

**CALIFORNIA COASTAL COMMISSION**

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# Th13e

## ADDENDUM

DATE: October 5, 2020

TO: Coastal Commissioners and Interested Parties

FROM: South Coast District Staff

SUBJECT: **ADDENDUM TO ITEM TH13E, APPLICATION NO. 5-19-1246 FOR THE COMMISSION MEETING ON THURSDAY, OCTOBER 8, 2020.**

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### I. CORRESPONDENCE FROM COMMUNITY MEMBER

Since publication of the staff report on September 17, 2020, Commission staff has received a comment letter from a community member in opposition of staff's recommendation of approval of a coastal development permit for the above referenced application. 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 17, 2020 to make the following minor corrections clarifying the number of existing formal parking spaces and the passage of the Coastal Act in 1976. Language to be added is shown in underlined text, and language to be deleted is identified by ~~strikethrough~~.

- a) Modify the second sentence of the complete paragraph on page 1 as follows:

The applicant requests after-the-fact approval for the conversion of an existing 689 sq. ft. guest room into an accessory dwelling unit (ADU) within an existing 27.5-ft. high, 4,587 sq. ft. triplex and proposes to increase formal on-site parking from ~~four~~ five spaces to six spaces.

- b) Modify the last sentence of the second complete paragraph on page 2 as follows:

The existing ~~four~~ five formal parking spaces on-site are inconsistent with parking requirements of the certified Venice LUP.

- c) Modify the first two sentences of the third complete paragraph on page 2 as follows:

While the existing triplex is inconsistent with density and parking requirements of the LUP, the subject development is pre-coastal and was constructed in 1969, prior to ~~certification of the Coastal Act in 1972 and the passage of Proposition 20 in 1972 and the Coastal Act in 1976, as well as~~ certification of the Venice LUP in 2001. Furthermore, as currently proposed, formal on-site parking would be increased from ~~four~~ five spaces to six spaces through the provision of two tandem parking spaces in the side yard adjacent to the existing garage.

- d) Modify the first sentence of the first incomplete paragraph on page 6 as follows:

The project site is currently developed with a 4,587 sq. ft., 27.5-ft. tall triplex and an attached four-car garage, as well as an additional fifth on-site parking space.

- e) Modify the first complete paragraph on page 7 as follows:

The building was originally constructed in 1969, prior to adoption of the Coastal Act and prior to certification of the Venice LUP in 2001. The pre-coastal development included three on-site units, a guest room, and ~~four~~ five on-site parking spaces and is not consistent with parking and density provisions of the certified Venice LUP, as discussed further below **(Exhibit 2)**.

- f) Modify the last sentence of the third complete paragraph on page 7 as follows:

Furthermore, as currently proposed, formal on-site parking would be increased from ~~four~~ five spaces to six spaces through the provision of ~~two~~ one tandem parking spaces in the side yard adjacent to the existing garage.

- g) Modify the last sentence of the second complete paragraph on page 10 as follows:

In addition, the addition of an ADU will not have significant impacts on coastal resources due to the accessory nature of the unit and the formalization of ~~two~~ one additional on-site parking spaces, as discussed further below.

- h) Modify the second sentence of the second complete paragraph on page 12 as follows:

In this case, the subject pre-coastal residence was originally constructed in 1969 with three dwelling units and a guest room and is believed to have maintained ~~four~~ five parking spaces (two pairs of tandem spaces and one additional space) on-site since that time.

- i) Modify the first three sentences of the fourth complete paragraph on page 12 as follows:

However, as noted above, the existing triplex was constructed prior to ~~certification of the Coastal Act in 1972 and the passage of Proposition 20 in 1972 and the Coastal Act in 1976, as well as~~ certification of the Venice LUP in 2001. The proposed ADU is an accessory to the triplex and does not qualify as a full residential unit. Furthermore, the applicant has proposed to increase formal on-site parking from ~~four~~ five spaces to six spaces.