

CALIFORNIA COASTAL COMMISSION

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

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

September 9, 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 September 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
3-16-0583-W City of Monterey	Repairs and upgrades to an existing concrete public sidewalk and beach access staircase, including installation of new ADA-compliant handrails, in the open space park area adjacent to San Carlos Beach.	San Carlos Beach, City of Monterey, Monterey County (APN(s): 001041005000)

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
3-16-0629-W Elizabeth and Michael Crump	Use of an existing single-family residence as a vacation rental.	320 Sandpiper Lane, Oceano, San Luis Obispo County (APN(s): 061-061-030)
3-16-0638-W Timothy Smith	Use of an existing single-family residence as a vacation rental.	531 Honolulu Ave, Oceano, San Luis Obispo County (APN(s): 061-081-015)
3-16-0709-W California Department of Parks and Recreation	Restoration and stabilization of back dunes at Salinas River State Beach. Proposed project includes removal of exotic vegetation (such as ice plant), replanting roughly 20 acres of sensitive dune habitat with native plant species, fencing to delineate access trails, interpretive signage, a kiosk/educational panel, and "Restoration-in-Progress" signs.	At three locations within Salinas River State Beach in unincorporated Monterey County.
3-16-0716-W California-American Water Company	Installation of a 650-foot-long, 36-inch-diameter water transmission pipeline within the public right-of-way beneath Fremont Boulevard.	Fremont Blvd., 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
A-3-SLO-01-122-A8 Pacific Cambria Inc., Dirk Winter, President	Amend CDP to improve access infrastructure within the interior of the Lodge site, including: 1) modifying the lower parking lot by widening the existing driveway to accommodate internal bus and shuttle circulation from Yorkshire Drive; 2) adding new access pathways (located in general between the subject parking lot and the interior portion of the Lodge site and its facilities) consisting of approximately 400 lineal feet of five-foot-wide concrete pavers and approximately 120 lineal feet of decomposed granite (or similar pervious materials; and 3) adding approximately 300 lineal feet of picket fencing.	2905 Burton Dr., Cambria, San Luis Obispo County (APN(s): 023-431-003)

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NOTICE OF PROPOSED PERMIT WAIVER

Date: August 25, 2016
To: All Interested Parties
From: Susan Craig, Central Coast District Manager
Brian O'Neill, Coastal Planner
Subject: Coastal Development Permit (CDP) Waiver 3-16-0583-W
Applicant: City of Monterey

Proposed Development

Repairs and upgrades to an existing concrete public sidewalk and beach access staircase, including installation of new ADA-compliant handrails, in the open space park area adjacent to San Carlos Beach, City of Monterey, Monterey County (APN 001-041-005-000).

Executive Director's Waiver Determination

Pursuant to Title 14, Section 13252 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 addresses public safety concerns with regard to concrete sidewalks and beach staircase that have cracked and spalled. The sidewalk and stairs are located between the Monterey Bay Coastal Recreational Trail and San Carlos Beach. Replacing the cracked concrete will enhance public access to the beach and the installation of new staircase handrails will increase ADA-accessibility. The proposed project will not alter the current location of the sidewalk or stairs. A Public Access Management Plan has been developed to maintain public access to the park and the beach during construction, including by directing the public to an alternative beach access, i.e. a second beach access staircase located approximately 250 feet downcoast that is not part of the project and will remain open during construction. Additionally, the project includes a Water Pollution Prevention Plan and Storm Water Pollution Prevention Plan to protect coastal waters during construction. The project also incorporates construction Best Management Practices to control sediment and maintain good housekeeping measures at all times. 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 September 9, 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: August 25, 2016
To: All Interested Parties
From: Susan Craig, Central Coast District Manager
Daniel Robinson, Coastal Planner
Subject: Coastal Development Permit (CDP) Waiver 3-16-0629-W
Applicant: Elizabeth Crump

Proposed Development

Use of an existing single-family residence as a vacation rental, located at 320 Sandpiper Lane in unincorporated Oceano, San Luis Obispo County (APN 061-061-030).

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 vacation rental is located in an area of San Luis Obispo County where the Commission retains coastal permitting authority. For proposed vacation rentals in areas where the County retains CDP authority, the County typically applies the operational and enforcement standards for vacation rentals¹ found within Coastal Zone Land Use Ordinance (CZLUO) Section 23.08.165, including a maximum number of rental tenancies allowed per month, the maximum number of occupants allowed in the unit, parking and vehicle-trip requirements, noise limits, and designation of a 24-hour property manager or contact person. These standards are designed to minimize and avoid impacts to surrounding property owners, but still provide a Coastal Act and LCP priority visitor-serving use within residential areas that otherwise would not. In this case, the Applicant has incorporated the CZLUO Section 23.08.165 requirements into the project description for the proposed vacation rental. Based on the above project components, the use of this residence as a vacation rental will enhance visitor-serving amenities at this location and will not have any significant adverse impacts on coastal resources, including public access.

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 Friday, September 9, 2016, in Newport Beach. If four 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 Daniel Robinson in the Central Coast District office.

¹ In May 2003, the Commission approved the vacation rental ordinance as part of the County's Implementation Plan in LCP amendment SLO-MAJ-1-01 Part A.

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NOTICE OF PROPOSED PERMIT WAIVER

Date: August 25, 2016
To: All Interested Parties
From: Susan Craig, Central Coast District Manager
Daniel Robinson, Coastal Planner
Subject: Coastal Development Permit (CDP) Waiver 3-16-0638-W
Applicant: Tim Smith

Proposed Development

Use of an existing single-family residence as a vacation rental, located at 531 Honolulu Avenue in unincorporated Oceano, San Luis Obispo County (APN 061-081-015).

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 vacation rental is located in an area of San Luis Obispo County where the Commission retains coastal permitting authority. For proposed vacation rentals in areas where the County retains CDP authority, the County typically applies the operational and enforcement standards for vacation rentals¹ found within Coastal Zone Land Use Ordinance (CZLUO) Section 23.08.165, including a maximum number of rental tenancies allowed per month, the maximum number of occupants allowed in the unit, parking and vehicle-trip requirements, noise limits, and designation of a 24-hour property manager or contact person. These standards are designed to minimize and avoid impacts to surrounding property owners, but still provide a Coastal Act and LCP priority visitor-serving use within residential areas that otherwise would not. In this case, the Applicant has incorporated the CZLUO Section 23.08.165 requirements into the project description for the proposed vacation rental. Based on the above project components, the use of this residence as a vacation rental will enhance visitor-serving amenities at this location and will not have any significant adverse impacts on coastal resources, including public access.

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 Friday, September 9, 2016, in Newport Beach. If four 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 Daniel Robinson in the Central Coast District office.

¹ In May 2003, the Commission approved the vacation rental ordinance as part of the County's Implementation Plan in LCP amendment SLO-MAJ-1-01 Part A.

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NOTICE OF PROPOSED PERMIT WAIVER

Date: August 25, 2016
To: All Interested Parties
From: Susan Craig, Central Coast District Manager
Mike Watson, Coastal Planner
Subject: Coastal Development Permit (CDP) Waiver 3-16-0709-W
Applicant: California Department of Parks and Recreation

Proposed Development

Restoration and stabilization of back dunes at Salinas River State Beach. Proposed project includes removal of exotic vegetation (such as ice plant), replanting roughly 20 acres of sensitive dune habitat with native dune plant species, fencing to delineate access trails, interpretive signage, a kiosk/educational panel, and "Restoration-in-Progress" signs, at three locations within Salinas River State Beach in unincorporated 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:

Re-establishing dune topography and vegetation at the back beach and managing access through the dunes will stabilize wind-driven sand and improve the visual aesthetics of the site. Exotic plant and weed eradication together with re-vegetation of native plant species endemic to the area will enhance dune habitat values at this site. Interpretive signs will inform the public of the sensitivity of the surrounding dune vegetation and of the location of beach access. All exhibits will be constructed of natural materials and/or natural 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 adjacent habitat areas. The proposed project further includes appropriate construction best management practices to protect dune habitat values, water quality, 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 Friday, September 9, 2016, in Newport Beach. If four 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 WAIVER

Date: August 25, 2016
To: All Interested Parties
From: Susan Craig, Central Coast District Manager
Mike Watson, Coastal Planner
Subject: Coastal Development Permit (CDP) Waiver 3-16-0716-W
Applicant: California American Water Company (Cal-Am)

Proposed Development

Installation of a 650-foot-long, 36-inch-diameter water transmission pipeline within the public right-of-way beneath Fremont Boulevard in the City of Monterey, 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:

The new transmission pipeline will deliver potable water from Cal-Am wells in the Seaside Basin to its customers on the Monterey peninsula. The pipes are a component of Monterey County's recycled water project that utilizes primarily agricultural wastewater to produce potable water supplies, which will allow Cal-Am to offset/reduce its pumping and reliance on Carmel River sources. The pipeline will be installed in a six-foot wide and six-foot deep trench beneath Fremont Boulevard. The project includes construction best management practices, including erosion and sediment controls to protect coastal waters during construction. Good housekeeping measures will also be employed to ensure that any leaks, drips, or spills are promptly cleaned up and that trash and construction debris are properly disposed. Disruptions to public access during construction will be minimized by avoiding construction during weekends and during the summer peak period (i.e., Memorial Day through Labor Day). 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 Friday, September 9, 2016, in Newport Beach. If four 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: August 25, 2016
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., Dirk Winter, President.

Original CDP Approval

CDP A-3-SLO-01-122 was originally approved by the Coastal Commission on August 6, 2003 and authorized the expansion of the Cambria Pines Lodge, including 35 new guest rooms in nine buildings, 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 improve access infrastructure within the interior of the Lodge site, including: 1) modifying the lower parking lot by widening the existing driveway to accommodate internal bus and shuttle circulation from Yorkshire drive; 2) adding new access pathways (located in general between the subject parking lot and the interior portion of the Lodge site and its facilities) consisting of approximately 400 lineal feet of five-foot-wide concrete pavers and approximately 120 lineal feet of decomposed granite (or similar pervious material); and 3) adding approximately 300 lineal feet of picket fencing (see project plans in Exhibit A). The Commission's reference number for this proposed amendment is **A-3-SLO-01-122-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 improvements are intended to facilitate access of both guests and the general public to the Lodge's facilities and amenities, including special events. All improvements are located outside of designated Environmentally Sensitive Habitat Area and would be constructed and installed using Best Management Practices to protect water quality, such as employing silt fencing and straw waddles on the perimeter of the construction site to retain any runoff during storm events. In addition, disturbed areas of the site will be restored after construction with native plants and mulch cover and/or a fast growing native grass seed mix. In short, the proposed amendment will enhance public access and recreational opportunities while avoiding sensitive habitat, consistent with the Commission's original CDP. Therefore, the proposed amendment is consistent with the Commission's original CDP approval and the certified San Luis Obispo County LCP.

NOTICE OF PROPOSED PERMIT AMENDMENT

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

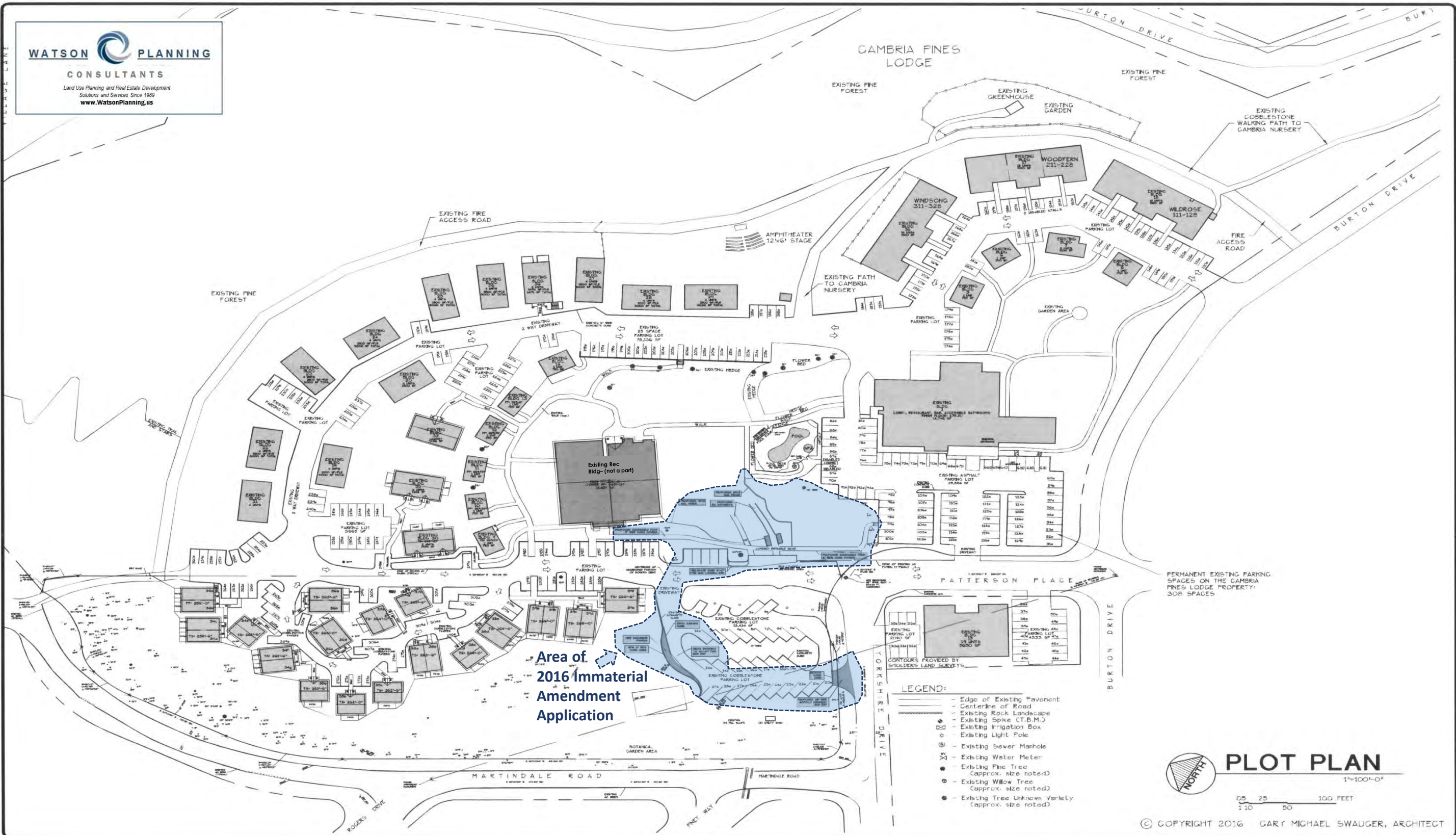
Proposed Amendment A-3-SLO-01-122-A8

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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 Friday, September 9, 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 Daniel Robinson in the Central Coast District office.



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REVISIONS	BY

REGISTERED ARCHITECT
GARY MICHAEL SWAUGER
C-15460
STATE OF CALIFORNIA

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PROPOSED 2016 IMMATERIAL AMENDMENT FOR:

CAMBRIA PINES LODGE
2905 BURTON DRIVE
CAMBRIA, CA

PLOT PLAN

gary michael swauger architect
and associates
cambria california 805 927-3087
2165 orme place

DRAWN	G.M.S.
CHECKED	G.M.S.
DATE	MAY 2016
SCALE	1"=100'-0"
JOB NO.	2016060.01
SHEET	1
OF	5
SHEETS	

PLOT PLAN
1"=100'-0"

0 25 50 100 FEET

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