

Project Impacts (Responses for Section D)

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

No.

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

The development will have no impact on public access to the shoreline.

3. Will alternatives to private vehicle use be provided or facilitated?

No.

How will the development affect traffic on coastal access roads?

No, effects on traffic will be insignificant.

4. Is the development proposed within or in close proximity to an existing developed area?

Yes.

Will it be visually compatible with the character of surrounding areas?

Yes.

If in a special community or neighborhood, how will it protect the unique local character?

N/A

5. Describe how grading will be conducted so as to minimize alterations to landforms.

The residence is terraced in the hillside so as to balance cut and fill with minimal amount of import/export, thereby keeping close to the existing landform. The grading plans call for only a limited amount of site excavation for footings, cut, and fill.

If on a bluff or in an area of high geologic risk, how will the project design assure stability and minimize erosion?

Building footings and caissons at the lower part of the structure will assure stability to site. Site improvements, walls, steps on grade, and drainage improvements will help control drainage flows and minimize erosion, whereas the existing vacant site has no erosion control measures.

6. Does the development involve diking, filling or dredging of open coastal waters, wetlands, estuaries or lakes?

No.

What alternatives are available?

N/A

How will the adverse environmental effects of this be minimized?

N/A

7. Is the proposed development coastal-dependent?

No.

Will it displace any coastal-dependent facilities?

No.

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

There will be no impact on coastal waters.

9. Is the development proposed near parks or recreation areas or sensitive habitat areas?

No.

How will the project design prevent adverse environmental impacts on these areas?

N/A

10. Is the development proposed within or adjoining land suitable for agriculture?

No.

Will it convert agricultural land to another use?

No.

How is the project consistent with continued local agricultural viability?

N/A

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

Water saving features include: 1) catchment for irrigation; 2) xeriscape plantings (native plants drought tolerant landscape); and 3) code compliant fixtures.

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

Energy conservation features include: 1) solar panels; 2) code compliant equipment and fixtures; and 3) heat pump heating and cooling.

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

The property is served by sewer and electrical lines on the north and by water and gas lines on the south. No utility extensions are necessary.

14. Will the development protect existing lower cost visitor and recreational facilities?

No.

Will it provide public recreational opportunities?

No.

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

No.

Will it displace low or moderate-income housing?

No.

16. Is the development proposed within or near a known archeological, paleontological or historic site?

No.

How will impacts on such sites be minimized?

N/A

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

This development will require Coastal Development Permits from the City of Los Angeles and the California Coastal Commission. The development may require Project Permit Compliance review.

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).

Coastal Act Section 30250 provides that new residential development shall be located in or in close proximity to existing developed areas that are able to accommodate it, or in other areas with adequate public services and where it will not have significant, cumulative adverse effects on coastal resources. Section 30251 requires new development to protect public views to and along the beach and other coastal areas; minimize landform alteration; and be designed consistent with the character of the surrounding area.

The proposed development is infill development in a fully developed neighborhood. The addition of this home on a vacant lot will have negligible impacts on coastal resources. The proposed home will be consistent with designs of neighboring homes.

Section 30253 of the Coastal Act requires that new development minimize risks to life and property in hazardous areas, including areas subject to flooding. New development must also not

significantly contribute to erosion or destruction of the site or surrounding area or require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs. The proposed development will have drainage systems that minimize erosion and protect the bluff on which it is located.

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.

The proposed development will not prejudice the City's ability to prepare an LCP consistent with the Coastal Act, because it constitutes infill development that is consistent with surrounding development and compliant with the requirements of the Coastal Bluff Specific Plan.

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 proposed development is consistent with the Coastal Act and its interpretive regulations and guidelines.

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.

A decision approving this development would be consistent with prior applicable decisions of the Coastal Commission.

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 proposed development is not located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone.