

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



F13a

A-2-MAR-21-0048 (GRONEMAN/SIBLEY SFD)

FEBRUARY 10, 2023

EX PARTE

EX PARTE COMMUNICATION DISCLOSURE FORM

Filed by Commissioner: _____

1) Name or description of project: _____

2) Date and time of receipt of communication: _____

3) Location of communication: _____
(If not in person, include the means of communication, e.g., telephone, e-mail, etc.)

4) Identity of person(s) initiating communication: _____

5) Identity of person(s) on whose behalf communication was made: _____

6) Identity of persons(s) receiving communication: _____

7) Identity of all person(s) present during the communication: _____

Complete, comprehensive description of communication content (attach complete set of any text or graphic material presented): _____

Date



Signature of Commissioner

TIMING FOR FILING OF DISCLOSURE FORM: File this form with the Executive Director within seven (7) days of the ex parte communication, if the communication occurred seven or more days in advance of the Commission hearing on the item that was the subject of the communication. If the communication occurred within seven (7) days of the hearing, provide the information orally on the record of the proceeding and provide the Executive Director with a copy of any written material that was part of the communication. This form may be filed with the Executive Director in addition to the oral disclosure.

EXPARTE COMMUNICATION DISCLOSURE FORM
Filed by Commissioner Donne Brownsey

1) Name or description of project: Feb 10, 2023 Agenda: Item F13 a Ap No A-2-Mar-21-0048 Groneman property at Muir Beach CA

2) Date and time of receipt of communication:
Jan 31, 2023 at 4:30-5:00pm

3) Location of communication
By Zoom

4) Identity of person(s) initiating communication:
Graham Groneman

5) Identity of person(s) on whose behalf communication was made:
Himself, the Applicant

6) Identity of persons(s) receiving communication:
Donne Brownsey

7) Identity of all person(s) present during the communication:
Brownsey, Groneman and Steve Kinsey

8) Complete, comprehensive description of communication content:

Both Groneman and Kinsey reviewed their analysis of the bluff line which differs substantially from that stated in the staff report. They asserted that the erosion rate on this particular bluff is extremely stable and that this house would not be the most seaward house in this neighborhood. They also stated that the proposed development does not rely on any armoring either at the bottom of the property or the foundational elements of stepped retaining walls and piers. They are requesting a larger building envelope to accommodate a family of 4. They stated that the proposed development totally complies with the OPR guidelines on erosion.

Date January 31, 2023



Signature of Commissioner Donne Brownsey

Ex Parte Communication Disclosure

Filed by: Katie Rice

Re: 183 Sunset Way, Muir Beach -- Groneman/Sibley CDP

Day/Time: Saturday January 28, 2023; 1:30-2 p.m.

Type of Communication: in person meeting on site 183 Sunset Way

Initiator of Communication: Steve Kinsey, applicant representative

Participants: Katie Rice, Graham Groneman, Steve Kinsey

Comprehensive Description of Communication Content:

Met with applicant and Kinsey on site and walked the property. Applicant pointed out various site and project proposal elements -- property lines, siting and height relative to structures on adjacent properties of the proposed garage, residence, and septic under County approved CDP; siting of same structures (size of residence significantly reduced) as conditioned in staff report; and a third alternative siting that would increase size of residence (from staff proposal) to what the applicant says is a more reasonable size for a residence. His proposal would bring building footprint lower on hillside, and at a similar elevation on bluff face as a neighboring residence. We discussed the siting and function of septic tank, geological characteristics of the site and beach and rock outcropping below, and relative stability of bluff face historically. Applicant shared his knowledge of the history of the revetment and armoring below portion of property and the associated easement under ownership of an adjacent property owner. We discussed view impacts of project from Sunset Way above the property and from beach.

Date: February 2, 2023

Signature: *Katie Rice*