



VICINITY MAP

Scope of Work

Site planning and Urban Land Use

The project site has been designed with 30 mixed income apartment units, public/private courtyard amenity and 3,000 sf of preserved commercial retail.

Historic Preservation

The property is currently zoned R3 Residential and has existing buildings that are legal non-conforming. We have been working with the planning department, and have determined that the highest and best use for the site is to preserve most of the commercial uses and buildings facing the street frontage on Catalina Ave. The challenge with preserving these uses is the parking requirements. The more parking that is required, the more we need to reduce the commercial use footprint. Finding a balance of (1) preserving the commercial use, (2) providing residential uses per zoning, (3) providing affordable housing and (4) providing an open air public/private courtyard has been difficult to balance.

With the proposed site plan, the Project will be able to preserve the commercial uses through historic restoration and adaptive reuse. The entire commercial section of the project will be named Catalina Station, an homage to the old Red Car terminus on site. The north and north/south buildings are designed to utilize the interior public/private courtyard. This courtyard will act as a foundation for the success of these businesses catering to about 1,100 residential units across the street. The furthest south two story building will be adaptively reused as residential use to preserve the building and adhere with the existing R3 zoning and connect the most south parcel residential units to complete the site plan.

Housing and Affordability

The Project was designed to have a very practical site layout to lower the cost of construction in order to provide more affordable housing. The project is designed as slab on grade, type five construction with an array of unit types which will also include some home offices to work from home. We are also setting aside 15% of the units for very low income families. Each of the housing units will provide private garage parking, energy efficient appliances, and smart home technology. Each unit also enjoys a large interior amenity space on the top level to enjoy the sunset views with a living room and kitchen grand room that connects to each unit's private balcony and rooftop deck. New Green technology is being used as well in tandem with passive ventilation design. The high design interior and exterior aesthetic architecture will represent the pristine care that was given to the design

Environmental Sensitivity

For the benefit of this site and future generations to enjoy, this project will use current green building code technology and bio filtration pits for the filtration of storm water prior to entering public storm water systems. Further, to ensure soils remediation, the soils under the previous Black Smith Shop will be consolidated and soils concentrated near the prior dry cleaner will be exposed, vented and purged of any potential harmful vapors. The entire site will be tested with Los Angeles County Fire's highest level of safety standards prior to use.

Landscape Architecture and Public Space

The Landscape at Catalina Station will reflect the playful, vibrant, and friendly outdoor energy of Redondo Beach, while working with the existing historic buildings and the proposed/contextual plantation architectural style. The landscape architecture embraces a welcoming soft scape for the exterior public spaces to enjoy that lead to thoughtful private spaces. The landscape will be fully integrated into the spaces with special selection of colorful trees, flowers and urban furniture to enhance the quality of life for outdoor living space. The public/private courtyard will provide an expansive space of seating, water elements for children and for all residents, customers, and visitors to enjoy.

Land Use

Following the City of Redondo Beach General Plan Zoning of R3, and the state's affordable housing bill (SB-1818) the project will be able to preserve the existing, historical commercial buildings/uses, while providing a mix of market rate and affordable units. The Project will also employ remediation of the soils onsite and provide a large public/private courtyard. The projects site plan and land use planning will balance the required parking requirements to ensure no further commercial reduction or courtyard subtraction. This strategy will protect the legal non-conforming commercial use to function in harmony with the General Plan long term goals of developing high quality of life housing in a diverse and affordable manner as proposed at the Catalina Village Site in Redondo Beach.

SITE SUMMARY

ADDRESS 100-132 NORTH CATALINA AVENIE, REDONDO BEACH, CA
 EXISTING ZONING R-3A
 GROSS LOT AREA +/- 54,739 S.F. +/- 1.26 AC
 TYPE OF CONSTRUCTION TYPE V A
 COVERED LOT AREA 22,821 (RESIDENTIAL AND COMMERCIAL)
 LOT COVERAGE 41.69%

PROJECT SUMMARY

| | | |
|----------------------|---|---|
| DEVELOPMENT CRITERIA | REDONDO BEACH MUNICIPAL CODE | PROPOSED PLAN |
| DENSITY | 17.5 DU/AC | 23.8 DU/AC |
| TOTAL UNITS | 22 DU (30 DU WITH 35% DENSITY BONUS) | 30 DU (DENSITY BONUS) |
| HEIGHT | 30' | 35' |
| NUMBER OF FLOORS | TWO STORIES | THREE STORIES |
| SETBACKS ZONE | | |
| FRONT | 14' | 14' |
| SIDE ADJACENT TO RS | 10' | 10' |
| SIDE STREET | 5' | 5' |
| REAR | 15' | 15' |
| PRIVATE OPEN SPACE | 10,500 S.F. (350 S.F./ DU) 1,214 S.F. COMMON WORK AREA | 11,081 (9,196 S.F. PRIVATE+1,350 S.F. DECK+ 535 S.F. ROOF LOUNGE) |

UNIT SUMMARY

| UNIT TYPE | DESCRIPTION | UNITS | GROSS SF | TOTAL GROSS SF | NET AREA | TOTAL NET | OPEN SPACE | TOTAL OPEN SPACE |
|-----------|----------------|-----------|----------|----------------|----------|---------------|--------------|------------------|
| A-1 | 5BDRM, 4.5BATH | 6 | 1,695 | 10,170 | 1,596 | 9,576 | 358 | 2,148 |
| A-2 | 5BDRM, 4.5BATH | 1 | 1,695 | 1,695 | 1,596 | 1,596 | 358 | 358 |
| B-1 | 5BDRM, 4.5BATH | 5 | 1,657 | 8,285 | 1,558 | 7,790 | 358 | 1,790 |
| B-2 | 5BDRM, 4.5BATH | 1 | 1,657 | 1,657 | 1,558 | 1,558 | 358 | 358 |
| B-3 | 5BDRM, 4.5BATH | 3 | 1,676 | 5,028 | 1,577 | 4,731 | 358 | 1,074 |
| D** | 2BDRM, 2.5BATH | 4 | 1,022 | 4,088 | 943 | 3,772 | 364 | 1,456 |
| E** | 5BDRM, 3.5BATH | 2 | 1,624 | 3,248 | 1,525 | 3,050 | 358 | 716 |
| H** | 2BDRM, 2BATH | 1 | 901 | 901 | 836 | 836 | 204 | 204 |
| I | 2BDRM, 2BATH | 1 | 1,069 | 1,069 | 986 | 986 | 0 | 0 |
| J | 4BDRM, 2BATH | 1 | 1,479 | 1,479 | 1,400 | 1,400 | 0 | 0 |
| K | 4BDRM, 2BATH | 1 | 1,318 | 1,318 | 1,234 | 1,234 | 214 | 214 |
| L | 4BDRM, 2.5BATH | 2 | 1,302 | 2,604 | 1,220 | 2,440 | 164 | 328 |
| M** | 2BDRM, 1BATH | 1 | 794 | 794 | 739 | 739 | 344 | 344 |
| N | 2BDRM, 1BATH | 1 | 892 | 892 | 831 | 831 | 222 | 222 |
| | | 30 | | 43,228 | | 40,539 | 3,660 | 9,212 |

* 1,887 S.F. ROOF DECK AND COMMUNITY ROOM PROVIDE THE REQUIRED OPEN SPACE FOR UNITS 'I', 'J', 'K', 'L', 'M', AND 'N'
 ** AFFORDABLE UNITS - TOTAL FOUR AFFORDABLE UNITS (ONE 'E', ONE 'D', ONE 'H', ONE 'M')

AFFORDABLE UNITS

| TYPE | UNIT TYPE | NUMBER OF DU |
|-------|-----------|--------------|
| E | TOWN HOME | 1 |
| D | TOWN HOME | 1 |
| H | FLAT | 1 |
| M | FLAT | 1 |
| TOTAL | | 4 |

COMMERCIAL AREA SUMMARY

| TYPE | GROSS FLOOR AREA | NET AREA (SEATING) |
|--------------|------------------|--------------------|
| TASTING ROOM | 1,279 S.F. | 919 S.F. |
| COFFEE SHOP | 1,784 S.F. | 1,166 S.F. |
| TOTAL | 3,063 S.F. | 2,085 S.F. |

PARKING SUMMARY

PARKING REQUIRED PER STATE DENSITY BONUS LAW

| UNIT TYPE | QUANTITY | REQD RATIO | REQD COUNTS |
|-------------------------------|----------|------------|-------------|
| 0-1 BDRM | 0 | 1.0 | 0 |
| 2-3 BDRM | 8 | 1.5 | 12.0 |
| 4+ BDRM | 22 | 2.5 | 55.0 |
| RESIDENTIAL REQUIRED PARKING: | | | 67 STALLS |

RESIDENTIAL PARKING PROVIDED:

| | |
|-----------------|-----------|
| PRIVATE GARAGES | 44 STALLS |
| SURFACE PARKING | 23 STALLS |
| TANDEM PARKING | 4 STALLS |
| TOTAL | 71 STALLS |

COMMERCIAL REQUIRED PARKING:

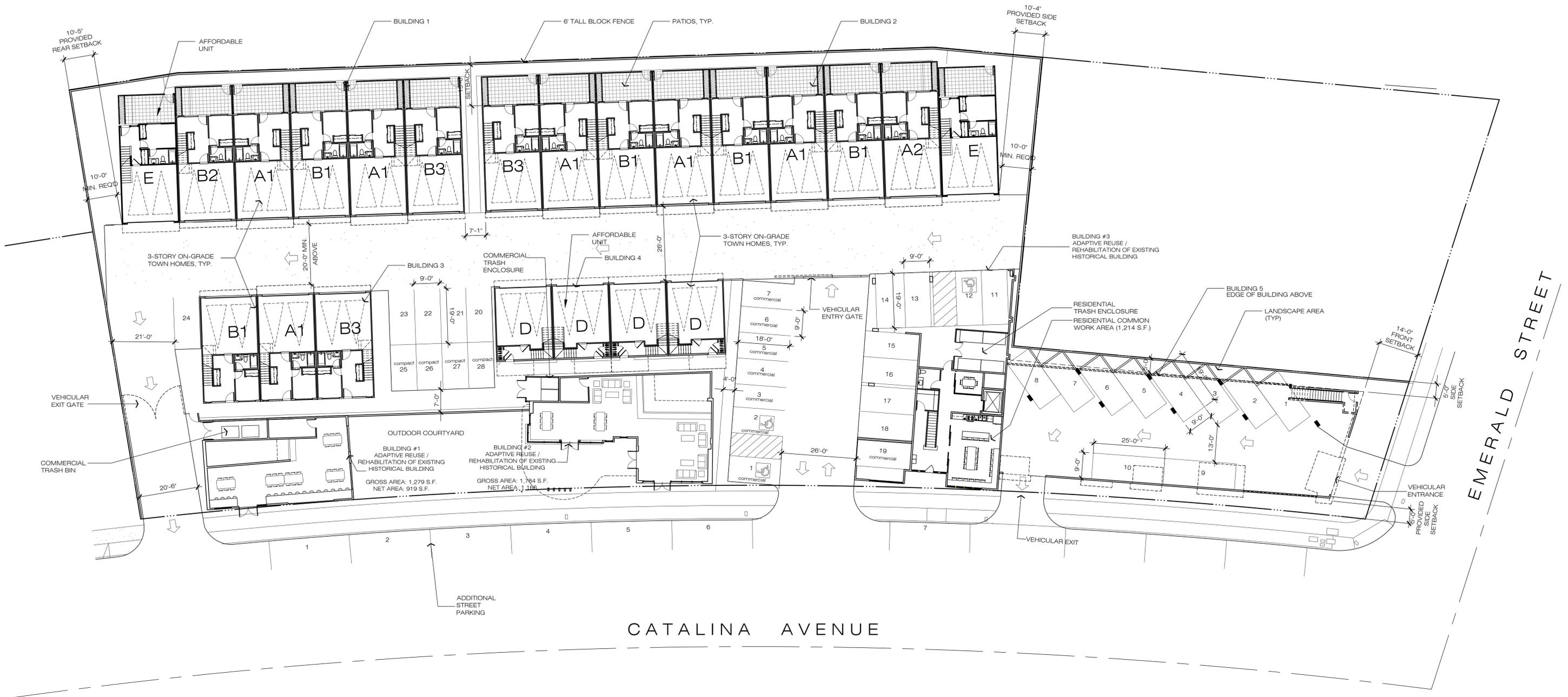
| USES | SEAT / DINING AREA | RATIO | REQUIRED |
|----------------|----------------------------|-----------|----------|
| TASTING ROOM | 919 SF | 1/50 SF | 18 |
| COFFEE SHOP | 1784 SF | 1/250 SF | 7 |
| OUTDOOR DINING | 50 (-) 12 SEATS = 38 SEATS | 1/6 SEATS | 6 |
| TOTAL | | | 31 |

COMMERCIAL PARKING PROVIDED:

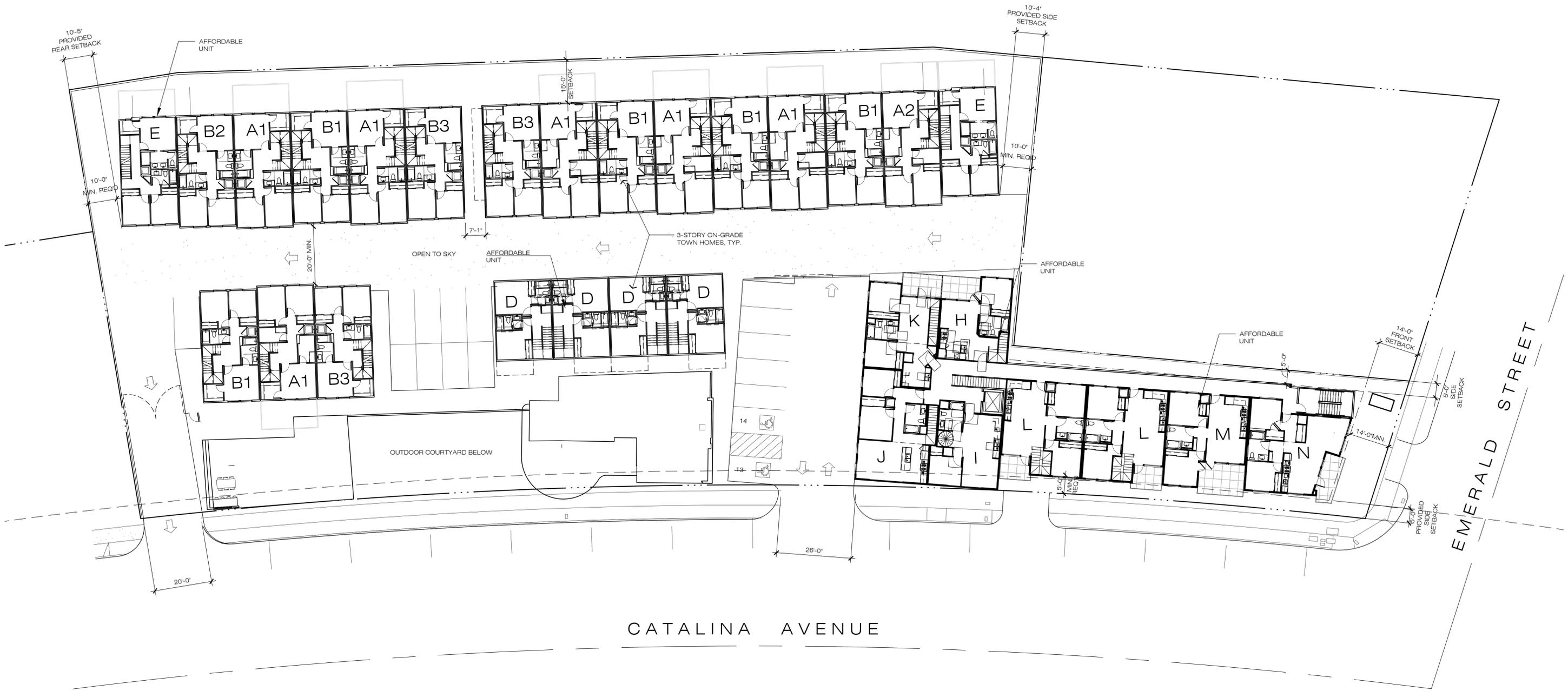
| | |
|------------------------|-----------|
| STANDARD (9'X19') | 8 STALLS |
| TOTAL PARKING PROVIDED | 79 STALLS |

TOTAL REQUIRED PARKING (COMMERCIAL AND RESIDENTIAL): 98 STALLS

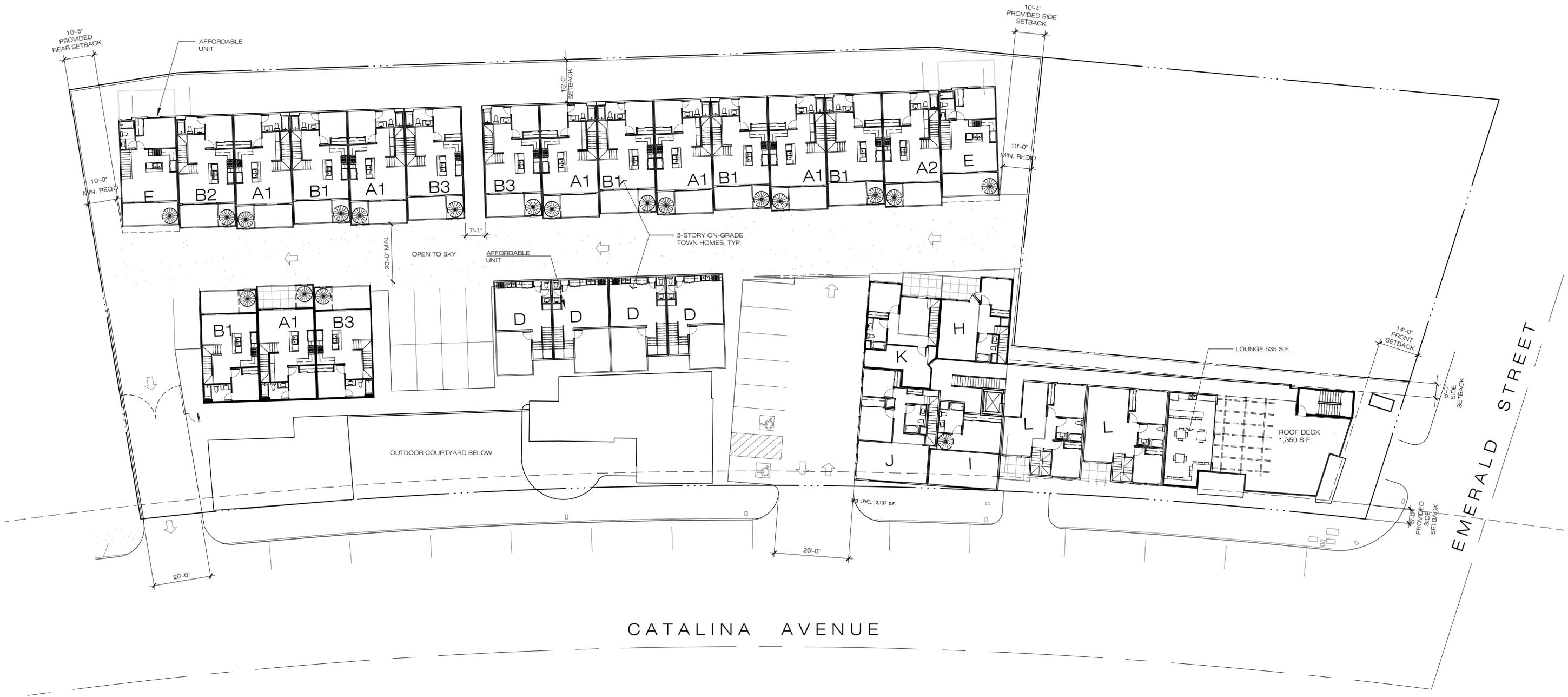
TOTAL PROVIDED PARKING INCLUDED STREET PARKING (ADDITIONAL 7 PUBLIC SPACES IN FRONT OF RETAIL) 86 STALLS



LEVEL 1 BUILDING PLAN

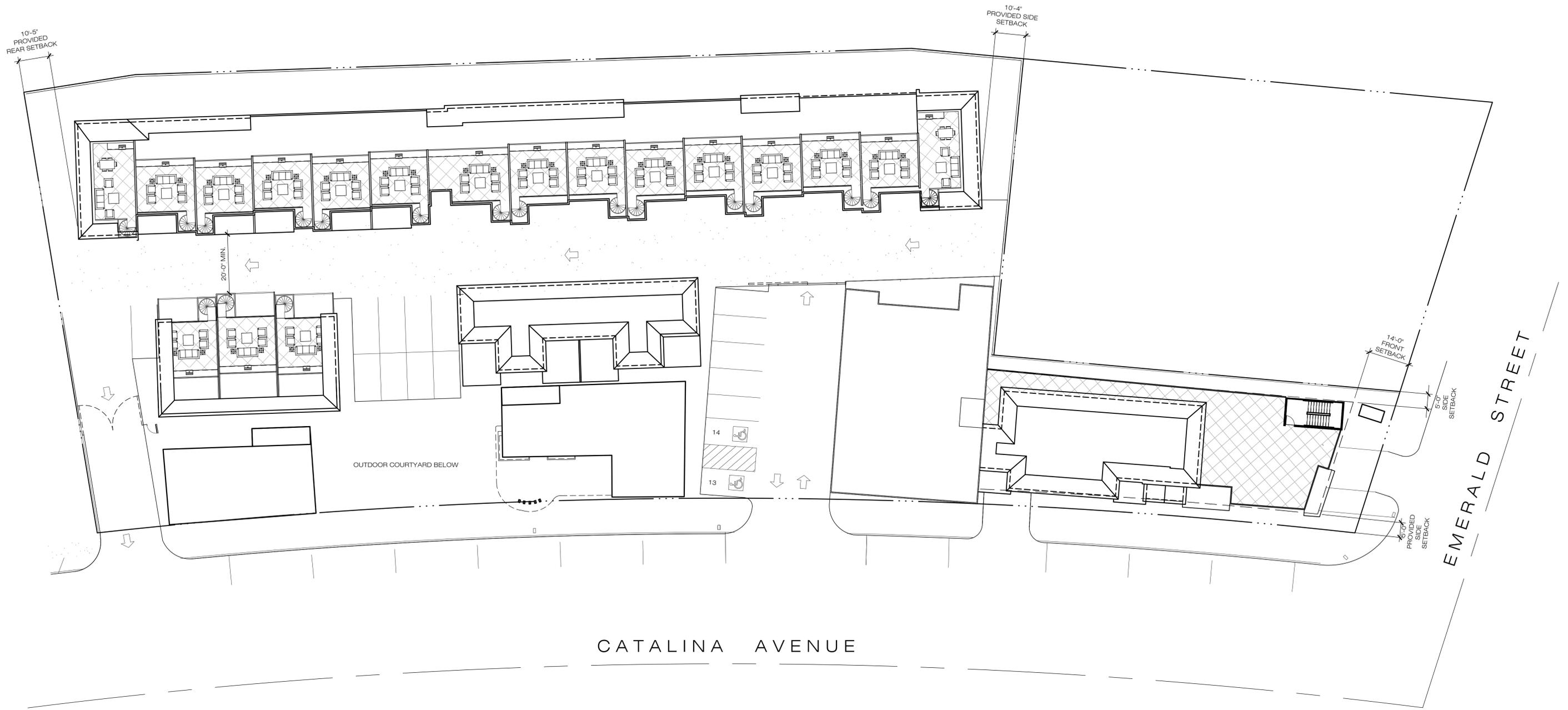


LEVEL 2 BUILDING PLAN



LEVEL 3 BUILDING PLAN





ROOF PLAN

