

CITY OF LOS ANGELES

FINDINGS/SPECIALIZED REQUIREMENTS:

COASTAL DEVELOPMENT PERMIT (CDP)

PROJECT: 403 MANCHESTER AVE., LOS ANGELES, CA

D. PROJECT IMPACTS

1. Will the development extend onto or adjoin any beach, tidelands, submerged lands or public trust lands?

The development will not extend onto or adjoin any beach, tidelands, submerged lands, or public trust lands.

2. Will the development maintain, enhance or conflict with public access to the shoreline and along the coast?

The development will maintain public access to the shoreline and along the coast. It does not affect current conditions of public access to the shoreline and coast.

3. Will alternatives to private vehicle use be provided or facilitated? How will the development affect traffic on coastal access roads?

Alternatives to private vehicle use will not be provided. The development does not reduce the current off-street parking conditions provided by the existing structure.

4. Is the development proposed within or in close proximity to an existing developed area? Will it be visually compatible with the character of surrounding areas? If in a special community or neighborhood, how will it protect the unique local character?

The development will be proposed within an existing developed property and neighborhood. It will be visually compatible with the similar surrounding single-family homes of the same size as it is a modest project with the uppermost story "stepping in" and not being proposed as the same envelope footprint as the story below it (First Story).

5. Describe how grading will be conducted so as to minimize alterations to land forms. If on a bluff or in an area of high geologic risk, how will the project design assure stability and minimize erosion?

Grading proposed is minimal. Grading is only needed at a small addition at the basement level (semi-subterranean) and the "cut" will be used for the "fill" around where an existing set of cast stairs are to be removed. (Keynote 10, on A1.1)

6. Does the development involve diking, filling or dredging of open coastal waters, wetlands, estuaries or lakes? What alternatives are available? How will the adverse environmental effects of this be minimized?

The development does not involve any work in coastal waters, wetlands, estuaries, or lakes.

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7. Is the proposed development coastal-dependent? Will it displace any coastal-dependent facilities?

The proposed development is not coastal-dependent. It will not displace any coastal-dependent facilities.

8. How will the development affect biological productivity of coastal waters?

The development will not affect biological productivity of coastal waters.

9. Is the development proposed near parks or recreation areas or sensitive habitat areas? How will the project design prevent adverse environmental impacts on these areas?

The development is not adjacent to parks or recreation areas or sensitive habitat areas. The nearest park is a 6511.7 SF park located 0.26 miles away.

10. Is the development proposed within or adjoining land suitable for agriculture? Will it convert agricultural land to another use? How is the project consistent with continued local agricultural viability?

The development is not proposed within or adjoining land suitable for agriculture. This development will not convert agriculture land to another use.

11. What water conservation features are included in the project?

The project will propose water conservation features as required by the City of Los Angeles Low Impact Development requirements by LA Sanitation. These measures are to be determined/calculated but may be proposed as stormwater retention barrels and/or stormwater planters. Low flow water fixtures such as faucets and toilets and showerheads will be proposed compliant to 2020 Los Angeles Green Building Code.

12. What energy conservation features are included in the project?

The project will comply with performance approach to the 2020 California Energy Code requirements for additions to residential buildings. The energy conservation features include efficient glazing in windows and exterior doors, roof & exterior wall insulation, HVAC, and water heater to factor in a compliance margin at or above the target standard design energy usage for space heating/cooling & water heating.

13. Describe current location of service lines for necessary utility connections and any extensions or relocations of service lines.

Current service lines run overhead to a power pole on adjacent neighbor's property with no change proposed. (See Legend on Sheet A1.0)

14. Will the development protect existing lower cost visitor and recreational facilities? Will it provide public recreational opportunities?

The development will have no change to existing visitor and recreational facilities. The development will not provide public recreational opportunities.

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15. Will the development protect or provide low- and moderate-income housing opportunities? Will it displace low or moderate-income housing?

The development will not have any effect nor provide low- and moderate-income housing opportunities.

16. Is the development proposed within or near a known archeological, paleontological or historic site? How will impacts on such sites be minimized?

The development is not proposed within or near a known archeological, paleontological, or historic site known at this time.

17. List all permits, permissions or approvals required from public agencies for this development and indicate those already applied for or granted.

Coastal Development Permit (in process), CEQA - Environmental Assessment Form (in process), Los Angeles Department of Building & Safety (in process)

18. Is the project located:

a. Between the sea and the first public road paralleling the sea?

No.

b. Within 300-ft of the inland extent of any beach?

No.

c. Within 300-ft of the top of a seaward face of any coastal bluff?

No.

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FINDINGS FOR APPROVAL

1. The development is in conformity with Chapter 3 of the California Coastal Act of 1976 (commencing with Section 30200 of the California Public Resources Code).

The development does not physically reduce the value or resource of the California coastal zone. The moderate addition proposed is below the 45'-0" max. height threshold allowed by the City of Los Angeles at 32'-1". The area proposed is below the maximum floor area allowed by the City of Los Angeles. The proposed uppermost story is 34% of the floor area of the floor immediately above it. The project does not impact public property, wildlife, marine fisheries, and other ocean resources, and the natural environment.

2. The permitted development will not prejudice the City of Los Angeles to prepare a local coastal program (LCP) that is in conformity with Chapter 3 of the California Coastal Act of 1976.

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3. The Interpretive Guidelines for Coastal Planning and Permits as established by the California Coastal Commission dated February 11, 1977 and any subsequent amendments thereto have been reviewed, analyzed, and considered in light of the individual project in making its determination.

The Interpretive Guidelines for Coastal Planning and Permits as established by the California Coastal Commission have been reviewed. The development does not involve any work in coastal waters, wetlands, estuaries, or lakes or adjacent to environmentally sensitive habitat areas.

4. The decision of the permit-granting agency has been guided by any applicable decision of the California Coastal Commission pursuant to Section 30625(c) of the Public Resources Code.

Yes, decisions of the permit-granting agency, where applicable, shall guide local governments or port governing bodies in their future actions under this division.

5. If the development is located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, the development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act of 1976.

The development is not located in or adjacent to an area between the nearest public road and sea or shoreline and it is located 1/2 mile away from the shoreline.