

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
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Prepared June 2, 2017 (for June 7, 2017 Hearing)

To: Coastal Commissioners and Interested Persons

From: Dan Carl, Central Coast District Director

Subject: Central Coast District Director's Report for June 2017

The following coastal development permit (CDP) waivers, immaterial CDP amendments, immaterial CDP extensions, and emergency CDPs for the Central Coast District Office are being reported to the Commission on June 7, 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 District 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 June 7th in Arcata.

With respect to the June 7th hearing, interested persons may sign up to address the Commission on items contained in this Report prior to the Commission's consideration of the Report. The Commission can overturn staff's noticed determinations for some categories of items subject to certain criteria in each case (see individual notices for specific requirements).

Items being reported on June 7, 2017 (see attached)

Waivers

- 3-17-0390-W, White SFD garage conversion and dune restoration (Pacific Grove)
- 3-17-0410-W, Gamble and Blakely SFD remodel and addition (Pacific Grove)

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NOTICE OF PROPOSED PERMIT WAIVER

Date: May 23, 2017
To: All Interested Parties
From: Susan Craig, Central Coast District Manager
Brian O'Neill, Coastal Planner
Subject: Coastal Development Permit (CDP) Waiver 3-17-0390-W
Applicants: Lisa and David White

Proposed Development

Proposed conversion of 187 square feet of an existing 663-square-foot garage into living area, removal of a concrete slab, installation of floor framing, removal of approximately 32 linear feet of structural wall, replacement of existing windows and frames, and native dune restoration on a lot with an existing 2,718-square-foot single family residence at 1663 Sunset Drive in the Asilomar Dunes area of the City of Pacific Grove, Monterey County (APN 007-041-025).

Executive Director's Waiver Determination

Pursuant to Title 14, Section 13250 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 proposed residential renovations all occur within existing developed areas and would not result in an increase of site coverage. The proposed conversion of a portion of the garage would still provide adequate covered parking for the residence in the remaining portion of the garage. The existing residence was originally approved by the Commission in 1982 (CDP 3-82-164) and included Special Conditions that required all areas outside of the development footprint to be restored with native dune plants and maintained for the life of the residence. Portions of the restored areas have not been maintained as required, which resulted in a violation of CDP 3-82-164 (V-3-03-026). To resolve this violation, the Applicants have committed to remove all non-native vegetation and restore the site according to the original approved restoration plan. The project also includes Best Management Practices to protect adjacent habitat areas, including protective fencing, worker education, spill prevention controls, and good housekeeping measures. The project therefore 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 it has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission on June 7, 2017 in Arcata. If three or more 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: May 23, 2017
To: All Interested Parties
From: Susan Craig, Central Coast District Manager
Brian O'Neill, Coastal Planner
Subject: **Coastal Development Permit (CDP) Waiver 3-17-0410-W**
Applicants: Ashley Gamble and Ben Blakely

Proposed Development

Proposed 575-square-foot addition, removal of 144 square feet of existing living area, and remodel of an existing 624-square-foot single-family residence at 122 17th Street in the City of Pacific Grove, Monterey County (APN 006-153-020).

Executive Director's Waiver Determination

Pursuant to Title 14, Section 13250 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 proposed residential addition and remodel would be compatible with the size, scale, and aesthetics of the residential neighborhood in which it is located. The project is in conformance with all applicable certified Land Use Plan height, setback, and coverage requirements. The project includes installation of a retention basin for onsite dispersal of stormwater. The project also includes Best Management Practices to protect water quality during construction including erosion and sediment controls, spill prevention, and good housekeeping measures. The proposed renovations were reviewed and received discretionary approval by the City's Architectural Review Board to ensure conformance with the requirements of the City's Municipal Code. 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

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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.