

# REGIONAL INTERPRETIVE GUIDELINES

## South Coast Region LOS ANGELES COUNTY

ADOPTED  
OCTOBER 14, 1980

### PACIFIC PALISADES

#### A. RESIDENTIAL

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

1. 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.

#### 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)

#### 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)

#### BLUFF TOP DEVELOPMENT:

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

#### Coastal Commission Appeal

A5-PPL-06-272

In the Substantial Issue Analysis section of this appeal, the Coastal Commission states (page 8):

"The Commission's guidelines were adopted in 1980 to assist local governments, applicants and the Commission in determining how the Chapter 3 policies of the Coastal Act would be applied, based on the Commission's prior actions."