

**CALIFORNIA COASTAL COMMISSION**

CENTRAL COAST DISTRICT OFFICE  
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# W19

**Prepared April 29, 2019 (for May 8, 2019 Hearing)**

**To:** Coastal Commissioners and Interested Persons

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

**Subject: Central Coast District Director's Report for May 8, 2019**

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 May 8, 2019. 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 May 8, 2019 at the Oxnard City Council Chambers in Oxnard.

With respect to the May 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 May 8, 2019 (see attached)**

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**CDP Waivers**

- 3-19-0247-W, Dust Bowl Brewing Company Brewpub (Monterey)

**CDP Amendments**

None

**CDP Extensions**

- 3-14-1613-E1, California State Parks and Recreation Fort Ord Dunes Campground (Fort Ord)

**Emergency CDPs**

None

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## NOTICE OF PROPOSED PERMIT WAIVER

**Date:** April 24, 2019  
**To:** All Interested Parties  
**From:** Susan Craig, Central Coast District Manager  
Alexandra McCoy, Coastal Planner  
**Subject:** **Coastal Development Permit (CDP) Waiver 3-19-0247**  
Applicant: Dust Bowl Brewing Co.

### Proposed Development

Ten-year authorization (ending May 8, 2029) to use an existing 3,700-square-foot historic train depot for a brewery with limited food service and casual live music. Site improvements include reconstruction of the patio using pervious materials, upgrades to gas and electric service, interior painting, new retail furnishings, lighting fixtures, and related development at 290 Figueroa Street in the City of Monterey, Monterey 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 use of, and improvements to, the historic train depot building are necessary to establish food and alcoholic beverage service within the former passenger depot site and will showcase the history of the building. All improvements will be located generally within the footprint of the existing structure and adjacent patio.

Exterior improvements include removal of an asphalt patio to be replaced with a new patio using pervious materials, including artificial grass for a corn-hole game board activity area, and "Granitecrete" paving in a natural color. The exterior improvements also include outdoor furniture, a floor-mounted gas heater, and two fire pits. The patio area will be enclosed with new fencing that is a mix of hog wire and wooden slat fence with two gates on either side of building. The fencing has been design to retain the historic character of the building and is required by the City to act as a boundary of the area where alcoholic beverages may be served and consumed.

The site of the proposed development is adjacent to the Monterey Bay Coastal Recreation Trail. The project will enhance the public access and recreational experience along the trail by providing bike racks and a visitor-serving restaurant directly adjacent to the trail. Public access will be maintained along the recreation trail throughout construction. The adjacent public parking lot will not be closed during construction but 12 public parking spaces will be used for construction staging purposes for the duration of construction, which is estimated to be two to three months.

The project also includes an interpretive display of historical photographs and descriptions of the history of the train depot and Monterey Peninsula, which will be located in the interior of the building.

## **NOTICE OF PROPOSED PERMIT WAIVER**

CDP Waiver 3-19-0247-W (Dust Bowl Brewing Co.)

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The proposed renovations/upgrades were reviewed and received discretionary approval by the City's Architectural Review Committee and Historic Preservation Commission to ensure conformance with the requirements of the City's Municipal Code and the certified Harbor Land Use Plan.

Construction best management practices will be in place to prevent sediment and any foreign material from entering bay waters during construction. Any stockpiled construction materials will be contained and covered when not in use and during rain events. Silt fencing will be installed and drains/inlets that receive storm water will be managed to prevent movement of sediment and debris off-site. All construction vehicles and equipment will be maintained and inspected to ensure no substances will be discharged in the parking lot or tracked into the street.

This depot site is described for use in long-range regional or state-wide transportation documents regarding potential reintroduction of light rail service along the Monterey peninsula. This would be a high priority Coastal Act use and thus the restaurant/brewery uses authorized under this waiver are limited to ten years. If the depot is not proposed for regional transportation use at that time, the Applicant may then submit an application to continue brewery use at the site. The interim proposed use of the building for commercial and visitor-serving purposes, subject to lease standards relating to the ongoing maintenance of the historically designated building, will not impact this goal and will help preserve the integrity of the building while allowing for continued public use of the building.

As proposed with the submitted mitigation measures, the project will not have any significant adverse impacts on coastal resources, including the Monterey Bay and public access along the shoreline.

### **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 Wednesday, May 8, 2019, in Oxnard. 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 Alexandra McCoy in the Central Coast District office.**

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## NOTICE OF PROPOSED PERMIT EXTENSION

**Date:** April 24, 2019  
**To:** All Interested Parties  
**From:** Susan Craig, Central Coast District Manager  
Mike Watson, Coastal Planner  
**Subject:** **Proposed Extension to Coastal Development Permit (CDP) 3-14-1613**  
Applicants: California Department of Parks and Recreation

### Original CDP Approval

CDP 3-14-1613 was approved by the Coastal Commission on July 12, 2017 and allows for the construction and operation a new campground facility including 45 full hook-up recreational vehicle sites, 43 tent sites, 10 hike-/bike-in sites, two campground host sites, four restroom buildings, a multi-use building, a campfire center, an entrance station, three operations-and-security modular structures, overflow parking, a storage yard, a maintenance station, a beach access trail, a military storage bunker interpretative walk, relocation of a portion of the Monterey Bay Sanctuary Scenic Trail, on- and off-site utilities, site grading, native dune restoration, and related development on the former Fort Ord property west of Highway One between the cities of Marina and Sand City/Seaside, in Monterey County.

### Proposed CDP Extension

The expiration date of CDP 3-14-1613 would be extended by one year to July 12, 2020. The Commission's reference number for this proposed extension is **3-14-1613-E1**.

### 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 Chapter 3 of the Coastal Act.

### Coastal Commission Review Procedure

The Executive Director's determination and any written objections to it will be reported to the Commission on Wednesday, May 8, 2019 in Oxnard. If three or more Commissioners object to the Executive Director's changed circumstances determination at that time, a full hearing on whether changed circumstances exist will be scheduled pursuant to the Commission's regulations.

**If you have any questions about the proposal or wish to register an objection, please contact Mike Watson in the Central Coast District office.**