

CALIFORNIA COASTAL COMMISSION

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Th10b

ADDENDUM

August 9, 2022

TO: Coastal Commissioners and Interested Parties

FROM: South Coast District Staff

SUBJECT: **ADDENDUM TO ITEM Th10b, APPEAL NO. A-5-VEN-21-0067
(GUGLIELMINO AND BOYD) FOR THE COMMISSION MEETING OF
THURSDAY, AUGUST 11, 2022.**

I. Correspondence Received

On August 5, 2022, the Commission received three letters in opposition to staff's recommendation, two from the appellant, Stewart Oscars, and one from Citizens Preserving Venice. The opposition letters largely assert that the size of the building is too large and combined with the narrow streets would result in visual impacts and significant negative cumulative impacts.

II. Response to Correspondence

The Commission's staff report fully addresses the concerns raised in the correspondence received. As discussed, the revised project is the culmination of various revisions to the City-approved project. As revised, the residence size remains the same but offers additional setbacks and articulation to the first and second floors, as well as changes to the height of the residence. Together, these revisions reduce the mass as viewed from the street and thereby, reducing visual impacts to the surrounding development.

On pages 13 to 17 of the staff report, the revised changes are addressed in context of the existing community character and any potential cumulative effects. The revised project offers a size that is within the existing range of development on the block and provides articulation to the front of the home, consistent with other two-story residences within the survey area. The proposed residence is consistent with all the certified building standards of the Venice LUP and is compatible with the mass, scale and character of surrounding development, even when accounting for the potential cumulative effects of development over time.