

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD, SUITE 300
LONG BEACH, CA 90802-4325
VOICE (562) 590-5071
FAX (562) 590-5084



Th12b

ADDENDUM

DATE: October 5, 2020
TO: Coastal Commissioners and Interested Parties
FROM: South Coast District Staff
SUBJECT: **ADDENDUM TO ITEM TH12B, APPEAL NO. A-5-VEN-20-0037 FOR THE COMMISSION MEETING ON THURSDAY, OCTOBER 8, 2020.**

I. CORRESPONDENCE RECEIVED FROM APPLICANT'S ATTORNEY

Since publication of the staff report on September 18, 2020, Commission staff has received a comment letter from the applicant's attorney opposing staff's recommendation of a finding of substantial issue with regard to the appellants' contentions and Chapter 3 of the Coastal Act. This letter did not raise any new issues which have not been fully addressed in the findings of the staff report. The correspondence is included under the "Correspondence" tab of this agenda item.

II. REVISIONS TO THE STAFF REPORT

Commission staff recommends changes to the staff report dated September 18, 2020 to make the following minor corrections. Language to be added is shown in underlined text, and language to be deleted is identified by ~~strikethrough~~.

- a) Modify the third sentence of the second complete paragraph on page 11 as follows:

The proposed 191 sq. ft. attached JADU occupies only 6% of the proposed single-family residence, and is so small that it is not commensurate of the residential unit it is seemingly presumed to ~~replaced~~ replace.

- b) Modify Appendix B, Table 1 as follows:

Table 1. Past Commission actions on residences within the subject block since certification of the Venice LUP in 2001 ([Exhibit 2](#)).

Address	Action No.	Approval Year	No. of Units	Height (ft.)	Lot Size (sq. ft.)	Square Footage (original)	Square Footage (new)
704 E Palms Blvd	5-05-321-W	2005	1→2	30	5,299	1,320	2,138
730 E Palms Blvd	5-09-026-W	2009	1→1	25	5,300	955	2,735
<u>722-724 E Palms Blvd</u>	<u>5-06-204-W</u>	<u>2006</u>	<u>1→2 (2 detached homes on one lot)</u>	<u>30</u>	<u>5,333</u>	<u>650</u>	<u>2,524</u>
734 E Palms Blvd	5-06-422-W	2006	1→1	25	5,300	936	2,828
758 E Palms Blvd	5-14-0049-W	2014	1→2	25	5,299	1,288	1,288
Average Square Footage (Original/New):						1,125 <u>1,030</u>	2,247 <u>2,302</u>
Net Loss/Gain in Units:						+2 <u>+3</u>	

c) Modify Appendix B, Table 3 as follows:

Table 3. Existing residences currently within the subject block that have not obtained permits or exemptions for redevelopment from either the City or the Commission since certification of the Venice LUP in 2001 ([Exhibit 2](#)).

Note: Residences 1603 and 1605 S Oakwood Ave. are located on E Palms Blvd but named for the abutting street to the east, Oakwood Avenue.

Address	Year Built	No. of Units	Lot Size (sq. ft.)	Square Footage
701-703 E Palms Blvd	1950	2	5,852	2,657
705 E Palms Blvd	1948	2	5,403	3,088
709-711 E Palms Blvd	1938	3	5,402	2,555
713 E Palms Blvd	1947	1	5,403	1,579
717-719 E Palms Blvd	1972	3	5,402	2,074
718-720 E Palms Blvd	1949	2	5,299	1,764
721 E Palms Blvd	1973	1	5,402	1,264
722-724 E Palms Blvd	1928	2	5,299	2,478
726 E Palms Blvd	1921	1	5,299	2,574
733-735 E Palms Blvd	1947	3	5,402	2,160
737 E Palms Blvd	1947	3	2,701	2,160
739 E Palms Blvd	1947	3	2,701	2,076
741 E Palms Blvd	1947	3	5,401	2,076
748 E Palms Blvd	1960	1	5,299	2,435

751 E Palms Blvd	1949	1	5,401	1,884
752 E Palms Blvd	1908	1	5,299	3,419
753 E Palms Blvd	1951	1	5,401	2,696
754 E Palms Blvd	1923	1	5,299	1,920
756 E Palms Blvd	1931	2	5,299	1,826
757 E Palms Blvd	1930	2	5,402	1,762
760 E Palms Blvd	1968	2	3,675	1,782
761 E Palms Blvd	1920	1	5,401	1,124
765 E Palms Blvd	1950	2	5,856	1,647
1603 S Oakwood Ave	1968	2	3,668	1,782
1605 S Oakwood Ave	1968	2	3,701	1,964
Total Number of Residences in Table:				25 <u>24</u>
Percentage of Multi-Unit Residences:				64% <u>63%</u>
Average Square Footage:				2,110 <u>2,095</u>

c) Modify the third sentence of the first complete paragraph on page 13 as follows:

Table 1 summarizes recent Commission action in the subject area since the Venice LUP certification in 2001 and includes metrics related to the compatibility of a proposed project with the community character of a given area. With an area of 2,850 sq. ft., the City-approved project is larger than the average size of other residences approved by the Commission since the Venice LUP certification in 2001. This is shown by the ~~2,247~~ 2,302 sq. ft. average area for the recent Commission actions in Table 1. Table 1 also shows that all recent Commission actions in the area either maintained or increased housing density, while the proposed project would result in the loss of a residential unit.

d) Modify the second incomplete paragraph on page 13 as follows:

Table 3 summarizes the year built, number of units, lot size, and residence size of all residences within the subject area which were built prior to certification of the LUP, using information obtained from ZIMAS on September 12, 2020. This table does not include development height or the original area of redeveloped properties, as ZIMAS does not provide this information. This table allows inclusion of past development in Commission review in order to ensure an analysis of cumulative impact consistent with Coastal Act Section 30105.5. Of the ~~25~~ 24 residences within the subject area built prior to 2001, ~~64%~~ 63% are currently multi-unit structures. The City-approved project does not conform with these residences with regard to number of units. While it also exceeds the ~~2,110~~ 2,095 sq. ft. average area of original residences in Table 3, it is smaller in size than two homes built prior to 2001 and does not substantially exceed the area of most original residences in this table.

e) Modify the second complete paragraph on page 14 as follows:

The information analyzed by Commission staff shows that the habitable area of the City-approved residence is in general conformance with the surrounding residences constructed prior to 2001. Regarding housing density, the project proposes a number of units inconsistent with past Commission actions on surrounding residences since 2001. The project parameters are, however, consistent with those of residences approved by the City in the area since 2001, as to number of units on-site and habitable area. As discussed above, the results of Table 2 show a trend in construction of single-family residences in the subject area. Of the ~~25~~24 original structures shown in Table 3, ~~64%~~ 63% are currently multi-family dwellings. This percentage decreases to 51% multi-family dwellings when including all recent City and Commission action in the surrounding area. Overall, Table 2 shows a pattern of locally-approved reductions in housing density, manifesting in the construction of single-family residences on lots able to accommodate multiple units.