

CALIFORNIA COASTAL COMMISSION

NORTH COAST DISTRICT OFFICE
1385 EIGHTH STREET, SUITE 130
ARCATA, CA 95521
(707) 826-8950 FAX (707) 826-8960

www.coastal.ca.gov



W21

NORTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT

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

Date: May 09, 2016

To: Commissioners and Interested Parties

From: Alison Dettmer, North Coast District Deputy Director

Following is a listing for the waivers, emergency permits, immaterial amendments and extensions issued by the North 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 North Coast District.

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
<p>1-15-1072-W Melissa Merryman-Kinder</p>	<p>Maintain the existing parking lot at Moonstone Beach annually, on an as-needed basis over the next 10 years through 2025, by placing up to 15 cubic yards of base rock per year within the existing graveled parking lot pad and leveling/grading the material with a backhoe or similar construction equipment to remove potholes.</p>	<p>100 Moonstone Beach Road, Trinidad, Humboldt County (APN(s): 514-191-03)</p>
<p>1-16-0316-W Humboldt State University - Telonicher Marine Lab, Attn: Michael Fisher</p>	<p>Replace two existing seawater storage tanks at the University's Telonicher Marine Laboratory in Trinidad with two approximately 20,000 gallon fiberglass tanks, fully buried underground in the same location.</p>	<p>570 Ewing St., Trinidad, Humboldt County (APN(s): 042-041-13)</p>

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
1-85-045-A1 Joan Sutherland	Amend a permit granted for a 2,120-square-foot single-family residence to construct minor additions and replace certain windows with windows of a different style and design.	45365 Headlands Drive, Little River, Mendocino County (APN(s): 121-260-07)

EMERGENCY PERMIT WAIVER

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 30611 of the California Coastal Act of 1976.

Applicant	Project Description	Project Location
G-1-16-0003-W Betty Kwan Chinn Homeless Foundation, Attn: Dan Price and Humboldt Coalition for Property Rights, Attn: Alec Ziegler	Establish and operate a temporary encampment for homeless individuals consisting of multiple shipping cargo containers, each converted into four separate housing units for double occupancy within a fenced area with lighting, bathroom facilities, and supportive services, including food.	Corner of West 3rd and Commercial Streets, Eureka (Humboldt County).

CALIFORNIA COASTAL COMMISSION

NORTH COAST DISTRICT OFFICE
1385 EIGHTH STREET, SUITE 130
ARCATA, CALIFORNIA 95521
PH (707) 826-8950 FAX (707) 826-8960
WWW.COASTAL.CA.GOV



May 9, 2016

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Waiver: 1-15-1072-W

Applicant: Melissa Merryman-Kinder

Location: 100 Moonstone Beach Rd., Trinidad area (Humboldt County) (APN(s): 514-191-03)

Proposed Development: Maintain the existing parking lot at Moonstone Beach annually, on an as-needed basis over the next 10 years through 2025, by placing up to 15 cubic yards of base rock per year within the existing graveled parking lot pad and leveling/grading the material with a backhoe or similar construction equipment to remove potholes. The work as proposed includes a number of best management practices (BMPs) to protect water quality and public access including (1) only undertaking the proposed maintenance work in dry conditions; (2) timing maintenance work to avoid peak usage periods; (3) minimizing parking lot closure time during maintenance events (no more than 6 hours); and (4) precluding placement of fill material immediately adjacent to the western and southern edges of the parking lot so as to minimize the potential for material to erode into surrounding beach and riparian areas.

Rationale: The proposed maintenance project is located on private property that in part includes one of the County's most popular public beach access and recreational areas and which is adjacent to Moonstone Beach County Park. The subject property includes a dedicated public access easement granted to the Trinidad Coastal Land Trust (formerly Humboldt North Coast Land Trust) in 1979 "for the purpose of providing public access to the ocean, strolling, sunbathing, picnicking, fishing, general viewing and other recreational purposes and uses consistent therewith including, but not limited to, parking in connection with the use of the beach..." The easement includes sandy and rocky beach and estuarine areas associated with the Little River as well as a portion of an existing parking area associated with beach access parking. The proposed maintenance work will occur over the entire parking lot (within and outside of the easement area), which has been used by the public for beach access parking for many decades.

Coastal Development Permit De Minimis Waiver
1-15-1072-W

The proposed development will facilitate continued public access use of the parking lot and beach and will be conducted in a manner that will minimize disruption of public access during construction. As proposed, the development is limited to resurfacing the existing parking lot and will not encroach onto the adjacent beach. In addition, the development includes BMPs to protect water quality and surrounding riparian habitat areas. Therefore, the proposed development will not adversely impact coastal resources, public access, or public recreation opportunities and is consistent with the Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their May 11, 2016 meeting and the site of the proposed development has been appropriately noticed pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

John Ainsworth
Acting Executive Director



Melissa Kraemer
Supervising Analyst

cc: File

CALIFORNIA COASTAL COMMISSION

NORTH COAST DISTRICT OFFICE
1385 EIGHTH STREET, SUITE 130
ARCATA, CALIFORNIA 95521
PH (707) 826-8950 FAX (707) 826-8960
WWW.COASTAL.CA.GOV



May 6, 2016

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Waiver: 1-16-0316-W

Applicant: Humboldt State University – Telonicher Marine Lab

Location: 570 Ewing Street, Trinidad (Humboldt County) (APN 042-041-013)

Proposed Development: Replace two seawater storage tanks.

Rationale: The proposed replacement tanks will upgrade the existing water supply storage tanks serving the marine lab with vessels that will be constructed of more durable materials lessening the chance of future leakage or operational failure. The tanks will be installed within the bounds of the existing developed facility complex, in the same location as the existing tanks, well removed from environmentally sensitive habitat areas and the coastal bluff. The water storage tanks will not affect wetlands, and will not result in any visual changes that would affect the scenic nature of the area. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities and is consistent with all applicable Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their May 2016 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

John Ainsworth
Acting Executive Director

A handwritten signature in black ink that reads "James R. Baskin".

By: JAMES R. BASKIN AICP
Supervising Coastal Planner

CALIFORNIA COASTAL COMMISSION

NORTH COAST DISTRICT OFFICE
1385 8TH STREET • SUITE 130
ARCATA, CA 95521
VOICE (707) 826-8950
FACSIMILE (707) 826-8960



NOTICE OF PROPOSED PERMIT AMENDMENT (Immaterial)
Coastal Development Permit Amendment 1-85-045-A1

DATE: April 22, 2016

TO: All Interested Parties

FROM: John Ainsworth, Acting Executive Director

SUBJECT: **Proposed Amendment to Coastal Development Permit (CDP) 1-85-045-A1**
Applicant: Joan Sutherland

Project Site: 45365 Headlands Drive, Little River (Mendocino County) (APN(s): 121-260-07)

Original CDP Approval: Construction of a 19.5-foot high, 2,120 square-foot single-family residence and septic system on a 25,000 square foot lot.

Proposed CDP Amendment: The requested amendment involves modifications to the existing residence, as depicted on Sheets A1.1, A2.1, A3.1, and A4.1 prepared by Robert Schlosser, and dated October 13, 2015: (1) adding 160 square feet to the second floor of the existing residence; (2) extending the kitchen 48 square feet into the existing greenhouse/trellis; (3) adding a 48 square-foot roofed porch above the kitchen addition; (4) replacing 4 windows with French doors; (5) replacing ¼-round gable windows with sloped top windows at gable ends; and (6) re-staining all of the exterior siding and trim using the same “Penofin natural finish” approved under CDP 1-85-045.

Executive Director’s Immateriality Determination: Pursuant to Title 14, Section 13166(b) of the California Code of Regulations (CCR), the Executive Director of the California Coastal Commission has determined that the proposed CDP amendment is IMMATERIAL for the following reasons:

No expansion of the existing building footprint is proposed. Improvements to the existing residence will not result in an increase in height of the development approved by CDP 1-85-045. As proposed by the applicant, all glazing shall be clear and non-reflective, and new roofing material will match the existing, thereby ensuring the continued subordination of the structure with the visual resources of the surrounding area. As the amended development would not result in adverse effects on coastal resources and is consistent with the policies of the certified Mendocino County Local Coastal Program, the Executive Director has determined that the proposed amendment is immaterial.

Coastal Commission Review Procedure: The amended permit will not become effective until the 10-working-day noticing period has completed and the permit amendment has been issued. The

NOTICE OF PROPOSED PERMIT AMENDMENT
CDP 1-85-045
Proposed Amendment 1-85-045-A1 (Sutherland)
Page 2 of 2

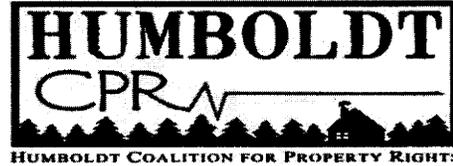
permit will be amended as proposed if no written objections are received at the North Coast District Office within ten (10) working days of the date of this notice. If an objection is received, the objection and the Executive Director's response to it will be reported to the Commission on May 11, 2016 in Newport Beach. If three Commissioners object to the Executive Director's determination of immateriality at that time, the application shall be processed as a material CDP amendment at a subsequent Commission hearing.

If you have any questions about the proposal or wish to register an objection, please contact Tamara Gedik at the phone number provided above.

cc: Local Planning and Building Dept.
Robert Schlosser, agent



Betty Kwan Chinn
Homeless Foundation



May 2, 2016

Bob Merrill, District Manager North Coast
California Coastal Commission
1385 8th St, Suite 130
Arcata, CA 95521

RE: *Greater Eureka Community Outreach Program Homeless Shelter – Application for
Emergency Permit Waiver*

Dear Mr. Merrill:

Throughout the City of Eureka there is presently a housing shortage for low-income individuals and families, which results in a significant number of such people being unable to obtain shelter. Such persons generally camp or lodge overnight on or in City parks, greenbelts, and marshes. The effects and impacts of such camping and lodging activities on the physical environment resources and on the use and enjoyment of public spaces for their intended purpose have an adverse impact on the health and safety of the people of the City, including the homeless population and those effects and impacts constitute a nuisance for which abatement is warranted.

Because of the housing shortage, the City Council on January 19, 2016 adopted Resolution 2016-06 declaring a shelter crisis within the City of Eureka. That Resolution was modified on April 5 and again on April 19, 2016. The April 19 Resolution included a request from the Greater Eureka Community Outreach Program (GECOP) to expand the Shelter Crisis Declaration to include the Mercer Fraser Co. owned property located at the northeast corner of West 3rd and Commercial Streets in Eureka.

That request proposed to set up an encampment for homeless individuals as follows:

The proposed encampment will be established on an empty lot located at the corner of West 3rd and Commercial Streets in Eureka and owned by the Mercer-Fraser Company. Temporary shelter units will consist of 40' by 8' Conex cargo containers converted into four separate units measuring 10' by 8' and designed for double occupancy. Shelter units will include basic amenities such as lighting and storage space, and on-site bathroom facilities and trash services will be available. The entire GECOP facility will be enclosed within a temporary fence to ensure the safety of sheltered individuals and the security for their property. Dogs will be accepted at the GECOP site provided that each animal and pet owner meet specific safety requirements.

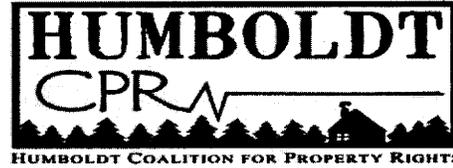
All transitional and supportive services, including food, will be administered or overseen by the Betty Kwan Chinn Homeless Foundation, and in cooperation with existing City and County agencies. Camp residents will be

Betty Kwann Chinn Day Center
P.O. Box 736, Eureka, CA 95502
(707) 407-3833

Humboldt Coalition for Property Rights
P.O. Box 47, Eureka, CA 95502
(707) 268-8773 • humcpr@gmail.com



Betty Kwan Chinn Homeless Foundation



required to adhere strictly to a set of camp rules which will dictate eligibility and expected behavior within the GECOP site.

In addition, the operator of the shelter, the Betty Kwan Chinn Homeless Foundation, will be the final authority with regard to intake for the GECOP facility. There will not be any religious requirements to stay at the shelter and it will operate on a first-come, first-served basis. The shelter will provide temporary shelter to single adult females and males, couples, the mentally ill, and 290 sex offenders. Children and families will not be eligible to stay at the shelter.

This request was prompted by the City setting a date of May 2, 2016, for individuals camping behind the Bayshore Mall to leave the area. Additionally, construction of the Waterfront Trail is set to begin mid-May 2016 and in order to protect individuals, the area must be vacated. The Greater Eureka Community Outreach Program (GECOP) was formed by the Betty Kwan Chinn Homeless Foundation and Humboldt Coalition for Property Rights (HumCPR) in response to the City's March 25th Request for Proposals which solicited plans for homeless encampments from outside groups and agencies. The GECOP encampment is slated to operate for a period not to exceed six (6) months. As indicated in the project proposal, the location will be enclosed within a temporary fence to ensure the safety of sheltered individuals and the security of their property. Transitional and supportive services, including food, will be administered and overseen by the Betty Kwan Chinn Homeless Foundation and in cooperation with existing City and County agencies. The City granted GECOP's request and amended the Shelter Crisis Declaration to include the property at 3rd and Commercial in Eureka.

The project will reduce the impacts to the physical environment and resources resulting from camping and lodging activities within the City, especially behind the Bayshore Mall in the Palco Marsh area.

In addition, the project will provide a place for those individuals camping in the Palco Marsh area who will be removed on May 2, 2016 due to the pending construction of the City's new trail system in order to connect them with services.

For these reasons, the undersigned request the issuance of an emergency permit waiver pursuant to the Coastal Act Section 30611.

If you have any questions, please do not hesitate to contact us.

Sincerely,

Dan Price
President
Betty Kwan Chinn Homeless Foundation

Sincerely,

Alec Ziegler
Executive Director
HUMCPR

Betty Kwann Chinn Day Center
P.O. Box 736, Eureka, CA 95502
(707) 407-3833

Humboldt Coalition for Property Rights
P.O. Box 47, Eureka, CA 95502
(707) 268-8773 • humcpr@gmail.com