

CALIFORNIA COASTAL COMMISSION

South Coast District Office
1000 Ocean Gate, 10th Floor
Long Beach, California 90802-4416
(562) 590-5071 FAX (562) 590-5084



W13

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT

*For the
July Meeting of the California Coastal Commission*

MEMORANDUM

Date: July 02, 2014

TO: Commissioners and Interested Parties
FROM: For Orange Co.: Sherilyn Sarb, South Coast District Deputy Director
SUBJECT: *Deputy Director's Report*

Following is a listing for the waivers, emergency permits, immaterial amendments and extensions issued by the South Coast District Office for the July 2014 Coastal Commission hearing. Copies of the applicable items are attached for your review. Each item includes a listing of the applicants involved, a description of the proposed development, and a project location.

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

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

DETAIL OF ATTACHED MATERIALS**REPORT OF REGULAR WAIVERS**

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 13250(c) and/or Section 13253(c) of the California Code of Regulations.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-14-0524-W Attn: Stuart Proctor	A 345 sq. ft. expansion/addition to an existing 105 sq. ft. second story deck and construction of a new 5-foot diameter spiral staircase for access to an existing roof deck; proposed development on rear coastal canyon facing side of an existing single family residence.	226 Trafalgar LN, San Clemente, CA 92672 692-252-17
5-14-0737-W Attn: Sheanna Pang	Addition and remodel of existing 1,044 sq. ft. 1 story single family residence with detached 2-car garage to result in a 2,047 single family residence with a 419 sq. ft. 2-car attached garage. The maximum height of the structure will be 15'11" above the existing grade. No grading is proposed. Drainage from the roof and surface water will be directed onto permeable areas.	2671 Crestview Drive, Newport Beach, CA 92663 06059-049-181-30
5-14-0757-W Attn: John & judy Matiasevich	Partial demolition of exterior walls of an existing 1,336 square-foot single family residence and detached 439 square-foot, two-car garage and the addition of 322 square-feet to the residence and 56 square-feet to the garage on an approximately 5,664 square-foot lot. Total square-footage of the single-family residence, including garage, will increase from 1,778 square-feet to 2,156 square-feet. Additional development include interior and exterior remodel, updating utilities, replacement of existing windows with thermal dual glazed windows, exterior finish, new roof framing system incorporated within the existing roof framing and landscaping. the height of the residence will be maintained at 18 ft. 8 in. above finished grade (19 ft. 2 in. above natural grade).	2442 Crestview Drive, Newport Beach, CA 92663 06059-049-172-15

REPORT OF DE MINIMIS WAIVERS

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

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<p>5-14-0300-W Attn: Carla Brockman</p>	<p>The proposed project is a lot merger to combine portions of four parcels into a single 96,616 square foot (2.218 acre) parcel in order to comply with the requirements for building area which requires a minimum area of 2 acres within the Residential Equestrian (REQ) sub-area of Santa Ana Heights Specific Plan (SP-7). The resulting parcel will be developed with a single-family dwelling unit after the lot merger has been approved. Only a portion of the resulting lot is in the Coastal Zone. The proposed site for the construction of the single-family residence lies just outside of the Coastal Zone and does not require a Coastal Development Permit.</p>	<p>2100 Mesa Drive, Newport Beach, CA 92660</p>
<p>5-14-0576-W Cameo Shores LP</p>	<p>Demolition of an existing single-family dwelling and construction of a new one-story with a basement, 7,776 square foot single-family residence with an attached subterranean 2,498 square foot six-car garage. Shoring is proposed and the foundation will consist of slab on grade. The maximum height of the structure will be approximately 14-feet above finished grade. Grading will consist of 1,936 cubic yards of cut, 1,932 cubic yards of export to a location outside of the Coastal Zone with 107 cubic yards of re-compaction. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system.</p>	<p>4607 Gorham Dr., Newport Beach, CA 92625 475-044-04</p>

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-14-0766-W Attn: Stefan Manolakas</p>	<p>Major remodel consisting of over 50% demolition of an existing two-story, 3,993 sq. ft. single-family residence, complete interior remodel, additions of 791 sq. ft. to the garage, 470 sq. ft. first floor addition and 1,193 sq. ft. basement level addition resulting in a new 5,656 sq. ft. residence with new walls, roof, window, doors, filling in of an exterior pool, landscape and hardscape improvements including new stairs, trellis structure, patio areas, outdoor bbq, retaining wall, spa and spa equipment enclosure. Proposed landscaping consists of a low water use plant palette. Roof water runoff will be collected from rain gutters and downspouts will be directed to planter areas. The project results in a 16% increase in permeable area. Drainage patterns will remain the same and ground surface low-flow water run-off will continue to be collected as is currently by area drains and directed to the public storm drain system.</p>	<p>2560 Monaco Drive, Laguna Beach, CA 92651 06059-053-316-13</p>
<p>5-14-0960-W Attn: Michael Woodley</p>	<p>Demolition of existing single family residence and construction of a three-story, 29-foot high (from finished floor elevation). 3,817 square foot, single-family residence on a 4,093 square foot lot with an attached 592 square foot two-car garage. All storm water runoff will be directed through gutters and downspouts of an on-site pipe drains and planters. All landscaping will be non-invasive and primarily native and drought tolerant.</p>	<p>325 Diamond Ave, Newport Beach, CA 92662</p>

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
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June 27, 2014

Jack Garland
PO BOX 2036
Capistrano Beach, CA 92624

SUBJECT: Waiver of Coastal Development Permit Requirement/Improvements to Existing Single-Family Residences or Structures - Section 30610(a) and (b) of the Coastal Act

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13250(c) or Section 13253(c), Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

WAIVER#: 5-14-0524 **APPLICANT:** Stuart Proctor

LOCATION: 226 Trafalgar Lane, San Clemente (Orange County)

PROPOSED DEVELOPMENT: A 345 sq. ft. second floor balcony deck addition to an existing 105 sq. ft. second floor balcony deck and addition of a new 5' diameter spiral staircase to connect the existing on-grade concrete patio to the new second floor balcony deck addition and to an existing roof deck; the deck and staircase addition is on the canyon facing side of the lot.

RATIONALE: The subject site is a 10,075 sq. ft. coastal canyon lot (Trafalgar Canyon). The site is designated as Residential Low Density (RL) in the San Clemente Land Use Plan (LUP). No grading or landscaping is proposed. The proposed expansion of an existing balcony deck and new spiral staircase comply with the deck stringline canyon setback policy in the certified LUP. Structural and deck stringline setbacks were also applied in the Commission's previous action approving construction of the existing residence and patio/deck in 2000 under CDP 5-99-461. The proposed project is compatible with the character of surrounding development and will not create any new adverse impacts on existing public coastal access. Public coastal access exists approximately 750 ft. south of the site at the T-Street access point. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **June 11-13, 2014** meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

CHARLES LESTER
Executive Director
cc: Commissioners/File

by: _____
LILIANA ROMAN
Coastal Planning Analyst

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071



June 26, 2014

Eric Lin
2042 Business Center Dr. #204
Irvine, CA 92612

SUBJECT: Waiver of Coastal Development Permit Requirement/Improvements to Existing Single-Family Residences or Structures - Section 30610(a) and (b) of the Coastal Act

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13250(c) or Section 13253(c), Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

WAIVER#: 5-14-0737-W **APPLICANT:** Sheanna Pang

LOCATION: 2671 Crestview Dr., Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Addition and remodel of an existing 1,044 square foot, 1 story single family residence with detached 2-car garage, to result in a 2,047 single family residence with a 419 sq. ft. 2-car attached garage. The maximum height of the structure will be 15 feet 11 inches above existing grade. No grading is proposed. Drainage from the roof and surface water will be directed onto permeable areas.

RATIONALE: The lot is 4,800 square feet and is designated as single-unit residential detached in the City of Newport Beach Land Use Plan (LUP). The subject site is located between the first public road and the sea. The proposed project conforms to the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Public access to the beach exists off of Bayshore Dr. approximately 800 feet away from the site. Directing storm drain runoff to permeable surfaces is consistent with the marine protection policies of the Coastal Act. The proposed project does not have any negative effects on visual or coastal resources, public recreation or coastal access. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

2671 Crestview Dr., Newport Beach

This waiver will not become effective until reported to the Commission at their July 9-11, 2014 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

CHARLES LESTER
Executive Director
cc: Commissioners/File



Amber Dobson
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
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June 27, 2014

SUBJECT: Waiver of Coastal Development Permit Requirement/Improvements to Existing Single-Family Residences or Structures - Section 30610(a) and (b) of the Coastal Act

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13250(c) or Section 13253(c), Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

WAIVER #: 5-14-0757

APPLICANT: John & Judy Matiasevich

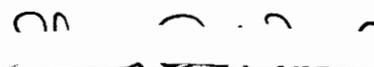
LOCATION: 2442 Crestview Dr., Newport Beach, Orange County

PROPOSED DEVELOPMENT: Partial demolition of exterior walls of an existing 1,336 square-foot single-family residence and detached 439 square-foot two-car garage and the addition of 322 square-feet to the residence and 56 square-feet to the garage on an approximately 5,664 square-foot lot. Total square-footage of the single – family residence, including garage, will increase from 1,778 square-feet to 2,156 square-feet. Additional development include interior and exterior remodel, updating utilities, replacement of existing windows with thermal dual glazed windows, exterior finish, new roof framing system incorporated within the existing roof framing and landscaping. The height of the residence will be maintained at 18' 8" above finished grade (19' 2" above natural grade).

RATIONALE: The project is located on an approximately 5,664 square-foot lot designated for R-1 residential single-family development by the City of Newport Beach Land Use Plan (LUP). On May 14, 2014, the Zoning Administrator for the City of Newport Beach approved the proposed project plans. The proposed project meets the Commission's parking requirements of two existing covered spaces per residential unit with the existing on-site garage. The increase in garage square-footage is necessary to conform to the City's Municipal Code for a two-car garage. The project is designed to be compatible with the character of the surrounding development. Proposed landscaping for the project consists of noninvasive drought tolerant plants. The project is located within the first public road and the sea but does not interfere with public access. The proposed development will not result in adverse impacts on coastal resources, public recreation or coastal views. Also, the proposed project will not prejudice the City's ability to prepare a certified Local Coastal Program and is consistent with the land use designation in the City's certified LUP, past Commission action in the area and Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **July 9 – 11, 2014** meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

CHARLES LESTER
Executive Director
cc: Commissioners/File

by: 
Shannon Vaughn
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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June 26, 2014

SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis Developments-Section 30624.7 of the Coastal Act

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

WAIVER#: 5-14-0300

APPLICANT: Carla Brockman

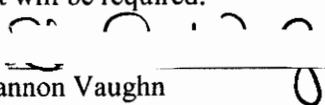
LOCATION: 2100 Mesa Dr., Newport Beach, Orange County

PROPOSED DEVELOPMENT: The proposed project is a lot merger to combine portions of four parcels into a single 96,616 sq. ft. (2.218 acre) parcel in order to comply with the requirements for building area which requires a minimum area of 2 acres within the Residential Equestrian (REQ) subarea of Santa Ana Heights Specific Plan (SP-7). The resulting parcel will be developed with a single-family dwelling unit after the lot merger has been approved. Only a portion of the resulting lot is in the Coastal Zone. The proposed site for the construction of the single-family residence lies just outside of the Coastal Zone and does not require a Coastal Development Permit.

RATIONALE: The proposed merger would remove the interior lot lines of portions of four adjoining lots zoned Single-Unit Residential Detached (RS-D) in the Santa Ana Heights Specific Plan (SP-7) into a single 96,616 square-foot (2.218 acre) lot. The REQ subarea of the SP-7 Zoning District is intended to provide for the development and maintenance of a single-family residential neighborhood in conjunction with limited equestrian uses. The Land Use Element of the General Plan designates the subject site as Single-Unit Residential Detached (RS-D). The resulting lot will meet the minimum size requirements for building area of two acres per building site as specified in the SP-7. This will allow the applicant to construct a single-family development on the lot. The proposed site for the single-family development is outside of the Coastal Zone and does not require a Coastal Development Permit. The adjacent lots subject to the parcel merger will not be deprived of legal access as a result of the merger. A 30-foot wide easement for road and public utility purposes exists along the easterly property line to provide vehicular access for the properties located south of the subject property site. Vehicular access to and from the subject site and adjacent properties will remain via the public street (Mesa Drive) and existing easement. The project will not result in a change in land use type. The merged lot will be compatible with the character of the surrounding development. Lot widths in the area range from 40 feet to 300 feet and the area of lots range from 83,000 square feet to approximately 160,000 square feet. The subject lot portions, as merged, will result in a 212-foot wide, 96,916 square foot lot which falls within the pattern of development. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views. Additionally, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with the land use designation in the Santa Ana Heights Specific Plan past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **July 9 – 11, 2014** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

CHARLES LESTER
Executive Director
cc: Commissioners/File

by: 
Shannon Vaughn
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
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June 26, 2014

Cameo Shores LP
Attn: Scott Cross
1111 Bayside Drive, Suite 290
Newport Beach, CA 92625

SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis Developments-Section 30624.7 of the Coastal Act

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

WAIVER#: 5-14-0576 **APPLICANT:** Cameo Shores LP, Attn: Scott Cross

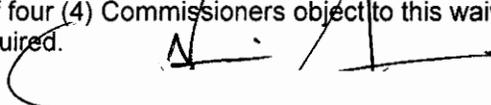
LOCATION: 4607 Gorham Drive, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing single-family dwelling and construction of a new one-story with a basement, 7,776 square foot single-family residence with an attached subterranean 2,498 square foot six-car garage. Shoring is proposed and the foundation will consist of slab on grade. The maximum height of the structure will be approximately 14-feet above finished grade. Grading will consist of 1,936 cubic yards of cut, 1,932 cubic yards of export to a location outside of the Coastal Zone with 111 cubic yards for recompaction. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system.

RATIONALE: The lot size is 11,013 square feet and is designated as Single-Unit Residential Detached in the City of Newport Beach Land Use Plan (LUP). The subject site is an inland lot not located between the first public road and the sea. Some residential projects which are sited on inland lots in Newport Beach and have less than a 1.5 floor to buildable-lot area ratio are excluded from coastal development permit (CDP) requirements under Categorical Exclusion E-77-5, adopted by the Commission on June 14, 1977. However, the proposed project does not qualify for exclusion from CDP requirements because it does not have less than a 1.5 floor to buildable-lot area ratio. Nevertheless, the proposed project conforms to the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Public access to Little Corona Beach is located at the east end of Ocean Boulevard, approximately ½ a mile northwest of the subject site. Directing storm drain runoff to permeable surfaces is consistent with the marine protection policies of the Coastal Act. The proposed project design is compatible with the character of surrounding development and does not have any negative affects on visual or coastal resources, public recreation or coastal access. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their July 9-11, 2014 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

CHARLES LESTER
Executive Director
cc: Commissioners/File


FERNIE SY
Coastal Program Analyst II

CALIFORNIA COASTAL COMMISSION

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Long Beach, CA 90802-4302
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June 27, 2014

EBTA Architects, Attn: Terry Chang
17871 Mitchell North, Suite 150
Irvine, CA 92614

**SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis
Developments-Section 30624.7 of the Coastal Act**

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13250(c) or Section 13253(c), Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

WAIVER#: 5-14-0766-W

APPLICANT: Stefan Manolakas

LOCATION: 2560 Monaco Drive, Laguna Beach (Orange County)

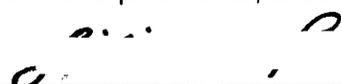
PROPOSED DEVELOPMENT: Major remodel consisting of over 50% demolition of an existing two-story, 3,993 sq. ft. single-family residence, complete interior remodel, additions of 791 sq. ft. to the garage, 470 sq. ft. first floor addition and 1,193 sq. ft. basement addition resulting in a new 5,656 sq. ft. residence with new walls, roof, windows, doors; filling in of existing pool, landscape and hardscape improvements including new stairs, trellis, patio areas, outdoor bbq, retaining wall, spa and spa equipment enclosure. Proposed landscaping consists of a low water use plant palette. Roof water runoff will be collected from rain gutters and downspouts will be directed to planter areas. The project results in a 16% increase in permeable area. Drainage patterns will remain the same and ground surface low-flow water run-off will continue to be collected as is currently by area drains and directed to the public storm drain system.

RATIONALE: The subject site is seaward of Pacific Coast Highway and located within the existing locked gate community of Irvine Cove, one of three areas of deferred certification due to public access issues in the otherwise certified City of Laguna Beach. The 11,031 sq. ft. lot is not a bluff top or oceanfront lot, but is located between the sea and the first public road within a locked gate community. The area is zoned low-density residential by the City and the proposed project conforms to the permitted uses for a low-density zone. Adequate measures to address water quality have been incorporated during construction and into the project design. Public coastal access exists in the project vicinity at Crystal Cove State Park (approximately 1½ mile upcoast) and at Crescent Bay (approximately 1 mile down-coast). The development meets the Commission's typical parking requirement of two spaces per residential unit. The proposed landscaping plan provides non-invasive drought-tolerant plant species.

The proposed development will not prejudice the City's ability to prepare a certified Local Coastal Program for this area. Furthermore, the proposed development will not adversely impact coastal resources, public access, coastal views or public recreation opportunities, and is consistent with past Commission actions in the area, and the Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **July 9-11, 2014** meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

CHARLES LESTER
Executive Director

by: 
LILIANA ROMAN
Coastal Program Analyst II

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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June 26, 2014

Dustin Asher
3943 Pullman Ave
Santa Ana, CA 92405

SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis Developments-Section 30624.7 of the Coastal Act

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

WAIVER#: 5-14-0960

APPLICANT: Jake's Place, LLC

LOCATION: 325 Diamond Ave., Newport Beach, Orange County

PROPOSED DEVELOPMENT: Demolition of existing single family residence and construction of a three-story, 29-foot high (from finished floor elevation), 3,817 square foot, single-family residence on a 4,093 square foot lot with an attached 592 square foot two-car garage. All storm water runoff will be directed through gutters and downspouts to an on-site pipe drains and planters. All landscaping will be non-invasive and primarily native and drought tolerant.

RATIONALE: The proposed project is located on an approximately 4,093 square-foot lot designated for R-B1 development by the City of Newport Beach Land Use Plan (LUP). The proposed project meets the Commission's parking requirements of two spaces per residential unit, with the construction of an attached two-car garage. The project is designed to have a finished floor elevation of 9 feet to protect against sea level rise and flooding potential, yet the project is consistent with the residential character of the surrounding development. Adequate water quality measures have been addressed through on-site water filtration drains designed by a civil engineer. Proposed landscaping for the project consists of noninvasive drought tolerant plants. The project is located on Balboa Island between the first public road and the sea but does not interfere with public access. The proposed development will not result in adverse impacts on coastal resources, public recreation or coastal views. The proposed development will not prejudice the City's ability to prepare a certified Local Coastal Program and is consistent with the designation in the City's certified LUP, past Commission action in the area and Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **July 9 – 11, 2014** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

CHARLES LESTER
Executive Director
cc: Commissioners/File

by: _____
Amber Dobson
Coastal Program Analyst