

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
PHONE: (831) 427-4863
FAX: (831) 427-4877
WEB: WWW.COASTAL.CA.GOV

**F8**

Prepared August 26, 2020 (for September 11, 2020 Hearing)

To: Coastal Commissioners and Interested Persons

From: Dan Carl, Central Coast District Director

Subject: Central Coast District Director's Report for September 2020

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 September 11, 2020. 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 September 11th during the virtual online hearing.

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, 2020 (see attached)

CDP Waivers

- 3-20-0123-W, Hopson SFDs (Oceano)

CDP Amendments

- None

CDP Extensions

- None

Emergency CDPs

- None

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
PHONE: (831) 427-4863
FAX: (831) 427-4877
WEB: WWW.COASTAL.CA.GOV



NOTICE OF PROPOSED PERMIT WAIVER

Date: August 27, 2020
To: All Interested Parties
From: Susan Craig, Central Coast District Manager
Brian O'Neill, Coastal Planner
Subject: Coastal Development Permit (CDP) Waiver 3-20-0123-W
Applicant: Marilyn Hopson

Proposed Development

Proposed construction of two 2,175-square-foot two-story single-family dwellings (SFDs), each with a 428-square-foot attached garage and a shared driveway, and other site improvements located on two adjacent 3,000-square-foot vacant lots within the Commission's retained jurisdiction at 511 Security Court in the unincorporated area of Oceano, San Luis Obispo County (APNs 061-082-025 and 061-082-026).

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 SFDs would be located in a developed neighborhood that is within an area of San Luis Obispo County where the Commission retains coastal permitting jurisdiction. Thus, the Coastal Act is the standard of review, with the certified San Luis Obispo County Local Coastal Program (LCP) providing guidance. The proposed SFDs are consistent with the LCP's guidance with respect to residential site development standards for floor area, height, lot coverage, and lot setbacks. The proposed SFDs are also located within the LCP's Flood Hazard combining designation. The finished floor elevations for the SFDs are fourteen feet nine inches, which is one foot above the FEMA-identified flood plain elevation of the lots. Thus, the project is consistent with the LCP's Flood Hazard standards and is consistent with the flood hazards prescriptions employed for other adjacent residences. Finally, the proposed project is not likely to have any impact on biological resources because the lots are generally devoid of native vegetation and are located approximately 200 feet away from the nearest riparian vegetation, which is well above the recommended LCP riparian setback of 50 feet for this area. Thus, in summary, the proposed SFDs have no potential for adverse effects on coastal resources and are consistent with Chapter 3 of the Coastal Act.

Coastal Commission Review Procedure

3-20-0123-W (Hopson SFDs, Oceano)

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 Friday September 11, 2020 during the virtual online hearing. 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 Brian O'Neill (Brian.O'Neill@coastal.ca.gov) in the Central Coast District office.