

**CITY OF REDONDO BEACH  
PLANNING DIVISION**

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**APPLICATION FOR CONDOMINIUM SUBDIVISION**

*Application is hereby made to the Planning Division of the City of Redondo Beach, pursuant to the provisions of Title 10 of the Redondo Beach Municipal Code, for an Administrative Design Review for a Condominium Subdivision on the property described below.*

**PART I - GENERAL INFORMATION**

<b>A APPLICANT INFORMATION</b>	
<b>STREET ADDRESS OF PROPERTY:</b> 100 – 132 N. Catalina Avenue	
<b>EXACT LEGAL DESCRIPTION OF THE PROPERTY:</b> LOT: 37 - 50      BLOCK: 78      TRACT: Redondo Beach Tract	<b>ZONING:</b> R-3A
<b>RECORDED OWNER'S NAME:</b> Please see attached owners' affidavits	<b>AUTHORIZED AGENT'S NAME:</b> Srour & Associates Attn: Stacy Straus
<b>MAILING ADDRESS:</b> Please see attached owners' affidavits	<b>MAILING ADDRESS:</b> 1001 – 6 <sup>th</sup> Street, Suite 110 Manhattan Beach, CA 90266
<b>TELEPHONE:</b>	<b>TELEPHONE:</b> 310-372-8433
<b>B CONFORMANCE TO SUBDIVISION CRITERIA: Give full and complete answers:</b>	
<p><b>1.</b> Indicate the present use of the property and buildings thereon (if any) and the expected future use of the parcels which would be created by the Condominium Subdivision.</p> <p>The proposed project spans fourteen adjacent parcels across six addresses, including 100, 112, 116, 124, 126 &amp; 132 N Catalina Ave. These lots are currently zoned R-3. The land totals to 54,899 square feet (approximately 1.27 acres). There are five existing legal non-conforming street-facing buildings on site totaling 25,350 square feet, and have historically served as commercial, light-industrial and retail uses. The buildings are an eclectic mix of architectural styles and construction dates – the first building on site dates from 1895 for use as a trolley-repair shop. Other uses include a coffee shop, dry cleaner's and former Masonic Temple and Post Office. The City staff has emphasized the buildings' historic relevance for the community as part of the last remaining original commercial district of Redondo Beach, and a recently completed Historic Evaluation Report has indicated the buildings are eligible as a local Historic District.</p>	

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 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 preservation incentives through the Historical Preservation V-application process to accommodate no further reduction in commercial building space or public/private courtyard SF. The entire commercial section of the project will be named Catalina Station, in homage to the old Red Car terminus on site. The north and 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 that was once used as a masonic temple for business groups in the past will be renovated to a modern creative office with a supportive amenity deck on the south lot – this amenity to designed to be similar to the support provided to the other two commercial building for outdoor space.

### **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. Instead of designing all large unit types, we have proposed a mix of 1- 2- and 3-bedroom units. 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 connect 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 biofiltration pits for the filtration of stormwater prior to entering public storm water systems. Further, to ensure soils remediation, if needed, 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 standards prior to use for future generations to enjoy.

### **Landscape Architecture and Public Space**

The Landscape at Catalina Village 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, the State Density Bonus Law (SB-1818) and Historical Preservation V-Application, the project will be able to preserve the existing, historical

commercial 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. Through SB-1818, three (3) affordable housing incentives will be used to support the affordable housing and historical uses: (1) Mixed Use Zoning through preservation of legacy commercial uses onsite; (2) lot consolidation of the 14 lots; and (3) maintain the R3 Height limit of 30' while designing three stories. SB-1818, alongside the support of the Historic Perseveration V-application, will balance the required parking requirements to ensure no further commercial reduction or courtyard subtraction. This will grandfather 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.

2. Indicate how the proposed parcel(s) will front on or have adequate access to a public street (not alley) of adequate width to carry the quantity and kind of traffic generated by the uses allowed in the zone in which they are located.

The development will have vehicle access to and from Catalina Avenue, which is an arterial road sufficient to handle the proposed residential and commercial usses on site

3. Indicate how the proposed Condominium Subdivision will not be detrimental to the surrounding lot pattern and will not create lots smaller than the prevailing lot size in the area where they would be located.

The condominium units proposed for the site are of comparable size to others in the area. They will incorporate a mix 26 market-rate and 4 affordable housing units through a density bonus.

4. Indicate how the proposed Condominium Subdivision would be in conformance with the intent and purpose of the General Plan for the City of Redondo Beach.

The proposed development across 100-132 N Catalina includes the adaptive reuse and reduction of the existing retail on site, as well as the construction of 30 new residential units. As proposed, the project will remediate the contaminated soils on site, save nearly all of the existing buildings on-site that provide a culturally historical benefit to the City, as well provide the area with much needed residential units – both affordable and market. Through these actions, the development promises to revitalize and reactivate Catalina Avenue, provide a public pedestrian amenity, and deliver a cleaner site to the neighborhood.