

CALIFORNIA COASTAL COMMISSION

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**F9b****ADDENDUM**

September 7, 2021

TO: Coastal Commissioners and Interested Parties

FROM: South Coast District Staff

SUBJECT: **ADDENDUM to Item F9b, Coastal Development Permit Application No. 5-21-0128 (Publik House, LLC & San Clemente Arts, LLC) for the Commission Meeting of FRIDAY, SEPTEMBER 10, 2021.**

I. Public Comments.

As of 9/2/2021, staff has received 27 comment letters, all in support of the proposed development. The emails are available under the correspondence tab on the agenda.

II. Corrections to the Staff Report.**A. Corrections to Special Condition No. 3 Revised Transportation Demand Management Plan.**

Subsection B of Special Condition No. 3 is incomplete and incorrect as it appears on page 11 of the staff report. Subsection B of Special Condition No. 3 should be deleted and replaced with new subsection B below:

B. The permittee shall undertake development in conformance with the approved final plans unless the Commission amends this permit or the Executive Director provides a written determination that no amendment is legally required for any proposed minor deviations.

B. Building Height

The height of the roof of the single-story portion of the building that is to be raised is described incorrectly in the staff report. The staff report indicates the roof will be raised to a maximum height of 24 feet at the ridge of the pitched roof. The correct height of the proposed increased height will be 14 feet 9.5 inches at the plate and 19 feet 2 inches at

the ridge, including roofing material. Consequently, corrections need to be made to the staff report. No change is needed to Special Condition No. 4 because it refers to the project plans, not a specific height. Below is the corrected language (additions shown in **bold underlined** text; deletions shown in ~~strike through~~ text):

On page 4 of the staff report, in the second full paragraph, in the Summary of Staff Recommendation, make the following corrections:

In addition, the project proposes to raise the height of the non-historic, single-story portion of the existing structure to 24 **19** feet, **two inches** above grade, with no increase in internal floor area. However, a 24- ~~19~~-foot high structure could accommodate two interior floor levels.

On page 15, in the first full paragraph, in the last sentence, make the following corrections:

The flat roof in this area will be converted to a pitched roof. The height at this portion of the structure will be increased by ~~13~~ **just over 6** feet, from 11.5 feet to 24.5 **19** feet, **2 inches** at the top of the roof pitch. ([Exhibit 3](#) Plan Sheets A-1.1, A-3.4 and [Exhibit 16](#))

On page 30 of the staff report, in the middle of the first paragraph, make the following correction:

In addition, the project proposes to raise the height of the single-story portion of the existing structure to **a maximum of 24 19** feet, **two inches** above grade, with no increase in internal floor area. A 24' **19' 2"** high structure could accommodate two interior floor levels. The applicants have indicated that the increase in height is intended to create a higher ceiling for a better interior aesthetic, with no intent to include a second floor

III. Hearing Date

Finally, the hearing date on the first page of the staff report is incorrect. It should be corrected as follows:

Hearing Date: 9/~~9~~**10**/2021