



HAMILTON ARCHITECTS

12240 VENICE BOULEVARD TELEPHONE 310-398-1500
SUITE NO. TWENTY-FIVE FACSIMILE 310-398-8600
LOS ANGELES, CA 90066 HAMILTONARCHITECTS.NET

PROJECT IMPACTS: The relationship of the development to the following items must be explained fully. Please answer the following questions on a separate sheet.

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

Answer: No, it will not.

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

Answer: No, it will not.

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

Answer: No alternatives will be provided or facilitates, and traffic on coastal access roads will not be affected. The existing alley access to the private garage will be maintained.

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?

Answer: The existing residence is on a walk street in the Oakwood-Milwood- Southeast Venice area of Venice Beach. All surrounding sites are developed.

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?

Answer: No grading is proposed in our scope of work. The project is not on a bluff or in an area of high geologic risk.

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?

Answer: No, it does not.

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

Answer: No, it is not, and will not displace any coastal-dependent facilities.

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

Answer: It will not affect biological productivity of coastal waters in any way.

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?
Answer: The proposed development is not near parks or recreation areas or sensitive habitat areas.
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?
Answer: No, it is not.
11. What water conservation features are included in the project?
Answer: There is one 265-gallon water storage tanks included in this project.
12. What energy conservation features are included in the project?
Answer: LED lighting is used throughout. The home will be insulated. An energy efficient tank-less water heater is existing.
13. Describe current location of service lines for necessary utility connections and any extensions or relocations of service lines.
Answer: The existing locations for utilities will be utilized.
14. Will the development protect existing lower cost visitor and recreational facilities? Will it provide public recreational opportunities?
Answer: It will neither protect nor damage these facilities. It will not provide public recreational opportunities.
15. Will the development protect or provide low- and moderate-income housing opportunities? Will it displace low or moderate-income housing?
Answer: No, it will not provide or displace any low or moderate-income housing.
16. Is the development proposed within or near a known archeological, paleontological or historic site? How will impacts on such sites be minimized?
Answer: No.
17. List all permits, permissions or approvals required from public agencies for this development and indicate those already applied for or granted.
1. Coastal Development Permit (in process)
2. Venice Specific Plan (in process)
3. Los Angeles Department of Building & Safety (not yet submitted)