

CALIFORNIA COASTAL COMMISSION

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W17a

ADDENDUM

April 4, 2022

TO: Coastal Commissioners and Interested Parties

FROM: South Coast District Staff

SUBJECT: **ADDENDUM TO ITEM W17a, APPLICATION NO. 5-21-0539 (Gomez) FOR THE COMMISSION MEETING OF WEDNESDAY, APRIL 6, 2022.**

This addendum is designed to provide some minor corrections to the staff report.

I. CHANGES TO STAFF REPORT

The following changes and corrections are made to the staff report dated March 24, 2022. Language to be added is identified in underline.

a) Change the project description on page 1, as follows:

Demolish two existing 728 sq. ft. and 1,292 sq. ft. single-family residences on two adjacent lots, merge the lots to create one 2,415 sq. ft. lot, and construct a new 3-story, 3,536 sq. ft. single-family residence with an attached two-car garage, a roof deck, and an attached 689 sq. ft. accessory dwelling unit (ADU).

b) Modify the first sentence of the last paragraph on page 2, as follows:

Although the City's current uncertified Zoning Code, which is not the standard of review, would prohibit the development of a multi-family residence on this ~~2,850~~ 2,415 sq. ft. lot, a duplex on the subject site would be consistent with the certified LUP.

c) Modify the first sentence of the last paragraph on page 8, as follows:

The applicant is proposing to demolish two existing 728 sq. ft. and 1,292 sq. ft. single-family residences on two adjacent project parcels (1,285 sq. ft. and 1,130 sq. ft.), merge the lots, and construct a new 3-story, 3,536 sq. ft. single-family residence with an attached two-car garage, and a roof deck ([Exhibit 2](#)).

c) After the second complete paragraph on page 16, insert the following paragraph:

In addition, the existing two half-lots are 1,285 sq. ft. and 1,130 sq. ft. in size. The certified LUP requires a minimum lot area of 1,200 sq. ft. per dwelling unit in the R-2 zone. Since the smaller lot is less than 1,200 sq. ft. in size, redevelopment of the project site with two separate residences without the lot merger would be inconsistent with the certified LUP and it would not be possible to reconstruct two residential units on site. In other words, the proposed lot merger is necessary to allow for the replacement of the two existing residential units on site in a manner that would ensure consistency with the certified LUP.