

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD., SUITE 300
LONG BEACH, CALIFORNIA 90802-4416
PH (562) 590-5071 FAX (562) 590-5084
WWW.COASTAL.CA.GOV



W16b

A-5-VEN-21-0067 (Guglielmino and Boyd)
November 17, 2021

CORRESPONDENCE

Citizens Preserving Venice

Agenda Item: W16b

Application #: A-5-VEN-21-0067

822 Angelus Place

Name: Citizens Preserving Venice

Position: SUPPORT

November 12, 2021

California Coastal Commission

Via email

Dear Commissioners and Staff:

Citizens Preserving Venice is a 501(c)3 organization with the goals of preserving the character and scale of Venice as a Special Coastal Community, including its history and its social, cultural, racial and economic diversity, and of stabilizing affordable housing in Venice.

We write to commend Staff on an excellent analysis of the appeal of 822 Angelus Place. We strongly support the recommendation of Substantial Issue with respect to the grounds on which the appeal was filed, including Staff's conclusion that "the project will have a negative cumulative effect on the character and scale of the neighborhood." Further, we agree that "the project is inconsistent with LUP Policy I.E.2, which states, in part, "all new development and renovations should respect the scale, massing, and landscape of existing residential neighborhoods" and LUP Policy I.E.3, which states, in part, "varied styles of architecture are encouraged ...while maintaining the neighborhood scale and massing" and, by extension, that the project is inconsistent with Chapter 3 Policies of the Coastal Act."

We also agree with Staff's conclusion that "the size of the proposed home is inconsistent with...the average size of homes in the survey area."

In addition, we agree with Staff's conclusions that "Overall, the project's size and massing are not consistent with the existing community character, which could prejudice the City's ability to prepare an LCP in the future." and that "the project is inconsistent with LUP Policies I.E.1, I.E.2 and I.E.3., which are designed to protect Venice's unique community character, a significant coastal resource..." and that "...the City-approved development will have an adverse visual impact to the pedestrian scale of this area of Venice and raises an issue of statewide significance."

We ask that you continue your good work in the De Novo process. In doing so, please be sure to perform the cumulative effects analysis in accordance with the Coastal Act definition:

Coastal Act section 30105.5 Cumulatively; cumulative effect states:

“Cumulatively” or “cumulative effect” means the incremental effects of an individual project shall be reviewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.”

This definition is the essence of what a cumulative effects analysis is and eliminating one or more parts of this “formula” renders it no longer a cumulative effects analysis but rather a simple comparison to past projects, the very thing that the Courts have said a cumulative effect analysis is not. Specifically, we are concerned that Staff did not consider probable future projects. Staff must include consideration of not only the effects of past projects but also the effects of other current projects and the effects of probable future projects in determining whether there is an adverse cumulative impact on the community character of the neighborhood, and, by extension, the Special Coastal Community of Venice.

Thank you for your excellent work on this report! Please consider us an Interested Party and we would appreciate the opportunity to weigh in on the changes to the project that are necessary to prevent an adverse cumulative impact.

Sincerely,

Sue Kaplan, President on behalf of
Citizens Preserving Venice

cc: Mr. John Ainsworth, Executive Director
Mr. Steve Hudson, District Director
Ms. Shannon Vaughn, Coastal Program Manager
Ms. Jennifer Doyle, Coastal Program Analyst
Mr. Eric Stevens, District Supervisor

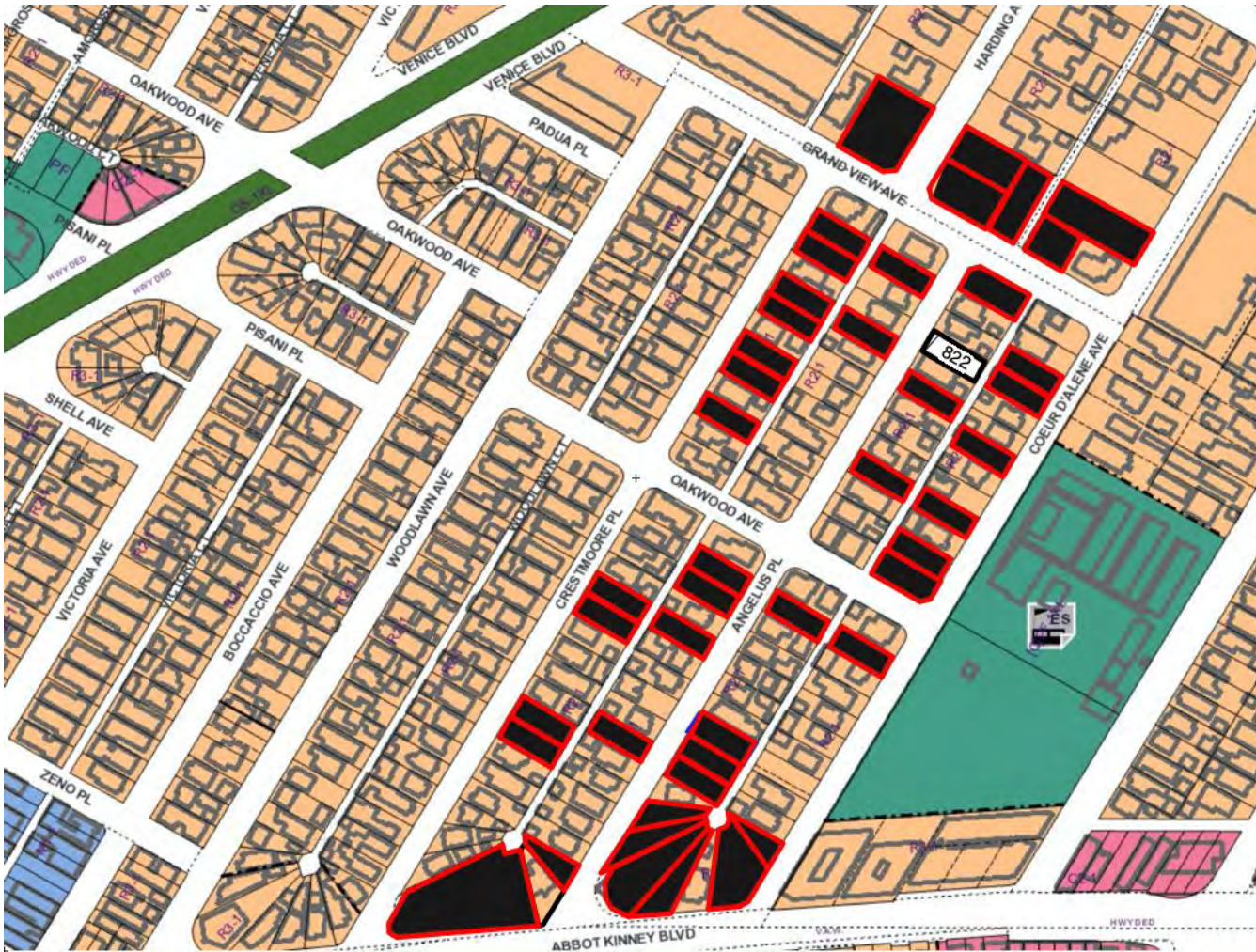
DIR-2020-4803-CDP-MEL

822 ANGELUS PL.
VENICE COASTAL ZONE- LOS ANGELES
COASTAL TRANSPORTATION CORRIDOR

NOVEMBER 17, 2021



TWO STORY PROPERTIES



TOTAL # OF PROPERTIES
SURVEYED= 122

TOTAL # OF 2 STORY
HOMES = 46

PERCENTAGE OF 2 STORY
HOMES = 37.70%

822 ANGELUS PL.

NEIGHBORING PROPERTIES



801 COEUR D'ALENE

NEIGHBORING PROPERTIES



911 COEUR D'ALENE

NEIGHBORING PROPERTIES



828 ANGELUS PL.

NEIGHBORING PROPERTIES



652 ANGELUS PL.

NEIGHBORING PROPERTIES



651 ANGELUS PL.

NEIGHBORING PROPERTIES



656 ANGELUS PL.

NEIGHBORING PROPERTIES



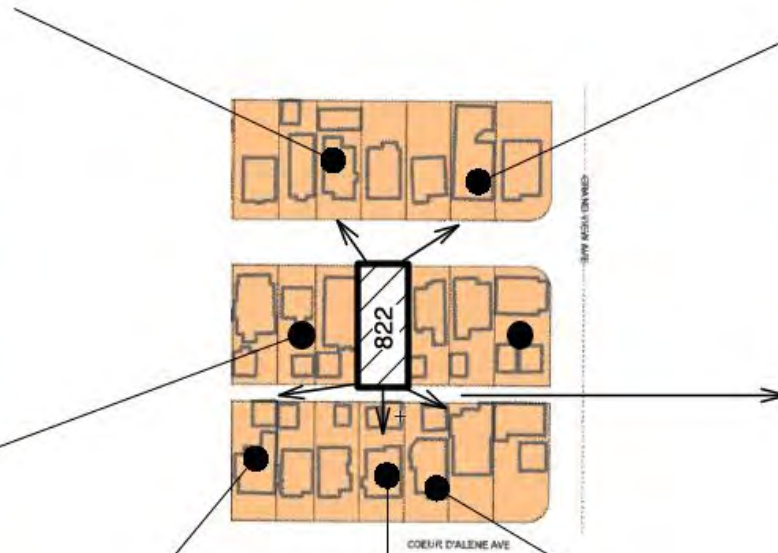
700 ANGELUS PL.

NEIGHBORING PROPERTIES



819 ANGELUS PL.

TWO STORY PROPERTIES



822 ANGELUS PL.

PROPERTIES 2,000 SQ FT AND >



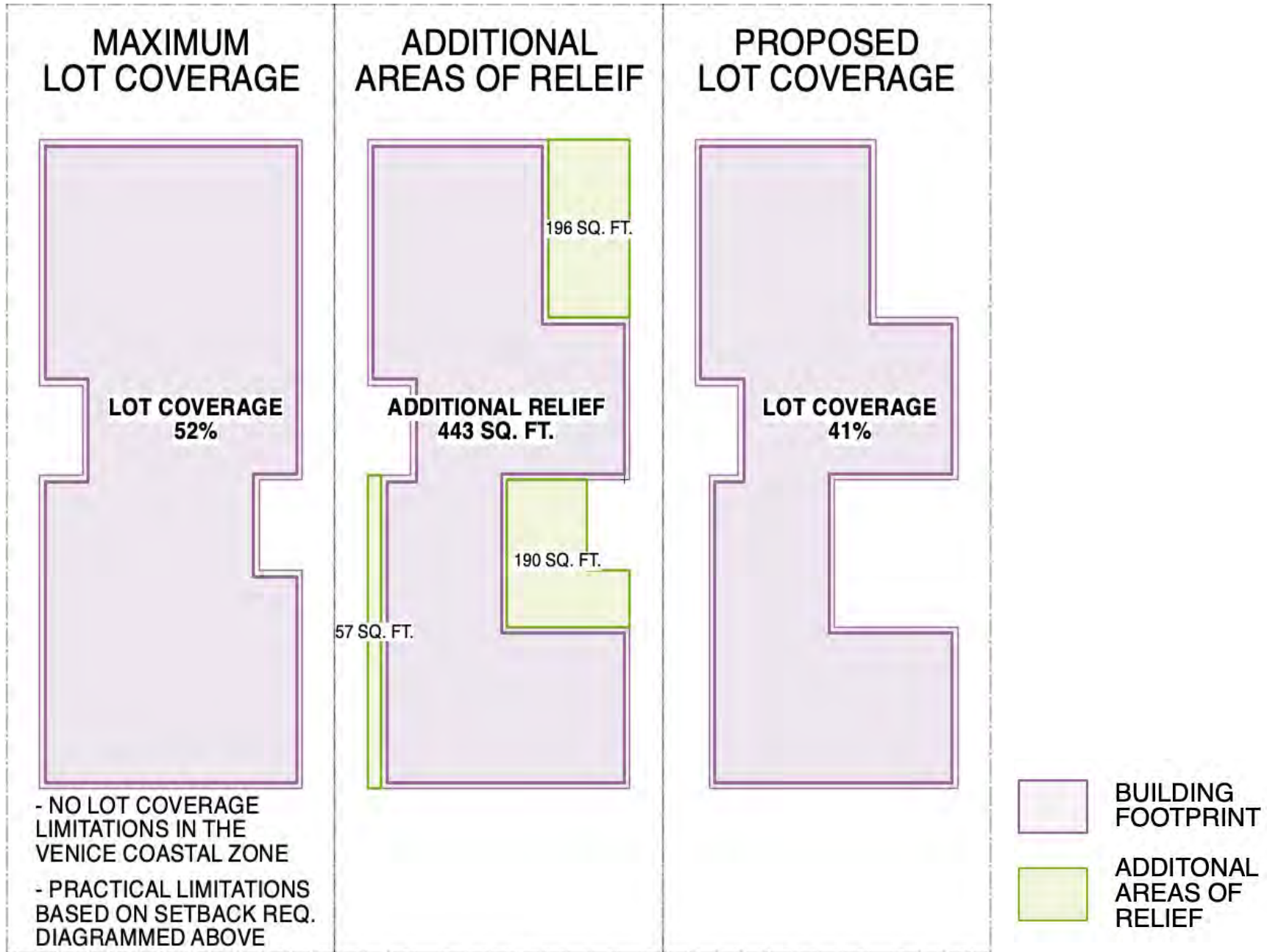
TOTAL # OF PROPERTIES
SURVEYED = 122

TOTAL # OF HOMES 2,000 SQ
FT + = 27

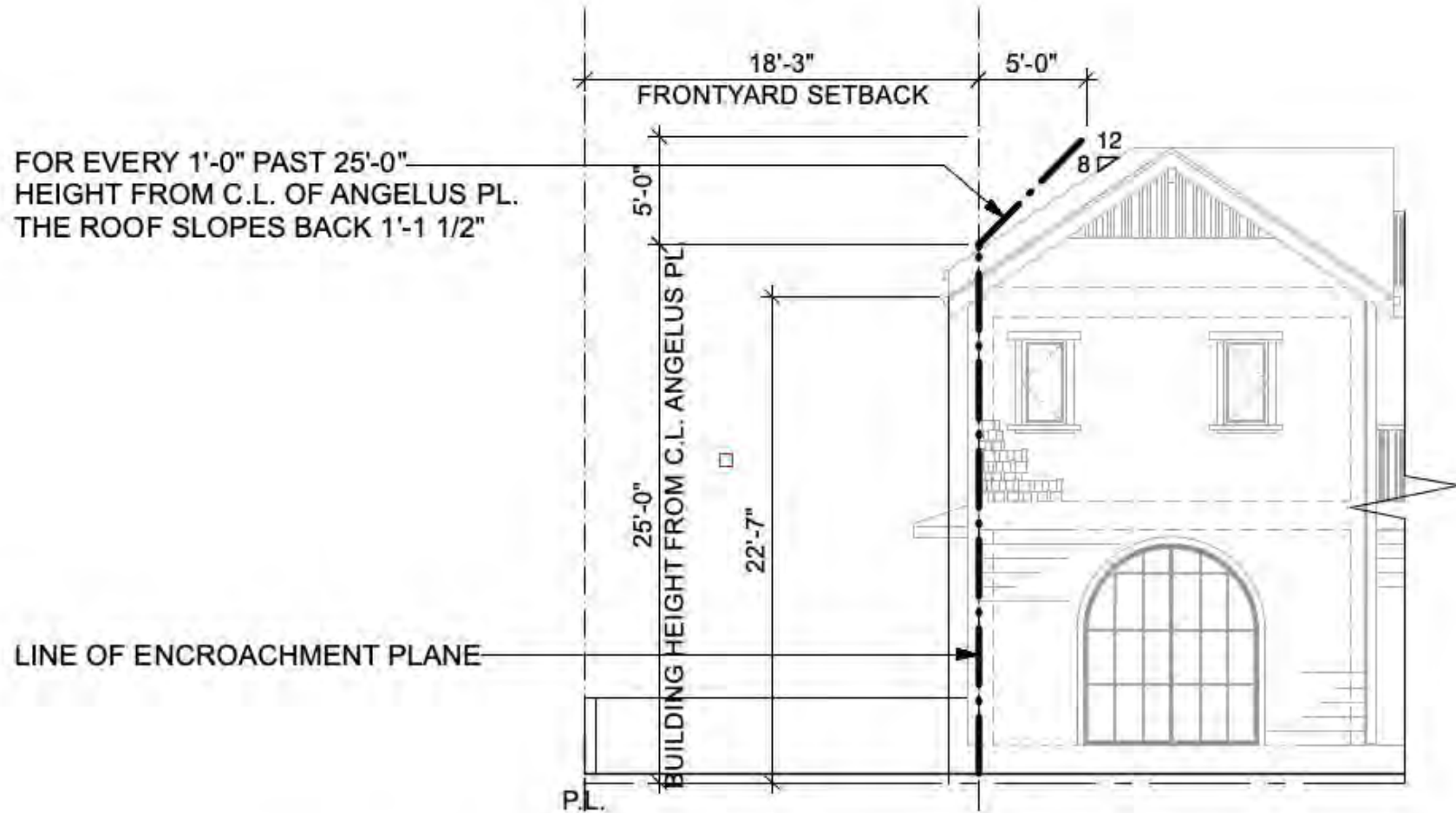
PERCENTAGE OF 2,000 SQ FT
HOMES = 22.13%

822 ANGELUS PL.

LOT COVERAGE



ENCROACHMENT PLANE



WEST SIDE ELEVATION @ FRONT OF PROPERTY

Scale: 1/8" = 1'-0"

1

822 ANGELUS PL.

COMMUNITY MEETINGS

- | | |
|--|--------------------------|
| - COMMUNITY OUTREACH | JANUARY 20, 2021 |
| - COMMUNITY OUTREACH | JANUARY 26, 2021 |
| - LUPC (UNANIMOUS VOTE 8-0-0) | JANUARY 28, 2021 |
| - VENICE NEIGHBORHOOD COUNCIL
(ON CONSENT CALENDAR) | FEBRUARY 16, 2021 |
| - CITY PUBLIC HEARING | JUNE 15, 2021 |

VISUAL COMPATIBILITY TO THE NEIGHBORHOOD CHARACTER



- CRAFTSMAN STYLE FEATURES

- EXPOSED RAFTER TAILS & OUTRIGGERS
- CLAPBOARD SIDING
- SHINGLE SIDING
- CASING AROUND

WINDOWS

- COVERED FRONT PORCH
- PANED DOOR

- STEP IN AT ROOF PLAN

- MATERIAL BREAK AT 1ST AND SECOND FLOOR

- BREAK IN THE FRONT FACADE W/ OVERHANG

822 ANGELUS PL.

Date: 11.11.2021

To: California Coastal Commission
Att: Jennifer Doyle
301 E. Ocean Blvd.
Long Beach, CA 90802

**RE: Letter of Support for
822 Angeles Pl. Venice, 90291**

Dear Coastal Commission,

I am writing this letter in support of Matt Boyd and Alexandra Guglielmino and their plans to build a house for their family at 822 Angelus Place in Venice. Matt and Alexandra are planning to build a traditional craftsman-style two-story home that follows all the relevant building codes and asks for no exceptions. ADDITIONAL setbacks, beyond code requirements, have been provided at both sides and the rear. The front is well articulated with material changes, a broad front entry, and a porch roof that breaks up the massing. The roofline is varied and tapers back from the street to mitigate the impact of the house on the street.

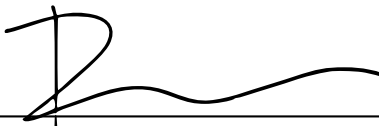
At 2795 square feet, their house is modest in size for a new build. Matt and Alexandra have one child so far and are choosing to move here because of the good reputation of Coeur D'Alene, the local elementary school. They have owned the property for about 5 years and have held it until they were able to build their dream home.

There are two-story homes all through the neighborhood that are similar in size or larger than the home that Matt and Alexandra want to build. Directly across the street, there are two such homes. Mr. Oscars' appeal makes the false contention that Matt and Alexandra's project is out of scale for the neighborhood. He does this by comparing their home to the smallest houses when nearly half the existing homes are two stories already. I'm also willing to bet that the owners of the remaining homes would not want a decision made by the Coastal Commission, based on Mr. Oscars' false information, that would limit their ability to add to their property in the future.

While we do not dispute Mr. Oscars' right to appeal the project, we do question, "To what end"? Matt and Alexandra completed extensive outreach on the way to finalizing the design. There were two community outreach meetings at the property, a Land Use and Planning meeting (where there was unanimous approval of the project 8-0-0), a Venice Neighborhood Council meeting where it was approved via the consent calendar, and a CDP hearing via the City of Los Angeles where the project was approved. Neighbors have been supportive and we look forwards to breaking ground soon.

Mr. Oscars has been the lone voice against the project as he has with other projects in the neighborhood. At some point, the Coastal Commission needs to take a stand against gratuitous appellants. These appeals waste taxpayer money and Coastal Commission time, time that could be spent dealing with real issues that affect the coast.

As a property owner who has been through this process and experienced this harassment from community members appealing our project, seemingly for the sake of appealing it, even though we adhered to all the guidelines and were building a project that would fit within the neighborhood, I strongly suggest that you make a statement to these serial appellants this is not acceptable behavior to hold up projects for families that just want to continue to live in the neighborhood.



Signature

Tim Bonefeld

Name (Print)

706 Hampton Dr. Venice

Address

info@democraticdesignstudio.com

Email

November 11, 2021

Sent via email to:
California Coastal Commission
Attn: Jennifer Doyle
301 E. Ocean Blvd.
Long Beach, CA 90802

**RE: Letter of Support for
822 Angeles Pl. Venice, 90291**

Dear Coastal Commission:

I am writing this letter in support of the proposed project at 822 Angelus Place in Venice. This project conforms to the applicable building codes and conforms to the Venice Specific Plan. The project provides setbacks beyond code requirements on both sides and the rear.

The proposed home will be 2,795 square feet, which is modest in size and in line with the mass, character, and scale of the neighborhood. There are two-story homes all through the neighborhood that are similar in size or larger than this project.

The appeal of this project is frivolous and relies on erroneous facts. The appeal disregards any comparable housing on the same block and merely compares the project to a selection of the smallest houses in the area. This appellant is the sole voice against this project, which reflects a pattern of appeals filed by the same individual.

My observation is that the right to appeal is being abused by a small group of activist individuals, some of whom do not live anywhere near the projects they appeal. It has become a wanton waste of taxpayer money and Coastal Commission staff time, time that could be spent dealing with real issues that affect the coast. Further, entertaining these types of appeals against projects that conform to the objective building standards of the area is perpetuating our housing crisis by preventing normal, middle class Venicians from building their future homes.

Sincerely,

Michael Jensen
Resident of Westminster Ave.
Venice, CA
Michael.jensen.esq@gmail.com

Date: 11/10/2021

To: California Coastal Commission
Attn: Jennifer Doyle
301 E. Ocean Blvd.
Long Beach, CA 90802

**RE: Letter of Support for
822 Angeles Pl. Venice, 90291**

Dear Coastal Commission,

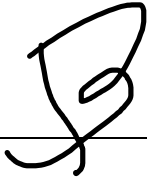
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Signature

Barry Cassilly

Name (Print)

2012 Linden Ave. Venice CA 90291

Address

barrycassilly@me.com

Email

Date:

To: California Coastal Commission
Attn: Jennifer Doyle
301 E. Ocean Blvd.
Long Beach, CA 90802

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822 Angeles Pl. Venice, 90291**

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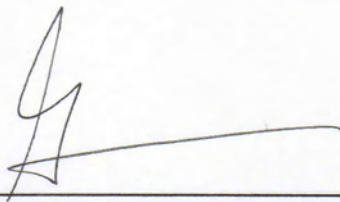
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While we do not dispute Mr Oscars' right to appeal the project, we do question, "To what end"? Matt and Alexandra completed extensive outreach on the way to finalizing the design. There were two community outreach meetings at the property, a Land Use and Planning meeting (where there was a unanimous approval of the project 8-0-0), a Venice Neighborhood Council meeting where it was approved via the consent calendar, and a CDP hearing via the City of Los Angeles where the project was approved. Neighbors have been supportive and we look forwards to breaking ground soon.

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Signature

George Francisco

Name (Print)

337 Rose Ave

Address

gianfrancisco@hotmail.com

Email

Date:

To: California Coastal Commission
Attn: Jennifer Doyle
301 E. Ocean Blvd.
Long Beach, CA 90802

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While we do not dispute Mr. Oscars' right to appeal the project, we do question, "To what end"? Matt and Alexandra completed extensive outreach on the way to finalizing the design. There were two community outreach meetings at the property, a Land Use and Planning meeting (where there was a unanimous approval of the project 8-0-0), a Venice Neighborhood Council meeting where it was approved via the consent calendar, and a CDP hearing via the City of Los Angeles where the project was approved. Neighbors have been supportive and we look forwards to breaking ground soon.

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JS

Signature

Jason Teague

Name (Print)

332 Rose Ave

Address

teaguephone@gmail.com

Email

Date: 11/10/21

To: California Coastal Commission
Attn: Jennifer Doyle
301 E. Ocean Blvd.
Long Beach, CA 90802

**RE: Letter of Support for
822 Angeles Pl. Venice, 90291**

Dear Coastal Commission,

I am writing this letter in support of the Matt Boyd and Alexandra Guglielmino and their plans to build a house for their family at 822 Angelus Place in Venice. Matt and Alexandra are planning to build a traditional craftsman two-story home, and the plans adhere to all the relevant building codes. They are not asking for any exceptions. Plans setbacks are greater than required by code on both sides and the rear. The front is well articulated with material changes, a broad front entry, and a porch roof that breaks up the massing. The roofline is varied and tapers back from the street to mitigate the impact of the house at the street.

At 2795 square feet, their house is moderate in size for a new build. Matt and Alexandra have one child so far and are choosing to move here because of the good reputation of Couer D'Alene elementary school. They have owned the property for about 5 years and have held it until they were able to build their dream home.

There are two-story homes throughout the neighborhood (including ours) that are similar in size or larger than the home that Matt and Alexandra want to build. Directly across the street there are two such homes. Mr. Oscars' appeal makes the false contention that Matt and Alexandra's project is out of scale for the neighborhood. He does this by comparing their home to the smallest houses, when nearly half the existing homes are two-stories already. I'm also fairly certain that the owners of the remaining homes in this area (or on this street) would not want a decision made by the Coastal Commission, based on Mr. Oscars' false information, to limit their ability to add to their property in the future.

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 Signature

James K. Friedman Name (Print)

931 Harding Ave Address

Jimf@ucla.edu Email

Date:

To: California Coastal Commission
Attn: Jennifer Doyle
301 E. Ocean Blvd.
Long Beach, CA 90802

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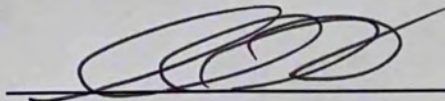
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 Signature

GLENN LYONS Name (Print)

1335 APPLETON WAY Address

GL.CUSTOMHOMES@ Email
VERIZON.NET

Date:

To: California Coastal Commission
Attn: Jennifer Doyle
301 E. Ocean Blvd.
Long Beach, CA 90802

**RE: Letter of Support for
822 Angeles Pl. Venice, 90291**

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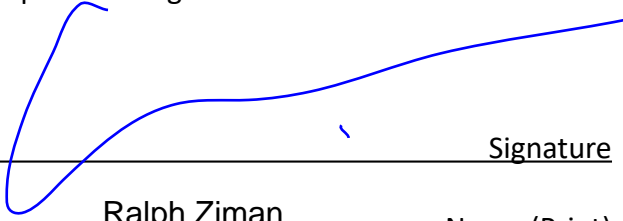
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Signature

Ralph Ziman Name (Print)

331 Windward Ave Venice 90291 Address

ralphziman@gmail.com Email