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COASTAL DEVELOPMENT PERMIT PROJECT: 2812 – 2818 Grand Canal, Venice. CA.90291

ITEM 13. PROJECT IMPACTS

- a. The development will not extend onto or adjoin any beach, tidelands, submerged lands or public trust lands. It does front onto the Venice Canals, but no work will be done within 20 feet of the canal.
- b. The development will maintain public access to the shoreline from this development as it is not on the shoreline.
- c. There will be no alternative to private vehicle use, and the existing development will still not affect traffic on coastal access roads.
- d. The existing development is within an existing developed area, and it will still be visually compatible with the character with the surrounding area.
- e. There is no grading on the site.
- f. The development does not involve diking, filling or dredging of open coastal waters.
- g. The existing development is not coastal-dependent and it will not displace coastal-dependent facilities.
- h. The existing development will not affect biological productivity of coastal waters.
- i. The existing development is near sensitive habitat areas, but the project will not impact the habitat areas. The habitat is directly in front of the property but no construction is to be done near the canal..
- j. The existing development is not within or adjoining land suitable for agriculture.
- k. There are no water conservation features at this project.
- l. Any new appliances and new HVAC or heating systems will be energy efficient when they are replaced.
- m. The current location of the electrical power is from the power pole at the rear of the property. The gas and water lines are existing underground services and the same services will be maintained in similar locations.
- n. There are no current or proposed recreational facilities.
- o. The development has no low and moderate-income tenants and no low income or moderate rents.
- p. The development is not near a known archeological site.

- q.
 - 1. Coastal Development Permit.
 - 2. Coastal Commission Approval.
 - 3. Approval from the Venice Coastal Specific Plan.
 - 4. Approval from the City of LA Planning Department; Public Works and Subdivisions for a Final Parcel Map.

- r.
 - 1. No.
 - 2. No.
 - 3. No