

**CALIFORNIA COASTAL COMMISSION**

NORTH CENTRAL COAST DISTRICT  
455 MARKET STREET, SUITE 300  
SAN FRANCISCO, CA 94105  
PHONE: (415) 904-5260  
FAX: (415) 904-5400  
WEB: WWW.COASTAL.CA.GOV



# W12

**Prepared May 25, 2021 (for June 9, 2021 Hearing)**

**To:** Coastal Commissioners and Interested Persons

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

**Subject: North Central Coast District Director's Report for June 2021**

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 June 9, 2021. 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 June 9th during the virtual online hearing.

With respect to the June 9th 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 June 9, 2021 (see attached)**

---

**CDP Waivers**

- 2-21-0208-W, 43 Dipsea Road Single-Family Residence (Stinson Beach)

**Emergency CDPs – None**

**CDP Extensions – None**

**CDP Amendments – None**

**CALIFORNIA COASTAL COMMISSION**

NORTH CENTRAL COAST DISTRICT OFFICE  
455 MARKET STREET, SUITE 300  
SAN FRANCISCO, CA 94105  
PHONE: (415) 904-5260  
FAX: (415) 904-5400  
WEB: WWW.COASTAL.CA.GOV

**NOTICE OF PROPOSED PERMIT WAIVER**

**Date:** May 25, 2021

**To:** All Interested Parties

**From:** Stephanie Rexing, North Central Coast District Manager  
Sara Pfeifer, Coastal Planner

**Subject: Coastal Development Permit (CDP) Waiver 2-21-0208-W**  
Applicant: Pete Jensen

**Proposed Development**

Remodel of an existing 2,111 square-foot, single-family residence, including 1,311 square feet of additions, a new roof, and replacement of outdoor decking and septic system at 43 Dipsea Road, adjacent to the Seadrift and Bolinas Lagoons, in Stinson Beach, Marin County.

**Executive Director's Waiver Determination**

Pursuant to Title 14, Section 13250 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 waives the requirement for a CDP for the following reasons:

The proposed project will not have significant adverse impacts on coastal resources, including on public views and water quality/marine resources, and it accounts for potential coastal hazards risks. Specifically, the development is not readily visible from public vantage points, and otherwise blends into surrounding and similar residential development in the area. It also incorporates construction best management practices similar to Commission requirements applied to projects in similar settings to protect coastal water quality and marine resources. As to coastal hazards, the project is not located along the immediate shoreline, but rather is located inland adjacent to Seadrift Lagoon (a lagoon that was created as a part of the original Seadrift subdivision that is rimmed by residences) in a similar orientation as the other hundred or so residences that surround the lagoon. Potential hazards here are primarily in terms of potentially rising lagoon levels, and the project includes acknowledgment and disclosure of these coastal hazard issues pertaining to the site, much as has been applied through the Commission's CDP program to many of the nearby homes in similar situations. Overall, the proposed development's siting, design, and scale is similar to and consistent with that of surrounding development, and is consistent with past residential development approved by the Commission in this area. The proposed project should not result in any significant impacts to coastal resources, 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, June 9, 2021, by way of virtual hearing. If three 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 or need additional information regarding the proposed CDP waiver, please contact Sara Pfeifer at the Coastal Commission's North Central Coast District Office (by phone at 831-427-4863 or by email at [sara.pfeifer@coastal.ca.gov](mailto:sara.pfeifer@coastal.ca.gov)). If you wish to comment on and/or object to the proposed CDP waiver, please do so via regular mail (directed to the North Central Coast District Office) or email (by emailing [northcentralcoast@coastal.ca.gov](mailto:northcentralcoast@coastal.ca.gov)), which comments/objections must be received by 5:00 p.m. on June 4, 2021.