

**Mon 3a-c**

# **San Diego Coast District**

## **ADMINISTRATIVE CALENDAR**

**Monday, April 8, 2002**

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## CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA  
7575 METROPOLITAN DRIVE, SUITE 103  
SAN DIEGO, CA 92108-4402  
767-2370



## RECORD PACKET COPY

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Permit Application No. 6-02-017  
Date 3/18/02

ADMINISTRATIVE PERMIT**Mon 3a**

APPLICANT: William &amp; Patricia Snodgrass

PROJECT DESCRIPTION: Construction of an approximately 640 sq. ft. addition consisting of a first-story accessory unit to an existing 1,244 sq. ft. single-family residence located on a 6,777 sq. ft. site.

PROJECT LOCATION: 659 Marsolan Avenue, Solana Beach, San Diego County.  
APN: 298-321-08.

EXECUTIVE DIRECTOR'S DETERMINATION: The findings for this determination, and for any special conditions, are discussed on subsequent pages.

NOTE: The Commission's Regulations provide that this permit shall be reported to the Commission at its next meeting. If one-third or more of the appointed membership of the Commission so request, a permit will not be issued for this permit application. Instead, the application will be removed from the administrative calendar and set for public hearing at a subsequent Commission meeting. Our office will notify you if such removal occurs.

This permit will be reported to the Commission at the following time and place:

DATE and TIME: April 8, 2002  
10:00 AM

LOCATION: Radisson Santa Barbara  
111 E. Cabrillo Blvd  
Santa Barbara, Ca 93103

IMPORTANT - Before you may proceed with development, the following must occur:

For this permit to become effective you must sign the enclosed duplicate copy acknowledging the permit's receipt and accepting its contents, including all conditions, and return it to our office. Following the Commission's meeting, and once we have received the signed acknowledgment and evidence of compliance with all special conditions, we will send you an authorization to proceed with development. BEFORE YOU CAN OBTAIN ANY LOCAL PERMITS AND PROCEED WITH DEVELOPMENT, YOU MUST HAVE RECEIVED BOTH YOUR ADMINISTRATIVE PERMIT AND THE PERMIT AUTHORIZATION FROM THIS OFFICE.

PETER DOUGLAS  
Executive Director

By: *Paul Stahl*

STANDARD CONDITIONS:

1. Notice of Receipt and Acknowledgement. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

EXECUTIVE DIRECTOR'S DETERMINATION (continued):

Pursuant to Public Resources Code Section 30624, the Executive Director hereby determines that the proposed development, subject to Standard and Special Conditions as attached, is in conformity with the provisions of Chapter 3 of the Coastal Act of 1976, will not prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3, and will not have any significant impacts on the environment within the meaning of the California Environmental Quality Act. Any development located between the nearest public road and the sea is in conformity with the public access and public recreation policies of Chapter 3.

Proposed is the construction of an approximately 640 sq. ft. addition, consisting of a first-story accessory unit, to an existing 1,244 sq. ft. single-family residence located on a 6,777 sq. ft. site.

The project location is 659 Marsolan Ave, approximately 3 miles west of Interstate 5 and 1/4 mile east of Highway 101 in the City of Solana Beach. The surrounding residential neighborhood consists of medium sized single-family residences. The applicant has indicated that the existing development was built in the 1950's.

The City of Solana Beach does not yet have a certified Local Coastal Program (LCP) and therefore, Chapter 3 policies of the Coastal Act are the standard of review. The previously certified County of San Diego LCP is used for guidance in Solana Beach.

Sections 30230 and 30231 of the Coastal Act require that the biological productivity of coastal waters, streams, etc., be maintained by, among other means, controlling runoff. The proposal site is within an urbanized residential neighborhood consisting of medium sized single-family residences built in the 1950's. In order to reduce the potential for adverse impacts to water quality resulting from drainage runoff from the proposed development, Special Condition #1 is attached. The condition requires that runoff from the roof and other impervious surfaces be directed into existing landscaped areas on the site for infiltration and or/percolation, prior to being conveyed off-site. Directing runoff through landscaping is a well-established BMP for treating runoff from small developments such as the subject proposal. The project does not represent a significant increase in impervious surface compared with the existing structure, as it will increase the footprint of the residence by 144 sq. ft. Thus, as conditioned, the proposed development will serve to reduce any impacts to water quality from the project to insignificant levels, consistent with the above-cited Coastal Act policy.

Section 30250(a) of the Coastal Act requires that new residential development be located where adequate public services are available and where it will not have significant adverse impacts on coastal resources. Section 30252 requires that adequate parking for new development is provided. The site is planned and zoned for Medium Residential use in the City of Solana Beach, which allows five to seven dwelling units per acre. The site is also designated for 5-7 units per acre residential development in the previously certified County of San Diego Local Coastal Program, which is used for guidance in the City of Solana Beach.

The proposed development is consistent with the City's regulations, which requires that a single-family residence in this area provide 2 parking spaces for the home and an additional space for the accessory unit. There are currently two parking spaces on the site, and one additional parking space is proposed; thus, adequate parking will be provided. The proposal is consistent with the density allowed for the site in the County LCP, and the project is located in an area where all typical urban services such as water and sewer are available.

The project is situated on the west side of Interstate 5 in a residential area that does not have the potential to impact beach or public recreation parking because the residence is located in a residential neighborhood several blocks inland from Highway 101 and is not near any public coastal access way. Also, as stated above, adequate parking will be provided. Thus, the proposed development does not raise any coastal access issues, and the project can be found consistent with Sections 30250(a) and 30252 of the Coastal Act.

Section 30251 of the Coastal Act provides for the protection of scenic coastal resources and for the compatibility of new and existing development. The site is located within an established residential neighborhood consisting of large and medium scale single-family residences. The project proposal will be compatible in size and scale with the surrounding development. The subject site is not located within any of the special overlay areas identified in the County LCP, nor is the site visible from Interstate 5, Highway 101, or any other designated coastal access routes or scenic corridors.

Therefore, the project will not have an adverse visual impact on the community and the project can be found consistent with Section 30251 and all other applicable Chapter 3 policies of the Coastal Act.

Section 30604(a) requires that a coastal development permit shall be issued only if the Commission finds that the permitted development will not prejudice the ability of the local government to prepare a Local Coastal Program (LCP) in conformity with the provisions of Chapter 3 of the Coastal Act. In this case, such a finding can be made.

The subject site was previously in the County of San Diego Local Coastal Program (LCP) jurisdiction, but is now within the boundaries of the City of Solana Beach. While the Commission certified the County LCP, the County never accepted the Commission's modifications and therefore, the LCP was never effectively certified and Chapter 3 policies of the Coastal Act remain the standard of review. However, the Commission will continue to utilize the San Diego County LCP documents for guidance in its review of development proposals in the City of Solana Beach until such time as the Commission certifies an LCP for the City.

The site is zoned Medium Residential for single-family and multi-family residential development. The proposed development consisting of an accessory unit is consistent with this designation, and the City of Solana Beach has approved the project. Many single-family residences in the surrounding area have studio apartments or detached garages and the accessory unit is consistent with the City's Zoning and General Plan. Thus, no foreseeable impacts to the community are anticipated from the project. As noted above, a total of 3 parking spaces are required and are being provided. Therefore, the Commission finds the proposed development will not prejudice the ability of the City of Solana Beach to prepare a certifiable Local Coastal Program.

Section 13096 of the Commission's Code of Regulations requires Commission approval of coastal development permits to be supported by a finding showing the permit to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available, which would substantially lessen any significant adverse effect that the activity may have on the environment.

As discussed herein, the proposed project will not cause significant adverse impacts to the environment. There are no feasible alternatives or mitigation measures available that would substantially lessen any significant adverse impact that the activity might have on the environment. Therefore, the Commission finds that the proposed project is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.

**SPECIAL CONDITIONS:**

1. Drainage Plan. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit for the review and written approval of the Executive Director, a drainage and runoff control plan that has been

approved by the City of Solana Beach. This plan shall document that runoff from the roof, driveway and other impervious surfaces shall be directed into pervious areas on the site (landscaped areas) for infiltration and/or percolation, prior to being conveyed off-site in a non-erosive manner.

The permittee shall undertake the development in accordance with the approved program. Any proposed changes to the approved program shall be reported to the Executive Director. No changes to the program shall occur without a Coastal Commission approved amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

ACKNOWLEDGEMENT OF PERMIT RECEIPT/ACCEPTANCE OF CONTENTS:

I/We acknowledge that I/we have received a copy of this permit and have accepted its contents including all conditions.

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Applicant's Signature

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Date of Signing

## CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA

7575 METROPOLITAN DRIVE, SUITE 103

SAN DIEGO, CA 92108-4402

767-2370



Page 1 of 4

Permit Application No. 6-02-030Date 3/12/02ADMINISTRATIVE PERMIT**Mon 3b**

APPLICANT: Johnny Marotta

PROJECT DESCRIPTION: Construction of a 2-story 622 sq. ft. detached art studio and office on an 8,012 sq. ft. lot containing an existing 1,450 sq. ft. single-family residence and a 235 sq. ft. detached garage.

PROJECT LOCATION: 148 N. Sierra Ave, Solana Beach, San Diego County.  
APN: 263-332-26.

EXECUTIVE DIRECTOR'S DETERMINATION: The findings for this determination, and for any special conditions, are discussed on subsequent pages.

NOTE: The Commission's Regulations provide that this permit shall be reported to the Commission at its next meeting. If one-third or more of the appointed membership of the Commission so request, a permit will not be issued for this permit application. Instead, the application will be removed from the administrative calendar and set for public hearing at a subsequent Commission meeting. Our office will notify you if such removal occurs.

This permit will be reported to the Commission at the following time and place:

DATE and TIME: April 8, 2002  
10:00 AM

LOCATION: Radisson Santa Barbara  
111 E. Cabrillo Blvd.  
Santa Barbara, Ca 93103

IMPORTANT - Before you may proceed with development, the following must occur:

For this permit to become effective you must sign the enclosed duplicate copy acknowledging the permit's receipt and accepting its contents, including all conditions, and return it to our office. Following the Commission's meeting, and once we have received the signed acknowledgment and evidence of compliance with all special conditions, we will send you an authorization to proceed with development. BEFORE YOU CAN OBTAIN ANY LOCAL PERMITS AND PROCEED WITH DEVELOPMENT, YOU MUST HAVE RECEIVED BOTH YOUR ADMINISTRATIVE PERMIT AND THE PERMIT AUTHORIZATION FROM THIS OFFICE.

PETER DOUGLAS  
Executive Director

By: Paul Stahl

STANDARD CONDITIONS:

1. Notice of Receipt and Acknowledgement. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

EXECUTIVE DIRECTOR'S DETERMINATION (continued):

Pursuant to Public Resources Code Section 30624, the Executive Director hereby determines that the proposed development, subject to Standard and Special Conditions as attached, is in conformity with the provisions of Chapter 3 of the Coastal Act of 1976, will not prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3, and will not have any significant impacts on the environment within the meaning of the California Environmental Quality Act. Any development located between the nearest public road and the sea is in conformity with the public access and public recreation policies of Chapter 3.

The applicant is proposing to construct a 2-story detached, approximately 19-ft. high, 622 sq. ft. art studio and office unit on an 8,012 sq. ft. lot containing an existing 1,450 sq. ft. single-family residence and a 235 sq. ft. detached garage. The site is within the City of Solana Beach, and located approximately 1.5 blocks inland of the ocean. The neighborhood is characterized by single-family homes that are similar in scale to the existing residence.

The City of Solana Beach does not yet have a certified Local Coastal Program (LCP) and therefore, the Chapter 3 policies of the Coastal Act are the standard of review. The previously certified County of San Diego LCP is used for guidance in Solana Beach.

Section 30230 and 30231 of the Coastal Act require that the biological productivity of coastal waters, streams, etc., be maintained by, among other means, controlling runoff.



The proposed development will occur approximately 1.5 blocks from the ocean in a residential neighborhood. As such, drainage and run-off from the development could potentially affect water quality of the ocean.

In order to reduce the potential for adverse impacts to water quality resulting from drainage runoff from the proposed development, Special Condition #1 has been attached. The Condition requires submittal of a final drainage plan that documents that runoff from the roof and other impervious surfaces will be directed into the landscaped areas on the site for infiltration and/or percolation, prior to being conveyed off-site in a non-erosive manner. Directing on-site runoff through landscaping for filtration in this fashion is a well-established Best Management Practice for treating runoff from small developments such as the subject proposal. As conditioned, the final drainage plan will serve to reduce the potential for impacts to water quality from the project to insignificant levels. Therefore, the Commission finds the proposed project consistent with Section 30230 and 30231 of the Coastal Act.

Section 30251 of the Act calls for the protection of the coastal zone's scenic amenities and requires that new development be visually compatible with the character of the surrounding community. The proposed development is located in a well-established residential neighborhood consisting of single-family residences of varying heights and architecture. Many surrounding developments include detached garages and outbuildings and the proposed studio will be compatible with the character of existing structures in this community. Public views will not be affected because the proposal will not be built in a visually prominent area and the site is not located on a scenic or coastal roadway. The Executive Director therefore finds the proposed project consistent with Section 30251 of the Act.

Section 30252 of the Act requires that new development should maintain and enhance public access to the coast by providing adequate parking facilities. The subject proposal does not include any changes to existing parking. One off-street parking space currently exists which meets City requirements. The proposed art studio and office unit will not change parking demand for the site because the structure will only be used by the residents of the existing home, and will not create any new demand for parking. Therefore, the project can be found consistent with all applicable public access policies of the Coastal Act.

The site is zoned Medium Residential for single-family and multi-family residential development. The proposed development, consisting of an art studio under an office unit, is consistent with this designation. Many single-family residences in the surrounding area have detached garages and outbuildings; no foreseeable impacts to the community are anticipated. To ensure that the development is used as proposed, however, Special Condition #2 is attached and states that the office/art studio may not be used as a secondary living unit without the review and approval of the Coastal Commission.

Section 30604(a) of the Coastal Act requires that a coastal development permit shall be issued only if the Commission finds that the permitted development will not prejudice the

ability of the local government to prepare a Local Coastal Program (LCP) in conformity with provisions of Chapter 3 of the Coastal Act. In this case, such a finding can be made.

The subject site was designated as Medium Residential in the previously certified County of San Diego LCP. The City of Solana Beach has zoned and designated this area for residential uses in their draft Land Use Plan and Zoning Ordinance, and the proposed structure is consistent with these designations. As discussed above, the proposed project can be found consistent with the relevant Chapter 3 policies regarding the protection of public access and visual resources, and no adverse impacts to coastal resources are anticipated. The site was not subject to any of the special area overlays established in the County LCP. Therefore, the Commission finds the proposed development will not prejudice the ability of the City of Solana Beach to prepare a certifiable Local Coastal Program.

**SPECIAL CONDITIONS:**

1. Final Drainage Plans. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval, final drainage and runoff control plans, which shall be approved by the City of Solana Beach. The plans shall document that the runoff from the roof and other impervious surfaces shall be collected and directed into pervious areas on the site (landscaped areas) for infiltration and/or percolation to the maximum extent practicable, prior to being conveyed off-site in a non-erosive manner.

The permittee shall undertake the development in accordance with the approved plans. Any proposed changes to the approved plans shall be reported to the Executive Director. No changes to the plans shall occur without a Coastal Commission approved amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

2. Permitted Density. No portion of the art studio/office permitted on this site shall be rented, leased, occupied, sold or otherwise used as a second separate dwelling unit without the prior review and approval of the Coastal Commission or its successor in interest.

**ACKNOWLEDGEMENT OF PERMIT RECEIPT/ACCEPTANCE OF CONTENTS:**

I/We acknowledge that I/we have received a copy of this permit and have accepted its contents including all conditions.

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date of Signing

## CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA  
7575 METROPOLITAN DRIVE, SUITE 103  
SAN DIEGO, CA 92108-4402  
767-2370



Page 1 of 5  
Permit Application No. 6-02-031  
Date 3/11/02

ADMINISTRATIVE PERMIT

# Mon 3c

APPLICANT: Cox Communications PCS LP, dba Sprint PCS

PROJECT DESCRIPTION: The placement of three cellular antennas attached to two 35' high flagpoles and the construction of an approximately 8' high, 190 sq. ft. associated equipment cabinet for telecommunications facility near an existing commercial carwash facility and Commissary.

PROJECT LOCATION: Building No 20843, west of Vandergrift Blvd, east of Interstate 5, US Marine Corp Camp Pendleton, San Diego County.

EXECUTIVE DIRECTOR'S DETERMINATION: The findings for this determination, and for any special conditions, are discussed on subsequent pages.

NOTE: The Commission's Regulations provide that this permit shall be reported to the Commission at its next meeting. If one-third or more of the appointed membership of the Commission so request, a permit will not be issued for this permit application. Instead, the application will be removed from the administrative calendar and set for public hearing at a subsequent Commission meeting. Our office will notify you if such removal occurs.

This permit will be reported to the Commission at the following time and place:

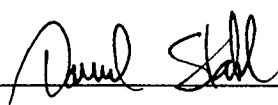
DATE and TIME: April 8, 2002  
10:00 AM

LOCATION: Radisson Santa Barbara  
111 E. Cabrillo Blvd.  
Santa Barbara, Ca 93103

IMPORTANT - Before you may proceed with development, the following must occur:

For this permit to become effective you must sign the enclosed duplicate copy acknowledging the permit's receipt and accepting its contents, including all conditions, and return it to our office. Following the Commission's meeting, and once we have received the signed acknowledgment and evidence of compliance with all special conditions, we will send you an authorization to proceed with development. BEFORE YOU CAN OBTAIN ANY LOCAL PERMITS AND PROCEED WITH DEVELOPMENT, YOU MUST HAVE RECEIVED BOTH YOUR ADMINISTRATIVE PERMIT AND THE PERMIT AUTHORIZATION FROM THIS OFFICE.

PETER DOUGLAS  
Executive Director

By: 

**STANDARD CONDITIONS:**

1. **Notice of Receipt and Acknowledgement.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

**EXECUTIVE DIRECTOR'S DETERMINATION (continued):**

Pursuant to Public Resources Code Section 30624, the Executive Director hereby determines that the proposed development, subject to Standard and Special Conditions as attached, is in conformity with the provisions of Chapter 3 of the Coastal Act of 1976, will not prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3, and will not have any significant impacts on the environment within the meaning of the California Environmental Quality Act. Any development located between the nearest public road and the sea is in conformity with the public access and public recreation policies of Chapter 3.

The applicant is proposing to erect two 35' high flagpoles for the placement of three cellular antennas and construct an approximately 8-ft. high, 190 sq. ft. equipment cabinet next to an existing commercial carwash facility within an existing Commissary parking lot area. The site is located approximately 1/8 mile east of Interstate 5, inside a commercial development off of Vandergrift Blvd, within the US Marine Corps Base Camp Pendleton.

The subject site is located on the Camp Pendleton Marine Base, a federally owned and operated military facility used by the United States Marine Corps and located in an unincorporated area of the County of San Diego which is not subject to local permit review by the County. In addition, although the project is subject to the Commission's Federal Consistency Review Process, the Commission's act of granting a coastal development permit

to the applicant functions under the California Coastal Management Program as the equivalent of a concurrence under the Coastal Zone Management Act. Because there is no certified LCP for this area, the standard of review for this development is Chapter 3 policies of the Coastal Act

Section 30251 of the Act calls for the protection of the coastal zone's scenic amenities and requires that new development be visually compatible with the character of the surrounding community. The proposed development is located within a commercial development within the Camp Pendleton Marine base and will be situated next to an existing carwash facility. As the project site is east of Interstate 5, public views of the ocean will not be affected. Although the site is visible from the San Diego Freeway, the proposed cellular antennas will not be distinguishable from the 35-high flagpoles, and the poles themselves will not block existing views. The proposed equipment cabinet will be placed on a concrete pad surrounded by chain link fence and be located in front of an existing car wash facility that is larger in scale and bulk, and will not block any views of the surrounding area. Thus, public views will not be affected by the proposed development, and the Executive Director therefore finds the proposed project consistent with Section 30251 of the Act.

Section 30252 of the Act requires that new development should maintain and enhance public access to the coast by providing adequate parking facilities. The subject site is located within Camp Pendleton in an area that is not open to the public. The project development is located east of interstate 5 and will not affect existing parking for the camp Commissary or the carwash facility located on the site. Therefore, the project can be found consistent with all applicable public access policies of the Coastal Act.

Section 30230 and 30231 of the Coastal Act require that the biological productivity of coastal waters, streams, etc., be maintained by, among other means, controlling runoff. The proposed development will occur approximately  $\frac{3}{4}$  of a mile from the ocean. As such, drainage and run-off from the development could potentially affect water quality of the ocean. However, the project proposal will be located in an existing parking lot area and will not create any new impervious surfaces compared with what currently exists on the site. All runoff from the project site will be collected and routed through existing storm drains that currently serve the Commissary parking area. Therefore, the Commission finds the proposed project consistent with Section 30230 and 30231 of the Coastal Act.

Section 30240 of the Act requires that environmentally sensitive habitat be protected and that any new development be situated to prevent impacts to these areas. The project proposal does not involve the removal of any vegetation, and the site is located on an existing Commissary parking lot. Thus, no impacts to any environmentally sensitive areas will result from the project proposal.

While the proposed facility will not have significant adverse impacts on the visual quality of the area, the Commission is concerned that cumulatively, installation of

additional similar projects in the area could have adverse impacts on visual resources. As demand for wireless communication facilities increases, it is likely that other service providers will be interested in placing additional structures, antennae and equipment in the project area, and the Commission is concerned that cumulatively, installation of additional similar projects in the area could have adverse impacts on visual resources. Based on this concern, the Executive Director determines that two special conditions are required to be consistent with past Commission direction on similar projects. Special Condition #1 requires the applicant to submit a written statement agreeing to cooperate with other communication facilities in co-locating additional antenna on the proposed development, unless the applicant can demonstrate a substantial technical conflict to doing so. Special Condition #2 requires the applicant to submit a written statement agreeing to remove the structures and restore this site in the future should technological advances make this facility obsolete. In this way, it can be assured that the proliferation of these types of facilities can be limited to appropriate locations, and that the area will not be littered with outdated and obsolete facilities in the future. As conditioned above, the Executive Director determines that impacts to scenic coastal resources have been reduced to the maximum extent feasible, consistent with Section 30251 of the Coastal Act.

#### SPECIAL CONDITIONS

1. Co-Location of Future Antennae. PRIOR TO AUTHORIZATION TO PROCEED, the applicant shall agree in writing to cooperate with other communication companies in co-locating additional antennae and/or equipment on the project site in the future, providing such shared use does not impair the operation of the approved facility. Upon the Commission's request, the permittee shall provide an independently prepared technical analysis to substantiate the existence of any practical technical prohibitions against the operation of a co-use facility.

2. Future Redesign. PRIOR TO AUTHORIZATION TO PROCEED, the applicant shall agree in writing that where future technological advances would allow for reduced visual impacts resulting from the proposed telecommunication facility, the applicant agrees to make those modifications which would reduce the visual impact of the proposed facility. In addition, if in the future the facility is no longer needed, the applicant agrees to abandon the facility and be responsible for removal of all permanent structures, and restoration of the site as needed to re-establish the area consistent with the character of the surrounding vegetation. Before performing any work in response to the requirements of this condition, the applicant shall contact the Executive Director of the California Coastal Commission to determine if an amendment to this coastal development permit is necessary.

ACKNOWLEDGEMENT OF PERMIT RECEIPT/ACCEPTANCE OF CONTENTS:

I/We acknowledge that I/we have received a copy of this permit and have accepted its contents including all conditions.

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date of Signing

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