

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
89 SOUTH CALIFORNIA ST., SUITE 200
VENTURA, CA 93001
(805) 641-0142

Filed: 10-30-95
49th Day: 12-18-95
180th Day: 4-27-96
Staff: MB-V
Staff Report: 12-21-95
Hearing Date: 1-9-12-96
Commission Action:

**TH9K**STAFF REPORT: CONSENT CALENDAR

APPLICATION NO.: 4-95-225

APPLICANT: P. Mahadevan, President, Board of Directors AGENT: None
Hindu Temple Society of Southern CaliforniaPROJECT LOCATION: Hindu Temple grounds at 1600 Las Virgines Road, Calabasas,
County of Los Angeles

PROJECT DESCRIPTION: Enclosure of existing shrine area of 8,135 sq. ft., through raising the concrete block wall and installing lightweight concrete roof, and modification to parking design, within existing temple grounds. After the fact approval of changes in configuration of the priest's quarters, orientation of the main temple and prayer room (auditorium) complex/compound, entrys, walkways, patios, parking lots, landscaping areas.

Lot area: 4.6 acres
Building coverage: 26,000 sq. ft. (other existing buildings)
8,000 sq. ft. (enclose existing shrine area)
Parking spaces: 114 open
Ht abv fin grade: 32 feet

LOCAL APPROVALS RECEIVED: County of Los Angeles Approval in Concept

SUBSTANTIVE FILE DOCUMENTS: Coastal Development Permits 4-95-172 (Mahadevan) and P-79-5814 (Hindu Temple Society); P-78-2574 (Creative Engineering and Construction, Inc.)

STAFF NOTE: The application for the enclosure of the existing shrine area, northwest of the main temple, and additions to the parking lot was originally scheduled for the December, 1995 meeting. Staff noted to the applicant that there were numerous changes to the overall complex features, which amount to a new site plan, and which were inconsistent with the site plan reviewed under the original 1979 permit P-79-5814. These include configuration of the priest's quarters, orientation of the main temple and prayer room (auditorium) complex/compound, entrys, walkways, patios, parking lots and landscaping areas. The consideration of the application was postponed to allow inclusion of these features. With these changes to the project description, without changing the location, type and intensity of use, approval is recommended as submitted.

SUMMARY OF STAFF RECOMMENDATION: Staff recommends approval, subject to the conditions of the previous permit P-79-5814, because the proposal as submitted is consistent with Coastal Act policies on Visual Quality and Traffic and Parking Impacts.

STAFF RECOMMENDATION:

The staff recommends that the Commission adopt the following resolution:

I. Approval.

The Commission hereby grants a permit for the proposed development on the grounds that the development will be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976, will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3 of the Coastal Act, and will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

II. Standard Conditions.

1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date this permit is reported to the Commission. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Compliance. All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the project during its development, subject to 24-hour advance notice.
6. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
7. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

III. Special Conditions.

None. All conditions of the previous permit remain in effect.

IV. Findings and Declarations.

A. Project Description and Background

1. Project Description

The proposed development is the enclosure of an existing shrine area of 8,135 sq. ft., through raising the concrete block wall and installing lightweight concrete roof, and modification to parking design, within existing temple grounds in the Sri Venkateshwara Temple, Hindu Temple Society of Southern California, located at 1600 Las Virgines Canyon Road, Calabasas in the unincorporated area of Los Angeles County. The project site is at the southeast intersection of Las Virgines Canyon Road (Piuma Road) and Las Virgines Rd. (Malibu Canyon Road). (Exhibit I) The land use designation is low intensity visitor-serving outside of the watershed boundary. Surrounding land uses include residential (single family residences and mobile home park), park and institutional uses. There are no designated environmentally sensitive habitat areas on the site.

The project is directly across (east) of Malibu Canyon Road from the Malibu Creek State Park campground, State offices, and a segment of the Backbone Trail (Mesa Peak Tractor Way). Tapia County Park, to be acquired by the State of California, is located about a half mile to the north. A segment of the Backbone Trail also runs along Piuma Road across the street (east) of the project site.

The general site is presently improved with a main temple with offices, educational rooms, and a prayer room (auditorium) in the basement and separate priest quarters generally in accord with a coastal development permit P-79-5814. The specific site of the proposed building is already improved with an approximately 8,000 sq. ft. enclosed paved patio area and five existing shrines, consisting of three larger shrines and two smaller shrines. (See Exhibit II) The patio location and design is not shown in the configuration approved in the site plan (dated approved by Regional Planning on October 17, 1979) as part of the underlying 1979 permit (P-79-5814).

The proposed development will not extend beyond the present patio area. The enclosure will result in a a building of 8,135 sq. ft. in area, of 32 ft. height, but one story in appearance. (See Exhibit III) Two new shrines are proposed, in addition to the five existing. The larger shrines will extend through the roof. The new building will contain an office, electric utility room and a large ornamented gate. Overall, the architectural style is southern Indian of a type consistent with existing buildings on the property. Six existing open parking spaces will be eliminated while fourteen open parking spaces will be added.

Approval of the project as submitted would include after the fact approval of numerous minor changes to the configuration of the priest's quarters, orientation of the main temple and prayer room (auditorium) complex/compound, entries, walkways, patios, parking lots, landscaping areas, etc. in comparison

to the most recent project site plan included in the file for P-79-5814 (dated approved by Regional Planning on October 17, 1979). A comparison of Exhibits II and IV will indicate these changes (moving from southwest to northeast):

- o Change in priest quarters from L shape to rectangular shape
- o A parking lot of approximate square configuration of 250 ft. by 250 ft. east of the priest quarters in place of the existing tree masses incorrectly identified in 1979
- o A new parking lot of rectangular shape of approximately 70 ft. by 220 ft. north of the priest quarters and west of the main temple and prayer room (auditorium) complex/compound
- o Reorientation of the main temple and prayer room (auditorium) complex/compound by moving it further to the north and reversing direction so that the large ornamented main gate faces west
- o Elimination of the plaza leading into a traffic circle that previously lead from the main parking lot into the main temple and prayer room (auditorium) complex/compound
- o Retention of "existing oak trees undisturbed" which were not identified on the 1979 plan, but which have been in existence since 1977 or earlier based on review of aerial photos
- o Reduction of the main parking lot to a long rectangular parking lot approximately 70 ft. by 400 ft. running along the north property line with two gates instead of the one shown previously
- o The area proposed for new enclosure of existing and proposed shrines
- o A new no parking fire lane (turn around area) to the east of the enclosed shrine area.

Parking will change from 82 to 114 uncovered spaces, which includes 14 spaces added and six spaces eliminated in conjunction with enclosure of the shrine area. Handicapped parking will be provided and there will be a pedestrian bridge from the northern parking lot to the main temple plaza connecting parking lot and plaza are at the same, ground level.

2. Background

A land division affecting the site was denied in 1978 -- P-78-2574 (Creative Engineering and Construction, Inc.) -- involving the future Hindu Temple parcel and an adjacent parcel in a lot combination and division into four parcels. Of relevance to the present application, the findings considered the location near adjacent park lands and impact on coastal access relative to the cumulative impact of development resulting from further land divisions. The findings for denial were based on criteria (i.e. size of surrounding parcels and development intensity in the surrounding market area) as developed through Commission practice for evaluating the consistency of land divisions with the locating new development policy of the Coastal Act (PRC Section 30250).

The original development was approved by the Regional Commission on November 26, 1979 to allow construction of a Hindu Temple, 2300 sq. ft. prayer room

(auditorium) in basement, 93 parking spaces, residence for caretaker and priests, a library/art gallery, and surrounding improvements. The Regional Commission required conditions relative to (1) prohibition of future land divisions, (2) requirement of a permit for future improvements or additions, and (3) allowing visits by the general public. The requirement relative to future improvements was recently waived for addition of a food preparation area for use on festival days (4-95-172) under the main temple structure.

B. Visual Quality

PRC Section 30251 states:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

According to the State Department of Parks and Recreation (personal communication) the project will cause some visual impact upon the view from higher elevations on State Park land, albeit it will be within an existing facility and similar to that already existing.

The visual impact will be less in height than either the existing main temple or the larger existing shrines which will be enclosed but extend above the new roof. Vertical elements are often typical of religious uses which would be consistent with the surrounding mixed use area of residential, institutional and park uses. The original staff report for the Regional Commission noted that the design may have a positive visual impact and complement the surrounding area. Design features were incorporated into the existing project such as confining much of the development to below grade level, berms and vegetative buffering. The proposed development is within this existing temple site or complex, of low profile, and, together with the after the fact changes as described above, does not change the location, type and intensity of use. Therefore, the proposal will not adversely impact visual resources in the area and is consistent with PRC Section 30251.

C. Traffic and Parking Impacts

PRC Section 30210 states:

In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

PRC Section 30212 (a) states:

Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects...

PRC Section 30212.5 states:

Wherever appropriate and feasible, public facilities, including parking areas or facilities, shall be distributed throughout an area so as to mitigate against the impacts, social and otherwise, of overcrowding or overuse by the public of any single area.

PRC Section 30250 states (in part):

(a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. ...

(c) Visitor-serving facilities that cannot feasibly be located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors.

PRC Section 30252 states:

The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing non-automobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development, with public transportation, (5) assuring the potential for public transit from high intensity uses such as high-rise office building, and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of on-site recreational facilities to serve the new development.

The Malibu/Santa Monica Mountains Land Use Plan, which, as discussed previously has been used by the Commission for guidance in past permit approvals also contains policies which govern the impact of development on access and recreation activities, including parking standards.

The proposed development is adjacent to Las Virgines Road (Malibu Canyon Road) which is a major connector in the Santa Monica Mountains between inland, mountain and beach areas and, hence, serves recreational traffic. The proposed development is also adjacent and to the east of Malibu Creek State Park and near (south of) Tapia County Park and segments of the Backbone Trail. Consequently, the proposed development should be examined both in terms of cumulative traffic impact and parking on adjacent roads.

Parking demand increased by new development in coastal areas may adversely affect coastal access if adequate parking is not provided by the new development, thereby causing overflow parking to compete with existing public coastal access parking. The proposed development will add little if any to the existing use of the site, and hence to parking demand, since it is

enclosure of an existing shrine area with two additional shrines within this area. The more important, overriding impact on parking and traffic already comes from the existing features elsewhere on the site, especially the prayer room (auditorium) which will be reconfigured, as recognized after the fact, without changing in intensity, type or general location. These features include the main temple and prayer room (auditorium) complex/compound, and ancillary uses such as the priest's quarters, entrys, walkways, patios, parking lots, and landscaping areas, as well as the shrine area.

The proposed development should have minimal impact on traffic and parking for several reasons. The proposed development has been reviewed by the County for consistency with parking requirements for similar uses, albeit such consistency does not necessarily ensure consistency with the above Coastal Act policies. The greatest volume of traffic development will come from use of the existing prayer room (auditorium) which was approved under the original permit. The parking spaces needed for the whole site can be evaluated in terms of this complex, the most intensive use. The proposed 114 estimated parking spaces, with the proposed change in the site plan, are adequate relative to the estimated at 2300 sq. ft. in the prayer room (auditorium) based on County requirements and the standard found in the Malibu/Santa Monica Mountains Land Use Plan of 1 space for every 21 sq. ft. of seating area where there are no seats.

State Parks personnel (personal communication) recall no examples of events causing parking demand to overflow onto adjacent streets and impact on parking and recreational traffic. Many of the shrines in the new enclosure are already existing so that there may be little increase in use due to the enclosure. The Hindu religion does not have organized worship, but allows devotions throughout the week, so that there are no peak traffic generation periods, such as Sunday mornings, as found in other religions. The enclosure is intended, according to the applicant, to protect existing devotees from the elements. Visits by the general public are also allowed during most days as a stipulation of the underlying permit.

For the above reasons, the proposed development is found to not increase demand for parking or street capacity relative to other priority uses under the Coastal Act, impact upon access to the coast, or to be beyond existing public works capacities. This finding is also applicable to other utilities and service systems. Consequently, the proposed development is accommodated and within system capacities as provided for within the meaning of PRC Sections 30250 and 30252, and access policies 30210, 30212(a), 30212.5, and 30254.

D. Local Coastal Program

Section 30604(a) of the Coastal Act states that:

Prior to certification of the Local Coastal Program, a Coastal Development Permit shall be issued if the issuing agency, or the Commission on appeal, finds that the proposed development is in conformity with the provisions of Chapter 3 (commencing with Section 30200) of this division and that the permitted development will not prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3 (commencing with Section 30200).

Section 30604(a) of the Coastal Act provides that the Commission shall issue a Coastal Permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program which conforms with Chapter 3 policies of the Coastal Act. The preceding sections provide findings that the proposed project will be in conformity with the provisions of Chapter 3. Therefore, the Commission finds that approval of the proposed development will not prejudice the County's ability to prepare a Local Coastal Program for the Santa Monica Mountains which is also consistent with the policies of Chapter 3 of the Coastal Act as required by Section 30604(a).

E. California Environmental Quality Act

Section 14096(a) of the Commission's administrative regulations requires Commission approval of Coastal Development Permit applications to be supported by a finding showing the application to be consistent with any applicable requirement of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(i) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment.

The proposed development would cause no adverse environmental impacts which would not be adequately mitigated by the project design as submitted. Therefore, the proposed project is found to be consistent with CEQA and the policies of the Coastal Act.

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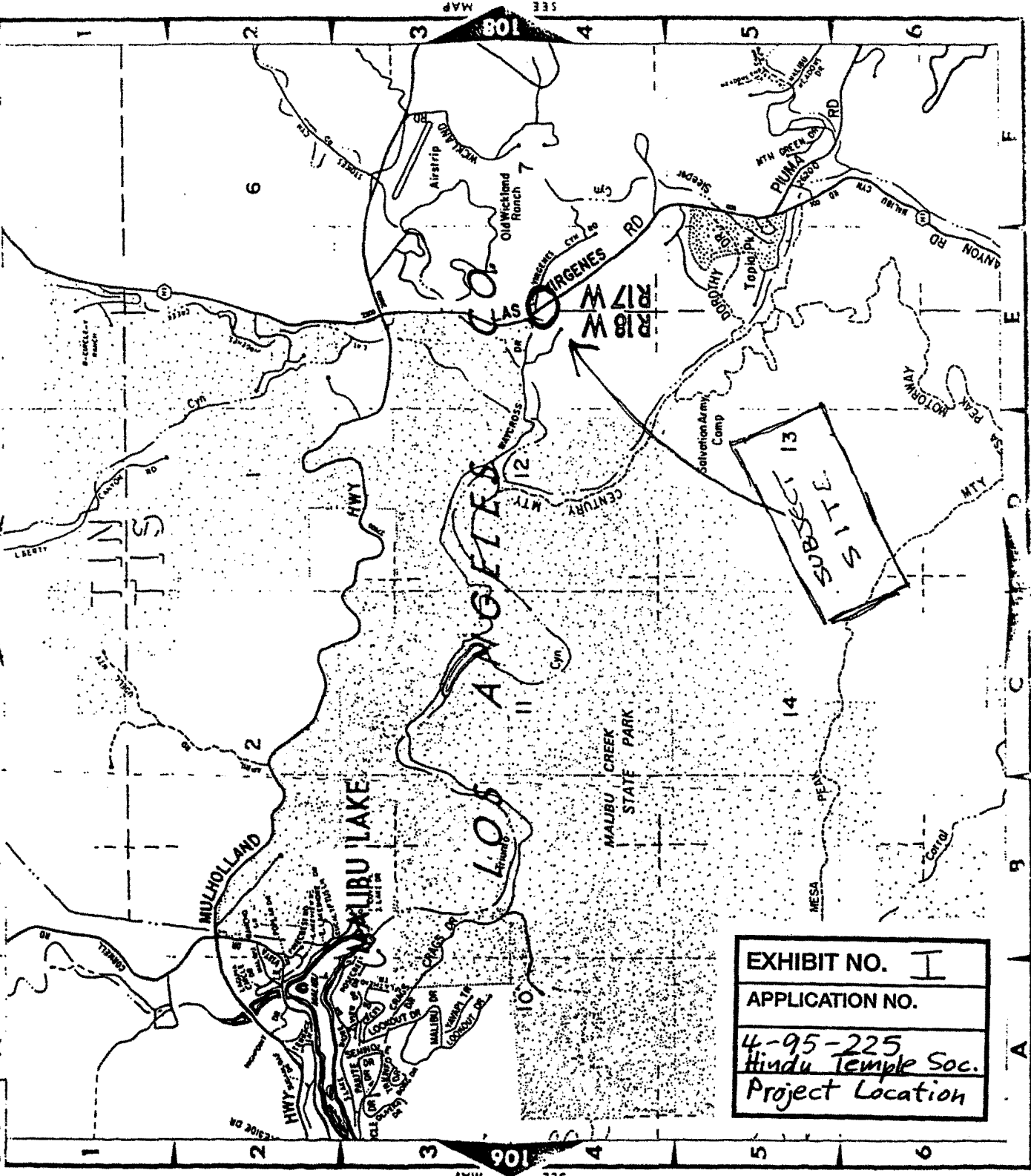
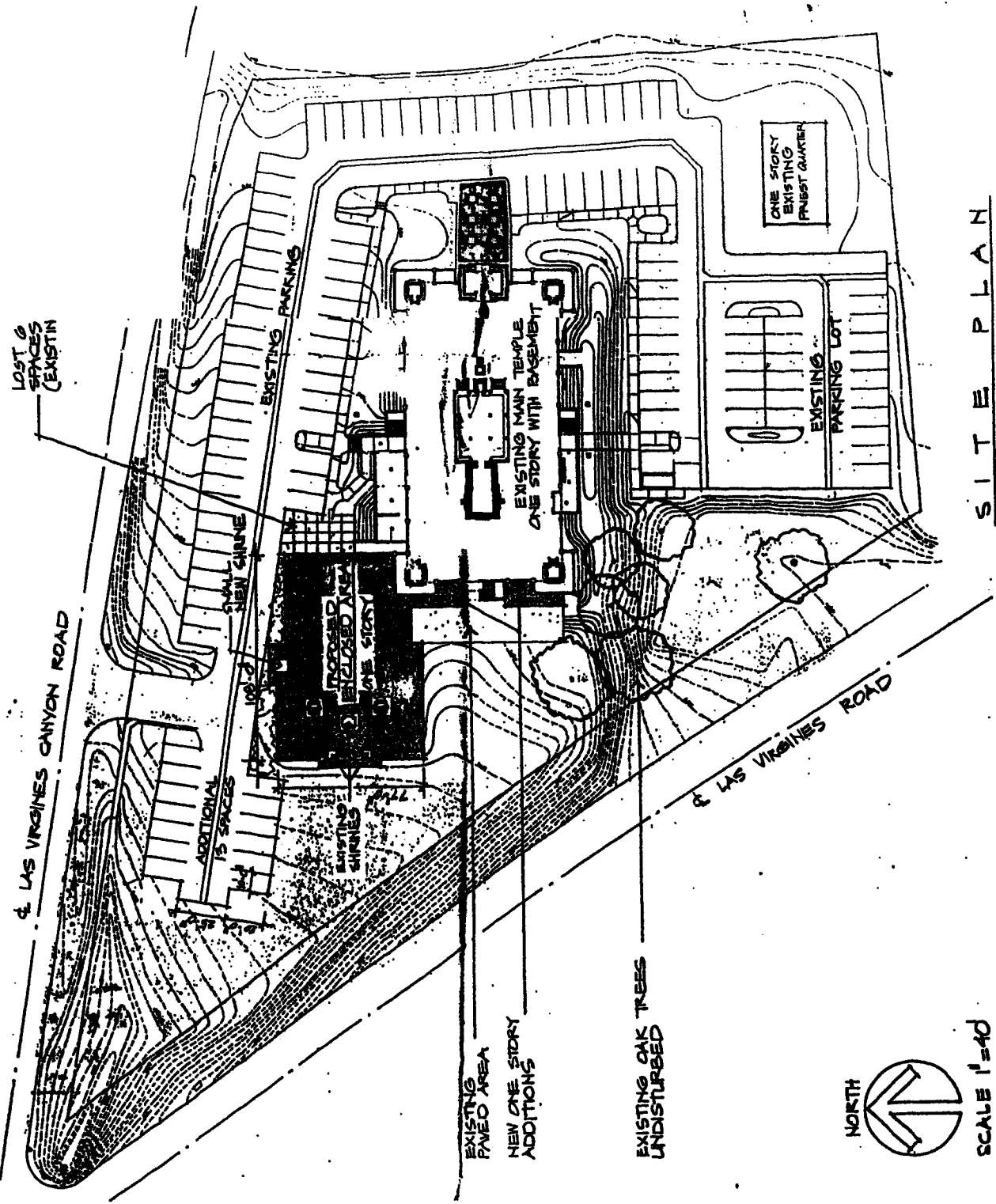
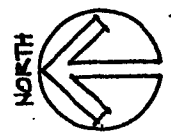


EXHIBIT NO. I
APPLICATION NO.
4-95-225
Hindu Temple Soc.
Project Location



S I T E P L A N



SCALE 1"=40'

EXHIBIT NO. II
APPLICATION NO. 4-95-225
Hindu Temple Soc.
Existing Site
Plan & Enclosed Shrine Area

SRI VENKATESHWARA TEMPLE, HINDU TEMPLE SOCIETY OF SOUTHERN CALIFORNIA
 1600 LAS VIRGINES CANYON ROAD
 CALABASAS, CALIFORNIA 91302 TEL. 818-880-5552

TECHNICAL TEMPLE, HINDU TEMPLE SOCIETY OF SOUTHERN CALIFORNIA
 IRGINES CANYON ROAD
 3. CALIFORNIA 91302 TEL. 818-990-5552

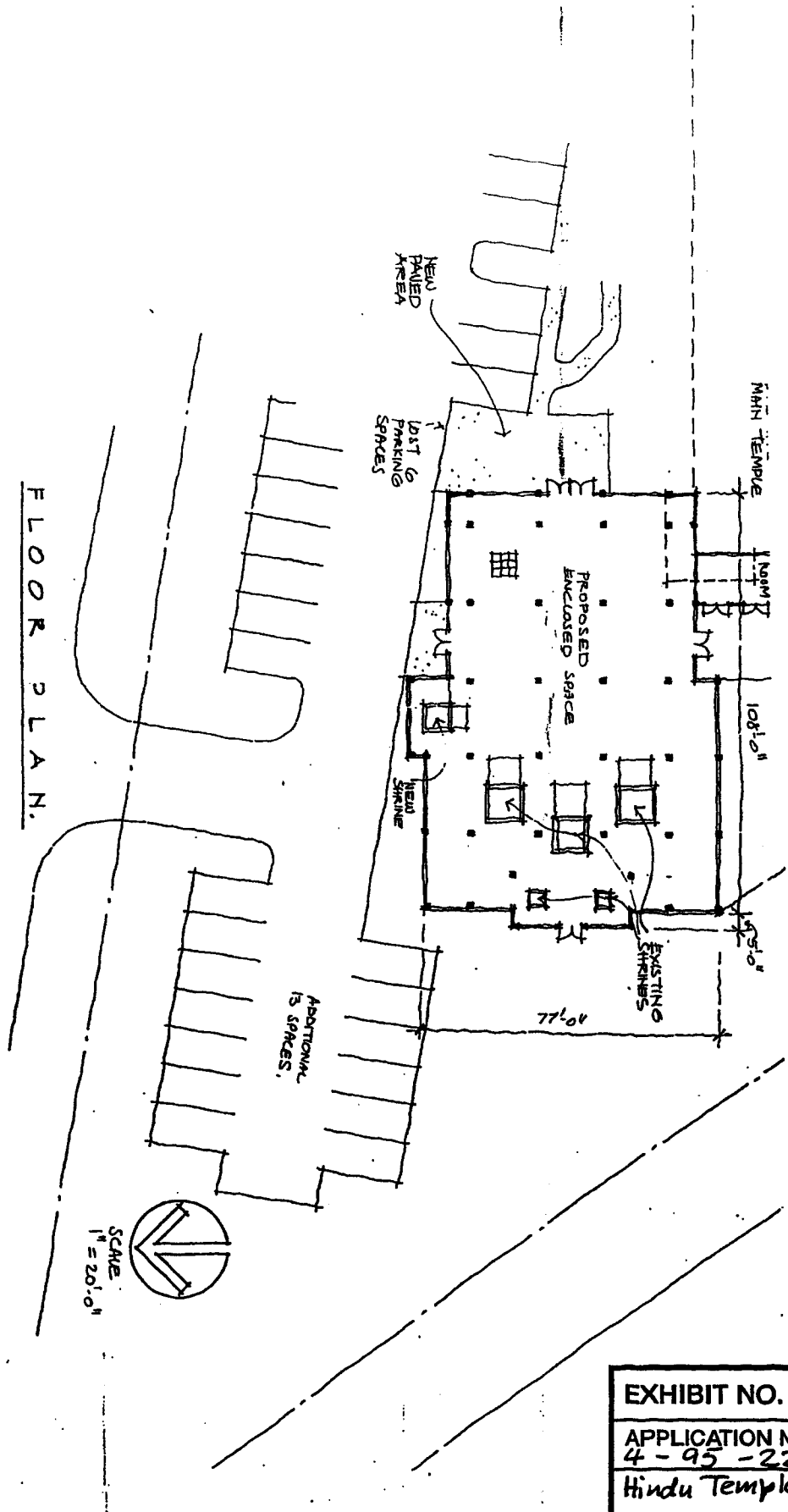
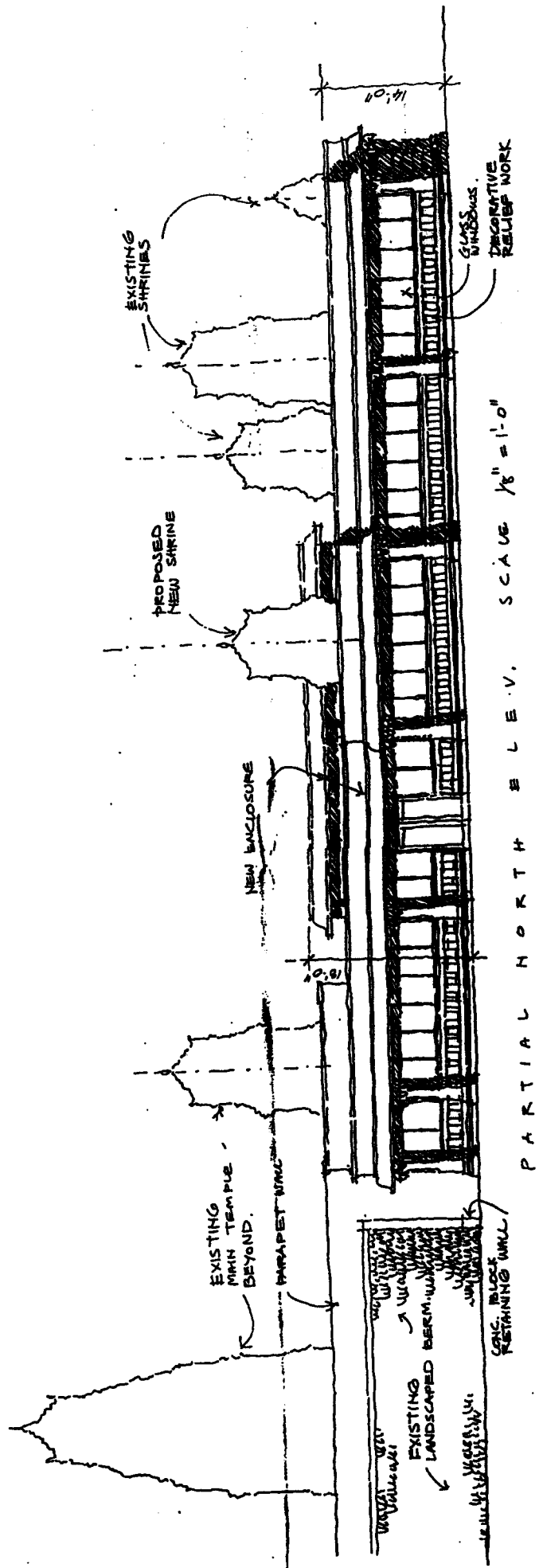


EXHIBIT NO. III a
APPLICATION NO. 4 - 95 - 225
Hindu Temple Society
Site Plan: Enclosed Shrines & Parking

RECEIVED
 OCT 30 1995
 CALIFORNIA
 COUNTY OF SAN DIEGO
 SOUTH COAST DISTRICT

JUNE 2, 94

EXHIBIT NO.	III b
APPLICATION NO.	4-95-225
Hindu Temple Society	
Elevation:	Shrine Enclosure



[illegible]

Original Site Plan

Shrine →
Enclosure

Main →
Temple

EXHIBIT NO. V
APPLICATION NO.
4-95-225
Hindu Temple Society
Aerial Photo



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See comments

STAFF REPORT: CONSENT CALENDAR

APPLICATION NO.: 4-95-225

APPLICANT: P. Mahadevan, President, Board of Directors AGENT: None
Hindu Temple Society of Southern California

PROJECT LOCATION: Hindu Temple grounds at 1600 Las Virgenes Road, Calabasas,
County of Los Angeles

WHAT TYPE ENCLOSURE, SQ FT. HOW HIGH?

PROJECT DESCRIPTION: Enclosure of existing shrine area and modification to parking design within existing temple grounds. After the fact approval of changes in configuration of the priest's quarters, orientation of the main temple and prayer room (auditorium) complex/compound, entrys, walkways, patios, parking lots, landscaping areas, etc.?

Lot area: 4.6 acres
Building coverage: 34,000 sq. ft. (shrine area)
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Ht abv fin grade: 32 feet

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SUBSTANTIVE FILE DOCUMENTS: Coastal Development Permits 4-95-172 (Mahadevan) and P-79-5814 (Hindu Temple Society); P-78-2574 (Creative Engineering and Construction, Inc.)

STAFF NOTE: The application for the enclosure of the existing shrine area, northwest of the main temple, and additions to the parking lot was originally scheduled for the December, 1995 meeting. Staff noted to the applicant that there were numerous changes to the overall complex features, which amount to a new site plan, and which were inconsistent with the site plan reviewed under the original 1979 permit P-79-5814. These include configuration of the priest's quarters, orientation of the main temple and prayer room (auditorium) complex/compound, entrys, walkways, patios, parking lots and landscaping areas. The consideration of the application was postponed to allow inclusion of these features. With these changes to the project description, without changing the location, type and intensity of use, approval is recommended as submitted.

ANA - Summary of Staff note.

STAFF RECOMMENDATION:

The staff recommends that the Commission adopt the following resolution:

I. Approval.

The Commission hereby grants a permit for the proposed development on the grounds that the development will be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976, will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3 of the Coastal Act, and will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

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7. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

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None. All conditions of the previous permit remain in effect.

IV. Findings and Declarations.

A. Project Description and Background

1. Project Description

The proposed development is the enclosure of an existing shrine area in the Sri Venkateshwara Temple, Hindu Temple Society of Southern California, located at 1600 Las Virgenes Canyon Road, Calabasas in the unincorporated area of Los Angeles County. The project site is at the southeast intersection of Las Virgenes Canyon Road (Piuma Road) and Las Virgenes Rd. (Malibu Canyon Road).

(Exhibit I) The land use designation is ~~Parks~~ ^{Low Intensity Visitor Service} in the certified Land Use Plan with an overlay of Significant Watershed and nearby land to the south

~~designated as an inland environmentally sensitive habitat area (Malibu Creek).~~ Surrounding land uses include residential (single family residences and mobile home park), park and institutional uses. ~~There are no~~ ^{designated} ~~environmentally~~ ^{sensitive habitat areas on site}

The project is directly across (east) of Malibu Canyon Road from the Malibu Creek State Park campground, State offices, and a segment of the Backbone Trail (Mesa Peak Tractor Way). Tapia County Park, to be acquired by the State of California, is located about a half mile to the north. A segment of the Backbone Trail also runs along Piuma Road across the street (east) of the project site.

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C. Traffic and Parking Impacts

PRC Section 30250 states (in part):

(a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. ...

(c) Visitor-serving facilities that cannot feasibly be located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors.

~~PRC Section 30254 states:~~

~~New or expanded public works facilities shall be designed and limited to~~

ADD SECTIONS 30210, 30212(a), 30212.5, 30252 SEE 6794A 17.

50 line
35

THAT LOW, THE
PROPOSED WILL
NOT ADVERSELY
IMPACT VISUAL
RESOURCES IN THE
AREA AND IS

accommodate needs generated by development or uses permitted consistent with the provisions of this division; ... Where existing or planned public works facilities can accommodate only a limited amount of new development, services to coastal dependent land use, essential public services and basic industries vital to the economic health of the region, state, or nation, public recreation, commercial recreation, and visitor-serving land uses shall not be precluded by other development.

*ADD FINDINGS
ADD L5005001
PWA. 10-1-11
105 PARKING
UNDEVELOPED*

The proposed development is adjacent to Las Virgenes Road (Malibu Canyon Road) which is a major connector in the Santa Monica Mountains between inland, mountain and beach areas and, hence, serves recreational traffic. The proposed development is also adjacent and to the east of Malibu Creek State Park and near (south of) Tapia County Park and segments of the Backbone Trail. Consequently, the proposed development should be examined both in terms of cumulative traffic impact and parking on adjacent roads.

*ADD NATURE
OF NEW
DEV.*

The proposed development should have minimal impact on traffic and parking for several reasons. The proposed development has been reviewed by the County for consistency with parking requirements for similar uses. The greatest volume of traffic development will come from use of the existing prayer room (auditorium) which was approved under the original permit. State Parks personnel (personal communication) recall no examples of events causing parking demand to overflow onto adjacent streets and impact on parking and recreational traffic. Many of the shrines in the new enclosure are already existing so that there may be little increase in use due to the enclosure. The Hindu religion does not have organized worship, but allows devotions throughout the week, so that there are no peak traffic generation periods, such as Sunday mornings, as found in other religions. The enclosure is intended, according to the applicant, to protect existing devotees from the elements. Visits by the general public are also allowed during most days as a stipulation of the underlying permit.

For the above reasons, the proposed development is found to not increase demand for parking or street capacity relative to other priority uses under the Coastal Act, impact upon access to the coast, or to be beyond existing public works capacities. This finding is also applicable to other utilities and service systems. Consequently, the proposed development is accommodated and within system capacities as provided for within the meaning of PRC Sections 340250 and 30254.

D. Local Coastal Program

Section 30604(a) of the Coastal Act states that:

Prior to certification of the Local Coastal Program, a Coastal Development Permit shall be issued if the issuing agency, or the Commission on appeal, finds that the proposed development is in conformity with the provisions of Chapter 3 (commencing with Section 30200) of this division and that the permitted development will not prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3 (commencing with Section 30200).

Section 30604(a) of the Coastal Act provides that the Commission shall issue a Coastal Permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program which conforms with Chapter 3 policies of the Coastal Act. The preceding sections

provide findings that the proposed project will be in conformity with the provisions of Chapter 3. Therefore, the Commission finds that approval of the proposed development will not prejudice the County's ability to prepare a Local Coastal Program for the Santa Monica Mountains which is also consistent with the policies of Chapter 3 of the Coastal Act as required by Section 30604(a).

ADD
LCP
FINDING

E. California Environmental Quality Act

Section 14096(a) of the Commission's administrative regulations requires Commission approval of Coastal Development Permit applications to be supported by a finding showing the application to be consistent with any applicable requirement of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(i) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment.

The proposed development would cause no adverse environmental impacts which would not be adequately mitigated by the project design as submitted. Therefore, the proposed project is found to be consistent with CEQA and the policies of the Coastal Act.

7060A

