

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT OFFICE
45 FREMONT STREET, SUITE 2000
SAN FRANCISCO, CA 94105
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Prepared December 3, 2018 (for December 12, 2018 Hearing)

To: Coastal Commissioners and Interested Persons

From: Dan Carl, North Central Coast District Director

Subject: North Central Coast District Director's Report for December 2018 *JM*

The following coastal development permit (CDP) waivers, immaterial CDP amendments, immaterial CDP extensions, and emergency CDPs for the North Central Coast District Office are being reported to the Commission on December 12, 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 North Central Coast District Office in San Francisco. Staff is asking for the Commission's concurrence on the items in the North 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 December 12th at the Newport Beach Civic City Council Chambers (100 Civic Center Drive) in Newport Beach.

With respect to December 12th 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 December 12, 2018 (see attached)

CDP Waivers

- 2-18-0289-W, Olympic Club Parking Lot Reconstruction (San Francisco)
- 2-18-1010-W, McCarthy Single-Family Residence (Stinson Beach)
- 2-18-1079-W, City of Pacifica Temporary Storage Tanks (Pacifica)
- 2-18-1080-W, San Mateo County Harbor District Office Improvements (Pillar Point Harbor)

CDP Amendments – None

CDP Extensions – None

Emergency CDPs – None

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NOTICE OF PROPOSED PERMIT WAIVER

Date: November 28, 2018
To: All Interested Parties
From: Jeannine Manna, North Central Coast District Manager *JM*
Renée T. Ananda, Coastal Program Analyst
Subject: Coastal Development Permit (CDP) Waiver 2-18-0289-W
Applicant: Pat R. Finlen, Olympic Club

Proposed Development

Reconstruction of a maintenance facility parking lot including grading, paving, and construction of a concrete curb, gutter and new retaining wall; installation of storm drain inlet with bio-treatment area and vegetated swale; and replacement of an existing sewer line and electrical power lines, located just west of Lake Merced at 201 and 401 John Muir Drive, San Francisco.

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 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 project consists of improvements to an existing recreational facility. The project site does not contain sensitive habitats and the proposed project includes construction best management practices such as using the bio-treatment area to trap sediment during construction, watering all active construction and grading areas at least twice daily for dust control, containment of construction debris on-site, and installation of sandbags, or other erosion control measures, to prevent silt runoff to public roadways and water ways to avoid and minimize potential coastal resource impacts. Five coast live oak trees proposed for removal will be replaced at a 3:1 ratio. Therefore, the project will not result in adverse impacts on visual resources, public access, biological resources, or any other coastal resources and is consistent with Chapter 3 of 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 December 12, 2018 in Newport Beach. 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 Renée Ananda in the North Central Coast District Office.

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**NOTICE OF PROPOSED PERMIT WAIVER**

Date: November 28, 2018
To: All Interested Parties
From: Jeannine Manna, North Central Coast District Manager *JM*
Sara Pfeifer, Coastal Planner
Subject: Coastal Development Permit (CDP) Waiver 2-18-1010-W
Applicant: Angus McCarthy

Proposed Development

Construction of a new 2,127-square-foot, single-family residence with 1,724 square feet of decking at 73 Dipsea Road, adjacent to the Seadrift and Bolinas Lagoons, in Stinson Beach, Marin 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:

As proposed, the project will not have significant adverse impacts, including on public views, water quality and marine resources, and as proposed, accounts for potential coastal hazard risks, including future sea level rise. The proposed development's siting, design, and scale is similar and consistent with that of surrounding development, and the project has incorporated construction best management practices to protect coastal water quality. The project represents infill residential development, and will not result in any significant impacts to coastal resources, consistent with 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 Wednesday, December 12, 2018, in Newport Beach. 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 Sara Pfeifer in the North Central Coast District office.

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**NOTICE OF PROPOSED PERMIT WAIVER**

Date: November 29, 2018
To: All Interested Parties
From: Jeannine Manna, North Central Coast District Manager *JM*
Patrick Foster, North Central Coast Planner
Subject: **Coastal Development Permit (CDP) Waiver 2-18-1079-W**
Applicant: City of Pacifica Public Works Department

Proposed Development

Installation of up to sixteen 21,000-gallon temporary storage tanks for potential wet weather overflow events on an existing parking lot at the intersection of Coast Highway 1 and Linda Mar Boulevard in Pacifica, San Mateo 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 project will place storage tanks on an existing parking lot for a temporary period of up to four months (January - April 2019). In order to minimize impacts, staging areas will be configured to minimize impacts to parking, and the minimum necessary number of storage tanks will be installed. Prior to construction, the City will notify local citizens, businesses, and other organizations of expected impacts, and will implement an alternative parking and signage plan to minimize access issues. The proposed development is minimal in nature and all staging and construction areas will be restored to pre-development conditions. Thus, significant coastal resource impacts are not anticipated. The completed project better protects coastal water quality and related public access functions, including the popular offshore surfing area at Linda Mar Beach (aka Pacifica State Beach). For these reasons, the proposed project will not have any significant adverse impacts on coastal resources and is consistent with Chapter 3 of 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 December 12, 2018 in Newport Beach. If four or more Commissioners object to this waiver at that time, then the application shall be processed as a regular CDP application and considered at a subsequent Commission hearing.

If you have questions about the proposal or wish to register an objection, please contact Patrick Foster in the North Central Coast District office.

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NOTICE OF PROPOSED PERMIT WAIVER

Date: November 28, 2018
To: All Interested Parties
From: Jeannine Manna, North Central Coast District Manager
Renée T. Ananda, Coastal Program Analyst
Subject: Coastal Development Permit (CDP) Waiver 2-18-1080-W *JM*
Applicant: John Moren, San Mateo County Harbor District

Proposed Development

Alterations to an existing Harbor Master's Office building including modifications to the interior office space; construction of accessibility upgrades throughout; addition of a new, all-gender accessible shower and toilet room, and an ADA accessible ramp; and repair/replacement roofing, located at 1 Johnson Pier in Half Moon Bay, San Mateo 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 work will be conducted away from harbor waters and includes best management practices (BMPs) to avoid and minimize potential impacts to the water quality of the harbor area and coastal waters. BMPs will be implemented for management of equipment, project materials, and waste, including hauling debris off-site for proper disposal or recycling, designating staging areas for equipment, and spill prevention and control. BMPs will be inspected regularly and ineffective BMPs will be immediately corrected. The proposed upgrades include ADA access improvements that will make the existing building more accessible. Adequate parking will remain available to the public during construction work. The site does not contain sensitive habitat and the project will not result in significant adverse impacts on visual resources, public access, biological resources, or any other coastal resources. Therefore, the proposed project is consistent with Chapter 3 of 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 December 12, 2018 in Newport Beach. 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 Renée Ananda in the North Central Coast District Office.