

**CALIFORNIA COASTAL COMMISSION**

NORTH CENTRAL COAST DISTRICT OFFICE  
45 FREMONT STREET, SUITE 2000  
SAN FRANCISCO, CA 94105  
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# Th8

**Prepared February 27, 2018 (for March 8, 2018 Hearing)**

**To:** Coastal Commissioners and Interested Persons *SPK*

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

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

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 March 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 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 March 8th at the Oxnard Harbor District in Port Hueneme.

With respect to the March 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 March 8, 2018 (see attached)**

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**Waivers**

- 2-17-1035-W, Pillar Point Harbor Access Improvements (Princeton-by-the-Sea)
- 2-18-0136-W, Pacifica State Beach Sewer Line Replacement (Pacifica)

**Immaterial Amendments**

- None

**Immaterial Extensions**

- None

**Emergency CDPs**

- None

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## NOTICE OF PROPOSED PERMIT WAIVER

**Date:** February 22, 2018  
**To:** All Interested Parties  
**From:** Stephanie Rexing, North Central Coast Acting District Manager *SRP*  
Renée T. Ananda, Coastal Planner  
**Subject:** Coastal Development Permit (CDP) Waiver 2-17-1035-W  
Applicant: John Moren, San Mateo County Harbor District

### Proposed Development

Improvements to existing public Parking Lot A and nearby pedestrian areas including: widening existing concrete sidewalk/promenade; repairing portions of the parking area; re-sealing the surface of the parking lot; construction of new curb ramps and other pedestrian facilities; re-configuring some of the parking stalls; and providing additional ADA parking spaces, all at Pillar Point Harbor in the unincorporated Princeton-by-the-Sea area of 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 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 will facilitate enhanced public access in the Pillar Point Harbor area. The improvement sites do not contain sensitive habitat and the proposed project includes best management practices to avoid and minimize potential coastal resource impacts, including to the water quality of the harbor area and coastal waters. In addition, the Harbor District will provide substitute parking at other locations in the Harbor to avoid impacting public parking during construction. The project will not have a significant adverse impact on visual resources, public access, or biological resources, and should result in overall public access enhancement. Accordingly, 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 Thursday March 8, 2018, in Port Hueneme. 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 Renée Ananda in the North Central Coast District Office.**

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**NOTICE OF PROPOSED PERMIT WAIVER**

**Date:** February 22, 2018  
**To:** All Interested Parties  
**From:** Stephanie Rexing, North Central Coast Acting District Manager  
Patrick Foster, North Central Coast Planner *SFR*  
**Subject:** Coastal Development Permit (CDP) Waiver 2-18-0136-W  
Applicant: City of Pacifica Public Works Department

**Proposed Development**

Regular CDP recognition of previous emergency work completed under ECDP G-2-17-0041 to replace 800 linear feet of failing sewer line underneath the Pacifica State Beach parking lot located between the Anza and Linda Mar pump stations at 5000 Coast Highway 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 Acting Executive Director of the California Coastal Commission hereby waives the requirement for a CDP for the following reasons:

The project replaces damaged sewer line with new pipe of the same diameter using primarily trenchless methods. Prior to construction, the City notified local citizens, businesses, and other organizations of expected impacts, and implemented an alternative parking and signage plan to minimize access issues. The proposed development is minimal in nature, and all staging and construction areas have been restored to pre-development conditions. 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 March 8, 2018 in Port Hueneme. 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.**