

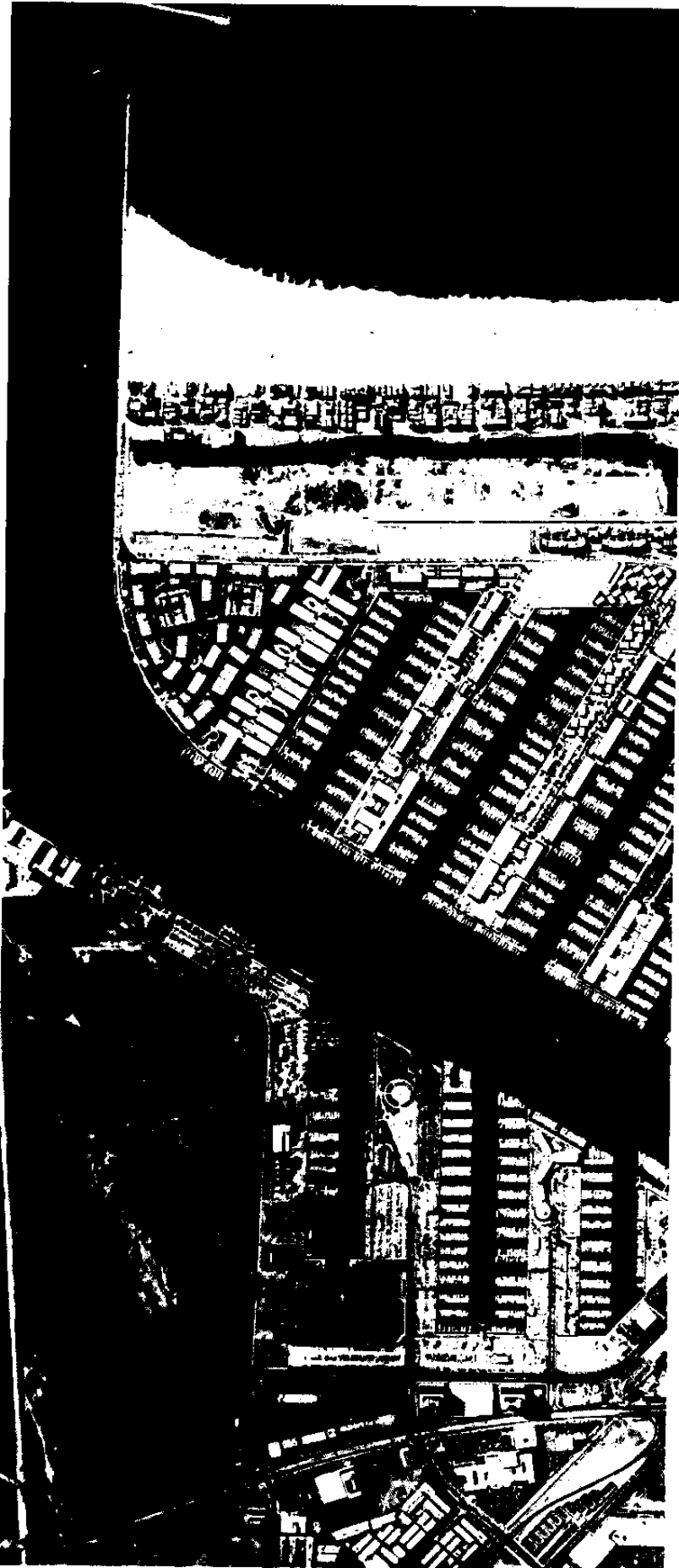
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RESOURCE MANAGEMENT BY REGULATION:

Coastal Development Permits
in the California Coastal
Zone

by

James A. Fawcett
Barbara A. Katz



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Coastal Development Permits in the California Coastal Zone

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The cover: An aerial view of Marina del Rey, Los Angeles County. Photo courtesy of the Los Angeles County Small Craft Harbors.

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Los Angeles, California
July 1979

INTRODUCTION

Permits have been required for the development of land and water areas within the California coastal zone since the passage of Proposition 20 in 1972. With the passage of the California Coastal Act of 1976 and subsequent legislation,¹ coastal law was reformulated, and rules and regulations for obtaining development permits have changed. The process of obtaining such permits is complex at best, and can be highly frustrating if past experience has not prepared the applicant for the various milestones that an application for a development permit will encounter.

This publication describes the process by which development permits are obtained from the California Coastal Commission. The discussion is divided into three parts:

1. A flow chart illustrates the steps encountered in the process. This chart can be removed from the document and used for quick reference.
2. The text describes the various processes in detail, and is keyed to the chart. It also references applicable sections of the Coastal Act of 1976 (as amended) and the regulations established by the commission pursuant to that law.
3. The appendix contains names and addresses of cognizant local, county, state, and federal agencies, along with the names of the appropriate contact persons.

Copies of the Coastal Act and Coastal Commission regulations are available from the offices of the commission.

Although no explanatory device such as this can be completely comprehensive, we have attempted to cover all of the major steps involved in the process. The user will find this document reliable in all but the most unusual circumstances.

ACTION BY LOCAL GOVERNMENT

- Step 1** The process begins with preparation and submittal of a proposal for the project to the department of planning of the city (in the case of an incorporated municipality) or the county in which the project will be built. The planning department will first inform the applicant as to whether the proposed project is within the coastal zone. If the local planning agency cannot make that determination, and if the applicant believes that the project site may be within the zone, the applicant should contact the regional office of the Coastal Commission for a determination.
- Step 2**
- Step 3**

The coastal zone extends as much as five miles inland in rural areas and becomes as narrow as 1000 yards or less in urban areas.² The boundaries of the coastal zone for the entire state are well defined, and maps showing the zone are available for viewing at each regional commission office. However, all city planning departments are well informed on the coastal zone boundaries in their cities. If the project is not in the coastal zone, the applicant follows the normal path for approval through the local planning department, and development permits are obtained directly from that jurisdiction.³

Step 4

- Step 5** If the proposed project is within the coastal zone, it must next be determined if it is a "development" as defined by the Coastal Act, since only "developments" require Coastal Commission permits. Under Section 30106 of the California Public Resources Code, a "development" is defined as:

30106. '*Development*' means, on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agriculture purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973 (commencing with Section 4511).

As used in this section, 'structure' includes, but is not limited to, any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line.⁴

If a project is determined to be a development, the applicant must then submit conceptual drawings including a site plan, or a tentative subdivision map.⁵

Claims of Vested Rights (Claims of Exemption)

Prior to submitting an application for a development proposal for a site which is within the coastal zone, an applicant should determine if he is eligible to make a claim of vested rights and thus avoid the permit process (California Coastal Commission Regulations, Sec. 13131-13135; California Public Resources Code, Sec. 30608; see Note A)

Step 6

Simply stated, vested rights may be claimed on a project for which a permit was issued by the California Coastal Zone Conservation Commission under the provisions of Proposition 20 (the California Coastal Zone Conservation Act of 1972) and where construction commenced prior to January 1, 1977. To claim vested rights, a person must file a claim of exemption with the regional coastal commission before commencing construction of the project. Once an exemption is granted, construction must take place within three years of the date the exemption is granted.

Excluded Areas

If vested rights cannot be claimed on a development proposal, it should next be determined if this project is in an exclusion area (Pub. Res. Code Sec. 30610, 30610.5). If the project is in an excluded area, development permits may generally be obtained from the local jurisdiction. However, see Note B for more details on the different types of exclusions.

Step 7

Emergency Permits

If the proposed project is not in an excluded area and it is of an emergency nature (i.e., imminent danger to life or property exists if development does not take place), then application is made directly to the executive director of the regional coastal commission as explained in Note C (CCC Regs., Sec. 13009, 13136-13144; Pub. Res. Code Sec. 30611).

Step 8

Obtaining Other Permits

If the project is not of an emergency nature, then the next step is to obtain all necessary permits and approvals (CCC Regs., Sec. 13052, 13053.5).⁵ Note D describes the permits and approvals that must be obtained at this stage. However, as a general rule, all permits and approvals which might be required by a project, except for building permits and Coastal Commission approval, must be obtained at this stage.⁶ When all permits or approvals have been obtained and submitted to the local jurisdiction, the development concept is then reviewed by the local jurisdiction. If it is found acceptable, an "Approval in Concept" will be issued. This information is usually stamped on the site plan or on the conceptual plans (CCC Regs. Sec. 13052i).

Step 9

Step 10

ACTION BY THE REGIONAL COASTAL COMMISSION

- Step 11** At this point, formal application may be made to the regional coastal commission (see Note E: CCC Regs., Sec. 13052). The application is reviewed by the regional executive director (CCC Regs., Sec. 13052) to evaluate whether the project qualifies for an administrative permit in that it is of a minor nature (CCC Regs., Sec. 13145).⁷ If so, the regional executive director is empowered to issue that permit directly. At the next regularly scheduled commission meeting, the regional commissioners review administrative permits issued by the executive director (CCC Regs., Sec. 13153, Pub. Res. Code, Sec. 30624). At the request of any two commissioners, the regional commission may reassign an administrative permit to the Consent Calendar if it disagrees with the executive director's decision (CCC Regs., Sec. 13153). If the regional commission agrees with the executive director, an administrative permit is issued.
- Step 12**
- Step 13**
- Step 14**
- Step 15**
- Step 16**
- Step 17** If a project is not eligible for an administrative permit, then it is considered a regular permit item (CCC Regs., Sec. 13147; Pub. Res. Code, Sec. 30610C, 30624) and, at the discretion of the executive director, is either placed on the Consent Calendar (CCC Regs., Sec. 13100) or is scheduled for public hearing.
- Step 18**
- Step 19**

Consent Calendar

Applications are usually assigned to the Consent Calendar when they do not involve minor repair or rehabilitation, as in the case of an administrative calendar item, but where the project is within the normal limits of projects that are acceptable under the terms of the Act and is of a *de minimus* nature, e.g., the project presents only minor issues and basically conforms to the terms of the Coastal Act. A formal review of the project is conducted to verify that it conforms to planning standards established for the area in which it is to be built. The proposal is compared with standards set forth in the regional "interpretive guidelines" for development, which are published for each coastal region. A copy of the interpretive guidelines for each region may be obtained from the office of the Coastal Commission in that region. (See appendix for address). The interpretive guidelines are not binding on the commission, but, they are generally reliable, and few projects are approved that are at variance with them.

- Step 20** The first step in seeking a permit for a project that is on the Consent Calendar is to ensure that all required documentation is submitted to the regional coastal commission staff. When documentation is complete, the application is considered "filed" (CCC Regs., Sec. 13056). Legally, the application is not considered "filed" until the staff of the regional commission has determined that all required materials are present in sufficient detail to allow the permit to be processed. Next, the application is given to a staff planner who evaluates the project and prepares an application summary which describes the proposed project and the site on which it would be built. The application summary is the means by which a description of the proposed development is made available to the commissioners.

Once the application summary is reviewed by the executive director, it is made available to the applicant, to members of the commission, and to all interested parties (CCC Regs., Sec. 13101; cf. Sec. 13057, 13073-13084). When adequate notice has been given to interested parties, a hearing is held during which the staff presents its case on each application, and each applicant has the opportunity to present material regarding his application. After hearing from each applicant and reviewing each application summary, the regional commission votes on the Consent Calendar as if it were a single item. In other words, the Consent Calendar receives either an affirmative or a negative vote; each item on the calendar is approved if an affirmative vote is given and vice versa (CCC Regs., Sec. 13101). As each item on the Consent Calendar is heard, the regional commission may "condition" that item (application) individually to bring it in conformity with the Coastal Act. Conditions are applied, if required, to each individual application; however, if conditions are applied, they have no effect on the Consent Calendar as a whole. Upon the vote of any three commissioners, an item may be removed from the Consent Calendar and scheduled for an individual public hearing. There are two possible outcomes to a Consent Calendar hearing. First, an item may be removed from the Consent Calendar and scheduled for an individual hearing (CCC Regs., Sec. 13103). Or second, the Consent Calendar may be approved (CCC Regs., Sec. 13101), granting permits or permits with conditions (CCC Regs., Sec. 13102) to every item on the calendar.

Step 21**Step 22****Step 23****Step 24****Step 26**

Individual Public Hearing

If an application is referred to a public hearing or if the executive director has identified the application as a public hearing item at an earlier stage in the process (CCC Regs., Sec. 13100), then another route is followed in the flow chart. First, an application summary and staff comments are written and made available to members of the regional commission, the applicant, all affected cities, counties, and public agencies which have jurisdiction over the proposed development, and to all other parties interested in the development (CCC Regs., Sec. 13057, 13059). Prior to voting, all comments received on a pending application are made available to members of the regional commission (CCC Regs., Sec. 13060).

Step 19**Step 27**

If a staff recommendation is included in the application summary and has been properly distributed prior to the public hearing, and if proper public notice has been given, the regional commission may vote on an item immediately upon closing the public hearing. Interested parties, including the applicant and opponents of the project, have the right to respond to the staff recommendation prior to voting by the regional commission (CCC Regs., Sec. 13081).

Step 28

If the regional commission elects to continue a public hearing (usually until the next regularly scheduled meeting) or to close the hearing and vote at a later date (CCC Regs., Sec. 13083), then the executive director is responsible for having a final staff recommendation prepared and distributed to the parties mentioned above in the

Step 29

Step 30**Step 31**

discussion of the application summaries (CCC Regs., Sec. 13073). When the regional commission meets to vote on an application under these circumstances, the executive director orally summarizes the staff recommendation, and parties who testified at the hearing have an opportunity to briefly present a rebuttal or response to the staff recommendation prior to a vote by the regional commission (CCC Regs. Sec. 13070). If the applicant says that he is not prepared to state his views on the staff recommendation, the vote may be delayed until the next regularly scheduled meeting of the commission (CCC Regs. Sec. 13084d).⁸

Step 32**Step 33, 34**

Upon voting, three outcomes are possible: the permit may be granted; the permit may be granted with conditions; or the application for a permit may be denied.

Appeals

Step 35

At this point the permit has completed the process involving the regional commission. There are three possible outcomes for each application, and a variety of people have the option at this point of appealing the decision of the regional commission (CCC Regs. Sec. 13111; See Note F) prior to the end of the tenth working day following the vote on the application by a regional commission. The applicant may wish to appeal the decision of the commission if, for instance, he feels that excessive conditions are placed on the permit. More often, the applicant will appeal a denial of a permit. Interested parties may appeal any decision of the regional commission; however, their appeals are usually limited to permits granted or to permits granted with conditions. An interested party (aggrieved person) may be anyone who meets the following definition:

30801 . . . For purposes of this section and subdivision (c) of Section 30513 and Section 30625, an "aggrieved person" means any person who, in person or through a representative, appeared at a public hearing of the commission, regional commission, local government, or port governing body in connection with the decision or action appealed, or who, by other appropriate means prior to a hearing, informed the commission, regional commission, local government, or port governing body of the nature of his concerns or who for good cause was unable to do either. "Aggrieved person" includes the applicant for a permit and, in the case of an approval of a local coastal program, the local government involved.

Step 35

There are a number of grounds for appeal, resting on any of the policy provisions in the Coastal Act. Also, any two members of the regional commission who disagree with the decision of that commission may appeal the decision to the state commission (Pub. Res. Code Sec. 30602a, CCC Regs. Sec. 13111). If, at the end of the 10-day appeal period, no one has appealed the decision of the regional commission, then the decision stands and a development permit is either issued or denied (Pub. Res. Code Sec. 30602b).

Step 36

ACTION BY STATE COASTAL COMMISSION

9

If any party appeals to the state coastal commission, a process similar to that at the regional level takes place. First, the appeal must be received in the state commission offices in order for it to be considered "filed" (CCC Regs. Sec. 13010). When the appeal is filed, an appeal summary is written by the state staff and made available to the applicant, to members of the state coastal commission, and to all parties who have expressed an interest in the application (CCC Regs. Sec. 13076).

Step 37

Step 38

Substantial Issue

Prior to opening a public hearing or taking testimony on appealed applications, the state coastal commission determines whether a "substantial issue" exists (CCC Regs. Sec. 13125; Pub. Res. Code Sec. 30625).⁹ If a "substantial issue" does exist, the state commission may accept an appealed application for hearing. However, if it is determined that a "substantial issue" does not exist, the decision of the regional commission stands (CCC Regs. Sec. 13126, Pub. Res. Code Sec. 30625b), and the state coastal commission takes no further action.

Step 39

Step 40

Step 41

When a "substantial issue" exists, the commission may hear the case at that meeting and vote at the same meeting (CCC Regs. Sec. 13081-13083), or it may delay voting until the next regularly scheduled meeting (CCC Regs. Sec. 13084, 13090-13091).

Step 45

Steps 42 - 44

The procedure followed by the state coastal commission is the same as that used by the regional commission in conducting a public hearing (CCC Regs. Sec. 13124). The commission may hold a hearing only (CCC Reg. Sec. 13083), in which case the executive director of the commission shall have his staff prepare a final staff recommendation and make it available to interested parties (CCC Regs. Sec. 13073). Voting on the application would take place at the next regularly scheduled meeting of the commission (CCC Regs. Sec. 13070).

Steps 27 - 34, supra

Step 42

Step 43

Step 44

The state coastal commission may vote for any one of three actions. It may grant a permit, it may grant a permit with conditions, or it may deny the permit.

Steps 46, 47, 48

Once a decision has been rendered by a regional coastal commission, an applicant may not reapply for a permit on the same project until six months after the most recent final determination of the state coastal commission (CCC Regs. Sec. 13130). For this reason, many applications are withdrawn during the application process if a straw vote of a regional commission (CCC Regs. Sec. 13093,¹⁰ indicates that the permit will be denied. If an application is withdrawn, the applicant may consult with the commission staff to redesign a proposed project so that it will conform to the Coastal Act of 1976.

Once a decision is rendered by the state coastal commission, the applicant or an opponent may appeal the decision further. If a decision on an application is not appealed, the commission's decision stands, and a permit is issued or denied. If a further appeal is desired, that process must take place in the courts.

Step 49

Step 50

Step 52

TIME LIMITS

The Coastal Act of 1976 places time limits on the completion of a number of tasks called for in the legislation. Among these statutorily defined limits is the time allowed for processing development permits through the coastal commissions. The following time limits apply to the permits discussed herein:

- | | |
|---------------------------------|---|
| <p>Step 10</p> | <p>1. Unless there are unusual circumstances, a permit application will be reviewed for adequacy by the regional executive director within five (5) working days of submission (CCC Regs. Sec. 13056).</p> |
| <p>Steps 19 - 28</p> | <p>2. Notice of regular meetings of regional or state commissions shall be made by first-class mail, dispatched not later than seven (7) days prior to a meeting and containing an agenda for all items to be discussed (CCC Regs. Sec. 13015).</p> <p>3. A hearing on any coastal development permit application shall be set <i>no later than forty-two (42) days</i> after the date on which the application is <i>filed</i> with the regional commission (Pub. Res. Code Sec. 30621).</p> |
| <p>Steps 27, 29 - 33</p> | <p>4. A regional commission shall act (vote) on a coastal development permit application within twenty-one (21) days of the hearing required by Section 30621 (Pub. Res. Code Sec. 30622).</p> |
| <p>Steps 34, 36</p> | <p>5. Any action by a regional commission shall become final after the tenth (10th) working day unless an appeal is filed with the state commission within that time (Pub. Res. Code Sec. 30622).</p> |
| <p>Steps 35 - 40, 43</p> | <p>6. A hearing on a coastal development permit appeal shall be set <i>no later than forty-two (42) days</i> after the date on which the appeal is filed with the state commission (Pub. Res. Code Sec. 30621).</p> |
| <p>Steps 42 - 47</p> | <p>7. The state commission shall act (vote) on a coastal development permit appeal within twenty-one (21) days of the hearing required by Section 30621 (Pub. Res. Code Sec. 30622).</p> <p>8. Following a final decision on an application for a coastal development permit, no applicant or the applicant's successor may reapply to a regional commission for a permit for substantially the same development for a period of six (6) months from the date of prior final decision (CCC Regs. Sec. 13130).</p> |

FOOTNOTES

11

1. California Legislature, Senate, *Senate Bill No. 1873*, 1978 Session.
2. Coastal Act of 1976, California Public Resources Code, Sec. 30103.
30103. (a) "Coastal zone" means that land and water area of the State of California from the Oregon border to the border of the Republic of Mexico, specified on the maps identified and set forth in Section 17 of that chapter of the Statutes of the 1975-76 Regular Session enacting this division, extending seaward to the state's outer limit of jurisdiction, including all offshore islands, and extending inland generally 1,000 yards from the mean high tide line of the sea. In significant coastal estuarine, habitat, and recreational areas it extends inland to the first major ridgeline paralleling the sea or five miles from the mean high tide line of the sea, whichever is less, and in developed urban areas the zone generally extends inland less than 1,000 yards. The coastal zone does not include the area of jurisdiction of the San Francisco Bay Conservation and Development Commission, established pursuant to Title 7.2 (commencing with Section 66600) of the Government Code, nor any area contiguous thereto, including any river, stream, tributary, creek, or flood control or drainage channel flowing into such area.
3. And, in the sole case of the City of Los Angeles, coastal development permits may, in most cases, be obtained directly from the city's planning department under the terms of Section 30600(b) of the Coastal Act of 1976. If the proposed project is located in the city limits of Los Angeles, consult the planning department of the city for details regarding procedure.
4. The Coastal Act of 1976 and subsequent amendments are codified in the California Pub. Res. Code, Sec. 30000 *et seq.*
5. The following is a listing of all materials which may be required to be submitted at the time of filing for a coastal development permit: (California Coastal Commission Regulations, Secs. 13052, 13053.5.)
13052. *When required.* When development for which a permit is required pursuant to Public Resources Code, Section 30600 or 30601 also requires a permit from one or more cities or counties or other state or local government agencies, a permit application shall not be accepted for filing by the executive director unless all such governmental agencies have granted at a minimum their preliminary approvals for said development. An applicant shall have been deemed to have complied with the requirements of this Section when the proposed development has received approvals of any or all of the following aspects of the proposal, as applicable:
(a) Tentative map approval;
(b) Planned residential development approval;
(c) Special or conditional use permit approval;
(d) Zoning change approval;
(e) All required variances, except minor variances for which a permit requirement could be established only upon a review of the detailed working drawings;
(f) Approval of a general site plan including such matters as delineation of roads and public easement(s) for shoreline access;
(g) A final Environmental Impact Report or a negative declaration, as required, including (1) the explicit consideration of any proposed grading; and (2) explicit consideration of alternatives to the proposed development; and (3) all comments and supporting documentation submitted to the lead agency;
(h) Approval of dredging and filling of any water areas;
(i) Approval of general uses and intensity of use proposed for each part of the area covered by the application, as permitted by the applicable local general plan, zoning requirements, height, setback or other land use ordinances;
(j) A local government coastal development permit issued pursuant to the requirements of Chapter 7 of those regulations.

13053.5. *Application Form and Information Requirements.* The *permit application* form shall require at least the following items:
(a) An adequate description including maps, plans, photographs, etc., of the proposed development, project site and vicinity sufficient to determine whether the project complies with all relevant policies of the California Coastal Act of 1976, *including* sufficient information concerning land and water areas in the vicinity of the site of

the proposed project, (whether or not owned or controlled by the applicant) so that the regional commission will be adequately informed as to present uses and plans, both public and private, in so far as they can reasonably be ascertained for the vicinity surrounding the project site. The description of the development shall also include any feasible alternatives or any feasible mitigation measures available which would substantially lessen any significant adverse impact which the development may have on the environment. For purposes of this section the term "significant adverse impact on the environment" shall be defined as in the California Environmental Quality Act and the Guidelines adopted pursuant thereto.

(b) A description and documentation of the applicant's legal interest in all the property upon which work would be performed, if the application were approved, e.g., ownership, leasehold, enforceable option, authority to acquire the specific property by eminent domain.

(c) A dated signature by or on behalf of each of the applicants, attesting to the truth, completeness and accuracy of the contents of the application and, if the signer of the application is not the applicant, written evidence that the signer is authorized to act as the applicant's representative and to bind the applicant in all matters concerning the application.

(d) The applicant shall furnish to the regional commission, at the time of submission of the application, either one (1) copy of each drawing, map, photograph, or other exhibit *approximately 8½ x 11 in.*, or if the applicant desires to submit exhibits of a larger size, enough copies reasonably required for distribution to those persons on the regional commission's mailing lists and for inspection by the public in the regional commission office. A reasonable number of additional copies may, at the discretion of the executive director, be required.

(e) Any additional information deemed to be required by the commission or the regional commission's executive director for specific categories of development or for development proposed for specific geographic areas.

(f) *The form shall also provide notice to applicants* that failure to provide truthful and accurate information necessary to review the permit application or to provide public notice as required by these regulations may result in delay in processing the application or may constitute grounds for revocation of the permit.

6. However, there are exceptions to this rule as follows: (California Coastal Commission Regulations, Sec. 13053.)
 13053. *Where preliminary approvals are not required.*

(a) The executive director may waive the requirement for preliminary approval by other federal, state or local governmental agencies for good cause, including, but not limited to:

- (1) The project is for a public purpose;
- (2) The impact upon coastal zone resources could be a major factor in the decision of that state or local agency to approve, disapprove, or modify the development;
- (3) Further action would be required by other state or local agencies if the coastal commission(s) requires any substantial changes in the location or design of the development;
- (4) The state or local agency has specifically requested the Coastal Commission to consider the application before it makes a decision or in a manner consistent with the applicable law, refuses to consider the development for approval until the Coastal Commission acts; or
- (5) A draft Environmental Impact Report upon the development has been completed by another state or local governmental agency and the time for any comments thereon has passed, and it, along with any comments received, has been submitted to the regional commission and the commission at the time of the application.

(b) Where a joint development permit application and public hearing procedure system has been adopted by the commission and another agency pursuant to Public Resources Code Section 30337, the requirements of Section 13052 shall be modified accordingly by the commission at the time of its approval of the joint application and hearing system.

(c) The executive director may waive the requirements of Section 13052 for developments governed by Public Resources Code, Section 30606.

(d) The executive director of the commission may waive the requirement for preliminary approval based on the criteria of Section 13053(a) for those developments involving uses of more than local importance as defined in Subchapter 1 of Chapter 8.

7. California Coastal Commission Regulations, Sec. 13145.

13145. *Scope of subchapter.* This subchapter governs special procedures for processing applications for permits for improvements to any existing structure not in excess of \$25,000 and other developments not in excess of \$20,000 pursuant to the requirements of Public Resources Code, Section 30624.

8. After conducting a hearing on an application at the regional level, the commission may desire to withhold voting until the next scheduled meeting but no longer than 21 days following the conclusion of the public hearing (CCC Regs. Sec. 13083). This procedure appears at *Steps 29 through 31*. The applicant may also request postponement in voting by the regional commission if he is not prepared to respond to the staff recommendation at the meeting for which voting on the application is scheduled. However, in this event, the applicant must waive all time limits for regional commission action on the application.

The regional executive director reschedules an application postponed under these circumstances at a time and location convenient to all persons interested in the application.

9. A "significant question" (substantial issue) within the meaning of California Public Resources Code, Sec. 30625(b). 30625. (b) The regional commission with respect to appeals pursuant to subdivision (a) of Section 30602, or the commission shall hear an appeal unless it determines that the appeal raises no substantial issue, or it finds the following:

- (1) With respect to appeals pursuant to subdivision (a) of Section 30602, that no significant question exists as to conformity with Chapter 3 (commencing with Section 30200).
- (2) With respect to appeals to the commission after certification of a local coastal program, that no significant question exists as to conformity with the certified local coastal program.
- (3) With respect to appeals to the commission after certification of a port master plan, that no significant question exists as to conformity with the certified port master plan.

10. A straw vote is an unofficial vote of the regional commission designed to give the applicant an indication of how the commission *would* vote on his application at the time.

NOTES

A. Claims of Vested Rights

Section 30608 of the Public Resources Code sets forth the criteria for making a claim of vested rights as follows:

30608. (a) No person who has obtained a vested right in a development prior to the effective date of this division or who has obtained a permit from the California Coastal Zone Conservation Commission pursuant to the California Coastal Zone Conservation Act of 1972 (commencing with Section 27000) shall be required to secure approval for the development pursuant to this division: provided, however, that no substantial change may be made in any such development without prior approval having been obtained under this division.
- (b) If construction of the exempted development has not in good faith been pursued within three years after a claim of exemption has been requested and approved by the regional commission, the commission on appeal, or the commission where there is no regional commission, the vested right shall be presumed to have been abandoned and the development shall be required to be approved in accordance with the provisions of this division.

In other words, if you legally commenced construction or had a permit for such construction, or if you had a coastal development permit from the predecessor to the coastal commission (the California Coastal Zone Conservation Commission) prior to December 31, 1977, then after obtaining an exemption from the current coastal commission, you have three years in which to commence construction on the development. No coastal development permit will be required by the current coastal commission.

B. Exclusions

Under the terms of the Coastal Act of 1976 (Pub. Res. Code Sec. 30610, 30610.5) provision is made to exclude certain areas from the coastal development permit requirements which have been discussed. At *Step 7* on the flow diagram, the question is asked "is the project in an exclusion area?" In the discussion of that decision point, we suggested that the best means of determining whether the proposed project is in such an area was to ask the planning department of the local jurisdiction.

The Coastal Commission only grants an exclusion if the city first applies for one. Once excluded, a coastal development permit in that area will not be required for proposals which meet the criteria set forth in the exclusion. Exclusions may be of one of three types: categorical, geographic or urban.

1. *Categorical exclusions* exempt any given category of building type within a city's coastal zone. For example, all R-1 zones (zoned for single family homes) may be excluded. Or all zones of any designation conforming to certain agreed-upon standards may be excluded.

2. Under a *geographic exclusion*, certain categories of development (e.g., R-1 residential) may be excluded from the permit requirement in certain areas such as between Oak and Elm Streets on the north and south, and Ocean Boulevard and the ocean on the east and west. In this case, the development *and* the location must conform to the terms of the exclusion.

3. The third type is the *urban exclusion* which, simply stated, excludes all area of a city in the coastal zone which was zoned for residential use of more than four units per acre or commercial or industrial use prior to January 1, 1977. Once granted, an exclusion of this type may not be revoked even if the terms of the exclusion are violated by future land use patterns. The Coastal Commission is reluctant to issue many urban exclusions.

The fact that a proposal conforms to the terms of an existing exclusion makes it unnecessary for a person to obtain a coastal development permit from the Coastal Commission (although he must still obtain a building permit from the local jurisdiction). However, none of the three exclusions can exempt projects on land adjacent to the beach or on the beach, or as far as 300 feet inland from the mean high tide line.

C. Emergency Permits

An emergency is defined as "a sudden unexpected occurrence demanding immediate action to prevent or mitigate loss or damage to life, health, property, or essential public services" (CCC Regs. Sec. 13009). Emergency permits may be issued by the executive director of a regional commission. If work is necessary before a permit is obtained, the executive director should be notified by letter, telephone or in person within three days. No permanent structure valued at more than \$25,000 may be permitted by an emergency permit.

D. Obtain All Necessary Permits/Approvals

Before making application to the regional coastal commission, the applicant should have all permits or approvals necessary to carry out his project. See footnotes 3 and 4 for a detailed description of requirements and exceptions to this requirement.

E. Make Application to Regional Coastal Commission

See Appendix for addresses and telephone numbers of regional coastal commissions.

F. Shall Regional Commission Decision Be Appealed?

Section 13111 of the Coastal Commission Regulations defines who may appeal a permit action as follows:

13111. *Appeal from permit action.* An applicant whose application for a permit has been denied or who challenges conditions imposed on a permit issued, any person aggrieved by approval of a permit by a regional commission, or any two (2) members of the commission, may appeal to the commission before the end of the tenth working day following the vote on the application by a regional commission. Such appeal shall be *filed as provided in this subchapter. In instances where the regional commission votes on a permit application but fails to adopt findings until a subsequent meeting, the ten working day appeal period shall run from the date of the vote, not from the date the findings are adopted.*

G. Postponement of Voting on Application

After conducting a hearing on an application at the regional level, the commission may desire to withhold voting until the next scheduled meeting, but no longer than twenty-one (21) days following the conclusion of the public hearing (CCC Regs. Sec. 13083). This procedure appears at *Steps 29 through 31*. The applicant may also request postponement in voting by the regional commission if he is not prepared to respond to the staff recommendation at the meeting for which voting on the application is scheduled. However, in this event, the applicant must waive all time limits for regional commission action on the application.

The regional executive director reschedules an application postponed under these circumstances at a time and location convenient to all persons interested in the application.

California Coastal Communities Planning Departments

California Coastal Commissions

Areawide Clearinghouses

State Agency Contacts

Federal Agency Contacts

CALIFORNIA COASTAL COMMUNITIES PLANNING DEPARTMENTS

Del Norte County

Del Norte County Planning Commission
700 — 5th Street
Crescent City, Ca. 95531
(707) 464-2119

Crescent City Planning Commission
450 H St.
Crescent City, Ca. 95531
(707) 464-9541

Humboldt County

Humboldt County Planning Commission
520 E St.
Eureka, Ca. 95501
(707) 445-7541

Arcata City Planning Commission
736 F St.
Arcata, Ca. 95521
(707) 822-5951

Eureka City Planning Commission
P.O. Box 1018
Eureka, Ca. 95501
(707) 443-7331

Ferndale Planning Commission
P.O. Box 236
Ferndale, Ca. 95536
(707) 786-4224

Fortuna City Planning Commission
P.O. Box 545
Fortuna, Ca. 95540
(707) 725-3308

Trinidad City Planning Commission
Drawer N
Trinidad, Ca. 95570
(707) 677-0223

Mendocino County

Mendocino County Planning Commission
880 N. Bush
Ukiah, Ca. 95482
(707) 468-4281

Fort Bragg City Planning Commission
City Hall, 416 N. Franklin St.
Fort Bragg, Ca. 95437
(707) 964-5325

City of Point Arena
P.O. Box 67
Point Arena, Ca. 95468
(707) 882-2334

Sonoma County

Sonoma County Planning Commission
255 Mendocino Ave., Rm. 105A
Santa Rosa, Ca. 95401
(707) 527-2412

Marin County

Marin County Planning Commission
Civic Center
San Rafael, Ca. 94903
(415) 479-1100

San Francisco City and County

San Francisco Planning Commission
100 Larkin St.
San Francisco, Ca. 94102
(415) 558-4656

San Mateo County

San Mateo County Planning Commission
590 Hamilton
Redwood City, Ca. 94063
(415) 364-5600

Daly City Planning Commission
City Hall, Sullivan Ave. & 90th St.
Daly City, Ca. 94105
(415) 992-4500

Half Moon Bay Planning Commission
P.O. Box 67
Half Moon Bay, Ca. 94019
(415) 726-5566

Pacifica Planning Commission
1800 Francisco Blvd.
Pacifica, Ca. 94044
(415) 877-8643

Santa Cruz County

Santa Cruz County Planning Commission
400 Government Center, 701 Ocean St.
Santa Cruz, Ca. 95060
(408) 425-2197

Santa Cruz City Planning Commission
809 Center St., Rm. 206
Santa Cruz, Ca. 95060
(408) 429-3500

City of Capitola Planning Commission
420 Capitola Ave.
Capitola, Ca. 95010
(408) 475-7300

Watsonville City Planning Commission
P.O. Box 430
Watsonville, Ca. 95706
(408) 722-3551

Monterey County

Monterey County Planning Commission
P.O. Box 1208
Salinas, Ca. 93902
(408) 422-9018

Carmel-by-the-Sea Planning Commission
P.O. Drawer G
Carmel, Ca. 93921
(408) 624-6835

Marina City Planning Commission
211 Hillcrest Ave.
Marina, Ca. 93933
(408) 384-5220

Monterey City Planning Commission
City Hall
Monterey, Ca. 93940
(408) 372-8121

Pacific Grove City Planning Commission
City Hall, 300 Forest Ave.
Pacific Grove, Ca. 93950
(408) 375-9861

City of Sand
No. 1 Sylvan Park, City Hall
Sand City, Ca. 93955
(408) 394-3054

Seaside Planning Commission
440 Harcourt Ave., City Hall
Seaside, Ca. 93955
(408) 394-8531

San Luis Obispo County

San Luis Obispo County Planning Commission
Courthouse Annex, Rm. 102
San Luis Obispo, Ca. 93408
(805) 543-1550

Arroyo Grande Planning Commission
P.O. Box 550
Arroyo Grande, Ca. 93420
(805) 489-1303

Grover City Planning Commission
P.O. Box 365
Grover City, Ca. 93433
(805) 489-4040

Morro Bay City Planning Commission
595 Harbor St., City Hall
Morro Bay, Ca. 93442
(805) 772-2212

Pismo Beach Planning Commission
P.O. Box 3
Pismo Beach, Ca. 93449
(805) 773-4657

Santa Barbara County

Santa Barbara County Planning Commission
12 East Anapamu St.
Santa Barbara, Ca. 93101
(805) 966-1611

Carpinteria City Planning Commission
P.O. Box 278
Carpinteria, Ca. 93013
(805) 684-5405

Santa Barbara City Planning Commission
P.O. Drawer P-P, City Hall
Santa Barbara, Ca. 93102
(805) 963-0611

Ventura County

Ventura County Planning Commission
800 S. Victoria Avenue
Ventura, Ca. 93009
(805) 654-2485

Oxnard City Planning Commission
305 W. Third Street
Oxnard, Ca. 93030
(805) 486-2601

Port Hueneme City Planning Commission
250 N. Ventura Road
Port Hueneme, Ca. 93041
(805) 488-3625

Ventura City Planning Commission
P.O. Box 99
Ventura, Ca. 93301
(805) 648-7881

Los Angeles County

Los Angeles County Planning Commission
320 West Temple St.
Los Angeles, Ca. 90012
(213) 974-6401

Avalon City Planning Commission
City Hall, P.O. Box 707
Avalon, Ca. 90704
(213) 510-0220

El Segundo City Planning Commission
350 Main St.
El Segundo, Ca. 90245
(213) 322-4670

Hermosa Beach Planning Commission
1315 Valley Dr., City Hall
Hermosa Beach, Ca. 90254
(213) 376-6984

Long Beach City Planning Commission
333 W. Ocean Boulevard
Long Beach, Ca. 90802
(213) 590-6075

Los Angeles City Planning Commission
200 N. Spring St., Room 561K
Los Angeles, Ca. 90012
(213) 485-5071

Manhattan Beach Planning Commission
1400 Highland Ave.
Manhattan Beach, Ca. 90266
(213) 545-5621

Palos Verdes Estates Planning Commission
P.O. Box 1086
Palos Verdes Estates, Ca. 90274
(213) 378-0383

Rancho Palos Verdes Planning Commission
30940 Hawthorne Blvd.
Rancho Palos Verdes, Ca. 90274
(213) 377-0360

Redondo Beach Planning Commission
P.O. Box 270
Redondo Beach, Ca. 90277
(213) 372-1171

Santa Monica City Planning Commission
1685 Main Street
Santa Monica, Ca. 90401
(213) 393-9975

Torrance Planning Commission
3031 Torrance Blvd.
Torrance, Ca. 90503
(213) 328-5310

Orange County

Orange County Planning Commission
P.O. Box 4048
Santa Ana, Ca. 92702
(714) 834-2050

Costa Mesa Planning Commission
77 Fair Dr.
Costa Mesa, Ca. 92626
(714) 556-5245

Huntington Beach Planning Commission
P.O. Box 190
Huntington Beach, Ca. 92648
(714) 536-5271

Laguna Beach Planning Commission
505 Forest Ave.
Laguna Beach, Ca. 92651
(714) 497-3311

Newport Beach Planning Commission
3300 W. Newport Blvd.
Newport Beach, Ca. 92660
(714) 640-2251

San Clemente City Planning Commission
P.O. Box 3368
San Clemente, Ca. 92672
(714) 492-5101

Irvine City Planning Commission
P.O. Box 19575
Irvine, Ca. 92713
(714) 754-3600

Seal Beach Planning Commission
P.O. Box 2628
Seal Beach, Ca. 90740
(213) 431-2527

San Diego County

San Diego County Planning Commission
1600 Pacific Hwy., Rm. 207
San Diego, Ca. 92101
(714) 236-2108

Carlsbad Planning Commission
1200 Elm Ave.
Carlsbad, Ca. 92008
(714) 729-1181

Chula Vista Planning Commission
276 — 4th Ave.
Chula Vista, Ca. 92010
(714) 575-5106

Coronado Planning Commission
1825 Strand Way, City Hall
Coronado, Ca. 92118
(714) 435-2211

Del Mar Planning Commission
1050 Camino Del Mar
Del Mar, Ca. 92014
(714) 755-9313

Imperial Beach Planning Commission
825 Coronado Ave.
Imperial Beach, Ca. 92032
(714) 423-8300

National City Planning Commission
1243 National Ave.
National City, Ca. 92050
(714) 477-1181

Oceanside City Planning Commission
704 Third St.
Oceanside, Ca. 92054
(714) 433-9000

State Commission

Michael Fischer, Executive Director
California Coastal Commission
631 Howard Street
San Francisco, Ca. 94135
(415) 543-8555

Regional Commissions

North Coast: includes Del Norte, Humboldt, and Mendocino Counties.

Rick Raburn, Executive Director
North Coast Regional Commission
P.O. Box 4946
1656 Union St., Rm. 150
Eureka, Ca. 95501
(707) 443-1623

North Central: includes Sonoma, Marin, and San Francisco Counties.

Robert Brown, Executive Director
North Central Coast Regional Commission
Holiday Plaza Office Building
1050 Northgate Drive, Suite 130
San Rafael, Ca. 94903
(415) 572-4321

Central Coast: includes San Mateo, Santa Cruz, and Monterey Counties.

Edward Y. Brown, Executive Director
Central Coast Regional Commission
701 Ocean St., Rm. 300
Santa Cruz, Ca. 95060
(408) 426-7390

South Central: includes San Luis Obispo, Santa Barbara, and Ventura Counties.

Carl Hetrick, Executive Director
South Central Coast Regional Commission
1224 Coast Village Circle, Suite 36
Santa Barbara, Ca. 93101
(805) 969-5828

South Coast: includes Los Angeles and Orange Counties.

Melvin J. Carpenter, Executive Director
South Coast Regional Commission
P.O. Box 1450
666 East Ocean Blvd., Rm. 3107
Long Beach, Ca. 90801
(213) 590-5071
(714) 846-0648

San Diego: includes only San Diego County.

Bruce Warren, Executive Director
San Diego Coast Regional Commission
6145 Mission Gorge Rd., Suite 220
San Diego, Ca. 92120
(714) 280-6992

AREAWIDE CLEARINGHOUSES (COGS)

Association of Bay Area Governments (ABAG)
(Sonoma, Marin, San Francisco, and San Mateo Counties)
Hotel Claremont
Berkeley, Ca. 94705
(415) 841-9730
Coastal Contact: Lou De Siva, Chuck Forester

Association of Monterey Bay Area Governments (AMBAG)
(Santa Cruz and Monterey Counties)
P.O. Box 190
Monterey, Ca. 93940
(408) 624-2117

Santa Barbara County - Cities Area Planning Council
(SBCCAPC)
1306 Santa Barbara St.
Santa Barbara, Ca. 93101
(805) 966-1611, ext 339

Southern California Association of Governments (SCAG)
(Ventura, Los Angeles, and Orange Counties)
600 S. Commonwealth, Suite 1000
Los Angeles, Ca. 90005
(213) 385-1000, ext 393
Coastal Contact: Brian Farris

Comprehensive Planning Organization (CPO) of the San
Diego Region
1200 Third Ave., Suite 524
San Diego, Ca. 92101
(714) 236-5372
Coastal Contact: Jack Koerper

STATE AGENCY CONTACTS

21

Department of Conservation
1416 Ninth St., Rm. 1354
Sacramento, Ca. 95814
(916) 445-8733
Coastal Contacts: Oscar Leaf, Don Jackson

Department of Fish and Game
LCP Unit
1416 Ninth St.
Sacramento, Ca. 95814
(916) 322-6469
LCP Contact: Terry Mansfield

Department of Fish and Game
Region 3
P.O. Box 47
Yountville, Ca. 94599
(707) 944-2443
LCP Coordinator: Jim Ellison

Department of Fish and Game
Region 1
P.O. Box 1480
627 Cypress Avenue
Redding, Ca. 96001
(916) 246-6565
LCP Coordinator: John Hayes

Department of Fish and Game
Marine Resources Region
350 Golden Shore
Long Beach, Ca. 90802
LCP Coordinators: Jim Schuler, San Luis Obispo, Santa Barbara, Ventura, and Los Angeles counties, (213) 590-5142; and Bob Radovitch, Orange and San Diego counties, (213) 590-5142.
Coastal Permits Contact: Rolf Mall, (213) 590-5140

Department of Forestry
1416 Ninth St., Rm. 1506-17
Sacramento, Ca. 95814
(916) 322-4898
Coastal Contacts: Cliff Chapman, Paul Cox

Department of Food and Agriculture
1220 N St.
Sacramento, Ca. 95814
(916) 322-4888
Coastal Contact: Robert Pratt

Department of Boating and Waterways
1629 S Street
Sacramento, Ca. 95814
(916) 322-4165
Coastal Contact: Bill Felts

Department of Parks and Recreation
1416 Ninth St., Rm. 1405
Sacramento, Ca. 95814
(916) 445-7090
Coastal Contact: Jack Knight

Department of Water Resources
1416 Ninth St., Rm. 252-6
Sacramento, Ca. 95814
(916) 445-2352
Coastal Contact: Ken Woodward

Division of Oil and Gas
1416 Ninth St., Rm. 1316-35
Sacramento, Ca. 95814
(916) 445-9686
Coastal Contact: Bob Reid

Division of Oil and Gas
Offshore Unit
5199 E. Pacific Coast Highway
Suite 309 North
Long Beach, Ca. 90804
(213) 590-5311
Coastal Contact: Richard Curtin

Division of Mines and Geology
Geological Research Division, A-015
Scripps Institute of Oceanography
La Jolla, Ca. 92093
(714) 452-2571
LCP Coordinator: Michael Kennedy

Division of Mines and Geology
1416 Ninth St., Rm. 1341
Sacramento, Ca. 95814
(916) 322-4489
Coastal Permits: Perry Yamamoto

California Coastal Conservancy
1212 Broadway, Room 514
Oakland, Ca. 94612
(415) 464-1070
Coastal Contacts: Peter Brand, South Coast; Kathy DePaolola, Central Coast; and Bruce Jones, North Coast

State Lands Division
1807 Thirteenth St.
Sacramento, Ca. 95814
(916) 445-5303
Coastal Contacts: Dwight Sanders (916) 322-7827; Ed Imai (916) 322-2795

Air Resources Board
P.O. Box 2815
1102 Q St.
Sacramento, Ca. 95812
(916) 445-0734
Coastal Contact: Gary Rubenstein

Resources Agency
1416 Ninth St., Rm. 1311
Sacramento, Ca. 95814
(916) 445-5656
Coastal Contact: Rich Hammond

Office of Planning and Research
1400 Tenth St.
Sacramento, Ca. 95814
(916) 445-7866
Coastal Contact: David Calef

Energy Resources Conservation and Development Commission
1111 Howe Ave.
Sacramento, Ca. 95825
(916) 322-5361
Coastal Contact: Rick Posey

San Francisco Bay Conservation and Development Commission
30 Van Ness Ave.
San Francisco, Ca. 94102
(415) 557-3686
Coastal Contact: Michael Wilmar

Department of Transportation
1120 N St.
Sacramento, Ca. 95814
(916) 445-6891
Contact: Gordon Hutchins

Cal Trans — District 1
P.O. Box 3700
1656 Union St.
Eureka, Ca. 95501
(707) 442-5761
LCP Coordinator: Don Comstock

Cal Trans — District 4
P.O. Box 3366
150 Oak St.
San Francisco, Ca. 94419
(415) 557-0226
LCP Coordinator: Milton Louie

Cal Trans — District 5
P.O. Box L
San Luis Obispo, Ca. 93406
(805) 549-3161
LCP Coordinator: Gary Schultz

Cal Trans — District 7
120 Spring St.
Los Angeles, Ca. 90012
(213) 620-3090
LCP Coordinator: Court Burrell

Cal Trans — District 11
P.O. Box 81406
San Diego, Ca. 92138
(714) 294-5067
LCP Coordinator: John Reising

Regional Water Quality Control Board
Central Coast Region
1122 A Laurel Lane

San Luis Obispo, Ca. 93401
(805) 549-3147
Coastal Contacts: Rick Aleshire, San Luis Obispo county;
John Goni, Santa Clara and Santa Cruz counties; Bill
Meece, Monterey county.

Business and Transportation Agency
1120 N St.
Sacramento, Ca. 95814
(916) 445-2794
Coastal Contact: Lynn Schenk

Water Resources Control Board
Legal Division
P.O. Box 100
Sacramento, Ca. 95801
(916) 445-9551
Coastal Permits Contact: Jim Winchell

Regional Water Quality Control Board
Los Angeles Region
107 S. Broadway, Rm. 4027
Los Angeles, Ca. 90012
(213) 620-4460
Coastal Contact: Raymond Hertel

Regional Water Quality Control Board
San Diego Region
6154 Mission Gorge Road, Suite 205
San Diego, Ca. 92120
(714) 286-5114
Coastal Contact: Art Coe

Regional Water Quality Control Board
North Coast Region
1000 Coddington
Santa Rosa, Ca. 95401
(707) 545-2620
Coastal Contacts: John Hannum, northern counties;
Robert Pancreto, southern counties.

Regional Water Quality Control Board
San Francisco Bay Region
1111 Jackson St., Rm. 6040
Oakland, Ca. 94607
(415) 464-1255
LCP Coordinator: Grif Johnston
Coastal Permits: Dennis Miskeh, Marin county; Bob Schol-
lar, Alameda county; Donald Dalke, San Francisco and
San Mateo counties; Richard McMurty, Contra Costa
county.

Department of Agriculture

Soil Conservation Service
2828 Chiles Rd.
Davis, Ca. 95616
(916) 758-2200, ext 223
Coastal Contact: Robert Miller

Department of Commerce

Box 36135
450 Golden Gate Avenue
San Francisco, Ca. 94102
(415) 556-5145
Coastal Contact: Allen Haile

Office of Coastal Zone Management
National Oceanic and Atmospheric Administration
3300 Whitehaven St., N.W.
Washington, D.C. 20235
(202) 634-4235
Coastal Contact: Ben Mieremet

National Marine Fisheries Service
300 S. Ferry St.
Terminal Island, Ca. 90731
(213) 548-2518
Coastal Contact: James Slawson

Economic Development Administration
77 Jack London Square, Suite K
Oakland, Ca. 94607
(415) 273-7081
Coastal Contact: Hugh Taylor

Maritime Administration
P.O. Box 36073
450 Golden Gate Ave.
San Francisco, Ca. 94102
(415) 556-6156
Coastal Contact: John Pullen

Department of Housing & Urban Development

450 Golden Gate Ave.
San Francisco, Ca. 94102
(415) 556-7952
Coastal Contact: Dale James

Department of the Interior

Pacific Southwest Region
Box 36063
450 Golden Gate Ave.
San Francisco, Ca. 94102
(415) 556-4196
Coastal Contact: Bob Jones

Department of Transportation

U.S. Coast Guard, Eleventh District
400 East Ocean Gate
Long Beach, Ca. 90822
(213) 590-2338
Coastal Contact: W. Evans

U.S. Coast Guard, Twelfth District
630 Sansome St., Rm. 950
San Francisco, Ca. 94126
(415) 556-3256
Coastal Contact: Commander Floyd White

Environmental Protection Agency

Region IX
215 Fremont St.
San Francisco, Ca. 94105
(415) 556-3450
Coastal Contact: William Pierce

Department of Energy

1333 Broadway
Oakland, Ca. 94612
(415) 273-4186
Coastal Contact: Joseph Juetten

General Services Administration

525 Market St.
San Francisco, Ca. 94105
(415) 556-2532
Coastal Contact: Eldon Kirby

Department of Defense

District Engineer
U.S. Army Corps of Engineers
211 Main St.
San Francisco, Ca. 94105
General Inquiries: Bob Stillwill, (415) 556-5966, south of San Francisco; Frank Kelleher, (415) 556-5966, north of San Francisco.
Permits: Radford Hall, (415) 556-6980, south of San Francisco; Mike Murphy, (415) 556-2752, north of San Francisco

District Engineer
U.S. Army Corps of Engineers
P.O. Box 2711
Los Angeles, Ca. 90053
Coastal Contact: Navigation Branch staff will refer to proper person based on geographic assignment.
(213) 688-5606

Commandant, 12th Naval District
Commander, Naval Base, San Francisco
Building 1, Treasure Island
San Francisco, Ca. 94130
(415) 765-9111

Western Division, Naval Facilities Engineering Command
P.O. Box 727
San Bruno, Ca. 94066
(415) 877-7544
Coastal Contact: William H. G. Van Ness

Commandant, 11th Naval District
Commander, Naval Base, San Diego
San Diego, Ca. 92132
(714) 235-3022

Naval Facilities Engineering Command
1220 Pacific Highway
San Diego, Ca. 92132
(714) 235-3853
Coastal Contacts: Villi Jepsen, Dave Fisher

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