

CALIFORNIA COASTAL COMMISSION

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W16b

ADDENDUM

November 16, 2021

TO: Coastal Commissioners and Interested Parties

FROM: South Coast District Staff

SUBJECT: **ADDENDUM TO ITEM W16b, APPEAL NO. A-5-VEN-21-0067
(GUGLIELMINO AND BOYD) FOR THE COMMISSION MEETING OF
WEDNESDAY, NOVEMBER 17, 2021.**

Response to Correspondence

On November 12, 2021, the Commission received one letter in support of staff's recommendation of substantial issue, eight letters in support of the proposed project, and the hearing presentation submitted by the applicant.

The applicant's presentation includes a survey of 122 nearby properties and finds that approximately 38% of those homes are 2 stories and 22% are greater than 2,000 square feet. The presentation also includes a graphic showing that the proposed home has a lot coverage of 41%, while a maximum lot coverage of 52% based on required setbacks. The presentation further details the community outreach undertaken for the project and includes a visual simulation of the proposed home.

Staff responds to the assertions raised in the support letters as follows:

1. The supporters assert that the appellant makes a false contention that the proposed project is out of scale for the neighborhood by comparing the home to the smallest houses when almost half the existing homes are two stories.

Staff's community character analysis shows that the survey area (26 properties on the subject block of Angelus Place) consists of 21 one-story homes and 5 two-story homes. The proposed 2,795 square feet, 2-story residence would exceed the largest existing single-family home by 878 square feet. Furthermore, the proposed home does not offer a stepped back façade or other articulated features to reduce its massing, which is uncommon in the area, thereby creating a visual impact highly visible to pedestrians walking by the lot.

2. The supporters also note the design conforms to the applicable building codes and Venice Specific Plan.

Although the project may satisfy building codes and the Venice Specific Plan, the Coastal Act is the standard of review with the Venice Land Use Plan as guidance. As outlined on page 11 of the staff report, development must conform with sections 30251 and 30253 of the Coastal Act, and should conform with policies I.E.1 through I.E.3 of the Venice LUP.

3. The supporters assert that the home provides setbacks beyond code requirements on both the sides and rear, the home size is modest and in line with the mass, character and scale of the neighborhood. More specifically, supporters state that the front is well-articulated with material changes, has a porch roof that breaks up the massing, and a varied roofline to mitigate impacts to the views from the street.

As discussed on page 12 of the staff report, staff reviewed the setbacks of the proposed home and agree they meet the code requirements. On page 13 of the staff report, staff discuss how the home is not consistent with the scale, mass and character of the area.