

CALIFORNIA COASTAL COMMISSION

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Th6a

Filed: 12/10/2013
180th Day: 6/8/2014
Staff: C. Posner - LB
Staff Report: 1/23/2014
Hearing Date: February 13, 2014

STAFF REPORT: CONSENT CALENDAR

Application Number: 5-13-0770

Applicant: Dolphin View, LLC

Agent: Eddie Uzan

Project Location: 17415 Castellammare Drive, Pacific Palisades, City of Los Angeles, Los Angeles County.

Project Description: Construction of a four-level, 4,535 square foot single-family residence (including a two-car garage in the basement) on a vacant 4,074 square foot lot. Approximately 585 cubic yards of material will be excavated.

Staff Recommendation: Approval with conditions

SUBSTANTIVE FILE DOCUMENTS:

1. City of Los Angeles Local Coastal Development Permit No. ZA-2012-0361.
2. City of Los Angeles Mitigated Negative Declaration No. ENV-2012-360-MND.
3. Coastal Development Permit Application 5-13-0771 (Dolphin View – 17405 Castellammare Dr.).
4. City of Los Angeles Department of Building and Safety Geology and Soils Report Approval Letters dated June 29, 2011 and December 10, 2003 (and referenced Geology and Soils Reports).

STAFF NOTE - DUAL PERMIT JURISDICTION:

On September 7, 2012, the City of Los Angeles Department of City Planning issued Local Coastal Development Permit No. ZA-2012-0361 approving with special conditions the proposed single-family residence. Pursuant to Coastal Act Section 30600(b), any development which receives a local coastal development permit from the City must also obtain a second (or “dual”) coastal development permit from the Coastal Commission if the development is within the areas specified in Section 30601 (e.g., within three hundred feet of the beach or sea, or within one hundred feet of a stream, or within three hundred feet of the top of the seaward face of a coastal bluff). The areas specified in Section 30601 are known in the City of Los Angeles permit program as the *Dual Permit Jurisdiction* area. The proposed project is in the *Dual Permit Jurisdiction* area. For projects located inland of the areas identified by Section 30601 (i.e., projects in the *Single Permit Jurisdiction*), the City of Los Angeles local coastal development permit is the only coastal development permit required. The local coastal development permits in both the single and dual jurisdiction areas are appealable to the Commission. In this case, the City’s issuance of the local coastal development permit was not appealed. The Commission’s standard of review for the proposed development is the Chapter 3 policies of the Coastal Act, because there is no certified Local Coastal Program (LCP).

I. MOTION AND RESOLUTION

Motion: *“I move that the Commission **approve** the coastal development permit applications included on the consent calendar in accordance with the staff recommendations.”*

Staff recommends a **YES** vote. Passage of this motion will result in approval of all the permits included on the consent calendar. An affirmative vote by a majority of the Commissioners present is needed to pass the motion.

Resolution: *The Commission hereby approves a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and 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. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.*

II. STANDARD CONDITIONS

This permit is granted subject to the following 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 on which the Commission voted on the application. 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. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. **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.
5. **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

This permit is granted subject to the following special conditions:

1. **Approved Development - Permit Compliance.** Coastal Development Permit 5-13-0770 permits the construction of a single-family residence consistent with the following special conditions. All development must occur in strict compliance with the proposal as set forth in the application, subject to the special conditions. Any proposed change or deviation from the approved plans shall be submitted to the Executive Director to determine whether an amendment to this permit is necessary pursuant to the requirements of the Coastal Act and the California Code of Regulations. No changes to the approved plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.
2. **Local Government Approval.** The proposed development is subject to the review and approval of the local government (City of Los Angeles). This action has no effect on conditions imposed by a local government pursuant to an authority other than the Coastal Act, including the conditions of the City of Los Angeles Department of City Planning Case No. ZA-2012-0361. The proposed project is required to comply with the City's Baseline Hillside Ordinance (Ordinance No. 181,624). The permittee shall abide by all City-imposed limits on the buildings' height and floor area. The permittee shall also abide by all City rules and regulations regarding the use of City streets for transporting equipment and construction materials to and from the project site and construction staging. In the event of conflict between the terms and conditions imposed by the local government and those of this coastal development permit, the more restrictive terms and conditions shall prevail.

3. **Plans Conforming to Geotechnical Engineer's Recommendations.** By acceptance of this coastal development permit, the applicant agrees to comply with the recommendations set forth in the geotechnical, engineering and soils reports prepared for the project and referenced by City of Los Angeles Department of Building and Safety Geology and Soils Report Approval Letters dated June 29, 2011. These recommendations, including recommendations concerning excavation, foundations and drainage, shall be incorporated into all final design and construction plans, which must be reviewed and approved by the consulting engineers (Calwest Geotechnical Consulting Engineers) prior to commencement of development. The final plans approved by the consulting engineers shall conform with the Commission approved plans. Any changes to the Commission approved plans required by the consulting engineers shall be reported to the Executive Director. No changes to the Commission approved plans shall occur without an amendment to the coastal development permit, unless the Executive Director determines that no amendment is required.
4. **Interim Erosion Control and Construction Responsibilities.** Prior to issuance of the coastal development permit, the applicant shall submit for review and written approval of the Executive Director, two copies of an Interim Erosion Control and Construction Best Management Practices Plan. The plan shall be prepared by a licensed civil engineer or qualified water quality professional and shall incorporate Best Management Practices (BMPs) designed to control the volume, velocity and pollutant load of storm water leaving the construction and developed site. The consulting civil engineer/water quality professional shall certify in writing that the Interim Erosion Control and Construction Best Management Practices (BMPs) Plan is in conformance with the consulting engineers' recommendations and the following requirements:
 - A. Erosion Control Plan
 - 1) The plan shall delineate the areas to be disturbed by grading or construction activities and shall include any temporary access roads, staging areas and stockpile areas. The natural areas on the site shall be clearly delineated on the plan and on-site with fencing or survey flags.
 - 2) Include a narrative report describing all temporary run-off and erosion control measures to be used during construction to avoid adverse impacts on adjacent properties, public streets and the beach.
 - 3) The plan shall identify and delineate on a site or grading plan the locations of all temporary erosion control measures (e.g., temporary drains and swales, sand bag barriers, silt fencing, etc.).
 - 4) The plan shall specify that grading shall take place only during the dry season (April 1 - October 31). This period may be extended for a limited period of time for the protection of life or property, if approved by the Executive Director. The applicant shall install temporary drains and swales, sand bag barriers, silt fencing, and shall stabilize any stockpiled fill with geofabric covers or other appropriate cover, install geotextiles or mats on all cut or fill slopes, and close and stabilize open trenches and holes as soon as possible.
 - 5) The erosion control measures shall be required on the project site prior to or concurrent with the initial grading operations and maintained throughout the development process to minimize erosion and sediment from runoff waters during construction.

- 6) The plan shall include the installation of temporary fencing at the toe of the slope to reduce the potential for debris to enter the street.
- 7) The applicant shall immediately remove any debris that falls from the project site into the street. The street shall be checked daily to ensure that it is kept clear of sediment and debris from the project site.
- 8) The plan shall also include temporary erosion control measures should grading or site preparation cease for a period of more than thirty (30) days, including but not limited to: stabilization of all stockpiled fill, access roads, disturbed soils and cut and fill slopes with geotextiles and/or mats, sand bag barriers, silt fencing; temporary drains and swales and sediment basins. The plan shall also specify that all disturbed areas shall be seeded with native grass species and include the technical specifications for seeding the disturbed areas. These temporary erosion control measures shall be monitored and maintained until grading or construction operations resume.

B. Construction Best Management Practices

- 1) No construction materials, debris, or waste shall be placed or stored where it may enter sensitive habitat, receiving waters or a storm drain, or be subject to wave, wind, rain, or tidal erosion and dispersion.
- 2) No construction equipment, materials, or activity shall be placed in or occur in any location that would result in impacts to beaches environmentally sensitive habitat areas, streams, wetlands or their buffers.
- 3) Construction debris and sediment shall be removed from work areas each day that construction occurs to prevent the accumulation of debris that may be discharged into coastal waters.
- 4) All trash shall be disposed in the proper trash and recycling receptacles at the end of every construction day.
- 5) Sanitary facilities shall be provided for construction workers.
- 6) The applicant shall provide adequate disposal facilities for solid waste, including excess concrete, produced during construction.
- 7) Excess soil and debris exported from the site shall be disposed of at a legal disposal site or recycled at a recycling facility. If the disposal site is located in the coastal zone, a coastal development permit or an amendment to this permit shall be required before disposal can take place unless the Executive Director determines that no amendment or new permit is legally required.
- 8) All stock piles and construction materials shall be covered, enclosed on all sides, shall be located as far away as possible from drain inlets and any waterway, and shall not be stored in contact with the soil.
- 9) Machinery and equipment shall be maintained and washed in confined areas specifically designed to control runoff. Thinners or solvents shall not be discharged into sanitary or storm sewer systems.
- 10) The discharge of any hazardous materials into any receiving waters is prohibited.
- 11) Spill prevention and control measures shall be implemented to ensure the proper handling and storage of petroleum products and other construction materials. Measures shall include a designated fueling and vehicle maintenance area with appropriate berms and protection to prevent any spillage of gasoline or related petroleum products or contact with runoff. The area shall be located as far away from the receiving waters and storm drain inlets as possible.

- 12) Best Management Practices (BMPs) and Good Housekeeping Practices (GHPs) designed to prevent spillage and/or runoff of demolition or construction-related materials, and to contain sediment or contaminants associated with demolition or construction activity, shall be implemented prior to the on-set of such activity.
- 13) All BMPs shall be maintained in a functional condition throughout the duration of construction activity.

The permittee shall undertake development in accordance with the final Interim Erosion Control and Construction Best Management Practices Plan approved by the Executive Director. The final Interim Erosion Control and Construction Best Management Practices Plan shall be in conformance with the project plans approved by the Commission. Any changes to the Commission approved plans required by the consulting civil engineer/water quality professional shall be reported to the Executive Director. No changes to the Commission approved final site/development plans shall occur without an amendment to the coastal development permit, unless the Executive Director determines that no amendment is required.

5. **Hydrauger Plan.** Prior to issuance of the coastal development permit, the applicant shall submit for review and written approval of the Executive Director, two copies of a final Hydrauger Plan for the project site, prepared by a licensed civil engineer. The plan shall include a long-term plan for disposal of the water discharged from hydraugers, and shall demonstrate that during development of the dewatering wells, the extracted ground water shall be pumped into a settling tank to allow sediment in the water to settle prior to discharge of the water to the storm drain system. Turbid water shall not be discharged to the storm drain system. The water from the sump pumps shall be directed to a secure, enclosed storm drain, via a City-approved route. The permittee shall maintain the sump pumps and shall periodically check for greases and oils. If a significant amount of grease or oil is present the applicant shall report the situation to the City of Los Angeles Department of Public Works before discharging into the storm drain.
6. **Permanent Drainage and Runoff Control Plan.** Prior to issuance of the coastal development permit, the applicant shall submit for review and written approval of the Executive Director, two copies of a final Drainage and Runoff Control Plan for the post-construction project site, prepared by a licensed civil engineer or qualified licensed water quality professional. The plan shall include detailed drainage and runoff control plans with supporting descriptions and calculations. The plan shall incorporate Best Management Practices (BMPs) including site design, source control and treatment control measures designed to reduce, to the maximum extent practicable, the volume, velocity and pollutant load of stormwater and dry weather runoff leaving the developed site. The consulting licensed civil engineer or qualified licensed professional shall certify in writing that the final Drainage and Runoff Control Plan is in substantial conformance with the following minimum requirements:
 - A. The plan shall incorporate appropriate Best Management Practices (BMPs) into the development, designed to reduce, to the maximum extent practicable, the volume, velocity and pollutant load of stormwater and dry weather flows leaving the developed site. The drainage system shall also be designed to convey and discharge runoff from the developed site in a non-erosive manner into the City's storm drain system;
 - B. Irrigation and the use of fertilizers and other landscaping chemicals shall be minimized through the use of low-maintenance landscaping and efficient irrigation technology or systems;

- C. Trash, recycling and other waste containers, as necessary, shall be provided. All waste containers anywhere within the development shall be covered, watertight, and designed to resist scavenging animals;
- D. All slopes shall be stabilized in accordance with provisions contained in the Landscaping and/or Interim Erosion and Sediment Control Condition for this coastal development permit. The final drainage plans shall be designed and installed in conformance with the recommendations of the project consulting geotechnical engineer; and,
- E. Should any of the project's surface or subsurface drainage/filtration structures or other BMPs fail or result in increased erosion, the permittee or successor-in-interest shall be responsible for any necessary repairs to the drainage/filtration system or BMPs and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the applicant shall submit a repair and restoration plan to the Executive Director to determine if an amendment or new coastal development permit is required to authorize such work.

The permittee shall undertake development in accordance with the final Drainage and Runoff Control Plan approved by the Executive Director. The final Drainage and Runoff Control Plan shall be in conformance with the development plans approved by the Commission. Any changes to the Commission approved plans required by the consulting licensed civil engineer or engineering geologist shall be reported to the Executive Director. No changes to the Commission approved final site/development plans shall occur without an amendment to the coastal development permit, unless the Executive Director determines that no amendment is required.

- 7. **Swimming Pool Leak Detection.** Prior to issuance of the coastal development permit, the applicant shall submit, for the review and approval of the Executive Director, two copies of a plan to mitigate for the potential of leakage from the proposed swimming pool and spas. The plan shall, at a minimum: a) provide a separate water meter for the pool to allow monitoring of the water usage for the pool and the home; b) identify the materials, such as plastic linings or specially treated cement, to be used to waterproof the underside of the pool/spa to prevent leakage, and information regarding past success rates of these materials; c) provide double wall construction to swimming pool and spa with a drainage system and leak detection system installed between the walls, and; 4) identify methods used to control pool drainage and to prevent infiltration from drainage and maintenance activities into the soils of the project site and neighboring properties. The applicant shall implement and maintain the mitigation plan approved by the Executive Director.
- 8. **Landscaping Plan.** All graded and disturbed areas on the subject site shall be planted and maintained for erosion control purposes within thirty (30) days of receipt of the certificate of occupancy for the residence. To minimize the need for irrigation all landscaping shall consist primarily of native/drought resistant plants, as listed by the California Native Plant Society, Santa Monica Mountains Chapter, in their document entitled Recommended List of Plants for Landscaping in the Santa Monica Mountains, dated February 5, 1996. All native plant species shall be of local genetic stock. No plant species listed as problematic and/or invasive by the California Native Plant Society (<http://www.CNPS.org/>), the California Invasive Plant Council (formerly the California Exotic Pest Plant Council) (<http://www.cal-ipc.org/>), or as may be

identified from time to time by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as a “noxious weed” by the State of California or the U.S. Federal Government shall be utilized within the property. Plantings shall be maintained in good growing condition throughout the life of the project and, whenever necessary, shall be replaced with new plant materials to ensure continued compliance with applicable landscape requirements.

9. **Assumption of Risk, Waiver of Liability and Indemnity Agreement.** By acceptance of this coastal development permit, the applicant acknowledges and agrees (i) that the site may be subject to hazards from wildfire, seismic shaking, landsliding, and erosion; (ii) to assume the risks to the applicant and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission’s approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards.
10. **Deed Restriction.** Prior to Issuance of the coastal development permit, the applicant shall submit to the Executive Director for review and approval documentation demonstrating that the applicant has executed and recorded against the parcel governed by this permit a deed restriction, in a form and content acceptable to the Executive Director: (1) indicating that, pursuant to this coastal development permit, the California Coastal Commission has authorized development on the subject property, subject to terms and conditions that restrict the use and enjoyment of that property; and (2) imposing the special conditions of this permit as covenants, conditions and restrictions on the use and enjoyment of the property. The deed restriction shall include a legal description of the entire parcel governed by this coastal development permit. The deed restriction shall also indicate that, in the event of an extinguishment or termination of the deed restriction for any reason, the terms and conditions of this coastal development permit shall continue to restrict the use and enjoyment of the subject property so long as either this coastal development permit or the development it authorizes, or any part, modification, or amendment thereof, remains in existence on or with respect to the subject property.

IV. FINDINGS AND DECLARATIONS

A. PROJECT DESCRIPTION AND BACKGROUND

The project site is an undeveloped hillside lot upslope of Castellammare Drive and Pacific Coast Highway in Pacific Palisades (See Exhibits). The site is on a south facing slope about three hundred feet inland of Will Rogers State Beach. The applicant proposes to develop the 4,074 square foot vacant lot with a four-level, 4,535 square foot single-family residence (including a two-car garage in the basement).

The proposed residence will be supported on a deepened foundation consisting of retaining walls with soldier piles founded into bedrock. Approximately 585 cubic yards of material will be excavated to create a notch in the hillside above the street. Subgrade hydraugers are proposed to reduce subsurface water on the site, which is in a geologically hazardous area (unstable soils, landslides and fault zones). According to the geotechnical report that was prepared for this project, the project site has landslide debris from the upper slopes, but there is no active landslide on the project site. The proposed project, with its deepened foundation, is expected to increase the stability of the street and hillside.



17415 Castellammare Dr. (5-13-0770) and 17405 Castellammare Dr. (5-13-0771), Pacific Palisades.

The project site is one of two adjoining vacant lots that the applicant proposes to develop with a similar single-family residence (see Coastal Development Permit Application 5-13-0771). The surrounding neighborhood is a residential area developed with many one-to-four-level single-family homes, with a few higher density residential buildings near Sunset Boulevard.

The Castellammare area of Pacific Palisades is a prominent coastal bluff stretching west from Sunset Boulevard to Surfview Drive. Pacific Coast Highway was constructed at the toe of this bluff, between the bluff face and the beach. Unlike most coastal bluffs in Southern California, this bluff face has

undergone extensive development. In the 1920s several streets were constructed parallel to Pacific Coast Highway following the contours of the bluff, which are lined with residential structures. These roads (namely Castellammare Drive, Posetano Road, Revello Drive, Stretto Way, and Porto Marina Way) were graded on the face and top of the coastal bluff. There are many ancient landslides on the bluff face and canyon sides, with more recent slides nested on top of them.

The subject property is zoned R1-1 (single-family residential). On September 7, 2012, the City of Los Angeles Department of City Planning issued Local Coastal Development Permit No. ZA-2012-0361 approving the proposed single-family residence. The City also issued Mitigated Negative Declaration No. ENV-2012-360-MND for the proposed project. The City of Los Angeles Department of Building and Safety has reviewed the applicant's geology and soils reports and foundation plans for the proposed project (by Mountain Geology, Inc. and Calwest Geotechnical Consulting Engineers). On June 29, 2011, the Grading Division of the City of Los Angeles Department of Building and Safety issued a Geologic and Soils Report Approval Letter indicating that the geotechnical reports and proposed foundations were acceptable, provided that the City's recommendations were complied with during site development.

The City of Los Angeles Department of City Planning also reviewed the proposed project for compliance with the City's Baseline Hillside Ordinance [(BHO) Ordinance No. 181,624 - effective May 9, 2011], which limits the height and mass of buildings on steeply sloping lots. Special Condition Eight of Local Coastal Development Permit No. ZA-2012-0361 requires that the proposed project comply with the BHO. The applicant asserts that the proposed project was completely redesigned to meet the requirements of the BHO. The project plans submitted with the permit application include the City's "Approval" stamp, which indicates that the City has reviewed and approved the proposed project for compliance with the BHO.

The special conditions imposed by this permit will protect coastal resources from significant adverse impacts, and will ensure that the proposed project will be in conformity with the policies of Chapter 3 of the Coastal Act and 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.

B. DEVELOPMENT IN HAZARDOUS AREAS

Development adjacent to the edges of hillsides and bluffs is inherently hazardous. Development which may require a protective device in the future cannot be allowed due to the adverse impacts such devices have upon, among other things, public access and visual resources. To minimize risks to life and property and to minimize the adverse effects of development on hillsides and bluffs, the development has been conditioned to require one or more of the following: adherence to the geotechnical recommendations, an appropriate set-back from the edge of a bluff or hillside, to prohibit construction of protective devices (such as a retaining wall) in the future, for a drainage and runoff plan to minimize the percolation of water into the hillside or bluff, and to require that the landowner or any successor-in-interest assume the risk of undertaking the development. As conditioned, the Commission finds that the development conforms to the requirements of Sections 30235 and 30253 of the Coastal Act regarding the siting of development in hazardous locations.

C. WATER QUALITY

The proposed development will be occurring in a location where there is a potential for a discharge of polluted runoff from the project site into coastal waters. Furthermore, uncontrolled runoff from the project site and the percolation of water could also affect the structural stability of bluffs and hillsides. To address these concerns, the development, as proposed and as conditioned, incorporates design features to minimize the infiltration of water and the effect of construction and post-construction activities on the marine environment. These design features include, but are not limited to, the appropriate management of equipment and construction materials, the use of non-invasive drought tolerant vegetation, and for the use of post-construction best management practices to minimize the project's adverse impact on coastal waters. Therefore, the Commission finds that the proposed development, as conditioned, conforms with Sections 30230 and 30231 of the Coastal Act regarding the protection of water quality to promote the biological productivity of coastal waters and to protect human health.

D. PUBLIC ACCESS AND RECREATION

As conditioned, the proposed development will not have any new adverse impact on public access to the coast or to nearby recreational facilities. Thus, as conditioned, the proposed development conforms with Sections 30210 through 30214, Sections 30220 through 30224, and 30252 of the Coastal Act.

E. HABITAT

As conditioned, the development will not result in significant degradation of adjacent habitat, recreation areas, or parks and is compatible with the continuance of those habitat, recreation, or park areas. Therefore, the Commission finds that the project, as conditioned, conforms with Section 30240(b) of the Coastal Act.

F. DEED RESTRICTION

To ensure that any prospective future owners of the property are made aware of the applicability of the conditions of this permit, the Commission imposes one additional condition requiring that the property owner record a deed restriction against the property, referencing all of the above special conditions of this permit and imposing them as covenants, conditions and restrictions on the use and enjoyment of the Property. Thus, as conditioned, this permit ensures that any prospective future owner will receive actual notice of the restrictions and/or obligations imposed on the use and enjoyment of the land in connection with the authorized development, including the risks of the development and/or hazards to which the site is subject, and the Commission's immunity from liability.

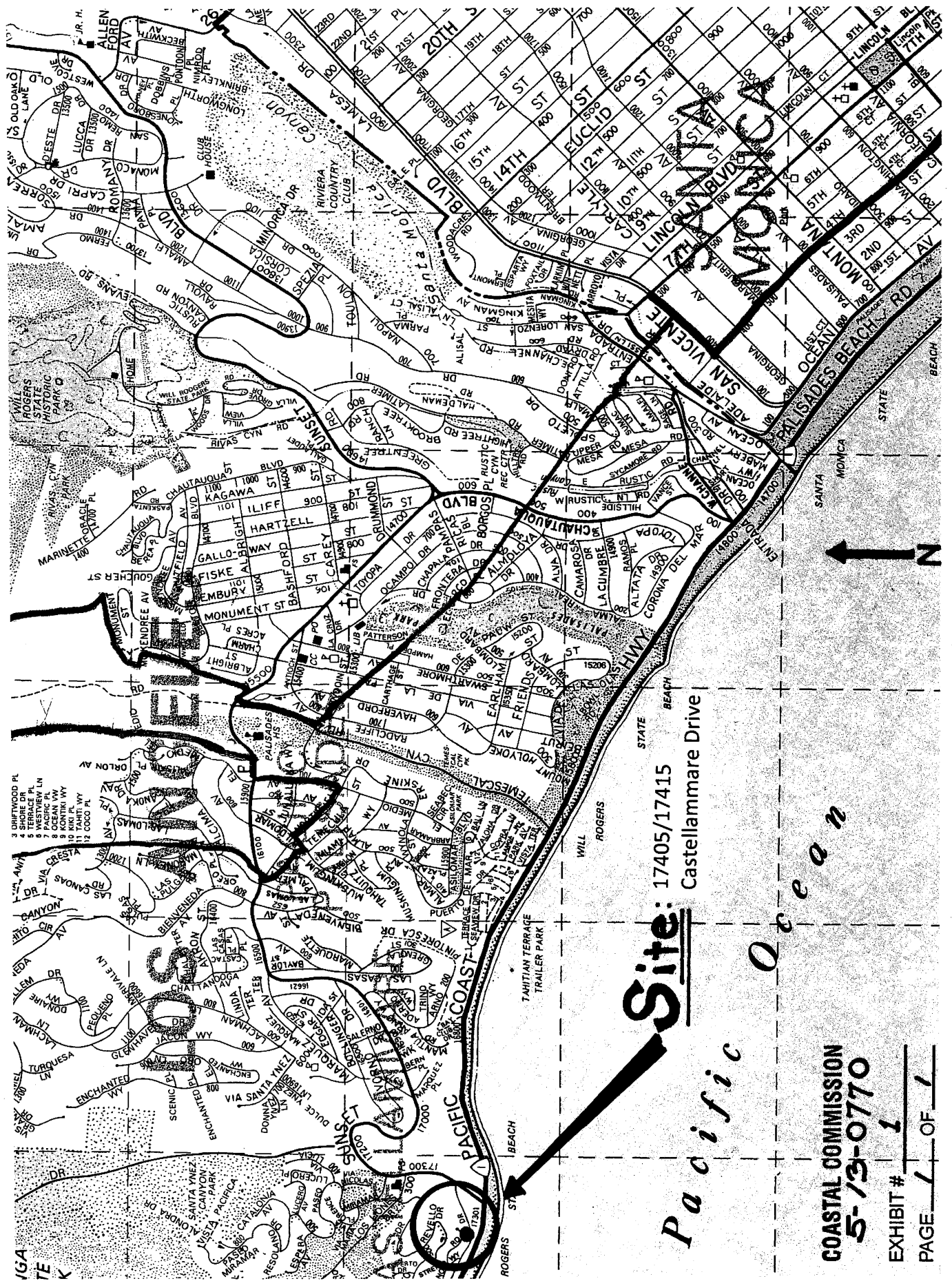
G. LOCAL COASTAL PROGRAM

Coastal Act section 30604(a) states that, prior to certification of a local coastal program ("LCP"), a coastal development permit can only be issued upon a finding that the proposed development is in conformity with Chapter 3 of the Act and that the permitted development will not prejudice the ability of the local government to prepare an LCP that is in conformity with Chapter 3. The City of Los Angeles has neither a certified LCP nor a certified Land Use Plan for the Pacific Palisades area. As conditioned, the proposed development will be consistent with Chapter 3 of the Coastal Act. Approval of the project, as conditioned, 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 of the Coastal Act.

H. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

As conditioned, there are no feasible alternatives or additional feasible mitigation measures available that would substantially lessen any significant adverse effect that the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.





Site: 17405/17415
Castellammare Drive

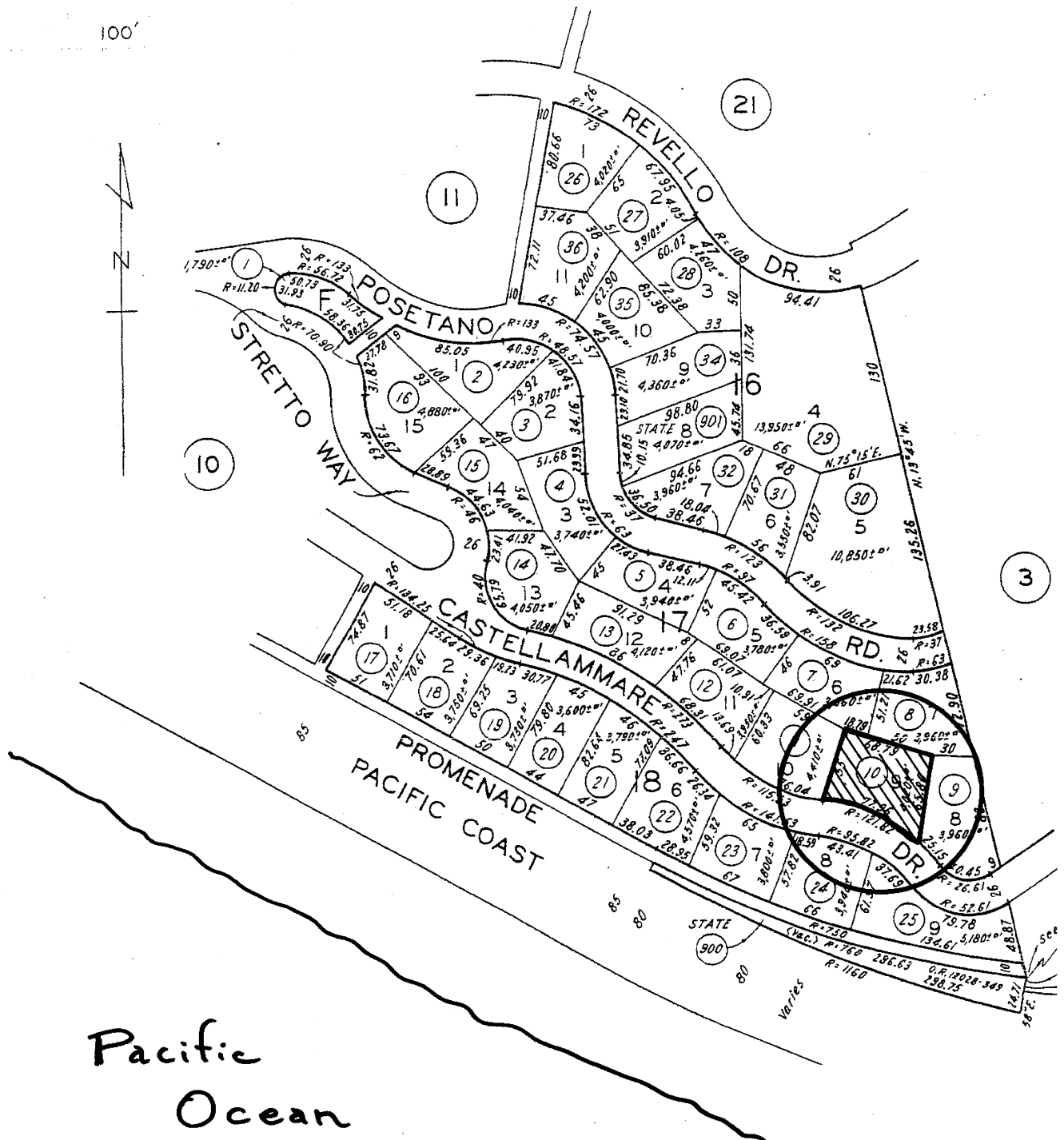
Pacific Ocean

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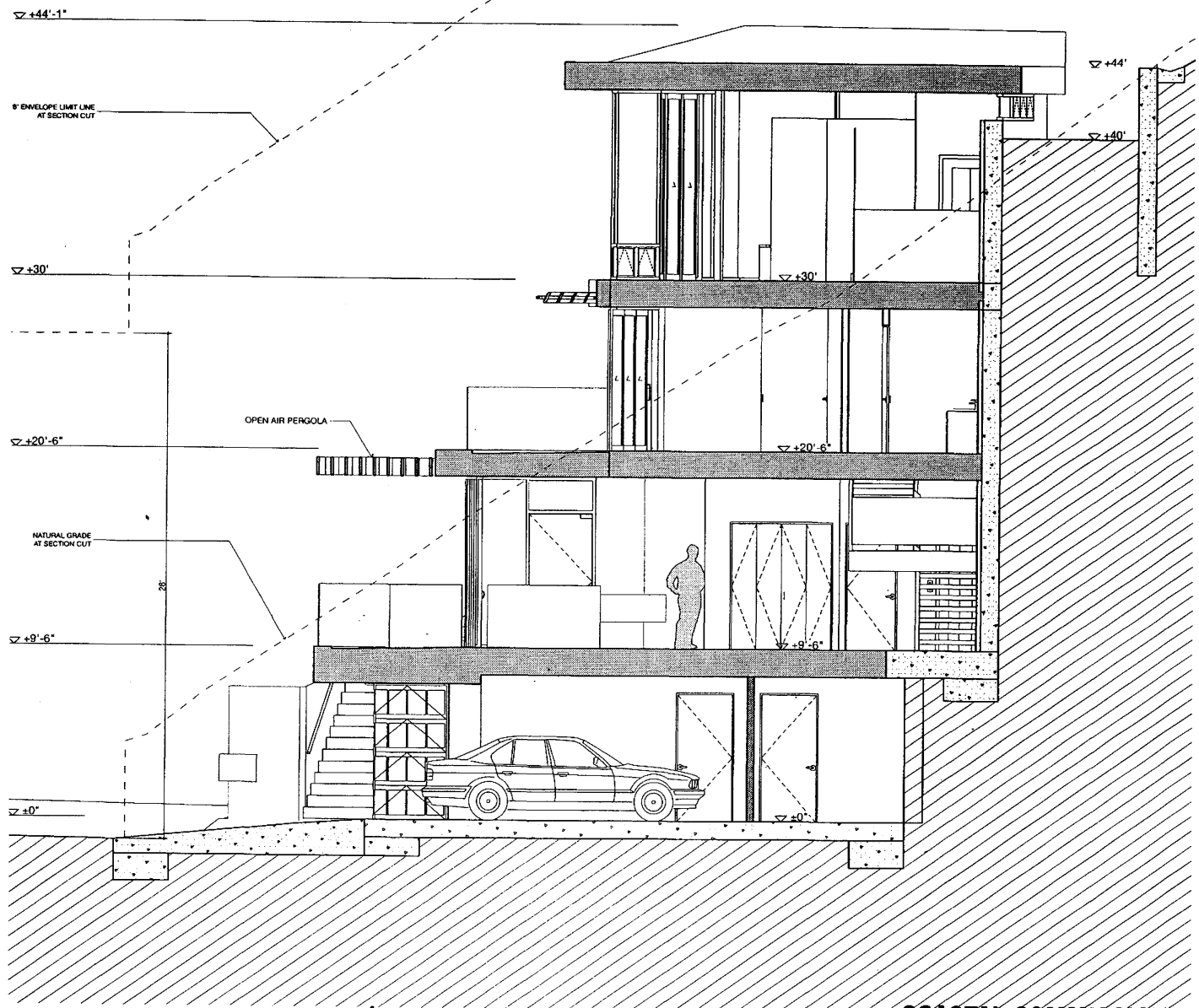


Pacific
Ocean

Site: 17415 Castellammare Drive

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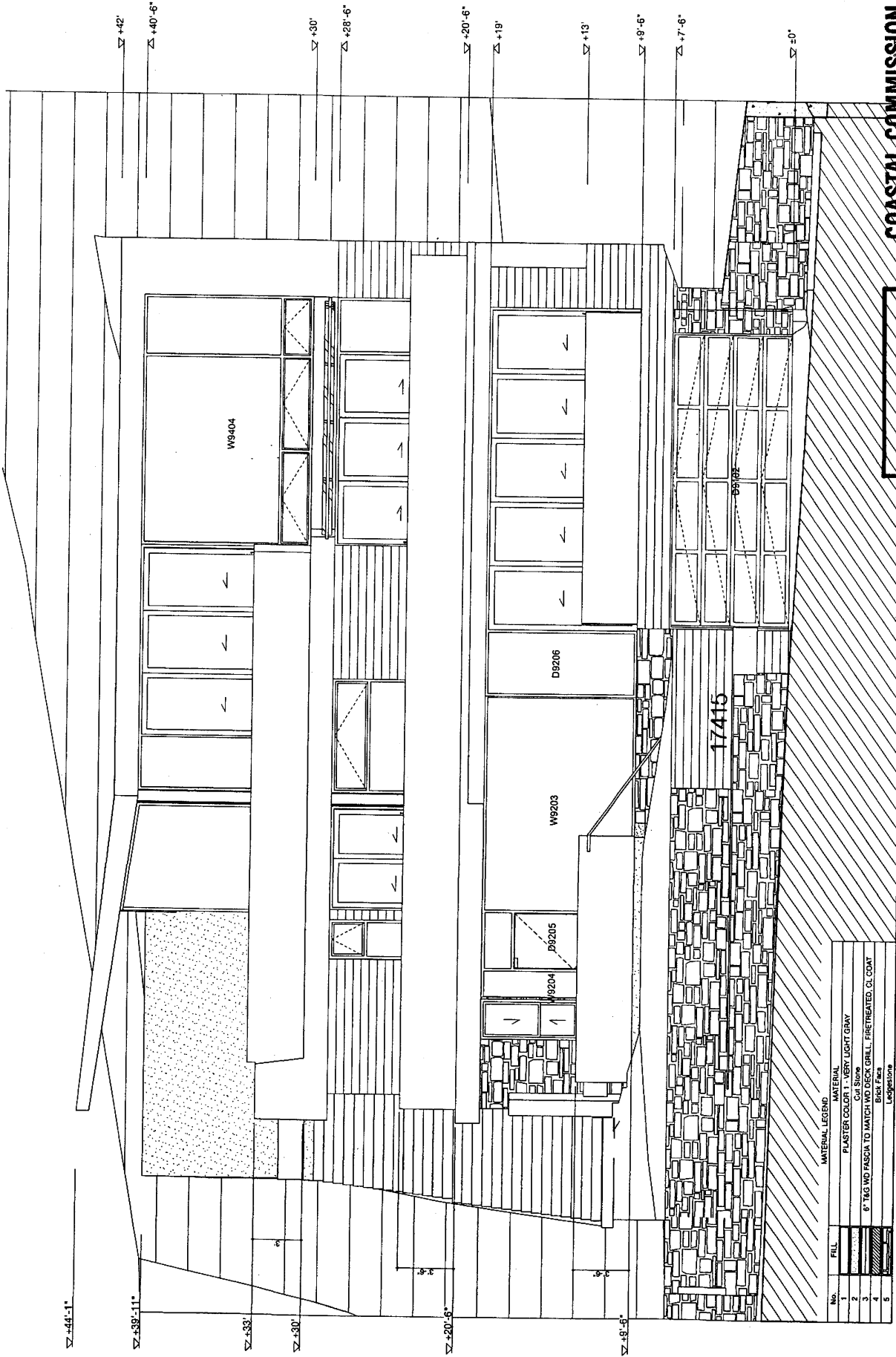
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Building Section

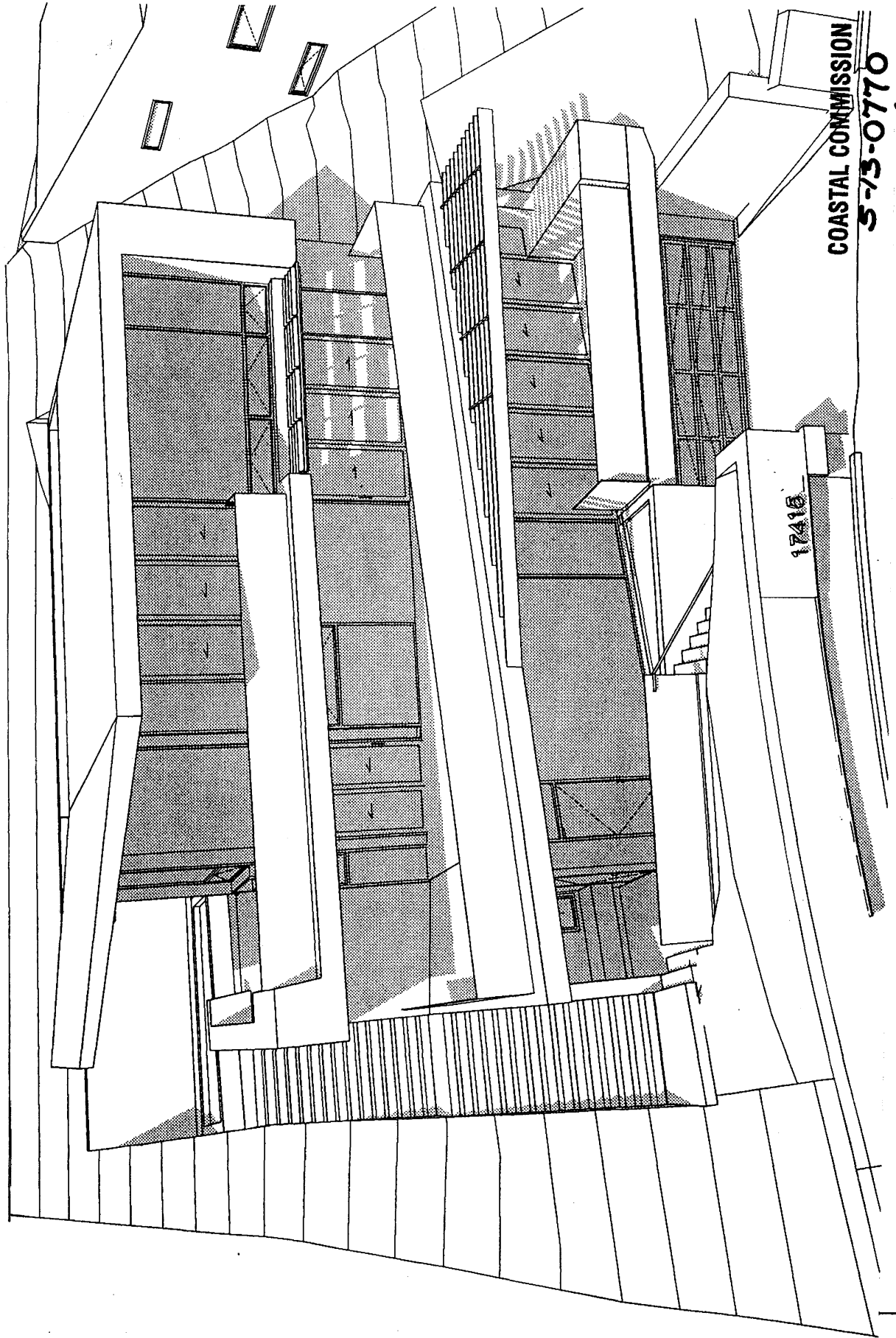
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COASTAL COMMISSION
ELEVATION WEST

5-13-0770



COASTAL COMMISSION

5-73-0770

EXHIBIT # 6

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