

CALIFORNIA COASTAL COMMISSION

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



Th18

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT

*For the
July Meeting of the California Coastal Commission*

MEMORANDUM

Date: July 06, 2015

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 2015 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.

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

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>5-15-0226-W Open House Realty & Investments Attn: Zenichi Muramoto</p>	<p>Partial demolition, major remodel, and additions to a 1,278 square foot, single-family residence. Demotion includes: partial demolition and modifications of exterior walls and complete demolition of interior walls, ceiling, and roof structures. Remodel and additions include: remodel of entire first floor, addition of 299 square feet to the first floor, new 1,823 second floor, 310 square foot deck on first floor, 243 square feet of decks on the second floor, 675 square foot roof deck, and roof access structures including a stairwell and elevator. The existing 462 square foot two-car garage to remain. The remodeled residence will result in a 3,400 square foot, 29-foot high, single-family residence with a 462 square foot two-car garage and 1,230 square feet of decks, including a 675 square foot roof deck. No dewatering or grading is proposed. Drainage from the roof and surface water will be directed to a bottomless trench drain before entering the main storm drain system.</p>	<p>44 Balboa Coves, Newport Beach, CA 06059-423-041-22</p>
<p>5-15-0291-W Attn: Peter & Dorothy Spataro</p>	<p>Demolition of a single family residence and construction of a 7,369 square foot, 2-story residence with an attached 700 square foot 3-car garage and a 5-foot cantilevered deck that runs along the seaward side of the site. The maximum height of the structure will not exceed 29 feet. Grading will consist of 243 cubic yards of fill. Drainage from the roof and surface water will be directed to a dry well, bio swale and permeable areas before entering the main storm drain system. No work to the existing bulkhead, gangway, or dock is proposed.</p>	<p>507 Harbor Island Dr., Newport Beach, CA 92660 06059-050-471-62</p>

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-15-0441-W JFK Enterprises Attn: Russ Kuhn</p>	<p>Significant remodel and addition of an existing 2-unit residential dwelling with an attached two-car garage that will be converted into a single-family residential dwelling with a two-car garage that will maintain the same footprint and height. Post project, the single-family residence will be approximately 22-feet tall, two-stories and consist of 2,723 square feet with a 451 square foot two-car garage. In addition, the project consists of a new foundation and the existing bulkhead will be raised 1-foot with concrete blocks resulting at a +9.0 MLLW elevation as required by the City. No work on the existing boat dock is proposed. No grading is proposed.</p>	<p>3306 Marcus Ave., Newport Beach, CA 92663 06059-423-381-004</p>
<p>5-15-0516-W Attn: James Regan</p>	<p>Improvements to an existing 4,831 square foot single family residence (including garage) to include: construction of an 879 square foot roof deck and expand the existing second floor and balcony to result in a 6,762 square foot single family residence. Replace façade materials.</p>	<p>240 Avenida Vista Del Oceano, San Clemente, CA 92672</p>
<p>5-15-0586-W Attn: RJC Family Holdings, LLC</p>	<p>Construct an approximately 3,164 sq. ft. 3-level and 29 ft. high single-family residence with a 278 sq. ft. view deck, and an attached 469 sq. ft. two-car garage on a vacant lot. All storm water runoff will be directed to an on-site trench drains at the rear (alley side) and the front (facing Balboa Blvd.) of the property. All proposed landscaping will be drought tolerant and non-invasive.</p>	<p>1506 E Balboa Blvd., Newport Beach, CA 92661 06049-048-182-17</p>
<p>5-15-0695-W Attn: Dr. & Mrs. Amin Mirhadi</p>	<p>Demolition of an existing 1,335 square foot single family residence and detached 2 car garage, and construction of a new 2,854 square foot, 28 ft., 11 in. high three-story single family residence with an attached 420 square foot 2 car garage. There will be 181 cubic yards of grading. All storm water and run off from non-permeable surfaces will be collected and directed toward landscaped and permeable areas or trench drain which will be directed toward the public storm drain system. All landscaping will be non-invasive and consist of primarily drought tolerant and native plant species irrigated by drip irrigation.</p>	<p>2037 Ocean Blvd., Newport Beach, CA 92661 06059-048-262-09</p>

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

5-15-0750-W

Attn: Brandon & Lisa
Carl

Demolition of existing single story, single family residence and construction of new, two story, 3,011 square foot, 25 feet high (from existing and finished grade) single family residence with an attached, 638 square foot, three car garage and a 585 square foot roof deck and hardscape and landscape improvements. Site drainage will be directed to permeable areas including a permeable paver driveway, vegetated areas and two dry pit drains.

227 - 16th Street, Seal Beach, CA 90740

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June 25, 2015

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

Based on the 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: 5-15-0226-W

Applicant: Open House Realty & Investments

Location: 44 Balboa Coves, Newport Beach, (Orange County)

Proposed Development: Partial demolition, major remodel, and additions to a 1,278 sq. ft., single-family residence. Demotion includes: partial demolition and modifications of exterior walls and complete demolition of interior walls, ceiling, and roof structures. Remodel and additions include: remodel of entire first floor, addition of 299 sq. ft. to the 1st floor, construction of new 1,823 sq. ft. 2nd floor, 310 sq. ft. deck on 1st floor, 243 sq. ft. of decks on the 2nd floor, 675 sq. ft. roof deck with roof access structures including a stairwell and elevator. The existing 462 sq. ft. 2-car garage to remain. The remodeled residence will result in a 3,400 sq. ft., 29-foot high, single-family residence with a 462 sq. ft. 2-car garage and 1,230 sq. ft. of decks, including a 675 sq. ft. roof deck. No dewatering or grading is proposed. Drainage from the roof and surface water will be directed to a bottomless trench drain before entering the main storm drain system.

Rationale: The subject site is a 8,235 sq. ft. bay-front lot and is designated as single-unit residential detached in the City of Newport Beach Land Use Plan (LUP) and is located between the first public road and the sea. All development will be landward of the existing structure and complies with California's Green Building Code Standards. The proposed project conforms to the Commission's parking requirement of 2 spaces per residential unit with 2 on-site parking spaces in an attached garage. The proposed development will not impact coastal access, which is not available at or near the site. The nearest public access to the water is across the water way on Channel Place. The project proposes to direct storm water to a bottomless trench drain and is consistent with the marine protection policies of the Coastal Act. All landscaping will be noninvasive and primarily drought tolerant. According to a coastal hazards study conducted by GeoSoils, Inc. on April 12, 2015, the site, which is not protected by a seawall, will be safe from coastal hazards for the next 75 years. The proposed project design is compatible with the character of surrounding development and does not have any negative effects on visual or coastal resources, public recreation or coastal access. 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 LUP, 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, 2015** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit 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

Shannon Vaughn
Coastal Program Analyst

cc: File

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June 25, 2015

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

Based on the 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: 5-15-0291-W

Applicant: Peter & Dorothy Spataro

Location: 507 Harbor Island Drive, Newport Beach, Orange County

Proposed Development: Demolition of a single-family residence and construction of a 7,369 sq. ft., 2-story residence with an attached 700 sq. ft. 3-car garage and a 5-ft. cantilevered deck that runs along the seaward side of the site. No dewatering of ground water is proposed. The maximum height of the structure will not exceed 29 ft. Grading will consist of 243 cu. yds. of fill. Drainage from the roof and surface water will be directed to a dry well, bio swale and permeable areas before entering the main storm drain system. No work to the existing bulkhead, gangway, or dock is proposed.

Rationale: The subject site is a 7,580 sq. ft. bulk-headed bay-front lot and is designated as single-unit residential detached in the City of Newport Beach Land Use Plan (LUP) and is located between the first public road and the sea. The proposed project conforms to the Commission's parking requirement of 2 spaces per residential unit with 3 on-site parking spaces in an attached garage. The proposed development will not impact coastal access, which is available approximately ¼ of a mile from the site at the Balboa Yacht Basin. The project proposes to direct storm drain runoff to a dry well, bioswale and permeable surfaces is consistent with the marine protection policies of the Coastal Act. All landscaping will be noninvasive and primarily drought tolerant. According to an assessment of the existing seawall conducted by William Simpson & Associates, Inc. on June 17, 2014, the stability of the existing bulkhead is adequate for the economic life of the proposed structure. The proposed project design is compatible with the character of surrounding development and 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.

This waiver will not become effective until reported to the Commission at their July 8 – 10, 2015 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

Shannon Vaughn
Coastal Program Analyst

cc: File

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June 29, 2015

**Coastal Development Permit De Minimis Waiver
Coastal Act Section 30624.7**

Based on the 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: 5-15-0441-W

Applicant: JFK Enterprises, Attn: Russ Kuhn

Location: 3306 MARCUS AVE, NEWPORT BEACH, (ORANGE COUNTY)

Proposed Development: Significant remodel and addition of an existing 2-unit residential dwelling with an attached two-car garage that will be converted into a single-family residential dwelling with a two-car garage that will maintain the same footprint and height. Post project, the single-family residence will be approximately 22-feet tall, two-stories and consist of 2,723 square feet with a 451 square foot two-car garage. In addition, the project consists of a new foundation and the existing bulkhead will be raised 1-foot with concrete blocks resulting in a +9.0 MLLW elevation as required by the City. No work on the existing boat dock is proposed. No grading is proposed.

Rationale: The subject site is a 2,857 square foot, waterfront bulkheaded lot designated as two-unit residential detached in the City of Newport Beach Land Use Plan (LUP). Neither the footprint nor the height of the dwelling will change post project; however, a new foundation system will be incorporated into the existing foundation system. 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 is available approximately 1,000-feet southwest of the project site at the end of 34th Street. Diverting storm drain runoff onto permeable areas is consistent with the marine protection policies of the Coastal Act. 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 Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **July 8-10, 2015** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit 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

Fernie Sy
Coastal Program Analyst

cc: File

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June 29, 2015

Richard Guelich
PO Box 9504
Laguna Beach, CA 92652

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

Based on the 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#: 5-15-0516-W **APPLICANT:** James Regan
LOCATION: 240 Avenida Vista del Oceano, San Clemente (Orange County)

PROPOSED DEVELOPMENT: Improvements to an existing 4,831 square foot single family residence (including garage) to include: construction of an 879 square foot roof deck and expand the existing second floor and balcony to result in a 6,762 square foot single family residence. Replace façade materials.

RATIONALE: The subject site is a 10,019 square foot, inland coastal lot located in a private community south of San Clemente State Beach. The site is designated as Residential Low Density (RL) in the San Clemente Land Use Plan (LUP). No grading, vegetation removal or landscaping is proposed. The improvements have been reviewed by the City of San Clemente and received an approval in concept on 5/4/15. Construction BMPs will be followed to prevent construction activities from impacting coastal and marine resources. The proposed project is compatible with the character of surrounding development and will not create any new adverse impacts on existing public coastal access.

The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with 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 8-10, 2015** 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

Amber Dobson
Coastal Program Analyst

cc: Commissioners/File

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June 25, 2015

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

Based on the 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#: 5-15-0586-W

APPLICANT: RJC Family Holdings LLC

LOCATION: 1506 E. BALBOA BLVD, NEWPORT BEACH (ORANGE COUNTY)

PROPOSED DEVELOPMENT: Construct an approximately 3,164 sq. ft. 3-level and 29 ft. high single-family residence with a 278 sq. ft. view deck, and an attached 469 sq. ft. two-car garage on a vacant lot. All storm water runoff will be directed to on-site trench drains at the rear (alley side) and the front (facing Balboa Blvd.) of the property. All proposed landscaping will be drought tolerant and non-invasive.

RATIONALE: The proposed project is located on an undeveloped lot designated for R-1 (single-family residential) development by the City of Newport Beach Land Use Plan (LUP). The subject site is an inland lot located between the first public road and the sea but does not interfere with public access. The proposed project conforms to the Commission's parking requirement of 2 spaces per residential unit. Vertical public beach access is available approximately 80 ft. west and 230 ft. east of the project site. The submitted plans indicate that the project will comply with the applicable water efficiency and conservation measures of the City's adopted CALGreen standards concerning irrigation systems, efficient fixtures, and appliances. Adequate water quality measures have been addressed through on-site water filtration drains designed by a civil engineer. Construction best management practices including the use of sandbags to control erosion during construction are included in the project plans. The proposed project design is compatible with the character of surrounding development and 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 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 **July 8-10, 2015** 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

Marlene Alvarado
Staff Analyst

cc: Commissioners/File

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June 22, 2015

**Coastal Development Permit De Minimis Waiver
Coastal Act Section 30624.7**

Based on the 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: 5-15-0695-W**Applicant:** Dr. and Mrs. Amin Mirhadi**Location:** 2037 East Ocean Blvd, Newport Beach (Orange County)

Proposed Development Demolition of an existing 1,335 square foot single family residence and detached 2 car garage, and construction of a new 2,854 square foot, 28 ft.,11 in. high three-story single family residence with an attached 420 square foot 2 car garage. There will be 181 cubic yards of grading. All storm water and run off from non-permeable surfaces will be collected and directed toward landscaped and permeable areas or trench drain which will be directed toward the public storm drain system. All landscaping will be non-invasive and consist of primarily drought tolerant and native plant species irrigated by drip irrigation.

Rationale: The subject site is a lot located on the Balboa Peninsula, between the first public road and the sea but is not a beachfront lot. The proposed development conforms to City setback requirements and parking is adequate based upon the Commission's standard of two (2) parking spaces per unit. The proposed project design is compatible with the character of surrounding development and 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. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with 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 8-9, 2015** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit 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

Mandy Revell
Staff Analyst

CALIFORNIA COASTAL COMMISSION

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June 30, 2015

**Coastal Development Permit De Minimis Waiver
Coastal Act Section 30624.7**

Based on the 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: 5-15-0750

Applicant: Brandon & Lisa Carl

Location: 227 16th Street, Seal Beach (Orange County)

Proposed Development: Demolition of existing single story, single family residence and construction of new, two story, 3,011 square foot, 25 feet high (from existing and finished grade) single family residence with an attached, 638 square foot, three car garage and a 585 square foot roof deck and hardscape and landscape improvements. Site drainage will be directed to permeable areas including a permeable paver driveway, vegetated areas and two dry pit drains.

Rationale: The lot size is approximately 3755 sq. ft. and is designated as residential low density in the City of Seal Beach Zoning Code and is not located between the first public road and the sea. The proposed development conforms to City setback requirements and provides adequate parking based upon the Commission's standard of two (2) parking spaces per unit. Directing storm drain runoff to permeable surfaces is consistent with the policies of the Coastal Act. Construction best management practices including the use of gravel bags to control erosion during construction are included in the project plans. New plantings shall be CA-IPC non-invasive and drought-tolerant species. Applicant shall comply with the applicable water conservation measures of the Governor's Executive Order B-29-15 concerning irrigation systems and with the statewide and local regulations pertaining to plumbing fixtures and low flow rates. The proposed project design is compatible with the character of surrounding development and 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 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 8-10, 2015** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit 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

Meg Vaughn
Staff Analyst