

13. PROJECT IMPACTS

- d. 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 of neighborhood, how will it protect the unique local character?

The site is a substandard 30' x 90' commercially zoned lot located in the Oakwood/Milwood area of the Venice Specific plan and single jurisdiction coastal zone. The site lies along Abbot Kinney Blvd, which is developed with quite a few high-end eateries and stores. These uses create a comfortable walking environment for both tourists and locals. We hope to protect the unique local character of the area by offering a mixed-use building that accommodates the pedestrian friendly nature of Abbot Kinney. We hope to do this in two ways:

- 1) We are proposing to maintain the existing storefront, which was constructed in 1913.
- 2) The portion of the lower floor which opens onto Abbot Kinney will be maintained as commercial.

These two design strategies will help the building remain friendly to the street, and also help it to retain its identity as an older vernacular building.

- d. Conditions, mitigation measures or project alternatives required to minimize significant adverse impact. _____

- e. Date granted _____

15. **JUSTIFICATION**

Justify the proposed project by addressing the following criteria:

- a. 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.)
- b. The permitted development will not prejudice the City of Los Angeles to prepare a local coastal program that is in conformity with Chapter 3 of the California Coastal Act of 1976.
- c. 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.
- d. 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.
- e. If the development is located between the nearest public road and the sea of 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.

15. JUSTIFICATION

Justify the project by addressing the following criteria:

- a. The development is in conformity with chapter 3 of the California Coastal Act of 1976 (commencing with section 30200 of the California Public Resource Code.)

As stated in Section 30001 existing developed uses and future developments that are carefully planned and developed consistent with the policies of this division, are essential to the economic and social well being of the people of this state and especially to working persons employed within the coastal zone. The proposed development is designed to comply with all the legislative findings and declarations of Section 30001, and has at its heart the goals presented in Section 30001.5. The proposed development will not disrupt the current ecological balance. (Section 30001) The development will enhance the overall quality of the coastal zone environment and its natural and artificial resources. (Section 30001.5) The development does take into account the social and economic needs of the people of the state. (Section 30001.5)

The development is in conformity with Chapter 3 of the California Coastal Act of 1976 (commencing with section 30200 of the California Public Resource Code.) We have complied with Section 30200.

The development has been designed with consideration of the fact that the coastal zone is a distinct and valuable resource that should be protected.

Article 2 (Public Access)

The development is located away from the shoreline on Abbot Kinney Boulevard and no fragile natural resources exist on the site. The development does not interfere with the public's right of access to the sea. (Section 30211) Adequate access exists nearby. (Section 30212) We are maintaining the existing perimeter walls and actually decreasing the intensity of use. (Section 30212.5) The development has therefore complied with Sections 30210 through 30214 as they have applied to our project.

Article 3 (Recreation)

Sections 30220 through 30224 do not apply.

Article 4 (Marine Environment)

Sections 30230 through 30237 do not apply, since the development is not in a marine environment

Article 5 (Land resources)

Sections 30240 through 30244 do not apply since we are not disturbing any land resources.

Article 6 (Development)

The development is located within, contiguous with, or in close proximity to, an existing developed area able to accommodate it. (Section 30250) The existing storefront is being maintained. From a pedestrian's perspective the development will have similar visual content as it currently possesses. The building can therefore be considered visually compatible with the character of the surrounding area. (Section 30251) We are decreasing the intensity of use and providing 2 parking spaces for the proposed additional dwelling unit in accordance with Section 13 of the Venice Specific Plan. We have therefore provided adequate parking facilities to accommodate the development. (Section 30252) The development has been designed to minimize adverse impacts. (Section 30253) The development therefore complies with Sections 30250 through 30255 where they apply.

Article 7 (Industrial Development)

Sections 30260 through 30265.5 do not apply as we are not doing any industrial development.

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

The permitted development meets all requirements of the California Coastal Act of 1976 without seeking special exemptions. The development has been designed with careful attention to the it's existing land use, it's existing parking impact, and it's existing impact on natural and man-made resources. The development will not prejudice the City of Los Angeles to prepare a local coastal program that is in conformity with chapter 3 of the California coastal Act of 1976.

c. 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.

We have reviewed, analyzed, and considered in light of the individual project, the above mentioned Guidelines and articles.

d. 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. The decisions of the commission are expected to guide the local government in their actions regarding this development.

e. If the development is located between the nearest public road and the sea of 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 between the nearest public road and the sea of shoreline of any body of water located within the coastal zone