

GLOSSARY

APN	Assessor's Parcel Number; identifies each parcel or lot
ATF	An "after the fact" permit is a coastal development permit filed by the applicant after a development has occurred in order to seek consistency with the Coastal Act and to authorize the development.
certificate of compliance	A certificate of compliance is a document issued and recorded by a local agency certifying that the subject parcel is a legal lot that complies with the requirements of the Subdivision Map Act and related local ordinances or certifying that the lot will comply with such requirements upon satisfaction of certain conditions.
Coastal Access	For this report, coastal access refers to the ability of the public to reach, use or view the shoreline of coastal waters or inland coastal recreation areas and trails.
Cumulative Impacts	Cumulative impacts are the combined effects of a series of development activities or natural effects. Although an individual project may not greatly affect the natural or human environment, the cumulative impacts created by many different project over time may significantly alter these environments.
DPR	California State Department of Parks and Recreation
ESHA (environmentally sensitive habitat area)	The Coastal Act defines ESHA as "any area in which plant or animal life or their habitat are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and development." (PRC 30108.5)
GIS (Geographic Information System)	A GIS is a computer system capable of assembling, storing, manipulating, and displaying geographically referenced information. A GIS allows analysis of spatial relationships between many different types of features based on their location in the landscape.
GSA (Gross structural area)	A slope intensity formula (based on parcel size and slope) is used to determine the maximum allowable GSA for structures in small lot subdivisions. The GSA formula provides incentives to develop a single residence on more than one lot.
LCP (Local Coastal Program)	"Local coastal program" means a local government's (a) land use plans, (b) zoning ordinances, (c) zoning district maps, and (d) within sensitive coastal resources areas, other implementing actions, which, when taken together, meet the requirements of, and implement the provisions and policies of, this division at the local level.
LUP (Land Use Plan)	"Land use plan" means the relevant portion of a local government's general plan, or local coastal element which are sufficiently detailed to indicate the kinds, location, and intensity of land uses, the

applicable resource protection and development policies and, where necessary, a listing of implementing actions.

NPS

National Park Service

OTD (offer to dedicate)

An OTD is a document, recorded against the title to a property, which is an offer of dedication to the people of the State of California of an easement over the property or a portion of the property. Generally, an OTD allows for specific uses in of the area of the property involved (for example, allowing the public to walk across the area). The offer conveys an easement in perpetuity only upon its acceptance on behalf of the people by a public agency or by a nonprofit private entity approved by the executive director of the Coastal Commission.

PCH

Pacific Coast Highway

second units

As defined for this report, second units are those detached auxiliary residential units on a lot with an existing primary residential unit. Second units may lack full facilities, such as kitchens.

shoreline armoring

For this report, shoreline armoring refers to hard protective structures such as vertical seawalls, revetments, riprap, revetments, and bulkheads built parallel to the shoreline for the purposes of protecting a structure or other upland property.

SLC

State Lands Commission

small lot subdivision

Existing One of about 17 areas of existing subdivided land in the Santa Monica Mountains, characterized by steep slopes and average lot sizes of between 4,000 and 7,000 square feet.

TDC (Transfer of Development Credit)

The transfer of development credit program is used by the Coastal Commission to mitigate the cumulative impacts from new subdivisions in the Santa Monica Mountains coastal zone. For each new parcel created, the development potential of one or more existing parcels must be extinguished. This process ensures that the overall development potential in an area does not increase and directs development to those areas more suitable for development.

USACOE

U.S. Army Corps of Engineers