

CALIFORNIA COASTAL COMMISSION

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F16c

ADDENDUM

April 26, 2017

TO: Coastal Commissioners and Interested Parties

FROM: South Coast District Staff

SUBJECT: **ADDENDUM TO ITEM F16c, COASTAL DEVELOPMENT PERMIT APPLICATION NO. A-5-VEN-15-0027 FOR THE COMMISSION MEETING OF FRIDAY MAY 12, 2017**

CHANGES TO STAFF REPORT

Commission staff recommends changes to the staff report dated 4/21/17 in Section C of the Findings (Development). Language to be added to the findings is identified in **bold underline**, and language to be deleted is identified in ~~strike out~~.

- A. In the third full paragraph on page 11, remove reference to proposed project's relationship to a coastal development permit application for development on the adjacent parcels, which was withdrawn on April 26, 2017:**

~~The revised proposal includes the use of different materials from the homes proposed next door by 422 Grand Blvd LLC (which is controlled by the same applicant) under the related, but separate, Coastal Development Permit Application No. A-5-VEN-15-0026. The architectural design of the home subject to this coastal development permit application and the proposed homes next door are distinct, which will ensure that they do not function as a compound or visually appear to represent a compound. Each home is designed with fencing, indoor and outdoor living area, and parking for distinct residents.~~

- B. In the first full paragraph on page 13, identify the City's action to uphold the Mello Act determination for the subject parcel and remove reference to the City's Mello Act determinations for the adjacent parcels:**

In this case, the City of Los Angeles Housing and Community Investment Department determined that the subject site (in conjunction with the adjacent Lot 7 designated 418 Grand Boulevard) contained two affordable housing units in the pre-existing duplex, but the City of

Los Angeles Planning Department determined that it was infeasible to provide replacement affordable housing on the site and approved a Mello Act Compliance review for a new home at 416 Grand Boulevard on February 9, 2015. **This decision was upheld on appeal on March 4, 2015 by the West Los Angeles Area Planning Commission.** ~~The Planning Department also approved a Mello Act Compliance review for a new home at 418-422 Grand Boulevard (Lots 7 and 8) and a Mello Act Compliance review for a new home at 424 Grand Boulevard (Lot 9). The Mello Act Compliance Review for the home at 424 Grand Boulevard was overturned on appeal by the West Los Angeles Planning Commission following a public hearing on November 18, 2015. The City also indicates that the Mello Act Compliance Review for a proposed home at 418-422 Grand Boulevard (which the Coastal Commission subsequently denied) is no longer valid because the applicant is now proposing two separate homes on those two lots rather than one home over both lots. The applicant indicates that the Mello Act Compliance Review for a home on the subject site at 416 Grand Boulevard remains valid.~~