

**CALIFORNIA COASTAL COMMISSION**

NORTH CENTRAL COAST DISTRICT  
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# W10

**Prepared July 24, 2024 for August 7, 2024 Hearing**

**To:** Coastal Commissioners and Interested Persons

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

**Subject: North Central Coast District Director's Report for August 2024**

The following coastal development permit (CDP) waivers, immaterial CDP amendments, immaterial CDP extensions, emergency CDPs (ECDPs), and LCP certification reviews for the North Central Coast District Office are being reported to the Commission on August 7, 2024 via public hearing. Pursuant to the Commission's procedures, each item has been appropriately noticed as required and each item is also available for review from the Commission's North Central Coast District Office in San Francisco. ECDPs and LCP certification reviews are being reported for informational purposes and don't require Commission concurrence, but staff is asking for the Commission's concurrence on the other reported items and will report any objections received and any other relevant information on these items when the Report is considered on August 7th. The Commission can overturn staff's noticed determinations for some categories of items subject to certain criteria in each case (see individual items attached for specific requirements).

**Items being reported on August 7, 2024 (see attached)**

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**CDP Waivers**

- 2-24-0217-W, 285 Seadrift Road Landscape Improvements (Stinson Beach)

**CDP Amendments**

- A-2-PAC-20-0073-A1, 1300 Danmann Avenue Commercial to Residential Conversion (Pacifica)

**CDP Extensions, Emergency CDPs, and LCP Certification Reviews**

- None

### **How to provide testimony at this hearing**

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This Coastal Commission meeting will occur in person and virtually through video and teleconference. Please see the Coastal Commission's Hybrid Hearing Procedures posted on the Coastal Commission's webpage at [www.coastal.ca.gov](http://www.coastal.ca.gov) for details on the procedures of this hearing. If you would like to receive a paper copy of the Coastal Commission's Hybrid Hearing Procedures, please call 415-904-5202. The in-person portion of the meeting will be held at **King Gillette Ranch, 26800 Mulholland Hwy, Calabasas, CA 91302**.

### **How to provide written comments for this hearing**

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To submit written materials for review by the Commission, either email (via [NorthCentralCoast@coastal.ca.gov](mailto:NorthCentralCoast@coastal.ca.gov)) or submit such materials to Commission staff no later than 5pm on the Friday before the hearing (and staff will then distribute your materials to the Commission). Note that such materials received after this time will not be distributed to the Commission. Alternatively, you may also submit such materials directly to the Commissioners (a current list of Commissioner names and email addresses is available from Commission staff or from the Commission's website) as long as such materials are submitted to all Commissioners, all alternates for Commissioners, the three non-voting members of the Commission, and Commission staff. You are requested to summarize the reasons for your position in no more than two or three pages, if possible.

### **Questions?**

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Questions regarding this agenda item and/or this hearing should be directed to the Commission's North Central Coast District office at 455 Market Street, Suite 300, San Francisco, CA 94105, 415-904-5260.

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## NOTICE OF PROPOSED PERMIT WAIVER

**Date:** July 24, 2024  
**To:** All Interested Parties  
**From:** Stephanie Rexing, North Central Coast District Manager  
Leslie Velasquez, North Central Coast Coastal Planner  
**Subject: Coastal Development Permit (CDP) Waiver 2-24-0217-W**  
Applicant: Jenny Lefcort and Craig Jacoby

### Proposed Development

Landscape improvements to an existing rear concrete terrace and deck onsite, including a 123 square-foot addition to the terrace and a 5.5 foot extension to a built-in bench; installation of tile over the entirety of the newly extended concrete terrace and connected steps; new boardwalk decking, built-in barbecue, and landscape lighting; and a new 474 square-foot planting area, all at 285 Seadrift Road, in the Seadrift Community, Stinson Beach, Marin County (APN 195-320-28).

### 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 development includes improvements to existing developed outdoor space, which includes planting of native and drought-tolerant plants and best management practices to minimize any impacts. Given the minimal nature of the proposed development, there is no potential for adverse impacts to coastal resources, including visual resources, water quality, biological resources, or public access, consistent with Coastal Act Chapter 3 and the certified Marin County Local Coastal Program.

### 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, August 7th, 2024. 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 questions about the proposal or wish to register an objection, please contact Leslie Velasquez in the North Central Coast District office.**

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## NOTICE OF PROPOSED PERMIT AMENDMENT

**Date:** July 24, 2024  
**To:** All Interested Parties  
**From:** Stephanie Rexing, North Central Coast District Manager  
Julian Honey, North Central Coast Coastal Planner  
**Subject:** **Amendment to Coastal Development Permit (CDP) A-2-PAC-20-0073-A1**  
Applicant: San Pedro Valley, LLC

### Original CDP Approval

CDP A-2-PAC-20-0073 was originally approved by the Coastal Commission on October 15, 2021. As approved, CDP A-2-PAC-20-0073 permitted the construction of a two-story mixed-use building, including 2,292 square feet of commercial space on the ground floor and four residential units on the second floor (two one-bedroom and two two-bedroom apartments) at the property at 1300 Danmann Avenue in the Pedro Point area of the City of Pacifica, in San Mateo County.

### Proposed CDP Amendment

The CDP was issued on June 15, 2022 and construction of the proposed development has been completed. The applicant has submitted CDP amendment A-2-PAC-20-0073-A1 to convert 1000 square feet of commercial storage space on the ground floor into one accessory dwelling unit (ADU) and one junior ADU, while the remaining 1,292 ground floor square footage will continue to operate as commercial space.

### Executive Director's Immateriality Determination

Pursuant to Title 14, Section 13166(b) of the California Code of Regulations, the Executive Director of the California Coastal Commission has determined that the proposed CDP amendment is immaterial for the following reasons:

The proposed amendment would convert some 1,000 square feet of commercial space into ADU and junior ADU housing, in order to provide much needed housing in the coastal zone, without adversely impacting coastal resources or increasing the intensity of use on site. The conversion of the commercial storage space into two ADUs would not expand the existing building footprint, and there would be no impacts to required onsite parking or any other coastal resources in the project area.

The proposed amendment is consistent with the City of Pacifica's Local Coastal Program (LCP) and aligns with the Commission's priorities of approving badly needed, infill housing in the coastal zone. Prior conditions of approval would remain in effect, including a Tsunami Preparedness Plan which must be communicated to residents,

acknowledgement of coastal hazards, with a prohibition on construction of future shoreline protective devices, and the applicant assuming the risk for future removal/relocation of the development.

**California Environmental Quality Act (CEQA)**

CEQA Section 21080.5(d)(2)(a) prohibits a proposed development from being approved if there are feasible alternatives and/or feasible mitigation measures available that would substantially lessen any significant adverse effect that the development may have on the environment. The City of Pacifica, acting as lead CEQA agency, found the project to have Class 1 and Class 3 categorical exemptions from environmental review.

The Commission’s review, analysis, and decision-making process for CDPs and CDP amendments has been certified by the Secretary of the Natural Resources Agency as being the functional equivalent of the environmental review required by CEQA (CCR Section 15251(f)). Accordingly, in fulfilling that review, this report has discussed the relevant coastal resource issues with the proposal and has concluded that approval of the proposed immaterial CDP amendment is not expected to result in any significant environmental effects, including as those terms are understood in CEQA. Accordingly, it is unnecessary for the Commission to suggest modifications (including through alternatives and/or mitigation measures) as there are no significant adverse environmental effects that approval of the proposed immaterial CDP amendment would necessitate. Thus, the proposed immaterial CDP amendment will not result in any significant adverse environmental effects for which feasible mitigation measures have not been employed, consistent with CEQA Section 21080.5(d)(2)(A).

**Coastal Commission Review Procedure**

The CDP will be amended as proposed if no written objections are received in the North Central Coast District office within ten working days of the date of this notice. This immaterial amendment will be reported to the Commission on Wednesday, August 7, 2024, in Calabasas. Any objections received, and the Executive Director’s response to it, will be reported to the Commission on August 7, 2024. If three or more Commissioners object to the Executive Director’s determination of immateriality at that time, the application shall be processed as a material CDP amendment.

**If you have any questions about the proposal or wish to register an objection, please email [NorthCentralCoast@coastal.ca.gov](mailto:NorthCentralCoast@coastal.ca.gov) and/or please contact Julian Honey in the North Central Coast District office.**