

CALIFORNIA COASTAL COMMISSION


NORTH CENTRAL COAST DISTRICT OFFICE
45 FREMONT STREET, SUITE 2000
SAN FRANCISCO, CA 94105
PHONE: (415) 904-5260
FAX: (415) 904-5400
WEB: WWW.COASTAL.CA.GOV



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Prepared July 10, 2018 (for July 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 July 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 July 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 July 12th at the Hilton Santa Cruz/Scotts Valley in Santa Cruz.

With respect to the July 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 July 12, 2018 (see attached)

Waivers

- 2-18-0564-W, Big Wave LLC (Princeton)

Immaterial Amendments

- None

Immaterial Extensions

- None

Emergency CDPs

- None

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NOTICE OF PROPOSED PERMIT WAIVER

Date: June 21, 2018
To: All Interested Parties
From: Jeannine Manna, North Central Coast District Manager JM
Subject: Coastal Development Permit (CDP) Waiver 2-18-0564-W
Applicant: Big Wave LLC

Proposed Development

The portion of the Big Wave development project located within the Commission's retained CDP jurisdiction including part of the lot 5 building, subdivision and associated parking, and a section of the restoration area, pursuant to the approved San Mateo County CDP (PLN 2013-00451) findings and special conditions, located on the west side of Airport Street, north of Stanford Avenue and across the street from the Half Moon Bay Airport, in the unincorporated Princeton 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 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 project is a relatively small portion of the larger, locally approved Big Wave development project which included the subdivision of two parcels into 9 lots; construction of 3 Wellness Center buildings to provide affordable housing for developmentally disabled adults, 5 office park buildings to provide financial support and employment for the Wellness Center and its residents, and associated development; and construction of a public restroom and boat storage parking. Commission staff worked closely with the Applicant, County and local community to ensure that the overall project approved by the County included extensive mitigation measures and special conditions to ensure consistency with Local Coastal Program requirements. The County approved project addresses potential impacts to sensitive habitats, agricultural lands, and visual resources; ensures the provision of adequate public services; addresses coastal hazards; and provides for public access and coastal dependent development. As such, the portion of the Big Wave development located within the Commission's retained CDP jurisdiction as described above, pursuant to all required local conditions of approval, will not adversely impact coastal resources 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, July 12, 2018, in Scotts Valley. 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 Jeannine Manna in the North Central Coast District office.