

**CALIFORNIA COASTAL COMMISSION**

NORTH CENTRAL COAST DISTRICT  
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**Prepared September 26, 2025 for October 10, 2025 Hearing**

**To:** Coastal Commissioners and Interested Persons

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

**Subject: North Central Coast District Director's Report for October 2025**

The California Coastal Commission's North Central Coast District is reporting the following coastal development permit (CDP) waivers, immaterial CDP amendments, immaterial CDP extensions, emergency CDPs (ECDPs), and LCP certification reviews to the Commission **on October 10, 2025** 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 (see location/contact information above). ECDPs and LCP certification reviews are being reported for informational purposes only, 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 such items are considered **on October 10th**. 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 October 10, 2025 (see attached)**

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**CDP Waivers and LCP Certification Reviews**

- 2-25-0501-W, Soul Grind Coffee Roasters Modular Units (Pacifica)

**CDP Amendments**

- None

**CDP Extensions**

- None

**Emergency CDPs**

- None

**How to provide testimony at this hearing**

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To provide verbal testimony to the Commission, interested parties must sign up to speak on this item before the Commission's Chairperson opens the hearing for it on **October 10th**, where such parties can sign up to speak either on-line or in-person, and where such parties can choose to testify either virtually or in-person. More detail

## North Central Coast District Director's Report

on how to do so can be found in the Coastal Commission's "Public Participation Procedures", where such procedures are available on the Coastal Commission's website ([www.coastal.ca.gov](http://www.coastal.ca.gov)) under the "Meetings" and "Rules and Procedures" tab, from Commission staff at any Commission office, or at the meeting itself. In any case, the hearing will physically take place **at Sonesta Redondo Beach and Marina Hotel, 300 N. Harbor Drive, Redondo Beach, CA, 90277.**

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

To submit written materials for Commission review, interested parties may email (to [NorthCentralCoast@coastal.ca.gov](mailto:NorthCentralCoast@coastal.ca.gov)), mail (to 455 Market Street, Suite 228, San Francisco, CA 94105), or directly submit such materials to Commission staff. **If such materials are received by Commission staff by 5pm on the Friday before the hearing, staff will distribute your materials to the Commission. However, materials received after this time will not be distributed to the Commission.** Alternatively, including where the above deadline is missed, interested parties 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) if such materials are submitted to all Commissioners and their alternates, and to Commission staff. Please succinctly summarize the reasons for your position – and avoid lengthy submittals – as much as 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 228, San Francisco, CA 94105, 415-904-5260; or at [NorthCentralCoast@coastal.ca.gov](mailto:NorthCentralCoast@coastal.ca.gov).

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## NOTICE OF PROPOSED PERMIT WAIVER

**Date:** September 26, 2025  
**To:** All Interested Parties  
**From:** Stephanie Rexing, North Central Coast District Manager  
Julian Honey, North Central Coast Coastal Planner  
**Subject: Coastal Development Permit (CDP) Waiver 2-25-0501-W**  
Applicant: Soul Grind Coffee Roasters

### Proposed Development

Authorization to install two stacked commercial modular units in four compact parking stalls (that will be removed) adjacent to the existing patio area adjoining the business. The bottom unit will serve as a 'grab-and-go' service counter for pre-packaged food and beverages, accessible from the rear and side of the business, and the top unit will serve as a private office accessed via a new walkway, exterior stairway, and landing. To compensate for the removal of the compact parking stalls the Applicant proposes to restripe the north portion of the Pedro Point Shopping Center Parking lot, adjacent to the business, to allow for an additional eight motorcycle parking spaces and a new secure bike rack to accommodate eight bikes, all located in the Pedro Point Shopping Center at 5400 Coast Highway in the City of Pacifica, San Mateo 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 project proposes a small expansion of their commercial service area through the installation of two modular commercial units which are prefabricated and therefore can be relocated should their removal be necessary in the future. Although the project would require the removal of four compact parking stalls, this loss of parking will be offset by the installation of the previously described motorcycle and bicycle spaces. Additionally, the four compact parking spaces proposed for removal are leased to the Applicant for their exclusive use and are presently used as a staging area for outdoor equipment. Finally, while the City's municipal code requires there to be 92 parking spaces, the adjacent Pedro Point Shopping Center parking lot has a capacity of 151 parking spaces, leaving a surplus of 59 parking spaces which are shared among building tenants for general customer use and by beachgoers to the nearby Pacifica State Beach. Given all this, the negligible impacts of the project on available public beach parking will be offset.

The entirety of the proposed project will take place in an existing paved area, does not

propose any new exterior lighting, uses existing utilities, and will not cause impacts to coastal resources. While not presently located in a mapped hazard area, should on site conditions change in the future, the proposed development is removable. Therefore, the project as described<sup>1</sup> is not expected to lead to any significant adverse impacts to coastal resources, including public access, and can be found consistent with Coastal Act Chapter 3 and the certified Pacifica Local Coastal Program.

### **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, determined that the proposed project was categorically exempt from CEQA review pursuant to Section 15301 (e)(1) (Existing Facilities) of the CEQA guidelines and thus the City did not identify any significant adverse environmental effects from the proposed project. The Commission's review, analysis, and decision-making process for CDPs and CDP waivers 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(c)). Accordingly, in fulfilling that review, relevant coastal resource issues with the proposal have been considered and the approval of the proposed CDP waiver is not expected to result in any significant environmental effects, including as those terms are understood in CEQA. Accordingly, it is not necessary 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 CDP waiver would necessitate. Thus, the proposed CDP waiver 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**

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 Friday October 10, 2025. 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 Julian Honey in the North Central Coast District office.**

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<sup>1</sup> Note that CDP waivers, such as this, are issued based on an evaluation of proposed project parameters, and only that project as described is what is subject to the waiver's authorization. Thus, if the project is undertaken differently than it is described (other than minor changes as may be allowed by the Executive Director if such changes (1) are deemed reasonable and necessary; and (2) do not adversely impact coastal resources), then that altered project is not covered by the CDP waiver, and instead constitutes unpermitted development and a Coastal Act violation. The Applicant here is on notice as to the limitations of this CDP waiver authorization, where a project that is not consistent with the project as described is not allowed, and undertaking such a project would be a knowing and intentional violation of the Coastal Act.