

**CALIFORNIA COASTAL COMMISSION**

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# W16c

## ADDENDUM

DATE: November 15, 2021

TO: Coastal Commissioners and Interested Parties

FROM: South Coast District Staff

SUBJECT: **ADDENDUM TO ITEM W16C, APPEAL NO. A-5-VEN-21-0063 FOR THE COMMISSION MEETING ON WEDNESDAY, NOVEMBER 17, 2020.**

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### I. CORRESPONDENCE FROM APPELLANT

Commission staff has received a letter from one of the appellants, included as correspondence, which expresses opposition to specific staff findings. The letter contends primarily: 1) conversion of solely-residential to mixed-use development will incentive commercialization of housing; 2) the local CDP failed to include findings regarding the project's consistency with Land Use Plan Policy I.A.9; and 3) solely Rent Stabilization Ordinance (RSO) units are subject to the Ellis Act, intended to support the appellants' claim that an affordable duplex existed at 811 Ocean Front Walk rather than the single unit.

Commission staff address the ability of mixed-use development to preserve existing housing density beginning on Page 23 of the published staff report. Regarding project consistency with LUP Policy I.A.9, this contention was not included in the appellants' submitted appeal. Policy I.A.9 is also not relevant to the subject project, as it requires replacement of existing residential units occupied by low or moderate income tenants and the subject units have remained vacant since 2009. Lastly, the appellants' contention regarding Ellis Act applicability is not supported by Government Code Section 7060(b)(1)(B). This is addressed in further detail on Page 26 of the published staff report.