

Development shall be sited and designed to be visually compatible with the character of surrounding areas and where appropriate, protect the unique characteristics of areas that are popular visitor destination points for recreational uses.

The surrounding neighborhood includes a mix of attached and detached accessory structures, as well as one- and two-story accessory and primary structures. The proposed ADU would be consistent with the surrounding building typology. The structure is also situated in the southeasterly rear corner of the lot to minimize any visual impacts from the public street.

2. CALIFORNIA COASTAL ACT

a. Coastal Act §30253 (Minimization of adverse impacts).

New development shall do all of the following: (a) Minimize risks to life and property in areas of high geologic, flood, and fire hazard. (b) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

The project site is not located along any bluffs or cliffs, and does not require construction of any protective device that would impact existing landforms. The proposed ADU would be constructed on a flat portion at the rear of the lot and it is not anticipated that the project would contribute to geologic instability or destruction of the site because the area has withstood existing development of similar size and scale.

b. Coastal Act §30250 (Location; existing developed area).

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

The site is located in an existing, developed single-family neighborhood with adequate public services including public transportation, fire prevention, police, and utility services. The project site is not located on a coastal bluff or adjacent to any designated public access points for the coast, and there are no mapped biological, archaeological, or visual resources on the site. Therefore, no significant adverse effects to the coast or coastal resources are anticipated.

VII. ENVIRONMENTAL REVIEW

Per the City's Master Environmental Assessment, there are no visual, biological, or archaeological sensitive areas on-site. Identified geological areas of concern, such as expansive

