

**CALIFORNIA COASTAL COMMISSION**

CENTRAL COAST DISTRICT OFFICE  
725 FRONT STREET, SUITE 300  
SANTA CRUZ, CA 95060  
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# W19

**Prepared January 26, 2017 (for February 8, 2017 Hearing)**

**To:** Coastal Commissioners and Interested Persons

**From:** Dan Carl, Central Coast District Director

**Subject: Central Coast Deputy Director's Report for February 2017**

The following coastal development permit (CDP) waivers, immaterial CDP amendments, CDP extensions, and emergency CDPs for the Central Coast District Office are being reported to the Commission on February 8, 2017. Pursuant to the Commission's procedures, each item has been appropriately noticed as required, and each item is also available for review at the Commission's Central Coast District Office in Santa Cruz. Staff is asking for the Commission's concurrence on the items in the Central Coast Deputy Director's Report, and will report any objections received and any other relevant information on these items to the Commission when it considers the Report on February 8th.

With respect to the February 8th hearing, interested parties can sign-up to address the Commission on each individual item prior to the Commission's consideration of this report in its agenda slot, and the Commission can overturn staff's noticed determinations (i.e., other than for emergency CDPs) subject to certain criteria in each case (see individual notices for specific requirements).

## **Items being reported on February 8, 2017**

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- Black Hill Villas subdivision CDP extension (Morro Bay)
- Schneider SFD CDP extension (San Luis Obispo County)
- Stevenson School athletic fields immaterial CDP amendment (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.

<b>Applicant</b>	<b>Project Description</b>	<b>Project Location</b>
<b>3-82-125-A2</b> Robert Louis Stevenson School	Construction and use of one new athletic field instead of the previously approved two fields.	3152 Forest Lake Road in the Del Monte Forest area of unincorporated area of Monterey County

**EXTENSIONS - IMMATERIAL**

<b>Applicant</b>	<b>Project Description</b>	<b>Project Location</b>
<b>A-3-MRB-06-064-E1</b> Black Hill Villas, LP (Wayne Colmer)	Request to extend CDP A-3-MRB-06-064 by one year to February 11, 2018.	485 & 495 S Bay Blvd. Morro Bay, San Luis Obispo County
<b>A-3-SLO-00-040-E8</b> Dennis C. Schneider	Request to extend CDP A-3-SLO-00-040 for one year to January 10, 2018.	West Side Highway 1 approximately one-half mile south of China Harbor and one mile north of Villa Creek Rd. along the Harmony Coast in San Luis Obispo Co.

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## NOTICE OF PROPOSED PERMIT AMENDMENT

**Date:** January 25, 2017  
**To:** All Interested Parties  
**From:** Susan Craig, Central Coast District Manager  
Katie Butler, Coastal Planner  
**Subject:** **Proposed Amendment to Coastal Development Permit (CDP) 3-82-125**  
Applicant: Robert Louis Stevenson School

### **Original CDP Approval**

CDP 3-82-125 was approved by the Coastal Commission on July 14, 1982, and provided for the demolition and reconstruction of one dormitory, relocation of the baseball field, and construction of two new athletic fields, at the Robert Louis Stevenson School (School) at 3152 Forest Lake Road in the Del Monte Forest area of unincorporated Monterey County.

### **Proposed CDP Amendment**

CDP 3-82-125 would be amended to allow for one new athletic field instead of the previously approved two fields. The Commission's reference number for this proposed amendment is **3-82-125-A2**.

### **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 two athletic fields approved by CDP 3-82-125 are the final part of a phased approval from that time that have not been constructed to date because the School instead utilized an offsite athletic field for many decades (i.e., Collins Field in Pebble Beach). That offsite field is no longer available for the School's use, having been put to other uses as part of the Pebble Beach Company buildout plan approved by the Commission. Although the original CDP allows for construction of two athletic fields, the School would like to reduce the intensity down to one field, thus reducing Monterey pine forest removal by over an acre. All impacts would be mitigated through offsite dedication (of 9.1 acres of nearby Monterey pine forest) as well as the restoration, enhancement, and permanent protection of the remaining onsite pine forest. The proposed project change represents a reduction in the loss of Monterey pine forest as compared to what was originally approved, and includes additional new significant forest mitigation not included in the original approval (i.e., the over nine acres of forest to be permanently protected offsite). Thus, the amendment is consistent with the intent of the Commission's original CDP action, and can be found consistent with the Coastal Act and 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

## **NOTICE OF PROPOSED PERMIT AMENDMENT**

CDP 3-82-125 (Robert Louis Stevenson School)

Proposed Amendment 3-82-125-A2

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and the Executive Director's response to it will be reported to the Commission on Wednesday, February 8, 2017, in Newport Beach. If three or more 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 Katie Butler in the Central Coast District office.**

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## NOTICE OF PROPOSED PERMIT EXTENSION

**Date:** January 25, 2017  
**To:** All Interested Parties  
**From:** Susan Craig, Central Coast District Manager  
Daniel Robinson, Coastal Planner  
**Subject:** **Proposed Extension to Coastal Development Permit (CDP) A-3-MRB-06-064**  
Applicant: Black Hill Villas, LP (Wayne Colmer)

### Original CDP Approval

CDP A-3-MRB-06-064 was approved by the Coastal Commission on February 11, 2015 and provided for: the subdivision of two parcels (totaling 3.17 acres) into 16 residential parcels; an Open Space Riparian Enhancement Area, a Raptor Habitat Preservation Area, and a State Park Buffer Area, and; demolition of two existing residences and related structures, removal of trees, construction of a new access road and related utility infrastructure, construction of 16 single family dwellings (including two affordable units), offsite road and traffic improvements, restoration and enhancement and replanting of trees, and related grading and other development at 485 and 495 South Bay Boulevard in the City of Morro Bay, San Luis Obispo County (APN 066-371-003).

### Proposed CDP Extension

The expiration date of CDP A-3-MRB-06-064 would be extended by one year to February 11, 2018. The Commission's reference number for this proposed extension is **A-3-MRB-06-064-E1**.

### Executive Director's Changed Circumstances Determination

Pursuant to Title 14, Section 13169 of the California Code of Regulations, the Executive Director of the California Coastal Commission has determined that there are no changed circumstances affecting the approved development's consistency with the certified San Luis Obispo County Local Coastal Program and/or Chapter 3 of the Coastal Act, as applicable.

### Coastal Commission Review Procedure

The Executive Director's determination and any written objections to it will be reported to the Commission on February 8, 2017 in Newport Beach. If three or more Commissioners object to the Executive Director's changed circumstances determination at that time, then the extension shall be denied and the development shall be set for a full hearing of the Commission.

**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 EXTENSION

**Date:** January 25, 2017  
**To:** All Interested Parties  
**From:** Susan Craig, Central Coast District Manager  
Daniel Robinson, Coastal Planner  
**Subject:** **Proposed Extension to Coastal Development Permit (CDP) A-3-SLO-00-040**  
Applicant: Dennis Schneider

### Original CDP Approval

CDP A-3-SLO-00-040 was approved by the Coastal Commission (on court remand) on January 10, 2008 and provided for the construction of a single-family residence with an attached garage, a detached indoor lounge/pool structure, water well, septic system, water tanks, underground utility connections, landscaping necessary to screen the development, fencing around the residential development area and water tanks, and a driveway/access road, all on a 40.6-acre parcel located west of Highway 1 approximately one-half mile south of China Harbor and one mile north of Villa Creek Road along the Harmony Coast in San Luis Obispo County.

### Proposed CDP Extension

The CDP A-3-SLO-00-040 expiration date has been extended seven times for one year each, with the last extension (to January 10, 2017) being reported to the Commission on January 13, 2016. The expiration date of CDP A-3-SLO-00-040 would be extended by one year to January 10, 2018. The Commission's reference number for this proposed extension is **A-3-SLO-00-040-E8**.

### Executive Director's Changed Circumstances Determination

Pursuant to Title 14, Section 13169 of the California Code of Regulations, the Executive Director of the California Coastal Commission has determined that there are no changed circumstances affecting the approved development's consistency with the certified San Luis Obispo County Local Coastal Program and/or Chapter 3 of the Coastal Act, as applicable.

### Coastal Commission Review Procedure

The Executive Director's determination and any written objections to it will be reported to the Commission on February 8, 2017 in Newport Beach. If three or more Commissioners object to the Executive Director's changed circumstances determination at that time, then the extension shall be denied and the development shall be set for a full hearing of the Commission.

**If you have any questions about the proposal or wish to register an objection, please contact Daniel Robinson in the Central Coast District office.**