

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
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Prepared October 26, 2018 (for November 8, 2018 Hearing)

To: Coastal Commissioners and Interested Persons

From: Dan Carl, Central Coast District Director

Subject: Central Coast District Director's Report for November 8, 2018

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 November 8, 2018. 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 November 8, 2018 at the Aquarium of the Bay (Farrallon Room) at Pier 39 in San Francisco.

With respect to the November 8th 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 November 8, 2018 (see attached)

CDP Waivers

- 3-18-0929-W, Sea Otter Savvy Interpretive Panels (Morro Bay)
- 3-18-0978-W, Morro Bay State Parks Morro Rock Signs (Morro Bay)

CDP Amendments

- 3-82-171-A11, Ventana Inn Electric Vehicle Charging Stations (Big Sur)
- 3-04-021-A2, Evans SFD Addition (Pacific Grove)

CDP Extensions

- A-3-SLO-07-041-E9, Richissin SFD (Los Osos)

Emergency CDPs

None

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NOTICE OF PROPOSED PERMIT WAIVER

Date: October 25, 2018
To: All Interested Parties
From: Susan Craig, Central Coast District Manager
Sarah Carvill, Coastal Planner
Subject: Coastal Development Permit (CDP) Waiver 3-18-0929-W
Applicant: Sea Otter Savvy

Proposed Development

Installation of boulder-mounted interpretive panels to prevent harm to resting sea otters at two popular SCUBA diving access locations along the shoreline of Morro Bay in the City of Morro Bay, San Luis Obispo 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 proposed boulder-mounted interpretive panels are intended to educate SCUBA divers about diving responsibly in sea otter habitat. The panels would be placed at two popular diving access points, Coleman Beach and Target Rock. Coleman Beach is located between the Embarcadero and Morro Rock, and provides easy water entry to an area of eelgrass and sandy bottom habitats. Target Rock is located west of Coleman Beach near the base of Morro Rock, adjacent to the only kelp forest habitat within Morro Bay. Sea otters typically congregate in both areas, and the number of sea otters utilizing the waters of Morro Bay has increased in the last decade, increasing the potential for interactions between divers and sea otters. The proposed panels include tips for diving safely in sea otter habitat, information on why rest is important for sea otters, and a dive flag to draw divers' attention to the sign, as well as information that will be of interest to the broader public (i.e., including depictions of the underwater environment in each area and information on the sea otter's role in the kelp forest and eelgrass ecosystems). The proposed signs are one component of an outreach program intended to minimize impacts of recreational diving on sea otters while maintaining diver access to the waters of Morro Bay.

Each sign would be 24 inches in height and 36.5 inches in width, made of digital high-pressure laminate, and attached by low-profile mounting hardware. Both would be placed on land that is owned by the City of Morro Bay and operated as a public park. Large rocks are presently used at both Coleman Beach and Target Rock to delineate parking areas, so the boulder-mounted signs will be aesthetically consistent with the surroundings at each site.

In sum, the proposed project is intended to safeguard a federally protected marine mammal without negatively impacting coastal access. It will not adversely impact coastal resources, and thus is consistent with the Coastal Act.

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CDP Waiver 3-18-0929-W (Sea Otter Savvy Interpretive Panels)
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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 Thursday, November 8, 2018, in San Francisco. If four 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 Sarah Carvill in the Central Coast District office.

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NOTICE OF PROPOSED PERMIT WAIVER

Date: October 25, 2018
To: All Interested Parties
From: Susan Craig, Central Coast District Manager
Sarah Carvill, Coastal Planner
Subject: **Coastal Development Permit (CDP) Waiver 3-18-0978-W**
Applicant: California Department of Parks and Recreation (State Parks)

Proposed Development

Removal of existing regulatory signs at the boundary of the Morro Rock Natural Preserve unit of Morro Bay State Park and replacement with a single redesigned Morro Bay State Park sign; removal of a wooden informational/interpretive shelter near the base of Morro Rock and replacement with an interpretive panel adjacent to the Morro Bay State Park entrance; installation of five “do not enter or climb” signs on wooden posts along the base of Morro Rock.

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 Morro Rock Natural Preserve unit of Morro Bay State Park is currently marked by two leaning metal posts bearing five worn signs listing prohibited activities (e.g., climbing; diving). A wooden shelter that provides information about the State Park is located west of the park entrance on a road that is currently closed to vehicle traffic. State Parks proposes to replace the existing posts and entrance signage with a new welcome sign designed for consistency with entrance signs at other State Parks, and to replace the wooden shelter with an interpretive panel located across the road from the proposed new entrance sign. The proposed entrance sign would identify the area as part of Morro Rock Natural Preserve and Morro Bay State Park, and the new interpretive panel would orient visitors to other features of Morro Bay State Park. To deter climbing of Morro Rock, five new “do not enter or climb” signs mounted on wooden posts would be installed along the boundary separating State Parks’ land and the adjacent City-owned parking lot, which aligns approximately with the base of the rock. These signs would also identify the State Park boundary.

These improvements would enhance the aesthetic environment by replacing old, worn signage with a new sign, and by replacing the wooden shelter with a lower-profile interpretive panel. By providing a more welcoming sign that matches standard State Parks’ entrance signs and an interpretive panel near the park entrance, the proposed project will more clearly identify that Morro Rock is State Parks’ property and will provide visitors with more accessible direction to coastal recreation opportunities within Morro Bay State Park, thereby enhancing coastal access. The additional signs prohibiting climbing are necessary to protect sensitive resources and public safety, since Morro Rock is a designated bird sanctuary and has an unstable surface that is not safe for climbing. Removing and replacing signs in

NOTICE OF PROPOSED PERMIT WAIVER

CDP Waiver 3-18-0978-W (Morro Bay State Park Signs)

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the proposed locations will not adversely impact any coastal resources. For all these reasons, the project 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 Thursday, November 8, 2018, in San Francisco. If four 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 Sarah Carvill in the Central Coast District office.

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NOTICE OF PROPOSED PERMIT AMENDMENT

Date: October 25, 2018, 2018
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**
Applicant: Tesla, Inc.

Original CDP Approval

CDP 3-82-171 was approved by the Coastal Commission on October 13, 1982 and has been amended ten times since (on June 10, 1986, August 11, 2004, November 11, 2011, February 9, 2012, September 26, 2013, June 8, 2016, December 9, 2016 (three separate amendments), and on April 26, 2018). CDP 3-82-171, as amended, provided for the construction of the following: construction of 19 inn units, 15 employee housing units, a swimming pool, a bath house, and a restaurant; renovation of the restaurant terrace; construction of a kitchen addition; conversion of the upper parking area to a wood deck and yoga platform and a remodel of the upper meeting/exercise room; modifications to the hotel's arrival area, picnic area, and recreation building; conversion of 15 campsites to tent cabins; modification to the hotel's maintenance and support facilities; rehabilitation of the Post Homestead House and related development; paving of a portion of Coast Ridge Road; construction of trails; installation of a septic system and tertiary treated wastewater dispersal system; parking improvements; construction of campground restrooms; construction of a 37-space parking lot 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 for the installation of eight Tesla electric-vehicle fast-charging stations (two in ADA-compatible parking spaces) in an existing gravel over-flow parking lot located below the Sur House restaurant. The development also includes the installation of vehicle wheel stops, signage, an ADA-accessible path to the restaurant, and upgraded electrical equipment to support the charging stations. The Commission's reference number for this proposed amendment is **3-82-171-A11**.

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 new charging stations and related development will be installed in an existing gravel overflow parking lot. Two of the eight charging stations will be ADA compliant. The new proprietary charging stations can be used for visitors to the hotel, restaurant, and campground. All charging facilities will be colored to blend in with the surroundings and reduce glare, and all disturbed areas will be stabilized and revegetated with a mix of native plants and shrubs. Construction best management

NOTICE OF PROPOSED PERMIT AMENDMENT

CDP 3-82-171 (Tesla Charging Stations)

Proposed Amendment 3-82-171-A11

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practices will be implemented to ensure that terrestrial resources are protected and coastal water quality is preserved. Neither the charging stations nor any of the associated development will be visible from public vantages, including Highway One. All electrical support equipment will be installed within an existing fenced area that contains the Ventana Inn's wastewater treatment facilities. As a result, the proposed amendment 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 (as amended), 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 Thursday, November 8, 2018, in San Francisco. 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 Mike Watson in the Central Coast District office.

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Date: October 25, 2018
To: All Interested Parties
From: Susan Craig, Central Coast District Manager
Brian O'Neill, Coastal Planner
Subject: **Proposed Amendment to Coastal Development Permit (CDP) 3-04-021**
Applicants: Wendy and John Evans

Original CDP Approval

CDP 3-04-021 was approved by the Coastal Commission on August 11, 2004 and provided for a 140-square-foot addition and remodel of an existing 2,997-square-foot, two-story single-family residence and native dune restoration at 398 Calle De Los Amigos in the Asilomar Dunes area of the City of Pacific Grove, Monterey County (APN 007-061-018-000). The Commission approved an amendment (CDP 3-04-021-A1) on February 7, 2018 to allow for a 472-square-foot second story addition above the existing garage. However, that second-story addition was never constructed.

Proposed CDP Amendment

CDP 3-04-021 would be amended to allow for a 488-square-foot second story addition with bay window above the existing garage. This amendment would supersede and replace the project approved under CDP amendment 3-04-021-A1. The Commission's reference number for this proposed amendment is **3-04-021-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 proposed project is similar to the previously approved amendment in that it would allow for a small addition on the second story of an existing residence. The proposed addition is located within the existing residence's building envelope and would not increase overall site coverage. The proposed addition maintains the current height of the existing two-story residence and would not impact public views. The project has incorporated mitigation measures to protect adjacent dune habitat areas during construction, including the use of exclusionary fencing and a biological monitor. In sum, the proposed amendment will not impact adjacent dune habitat and is consistent with the Commission's original CDP approval, and is thus consistent with the Coastal Act.

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 November 8, 2018 in San Francisco. If three or more Commissioners object to the Executive Director's determination of

NOTICE OF PROPOSED PERMIT AMENDMENT

CDP 3-04-021 (Evans SFD Addition)

Proposed Amendment 3-04-021-A2

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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 Brian O'Neill in the Central Coast District office.

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NOTICE OF PROPOSED PERMIT EXTENSION

Date: October 25, 2018
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-07-041**
Applicant: Brent Richissin

Original CDP Approval

CDP A-3-SLO-07-041 was approved by the Coastal Commission on October 15, 2008, and provided for the construction of a single-family residence located at 2737 Austin Court, in the unincorporated coastal community of Los Osos, San Luis Obispo County.

Proposed CDP Extension

The expiration date of CDP A-3-SLO-07-041 has been extended by the Commission eight times previously (to October 15, 2011, October 15, 2012, October 15, 2013, October 15, 2014, October 15, 2015, October 15, 2016, October 15, 2017, and October 15, 2018, respectively), and would be extended in this case by one year to October 15, 2019. The Commission's reference number for this proposed extension is **A-3-SLO-07-041-E9**.

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 Thursday, November 8, 2018 in San Francisco. 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.