

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT OFFICE
45 FREMONT STREET, SUITE 2000
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**W8****Prepared August 30, 2019 (for September 11, 2019 Hearing)****To:** Coastal Commissioners and Interested Persons**From:** Dan Carl, North Central Coast District Director *DM***Subject: North Central Coast District Director's Report for September 2019**

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 September 11, 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 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 September 11th at the Newport Beach Civic Center, City Council Chambers (100 Civic Center Drive), in Newport Beach, CA.

With respect to the September 11th 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 September 11, 2019 (see attached)**CDP Waivers**

- 2-19-0938-W, City of Half Moon Bay Public Access Staircase Repair (Half Moon Bay)
- 2-19-0973-W, Kings Point LLC Routine Trash Collection (Dillon Beach)

CDP Extensions

- A-2-HMB-15-0040-E3, Hamilton Subdivision (Half Moon Bay)

Emergency CDPs – None**CDP Amendments – None**


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**NOTICE OF PROPOSED PERMIT WAIVER**

Date: August 27, 2019

To: All Interested Parties

From: Jeannine Manna, North Central Coast District Manager 
Julia Koppman Norton, Coastal Planner

Subject: Coastal Development Permit (CDP) Waiver 2-19-0938-W
Applicant: City of Half Moon Bay, Planning & Engineering Departments

Proposed Development

Repair of an existing public access staircase by filling voids between the stair landing and the supporting boulders with non-hazardous polyurethane using small hand tools, located along the Coastal Trail leading to Canada Verde Beach, at 1 Miramontes Point Road in Half Moon Bay, San Mateo County.

Executive Director's Waiver Determination

Pursuant to Title 14, Section 13252 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 will provide immediate safety improvements to an existing public access staircase to the beach. The void would be filled with non-hazardous polyurethane, using small hand tools over a short, two-day time frame. The Applicant is in the process of developing a longer-term solution to eventually replace the staircase in a manner that will better minimize visual impacts and hard structures on the beach, via inclusion of a more compact concrete supporting base, colored and contoured to mimic the natural bluff face. The proposed development is durable, but minimal in nature, will remain within the existing footprint, will utilize environmentally safe materials and low-impact tools, and will serve to maximize beach access while a longer-term, lower-impact solution is developed. For these reasons, the project will not result in any significant adverse impacts on coastal resources and 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 September 11, 2019 in Newport Beach. If three 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 Julia Koppman Norton in the North Central Coast District office.

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**NOTICE OF PROPOSED PERMIT WAIVER**

Date: August 27, 2019
To: All Interested Parties
From: Jeannine Manna, North Central Coast District Manager *JM*
Sara Pfeifer, Coastal Planner
Subject: Coastal Development Permit (CDP) Waiver 2-19-0973-W
Applicant: Kings Point LLC, SGS Partners LLC, Portola Beach LLC

Proposed Development

Routine trash collection conducted by an all-terrain vehicle (ATV) on a 1,000 linear foot path of dry sandy beach, and placement of 3 educational signs and 9 trash receptacles adjacent to the existing parking lot at Dillon Beach in 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:

The proposed after-the-fact project will authorize once-daily debris clean-up during the high season and on an as-needed basis during the off season, not to exceed once daily until the fall of 2020 while a more comprehensive long-term management plan is developed. Educational signage will provide instructions for beach users on responsible waste management practices, while the 9 waste receptacles will allow for adequate litter disposal. Best management practices include limited ATV travel speeds and adequate buffers from tidal areas and dune habitat. The proposed maintenance activities are subject to Executive Director review for consistency with the Coastal Act and ongoing assurance that adverse impacts to coastal resources are avoided, and authorization for such project activities may be withdrawn at the Executive Director's discretion if Coastal Act inconsistencies or adverse impacts are found. As proposed, the project will not have significant adverse impacts on coastal resources, including on public access, water quality and marine resources, and is therefore 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, September 11, 2019, 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 EXTENSION**

Date: August 27, 2019
To: All Interested Parties
From: Jeannine Manna, North Central Coast District Manager *JM*
Julia Koppman Norton, Coastal Planner
Subject: Proposed Extension to Coastal Development Permit (CDP) A-2-HMB-15-0040
Applicant: Jack Hamilton

Original CDP Approval

CDP A-2-HMB-15-0040 was approved by the Coastal Commission on August 14, 2015, and provided for the subdivision of one parcel into two at 135 Kelly Avenue, in Half Moon Bay, San Mateo County.

Proposed CDP Extension

CDP A-2-HMB-15-0040 is set to expire August 14, 2019 but would be extended by one year to August 14, 2020. The Commission's reference number for this proposed extension is **A-2-HMB-15-0040-E3**.

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 City of Half Moon Bay 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 September 11, 2019 in Newport Beach. If three 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 Julia Koppman Norton in the North Central Coast District office.