

REGIONAL INTERPRETIVE GUIDELINES

South Coast Region LOS ANGELES COUNTY

The Los Angeles County Interpretive Guidelines were adopted by the California Coastal Commission to supplement the Statewide Guidelines. Both regional and statewide guidelines, pursuant to Section 30620(b) of the Coastal Act, are "designed to assist local governments, the regional commissions, the commission, and persons subject to the provisions of this chapter in determining how the policies of this division shall be applied in the coastal zone prior to certification of local coastal programs."

The guidelines should assist in applying various Coastal Act policies to permit decisions; they in no case supersede the provisions of the Coastal Act nor enlarge or diminish the powers or authority of the Commissions or other public agencies.

**ADOPTED
OCTOBER 14, 1980**

INTRODUCTION

The Regional Interpretive Guidelines have been developed for use in permit process in the application of the policies in Chapter 3 of the Coastal Act to individual projects. It is the intent of the Commission that the guidelines be used in a flexible manner with consideration for local and regional conditions, individual project parameters and constraints and individual and cumulative impacts on coastal resources.

In addition as Local Coastal Programs, or portions thereof, are prepared the commission will approve, prior to certification by the State Commission, individual projects within these localities that are in conformance with the LCP or portion thereof insofar as it is consistent with the policies of the Coastal Act.

While LCP materials generated by local jurisdictions will be considered in permit decisions, only policies acted upon by a decision making body (generally the planning commission and/or city council), will be considered local policy and will be weighed more heavily than local staff or citizen committees input.

Undoubtedly, there will be instances where locally generated LCP policies are felt by the Coastal Commission and/or its staff to be inconsistent with Coastal Act policies. In such cases resolution will be achieved through either the preliminary or final LCP hearing process. In the interim, coastal commission guidelines will be utilized for the project in question.

In addition to locally prepared LCP documents and the guidelines contained under this cover. Statedwide Interpretive Guidelines must be consulted when applying the policies of the Coastal Act. State-wide Guidelines address the following issues and are available under separate cover:

1. Geologic Stability of Blufftop Development
2. View Protection
3. Public Rights of Access
4. Public Trust Lands
5. Housing Opportunities
6. Siting New Development
7. Definitions
8. Public Access
9. Condominium/Stock Cooperative Conversions
10. Housing/New Construction
11. Wetlands and Other Environmentally Sensitive Habitat Areas

MALIBU

See Malibu Guidelines under separate cover

PACIFIC PALISADES

A. RESIDENTIAL

1., 2. Single-Family Dwellings and Multiple-Family Dwellings:

a. See Parking Appendix.

b. See Bluff Top Development Appendix.

c. Development should be visually compatible with local topography and vegetation and should maintain natural land forms. See Alteration of Landform Appendix.

d. Any development in the undeveloped areas of the Santa Monica Mountains should be permitted only when adjacent to already developed areas. All development should be compatible with the neighboring Topanga State Park. (30250)

e. See Hazardous and Special Area Development Appendix.

f. Residential development on the existing commercially zoned parcels within one-quarter mile of the beach will not be allowed. (30222, 30252, 30255)

g. New commercial, recreational, institutional and residential developments of 10 or more dwelling units in the Santa Monica Mountains should be required as a condition of approval, to dedicate access trails and parking areas for visitors to Topanga State Park. These shall be provided in a manner deemed appropriate by the Commission. (30210, 30213, 30212.5)

h. Road construction or improvements should be based on the suitability of the area to increased access. Where information on the environmental carrying capacity of coastal resources is available, roads and other support facilities should be kept within that capacity. (30240, 30243, 30250)

i. The density of new residential development should be limited to a maximum of 24 units per acre gross (city calculations are in gross). For method of calculation, refer to Density Calculations Appendix. (30250, 30252)

j. See Hillside Dwelling Unit Density Appendix.

k. No residential development should be permitted in Tenesca Canyon.

B. COMMERCIAL

1. Commercial establishments should be public recreation and recreation supportive or otherwise coastally related facilities. (30222, 30255)

2. All existing public recreation facilities should be maintained and where feasible expanded. (30222, 30255)

3. See Parking Appendix. (30210, 30252)

4. Petroleum extraction facilities should be permitted when it can be demonstrated that the development or daily operations would not disrupt either coastal recreation activities, access, or neighborhoods. It must also be satisfactorily demonstrated that the facility will not contribute to the geological instability of the area. Development should not significantly disrupt or alter natural land forms. (30240(b), Article 7)

C. PUBLIC ACCESS TO COASTAL ZONE RESOURCES.

1. Views to the shoreline and the Santa Monica Mountains from public roads should be preserved and protected. (30251, 30211)

2. Development adjacent to Santa Monica Mountain Park should protect views from trails and be consistent with access to the trail system and park access. (30251, 30210)

D. TEMESCAL CANYON

1. Primary access to the Canyon shall be obtained from Sunset Boulevard. No road shall be constructed into the Canyon north of Sunset Boulevard which is wider than the private road now in use. (30210, 30212, 30212.5)

2. Permitted uses should preserve the natural habitat values while maintaining pedestrian access.

3. See Habitat Protection Appendix

4. See Hazardous and Special Area Development Appendix

5. See Alteration of Landforms Appendix

SANTA MONICA

For ease of interpretation, the Santa Monica area guidelines consist of five sub-areas as follows:

Beach Front: seaward of Palisades Beach Road, Appian Way, Ocean Avenue, and Barnard Way.

North Santa Monica: all areas north of California Avenue, except lots adjacent to Ocean Avenue, and the Beach Front area.

Ocean Avenue: parcels adjacent to Ocean Avenue.

Downtown: central business district of Santa Monica.

Ocean Park: the area south of Pico Boulevard and the Santa Monica Freeway, north of Venice, and west of Lincoln Avenue.

See Statewide Guidelines. Local General Plan & Zoning Regulations & Local Coastal Program material

Beach Front:

1. New development of beach front property should be restricted to low cost, public, visitor-serving facilities and public works improvements. (30211, 30255, 30213)
2. See Parking Appendix. (30210, 30252(4))
3. The Santa Monica Pier should retain its character as a historical landmark. Further development should preserve recreational opportunities, including pier fishing. (30251, 30221, 30253)
4. Development should not encroach further onto sandy beaches.
5. A unique habitat upon which rare and endangered species are dependent is in the immediate area. See Section C on page 5.

North Santa Monica:

A. RESIDENTIAL

- 1., 2. Single-Family Dwellings and Multiple-Family Dwellings:
 - a. See Parking Appendix. (30210, 30252(4))
 - b. Maximum height should be 40 feet above the centerline of the frontage road (CFR). (30251, 30252)
 - c. Curb cuts should be permitted only where no feasible alternative exists. (30210)

B. COMMERCIAL

1. As per city zoning. (30251, 30252)
2. See Parking Appendix. (30210, 30252(4))

Ocean Avenue:

A. RESIDENTIAL

1. Multiple Family Dwellings:
 - a. Maximum height of structures should be 55 feet above centerline of the frontage road (CFR) with no top apparatus extending higher than 65 feet above centerline of the frontage road (CFR). Structures may cover 40 percent of the lot area. A mixture in height, scale, and intensity of developments along Ocean Avenue should be sought to enhance the appearance and diversity of the area. Taller structures should be offset by greater open space. (30251, 30252)
 - b. See Parking Appendix. (30210, 30252(4))

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B. COMMERCIAL

1. See Parking Appendix. (30210, 30252)
2. Maximum height of structures should be 55 feet above centerline of the frontage road (CFR) with no top apparatus extending higher than 65 feet above centerline of the frontage road (CFR). Structures may cover 40 percent of the lot area. A mixture in the height, scale, and intensity of development along Ocean Avenue should be sought to enhance the appearance and diversity of the area. Taller structures should be offset by greater open space. (30251, 30252)
3. See Viewpoint Provision Appendix.

Downtown:

A. RESIDENTIAL

1. Multiple-Family Dwellings:
 - a. See Parking Appendix. (30210, 30252(4))
 - b. Additional development in Downtown Santa Monica should be encouraged, consistent with pedestrian orientation and the preservation of views from publicly constructed buildings. (30250, 30251, 30252)

See Viewpoint Provision Appendix.

B. COMMERCIAL

1. Additional development in Downtown Santa Monica should be encouraged, consistent with pedestrian orientation and the preservation of views from publicly constructed buildings. (30250, 30251, 30252)
2. See Parking Appendix. (30252, 30210)
3. See Viewpoint Provision Appendix.

Ocean Park:

This area provides housing for many low and moderate income households. The Commission desires to see the community continue to serve these people.

A. RESIDENTIAL

- 1., 2. Single-Family Dwellings and Multiple-Family Dwellings:
 - a. Maximum height should be 30 feet above the grade elevation specified in the attached Appendix. See Measurement of Height Appendix for grade reference points and the method of calculation. (30251, 30252)

b. See Parking Appendix. (30210, 30252(4))

c. Lot consolidations should be limited to a maximum of two (2) lots, and in no case should they exceed 100 feet of street frontage. (30251, 30213)

d. In applications for multiple-family units, preference should be given to rental units over condominiums. (30213)

e. In no case should residential density exceed 33 du/ac net. See Density Calculations Appendix.

f. Comprehensive landscaping plans and on-site recreational and open space should be provided in new multiple-family development. (30251, 30252)

g. Density incentives will be considered for low/moderate housing proposals.

B. COMMERCIAL

1. See Parking Appendix.

C. HAZARDOUS AND SPECIAL AREA DEVELOPMENT

1. On the north side of the pier in the vicinity of the breakwater there is a unique habitat area which has been identified by the State Lands Commission as a critical feeding habitat for endangered species, such as, the Least Tern. Development in the area should not significantly impact upon this unique resource area. (30230)

VENICE

For ease of interpretation, the Venice area guidelines consist of six sub-areas as follows:

North Venice: area from the mean high tide line south of the Santa Monica City boundary, west of Hampton/Electric and West Washington Boulevard, north of South Venice Boulevard, and including the area west of Strongs Drive and north of Washington Street.

Oakwood: area between the Santa Monica City boundary, Lincoln Boulevard, California Avenue, West Washington Boulevard and Hampton/Electric Avenue.

Milwood: area between California Avenue, Lincoln Boulevard, North Venice Boulevard, and Electric Avenue.

Canals: Lots immediately adjacent to Grand, Sherman, Howland, Linnie and Carroll Canals, north of Washington Street.

Marina Peninsula: that portion of the City of Los Angeles that lies south of Washington Street, west of Ballona Lagoon, Gran Corso and north of the Marina entrance channel.

Southeast Venice: area north of Washington Street and the unincorporated Los Angeles County territory west of Lincoln Boulevard, south of North Venice and 28th Avenue and east of Ocean Avenue, and Sandborn Avenue.

→ North Venice:

→ A. RESIDENTIAL

1. 2. Single-Family Dwellings and Multiple-Family Dwellings

a. See Parking Appendix. (30210, 30252(4))

b. Height of the structure should not exceed 30 feet above the centerline of frontage road. (30251, 30252)

c. New development should provide front setbacks consistent with city zoning requirements but not less than five feet from the property line. (30251)

d. Paving and access drives should be provided from alleys. (30252)

e. Common-wall construction may be permitted; common-wall construction projects should be designed to avoid appearance out of character with the neighborhood. Common-wall construction should not extend over more than 60 feet of street frontage or two lots. A six foot break should be provided for each 50 foot width of buildings. Ground level entryways and windows should be provided. (30251-7, 30231)

f. Lots fronting Ocean Front Walk which are zoned for commercial use and designated for commercial use in the locally adopted General Plan should not be developed residentially. (30255)

g. Density incentives will be considered for low/moderate housing proposals.

h. Multiple-family housing on lots containing less than 4000 square feet should be limited to two units per lot. (30210, 30252)

→ B. COMMERCIAL

1. See Parking Appendix.

2. Height of new structures should not exceed 30 feet above the centerline of the frontage road (CRF). (30251, 30252)

Statewide Guidelines, Local General Plan & Zoning Regulations & Local Coastal Program material

3. In existing commercial areas (such as those on West Washington Street and Windward Avenue), the existing nature of the street with small shops and community institutions should be preserved. (30251, 30252)

4. Common-wall construction should extend over no more than 60 feet of street frontage or two lots. A six foot break should be provided for each 50-foot width of buildings. Ground level entryways and windows should be protected. (30251)

C. PUBLIC SERVICES

1. Walk-streets should be preserved as walk-streets. (30252)

Oakwood:

A. RESIDENTIAL

1., 2. Single-Family Dwellings and Multiple-Family Dwellings:

a. Height of single-family dwelling structures should not exceed 25 feet above centerline of frontage road (CFR). Multiple-family structures should not exceed 30 feet above the centerline of the frontage road (CFR). (30213, 30251)

b. Density incentives will be considered for low/moderate housing proposals. See Parking Appendix (30210, 30252(4))

c. Multiple-family housing should be limited to three units per lot. (30210, 30252) A density bonus of one additional unit may be permitted for low and very low income housing proposals. (30210, 30252)

B. COMMERCIAL

1. See Parking Appendix. (30210, 30252(4))

2. Height of new structures should be limited to 30 feet above centerline of the frontage road (CFR). (30251)

C. PUBLIC SERVICES

1. Small-scale community facilities (e.g., nursery schools, grocery store, etc.) serving the needs of the neighborhood should be preserved and encouraged. (30251)

Milwood

A. RESIDENTIAL

1., 2. Single-Family Dwellings and Multiple-Family Dwellings:

a. Height of single-family dwelling structures should not exceed one story or a maximum height of 25 feet above centerline of frontage road (CFR), and 30 feet above CFR for multiple-family dwellings. (30213, 30251)

b. See Parking Appendix.

- c. Paving and access drives should be from alleyways.
- b. Multiple-family housing should be limited to two units per lot.

B. COMMERCIAL

1. Change in use or intensity of small scale commercial and community facilities may be approved. (30251)
2. See Parking Appendix. (30210, 30252(4))
3. Height of new structures should be limited to 30 feet above the centerline of the frontage road (CFR). (30251)

C. PUBLIC SERVICES

1. Walk-streets should be preserved as walk-streets. (30251)

Canals:

1. Single-Family Dwellings:

- a. See Parking Appendix.

b. Height of structures should not exceed a maximum of 30 feet above the centerline of the adjacent alley (CFR). (30213, 30252)

c. Setbacks:

1. A rear setback (from the alley or road) of not less than nine feet or other provision for guest parking. (30252)

2. A 450 square foot pervious yard area (unpaved) shall be maintained between the canal property line and the front of the structure. No fill, building extensions shall be placed in or over the area. In no case shall said yard areas be less than 10 feet in width. Fences in front yard areas shall not exceed 42 inches in height. (30240, 30251)

d. Drainage plans for new development should dispose of all but the heaviest storm flows on-site.

e. Public access ways to canals should be maintained and sidewalks, bridges, and banks should be restored and maintained for the public use in a manner consistent with the Coastal Act of 1976.

f. Dredging and filling of canals should be allowed if it is demonstrated that the action will be consistent with the Coastal Act of 1976. Neighborhood character, water quality and habitat will be among the things evaluated in determining consistency.

g. Private development on city property (e.g., easements, right-of-way, etc.) should be limited to removable fences less than three and one-half feet high that do not impede access along the sidewalks. (30252, 30251, 30211)

h. See Deed Appendix.

i. Only single-family dwellings, public park, and public parking should be developed in this area. (30251)

Marina Peninsula:

A. RESIDENTIAL

1., 2. Single-Family Dwellings and Multiple-Family Dwellings:

a. See Parking Appendix.

b. Residential development should be limited to a maximum height of 35 feet above the centerline of the frontage road. (30250, 30252)

c. Paving and access drives should be provided from alleyways. (30252)

d. Common-wall construction may be permitted; common-wall construction projects should be designed to avoid appearance out of character with the neighborhood. Common-wall construction should not extend over more than 60 feet of street frontage or two lots. A six foot break should be provided for each 50 foot width of buildings. Ground level entryways and windows should be provided. (30231, 30251)

e. Along the frontage to the canal north of Ironsides Avenue, a minimum 20 foot setback should be provided for all structures with a minimum 15 feet to any paved surface. New development must also include a French drain which prevents any runoff into the canal and disposes of all but the heaviest storm flows. (30240)

See the Venice Canal sub-area guidelines for French drain specifications.

f. Submit a deed restriction preventing all construction except the walkway fences (less than three and one-half feet in height) or pervious decks between the line of the 20-foot setback (patios, concrete, and/or brick steps are considered to be construction). (30240, 30251)

g. Canal frontage walks should be improved in a manner which will not drain into the canal, as part of any new construction. (30240, 30211, 30251)

h. Vehicular access to new residential development along Ocean Front Walk should be limited to Speedway Avenue. New vehicular access to residential structures should not be provided from residential streets such as Driftwood, Hurricane, Ketch, Reef, and Voyage Streets, which terminate at the beach. (30211, 30212.5, 30252)

i. New residential development should be limited to a maximum of two units per lot. (30250)

j. No backing of vehicles onto Pacific Avenue. (30211)

B. PUBLIC SERVICES

1. Walk-streets should be preserved as walk-streets. (30251)

C. HAZARDOUS AND SPECIAL AREA DEVELOPMENT

1. California Least Terns (*Sterna al bifrons*), an endangered species, have nested on a state-owned portion of Venice beach just north of the Marina del Rey main channel. Development should not significantly impact any further upon the nesting area. Ballona Lagoon is mapped as critical habitat for the Least Tern for feeding. Development shall not drain directly into the Lagoon or impact feeding areas. (30230, 30240)

Southeast Venice:

A. RESIDENTIAL

1., 2. Single-Family Dwellings and Multiple-Family Dwellings:

a. See Parking Appendix. (30210, 30252(4))

b. Height of new structures should not exceed 25 feet above the centerline of the frontage road (CFR). (30251, 30252)

B. COMMERCIAL

1. See Parking Appendix.

2. Height of new structures should not exceed 25 feet above the centerline of the frontage road. (30251, 30252, 30253)

C. PUBLIC SERVICES

1. Circulation and parking should be designed to minimize conflicts with bike paths and residences. (30252)

MARINA DEL REY

That portion of the Coastal Zone south of Venice and north of the Ballona Wetland and Playa del Rey.

For all classes of development:

1. New development should increase opportunities for the general public to have access to and along the waters of the harbor. (30222, 30211, 30220, 30224)

Existing park and beach areas should be retained and priority given to lower cost public recreational development in the marina and adjacent areas. (30213, 30220)

2. To preserve the beach and water areas for public recreation, no structures should be built on pilings (except docks) or otherwise over the water. (30211, 30251)

Existing parking spaces that support boat-launch ramps, slings, and beach use should be retained, as should the boat rentals and public-launch ramp. (30211, 30224, 30220)

New development should ensure that open water for sailing and wind patterns are unimpeded. (30220, 30224)

3. Offices and general commercial uses should not preempt areas usable for public or commercial recreation or marine related facilities. (30255, 30224)

4. Any new boating facilities should include public-launch ramps, small boat hoists, boat rentals, and slip sizes that provide for boats pursuant to documented demand and for fishing boats, as well as for dry storage. (30213, 30224)

Marine support facilities should be given priority and incorporated within multiple-use developments. (30255, 30224)

5. Public parking and boat storage should be given priority in new developments. (30252, 30224, 30212.5)

6. See Parking Appendix.

7. Any proposed changes in the channel reversion should be designed to eliminate any adverse effect upon sand movement. Any proposed change to the Ballona Creek Flood Control Channel should consider the effect of the proposed modification upon Least Tern (a rare and endangered species) feeding therein. (30230, 30235, 30240)

8. Residential development proposals should receive the lowest priority in this area. (30234, 30221, 30255)

9. See Viewpoint Provision Appendix.

10. Development should be permitted only when it is demonstrated to be consistent with local street and highway capacities with allowance for recreational traffic. (30252, 30253)

See Statewide Guidelines, Local General Plan & Zoning Regulations & Local Coastal Program Material

BALLONA WETLAND

That portion of the coastal zone generally bounded by Ballona Creek, Fiji Way, the city-county boundary, Route 90, Lincoln Boulevard, the base of the Playa del Rey Bluffs to Culver Boulevard and Nicholson Street and the Los Angeles City line (as of June 30, 1977), north of Culver Boulevard to Ballona Creek.

This area contains an area of functioning wetlands which has been declared a critical wildlife habitat by the California Department of Fish and Game. Two endangered species, the Least Tern (*Sterna al bifrons*) and the Belding's Savannah Sparrow (*Passerculus sandwichensis beldingi*), find critical habitat in this wetlands area. Portions of this area which are not currently functional wetland may be restorable. (30230, 30231, 30233.6(c), 30240, 30255)

1. Proposed development should be demonstrated compatible with the existing and restorable wetlands and habitat area. (30240)
2. Any new development in this area should protect the Ballona Wetland as a valuable habitat area. Adequate buffer areas should be provided and any harmful effects of dredging, discharge of storm waters, or traffic, minimized to the greatest extent possible. Priority should be given to land uses, such as agriculture, which will be compatible with the wetlands area. (30240, 30242, 30236, 30255)
3. Public trust lands should be delineated. (30210)
4. To guarantee continuance of public access, any further development of undeveloped wetland or seafront lands should provide public accessways as a condition of development. Public access easements should not be opened without a resource management plan implemented unless public disruption of resource value is found inconsequential. (30210, 30211, 30212)
5. See Habitat Protection Appendix.

PLAYA DEL REY

A. RESIDENTIAL

- 1., 2. Single-Family Dwellings and Multiple-Family Dwellings:
 - a. See Parking Appendix. (30210, 30252(4))
 - b. Seaward of Trolley Way, the height limit is 25 feet above the centerline of the frontage road (CFR). Inland of Trolley Way, the height limit is 30 feet above CFR, except for lots fronting on or inland of the Esplanade where heights of 35 feet above CFR may be permitted. (30251, 30252)

c. To guarantee continuance of public access, any further development of the undeveloped wetland or seafront lands should provide public access ways as a condition of development. Public access easements should not be opened without a resource management plan implemented unless public disruption to resource value is found inconsequential. (30210, 30211, 30212)

d. No residential projects should be developed in areas presently zoned for commercial uses. (30222, 30255)

e. Proposed development should be demonstrably compatible with the existing and restorable wetlands and habitat areas. (30230, 30231, 30240)

f. All development proposals should retain all existing vista points and minimize alteration of natural land forms. See Alteration of Landform in the Appendix. (30251, 30252)

g. See Hazardous and Special Area Development Appendix.

h. See Habitat Protection Appendix.

B. COMMERCIAL

1. See Parking Appendix. (30210, 30252(4))

2. To guarantee continuance of public access, any further development of the undeveloped wetland or seafront lands should provide public access ways as a condition of development. Public access easements should not be opened without a resource management plan implemented unless public disruption to resource value is found inconsequential. (30210, 30211, 30212)

3. To protect beach areas for long-term recreational needs, only visitor-serving facilities (such as restrooms or snack bars) should be developed on sandy beaches. (30221, 30222)

4. Residential development shall be consistent in scale with existing commercial development.

5. To protect the few visitor-serving commercial recreation facilities on or near the beach front, especially south of Culver Boulevard, existing visitor-serving commercial recreation facilities should be preserved. (30212.5, 30213, 30221, 30222)

6. All development proposals should seek to retain all existing vista points and minimize alteration of natural landforms. See Alteration of Landform Appendix. (30251, 30252)

7. Proposed development should be demonstrably compatible with the existing and restorable wetland and habitat areas. (30240)

C. PUBLIC SERVICES

1. To protect beach areas for long-term recreational needs, only visitor-serving facilities (such as restrooms or snack bars) should be developed on sandy beaches. (30221, 30222)

D. HAZARDOUS OR SPECIAL AREA DEVELOPMENT (Sensitive Ecological Area)

1. The area bounded by Vista del Mar, Imperial Highway, New Pershing Drive, and Napoleon and Waterview Streets will be protected and preserved in its primitive or successional stage pending completion of the Local Coastal Program. This area is the last remaining coastal sand-dune formation and ecosystem in the South Coast Region (San Diego County to Point Conception) and portions are critical as a habitat for the El Segundo Blue Butterfly (*Shijimiaeoides Battoides Allynii*) which is an endangered species of national significance. These unique dunes also are habitat for other rare species of flora and fauna (e.g., Noctuidae Palada Scarletina, Anniella Pulchra, Phaloniide Fanta, and, possibly, members of the family Brennanis). Natural enhancement of this ecosystem should not be diminished by development. Development adjacent to this unique ecosystem area shall be compatible with the habitat and sited and designed to prevent impacts which would significantly degrade the dune ecosystem. (30240(a), 30240(b))

EL SEGUNDO

There are no appropriate guidelines for the El Segundo coastal area. There are only two developments in the area: a Southern California Edison electricity generating plant and a Standard Oil Corporation monobuoy system. Development of these energy facilities is not predictable as industrial technologies in the energy field are constantly evolving. Developers are advised that the habitat of an endangered species is in the immediate area. Development proposals should reflect this fact and be modified as necessary (refer to Section D of the Playa del Rey area guidelines).

EL PORTO

A. RESIDENTIAL

1.. 2. Single-Family Dwellings and Multiple-Family Dwellings:

a. On half-lots, a single-family dwelling with a maximum of 1400 square feet (including parking) will be allowed. On full-size lots (or two contiguous combined lots) a triplex is permitted. (30252, 30213)

b. See Parking Appendix. (30210, 30252(4))

c. Height of structures should be limited to a height of 30 feet above the grade elevation specified in the attached Appendix. See Measurement of Height Appendix for grade reference points and the method of calculation.

d. See Deed Appendix.

B. COMMERCIAL

1. See Parking Appendix. (30210, 30252(4))

MANHATTAN BEACH

A. RESIDENTIAL

1., 2. Single-Family Dwellings and Multiple-Family Dwellings:

a. On half-lots, construction of a single-family dwelling with a maximum of 1400 square feet (including parking) should be permitted. (30213, 30252)

b. See Parking Appendix. (30210, 30252(4))

c. The height of a structure should be no greater than 30 feet above the grade elevation specified in the attached Appendix. See Measurement of Height Appendix for grade reference points and the method of calculation. (30251, 30252, 30253(5))

d. See Deed Appendix.

B. COMMERCIAL

1. See Parking Appendix. (30210, 30252(4))

2. Local and tourist support businesses which are primarily pedestrian oriented should be permitted in appropriately zoned areas. The predominant street level retail pattern should be maintained if adequate parking is available. (30222, 30253(5))

3. New commercial developments which provide adequate on-site parking may be permitted up to two stories and a maximum height of thirty (30) feet above the grade elevation specified in the attached Appendix. See Measurement of Height Appendix for grade reference points and the method of calculation. (30210, 30251, 30252)

HERMOSA BEACH

A. RESIDENTIAL

See City Zoning Regulations and Local Coastal Program Policies.

B. COMMERCIAL

1. See Parking Appendix.

See Statewide Guidelines. Local General Plan & Regulations & Local Coastal Program material

REDONDO BEACH

A. RESIDENTIAL

1. Single-Family Dwellings:

a. See Parking Appendix. (30210, 30252(4))

b. The height of new construction should not exceed two stories, and in no case exceed 30 feet above the grade elevation specified in the attached Appendix. See Measurement of Height Appendix for grade reference points and the method of calculation. (30251, 30252)

c. See Deed Appendix.

2. Multiple-Family Dwellings:

a. New construction in areas zoned R-5 or R-6, as of June 30, 1977, should not exceed two stories over semi-subterranean garages and not exceed 35 feet above the grade elevation specified in the attached Appendix. See Measurement of Heights Appendix for grade reference points and the method of calculation. (30251, 30252)

b. Density should not exceed 18 du/ac net. See Density Calculations Appendix. (30251)

c. New construction in areas zoned R-3, as of June 30 1977, should not exceed the density allowed on single lots, 14 du/ac net maximum. Height should not exceed 30 feet above the grade elevation specified in the attached Appendix. See Measurement of Heights Appendix for grade reference points and the method of calculation. See Density Calculations Appendix. (30251, 30252)

d. New development seaward of the first coastal road should where appropriate incorporate view corridors and physical access.

e. See Parking Appendix. (30210, 30252(4))

B. COMMERCIAL

1. Commercial enterprises which are not tourist and neighborhood serving (and primarily pedestrian oriented) or coastal dependant or related should be located inland of, or within, the commercial strip along Pacific Coast Highway. (30222, 30255)

2. In the King Harbor and Marina areas, low cost public recreation facilities which are coastal dependant or related should be permitted in order to achieve an equitable balance between the existing private facilities and public use. (30213, 30255)

3. See Parking Appendix. (30210, 30252 (4))

4. See Viewpoint Provision Appendix.

C. PUBLIC ACCESS TO COASTAL RESOURCES

1. New development which is located on the coast-side of the nearest public road to the coast should incorporate a view corridor. Said view corridor shall be subject to a deed restriction. Where appropriate, physical access should be provided the public. See Vertical Access Appendix. (30210,30211,30251)

TORRANCE

Development shall be consistent with the certified Local Coastal Program.

PALOS VERDES ESTATES

Development shall be consistent with the certified Local Coastal Program.

1. See Parking Appendix.

RANCHO PALOS VERDES

Development shall be consistent with the certified Local Coastal Program.

SAN PEDRO

A. RESIDENTIAL

1., 2. Single-Family Dwellings and Multiple-Family Dwellings:

a. See Parking Appendix. (30210,30252(4))

b. Maximum height is two stories, but in no case should the structure rise higher than 25 feet above the centerline of the frontage road. (30251,30252)

Structures in the area bounded by Carolina Street, Pacific Avenue, 39th Street and 26th Street should not rise higher than 25 feet above the grade elevation specified in the attached Appendix. See Measurement of Height Appendix for grade reference points and the method of calculation. (30251, 30252)

c. No structures should be built on or extend over sandy beaches. (30213, 30221,30251)

d. See Bluff Top Development Appendix.

e. Where feasible, access should be provided to bluff vista points above pocket beaches as a condition of new development on bluff top lots. (30251, 30212)

f. See Deed Appendix.

g. If grading is involved, a plan designating the borrow and disposal sites may be required. (30251, 30253)

h. Landscaping in bluff areas should normally be with endemic vegetation. (30253, 30251)

i. The density of new residential development should be limited to a maximum of 20 units per acre gross (city calculations are in gross), or the density allowed by either the zoning or general plan or the most recent community plan draft, whichever is the more restrictive. See Density Calculations Appendix.

(30257, 30252, 30213)

j. See Hazardous and Special Area Development Appendix.

k. Development should not significantly impact drainage or riparian areas or significantly alter existing natural land forms. See Habitat Protection Appendix.

l. See Alteration of Land Form Appendix.

m. To the maximum extent feasible existing ocean, shoreline, and harbor viewsheds should be preserved including the view from Lookout Point Park. (30251)

B. COMMERCIAL

1. Commercial facilities within one-quarter mile of the beach or harbor should be coastal or marine dependent or related: (30222, 30221, 30255)

2. Where feasible, low and moderate cost public recreation components should be included in further developments. (30213)

3. See Parking Appendix. (30210, 30252(4))

4. See Viewpoint Provision Appendix.

C. PUBLIC SERVICES

1. Public recreational uses on the Fort MacArthur site will be evaluated on a case by case basis. (30224, 30223, 30220)

WILMINGTON

The unique characteristics of the harbor which necessitated a separate chapter in the California Coastal Act preclude the drafting of guidelines until the LCP is certified. Interim development will continue to be evaluated on an individual basis as to its conformance with the Coastal Act of 1976. This shall be interpreted to include the Commission Parking Guidelines.

See the attached Appendix and other guidelines (e.g., statewide) as are applicable to the individual project. (30200)

LONG BEACH

Development shall be consistent with the Certified Local Coastal Program and the Certified Port Master Plan.

Development not subject to the Certified Port Master Plan shall be consistent with the California Coastal Act of 1976.

CATALINA ISLAND

To protect Catalina's historical function of providing public recreation, to enhance opportunities for public use of the existing Catalina Conservancy and to recognize Santa Catalina Island as a unique environment for educational and research activities, priority will be given to the development of projects which will enhance these goals during this interim period. No major projects in the unincorporated areas should be approved prior to the certification of the LCP.

A. RESIDENTIAL

1., 2. Single-Family Dwellings and Multiple-Family Dwellings

a. Land use as per zoning (June 30, 1977) within the Avalon city limits. (30250)

b. Limited residential development, primarily to house existing Island employees and primarily low- and moderate-income, should be allowed in the Two Harbors area.

c. Construction should ensure the physical and visual preservation of natural physical features. See Alteration of Landform Appendix. (30251, 30253(2))

d. Applicant should demonstrate the availability of public services and utilities adequate to meet project needs without precluding an adequate availability (in either quantity or quality) of such service and utilities to serve tourists. (30254, 30255, 30213)

e. See Deed Appendix.

f. Where development is located adjacent to the shoreline the applicant shall demonstrate that public access is available to and along the shoreline.

B. COMMERCIAL

1. Tourist commercial facilities may be constructed as per zoning (June 30, 1977) within the Avalon City limits. (30250, 30253)

2. Commercial-industrial facilities of a public utility/public service nature may be developed adjacent to existing development in the Pebbly Beach area. See Section E, Public Services, following. (30250, 30254)

3. Some additions to existing structures may be permitted within the Two Harbors community and within existing camps to provide for the needs of the residents and visiting public. Major development should not commence until the LCP is certified. (30222, 30223, 30250)

4. All developments should ensure the physical and visual preservation of natural physical features. See Alteration of Landform in the Appendix. (30251, 30253(2))

5. Parking should be provided as appropriate for use, and shall be considered on a project by project basis. (30210)

6. Applicant should demonstrate the availability of public services and utilities adequate to meet project needs without precluding an adequate availability (in either quantity or quality) of such services and utilities to serve tourists. (30254, 30255, 30213)

C. PUBLIC SERVICES

1. Public utility development may be allowed outside of developed areas. Adequate information as to the impact of the project on the physical and socio-cultural environment, as well as the project's growth-inducing impacts, shall be provided to enable the Commission to determine compatibility of such a project with the Coastal Act of 1976. (30200, et. seq.)

SAN CLEMENTE ISLAND

Property of the Federal Government. No guidelines are necessary.

APPENDIXES

(LOS ANGELES & ORANGE COUNTIES)

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ALTERATION OF LANDFORM:

Grading, cutting or filling that will alter natural landforms (bluffs, cliffs, ravines, etc.) should be prohibited. In permitted development, landform alteration should be minimized by concentrating the development on level areas (except on ridgelines and hill tops) and designing hillside roads to be as narrow as possible and follow natural contours. (30251, 30253)

In all cases grading should be minimized. New residential development should be sited and designed so that as a general rule, no ponds, creeks, or drainages are filled or cleared: clearance and scraping should be limited to the minimum necessary area for a house pad and the legally required brush clearance area for fire safety. Road cuts and new subdivisions should not create lots requiring massive grading or extensive geological marks or cuts. (30251, 30253, 30240)

Cascading project design should be utilized in new developments along scenic routes or if visually obtrusive as methods to blend the proposal with the surrounding topography. (30251, 30253)

BLUFF TOP DEVELOPMENT:

Proposed development should be set back at least 25 feet from the edge of any coastal bluff. (30251, 30253)

Proposed development upon a canyon bluff top should be set back at least ten feet from the bluff-top edge, or set back in accordance with a string line (see String Line in this Appendix) connecting adjacent development, or set back from the primary vegetation line depending upon site characteristics as determined by a staff inspection of the site. (30251, 30253)

DENSITY CALCULATIONS:

Net Density $\frac{\text{(No. of units)} \times \text{(43,560 sq. ft./ac.)}}{\text{(Size of lot in square feet)}} = \text{du/ac net.}$

Gross Density for Mid-Block Lots $\frac{\text{(No. of units)} \times \text{(43,560 sq. ft./ac.)}}{\text{(Size of lot in square feet)} \times \text{(1.25)}} = \text{du/ac gross.}$

Gross Density for Corner Lots $\frac{\text{(No. of units)} \times \text{(43,560 sq. ft./ac.)}}{\text{(Size of lot in square feet)} \times \text{(1.5)}} = \text{du/ac gross.}$

DEED:

In cases where minor modification to a proposed structure might result in an additional dwelling unit or units, a legally recorded deed restriction which sets forth and limits the use of the structure to the specific number of dwelling units recorded on the permit shall be required. (30252)

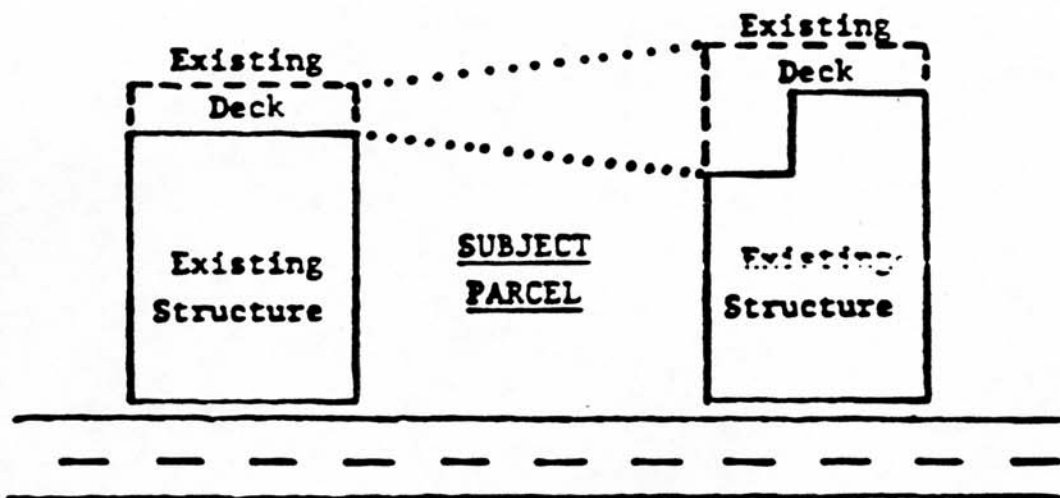
HAZARDOUS AND SPECIAL AREA DEVELOPMENT:

ACCESS:

See COASTAL ACCESS: STANDARDS AND RECOMMENDATIONS,
(adopted by State Commission, August 5, 1980).

STRING LINE:

In a developed area where new construction is generally infilling and is otherwise consistent with Coastal Act policies, no part of a proposed new structure, including decks, should be built further onto a beach front than a line drawn between the nearest adjacent corners of the adjacent structures. Enclosed living space in the new unit should not extend farther seaward than a second line drawn between the most seaward portions of the nearest corner of the enclosed living space of the adjacent structure. (30210, 30251, 30211, 30212)



LOW AND/OR MODERATE INCOME HOUSING:

See Statewide Housing Guidelines

- a) Condominium Conversions
- b) New Construction
- c) Demolitions

STRUCTURAL AREA (DEFINITION):

Gross Structural Area. The total square footage of all structures including the area allocated for required parking whether covered or uncovered.

- Required parking shall be calculated in the gross structural area, all other portions of a structure shall be calculated in the gross structural area, regardless of use.
- Gross structural area shall include all structural levels including mezzanines, lofts and stairwells (stairwell areas are calculated only one level, e.g., in a two-story structure the area of a stairwell is calculated on either the first or second level, not both.
- Atriums completely open to the sky are not included in gross structural area calculations.
- Patios and/or decks completely open to the sky and/or open on two sides are not included in gross structural area calculations.
- Under spaces are included in gross structural area unless there is no access thereto, they have no floors and windows, and the greatest vertical height within such space is 48 inches or less.

PARKING:

The following parking guidelines are intended to insure beach access. They should be used as a general indicator of parking need. The diversity of circumstances occurring within the various areas of the coastal zone require care in the application of these guidelines. Local parking requirements should be considered along with the Commission guidelines when assessing projects.

continued...

STRUCTURES AND USES

OFF-STREET PARKING REQUIRED

RESIDENTIAL USES:

All Residential Dwelling Units 2 spaces for each dwelling unit.
Mobile Home Parks 2 spaces for each mobile home space.

All Multiple-Family-Residential Dwellings shall provide a minimum of 1 (one) guest parking space for each 7 (seven) units (or fraction thereof), except as specified below.

In the following areas guest parking shall be provided at the rate of one space for each 4 (four) units (or fraction thereof):

Pacific Palisades, Los Angeles
Ocean Avenue, Santa Monica
North Venice (seaward of Pacific), Los Angeles
Marina Peninsula, Los Angeles
Marina del Rey, Los Angeles County
Playa del Rey, Los Angeles
Manhattan Beach
Hermosa Beach
San Pedro (seaward of Paseo del Mar, Shepard Street, Stephen White Drive, and Bluff Place), Los Angeles

Hotel

2 spaces, plus
2 spaces for each dwelling unit, plus
1 space for each guest room or suite of rooms for the first 30;
1 space for each 2 guest rooms or suites of rooms in excess of 30 but not exceeding 60;
1 space for each 3 guest rooms or suites of rooms in excess of 60, plus
1 space for each 100 sq. ft. of gross floor area used for consumption of food or beverages, or public recreation areas, plus
1 space for each 5 fixed seats and for every 35 sq. ft. of seating area where there are no fixed seats in meeting rooms or other places of assembly.

Motel or Motor Hotel

1 space for each guest room, plus
2 spaces for each dwelling unit.

Boarding and Lodging Houses,
Student Housing, Dormitories
and Fraternity or Sorority
Houses

2 spaces for each 3 guest rooms, plus
2 spaces for each dwelling unit. In dormitories, each 100 sq. ft. of gross floor area shall be considered equivalent to one guest room.

continued...

RESIDENTIAL USES:

Homes for the Aged, Charitable or Welfare Institutions providing Housing Facilities, and Ambulatory Group or Special Care Homes	1 space for each 2 beds, plus 1 space for each employee, guest room or dwelling unit.
Children's Homes, Correctional Institutions and Asylums	1 space for every 5 beds, plus 1 space for every employee, guest room or dwelling unit.

HEALTH USES:

Convalescent Hospital, Rest Home, Nursing Home, or Sanitarium	1 space for each 3 beds, plus 1 space for each employee or staff member.
Hospitals	1 space for each 2 patient beds, including bassinets, plus 1 space for each employee or staff member.
Veterinary Hospital	5 spaces for each doctor, plus 1 space for each additional employee or staff member.
Medical or Dental Office or Clinic	(See Office Uses)
Health Studies or Clubs	1 space for each 150 sq. ft. of gross floor area. (For purposes of this provision swimming pool area shall be counted as floor area.)

EDUCATIONAL AND CULTURAL USES:

Child Care Center, Day Nursery, Preschool or Nursery School	1 space for each staff member, plus 1 space for each 5 children or 1 space for each 10 children where a circular driveway or its equivalent designed for the continuous flow of passenger vehicles for the purpose of loading and unloading children and capable of simultaneously accommodating at least two such vehicles is provided on the site.
Elementary or Junior High School including Auditoriums and Stadiums on the Site	2 spaces for each teaching station

continued...

 EDUCATIONAL AND CULTURAL USES:

High School, Including Auditoriums and Stadiums on the Site	7 spaces for each teaching station.
College or University, Including Auditoriums and Stadiums on the Site	.85 space for each full-time equivalent student, less the number of spaces provided to serve on-campus housing facilities in accord with this schedule.
Business, Professional or Trade Schools	1 space for each faculty member or employee, plus 1 space for each 3 students based upon the maximum number of students attending classes at any one time during any 24-hour period.
Libraries, Museums, Art Galleries and Aquariums	1 space for each 250 sq. ft. of gross floor area.

 PLACES OF ASSEMBLY AND RECREATIONAL USES:

Restaurants, Night Clubs, Bars and Similar Establishments for the Sale and Consumption of Food or Beverages on the Premises	(See Commercial and Business Uses.)
Theater, Auditorium, Arena or Stadium Except When Part of a School or Institutional Use	1 space for each 3 fixed seats and for every 21 sq. ft. of seating area where there are no fixed seats, plus 1 space for each 2 employees.
Churches	1 space for each 3 fixed seats and for every 21 sq. ft. of seating area in the main auditoriums where there are no fixed seats.
Chapels and Mortuaries	1 space for each 3 fixed seats and for every 21 sq. ft. of seating area in the main chapel where there are no fixed seats, plus 1 space for each 350 sq. ft. of gross floor area outside the main chapel.
Dance Halls, Pool or Billiard Parlors, Roller or Ice Skating Rinks, Exhibition Halls and Assembly Halls Without Fixed Seats, Including Community Centers, Private Clubs, Lodge Halls and Union Headquarters	1 space for each 3 persons allowed within the maximum occupancy load as established by local, county or state fire, building or health codes, or 1 space for each 75 sq. ft. of gross floor area, whichever is greater.
Bowling Alley	5 spaces for each lane.

continued...

PLACES OF ASSEMBLY AND RECREATIONAL USES:

Golf Driving Range, Open to the Public	1½ spaces for each 10 linear ft. of driving range.
Golf Course (Regulation) Open to the Public	8 spaces for each hole, plus 1 space for each employee.
Miniature or "Par 3" Golf Course, Open to the Public	2 spaces for each hole, plus 1 space for each employee.
Swimming Pool, Commercial	1 space for each 100 sq. ft. of water surface, plus 1 space for each employee, but not less than 10 spaces for any such use.
Tennis Court, Open to the Public	2 spaces for each court.
Private Golf Course, Country Club, Swim Club, Tennis Club, Recreation Center, or Similar Use	1 space for each 4 persons, based upon maximum capacity of all facilities capable of simultaneous use as determined by the staff, plus 1 space for each 2 employees.

OFFICE USES:

Commercial Bank, Savings and Loan Offices, Other Financial Institutions, Public or Private Utility Office, Mutual Ticket Agency, Other Similar Window Service Offices.	1 space for each 225 sq. ft. of gross floor area of the main floor. Non-bank uses within a bank structure shall provide parking pursuant to specific use guidelines.
Professional Offices of Doctors, Dentists or Similar Professions	1 space for each 150 sq. ft. of gross floor area.
General Office and Other Business, Technical Service, Administrative, or Professional Offices	1 space for each 250 sq. ft. of gross floor area.

BUSINESS AND COMMERCIAL USES:

Beauty Shop or Barber Shop	3 spaces for each of the first 2 beauty or barber chairs, plus 1½ spaces for each additional chair.
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continued...

STRUCTURES AND USES**OFF-STREET PARKING REQUIRED****BUSINESS AND COMMERCIAL USES:**

Other Personal Service Establishments, Including Cleaning or Laundry Agency or Similar Use	1 space for each 250 sq. ft. of gross floor area.
General Retail Stores, Except as Otherwise Provided	1 space for each 225 sq. ft. of gross floor area.
Shopping Centers	5 spaces for each 1000 sq. ft. of gross floor area within the center; or spaces as required for each individual use within the center. To qualify for the "shopping center" criteria (5/1000) a well balanced mixture of uses within the center must be demonstrated. Where there is an imbalance of high intensity uses, restaurants, theaters, bowling alleys, billiard parlors, beauty schools and other such uses and/or long-term parking uses, parking calculations will be based totally or in part on an individual basis.
Food Store, Grocery Store, Supermarket, or Similar Use	1 space for each 225 sq. ft. of gross floor area.
Restaurants, Night Clubs, Bars and Similar Establishments for the Sale and Consumption of Food or Beverages on the Premises	1 space for each 50 sq. ft. of service area.
Drive-In and Window Service Restaurants Providing Outdoor Eating Area or Walk-Up or Drive-Up Window Service	1 space for each 50 sq. ft. of gross floor area, but not less than 10 spaces for any such use. The above may be modified for walk-up facilities with no seating area (and beach-front walk-up with seating) depending upon the particulars of the individual case.
Laundromats and Coin Operated Cleaners	1 space for each 2 machines.
Automobile Service Stations	2 spaces for each lubrication stall, rack, or pit, plus 1 space for each gasoline pump outlet.
Auto Wash, Except Self-Service	Reservoir (line-up) parking equal to 5 times the capacity of the auto wash. In determining capacity, each 20 linear ft. of wash line shall equal one car length.
Auto Wash, Self-Service	5 spaces for each 2 wash stalls.

continued...

STRUCTURES AND USES**OFF-STREET PARKING REQUIREMENTS****BUSINESS AND COMMERCIAL USES:**

Furniture Store, Appliance Store, Machinery Rental or Sales Store (excluding motor vehicle rental or sales), and Similar Establishments Which Handle only Bulky Merchandise	1 space for each 500 sq. ft. of gross floor area, except floor area used exclusively for storage of loading, plus 1 space for each 500 sq. ft. of outdoor sales, display or service area.
Commercial Service Establishments, Repair Shops, Motor Vehicle Repair Garages, and Similar Establishments	1 space for each 500 sq. ft. of gross floor area, except floor area used exclusively for storage or loading, plus 1 space for each 500 sq. ft. of outdoor sales, display, or service area.
Automobile, Truck, Boat, Trailer or Similar Vehicle Sales or Rental Establishments	1 space for each 500 sq. ft. of gross floor area, except area used exclusively for storage or loading, plus 1 space for each 1000 sq. ft. of outdoor sales, display, or service area.
Wholesale Establishments, Mail Order Houses, Printing and Publishing Establishments, and Cartage or Express Facilities	1 space for each 500 sq. ft. of gross floor area, but not less than 5 spaces, plus 1 space for each employee.
Lumber Yard	1 space for each 500 sq. ft. of gross floor area, plus 1 space for each 1000 sq. ft. of outdoor sales, display, or service area, plus 1 space for each 2 employees.
Contractor's Storage Yard, Salvage Yard, Junk Yard, Automobile Wrecking Yard	5 spaces, plus 1 space for each employee.
Retail Plant Nursery, Garden Shop Including Greenhouses or Lathouses, or Similar Outdoor Sales and Display Establishments	5 spaces, plus 1 space for each 500 sq. ft. of outdoor sales, display or service area.

MANUFACTURING AND RELATED USES:

Manufacturing or Industrial Establishment, Including Offices and Other Incidental Operations on the Same Site	1 space for each 350 sq. ft. of gross floor area, but not less than 3 spaces for each 4 employees.
Laboratories and Research Establishments	1 space for each 300 sq. ft. of gross floor area, but not less than 3 spaces for each 4 employees.

continued...

MANUFACTURING AND RELATED USES:

Warehouse or Storage Building	1 space for each 1000 sq. ft. of gross floor area, but not less than 1 space for each employee.
Public Utility Facilities, Including Electric, Gas, Water, Telephone, and Telegraph, Facilities Not Having Business Offices on the Premises	1 space for each employee, but not less than 2 spaces for each such facility.

General:

1. Parking Space, 9 ft. by 19 ft.
2. Aisle width 90° parking = 25 ft. (reduce proportionally for angle.)
3. Residential parking should be on-site.
4. Commercial parking may be within 300 ft. of site when on-site parking is infeasible.
5. Generally parking should take access from alleys or secondary streets.
6. Parking management districts which provide adequate parking for existing and proposed uses shall be acceptable.
7. Tandem parking shall be considered on a case by case basis.
8. Compact spaces will be considered on a case by case basis.

HABITAT PROTECTION:

Development in "significant ecological areas" should be permitted only when it can be demonstrated that no significant and cumulative disruption of habitat value or environmental damage will occur. (30240, 30230, 30231, 30250)

Permitted development in or near "significant ecological areas" should minimize the amount of land vegetation altered to avoid unnecessary impact on life resources with particular regard to the cumulative impact of potential buildout. (30240, 30230, 30231, 30250)

A minimum 50-foot buffer strip (measured from the outer limit of riparian vegetation; or if the waters are estuarian, a minimum of 100 feet from the outer limit of the estuarian vegetation) shall be required in new development to protect habitat value of riparian areas where the opportunity exists. (30251, 30240, 30230, 30231)

New development should restore the life resource value of the parcel if the opportunity exists. (30001.5)

Development that disturbs or destroys shoreline or intertidal habitats or dune vegetation should not be allowed. (30230, 30231, 30240)

continued...

Permitted development that will divert or obstruct the natural flow of, or change the bed, channel or bank of, or use material from any riparian area, stream or lake should obtain and comply with a Fish and Game Agreement pursuant to Section 1601, 1602, or 1603 of the California Fish and Game Code. (30236, 30231, 30233)

Mitigation measures should be applied in order that drainage channels be maintained in natural state. (30231)

HILLSIDE DWELLING UNIT DENSITY:

Development of lands located in hillside areas should be limited by the suitability of the geology of the area for development, and by the steepness of the natural topography of the various parts of the area.

The Dwelling Unit Density should not exceed that allowed by the following formula:

$$D = \frac{50 - S}{35}$$

Where: D = the maximum number of dwelling units per acre gross allowable, and

S = the average natural slope of the land in percent.

The density permitted in a subdivision or planned development project should be 0.05 dwelling units per acre gross (1 dwelling unit per 20 acres gross parcel) or greater as allowed by the above formula. Adequate access should be available from two or more directions. (30251, 30210, 30260, 30252)

The application of the formula results in the following densities for selected slopes:

When D becomes zero or a negative number, allowable gross density is zero.

The average natural slope is the sum of the slopes (slope - the plane or incline of land visually expressed as a percentage: % slope = vertical distance/horizontal distance X 100) at every point within a given parcel of land divided by its areas as computed from either the Los Angeles City Engineer's topographic maps or a topographic map prepared and certified by a registered civil engineer or licensed land surveyor. Average natural slope is slope prior to grading and shall be computed by the formula:

continued...

Where: $S = 1L/A \times 100$

S = Average natural slope in percent

I = Contour interval in feet, at not greater than 25-foot intervals, resulting in at least 5 contour lines

L = Total accumulated length of all contours of interval "I", in feet

A = The area being considered in square feet

Slope may also be computed by 500 feet grid increments, as shown on the Los Angeles City Engineer's topographic maps or by the entire parcel area.

Example:

A 100-acre parcel of vacant hillside land is proposed for development. It is determined that the land lies within a Hillside Area and is designated for Minimum Density Housing on the adopted community plan for the area. The developer's engineer has prepared a topographic map with 25-foot contour intervals and has measured the length of these contours.

The average natural slope must first be computed and then applied to the slope/density formula to determine the allowable dwelling unit density as follows:

A. Compute average natural slope:

$$\text{Average natural slope in \% (S)} = \frac{\text{Contour Interval (I)} \times \text{Length of all contours (L)}}{\text{Area of Site (A)}}$$

(1) Contour Interval: I = 25 feet

(2) Measure lengths of all contour lines of "I" interval within the subject 100-acre parcel: L = 41,818 feet

(3) Multiply item (1) by item (2): $25 \times 41,818 = 1,045,450$

(4) Calculate area of the subject parcel in square feet (43,560 sq. ft. = 1 acre): $A = 100 \times 43,560 = 4,356,000$

(5) Divide item (3) by item (4): $S = 1,045,450 / 4,356,000 = .24$

(6) Multiply item (5) by 100 to convert to % slope:
 $S = .24 \times 100 = 24\%$ average natural slope

B. Compute allowable density/acre:

Example

$$\text{Density} = \frac{50 - \text{Slope (\%)}}{35} \quad D = \frac{50 - 24}{35} = \frac{26}{35} .74 \text{ du/gross acre}$$

C. Compute total dwelling units:

Total dwelling units: $T = A \text{ (in acres)} \times D$
 $T = 100 \times .74$
 $T = 74 \text{ dwelling units}$

The subdivider is allowed a maximum of 74 dwelling units on his 100 acres

SIGN CRITERIA:

The Commission recognizes that different situations present different signing problems. For that reason it has chosen to abandon the traditional approach to sign regulation in favor of flexible guidelines under which signs can be considered on their own merits. These guidelines contain general criteria which must be met before a permit can be issued:

1. Signing shall be restrained in character and no larger than necessary for adequate identification.
2. Signing for an establishment within a commercial or industrial center shall be in harmony with the signing of the entire center. The theme of such signing shall be approved as a part of plans for new commercial or industrial center.
3. No sign will be allowed which disrupts or detracts from the quality of view or the line of sight in any view corridor (e.g., no rooftop signs, flashing or blinking signs).
4. No scenic values or other public interests should be harmed as a result of signing.
5. Signs should be on-site, not off-site.
6. On-premise signs should be designed as an integral part of development.
7. Roof signs will not be allowed.

(30251)

Local jurisdiction sign criteria should be utilized except where found to be in contradiction to the California Coastal Act of 1976 policies.

MEASUREMENT OF HEIGHT:

The maximum allowable height for a structure on a particular lot will be determined by the "Buildable Envelope" of the particular site. This Appendix section contains all of the information necessary to determine the dimensions of a buildable envelope. Development may take place anywhere within the perimeters of the buildable envelope. A structure need not fill the entire envelope, but in no case should any portion of a structure exceed the envelope perimeters.

How to determine the dimensions of the buildable envelope for any site:

A. The necessary information:

The buildable envelope will be unique to the individual site, and can be developed from three pieces of data: 1) the maximum allowable height, specified in the preceding area guidelines, 2) the required building setback lines of the lot, and 3) the grade level from which the height shall be measured.

continued...

The first of these, the specified maximum height, will be found within the preceding area specific section of these guidelines. The second, the required building setback lines for the lot, are those available from the local planning and building department as they are modified (e.g., bluff tops, setbacks) within the preceding area specific section of those guidelines. The third piece of data, the grade level from which the height shall be measured can be determined as follows:

1. Measurement shall be from one of the following two grade elevations, depending upon the characteristics of the project site:

a) Grade Elevation #1 -

Lot Characteristics:

If the lot is: a) within an existing area, and b) contains an existing graded building pad of sufficient size upon which to construct the proposed structure, then height shall be measured as follows:

Calculation of Height:

Height shall be measured along perpendiculars (plumb lines) from the existing pad elevation (finished grade) to the guideline specified maximum height above grade.

b) Grade Elevation #2 -

Lot Characteristics:

If the lot has characteristics other than those described under Grade Elevation #1, above, then height shall be measured as follows:

Calculation of Height:

Height shall be measured along perpendiculars (plumb lines) from the elevation of the natural grade to the guideline specified maximum height above grade.

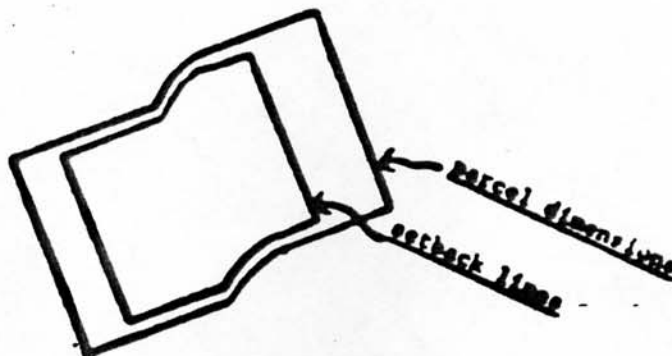
B. Putting it all together to form the buildable envelope.

The above three pieces of data for the parcel can be combined to develop the buildable envelope of the site. A buildable envelope shall be situated upon one of the above two Grade Elevations and will have the following characteristics:

Side Surfaces:

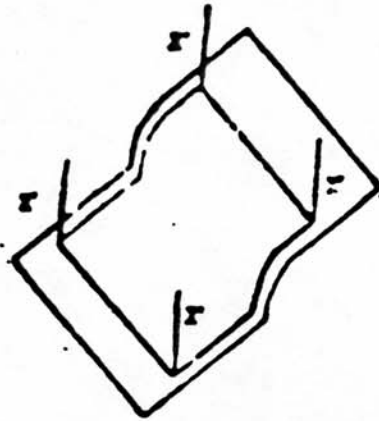
The sides of the envelope are established by the setback lines of the lot.

Figure 1



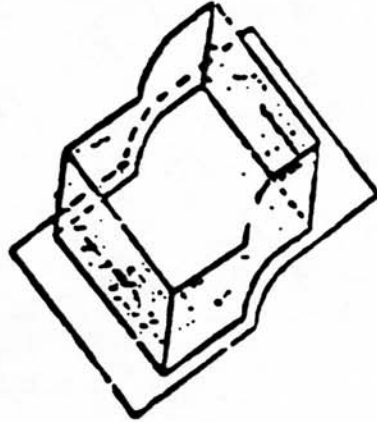
The elevation of any side surface is specified by the maximum guideline height. Height shall be measured along perpendiculars (plumb lines) from the grade elevation.

Figure 2



Side surfaces are established as the guideline height is applied to all points of each side.

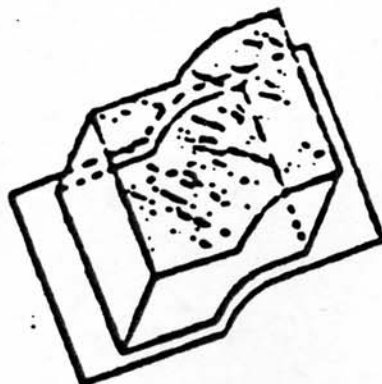
Figure 3



Upper Surface:

The upper surface of the envelope shall run parallel to the underlying grade elevation (contours) at the guideline specified height. In other words, the upper surface is that plane of points perpendicular to all points on the grade surface at the guideline specified height.

Figure 4



continued...

Notes: Minor irregularities of parcel grade shall be considered on a case by case basis.

Development may occur anywhere within the boundaries defined by the maximum envelope perimeter and height, however, the building site on larger parcels should be chosen so as to minimize, as much as practical, disruptions of significant views and vistas from public places and to maximize the preservation of significant site features.

On extremely steep lots some allowance may be made on a case by case basis for overlapping structural blocks. In any case, the exposed height of wall sections should be no greater than the maximum guideline height of the area.