

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



F17d

ADDENDUM

July 6, 2020

TO: Coastal Commissioners and Interested Parties

FROM: South Coast District Staff

SUBJECT: **ADDENDUM TO ITEM F17d, APPLICATION NO. 5-19-1266 (GERMAN QUALITY BORDERS, LLC) FOR THE COMMISSION MEETING OF FRIDAY, JULY 10, 2020.**

I. CHANGES TO STAFF REPORT

Commission staff recommends changes to the staff report dated June 18, 2020 to make the following corrections due to inadvertent typographical errors. Language to be added to the conditions and findings is shown in underlined text, and language to be deleted is identified by ~~strike out~~.

a) Changes to Page 1, Project Description, revise as follows:

Construction of an approximately 3,473-sq. ft., 30-ft. high, three-story single-family residence with an attached two-car garage and one additional on-site parking space, decks/balconies, ~~3.5-ft. high~~ rooftop metal post guardrails that will not exceed 3.5 ft. in height, and hardscape and landscape improvements on a vacant canal-fronting lot.

b) Changes to Section IV.A (Project Location and Description), second paragraph, page 10, revise as follows:

The applicant proposes to construct an approximately 3,473-square-foot¹, 30-foot high three-story single-family residence with an attached two-car garage (Exhibit 2). The applicant is proposing an additional on-site parking space on the driveway apron. The proposed development also includes ~~roof and first floor~~ decks totaling approximately 876918 square feet, ~~3.5-foot high~~ rooftop metal post guardrails that will not exceed 3.5 feet in height, and landscape and hardscape improvements. The roof deck will be accessed by an external staircase, which will not be enclosed by a roof access structure.

c) Changes to Section IV.B (Community Character), page 13, first complete sentence, revise as follows:

The front height of the residence, which is set back ~~48.8~~approximately 20 feet and fronting the canal, begins at a height of just above 22 feet and then ascends to a maximum height of approximately 30 feet (as measured from the centerline of the rear alley, Court E).