

FINDINGS – EXHIBIT A
COAL13-0103 / SUB2013-00037

Environmental Determination

- A. The project qualifies for a Categorical Exemption (Class 5) pursuant to CEQA Guidelines Section 15305(a) because the proposed lot line adjustment is in an area with an average slope of less than 20%, does not result in any changes in land use or density, and is a minor lot line adjustment not resulting in the creation of any new parcels.

Lot Line Adjustment

- B. The proposed Lot Line Adjustment is consistent with the provisions of Section 21.02.030 of the Real Property Division Ordinance because: 1) the adjustment will combine three existing lots into two new lots, increase the size of existing Lot 22 so that it meets the 6,000 square-foot minimum parcel size for creating new parcels as set through the General Plan and Coastal Zone Land Use Ordinance, more nearly equalize the parcel sizes, and eliminate existing encroachments of the two residences onto adjacent lots, thereby bettering or equaling the existing situation with respect to the Coastal Zone Land Use Ordinance and Building and Construction Ordinance; 2) the adjustment is consistent with all applicable policies and standards of the Local Coastal Program, including the Coastal Plan policies for shoreline access, environmentally sensitive habitats and archaeology.
- C. The proposal will have no adverse effect on adjoining properties, roadways, public improvements, or utilities.
- D. Compliance with the attached conditions will bring the proposed adjustment into conformance with the Subdivision Map Act and Section 21.02.030 of the Real Property Division Ordinance.

Coastal Access

- E. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project does not increase the likelihood of new development adjacent to the coast, and will not inhibit access to the coastal waters and recreation areas, which access is in any case available within one-quarter mile of the site.