

CALIFORNIA COASTAL COMMISSION

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W13b

ADDENDUM

DATE: June 11, 2024
TO: Coastal Commissioners and Interested Parties
FROM: South Coast District Staff
SUBJECT: **ADDENDUM TO ITEM W13b, DE NOVO COASTAL DEVELOPMENT PERMIT NO. A-5-VEN-20-0054 FOR THE COMMISSION MEETING ON WEDNESDAY, JUNE 12, 2024.**

The purpose of this addendum is to provide a few minor corrections to the staff report.

CORRECTIONS TO STAFF REPORT

Commission staff recommends changes to the staff report dated 5/31/2024 to make the following corrections. Deletions shall be marked by ~~striketrough~~ and additions shall be underlined.

A. On Page 1 of the staff report, the project description shall be modified as follows:

Demolition of an existing 773-sq. ft. one-story single-family residence and construction of a 7,495-sq.ft.~~ss~~structure, composed of a 4,274-sq. ft., two-story, 25-ft. high single-family residence including a 2,445-sq. ft. basement, attached 326 sq. ft. first-floor accessory dwelling unit, attached 450 sq. ft. two-car garage, roof deck with 9-ft. high, 99 sq. ft. roof access structure, swimming pool, hardscape and landscaping, and approximately 1,600 cu.yds. of grading cut on 8,207 sq. ft. lot

B. On Page 19 of the staff report, the development and community character findings shall be modified as follows:

Staff reviewed 23 lots along California Avenue and Santa Clara Avenue within a 200-foot radius from the center of 717 California Avenue to analyze all properties within or partially within the selected distance (Exhibit 54).

C. On Page 21 of the staff report, the coastal hazards findings shall be modified as follows:

Coastal Act Section 30253(e) states, in part:

New development shall do all of the following: ...

D. On Pages 19 and 20 of the staff report, the development and community character findings shall be modified to change the survey sample number (described as “lots” or “parcels”) from 23 to 25.

E. On Pages 19 and 20 of the staff report, the development and community character findings shall be modified to change the number of single family lots, parcels, and/or structures from 12 to 13, and to change the number of multifamily parcels and or lots from 13 to 12.

F. On Page 20 of the staff report, the development and community character findings shall be modified as follows:

The proposed 7,495 sq. ft. structure has a 2,954 sq. ft. building footprint, which does not exceed the largest building footprint size for single-family structures within the surrounding area and is ~~smaller than 30 percent of single-family structures.~~ 900 sq. ft. larger than the overall median building footprint size of 2,054 sq. ft of the entire survey sample.

G. On Page 21 of the staff report, the footnote shall be modified as follows:

The ~~23~~ 25 surveyed lots are comprised of ~~42~~13 lots with single family development and ~~44~~12 lots with multifamily development.