

CALIFORNIA COASTAL COMMISSION

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Th10b

**A-5-VEN-21-0067 (Guglielmino & Boyd)
August 8, 2022**

CORRESPONDENCE

Doyle, Jennifer@Coastal

Subject: FW: Concerns about 822 Angelus

-----Original Message-----

From: stewart oscars <s_oscars@hotmail.com>

Sent: Thursday, August 4, 2022 11:06 AM

To: Doyle, Jennifer@Coastal <jennifer.doyle@coastal.ca.gov>; Doyle, Jennifer@Coastal <jennifer.doyle@coastal.ca.gov>

Cc: stewart.oscars@gmail.com; stewart oscars <s_oscars@hotmail.com>

Subject: Concerns about 822 Angelus

>> Hi Jennifer,

>>

>> A list of concerns regarding Staff Report: De Novo, A-5-VEN-21-0067:

>> 1) size of building is 2795 sq ft in original form and still 2795 after 4 foot and 6 foot second floor front facade step back. I understand there is a 1'8" fill in on first floor North wall for about 40 ft. It seems sqft of project would be modified.

>> 2) I think there would be a significant negative cumulative impact on the 800 block because 822 is more than 2x the block's average size. It would dwarf the houses it abuts and most others. Proposed building does not match scale of block.

>> 3) Since the side walls are flat and tall, pedestrian visual views likely will be negatively affected.

>> 4) on page three, para1: "More significant changes to the home's size or setbacks to further reduce the mass and scale of the home may be more in line with existing community character of Venice." But then there is no explanation of significant changes that could be made. There is the statement about the "Commission being in a difficult position..... And Venice LUP is being updated.....developing Venice Implementation Plan". Well and good but Venice LUP has been in progress for years. CCC makes these types of investigations and decisions every month. This is part of the job in planning and land use, and CCC does this well. Why is this project any different?

>> 5) page 3, para 2: #2) Construction Staging Plan. Angelus is a narrow street with very tight parking. If this project starts, construction vehicles will overrun parking spots residents need. Imagine 3 projects lumped together on Angelus at the same time. The staging plan needs a parking plan where no construction vehicle Parking is allowed on Angelus, nor Crestmoore, nor Coeur D Alene. All three streets are narrow and Coeur D Alene has 2 elementary Schools. Contractors need to provide off street parking for their workers and subs.

>> 6) page 11, LUP policy I.A.6: Yards: fire safety. Could the south side setback having an elevated wood deck be a fire hazard and danger to fire responders trying to access homes on either side of fence lines?

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>> Thank you,

>> Stewart

>>

>>

>> Sent from my iPad

Doyle, Jennifer@Coastal

Subject: FW: Public Comment on August 2022 Agenda Item Thursday 10b-Application No. A-5-VEN-21-0067 (Guglielmino Boyd)

From: Stewart Oscars <stewart.oscars@gmail.com>

Sent: Friday, August 5, 2022 2:32 PM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Cc: Doyle, Jennifer@Coastal <jennifer.doyle@coastal.ca.gov>; stewart.oscars@gmail.com; stewart oscar <s_oscars@hotmail.com>

Subject: Public Comment on August 2022 Agenda Item Thursday 10b-Application No. A-5-VEN-21-0067 (Guglielmino Boyd)

Please Deny Motion as Presented; it needs adjustment.

On Aug 5, 2022, at 11:42 AM, Stewart Oscars <stewart.oscars@gmail.com> wrote:

A-5-VEN-21-0067
822 Angelus Place, Venice, City of Los Angeles, Los Angeles County (APN No. 4237-019-007)

California Coastal Commissioners,

The 800 block of Angelus Place is part of the Special Coastal Community of Venice. The block has a narrow 24 ft wide street and is composed of small lots and mostly small houses. The block's 26 houses have an average size of 1315 sqft.

As approved by the City, 822 Angelus would be 2795 sqft with a flat front facade. At twice the size of neighboring houses, 822's mass and scale would not be visually compatible with the existing block. It would dwarf the neighboring houses.

The De Novo Staff Report proposes 4 to 6 foot second story step backs to reduce front wall mass. At the same time, the first floor North side wall from its front corner to 34 feet east of the corner would be pushed out to match the second story wall above it and a previous 1'8" deep notch in the wall would become a wall in the same plane as the second story wall (Exhibits 2 and 3, page A.1-1). Since the sidewalls are flat and tall, pedestrian visual views will be negatively affected. The

De Novo house is described as 2795 sqft. The mass and scale of 822 return to their original sizes.

On page 3 paragraph 1, the Staff's De Novo report comments on the above changes to the project, "More significant changes to the home's size or setbacks to further reduce the mass and scale of the home may be more in line with existing community character of the area." The Staff does not provide any examples that define avenues of action, which is unfortunate as Commissioners make these types of decisions for cases monthly.

This proposed project plus two others are in a queue for hearings regarding Angelus Pl. Given the narrowness of our street and need for residents to park on the street, the Applicant should provide off street parking for all workers' vehicles. This protection should also include Crestmoore Pl and Coeur D Alene Ave as they have the same narrow streets as Angelus Pl. Coeur D Alene also has two Elementary Schools sited on its East side.

Note that some of the Exterior Elevations are incorrectly labeled as to direction they are facing:

Th10b Exhibits

Exhibit 2-Project Plans (Appeal)

Exhibit A page 6 of 7, A-2.0, top illustration is South, bottom illustration is West.

Exhibit A page 7 of 7, A-2.1, top illustration is North, bottom illustration is East.

Exhibit 3-Project Plans (De Novo)

CCC page 5 of 6, A-2.0, top illustration is West, bottom illustration is South.

CCC page 6 of 6, A-2.1., top illustration is East, bottom illustration is North.

Sent from my iPad



Th10b

August 5, 2022

A-5-VEN-21-0067
822 Angelus Place, Venice

DENY or require a meaningful reduction in size

Dear Honorable Commissioners and Staff,

We always appreciate the work that the Staff does to prepare you for a hearing decision, and we often agree with the Staff's recommendations. But here we must question why Staff proposes to grant the project but with no meaningful change in size, essentially denying the original appeal.

This project, as detailed in the original appeal, is not compatible with the scale of the block. With the Substantial Issue determination, the Staff and Commission agreed. Scale is an important component of establishing compatibility with the immediate neighborhood. The size is the scale of the home and must be evaluated in relationship to the scale of the rest of the block. It is an architectural fact that size and scale are a component of character.

One of the main points to understand is that Angelus Place is one of the narrowest streets in Venice (and Los Angeles) and that, combined with the very small lot sizes on the street, just over 4,000 square feet, requires limiting the size of new development on these lots. However, developers want to build houses of the size that are typically on much larger lots in non-Coastal Zone areas. Also, in determining compatibility, it is not acceptable to just compare to the one or two largest homes in the study area. The size of the proposed home must be compared to the entire streetscape.

As indicated in the Staff Report, the size of the development is 2,795 square feet, and the average size of residential structures on the block is 1,347 square feet. As such, the proposed development would be **significantly** larger than the average but not the largest structure in the survey area. The largest structure is 825 Angelus, a multi-family structure with rent-stabilized units, affording the sorely needed reasonable rents Venice so needs.

Evaluation of a project's consistency with the community character is a required component of the analysis of a project for approval. The LUP mentions mass, scale and /or character in at least 10 policy sections (excluding yard requirements and commercial areas.) Policy I. E. 2. Scale requires that new development **shall respect the scale and character** of new development and that all new development should respect the scale, massing, and landscape of existing residential neighborhoods.

The mention of community-based compatibility in mass, scale and character emphasizes that these criteria must be considered apart from the ministerial objective development standards and the related findings must be made.

We agree with Staff that “More significant changes to the home’s size or setbacks to further reduce the mass and scale of the home may be more in line with existing community character of the area...”

However, while the Staff acknowledges that this subjectivity is a part of any analysis of a project’s conformance to Chapter 3 of the Coastal Act, it essentially throws its hands up and decides to propose no change in the size of the project: “Addressing these types of design decisions puts the Commission in a difficult position and results in an inefficient approach to preserving community character in Venice.” But given that the Commission declared Substantial Issue based in part on the excessive size of the home, Staff must make it clear to the applicant that they need to reduce the size of the home! In doing so, it is not necessary to recommend design changes. Without requiring a meaningful reduction in size, given the Substantial Issue findings it is impossible to make a finding that the proposed development has been modified by the applicant in a manner that will protect the character of the area.

What we have here is a SI determination with respect to size and scale, with no real change in size and scale in the novo recommendation, which is not acceptable.

As stated in the Staff Report Summary, the Commission found that the mass of the City-approved home would be out of character with the area, inconsistent with LUP Policies I. E. 1., I. E. 2., and I. E. 3.; that the City’s analysis used example sites a significant distance away from the subject site; **the project would have a negative cumulative effect based on the size and mass** of the proposed home on nearby development as well as on Venice as a Special Coastal Community; and that the approval of the project could prejudice the City’s ability to prepare an LCP in the future. We agree!

The proposed added articulation is a step in the right direction, but without a meaningful reduction in size the substantial issue related to the size and mass of the home will not be resolved.

The practice of tearing down perfectly good homes in order to cram big houses onto small lots, defying the scale and character of established neighborhoods, has to cease. We applaud Stewart Oscars, the original appellant, for defending his neighborhood from reckless development.

Please deny the project or require a meaningful reduction in size. If you do not, the cumulative effect will be that this pristine neighborhood, truly one of the most beautiful, special and unique in Venice, will cease to exist.

Sincerely,

Sue Kaplan
Sue Kaplan, President
Citizens Preserving Venice