

**PLANNING COMMISSION RESOLUTION 14-\_\_**  
**ATTACHMENT 1, EXHIBIT 5**  
**COASTAL ZONING ORDINANCE CONSISTENCY ANALYSIS**  
**ELLWOOD MESA COASTAL TRAILS AND HABITAT RESTORATION PROJECT**  
**CASE NO. 13-039-DP**

**Recreation (REC) Zone Standards**

<b>GMC § 35-89</b>	<b>Proposed Project</b>	<b>Consistent Y/N</b>
<p><u>Sec. 35-98.8. Development Standards:</u> In any area within 250 feet of the mean high tide line, priority shall be given to coastal dependent and coastal related recreational activities.</p>	<p>The Project includes trail improvements, improved beach access, and improved trail crossings over gullies and drainages, and habitat restoration. As such, the Project is intended to improve coastal dependent uses and coastal related recreational activities.</p>	Yes
<p><u>Sec. 35-89.10. Setbacks for Buildings and Structures:</u></p> <p>1. Ten (10) feet from property line.</p> <p>2. No buildings, structures, or facilities on dry, sandy beach except for those structures that require such location.</p>	<p>There are no buildings or structures proposed as part of the Project.</p>	Yes
<p><u>Sec. 35-89.11. Coverage:</u></p> <p>Not to exceed 10 percent of total net area of the property shall be covered by buildings or structures.</p>	<p>There are no buildings or structures proposed as part of the Project.</p>	Yes
<p><u>Sec. 35-89.12. Height:</u></p> <p>No building or structure shall exceed a height of twenty-five (25) feet.</p>	<p>There are no structures proposed as part of the Project.</p>	Yes
<p><u>Sec. 35-89.14. Landscaping:</u></p> <p>Landscaping shall be installed and maintained in accordance with the approved Final Development Plan.</p>	<p>Landscaping is not proposed as part of the Project. Native habitat restoration is proposed as part of the project and is a condition in the Project Development Plan.</p>	Yes