.8 miles of Highway 1 up to 475 feet inland (including removal of the existing Highway 1 in this area), development of an off-road California Coastal Trail west of the highway, and resource restoration and enhancement (along the highway alignment and at Arroyo de la Cruz) in the Piedras Blancas area of northern San Luis Obispo County.

Proposed CDP Amendment

CDP 3-13-012 would be amended to allow temporary construction work to occur on a private property just inland of the new alignment of Highway 1 and to allow construction staging and storage to occur on Caltrans-owned property (former Sani parcels) located seaward of the new Highway 1 alignment but inland of the existing alignment of Highway 1. The Commission's reference number for this proposed amendment is **3-13-012-A3**.

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 Piedras Blancas Highway 1 realignment project is an important adaptation project for the State of California in the State's attempt to adapt to sea level rise and mitigate coastal hazards. To ensure the project is completed as soon as possible, the project was designed to begin construction on portions of the new highway alignment in October 2015. The proposed changes will allow that construction, which is ongoing, to continue.

This amendment would allow temporary construction work located on private property and inland of the new alignment of Highway 1. Specifically, this amendment would allow Caltrans to relocate the private property owner's existing PG&E service box and electric meter that need to be removed from the location of the new highway alignment, as well as allow temporary ingress and egress between the private property owner's residence and the existing highway during construction. Caltrans has a temporary construction easement (TCE) over this portion of private property, and thus has authorization to temporarily work in this area. TCEs allow for a multitude of temporary work to be undertaken, such as establishing driveway connections, drainage improvements (such as culverts), contour grading and

NOTICE OF PROPOSED PERMIT AMENDMENT

CDP 3-13-012-A3 (Piedras Blancas Highway Realignment)

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general construction grading (see Exhibit A for the location of the TCE). Both the relocation of the electrical utilities and the temporary driveway work are necessary to allow the private property owner to have electric power and adequate ingress and egress to his property during construction. Permanent construction of the driveway and related features, as well as the permanent location of the electrical utilities, will be further reviewed pursuant to the Special Condition of CDP 3-13-012, which includes a the requirement to amend CDP A-3-SLO-00-119 with respect to development on the private property owner's property.

This amendment would also allow construction staging and storage of construction materials on Caltrans-owned property located inland of the new highway alignment. This area is located between the new alignment and the existing alignment on the two former Sani parcels. The majority of the area between the existing and proposed alignment are fenced off with Environmentally Sensitive Area fencing. Caltrans is currently staging and storing equipment and material along the haul roads and certain areas located along the new Highway 1 right-of-way. However, an additional staging and storage area (see Exhibit A for location) is required to accommodate the materials and equipment needed to construct three new bridges. The proposed staging and storage area was previously disturbed when it was under private ownership and does not contain sensitive plant species. Additionally, following completion of the highway realignment project, this area is required to be restored to coastal prairie habitat as part of the project's approved Mitigation and Monitoring Plan.

In sum, the proposed amendment does not change the underlying permit requirements nor does it affect the project's consistency with the Commission's original CDP approval. The amended CDP remains consistent with the Coastal Act and the certified San Luis Obispo County Local Coastal Program.

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 May 11, 2016. 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 AMENDMENT

Date: April 28, 2016
To: All Interested Parties
From: Susan Craig, Central Coast District Manager
Mike Watson, Coastal Planner
Subject: **Proposed Amendment to Coastal Development Permit (CDP) 3-82-171**
Applicants: CA 48123 CA Investors

Original CDP Approval

CDP 3-82-171 was approved by the Coastal Commission on October 13, 1982 and has been amended five times since (on June 10, 1986, August 11, 2004, November 11, 2011, February 9, 2012, and September 26, 2013). CDP 3-82-171, as amended, provided for the construction of the following: 19 inn units, 15 employee housing units, swimming pool, bath house, restaurant, kitchen addition, picnic area, recreation building, conversion of 15 campsites to tent cabins, paving of a portion of Coast Ridge Road, trails, septic system and tertiary treated wastewater dispersal system, parking, campground restrooms, and a new entry kiosk, all at the Ventana Inn and Spa complex in the Big Sur area of unincorporated Monterey County (APN 419-321-010).

Proposed CDP Amendment

CDP 3-82-171 would be amended to allow: 1) remodeling of the existing restaurant entry and associated parking lot to include a redesigned parking layout and sidewalk entry, removal of existing delivery gates, installation of a new ADA ramp and stairs, landscaping, new benches, and fire pits; 2) renovation of the existing restaurant terrace, including new wooden decking, an overhead trellis, outdoor bar and service area, planters, and a linear gas fire feature; and 3) conversion of the upper parking area to open lawn and decking for visitor use, including removal of existing asphalt paving, installation of a lawn with turf-block, new flagstones, a decomposed granite walkway/driveway, a new wooden yoga platform, a free-standing wall to create a gathering space, replacement of the upper wooden fence at the pool deck with a glass surround, bathhouse renovation, construction of a new stairway from the pool deck to the lawn area, landscaping, and site restoration. The Commission's reference number for this proposed amendment is **3-82-171-A6**.

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 proposed renovations and improvements to the existing restaurant and pool facilities will enhance the recreational amenities and the user experience at the Ventana Inn, including for persons with limited mobility. The new parking configuration favors pedestrian over vehicular circulation at the upper terrace of the Inn. The project includes the use of natural materials and is compatible with the rugged Big Sur aesthetic. Grading and construction best management practices will ensure that adjacent terrestrial

NOTICE OF PROPOSED PERMIT AMENDMENT

CDP 3-82-171 (Ventana Inn Restaurant and Pool Improvements)

Proposed Amendment 3-82-171-A6

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resources are protected and coastal water quality is preserved. The proposed amendment otherwise has no potential for adverse impacts, either individually or cumulatively, on coastal resources including public access to the shoreline. In sum, the proposed amendment is consistent with the Commission's original coastal development permit approval, with the Coastal Act, and with the certified Monterey County Local Coastal Program.

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 Wednesday, May 11, 2016 in Newport Beach. 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 Mike Watson in the Central Coast District office.

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NOTICE OF PROPOSED PERMIT AMENDMENT

Date: April 27, 2016
To: All Interested Parties
From: Susan Craig, Central Coast District Manager
Ryan Moroney, Supervising Coastal Planner
Subject: **Proposed Amendment to Coastal Development Permit (CDP) 3-90-041**
Applicant: City of Capitola

Original CDP Approval

CDP 3-90-041 was approved by the Coastal Commission in 1990 and, along with seven subsequent permit amendments, has provided for lagoon formation at the mouth of the Soquel Creek during the spring for recreational and ecological objectives, and breaching pursuant to specific protocols during the fall of every year, consistent with the Soquel Creek Lagoon and Enhancement Plan (SCLEP) (as last updated in 2004) in the City of Capitola in Santa Cruz County.

Proposed CDP Amendment

CDP 3-90-041 would be amended to allow its implementation for an additional year, ending on May 13, 2017. The Commission's reference number for this proposed amendment is **3-90-041-A8**.

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 proposed project continues implementation of the SCLEP consistent with the Commission's previous approvals, and it continues to be premised on protecting marine/creek resources while simultaneously enhancing beach access during the summer months at Capitola Beach, which is a heavily used visitor-serving beach destination. The creation of a freshwater lagoon (by berming the rivermouth in May of each year and maintaining the berm throughout the drier summer season) provides habitat for juvenile steelhead, and the City uses its 240-foot-long flume to adjust lagoon water levels to maximize habitat productivity. At the same time, such lagoon management maximizes the recreational beach's surface area for beachgoers. In the fall, the berm is breached, as it normally would at that time of year, to allow the creek to regain its flows into the ocean. Beaching is done pursuant to specific protocols to ensure the protection of sensitive fish species. In sum, the proposed amendment continues to protect and enhance both marine/creek resources and public recreational access opportunities consistent with the Commission's original coastal development permit approval, the Coastal Act, and the certified City of Capitola Local Coastal Program.

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

NOTICE OF PROPOSED PERMIT AMENDMENT

CDP 3-90-041 (Soquel Creek Seasonal Lagoon Formation)

Proposed Amendment 3-90-041-A8

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and the Executive Director's response to it will be reported to the Commission on Wednesday May 11, 2016 in Newport Beach. 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 Ryan Moroney in the Central Coast District office.