

CALIFORNIA COASTAL COMMISSION

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F19b

ADDENDUM

DATE: May 9, 2022

TO: Coastal Commissioners and Interested Parties

FROM: South Coast District Staff

SUBJECT: **ADDENDUM TO ITEM F19B, APPEAL NO. A-5-VEN-22-0012 FOR THE COMMISSION MEETING ON FRIDAY, MAY 13, 2022.**

The purpose of this addendum is to achieve the following objectives: Section I provides response to issues raised in recent correspondence, responses which Commission staff propose the Commission incorporate into its findings, and Section II provides minor clarifications to the staff report dated April 21, 2022.

I. CORRESPONDENCE RECEIVED BY APPLICANT AND APPELLANTS

Since publication of the staff report on April 21, 2022, the Commission has received two comment letters from the appellants expressing support of staff's recommendation but disagreeing with the community character findings of the published staff report. The issues raised in these letters have been addressed in the staff report findings. The Commission has also received a comment letter from the applicant expressing opposition to staff's recommendation. Staff have responded to this letter by correcting two minor errors in the staff report in Section II below. Commission staff hereby revises its recommended findings to incorporate these responses under the 'Development' subsection of the staff report, so that adoption of the staff recommendation will include adoption of these findings. The correspondence is included under the "Correspondence" tab of this agenda item.

II. REVISIONS TO THE STAFF REPORT

Language to be added is shown in underlined text, and language to be deleted is identified by ~~strikethrough~~.

- a) Correct the first sentence of the first complete paragraph on page 3 as follows:

The portion of Paloma Avenue west of Pacific Avenue (where the project site is located) is characterized by long, singular lots greater than 3,000 sq. ft., while the

portion of Paloma Avenue east of Pacific Avenue includes ~~only~~ mostly small lot subdivisions with shorter lots less than 3,000 sq. ft. in size.

- b) Correct the second complete paragraph on page 14 as follows:

This results in several square lots roughly half the size and width of the rectangular lots in the western-most portion of Paloma Avenue described above. The lots facing Paloma Avenue in this eastern-most portion (excluding four long, unsubdivided lots) do not have any vehicle access, as they are blocked from the alley.

- c) Correct the first sentence of the second complete paragraph on page 7 as follows:

On February 25, 2022, the South Coast District office received notice of local action on CDP No. ~~APCW-2020-1521-SPE-SPP-CDP-CUB-ZV~~ DIR-2020-5351-CDP-SPP-1A.

- d) Correct the second sentence of the second complete paragraph on page 19 as follows:

But the local CDP will add to these existing issues by eliminating ~~pedestrian~~ vehicle access from Paloma Court to the existing duplex and from Paloma Avenue to the existing triplex and formally eliminating vehicle access to "Parcel A" if redeveloped in the future, and the local CDP findings do not address the issue of vehicle or other access.