

CALIFORNIA COASTAL COMMISSION

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Th9a

ADDENDUM

DATE: August 9, 2022

TO: Coastal Commissioners and Interested Parties

FROM: South Coast District Staff

SUBJECT: **ADDENDUM TO ITEM Th9a, APPEAL NO. A-5-VEN-22-0032 FOR THE COMMISSION MEETING ON THURSDAY, AUGUST 11, 2022.**

This addendum is designed to achieve the following objectives. First, in Section I, Commission staff updates the record by supplementing it with correspondence that was received after publication of the staff report. Section II provides responses to issues raised in the recent correspondence for incorporation into the staff report. Finally, Section III provides corrections and modifications to the staff report.

I. CORRESPONDENCE RECEIVED

The Commission received additional correspondence from the appellant in opposition of the proposed project. The letter received on August 5, 2022 supplements the appellant's contentions raised in the appeal dated July 1, 2022, generally asserting the following: (1) that the proposed project is located on a walk-street and must meet the LUP's walk-street development standards; (2) that the proposed project will convert affordable multi-family housing to high-cost single-family housing in a cumulative manner; and (3) that proposed project is not compatible with the mass, scale, and character, and is not consistent with the development standards of the Venice certified LUP.

The Commission's staff report fully addresses the concerns raised in the correspondence received, but additional discussion is included below regarding the appellant's assertion that the proposed project is located adjacent to a walk-street and must meet the LUP's walk-street development standards. For the other assertions, substantive findings were included in the staff report concerning the impacts that the proposed development would have on housing density, affordable housing, and the community character of the surrounding area. As stated on page 16 of the staff report, construction of multiple single-family dwellings within an area designated for multi-family residential development has previously only been authorized by the Commission if compatible with the community character of the area, and only if the project is consistent with Coastal Act Sections 30250,

30251, and 30253 by avoiding a contribution to a larger trend of coastal housing loss. Staff analysis corroborates the City's findings that the proposed development would meet the required permitted uses, density, setback, and height standards in visual compatibility with the surrounding area and in conformance of the land use designation of the LUP and Chapter 3 of the Coastal Act.

The Commission had also received additional correspondence prior to publication of the staff report dated July 28, 2022. These are included on pages 2 – 5 of the correspondence available on the Commission's website at the following address:

<https://documents.coastal.ca.gov/reports/2022/8/Th9a/Th9a-8-2022-correspondence.pdf>.

II. RESPONSE TO COMMENTS

The following is added as a **Response to Comments** section to the staff report dated July 28, 2022 (as section **VII** of the staff report on page 21):

With regard to the assertions raised in the correspondence by the appellant that the project site is located adjacent to a walk-street, and that the proposed development is therefore inconsistent with the requirements in LUP Policy I.A.7.c for the height of the structure fronting a walk-street, the Commission has made substantive findings concerning the walk-street in the staff report dated July 28, 2022. Catamaran Street, to the south of the site, is a narrow, alley-like roadway that becomes a walk-street immediately due west of the site but is not a walk-street at the site. LUP Exhibit 19b specifically shows that the walk-street ends at Pacific Court and does not go further east. Thus, the policies relating to walk streets in the LUP do not pertain to area of Catamaran Street fronting the project site, including height and setback requirements.

III. REVISIONS TO THE STAFF REPORT

The following modifications and corrections are made to the staff report dated July 28, 2022. Language to be added is shown in underlined text, and language to be deleted is identified by ~~strike through~~.

- a) Modify the last full paragraph of Appellant's Argument No. 4 on page 17 to add the following sentence:

[...] Since 2002, the City has authorized only one instance for a change in housing density in the survey area, for the demolition of one single-family dwelling and construction of two single-family residences on two subdivided small lots. There are currently no known pending CDP applications in the survey area. The subject project will replace two existing single-family homes and a duplex with four single-family homes. [...]

- b) Replace all references to a "western unnamed alley" with "Pacific Court" throughout the staff report.
- c) Add Venice LUP Exhibit 19b as **Exhibit 9** to the staff report.
- d) Replace **Exhibit 7** with the following:

Exhibit 7 – City and Commission Neighborhood Survey Areas



City's Survey Area

Commission's Survey Area

Exhibit 9 – Venice LUP Exhibit 19b (Walk-Streets), Annotated

