

Brentwood
Pacific Palisades

EXHIBIT D
City of Los Angeles
Coastal Zone
Brentwood Southwest Subarea

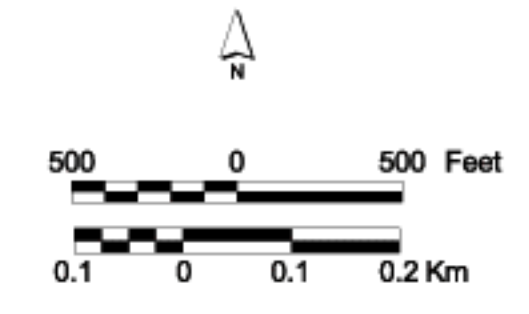
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- Coastal Zone¹
- Dual Permit Jurisdiction Area²
- Calvo and Categorical Exclusion Areas³
- Community Plan Area Boundary
- Lot Lines
- Tract Lines
- Lot Cut Lines
- Private Streets
- Streets Outside of City
- Water

Notes:

1. The Coastal Zone is defined in the California Public Resources Code (P.R.C.), Division 20 commencing with Section 30000, pursuant to the California Coastal Act of 1972.
2. This map has been prepared to show where the California Coastal Commission retains permit jurisdiction pursuant to P.R.C. Section 30601 (1), (2) and (3):
 (1) Developments between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide line of the sea where there is no beach, whichever is the greater distance.
 (2) Developments not included within paragraph (1) located on tidelands, submerged lands, public trust lands, within 100 feet of any wetland, wetlands, estuary, or within 300 feet of the top of the seaward face of any coastal bluff.
 (3) Any development which constitutes a major public works project or a major energy facility.
 If any questions arise concerning the precise location of the boundary of the dual permit jurisdiction area or Coastal Zone on any portion of this map, the owner should be referred to the local government and the Coastal Director of the Coastal Commission for clarification and information. This map may be updated as appropriate and may not include all lands within the dual permit jurisdiction area.
3. The construction of a single family house on a vacant lot may, in some areas and under certain circumstances, be excluded from coastal development permit requirements under California Coastal Act Sections 30610 (a) and 30610.5. Contact the Department of City Planning Public Counter for this determination.
4. Pursuant to California Government Code Sections 65501 and 65501.1, commonly called the Malibu Act, any new or expanded residential, recreational area and new or expanded recreational area may, under certain circumstances, be located within the area of the Coastal Zone.
5. Except for the following two circumstances, a coastal development permit shall only be required for a development or those portions of a development actually located within the Coastal Zone:
 (a) In the case of any division of land, a permit shall be required only for any lots or parcels created which require any new lot lines or portions of new lot lines in the Coastal Zone. In these cases, review shall be confined to only those lots or portions of lots located within the Coastal Zone.
 (b) In the case of any development involving a structure or similar regulated physical construction, a permit shall be required for any such structure or construction which is partially in or partially out of the Coastal Zone.



Brentwood Pacific Palisades



- 1. OCEANFRONT
- 2. 3/4 INCH
- 3. 1/2 INCH
- 4. 3/8 INCH
- 5. 1/4 INCH
- 6. 1/8 INCH

EXHIBIT D City of Los Angeles Coastal Zone

The boundaries of the Coastal Zone and Dual Permit Jurisdiction Area are based on data supplied by the California Coastal Commission, January 2000

Brentwood Southeast Subarea

City of Los Angeles Planning Department - Con Houe, Director
Prepared by the GIS Station - May 2000

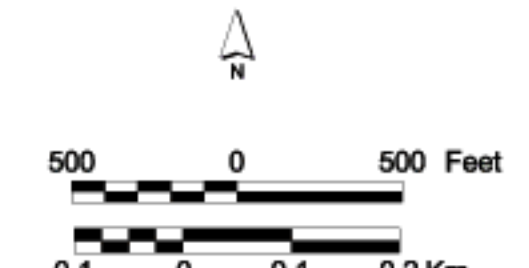
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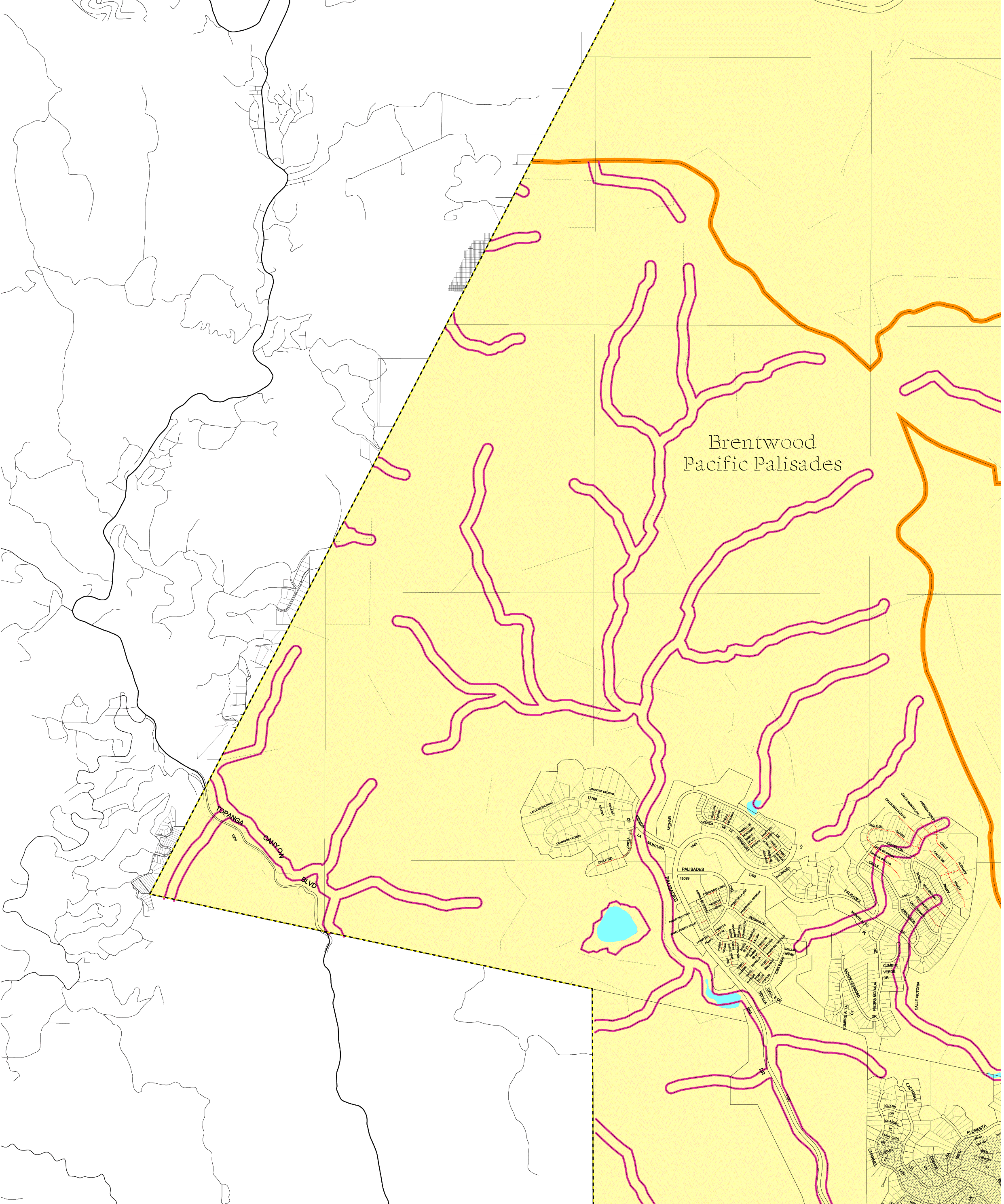


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Notes:

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2. This map has been prepared to show where the California Coastal Commission has jurisdiction pursuant to P.R.C. Section 30001 (1), (2) and (3):
(1) Developments between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide line of the sea where there is no beach, whichever is the greater distance.
(2) Developments not included under paragraph (1) located on islands, submerged lands, public trust lands, within 100 feet of any wetland, estuary, stream, or within 300 feet of the toe of the seaward face of any coastal bluff.
(3) Any development which constitutes a major public works project or a major energy facility.
3. The construction of a single family house on a vacant lot may, in some cases and under certain circumstances, be excluded from coastal development permit requirements under California Coastal Act Sections 30610 (a) and 30610.5. Contact the California Coastal Commission for clarification and information. This site may be updated as appropriate and may not include all lands within the dual permit jurisdiction.
4. Pursuant to California Government Code Sections 65060 and 65061, commonly called the "Adaptive Reuse" Act, any required development permit, residential use and new structure (residential use) may, under certain circumstances, be located within the boundaries of the Coastal Zone.
5. Except for the following two circumstances, a coastal development permit shall only be required for a development or those portions of a development actually located within the Coastal Zone:
(a) In the case of any division of land, a permit shall be required only for any lots or parcels created which require any new lot lines or portions of new lot lines in the Coastal Zone. In these cases, review shall be confined to only those lots or parcels of lots located within the Coastal Zone.
(b) In the case of any development involving a structure or similar regulated development, a permit shall be required for any such structure or development which is partially in or partially out of the Coastal Zone.















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EXHIBIT D
City of Los Angeles
Coastal Zone
Brentwood Northwest Subarea

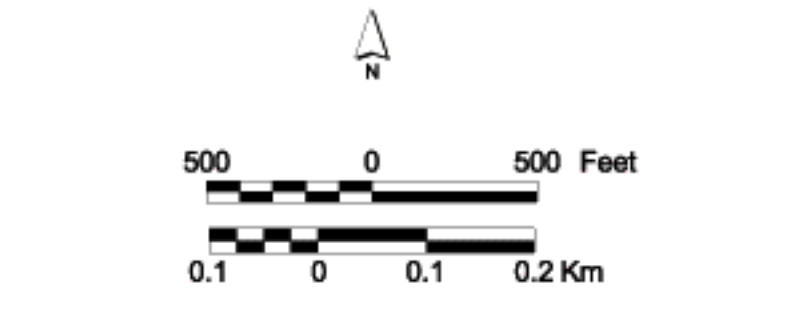
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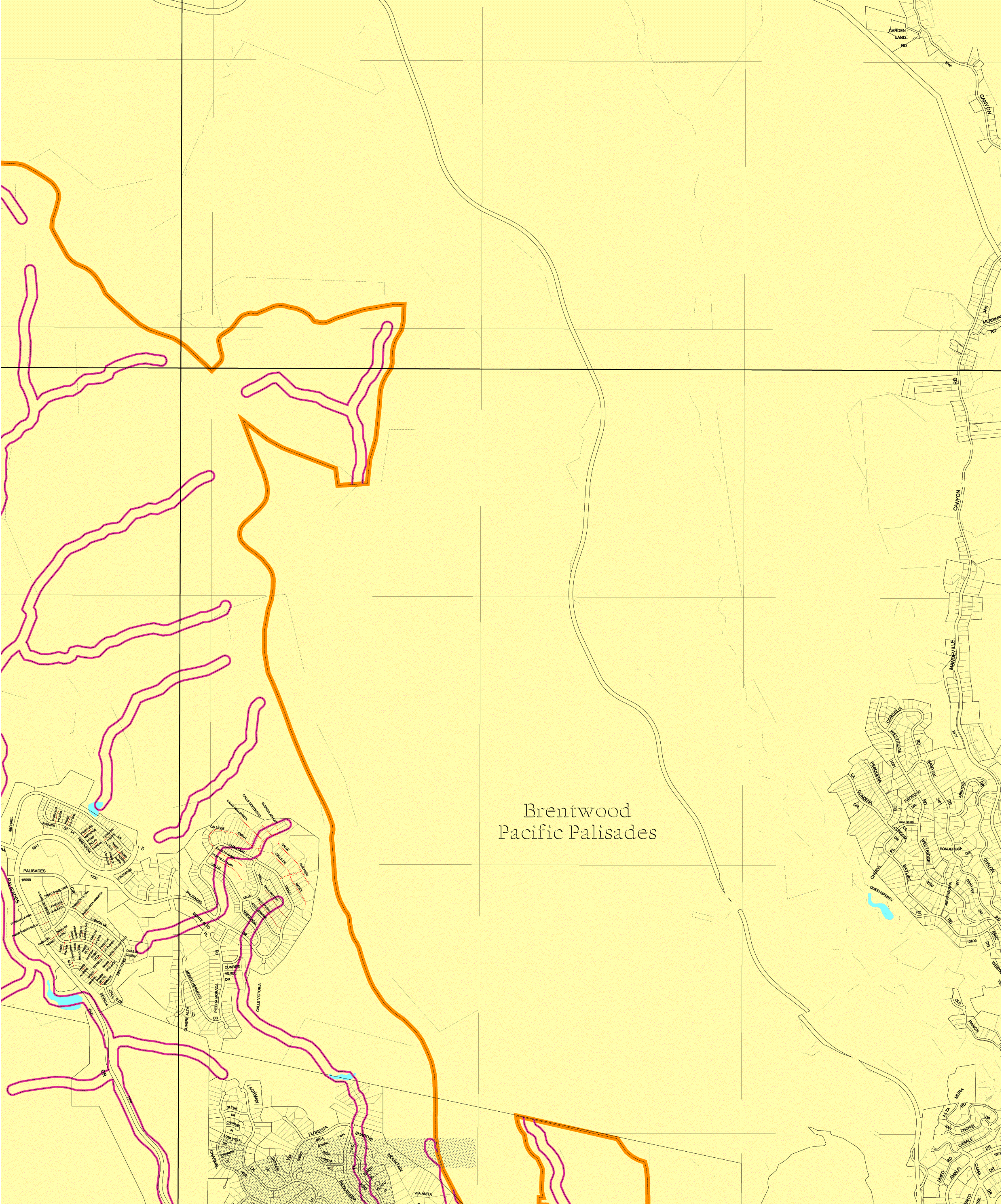


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Notes:

1. The Coastal Zone is defined in the California Public Resources Code (P.R.C.), Division 20 commencing with Section 30000, pursuant to the California Coastal Act of 1972.
2. This map has been prepared to show where the California Coastal Commission waives permit jurisdiction pursuant to P.R.C. Section 30601 (1), (2) and (3):
 - (1) Developments between the sea and the first public road paralleling the sea or within 200 feet of the inland extent of any beach or of the mean high tide line of the sea where there is no beach, whichever is the greater distance.
 - (2) Developments not included under paragraph (1) located on islands, submerged lands, public trust lands, within 100 feet of any wetland, estuary, stream, or within 500 feet of the top of the seaward face of any coastal bluff.
 - (3) Any development which constitutes a major public works project or a major energy facility.
3. The construction of a single family house on a vacant lot may, in some areas and under certain circumstances, be excluded from coastal development permit requirements under California Coastal Act Sections 30610 (a) and 30610.5. Contact the Department of City Planning Public Counter for this determination.
4. Pursuant to California Government Code Sections 65060 and 65061, commonly called the "Mello-Roos" law, any required development improvement, residential area and new dedicated recreational area may, under certain circumstances, be located within three miles of the Coastal Zone.
5. Except for the following two circumstances, a coastal development permit shall only be required for a development or those portions of a development actually located within the Coastal Zone:
 - (a) In the case of any division of land, a permit shall be required only for any lots or parcels created which require any new lot lines or portions of new lot lines in the Coastal Zone. In these cases, permits shall be confined to only those lots or portions of lots located within the Coastal Zone.
 - (b) In the case of any development involving a structure or similar regulated physical construction, a permit shall be required for any such structure or construction which is partially in or partially out of the Coastal Zone.

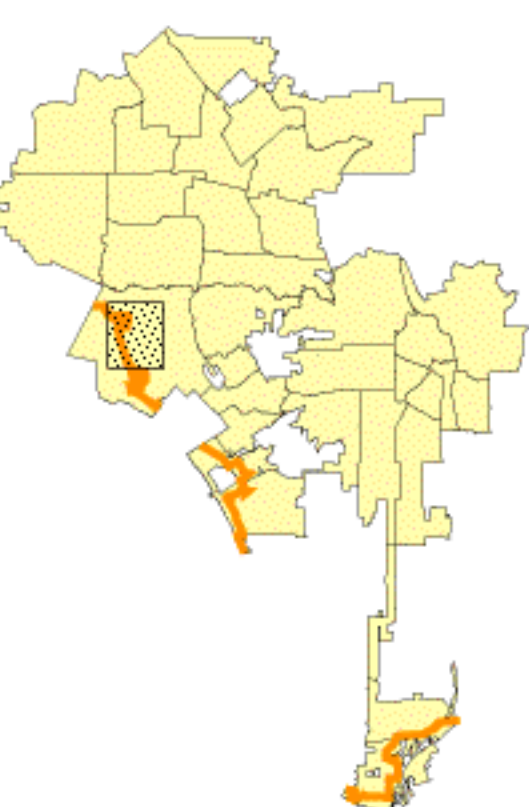




Brentwood Pacific Palisades

EXHIBIT D City of Los Angeles Coastal Zone Brentwood Northeast Subarea

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Notes:

1. The Coastal Zone is defined in the California Public Resources Code (P.R.C.), Division 20 commencing with Section 30000, pursuant to the California Coastal Act of 1972.
2. This map has been prepared to show where the California Coastal Commission retains permit jurisdiction pursuant to P.R.C. Section 30601 (1), (2) and (3):
 - (1) Developments between the sea and the public road paralleling the sea or within 200 feet of the inland extent of any beach or of the mean high tide line of the sea where there is no beach, whichever is the greater distance.
 - (2) Developments not included under paragraph (1) located on tidelands, submerged lands, public trust lands, within 100 feet of any wetland, estuary, stream, or within 500 feet of the top of the seaward face of any coastal bluff.
 - (3) Any development which constitutes a major public works project or a major energy facility.
3. The construction of a single family house on a vacant lot may, in some areas and under certain circumstances, be excluded from coastal development permit requirements under California Coastal Act Sections 30602 (a) and 30603.1. Contact the Department of City Planning Public Counter for this determination.
4. Pursuant to California Government Code Sections 65500 and 65501, commonly called the Miller Act, any required development approval, residential area and new structures identified on this map, prior to certain circumstances, be located within three miles of the Coastal Zone.
5. Except for the following two circumstances, a coastal development permit shall only be required for a development or those portions of a development actually located within the Coastal Zone:
 - (a) In the case of any division of land, a permit shall be required only for any lots or parcels created which require any new lot lines or portions of new lot lines in the Coastal Zone. In these cases, permits shall be confined to only those lots or portions of lots located within the Coastal Zone.
 - (b) In the case of any development involving a structure or similar regulated structure, a permit shall be required for any such structure or construction which is partially in or partially out of the Coastal Zone.

Geographic Information System