

9 **COASTAL DEVELOPMENT PERMIT 1** **PA23-00081**
That the development project proposed by the application conforms to the certified Local Coastal Program.

10 **COASTAL DEVELOPMENT PERMIT 2** **PA23-00081**
That the project conforms to the public access and public recreation policies of the California Coastal Act.

11 **COASTAL DEVELOPMENT PERMIT 3** **PA23-00081**
That the approval of this application will result in no modification to the requirements of the certified land use plan.

12 **COASTAL DEVELOPMENT PERMIT 4** **PA23-00081**
That the approval of the application will result in a project which is in full compliance with the requirements of the certified land use plan.

13 **COASTAL DEVELOPMENT PERMIT** **PA23-00081**
 APPEAL AREA
That the project is not within the appealable area of the Emerald Bay Local Coastal Program.

14 **OVER-HEIGHT WALL FINDINGS** **PA23-00081**
That the over-height wall is approved, in that:

1. Construction of the proposed front courtyard retaining wall will be in the same location and of similar height as the existing wall, and would not result in creating a traffic hazard.
2. The proposed front courtyard retaining wall location, size, and design is consistent with similar improvements throughout Emerald Bay. The wall will be finished with similar materials and color of the existing house, which is typical for homes in the community. The wall will be constructed in a manner that complements the existing residence, and will not be objectionable, detrimental, or incompatible with other permitted uses within the community.
