

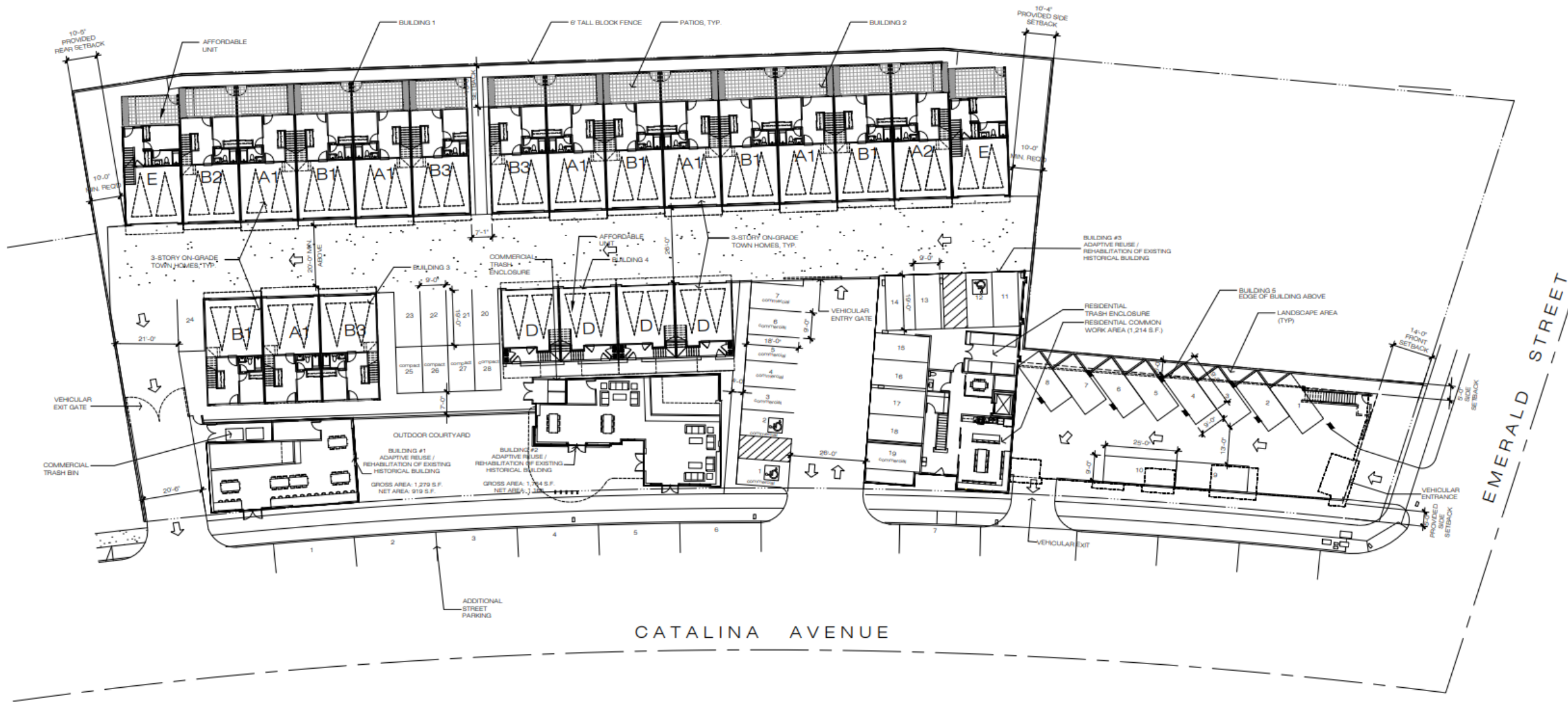


100-132 North Catalina Avenue

Final Environmental Impact Report –
Statement of Overriding Considerations, Mitigation
Monitoring and Reporting Program;

Density Bonus; Historic Variance; Conditional Use Permit;
Coastal Development Permit; Planning Commission
Design Review; Vesting Tentative Parcel Map

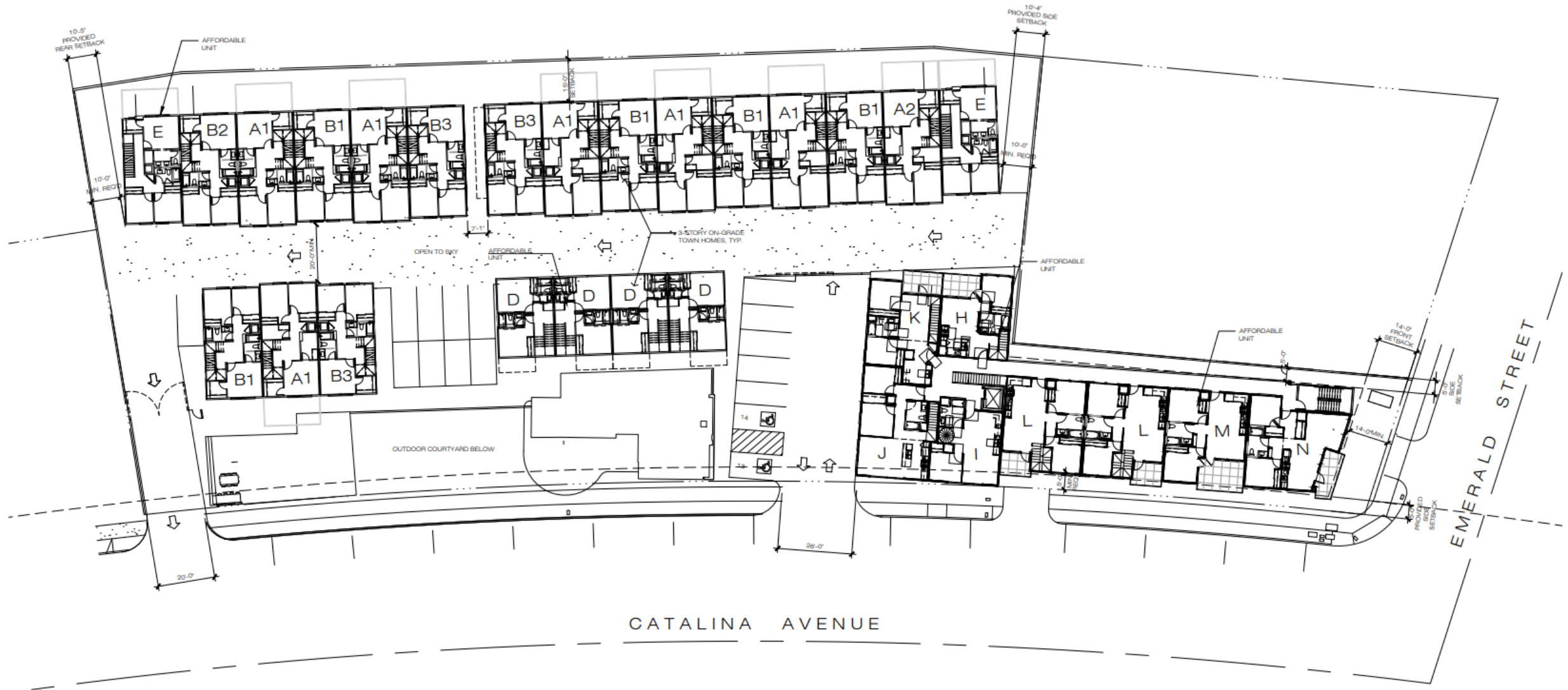
Revised Site Plan



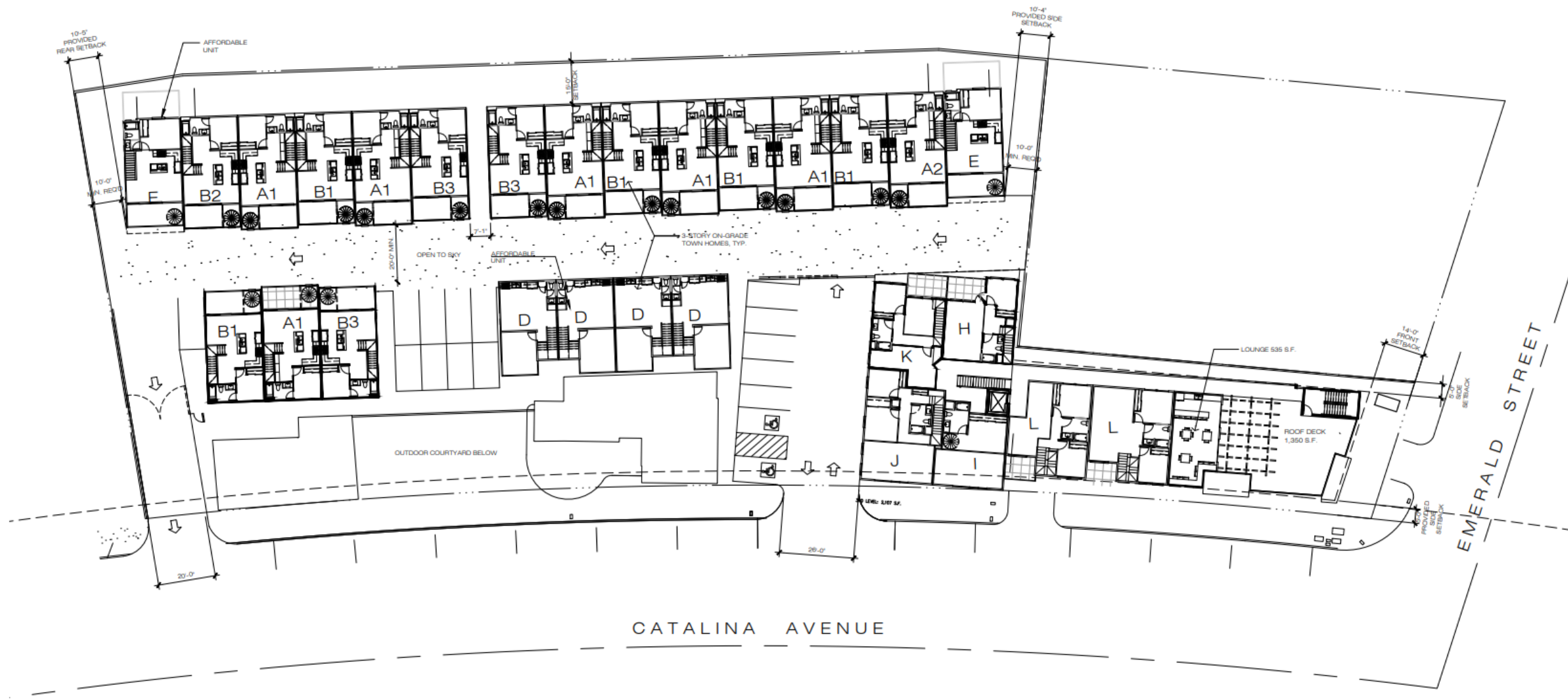
CATALINA AVENUE

EMERALD STREET

Revised Site Plan



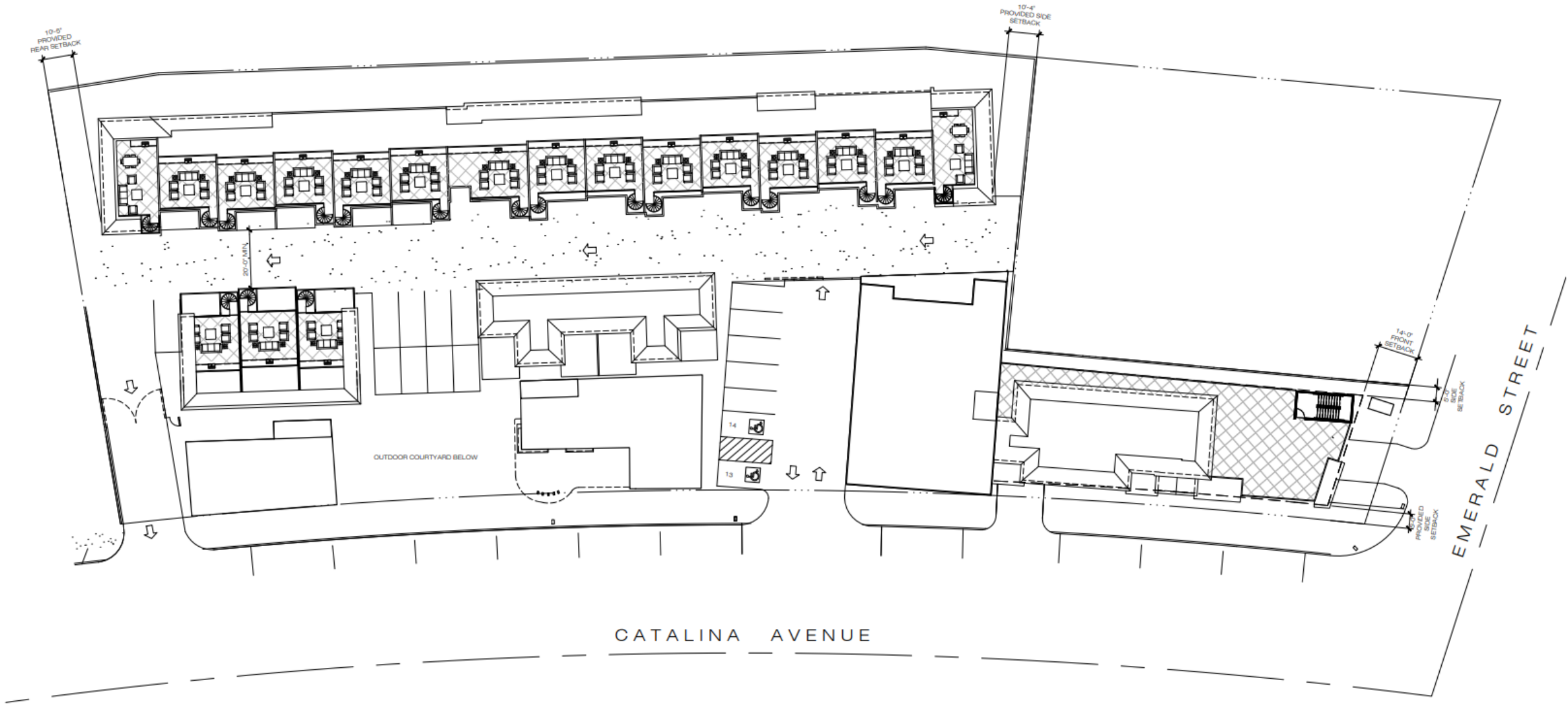
Revised Site Plan



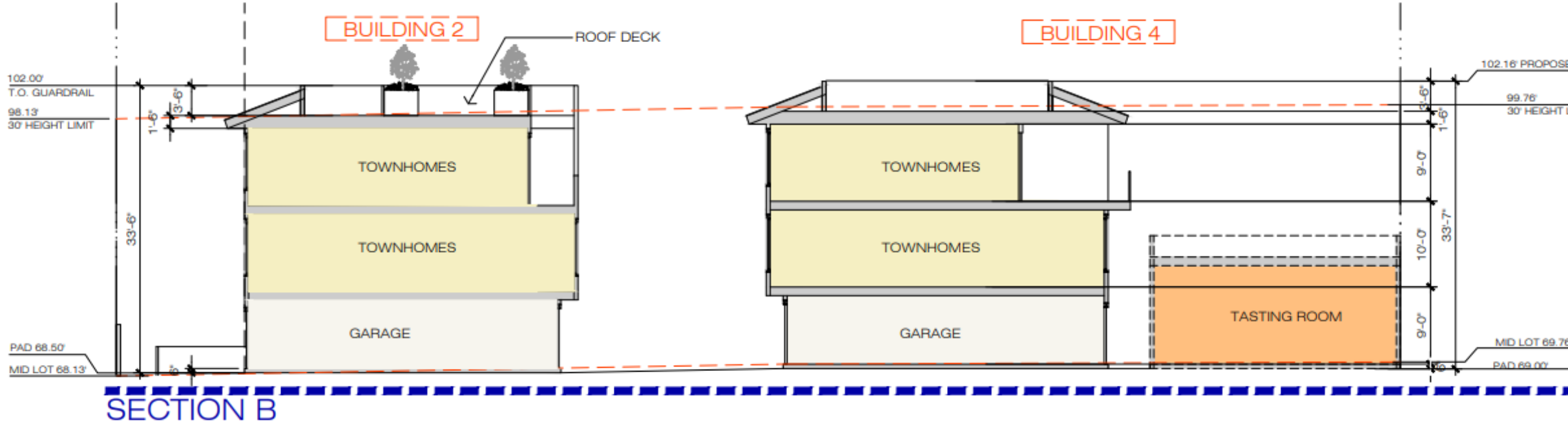
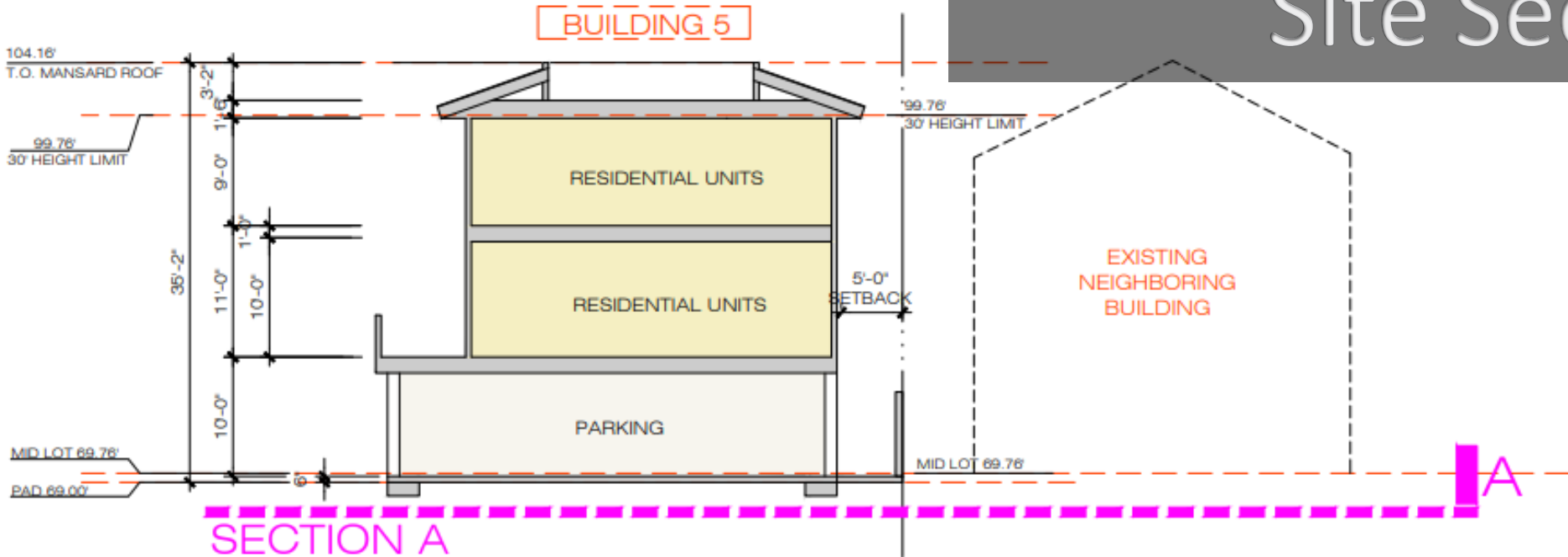
CATALINA AVENUE

EMERALD STREET

Revised Site Plan



Site Section



Renderings



Renderings



Renderings



Renderings



Renderings



Renderings



Tentative Map

- Airspace (condominium) subdivision;
- Four airspace parcels;
 - Two parcels for the commercial buildings
 - Two residential parcels – four buildings
- Delineation is not required;
- Commission cannot deny the map based on the parcel configuration (Government Code 66427)

Recommendation

- Continue the public hearing and accept all testimony
- Close the public hearing and deliberate
- Consider a Resolution:
 - Certifying the Final Environmental Impact Report
 - Adopting the CEQA Findings
 - Adopting the Statement of Overriding Considerations (Exhibit A)
 - Approving the land use entitlements



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