

**CALIFORNIA COASTAL COMMISSION**

CENTRAL COAST DISTRICT OFFICE  
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# CENTRAL COAST DISTRICT (SANTA CRUZ) DEPUTY DIRECTOR'S REPORT

*For the*

*November Meeting of the California Coastal Commission*

MEMORANDUM

November, 2012

TO: Commissioners and Interested Parties  
FROM: Dan Carl, Central Coast District Deputy Director  
SUBJECT: *Deputy Director's Report*

Following is a listing for the waivers, emergency permits, immaterial amendments and extensions issued by the Central Coast District Office for the November, 2012 Coastal Commission hearing. Copies of the applicable items are attached for your review. Each item includes a listing of the applicants involved, a description of the proposed development, and a project location.

Pursuant to the Commission's direction and adopted procedures, appropriate notice materials were sent to all applicants for posting at the project site. Additionally, these items have been posted at the District office and are available for public review and comment.

This report may also contain additional correspondence and/or any additional staff memorandum concerning the items to be heard on today's agenda for the Central Coast District.

***DE MINIMIS WAIVERS***

1. 3-12-035-W Pacific Grove Parks & Recreation Department, Attn: Daniel Gho, Manager (Pacific Grove, Monterey County)
2. 3-12-039-W Santa Cruz Port District, Attn: Marian Olin (Santa Cruz, Santa Cruz County)
3. 3-12-040-W City Of Capitola (Capitola, Santa Cruz County)
4. 3-12-045-W Monterey Boat Works/Standford University (Pacific Grove, Monterey County)

***EMERGENCY PERMITS***

1. 3-12-041-G Monterey County Public Works (Carmel, Monterey County)

***IMMATERIAL AMENDMENTS***

1. 3-08-025-A1 Harbor Hut, Attn: George Leage; Great American Fish Company, Attn: Jim Leage; Virg's, Attn: Darby Neil (Morro Bay, San Luis Obispo County)

***EXTENSION - IMMATERIAL***

1. A-3-PSB-06-001-E4 Beachwalk Resort, L.L.C., Attn: Anthony Wells (Pismo Beach, San Luis Obispo County)
2. A-3-SLO-07-041-E3 Brent Richissin (Los Osos, San Luis Obispo County)
3. 3-09-012-E2 Randal & Deborah White (Pacific Grove, Monterey County)

**TOTAL OF 9 ITEMS**

**DETAIL OF ATTACHED MATERIALS****REPORT OF DE MINIMIS WAIVERS**

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 30624.7 of the California Coastal Act of 1976.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<b>3-12-035-W</b> Pacific Grove Parks & Recreation Department, Attn: Daniel Gho, Manager	Restoration and reconstruction of two 165 square foot accessory structures at the historic Point Pinos Lighthouse and lighthouse grounds including ADA, site, and utility improvements, landscaping, chain link fencing removal, asphalt removal, new entry gate, and native dune restoration of the surrounding grounds at the Point Pinos Lighthouse between Lighthouse Avenue and Del Monte Boulevard.	80 Asilomar Avenue (Point Pinos Lighthouse), Pacific Grove (Monterey County)
<b>3-12-039-W</b> Santa Cruz Port District, Attn: Marian Olin	The proposed project consists of repairing a void that has formed due to erosion taking place underneath an existing above-ground electrical vault that is located along an approximately 20-foot-long section of public pathway atop the west jetty at Santa Cruz Harbor. The above-ground electrical vault provides electricity to the Walton Lighthouse, which is located near the end of the west jetty and which houses U.S. Coast Guard aids to navigation (light and foghorn). The void will be lined with waterproof plastic and filled with concrete or cement-sand slurry, in three phases to allow for curing at the end of each phase. After the third phase of concrete/cement-sand slurry has cured for 24 hours, riprap will be placed on top of the cured fill material to restore this section of the jetty's geometry and confine the fill material along this 20-foot-section of the west jetty.	Santa Cruz Harbor Jetty Erosion Repair, Santa Cruz (Santa Cruz County)
<b>3-12-040-W</b> City Of Capitola	The proposed project includes the replacement of a natural gas service line for the Capitola Wharf. The previously existing service line failed in February 2011 and was replaced with a temporary line. The proposed project will reconstruct the permanent natural gas service line, which will run from the base of the wharf to the existing restaurant located at the end of the wharf. The new gas line will consist of a 1" diameter medium-density polyethylene (MDPE) gas pipe encased in a 2" diameter stainless steel carrier pipe. The stainless steel carrier pipe will be affixed to the seaward side of the wharf floorboard, behind the existing wharf railing, via the use of bolted pipe strapping.	1400 Wharf Road, Capitola (Santa Cruz County)
<b>3-12-045-W</b> Monterey Boat Works/Stanford University	Replacement in-kind of three existing exterior wood stairways and railings at the Monterey Boat Work Building.	120 Ocean View Blvd. (Hopkins Marine Station), Pacific Grove (Monterey County)

**REPORT OF EMERGENCY PERMITS**

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 13142 of the California Code of Regulations because the development is necessary to protect life and public property or to maintain public services.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<b>3-12-041-G</b> Monterey County Public Works	ECDP authorizes Monterey County, acting as contractor and agent for the California Department of Parks and Recreation, to manage the sandbar at Carmel River State Beach during the 2012-2013 rainy season, including by cutting and managing a channel between the Lagoon and Carmel Bay to reduce the water level in the Lagoon so as to avoid/minimize flooding of existing residences and State Park facilities.	Carmel River State Beach (upstream of the Lagoon fronting Carmel River State Beach), Carmel (Monterey County)

**REPORT OF IMMATERIAL AMENDMENTS**

The Executive Director has determined that there are no changes in circumstances affecting the conformity of the subject development with the California Coastal Act of 1976. No objections to this determination have been received at this office. Therefore, the Executive Director grants the requested Immaterial Amendment, subject to the same conditions, if any, approved by the Commission.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<b>3-08-025-A1</b> Harbor Hut, Attn: George Leage Great American Fish Company Attn: Jim Leage	Amend CDP 3-08-025 to modify the lease and deed restriction requirements in order to incorporate the permit conditions into the City's lease agreement.	1185 - 1215 Embarcadero Road (along the Morro Bay Embarcadero, lease sites 110-113, 122-128, 110W-113W, 115W, 122W-128W), Morro Bay (San Luis Obispo County)

**REPORT OF EXTENSION - IMMATERIAL**

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<b>A-3-PSB-06-001-E4</b> Beachwalk Resort, L.L.C., Attn: Anthony Wells	Development of a three story, 67-room ocean front hotel with conference rooms, fitness center, underground parking, and public access courtyard	147 Stimson (Downtown Planning Area), Pismo Beach (San Luis Obispo County)
<b>A-3-SLO-07-041-E3</b> Brent Richissin	Construction of a single family residence.	Austin Court (in the unincorporated community of Los Osos), Los Osos (San Luis Obispo County)
<b>3-09-012-E2</b> Randal & Deborah White	Demolition of an existing single-story single-family residence and detached garage, and construction of a new two-story residence with attached garage and related development.	1771 Sunset Drive (Asilomar Dunes), Pacific Grove (Monterey County)

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## NOTICE OF PROPOSED PERMIT WAIVER

**Date:** October 30, 2012  
**To:** All Interested Parties  
**From:** Madeline Cavalieri, Central Coast District Manager  
Mike Watson, Coastal Planner  
**Subject:** Coastal Development Permit (CDP) Waiver 3-12-035-W  
Applicants: City of Pacific Grove

### Proposed Development

Restoration and reconstruction of two 165 square foot accessory structures at the historic Point Pinos Lighthouse and lighthouse grounds including ADA, site, and utility improvements, landscaping, chain link fencing removal, asphalt removal, new entry gate, and native dune restoration of the surrounding grounds at the Point Pinos Lighthouse between Lighthouse Avenue and Del Monte Boulevard (APN 007-011-006) in the City of Pacific Grove.

### 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(s) 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 facility improvements and reconstruction is minor in scope and necessary to restore the lighthouse grounds to its pre-1935 period as well as make the site accessible to a broader segment of the public. Removal of the chain-link perimeter fencing and excess driveway asphalt will facilitate native landscaping improvements/restoration and enhance the visual aesthetic of the site. Exotic plant and weed eradication together with re-vegetation of native plant species endemic to the Asilomar Dunes will enhance dune habitat values around the perimeter of the lighthouse grounds. The proposed project further includes appropriate construction best management practices to protect water quality and public access during construction, which together with the new entry gate will result in enhanced public recreational opportunities overall at the Point Pinos Lighthouse. In sum, the proposed project will protect and restore a historic landmark and simultaneously enhance public recreational access opportunities and native habitats consistent with the requirements of the Coastal Act.

### Coastal Commission Review Procedure

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 Thursday, November 15, 2012, in Santa Monica. If four 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 Mike Watson in the Central Coast District office.**

