401-417 S. Pacific Coast Highway

Appeal of a Denial by the Planning Commission of an Exemption Declaration, Concessions Requested Under State Density Bonus Law, and a Coastal Development Permit, Located on Five Parcels Within a (C-2)Commercial Zone

REDONDO BEACH

Community Development Department
February 17, 2026

Project Location

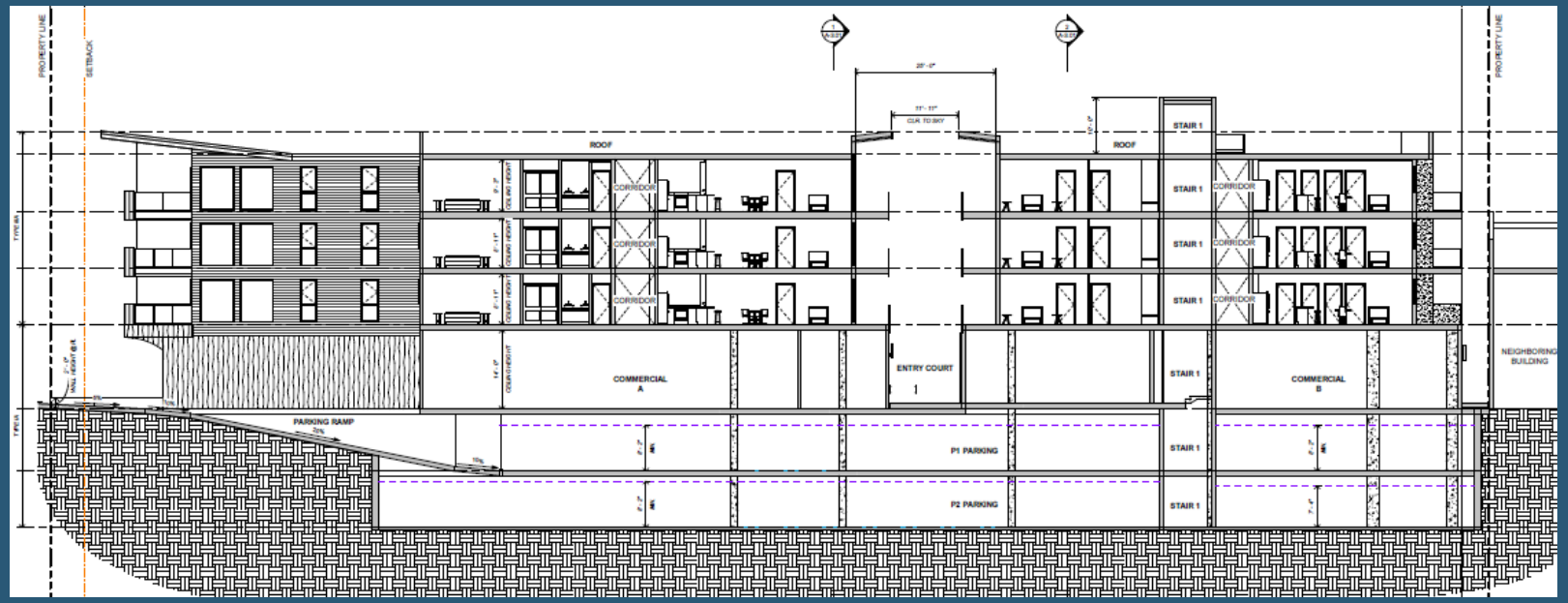
- 401-417 S Pacific Coast Hwy
  - West side of PCH, between Pearl and Ruby Street
- Lot size is 33,294 SF (0.76 Acres-5 parcels)
- Located in the Coastal Zone
- Property Zoning: Commercial (C-2)
- Surrounding Zoning:
  - North: Commercial (C-2), Multi-family residential (MU-3)
  - East and south: Commercial (C-2)
  - West: Multi-family residential (R-3A)



REDONDO BEACH

Project Summary

- Four story mixed-use, mixed-income (5 VLI & 3 MI), multi-family residential condominium consisting of 49 units.
- 17,000 square feet of ground level commercial floor space.
- 2 levels subterranean parking garage.
- **Utilizes SB330, AB2011, and State Density Bonus Law.**



REDONDO BEACH

Project Renderings



REDONDO BEACH

Project Renderings



REDONDO BEACH

Regulatory Framework

Multiple State Housing Laws

- Housing Accountability ACT (HAA-SB 330)
  - City cannot deny or reduce density based on subjective reasons without citing "specific adverse impact"
  - Vests development standards to when application submitted.
- Affordable Housing and High Road Jobs Act of 2022 (AB 2011)
  - Fundamentally changed the role of commercial zoning in housing production
  - Requires ministerial review and entitlement process
- AB 2243 (Revised AB 2011 – Effective January 1, 2025)
  - Revises how AB 2011 applies to projects within the Coastal Zone
- State Density Bonus Law
  - Allows concessions/incentives & waivers/modifications from development standards

Background

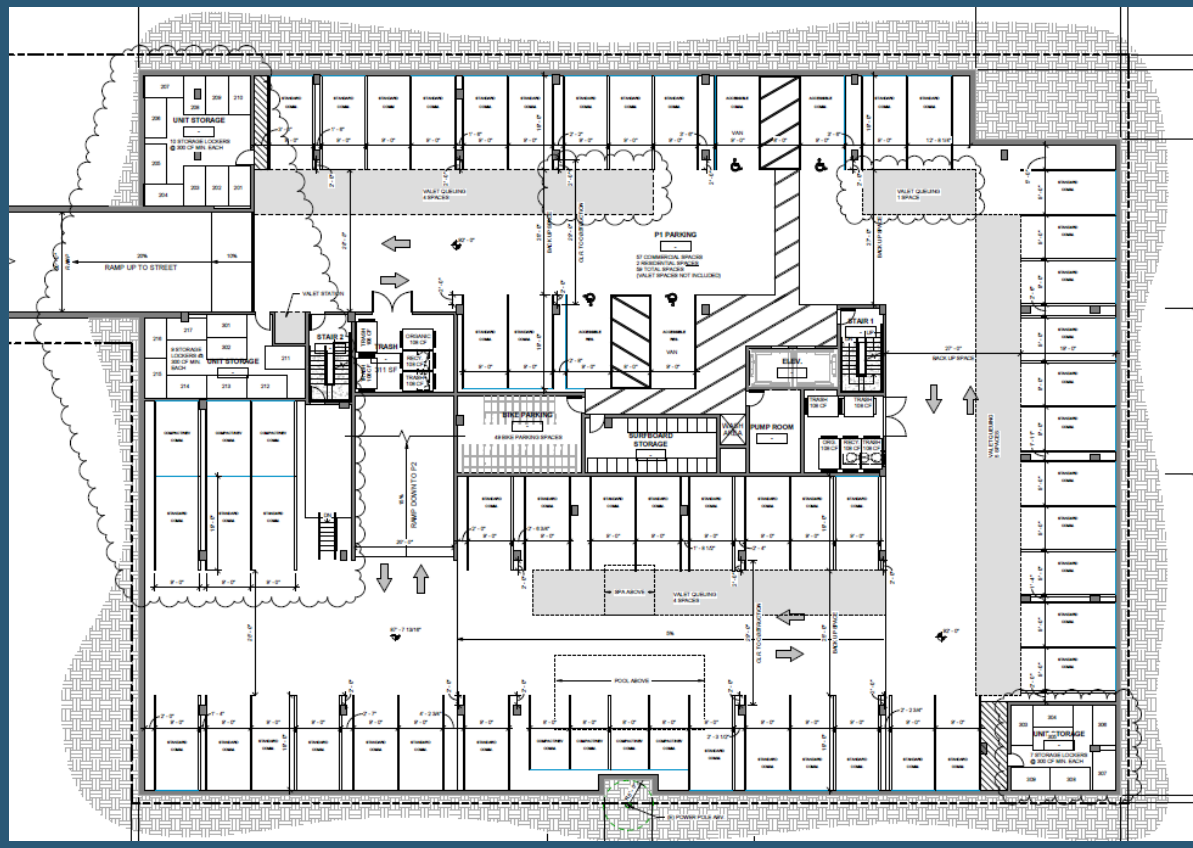
- In accordance with AB 2011 the project is required to be processed ministerially (administratively)
- Because the property is located in the Coastal Zone a CDP is required
- December 18, 2025 – Planning Commission public hearing
- Purview was limited to Local Coastal Program objective criteria and State Density Bonus Law requests for waivers and concessions
- Planning Commission denied the CDP application
- Appeal was filed by the project applicant

PC Findings for Denial

- Coastal Access
  - Reduction in commercial parking from 68 to 44 spaces does not comply with the City's LCP and is in violation of the Coastal Act
- Public Safety
  - Parking concession would result in a significant impact to public safety based on the impact of the Project on safe ingress and egress for emergency vehicles from Fire Station No. 1
- Parking Study
  - Requested concession to avoid the utilization study (i.e., deviate from the overlap parking requirements) does not result in actual and identifiable cost reductions

Project Modifications

- Original Proposal
  - 105 parking spaces
    - 61 residential
    - 44 commercial
- Revised Project
  - 129 parking spaces
    - Expanded Garage
    - 61 residential
    - 68 commercial
      - 10 tandem and 20 compact



Concession Updates

Concessions:

1. Increase FAR for mixed-use projects (commercial and residential) from 1.5 to 2.58

~~2. Decrease in required commercial parking from 68 to 44 (RBMC § 10-5.1706(a)(1))~~

~~3. Deviate from "overlap (shared) parking requirements" (RBMC § 10-5.1706(D)(2))~~

Original Waivers

1. Increase in number of stories from 3 to 4
2. Reduce street side yard setback (pearl street) for a corner/reverse corner lot from 10'-0" to 6’-0”
3. Reduce setback along property lines abutting residential uses (starting at 2nd floor and above) from 7'-0" x floor number to same setbacks as ground floor for all floors
4. Reduce setback along property lines abutting non-residential uses from 15'-0" to 10'-0"
5. Allow stairwell and elevator penthouse projections up to 15' - 7" above the permitted 45' height limit

New Waivers

6. Reduce the required private storage space from (49) 400 cubic feet lockers for a total of 19,600 cubic feet to (49) 300 cubic feet lockers for a total of 14,700 cubic feet
7. Allow the use of 10 tandem parking spaces for commercial and residential use
8. Allow the use of 13 compact spaces in a multi-family residential development where compact spaces are not permitted
9. Allow the use of 14 valet spaces at the discretion of the Applicant based on demand

Other Modifications

- Modification of the driveway slope
- Addition of secure bike parking on the ground level for bicycles, including cargo bikes
- Increased the valet queuing space to accommodate at least 14 cars
- Landscape plan modifications to incorporate trees with greater shade canopy
- Addition of bike racks on Pearl Street and Pacific Coast Highway
- Addition of “KEEP CLEAR” pavement markings at the Project access driveway

Safety Concern

- Denied due to safety concerns related to project's proximity to Fire Station #1
- Fire Department Staff does not believe that the proposed Project creates any unique or unusual safety concerns
- Supported in a traffic study prepared by EDP Solutions, Inc



Standard for Safety Determination

Government Code Section 65589.5

- A “specific, adverse impact upon the public health or safety” must be a significant, quantifiable, direct, and unavoidable impact based on objective, identified written public health or safety standards in effect at the time the application was deemed complete

Coastal Commission/State HCD

- Coastal Commission
  - Advised the City that, “limiting access to coastal resources” was not an objective development standard
  - Not applicable to this project

- State HCD
  - Received a Technical Assistance/Notice of Potential Violation letter from State HCD on February 13, 2026
  - Denial was in violation of AB 2011
  - Cites HCD enforcement authority

City Council Procedures

1. Open the public hearing and take testimony;
2. Close the public hearing and deliberate; and
3. Adopt the attached resolution by title only, waiving further reading.

Staff Recommendation

Adopt By Title Only Resolution CC-2602-010 Of The City Council of the City of Redondo Beach Adopting a CEQA Exemption Declaration And Granting the Appeal of the Planning Commission's Denial

Thereby Approving the Request for a Coastal Development Permit Pursuant to Government Code § 65912.124(e) Based Upon a Determination that the Project -- Construction of a Mixed-use Residential Condominium Project with 49 Units, 5 of which are Affordable to Very Low Income & 3 of Which are Affordable to Moderate-income Households, 4 Stories and 45 Feet in Height, with 17,000 Square Feet of Commercial Uses on the Ground Floor, and 2 Floors of Subterranean Parking with 129 Parking Spaces and Space for an Additional 14 Valet Parking Spaces

Located on Five Parcels (7508012013, 7508012012, 7508012011, 7508012010, 7508012009) within a Commercial Zone (C-2) at 401-417 S. Pacific Coast Highway (Case No. 2025-0074) -- Is "Consistent With All Objective Standards" in the Certified LCP with the Application of Allowable Concessions and Waivers Permitted by and Hereby Approved Under State Density Bonus Law

PROJECT SUMMARY

MIXED-USE, MIXED-INCOME STATE DENSITY BONUS PROJECT PER AB2011 & AB1287
100% PRIVATELY FUNDED

ADDRESS:	401 - 417 PACIFIC COAST HIGHWAY REDONDO BEACH, CA 90277
APN:	7508-012-009 THRU 7508-012-009 (5 LOTS)
LEGAL DESCRIPTION:	LOTS 14 THRU 21 & PORTIONS OF LOTS 22 & 23, BLOCK 166, TOWNSITE OF REDONDO BEACH, M.R. 39-1-17.
PROJECT DESCRIPTION	4-STORY, (49) MIXED INCOME RENTAL DWELLING UNITS W/ GROUND FLOOR COMMERCIAL & RESIDENTIAL AMENITY SPACES. 2-LEVELS SUBTERRANEAN PARKING
LOT AREA:	33,294 SF
ZONE DESIGNATION:	C-2 COMMERCIAL MU-3 MIXED-USE PER SECTION 65913.122(J)(1) FOR ASSESSING APPLICABLE DEVELOPMENT STANDARDS (LOCAL COASTAL PLAN)
DEDICATIONS:	NONE
DENSITY BONUS:	AB1287
CONSTRUCTION TYPE:	TYPE I-A (LEVELS P1, P2, 1ST FLOOR) TYPE III-A (FLOORS 2-4)
PROPOSED OCCUPANCY:	M MERCANTILE A-2 ASSEMBLY A-3 ASSEMBLY R-2 RESIDENTIAL S-2 STORAGE

DENSITY / FLOOR AREA (FAR)

DENSITY:

MU-3 BASE RBMC:	1,245 SF OF LOT AREA PER DWELLING UNIT, N.T.E. 35 UNIT/ACRE 33,294 SF / 1,245 = 26.7 = 27 UNITS
DENSITY BONUS :	77.5% 27 X .5 = 13.5 = 14 UNITS 27 X .275 = 7.4 = 8 UNITS BASE = 27 UNITS TOTAL = 49 UNITS ALLOWED
AFFORDABLE UNITS:	15% VERY LOW INCOME (VLI): 27 X .15 = 4.05 = 5 UNITS 8% MODERATE INCOME (MI): 27 X .08 = 2.16 = 3 UNITS
PROVIDED UNITS:	41 UNITS (MARKET RATE) 5 UNITS (15% VERY LOW INCOME) 3 UNITS (8% MODERATE INCOME) **49 UNIT TOTAL**

FLOOR AREA (FAR) (SEE T-1.02):

BASE RBMC: 1.5	33,294 X 1.5 = 49,941 SF ALLOWED
COMMERCIAL:	MIN = 0.3 (9,989 SF) MAX = 0.7 (23,305 SF) ALLOWED
PROVIDED:	RESIDENTIAL = 68,422 SF / 2.06 FAR COMMERCIAL = 17,000 SF / 0.51 FAR **TOTAL = 85,422 SF / 2.57 FAR**

HEIGHT (SEE A3.01-A4.04)

MU-3 BASE RBMC:	45FT / 3-STORIES
DB INCENTIVE:	+ 1-STORY
PROVIDED:	45FT / 4-STORIES

OUTDOOR LIVING SPACE (SEE T-1.03)

REQUIRED: 200SF / DU = 49 X 200 = 9,800 SF

PRIVATE 5' X 10' MIN + 50% OPEN TO SKY
7' x 10' = 150% AREA BONUS
10' X 15' = 200% AREA BONUS

OUTDOOR 15 ' X 15' MIN ROOF DECK @ 15% OF AREA
20' X 20' / 20% LANDSCAPE @ 100% OF AREA BUT LIMITED TO 50% OF REQUIRED OUTDOOR LIVING SPACE = 4,900 SF MAX

INDOOR 20' X 20' / ADJACENT TO OUTDOOR AREA @ 100% OF AREA BUT LIMITED TO 25% OF REQUIRED OUTDOOR LIVING SPACE = 2,450 SF MAX

PROVIDED:

PRIVATE =	3,349 SF
INDOOR =	1,193 SF
OUTDOOR =	4,160 SF (4,900 SF MAX)
PUBLIC ROOF DECK =	598 SF
TOTAL =	**9,800 SF**

SETBACKS

	BASE PER AB2011	DB INCENTIVE	PROVIDED
FRONT (PCH)	0' / 10' MAX	-	3' (NONE REQ'D PER GOV'T CODE § 65912.123(d)(1)(A))
SIDE STREET (PEARL)	0' / 10' MAX	-	6' (NONE REQ'D PER AB 2011)
SIDE NORTH	1ST = 10'	-	10'
	2ND = 14'	10'	10'
	3RD = 21'	10'	10'
	4TH = 28'	10'	10'
SIDE SOUTH	0'	-	5' (NONE REQ'D PER GOV'T CODE § 65912.123(d)(2))
REAR (RES)	1ST = 10'	-	10'
	2ND = 14'	10'	10'
	3RD = 21'	10'	10'
	4TH = 28'	10'	10'
REAR (COMM)	15'	10'	10'

DB INCENTIVES & WAIVERS

INCENTIVES

1. INCENTIVE TO ALLOW AN INCREASE THE FLOOR AREA RATIO (FAR) FROM 1.5 (AS PERMITTED BY RBMC 10-5.915(a)(2)) TO 2.57

WAIVERS

1. WAIVER TO RBMC 10-5.915(e)(2) TO INCREASE THE NUMBER OF STORIES FROM THREE (3) TO FOUR (4);
2. WAIVER TO RBMC 10-5.1522(b) TO ALLOW FOR PROJECTIONS ABOVE THE PERMITTED HEIGHT (STAIRWELL AND ELEVATOR PENTHOUSE) BY A MAXIMUM OF 15'-7" ABOVE THE PERMITTED 45' HEIGHT LIMIT;
3. WAIVER TO RBMC 10-5.915(f)(2)(a) TO REDUCE THE SIDE YARD SETBACK-STREET SIDE (PEARL STREET) OF A CORNER OR REVERSE CORNER LOT FROM 10 FEET TO 6 FEET;
4. WAIVER TO GOVERNMENT CODE SECTION 65912.123(d)(3)(A)(ii) TO REDUCE THE SETBACK ALONG PROPERTY LINES (PORTION OF REAR YARD) THAT ABUT A PROPERTY THAT CONTAINS A RESIDENTIAL USE STARTING AT THE SECOND FLOOR AND EACH SUBSEQUENT FLOOR IN AN AMOUNT EQUAL TO SEVEN FEET MULTIPLIED BY THE FLOOR NUMBER;
5. WAIVER TO GOVERNMENT CODE SECTION 65912.123(d)(3)(B) TO REDUCE THE SETBACK ALONG PROPERTY LINES (PORTION OF REAR YARD) THAT ABUT A PROPERTY THAT DOES NOT CONTAIN A RESIDENTIAL USE FROM 15 FEET REQUIRED TO 10 FEET
6. WAIVER TO RBMC 10-5.1514 (b) TO REDUCE THE REQUIRED PRIVATE STORAGE SPACE TO (49) 300 CF LOCKERS FOR A TOTAL OF 14,700 CF;
7. WAIVER TO RBMC 10-5.1704 (c) (1) TO ALLOW (10) TANDEM PARKING SPACES FOR COMMERCIAL AND RESIDENTIAL USE;
8. WAIVER TO RBMC 10-5.1704 (c) (1) TO ALLOW (13) COMPACT PARKING SPACES FOR RESIDENTIAL USE;
9. WAIVER TO ALLOW USE OF VALET PARKING AT THE DISCRETION OF THE APPLICANT.

PARKING

REQUIRED PER GOV. CODE §65915(p)

RESIDENTIAL: 0-1 BR = 1 PARKING SPACE
2-3 BR = 1.5 PARKING SPACES
4 OR MORE BR - 2 PARKING SPACES

1 BED = 26 UNITS = 26 SPACES
2/3 BED = 23 UNITS = 35 SPACES
TOTAL = 61 SPACES

REQUIRED PER RBMC §10-5.1706

COMMERCIAL: 1 / 250SF = 17,000 / 250 = 68 SPACES

PROVIDED:

RESIDENTIAL: *61 (2 ACCESSIBLE, 46 STANDARD, 13 COMPACT/NEV)
* INCLUDES 7 TANDEM PARKING SPACES
(IN ADDITION TO PROVIDED PARKING, A BEACH SHUTTLE SERVICE WILL BE PROVIDED TO RESIDENTS.)

COMMERCIAL: *68 (3 ACCESSIBLE, 58 STANDARD, 7 COMPACT/NEV)
* INCLUDES 3 TANDEM PARKING SPACES

TOTAL: 129 SPACES

EV REQUIRED PER CALIFORNIA GREEN BUILDING CODE

COMMERCIAL		
TABLE 5.106.5.3.1: 13 EV CAPABLE, 3 EVCS (EV CAPABLE W/ EVSE)	**TOTAL COMM=**	**13**
RESIDENTIAL, 20 UNITS OR MORE		
4.106.4.2.2(1): 40% OF TOTAL PARKING SPACES TO BE EV READY	61x.4=24.4=	25
4.106.4.2.2(2): 10% PARKING SPACES TO BE EV READY W/ CHARGERS	61x.1=6.1=	7
- 50% OF CHARGERS SHALL HAVE J1772 CONNECTORS	7x.5=3.5=	4
4.106.4.2.2.1.1(3): 1 IN EVERY 25 OF EV READY SPACES W/ CHARGERS SHALL HAVE AN ACCESS AISLE	7/25 = .28=	1
	TOTAL RES =	**32**

ACCESSIBLE REQUIRED PER CALIFORNIA BUILDING CODE

COMMERCIAL		
TABLE 11B-208.2: 3 PARKING SPACES	**TOTAL COMM=**	**3**
RESIDENTIAL		
1109A.4: 2% OF (ASSIGNED) PARKING SPACES	61x.02 = 1.22=	2
	TOTAL RES =	**2**

MU-3 Zoning Development Standards:

Floor area ratio. (See definition of floor area ratio in Section 10-5.402).

(1) Commercial uses. For projects containing only commercial uses, the floor area ratio (F.A.R.) of all buildings on a lot shall not exceed 1.0.

(2) Mixed-use. For projects including both commercial and residential uses, the floor area ratio (F.A.R.) of all buildings on a lot shall not exceed 1.5. The following shall also apply:

a. Maximum commercial floor area. All floor area exceeding a floor area ratio of 0.7 shall be developed for residential uses.

b. Minimum commercial floor area. The commercial component of mixed-use projects shall have a minimum floor area ratio of 0.3.

(b) Residential density. The maximum number of dwelling units on a lot shall be one unit for each 1,245 square feet of lot area, not to exceed 35 dwelling units per net acre except one unit may be constructed on any legal lot as defined in Section 10-5.402 and Section 10-5.1528 of this chapter.

(c) Minimum lot size, mixed-use projects. No projects containing both commercial and residential uses shall be permitted on lots with less than 15,000 square feet of lot area.

(d) Building height. (See definition of "building height" in Section 10-5.402.)

(1) Commercial uses. For projects containing only commercial uses, no building or structure shall exceed a height of 30 feet.

(2) Mixed-use. For projects including both commercial and residential uses, no building or structure shall exceed a height of 45 feet.

(e) Stories. (See definition of "story" in Section 10-5.402.)

(1) Commercial uses. For projects containing only commercial uses, no building shall exceed two stories.

(2) Mixed-use. For projects including both commercial and residential uses, no building shall exceed three stories.

(f) Setbacks. The minimum setback requirements shall be as follows:

(1) Front setback.

a. Minimum required. There shall be a minimum front setback of 10 feet the full width of the lot, except as follows:

1. Display windows may project three feet into the required front setback provided that the bottom of the projection is no less than three feet above the adjacent sidewalk grade.

2. Unenclosed pedestrian arcades, outdoor dining areas, and similar unenclosed features contributing to a pedestrian-oriented environment may project seven feet into the required setback.

3. Where a lot is contiguous to a residentially zoned lot fronting on the same street, the required front setback shall be the same as required for the contiguous residential lot.

b. Maximum permitted. In commercial or mixed-use projects, the front setback shall not exceed 15 feet for 50% of the linear frontage of the building, except areas contiguous with the structure and used for outdoor dining or courtyards shall be exempt from this requirement. This setback area shall not be used for parking.

(2) Side setback.

a. There shall be a minimum side setback of 10 feet the full length of the lot on the street side of a corner or reverse corner lot.

b. No side setback shall be required along the interior lot lines, except where the side lot line is contiguous to a residential zone, in which case the following standards shall apply:

1. There shall be a minimum side setback of 20 feet the full length of the lot;

2. The required side setback may be modified pursuant to Planning Commission Design Review (Section **10-5.2502**).

(3) Rear setback. No rear setback shall be required, except where the rear lot line is contiguous to a residential zone, in which case the following standards shall apply:

a. There shall be a minimum rear setback of 20 feet the full width of the lot;

b. The required rear setback may be modified pursuant to Planning Commission Design Review (Section **10-5.2502**).

(4) Second story setback. The second story shall have a minimum setback of 18 feet from any property line abutting a street.

(5) Third story setback. Within the first 30 feet of property depth, all building elevations above the second floor shall have a minimum average setback of five feet from the second floor building face.

(g) Outdoor living space. Each dwelling unit shall be provided a minimum of 200 square feet of outdoor living space (see standards for outdoor living space in Section **10-5.1510**).

(h) General regulations. See Article 3 of this chapter.

(i) Parking regulations. See Article 5 of this chapter.

(j) Sign regulations. See Article 6 of this chapter.

(k) Landscaping regulations. See Article 7 of this chapter.

(l) Coastal Development Permits. See Article 10 of this chapter.

(m) Procedures. See Article 12 of this chapter.

(n) Water Quality Measures. See Chapter 7, Title **5** of the Redondo Beach Municipal Code.

(§ 1, Ord. 2905 c.s., eff. August 5, 2003)

C-2 Development Standards

Floor area ratio. The floor area ratio (F.A.R.) of all buildings on a lot shall not exceed 0.5 (see definition of floor area ratio in Section **10-5.402**).

(b) Building height. No building or structure shall exceed a height of 30 feet (see definition of building height in Section **10-5.402**).

(c) Stories. No building shall exceed two stories (see definition of story in Section **10-5.402**).

(d) Setbacks. The minimum setback requirements shall be as follows:

(1) Front setback. There shall be a minimum front setback of five feet the full width of the lot, except where a lot is contiguous to a residentially zoned lot fronting on the same street, in which case the required front setback shall be the same as required for the contiguous residential lot.

(2) Side setback.

a. There shall be a minimum side setback of 10 feet the full length of the lot on the street side of a corner or reverse corner lot.

b. No side setback shall be required along the interior lot lines, except where the side lot line is contiguous to a residential zone, in which case the following standards shall apply:

1. There shall be a minimum side setback of 20 feet the full length of the lot;

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a. There shall be a minimum rear setback of 20 feet the full width of the lot;

b. The required rear setback may be modified pursuant to Planning Commission Design Review (Section **10-5.2502**).

(e) General regulations. See Article 3 of this chapter.

(f) Parking regulations. See Article 5 of this chapter.

(g) Sign regulations. See Article 6 of this chapter.

(h) Landscaping regulations. See Article 7 of this chapter.

(i) Coastal Development Permits. See Article 10 of this chapter.

(j) Procedures. See Article 12 of this chapter.

(k) Water Quality Measures. See Chapter 7, Title **5** of the Redondo Beach Municipal Code.

(§ 1, Ord. 2905 c.s., eff. August 5, 2003)



VIEW OF PCH ELEVATION

NIVASA LIVING MIXED-USE

401-417 PACIFIC COAST HIGHWAY
REDONDO BEACH, CA 90277

ADMINISTRATIVE DESIGN REVIEW SET
FEBRUARY 11, 2026

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401-417 PACIFIC COAST HWY
REDONDO BEACH, CA 90277

ADMINISTRATIVE DESIGN REVIEW SET
FEBRAURY 11, 2026

COVER SHEET

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VIEW OF PCH ELEVATION

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ADMINISTRATIVE DESIGN REVIEW SET
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NIVASA LIVING MIXED-USE
401-417 PACIFIC COAST HWY
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RENDERING

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ADMINISTRATIVE DESIGN
REVIEW SET
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INTERSECTION OF PCH & PEARL

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REVIEW SET
FEBRAURY 11, 2026

RENDERING

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INTERSECTION OF PCH & PEARL

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LOOKING NORTH ALONG PCH

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ADMINISTRATIVE DESIGN REVIEW SET
FEBRAURY 11, 2026

RENDERING

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VIEW OF MAIN ENTRY COURT ALONG PCH

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ADMINISTRATIVE DESIGN REVIEW SET
FEBRAURY 11, 2026

RENDERING

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LOOKING SOUTH ALONG PCH



LOOKING SOUTH AT INTERSECTION OF PCH & PEARL

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ADMINISTRATIVE DESIGN REVIEW SET
FEBRAURY 11, 2026

RENDERING

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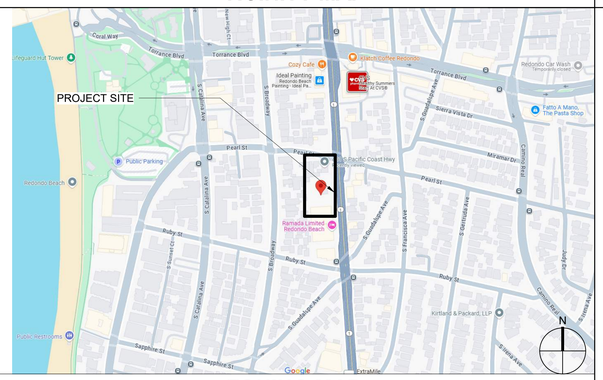
ABBREVIATIONS

A/C	AIR CONDITIONING	MTL.	METAL
A.C.	ASPHALTIC CONCRETE PAVING	N	NORTH
A.D.	AREA DRAIN	(N)	NEW
A.F.F.	ABOVE FINISH FLOOR	N.I.C.	NOT IN CONTRACT
ALUM.	ALUMINUM	NO.	NUMBER
B.B.	BREAD BOARD	N.T.S.	NOT TO SCALE
BD.	BOARD	O.C.	ON CENTER
BLDG.	BUILDING	OPNG.	OPENING
BLKG.	BLOCKING	OPP.	OPPOSITE
BOT.	BOTTOM	P.A.	PLANTING AREA
C.L.	CENTER LINE	P.C.	PRE-CAST CONCRETE
CLG.	CEILING	P.P.	POWER POLE
CLR.	CLEAR	PL.	PLATE
C.M.U.	CONCRETE MASONRY UNIT	P.L.	PROPERTY LINE
		PLYWD.	PLYWOOD
COL.	COLUMN	PLMB.	PLUMBING
CONC.	CONCRETE	PR.	PAIR.
CONC. BLK.	CONCRETE BLOCK	PT.	PAINT
CONST.	CONSTRUCTION	R.	RISER
CONT.	CONTINUOUS	R.A.	RETURN AIR
DIA.	DIAMETER	RAD.	RADIUS
DIM.	DIMENSION	R.D.	ROOF DRAIN
DN.	DOWN	RECP.	RECEPTACLE
D.S.	DOWN SPOUT	REF.	REFRIGERATOR
DTL.	DETAIL	REINF.	REINFORCED
DWG.	DRAWING	REQ'D.	REQUIRED
(E)	EXISTING	REV.	REVISION
ELEC.	ELECTRIC	RF.	ROOF
E.V.	ELECTRIC VEHICLE	RM.	ROOM
ELEV.	ELEVATION	R.O.	ROUGH OPENING
EQ.	EQUAL	S.A.	SUPPLY AIR
EQIUP.	EQUIPMENT	S.C.	SOLID CORE
EXIST.	EXISTING	S.D.	STORM DRAIN
EXT.	EXTERIOR	S.F.	SQUARE FEET
F.F.	FINISH FLOOR	SHTG.	SHEATHING
F.G.	FINISH GRADE	SHT. MTL.	SHEET METAL
FIN.	FINISH	SIM.	SIMILAR
FLR.	FLOOR	S/S	STAINLESS STEEL
F.O.C.	FACE OF CONCRETE	STL.	STEEL
F.O.M.	FACE OF MASONRY	STR.	STRUCTURAL
F.O.S.	FACE OF STUD	SUBFLR.	SUB-FLOOR
FP.	FIREPLACE	SUSP.	SUSPENDED
FT.	FEET	T.	TREAD
FTG.	FOOTING	T & G	TONGUE AND GROOVE
G.	GAS	THK.	THICK
GA.	GAUGE	T.O.	TOP OF
GALV.	GALVANIZE	TYP.	TYPICAL
GL.	GLASS	U.G.	UNDERGROUND
GYP.	GYPSUM	U.O.N.	UNLESS OTHERWISE NOTED
H.B.	HOSE BIBB	U.N.O.	UNLESS NOTED OTHERWISE
H.C.	HOLLOW CORE	UNF.	UNFINISHED
HD.	HEAD	W.	WATER
HT.	HEIGHT	W/	WITH
H.V.A.C.	HEATING, VENTILATING & AIR CONDITIONING	W.C.	WATER CLOSET
		WD.	WOOD
H.W.	HOT WATER	W.H.	WATER HEATER
INT.	INTERIOR	W.I.	WROUGHT IRON
LAV.	LAVATORY	W/O	WITHOUT
LT.	LIGHT	W.O.	WHERE OCCURS
MAX.	MAXIMUM	W.P.	WATER PROOF
M/C	MEDICINE CABINET	W.W.M.	WELDED WIRE MESH
MECH.	MECHANICAL		
MFGR.	MANUFACTURER		
MIN.	MINIMUM		

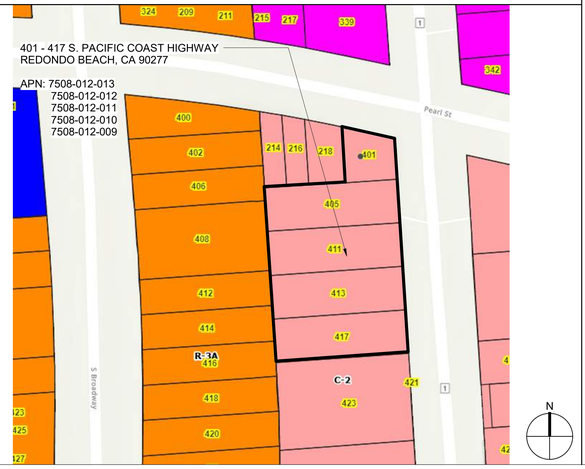
SYMBOLS LEGEND

SYMBOL	DESCRIPTION
( )	EXISTING CONDITION
+461.0' T.O.P.	NEW OR REQUIRED POINT ELEVATION LOCATION
(+461.0') T.O.P.	EXISTING POINT ELEVATION LOCATION
268	EXISTING CONTOUR LINE
320	NEW CONTOUR LINE
	MATCH LINE, SHADED PORTION SIDE SHOWN
	LEVEL LINE, CONTROL POINT OR DATUM
	PROPERTY LINE, BOUNDARY LINES
	CENTER LINE, EXTERIOR ELEVATION LINES
	OUTLINE OF OBJECTS ABOVE, FIXTURES N.I.C.
	OUTLINE OF HIDDEN OBJECTS BELOW
	EXISTING CONSTRUCTION TO BE REMOVED
	BUILDING SECTION REFERENCE DRAWING NUMBER
1 A-1 SIM	DETAIL NUMBER REFERENCE DRAWING NUMBER
	WALL SECTION OR ELEVATION NUMBER REFERENCE DRAWING NUMBER
1t	DOOR NUMBER
EW9	WALL/FLOOR REFERENCE
A	WINDOW NUMBER
A / A	MATERIAL REFERENCE / COLOR REFERENCE
12	EQUIPMENT NUMBER
1	REVISION
N	PROJECT NORTH (MAGNETIC NORTH ARROW ON PLOT SITE PLAN ONLY)
0 / 0	REFERENCE GRIDS
DIM.	DIMENSION TO FACE OF FINISH/CLEAR/MINIMUM
DIM.	DIMENSION TO FACE OF STUD, C/L OF CONCRETE, CMU U.N.O.

VICINITY MAP



ZONING MAP



CODES REGULATIONS, PERMITS, & STANDARDS

THI PROJECT SHALL COMPLY WITH THE FOLLOWING:

PART 1: 2025 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE, TITLE 24 CALIFORNIA CODE OF REGULATIONS (C.C.R)
PART 2: 2025 CALIFORNIA BUILDING CODE (CBC), TITLE 24 C.C.R. (2024 INTERNATIONAL BUILDING CODE, VOLUMES 1-2 OF THE INTERNATIONAL CODE COUNCIL WITH CALIFORNIA AMENDMENTS)
PART 3: 2025 CALIFORNIA ELECTRICAL CODE (CEC), TITLE 24 C.C.R. (2023 NATIONAL ELECTRICAL CODE OF THE NATIONAL FIRE PROTECTION ASSOCIATION, NFPA)
PART 4: 2025 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R. (2024 UNIFORM MECHANICAL CODE OF THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, IAMPO)
PART 5: 2025 CALIFORNIA PLUMBING CODE (CPC), TITLE 24 C.C.R. (2024 UNIFORM PLUMBING CODE OF THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, IAMPO)
PART 6: 2025 CALIFORNIA ENERGY CODE, TITLE 24 C.C.R.
PART 7: 2025 CALIFORNIA ELEVATOR SAFETY CONSTRUCTION CODE, TITLE 24 C.C.R.
PART 9: 2025 CALIFORNIA FIRE CODE, TITLE 24 C.C.R. (2024 INTERNATIONAL FIRE CODE)
PART 11: 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE, TITLE 24 C.C.R. (CALGREEN)
PART 12: 2025 CALIFORNIA REFERENCE STANDARDS CODE, TITLE 24 C.C.R.
NFPA 13: 2010 STANDARDS FOR THE INSTALLATION OF SPRINKLER SYSTEMS
NFPA 24: 2010 STANDARDS FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES
NFPA 72: 2010 NATIONAL FIRE ALARM AND SIGNALING CODE
FAIR HOUSING ACT DESIGN MANUAL 1998 (FHADM) WITH ANSI A117.1-2003, "FAIR HOUSING ACT SAFE HARBOR"
AMERICANS WITH DISABILITIES ACT OF 2010.

ALL WORK SHALL COMPLY WITH THE FOLLOWING CITY OF REDONDO BEACH REGULATIONS, CODES AND AUTHORITIES:

A. BUILDING & SAFETY DEPT.
B. PLANNING & ZONING DEPT.
C. FIRE DEPT.
D. PUBLIC WORKS DEPT.
E. ENGINEERING DEPT.
F. RECREATION & PARKS DEPT.

UNIT MIX (SEE T-1.04)

RENTABLE AREA SCHEDULE BY NUMBER

2ND FLOOR

Number	NAME	Unit Type	COUNT	AREA
201	UNIT B.1	2 BED	1	1343 SF
202	UNIT A.1	1 BED	1	912 SF
203	UNIT A.2	1 BED	1	791 SF
204	UNIT A.3	1 BED	1	806 SF
205	UNIT A.3	1 BED	1	806 SF
206	UNIT A.3	1 BED	1	806 SF
207	UNIT A.4	1 BED	1	843 SF
208	UNIT B.2	2 BED	1	1259 SF
209	UNIT A.5	1 BED	1	853 SF
210	UNIT A.6	1 BED	1	873 SF
211	UNIT B.4	2 BED	1	1345 SF
212	UNIT C.1	3 BED	1	1713 SF
213	UNIT B.3	2 BED	1	1253 SF
214	UNIT B.5	2 BED	1	1271 SF
215	UNIT A.7	1 BED	1	1010 SF
216	UNIT A.8	1 BED	1	941 SF
217	UNIT C.2	3 BED	1	1768 SF
			17	18593 SF

RENTABLE AREA SCHEDULE BY NUMBER

3RD FLOOR

Number	NAME	Unit Type	COUNT	AREA
301	UNIT B.1	2 BED	1	1343 SF
302	UNIT A.1	1 BED	1	912 SF
303	UNIT A.2	1 BED	1	791 SF
304	UNIT A.3	1 BED	1	806 SF
305	UNIT A.3	1 BED	1	806 SF
306	UNIT C.3	3 BED	1	1748 SF
307	UNIT B.2	2 BED	1	1256 SF
308	UNIT A.5	1 BED	1	853 SF
309	UNIT A.6	1 BED	1	873 SF
310	UNIT B.4	2 BED	1	1345 SF
311	UNIT C.1	3 BED	1	1713 SF
312	UNIT B.3	2 BED	1	1253 SF
313	UNIT B.5	2 BED	1	1271 SF
314	UNIT A.7	1 BED	1	1010 SF
315	UNIT A.8	1 BED	1	941 SF
316	UNIT C.2	3 BED	1	1768 SF
			16	18690 SF

RENTABLE AREA SCHEDULE BY NUMBER

4TH FLOOR

Number	NAME	Unit Type	COUNT	AREA
401	UNIT B.1	2 BED	1	1343 SF
402	UNIT A.1	1 BED	1	912 SF
403	UNIT A.2	1 BED	1	791 SF
404	UNIT A.3	1 BED	1	806 SF
405	UNIT A.3	1 BED	1	806 SF
406	UNIT C.3	3 BED	1	1748 SF
407	UNIT B.2	2 BED	1	1256 SF
408	UNIT A.5	1 BED	1	853 SF
409	UNIT A.6	1 BED	1	873 SF
410	UNIT B.4	2 BED	1	1345 SF
411	UNIT C.1	3 BED	1	1713 SF
412	UNIT B.3	2 BED	1	1253 SF
413	UNIT B.5	2 BED	1	1271 SF
414	UNIT A.7	1 BED	1	1010 SF
415	UNIT A.8	1 BED	1	941 SF
416	UNIT C.2	3 BED	1	1768 SF
			16	18690 SF
GRAND TOTAL:			49	55972 SF

1 BED = 26 UNITS
2 BED = 15 UNITS
3 BED = 8 UNITS
49 UNITS TOTAL

PROJECT DIRECTORY

OWNER
REDONDO SEASIDE LIVING LLC
2701 190TH ST, #201
REDONDO BEACH, CA 90278
ATTN: SEEMA DHIR

ARCHITECT
DFH ARCHITECTS, LLP
1544 20TH ST.
SANTA MONICA, CA 90404
(310) 394-4045
ATTN: JAMES FISCHER

LANDSCAPE ARCHITECT
ROOTLINES LLC
LOS ANGELES, CA
(310)874-4620

CIVIL ENGINEER
G&G STRUCTURES, INC.
24702 NARBONNE AVE.
LOMITA, CA 90717
(310) 294-8111

PROJECT SUMMARY

MIXED-USE, MIXED-INCOME STATE DENSITY BONUS PROJECT PER AB2011 & AB1287
100% PRIVATELY FUNDED

ADDRESS: 401 - 417 PACIFIC COAST HIGHWAY
REDONDO BEACH, CA 90277

APN: 7508-012-009 THRU 7508-012-009 (5 LOTS)

LEGAL DESCRIPTION: LOTS 14 THRU 21 & PORTIONS OF LOTS 22 & 23, BLOCK 166, TOWNSITE OF REDONDO BEACH, M.R. 39-1-17.

PROJECT DESCRIPTION 4-STORY, (49) MIXED INCOME RENTAL DWELLING UNITS W/ GROUND FLOOR COMMERCIAL & RESIDENTIAL AMENITY SPACES. 2-LEVELS SUBTERRANEAN PARKING

LOT AREA: 33,294 SF

ZONE DESIGNATION: C-2 COMMERCIAL
MU-3 MIXED-USE PER SECTION 65913.122(J)(1) FOR ASSESSING APPLICABLE DEVELOPMENT STANDARDS (LOCAL COASTAL PLAN)

DEDICATIONS: NONE

DENSITY BONUS: AB1287

CONSTRUCTION TYPE: TYPE I-A (LEVELS P1, P2, 1ST FLOOR)
TYPE III-A (FLOORS 2-4)

PROPOSED OCCUPANCY: M MERCANTILE
A-2 ASSEMBLY
A-3 ASSEMBLY
R-2 RESIDENTIAL
S-2 STORAGE

DENSITY / FLOOR AREA (FAR)

DENSITY:

MU-3 BASE RBMC: 1,245 SF OF LOT AREA PER DWELLING UNIT, N.T.E. 35 UNIT/ACRE
33,294 SF / 1,245 = 26.7 = 27 UNITS

DENSITY BONUS : 77.5%
27 X .5 = 13.5 = 14 UNITS
27 X .275 = 7.4 = 8 UNITS
BASE = 27 UNITS
TOTAL = 49 UNITS ALLOWED

AFFORDABLE UNITS: 15% VERY LOW INCOME (VLI): 27 X .15 = 4.05 = 5 UNITS
8% MODERATE INCOME (MI): 27 X .08 = 2.16 = 3 UNITS

PROVIDED UNITS: 41 UNITS (MARKET RATE)
5 UNITS (15% VERY LOW INCOME)
3 UNITS (8% MODERATE INCOME)
49 UNIT TOTAL

FLOOR AREA (FAR) (SEE T-1.02):

BASE RBMC: 1.5 33,294 X 1.5 = 49,941 SF ALLOWED

COMMERCIAL: MIN = 0.3 (9,989 SF) MAX = 0.7 (23,305 SF) ALLOWED

PROVIDED: RESIDENTIAL = 68,422 SF / 2.06 FAR
COMMERCIAL = 17,000 SF / 0.51 FAR
TOTAL = 85,422 SF / 2.57 FAR

HEIGHT (SEE A3.01-A4.04)

MU-3 BASE RBMC: 45FT / 3-STORIES

DB INCENTIVE: + 1-STORY

PROVIDED: 45FT / 4-STORIES

OUTDOOR LIVING SPACE (SEE T-1.03)

REQUIRED: 200SF / DU = 49 X 200 = 9,800 SF

PRIVATE 5' X 10' MIN + 50% OPEN TO SKY
7' x 10' = 150% AREA BONUS
10' X 15' = 200% AREA BONUS

OUTDOOR 15 ' X 15' MIN ROOF DECK @ 15% OF AREA
20' X 20' / 20% LANDSCAPE @ 100% OF AREA BUT LIMITED TO 50% OF REQUIRED OUTDOOR LIVING SPACE = 4,900 SF MAX

INDOOR 20' X 20' / ADJACENT TO OUTDOOR AREA @ 100% OF AREA BUT LIMITED TO 25% OF REQUIRED OUTDOOR LIVING SPACE = 2,450 SF MAX

PROVIDED:
PRIVATE = 3,349 SF
INDOOR = 1,193 SF
OUTDOOR = 4,160 SF (4,900 SF MAX)
PUBLIC ROOF DECK = 598 SF
TOTAL = 9,800 SF

SETBACKS

	BASE PER AB2011	DB INCENTIVE	PROVIDED
FRONT (PCH)	0' / 10' MAX	-	3' (NONE REQ'D PER GOV'T CODE § 65912.123(d)(1)(A))
SIDE STREET (PEARL)	0' / 10' MAX	-	6' (NONE REQ'D PER AB 2011)
SIDE NORTH	1ST = 10'	-	10'
	2ND = 14'	10'	10'
	3RD = 21'	10'	10'
	4TH = 28'	10'	10'
SIDE SOUTH	0'	-	5' (NONE REQ'D PER GOV'T CODE § 65912.123(d)(2))
REAR (RES)	1ST = 10'	-	10'
	2ND = 14'	10'	10'
	3RD = 21'	10'	10'
	4TH = 28'	10'	10'
REAR (COMM)	15'	10'	10'

TRASH & STORAGE

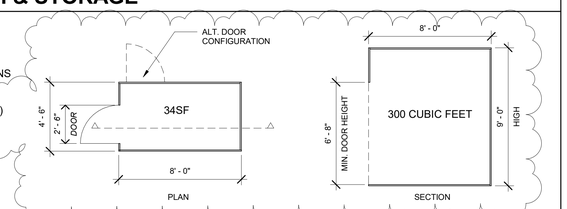
TRASH
REQUIRED: 12CF / DU = 12 X 49 = 588 CF @ MIN. OF (2) LOCATIONS

RECYCLING
REQUIRED: MIN. 48" X 54" X 72" 2 BINS/20 UNITS OR FRACTION THEREOF = 49 UNITS = 6 BINS

STORAGE
REQUIRED: 400CF / DU = 49 X 400 = 19,600 CF (9,800 SF MIN LOCATED IN PARKING GARAGE)

*PROVIDED: 49 STORAGE LOCKERS @ 300 CF MIN. = 49 X 300 = 14,700 CF

*STORAGE FOR ALL UNITS LOCATED ON PARKING LEVELS P1 & P2.
SEE SHEETS A-2.01 & A-2.02



TYP. STORAGE UNIT DETAIL SCALE: 1/4" = 1'-0" 1

SHEET INDEX

T-0.0	COVER SHEET
T-0.01	RENDERING
T-0.02	RENDERING
T-0.03	RENDERING
T-0.04	RENDERING
T-0.05	RENDERING
T-0.06	RENDERING
T-1.01	PROJECT DATA - ZONING
T-1.02	ZONING FLOOR AREA DIAGRAMS
T-1.03	OPEN SPACE FLOOR AREA DIAGRAMS
T-1.04	BUILDING AREA DIAGRAMS
A-1.01	EXISTING SITE SURVEY
A-1.02	PROPOSED SITE PLAN
A-1.03	SIGNAGE PLAN
A-2.01	LEVEL P2 PLAN
A-2.02	LEVEL P1 PLAN
A-2.03	1ST FLOOR / GROUND LEVEL PLAN
A-2.04	2ND FLOOR PLAN
A-2.05	3RD FLOOR PLAN
A-2.06	4TH FLOOR PLAN
A-2.07	ROOF PLAN
A-3.01	BUILDING SECTIONS
A-3.02	BUILDING SECTIONS
A-4.01	EXTERIOR ELEVATIONS
A-4.02	EXTERIOR ELEVATIONS
A-4.05	EXTERIOR ELEVATIONS
A-4.07	EXTERIOR MATERIALS PALLETE
C0.1	GENERAL NOTES + DETAILS
C1.0	DRAINAGE PLAN
C2.0	EARTHWORK DIAGRAM PLAN + SECTIONS
C3.0	EROSION CONTROL PLAN
L1.1	PRELIMINARY LANDSCAPE PLAN
E-1.0	LIGHTING PLAN

DB INCENTIVES & WAIVERS

INCENTIVES
1. INCENTIVE TO ALLOW AN INCREASE THE FLOOR AREA RATIO (FAR) FROM 1.5 (AS PERMITTED BY RBMC 10-5.915(a)(2)) TO 2.57

WAIVERS
1. WAIVER TO RBMC 10-5.915(e)(2) TO INCREASE THE NUMBER OF STORIES FROM THREE (3) TO FOUR (4);
2. WAIVER TO RBMC 10-5.1522(b) TO ALLOW FOR PROJECTIONS ABOVE THE PERMITTED HEIGHT (STAIRWELL AND ELEVATOR PENTHOUSE) BY A MAXIMUM OF 15'-7" ABOVE THE PERMITTED 45' HEIGHT LIMIT;
3. WAIVER TO RBMC 10-5.915(f)(2)(a) TO REDUCE THE SIDE YARD SETBACK-STREET SIDE (PEARL STREET) OF A CORNER OR REVERSE CORNER LOT FROM 10 FEET TO 6 FEET;
4. WAIVER TO GOVERNMENT CODE SECTION 65912.123(d)(3)(A)(ii) TO REDUCE THE SETBACK ALONG PROPERTY LINES (PORTION OF REAR YARD) THAT ABUT A PROPERTY THAT CONTAINS A RESIDENTIAL USE STARTING AT THE SECOND FLOOR AND EACH SUBSEQUENT FLOOR IN AN AMOUNT EQUAL TO SEVEN FEET MULTIPLIED BY THE FLOOR NUMBER;
5. WAIVER TO GOVERNMENT CODE SECTION 65912.123(d)(3)(B) TO REDUCE THE SETBACK ALONG PROPERTY LINES (PORTION OF REAR YARD) THAT ABUT A PROPERTY THAT DOES NOT CONTAIN A RESIDENTIAL USE FROM 15 FEET REQUIRED TO 10 FEET
6. WAIVER TO RBMC 10-5.1514 (b) TO REDUCE THE REQUIRED PRIVATE STORAGE SPACE TO (49) 300 CF LOCKERS FOR A TOTAL OF 14,700 CF;
7. WAIVER TO RBMC 10-5.1704 (c) (1) TO ALLOW (10) TANDEM PARKING SPACES FOR COMMERCIAL AND RESIDENTIAL USE;
8. WAIVER TO RBMC 10-5.1704 (c) (1) TO ALLOW (13) COMPACT PARKING SPACES FOR RESIDENTIAL USE;
9. WAIVER TO ALLOW USE OF VALET PARKING AT THE DISCRETION OF THE APPLICANT.

PARKING

REQUIRED PER GOV. CODE §65915(p)

RESIDENTIAL: 0-1 BR = 1 PARKING SPACE
2-3 BR = 1.5 PARKING SPACES
4 OR MORE BR - 2 PARKING SPACES

1 BED = 26 UNITS = 26 SPACES
2/3 BED = 23 UNITS = 35 SPACES
TOTAL = 61 SPACES

REQUIRED PER RBMC §10-5.1706

COMMERCIAL: 1 / 250SF = 17,000 / 250 = 68 SPACES

PROVIDED:

RESIDENTIAL: *61 (2 ACCESSIBLE, 46 STANDARD, 13 COMPACT/NEV)
* INCLUDES 7 TANDEM PARKING SPACES
(IN ADDITION TO PROVIDED PARKING, A BEACH SHUTTLE SERVICE WILL BE PROVIDED TO RESIDENTS.)

COMMERCIAL: *68 (3 ACCESSIBLE, 58 STANDARD, 7 COMPACT/NEV)
* INCLUDES 3 TANDEM PARKING SPACES

TOTAL: 129 SPACES

EV REQUIRED PER CALIFORNIA GREEN BUILDING CODE

COMMERCIAL
TABLE 5.106.5.3.1: 13 EV CAPABLE, 3 EVCS (EV CAPABLE W/ EVSE) **TOTAL COMM= 13**
RESIDENTIAL, 20 UNITS OR MORE
4.106.4.2.2(1): 40% OF TOTAL PARKING SPACES TO BE EV READY 61x.4=24.4= 25
4.106.4.2.2(2): 10% PARKING SPACES TO BE EV READY W/ CHARGERS 61x.1=6.1= 7
- 50% OF CHARGERS SHALL HAVE J1772 CONNECTORS 7x.5=3.5= 4
4.106.4.2.2.1.1(3): 1 IN EVERY 25 OF EV READY SPACES W/ CHARGERS SHALL HAVE AN ACCESS AISLE 7/25 = .28= 1
TOTAL RES = 32

ACCESSIBLE REQUIRED PER CALIFORNIA BUILDING CODE

COMMERCIAL
TABLE 11B-208.2: 3 PARKING SPACES **TOTAL COMM= 3**
RESIDENTIAL
1109A.4: 2% OF (ASSIGNED) PARKING SPACES 61x.02 = 1.22= 2
TOTAL RES = 2

dfh architects
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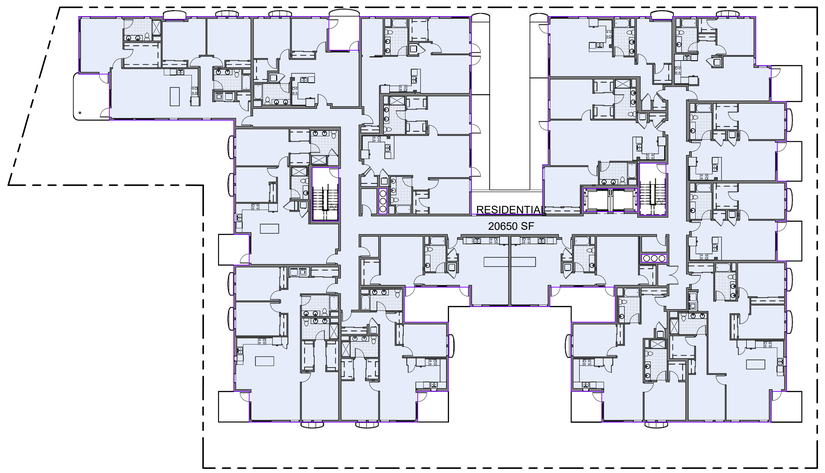
NIVASA LIVING MIXED-USE
401-417 PACIFIC COAST HWY
REDONDO BEACH, CA 90277

ADMINISTRATIVE DESIGN REVIEW SET
FEBRAURY 11, 2026

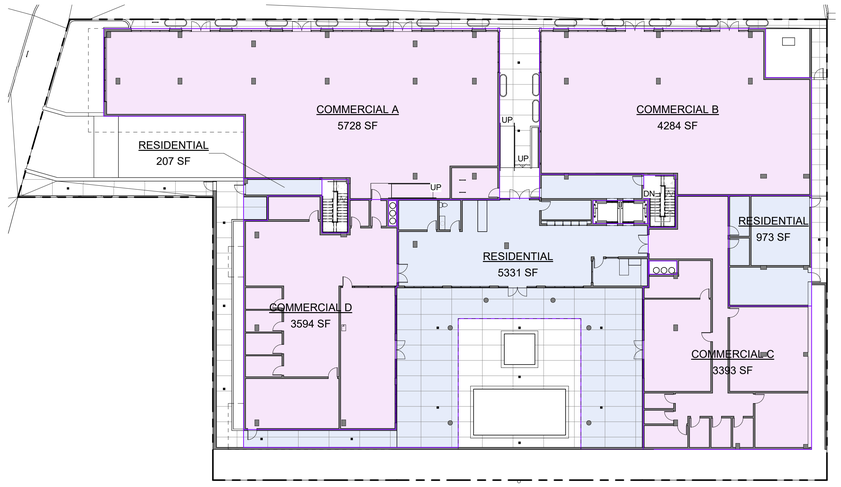
PROJECT DATA - ZONING

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By: Author
Project No: 2518
Page No: T-1.01

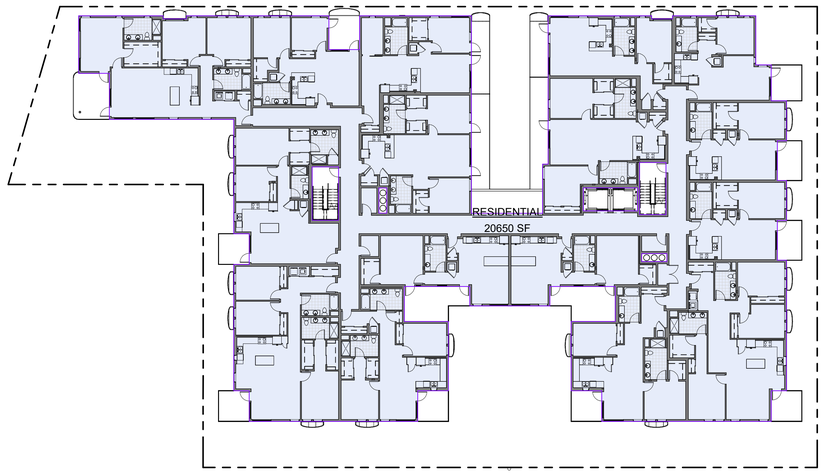
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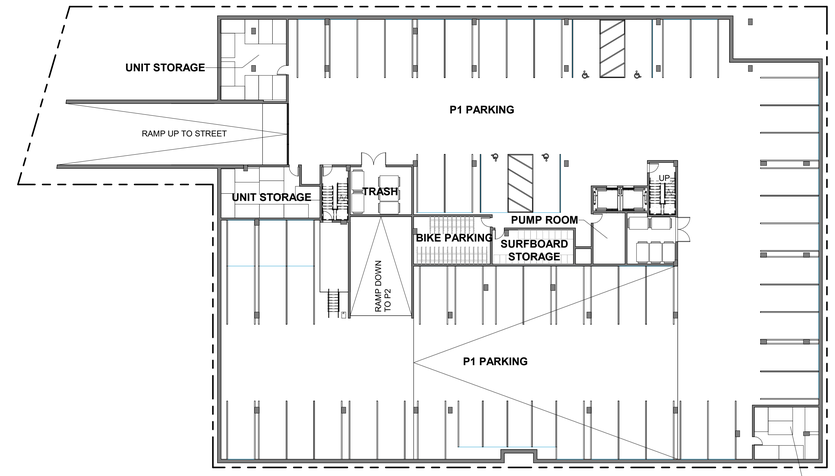
4TH FLOOR SCALE: 1" = 20'-0" 6



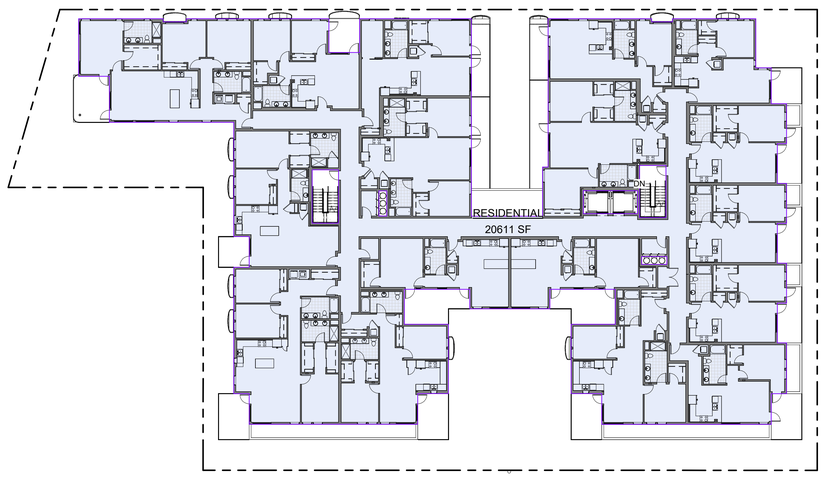
1ST FLOOR / GROUND LEVEL SCALE: 1" = 20'-0" 3



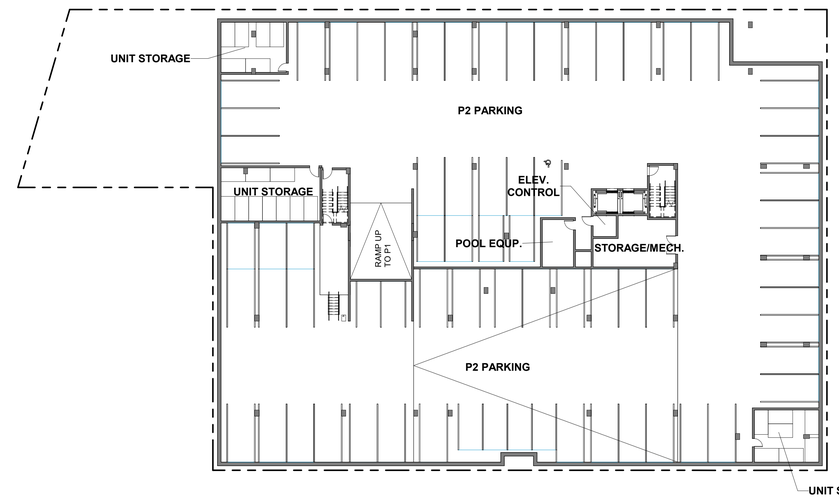
3RD FLOOR SCALE: 1" = 20'-0" 5



LEVEL P1 SCALE: 1" = 20'-0" 2



2ND FLOOR SCALE: 1" = 20'-0" 4



LEVEL P2 SCALE: 1" = 20'-0" 1

FLOOR AREA CALCULATION

AREA SCHEDULE (F.A.R.)

LEVEL	Name	AREA
1ST FLOOR / GROUND LEVEL	COMMERCIAL A	5728 SF
1ST FLOOR / GROUND LEVEL	COMMERCIAL B	4284 SF
1ST FLOOR / GROUND LEVEL	COMMERCIAL D	3594 SF
1ST FLOOR / GROUND LEVEL	COMMERCIAL C	3393 SF
		17000 SF
1ST FLOOR / GROUND LEVEL	RESIDENTIAL	5331 SF
1ST FLOOR / GROUND LEVEL	RESIDENTIAL	207 SF
1ST FLOOR / GROUND LEVEL	RESIDENTIAL	973 SF
		6511 SF
2ND FLOOR	RESIDENTIAL	20611 SF
		20611 SF
3RD FLOOR	RESIDENTIAL	20650 SF
		20650 SF
4TH FLOOR	RESIDENTIAL	20650 SF
		20650 SF

TOTAL:
COMMERCIAL: 17,000 SF
RESIDENTIAL: 68,422 SF
85,422 SF

GROSS FLOOR AREA PER RBMC: In calculating gross floor area, all horizontal dimensions shall be taken from the exterior faces of walls, including covered enclosed porches, but not including the area of inner courts or shaft enclosures

MIXED USE ZONES: Gross floor area shall mean the floor area of the ground floor and any additional stories of all buildings on the lot including accessory buildings. The gross floor area shall include mezzanines, and lofts. Gross floor area shall not include decks, balconies, attics, basement where the finished first floor above the basement (or the roof of the basement where there is no first floor above) is no more than two feet above the existing grade or finished grade, whichever is lower, within the front 40 feet of the lot, or basements not located within the front 40 feet of the lot. Gross floor area shall not include any area used exclusively for vehicle parking and loading, enclosed vertical shafts, or elevators

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ADMINISTRATIVE DESIGN REVIEW SET
FEBRAURY 11, 2026

ZONING FLOOR AREA DIAGRAMS

Scale: 1" = 20'-0"
By: Author
Project No: 2518
Page No: T-1.02

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OPEN SPACE CALCULATION

REQUIRED: 200SF / DU = 49 X 200 = 9,800 SF

PRIVATE 5' X 10' MIN + 50% OPEN TO SKY
7' x 10' = 150% AREA BONUS
10' X 15' = 200% AREA BONUS

OUTDOOR 15 ' X 15' MIN ROOF DECK @ 15% OF AREA
20' X 20' / 20% LANDSCAPE @ 100% OF AREA BUT LIMITED TO 50% OF REQUIRED OUTDOOR LIVING SPACE = 4,900 SF MAX

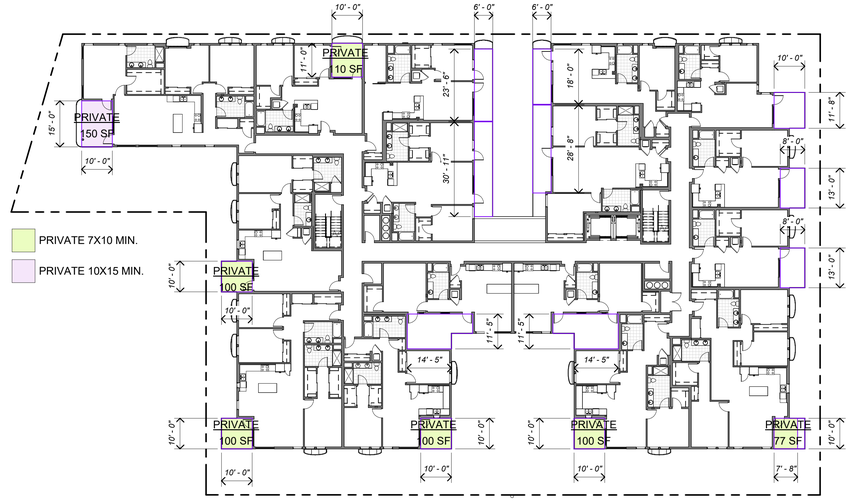
INDOOR 20' X 20' / ADJACENT TO OUTDOOR AREA @ 100% OF AREA BUT LIMITED TO 25% OF REQUIRED OUTDOOR LIVING SPACE = 2,450 SF MAX

PROVIDED:

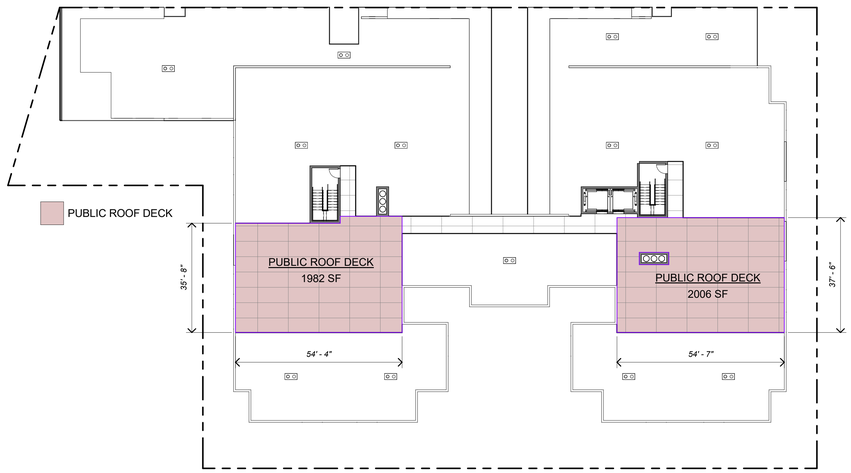
PRIVATE =	3,349 SF
INDOOR =	1,193 SF
OUTDOOR =	4,160 SF (4,900 SF MAX)
PUBLIC ROOF DECK =	598 SF
TOTAL =	**9,800 SF**

OPEN SPACE PROVIDED - BY TYPE

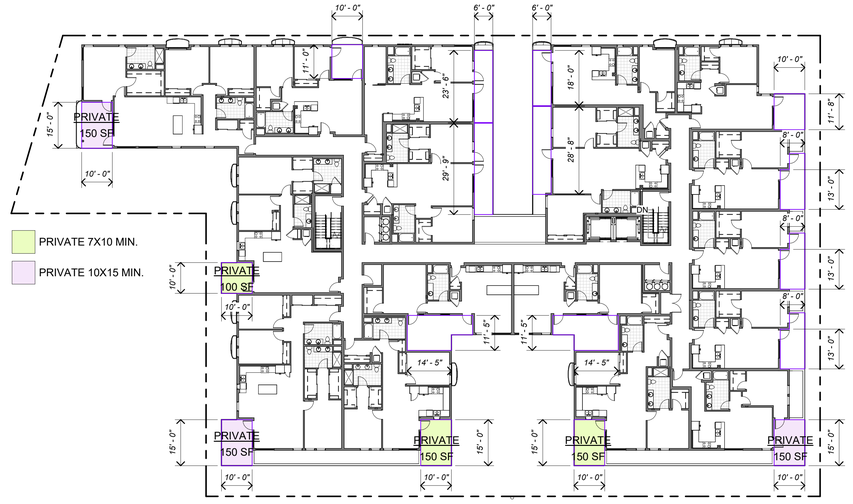
TYPE	AREA		
PRIVATE 7X10 MIN.	1574 SF	+ (150%) =	2,349 SF
PRIVATE 10X15 MIN.	750 SF	+ (200%) =	1,500 SF
PUBLIC EXTERIOR COURT	4160 SF	=	4,160 SF
PUBLIC INDOOR	1193 SF	=	1,193 SF
PUBLIC ROOF DECK	3988 SF	@ (15%) =	598 SF
		TOTAL =	**9,800 SF**



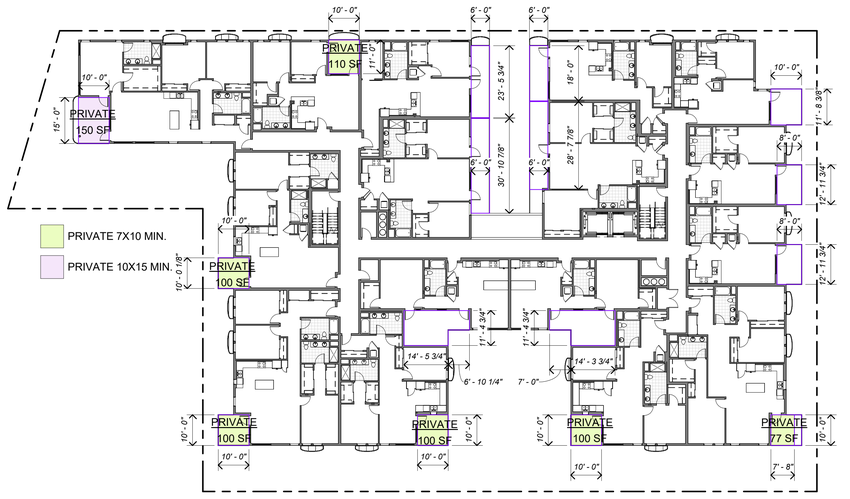
3RD FLOOR SCALE: 1" = 20'-0" 3



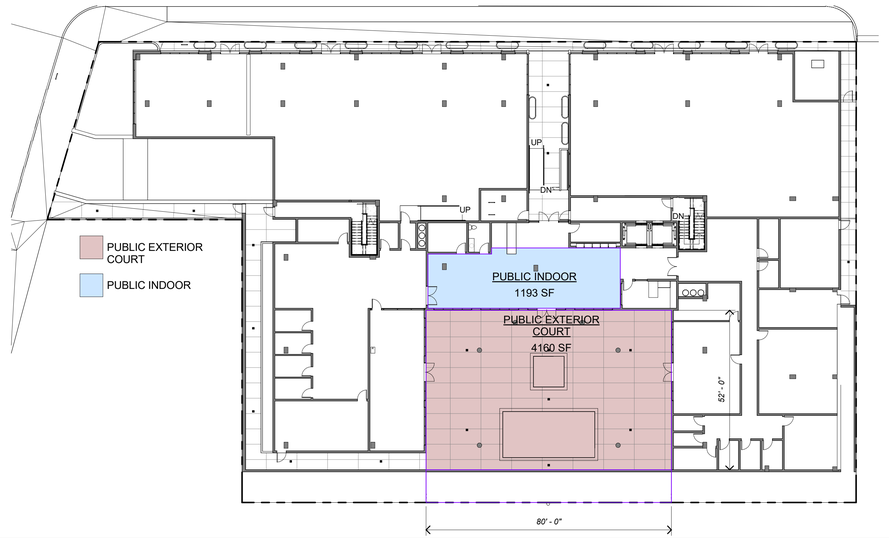
ROOF LEVEL SCALE: 1" = 20'-0" 5



2ND FLOOR SCALE: 1" = 20'-0" 2



4TH FLOOR SCALE: 1" = 20'-0" 4



1ST FLOOR / GROUND LEVEL SCALE: 1" = 20'-0" 1

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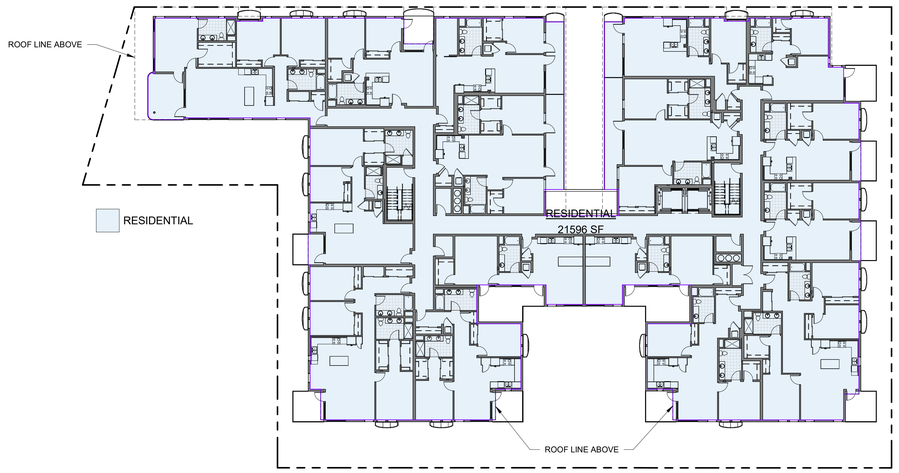
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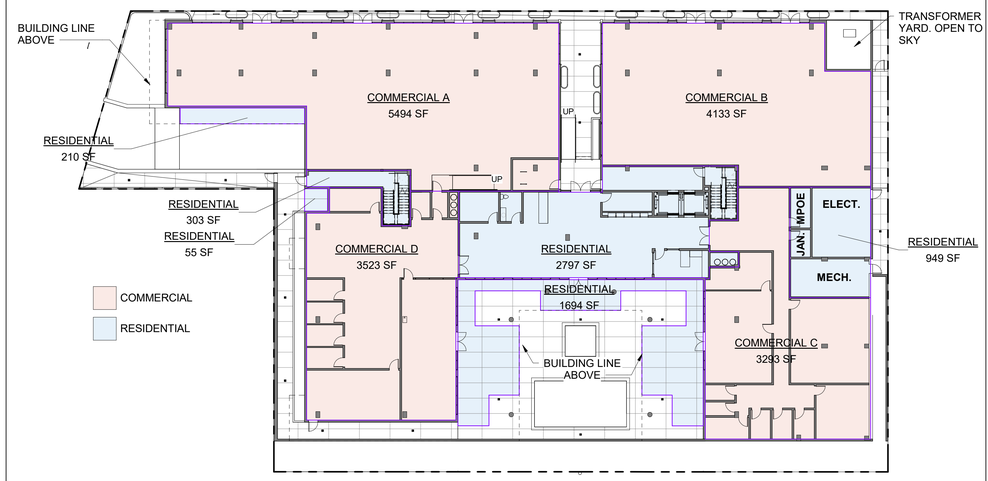
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FEBRUARY 11, 2026

OPEN SPACE FLOOR AREA DIAGRAMS

Scale: As indicated
By: Author
Project No: 2518
Page No: T-1.03



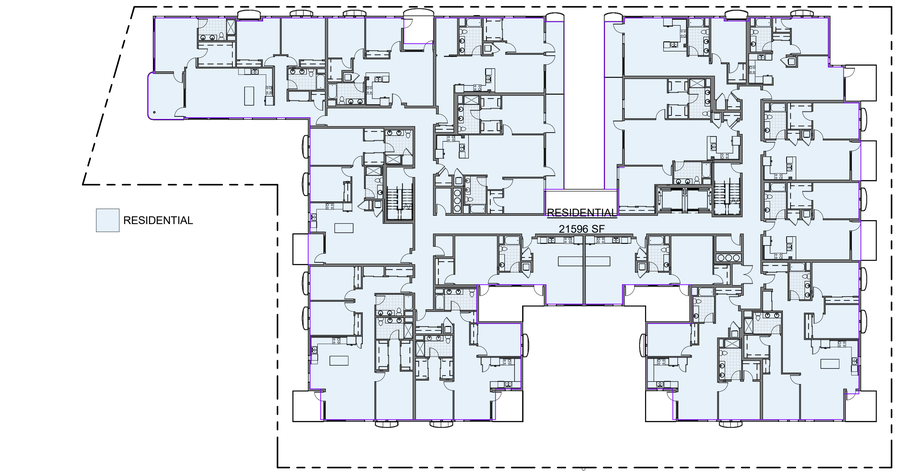
4TH FLOOR SCALE: 1" = 20'-0" 6



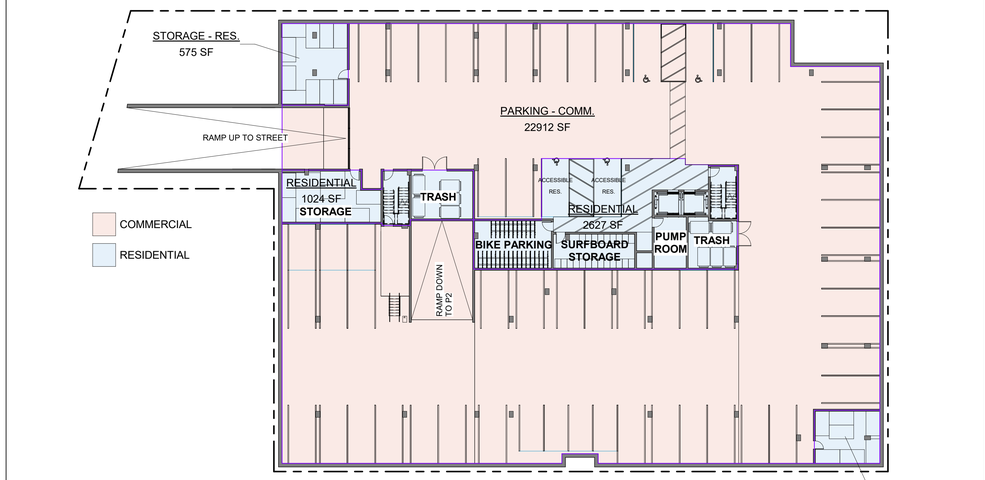
1ST FLOOR / GROUND LEVEL SCALE: 1" = 20'-0" 3

Area Schedule (Allowable Building Area)		
Level	Name	Area
LEVEL P2	PARKING - COMM.	4277 SF
LEVEL P2	PARKING - COMM.	365 SF
LEVEL P1	PARKING - COMM.	22912 SF
1ST FLOOR / GROUND LEVEL	COMMERCIAL A	5494 SF
1ST FLOOR / GROUND LEVEL	COMMERCIAL B	4133 SF
1ST FLOOR / GROUND LEVEL	COMMERCIAL C	3293 SF
1ST FLOOR / GROUND LEVEL	COMMERCIAL D	3523 SF
COMMERCIAL		43996 SF
LEVEL P2	PARKING - RES.	22083 SF
LEVEL P2	STORAGE - RES.	367 SF
LEVEL P1	RESIDENTIAL	1024 SF
LEVEL P1	RESIDENTIAL	2627 SF
LEVEL P1	STORAGE - RES.	370 SF
LEVEL P1	STORAGE - RES.	575 SF
1ST FLOOR / GROUND LEVEL	RESIDENTIAL	2797 SF
1ST FLOOR / GROUND LEVEL	RESIDENTIAL	303 SF
1ST FLOOR / GROUND LEVEL	RESIDENTIAL	210 SF
1ST FLOOR / GROUND LEVEL	RESIDENTIAL	1694 SF
1ST FLOOR / GROUND LEVEL	RESIDENTIAL	55 SF
1ST FLOOR / GROUND LEVEL	RESIDENTIAL	949 SF
2ND FLOOR	RESIDENTIAL	21592 SF
3RD FLOOR	RESIDENTIAL	21596 SF
4TH FLOOR	RESIDENTIAL	21596 SF
RESIDENTIAL		97837 SF
GRAND TOTAL		141834 SF

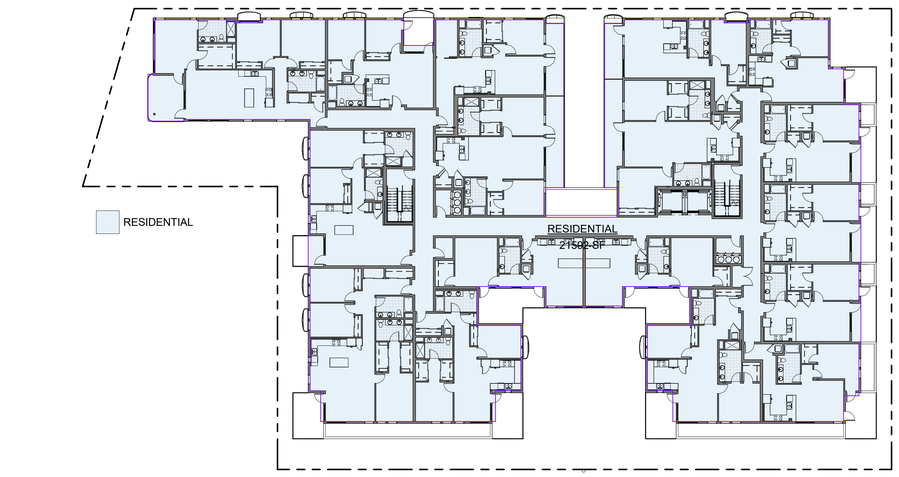
1/3 MAX. COMMERCIAL AREA PER AB2011
141,834 / 3 = **47,278 SF MAX. COMMERCIAL**
43,996 SF < **47,278 SF**



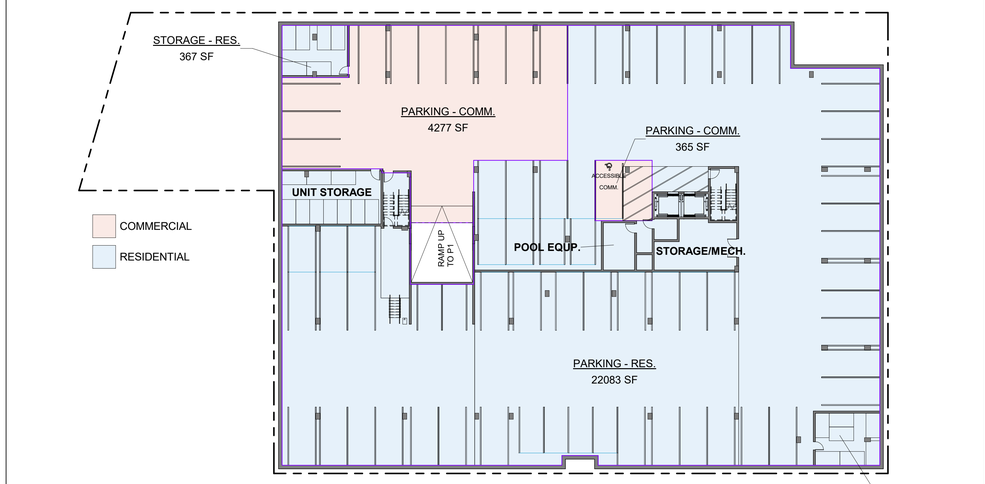
3RD FLOOR SCALE: 1" = 20'-0" 5



LEVEL P1 SCALE: 1" = 20'-0" 2



2ND FLOOR SCALE: 1" = 20'-0" 4



LEVEL P2 SCALE: 1" = 20'-0" 1

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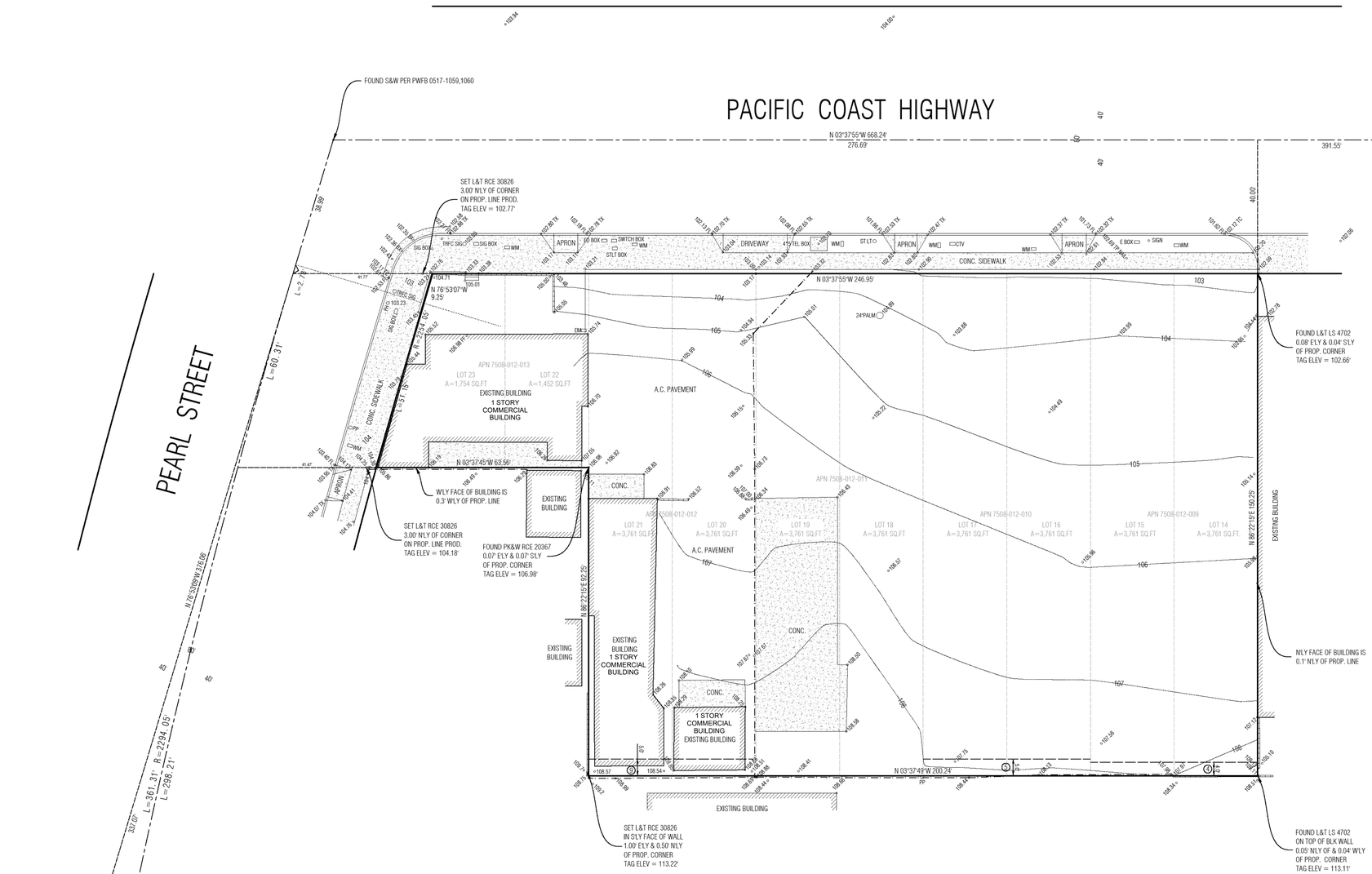
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REVIEW SET
FEBRAURY 11, 2026

BUILDING AREA
DIAGRAMS

Scale: 1" = 20'-0"
By: Author
Project No: 2518
Page No: T-1.04

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NOTE:
A TITLE POLICY HAS BEEN PROVIDED AND REVIEWED BY DENN ENGINEERS AT THE TIME OF THIS SURVEY. ANY READILY AVAILABLE ITEMS AFFECTING THIS PROPERTY HAVE BEEN PLOTTED BASED ON PROVIDED DOCUMENTS.

(4) ITEM #4 - AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES. RECORDED: IN BOOK 19098, PAGE 275, OF OFFICIAL RECORDS. AFFECTS: REAR 4 FEET OF LOTS 14 AND 15

(5) ITEM #5 - AN EASEMENT FOR PURPOSES STATED AND INCIDENTAL RIGHTS. POLE LINES AND CONDUITS RECORDED: IN BOOK 19177, PAGE 28, OF OFFICIAL RECORDS. AFFECTS: REAR 5 FEET OF LOTS 16 AND 17

(9) ITEM #9 - AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES. RECORDED: IN BOOK 19097, PAGE 277, OF OFFICIAL RECORDS. AFFECTS: WESTERLY 5 OF LOTS 20 AND 21

PROGRESSIVE TITLE COMPANY
ORDER NO. 4330121-02408
DATED MAY 4, 2021

DENN ENGINEERS
3914 DEL AMO BLVD, SUITE 921
TORRANCE, CA 90503 (310) 542-9433

SURVEY AND TOPOGRAPHY

FOR
DARREN CHEHRAZI
RE/MAX-ESTATE PROPERTIES
1720 S. ELENA AVENUE
REDONDO BEACH, CA 90277
PHONE 310-930-6789

JOB ADDRESS
401 THRU 417 S. PACIFIC COAST HWY
REDONDO BEACH, CA 90277

LEGAL DESCRIPTION
LOTS 14 THRU 21 & PORTIONS OF LOTS 22 & 23, BLOCK 166
TOWNSITE OF REDONDO BEACH
M.R. 39-1-17
APN 7508-012-013/012/011/010/009

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF PROFESSIONAL LAND SURVEYORS' ACT

REGISTERED PROFESSIONAL ENGINEER GARY J. ROEHL No. 30826 STATE OF CALIFORNIA CIVIL

GARY J. ROEHL R.C.E. 30826

DRAWN BY KW CHECK BY XX

DRAWN ON JUNE 14, 2021

REVISIONS:
REVISED NORTHWEST CORNER SEPTEMBER 30, 2021

LEGEND

EXISTING BUILDING	BRICK
CONCRETE	WOOD DECK

+106.76	EXISTING ELEVATION
100	EXISTING CONTOUR
	BLOCK WALL
X	EXISTING FENCE

BCR	BEGINNING OF CURB RETURN
C/L	CENTERLINE
C.L.F	CHAIN LINK
ELY	EASTERLY
EM	ELECTRIC METER
FD	FOUND
FE	FENCE
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
GFF	GARAGE FINISH FLOOR
GM	GAS METER
GW	GUY WIRE
L&T	LEAD AND TAG
MH	MANHOLE
NLY	NORTHERLY
PC	PROPERTY CORNER / PROP. CORNER
PL, P/L	PROPERTY LINE / PROP. LINE
PP	POWER POLE
PPT	PARAPET
S&W	SPIKE AND WASHER
SLY	SOUTHERLY
SPK	SPIKE
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
STK	STAKE / STAKE & TAG
ST/LT / LT	STREET LIGHT / LIGHT
TC	TOP OF CURB
TW	TOP OF WALL / T.O.W.
TX / BX	TOP OF / BOTTOM OF DRIVEWAY APRON
WLY	WESTERLY
WM	WATER METER

NOTE: ALL SETBACK DIMENSIONS SHOWN ARE MEASURED TO EXTERIOR SURFACE OF BUILDINGS UNLESS OTHERWISE NOTED.

BOUNDARY MONUMENTS ARE NOT NECESSARILY SET ON PROPERTY CORNERS. PLEASE REFER TO THE NOTATION ON THE PLANS FOR OFFSET DISTANCES. IF THERE ARE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT DENN ENGINEERS FOR CLARIFICATION AT (310) 542-9433, M-F 8:00 AM TO 5:00 PM.

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SHEET 1 OF 1

JOB NO. 21-247

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EXISTING SITE SURVEY

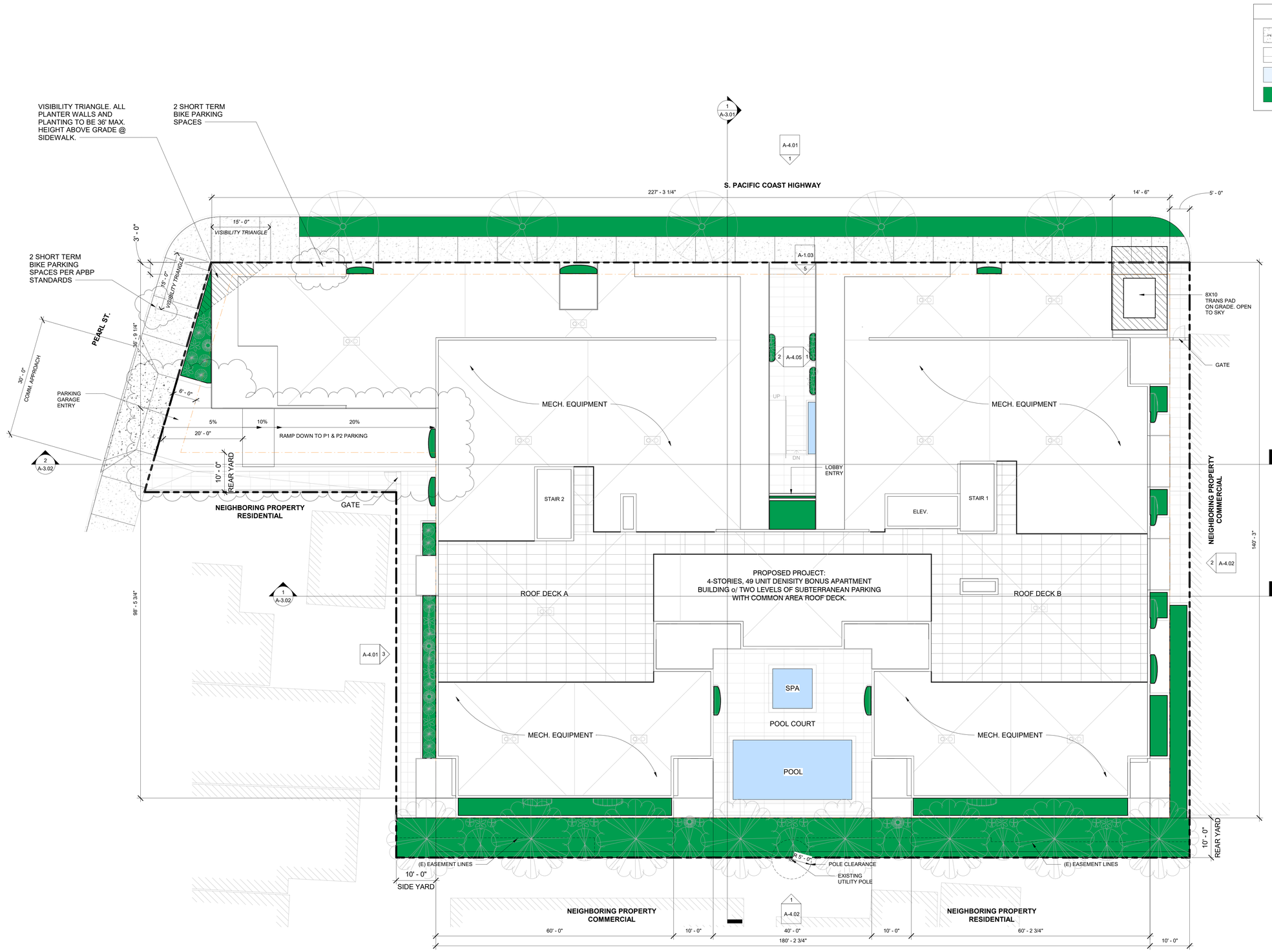
Scale:

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Project No: 2518

Page No: A-1.01

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PROPOSED SITE PLAN | SCALE: 1" = 10'-0" | 1

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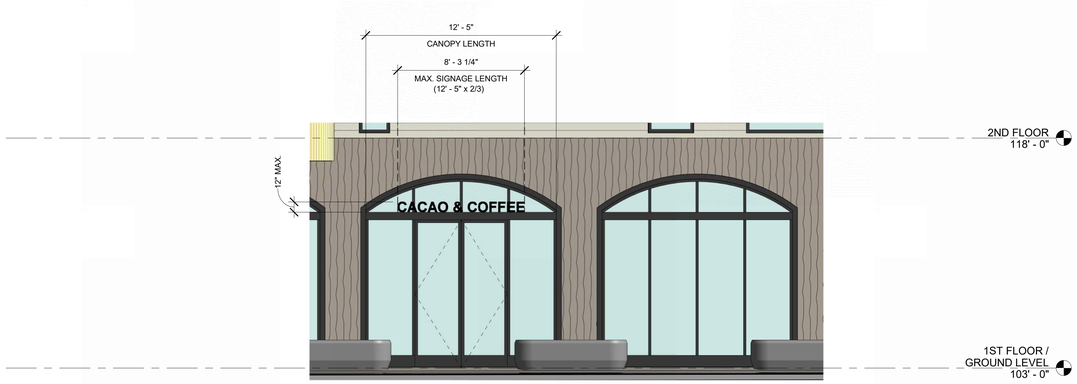
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PROPOSED SITE PLAN

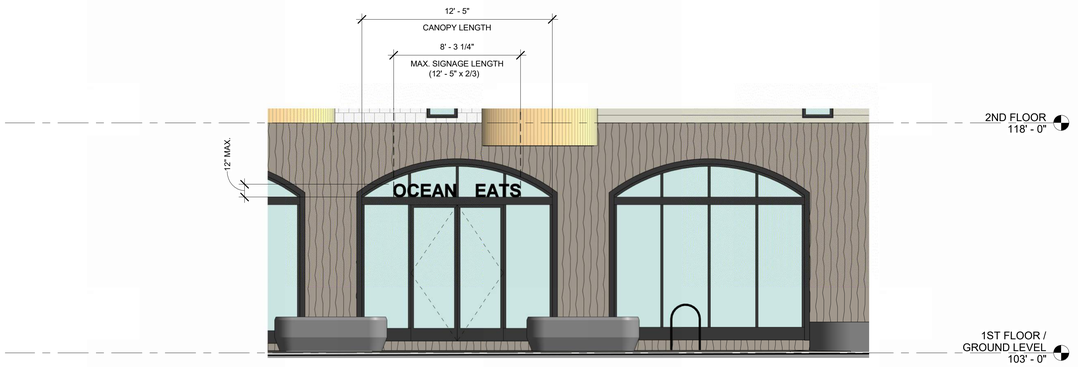
Scale: As indicated
By: Author
Project No: 2518
Page No: A-1.02



COMMERCIAL C - SIGNAGE | SCALE: 1/4" = 1'-0" | 4



COMMERCIAL B - SIGNAGE | SCALE: 1/4" = 1'-0" | 3



COMMERCIAL A - SIGNAGE | SCALE: 1/4" = 1'-0" | 2

COMMERCIAL CANOPY SIGNS

- SIGNS PRINTED ON, PAINTED ON, OR ATTACHED ONTO A CANOPY OR AWNING SHALL NOT EXCEED TWO-THIRDS OF THE LENGTH OF THE CANOPY OR AWNING AND SHALL CONSIST OF NO MORE THAN ONE LINE OF LETTERING NOT EXCEEDING 12 INCHES IN HEIGHT, AND SHALL BE LOCATED ON THE VALANCE OF SUCH CANOPY OR AWNING.
- IN ADDITION TO LETTERING, AN IDENTIFICATION EMBLEM, INSIGNIA, OR OTHER SIMILAR FEATURE NOT EXCEEDING AN AREA OF FOUR SQUARE FEET MAY BE PRINTED ON, PAINTED ON, OR ATTACHED ONTO ANY OTHER PORTION OF THE CANOPY OR AWNING.

RESIDENTIAL SIGNS

- ONE WALL SIGN PER STREET FRONTAGE AND/OR ONE MONUMENT SIGN PER STREET FRONTAGE, TOTALING NO MORE THAN 32 SQUARE FEET.



SIGN 1 = 43 SF
SIGN 2 = 9 SF
TOTAL = 52 SF < 1,203 SF



RESIDENTIAL - SIGNAGE | SCALE: 1/4" = 1'-0" | 1

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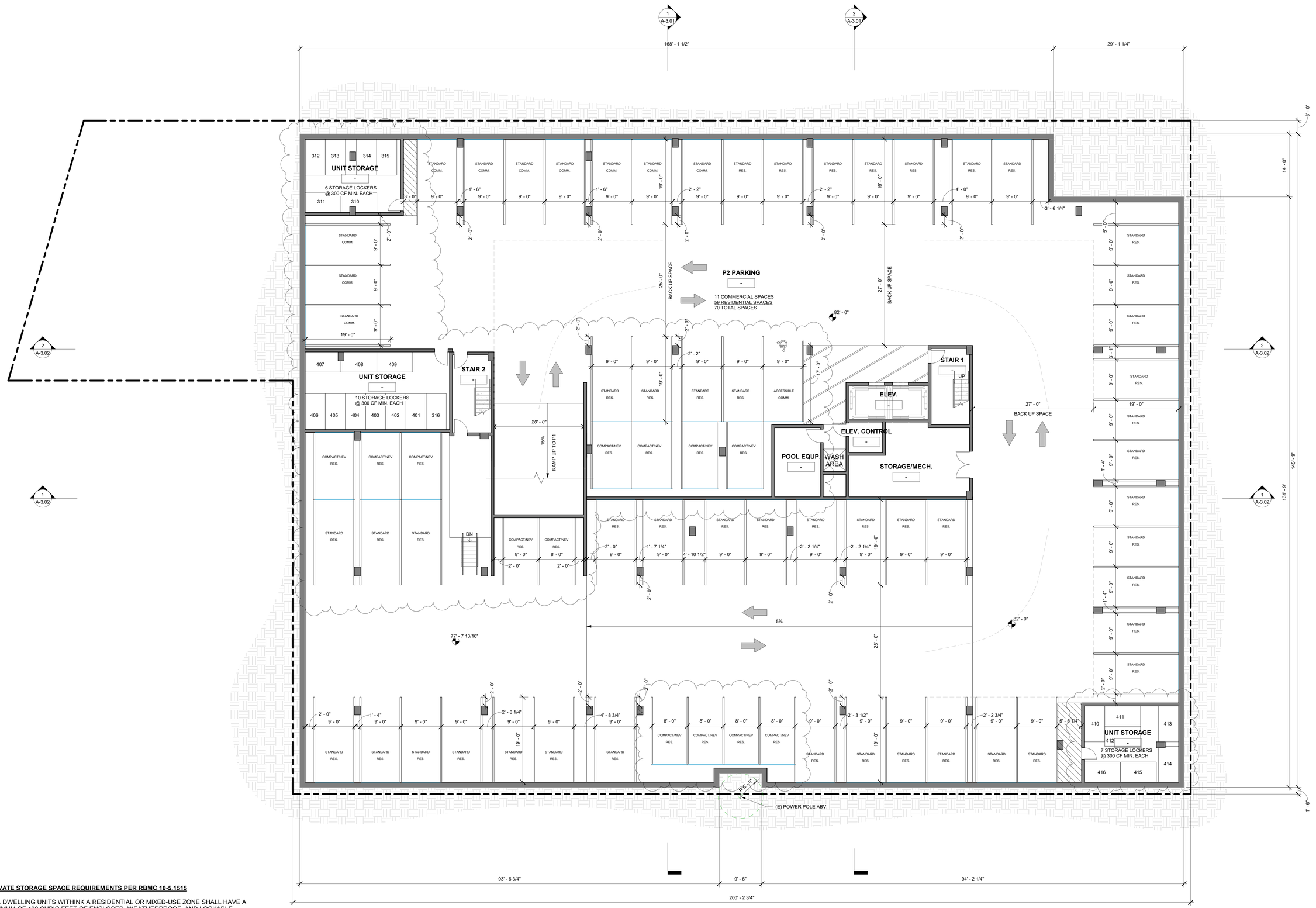
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SIGNAGE PLAN

Scale: As indicated
By: Author
Project No: 2518
Page No: A-1.03



PRIVATE STORAGE SPACE REQUIREMENTS PER RBMC 10-5.1515

-ALL DWELLING UNITS WITHINK A RESIDENTIAL OR MIXED-USE ZONE SHALL HAVE A MINIMUM OF 400 CUBIC FEET OF ENCLOSED, WEATHERPROOF, AND LOCKABLE PRIVATE STORAGE SPACE FOR EACH UNIT IN ONE OR MORE LOCATIONS. A MINIMUM OF 200 CUBIC FEET OF SUCH REQUIREMENT SHALL BE PROVIDED IN A SINGLE LOCATION WITHIN INDIVIDUAL STORAGE LOCKERS, CABINETS, OR CLOSETS. SUCH A SPACE SHALL HAVE A MINIMUM HORIZONTAL SURFACE AREA OF 25 SQUARE FEET AND A MINIMUM INTERIOR DIMENSION OF 42". THE SPACE, IF A WALK-IN TYPE SHALL HAVE A MINIMUM CLEAR ACCESS OPENING OF 30 INCHES BY 6 FEET-8 INCHES.

PARKING LEVEL P2 | SCALE: 1/8" = 1'-0" | 1

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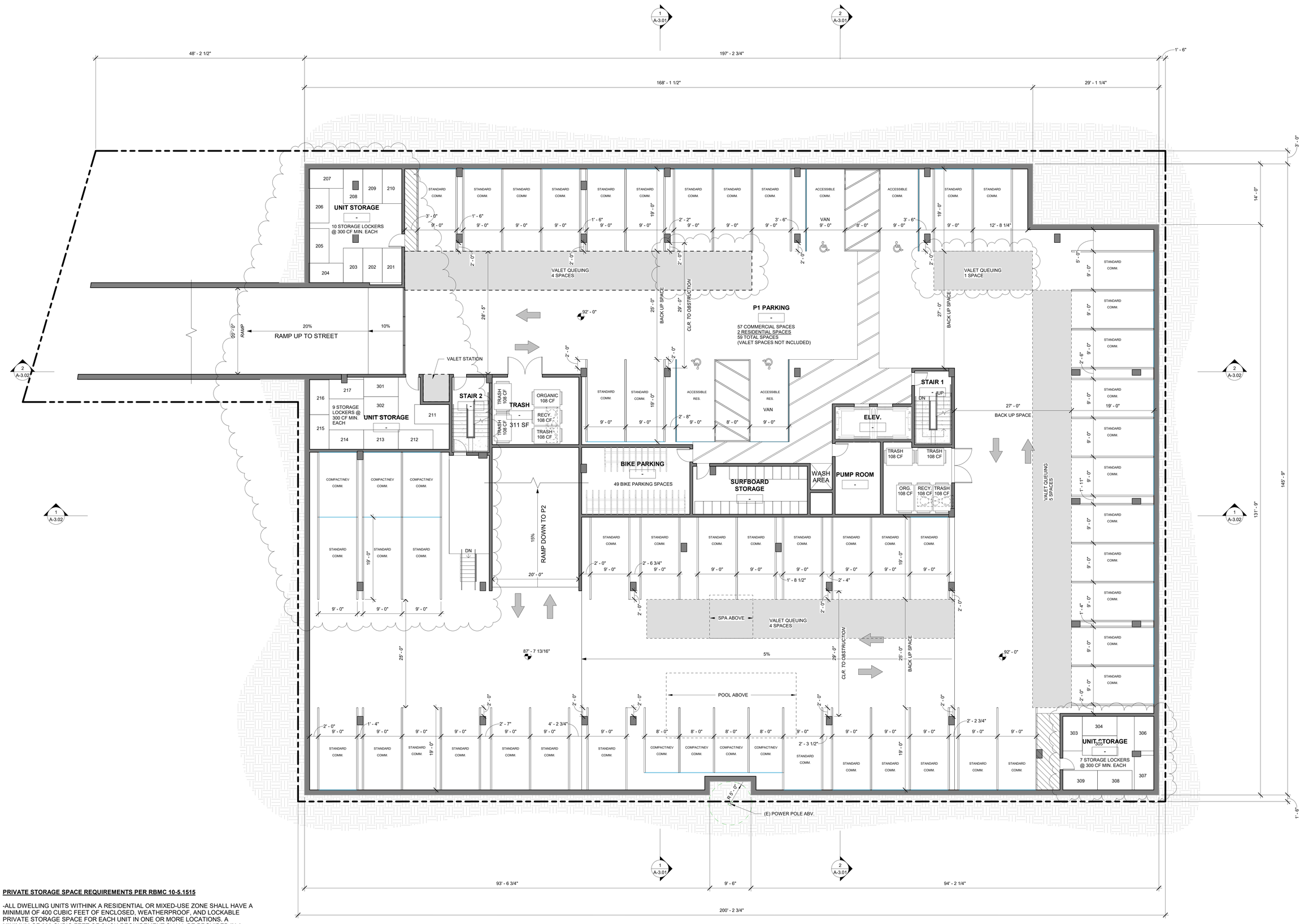
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LEVEL P2 PLAN

Scale: 1/8" = 1'-0"
By: Author
Project No: 2518
Page No: A-2.01



PRIVATE STORAGE SPACE REQUIREMENTS PER RBMC 10-5.1515

-ALL DWELLING UNITS WITHINK A RESIDENTIAL OR MIXED-USE ZONE SHALL HAVE A MINIMUM OF 400 CUBIC FEET OF ENCLOSED, WEATHERPROOF, AND LOCKABLE PRIVATE STORAGE SPACE FOR EACH UNIT IN ONE OR MORE LOCATIONS. A MINIMUM OF 200 CUBIC FEET OF SUCH REQUIREMENT SHALL BE PROVIDED IN A SINGLE LOCATION WITHIN INDIVIDUAL STORAGE LOCKERS, CABINETS, OR CLOSETS. SUCH A SPACE SHALL HAVE A MINIMUM HORIZONTAL SURFACE AREA OF 25 SQUARE FEET AND A MINIMUM INTERIOR DIMENSION OF 42". THE SPACE, IF A WALK-IN TYPE SHALL HAVE A MINIMUM CLEAR ACCESS OPENING OF 30 INCHES BY 6 FEET-8 INCHES.

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PARKING LEVEL P1 — SCALE: 1/8" = 1'-0" — 1

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FEBRAURY 11, 2026

LEVEL P1 PLAN

Scale: 1/8" = 1'-0"
By: Author
Project No: 2518
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VISIBILITY TRIANGLE. ALL PLANTER WALLS AND PLANTING TO BE 36" MAX. HEIGHT ABOVE GRADE @ SIDEWALK.

2 SHORT TERM BIKE PARKING SPACES

PACIFIC COAST HIGHWAY

2 SHORT TERM BIKE PARKING SPACES PER APBP STANDARDS

PEARL ST

VISIBILITY TRIANGLE

PLANTER

PLANTER, TYP.

2' HIGH PLANTER WALLS

TRANSFORMER YARD. OPEN TO SKY

GATE

COMMERCIAL A
5,728 SF

COMMERCIAL B
4,284 SF

BUILDING LINE ABOVE

OPEN TO SKY

RAMP

REAR YARD

NEIGHBORING BUILDING

MAIN BUILDING ENTRY

FOUNTAIN

COMM. BIKE PARKING

STAIR 2

STAIR 1

CORRIDOR

WASH AREA

CONTENT NOOK

STOR.

TRASH

STORAGE/JAN. CLOSET

UNISEX RR

SECURITY CONCIERGE

PACKAGE ROOM

ELEV.

MAILBOXES

CHECK-IN

MPOE

ELECT.

JAN.

MECH.

TEA BAR

RESIDENTIAL LOBBY/LOUNGE
2,351 SF

LEASING OFFICE

DISHWASHING/ STORAGE

CULINARY STUDIO

NEIGHBORING BUILDING (RESIDENTIAL)

COMMERCIAL D
3,594 SF

QUIET POD A

QUIET POD B

QUIET POD C

QUIET POD D

CO-WORKING

LIGHT LAB/ CREATIVE STUDIO

GAME ROOM

MEDIA LAB

BUILDING LINE ABOVE

SPA

POOL COURT - 4,119 SF

POOL

BUILDING LINE ABOVE

TASTING LOUNGE

MEDIA/SCREENING LOUNGE

COMMERCIAL C
3,394 SF

NEIGHBORING BUILDING (COMMERCIAL)

SAUNA

SAUNA

STEAM

REST ROOM

REST ROOM

REST ROOM

LOCKERS/SHOWERS

PLANTER

REAR YARD

(E) EASEMENT LINES

(E) POWER POLE

(E) EASEMENT LINES

SIDE YARD

NEIGHBORING BUILDING (RESIDENTIAL)

NEIGHBORING BUILDING (COMMERCIAL)

NEIGHBORING BUILDING (RESIDENTIAL)

NEIGHBORING BUILDING (RESIDENTIAL)

NEIGHBORING BUILDING (RESIDENTIAL)

1ST FLOOR / GROUND LEVEL

SCALE: 1/8" = 1'-0"

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1ST FLOOR / GROUND LEVEL PLAN

Scale: 1/8" = 1'-0"
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2ND FLOOR PLAN

Scale: 1/8" = 1'-0"
By: Author
Project No: 2518
Page No: A-2.04

2ND FLOOR PLAN | SCALE: 1/8" = 1'-0" | 1

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3RD FLOOR PLAN

Scale: 1/8" = 1'-0"
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3RD FLOOR PLAN SCALE: 1/8" = 1'-0" 1

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4TH FLOOR PLAN

Scale: 1/8" = 1'-0"
By: Author
Project No: 2518
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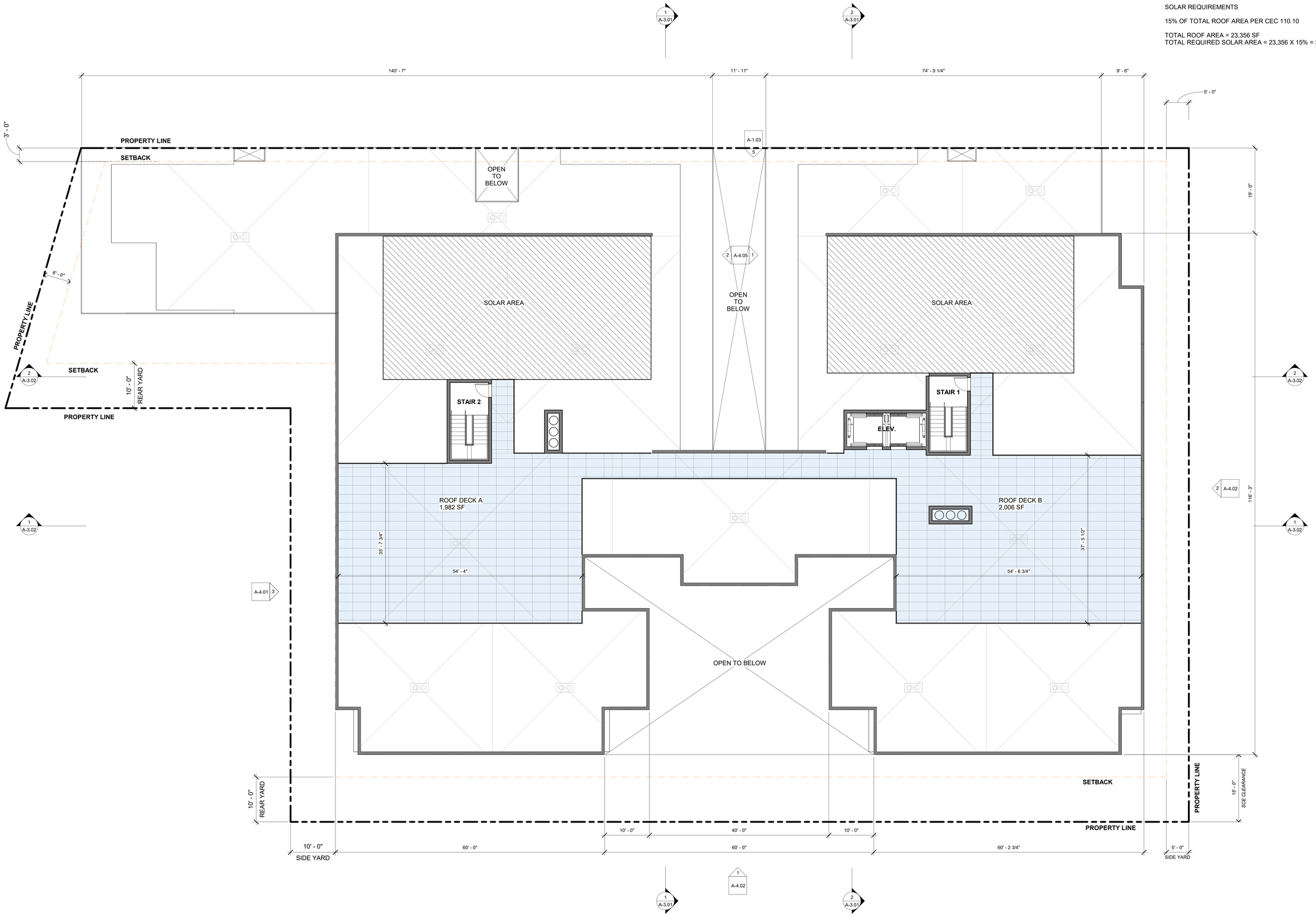
4TH FLOOR SCALE: 1/8" = 1'-0" 1

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SOLAR REQUIREMENTS

15% OF TOTAL ROOF AREA PER CEC 110.10

TOTAL ROOF AREA = 23,356 SF
TOTAL REQUIRED SOLAR AREA = 23,356 X 15% = **3,504 SF**



N

ROOF PLAN | SCALE: 1/8" = 1'-0" | 1

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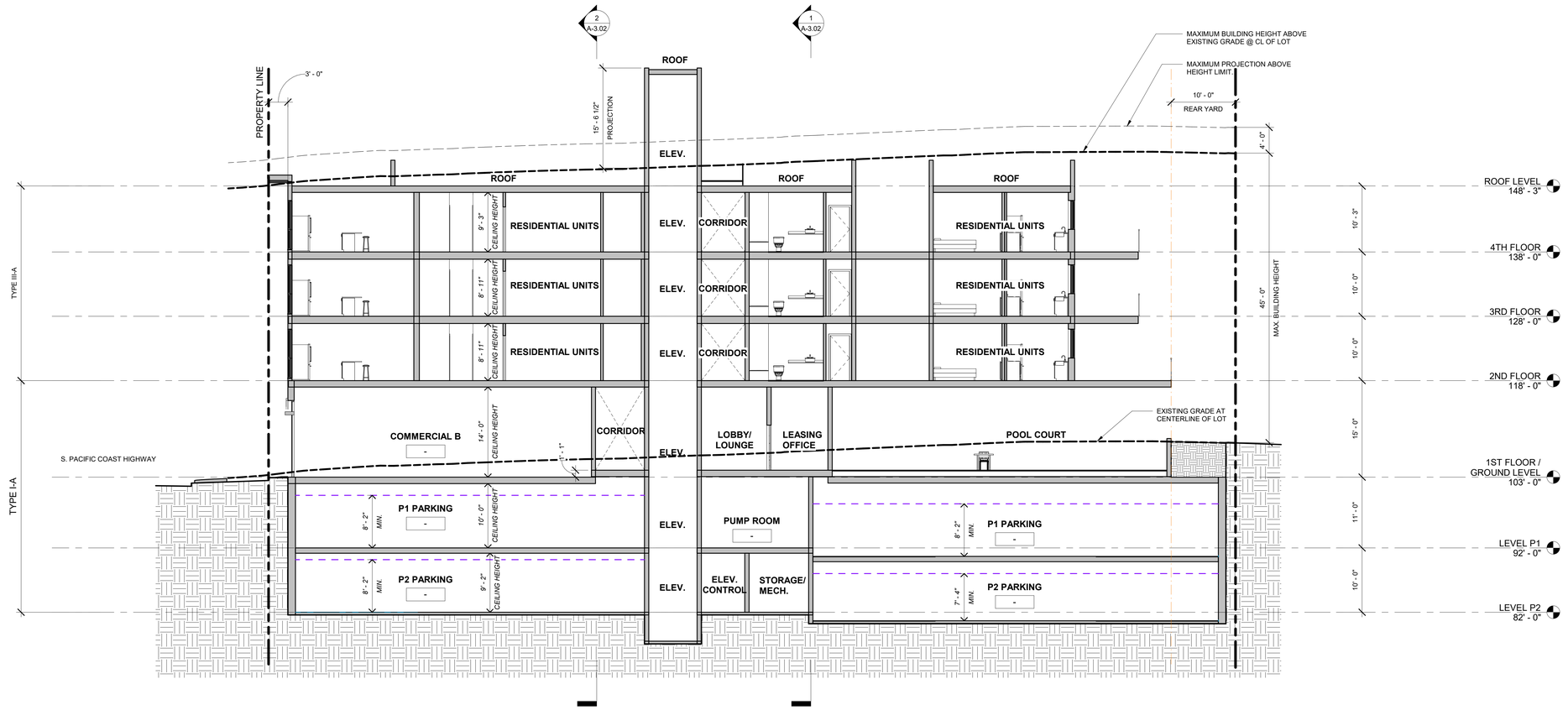
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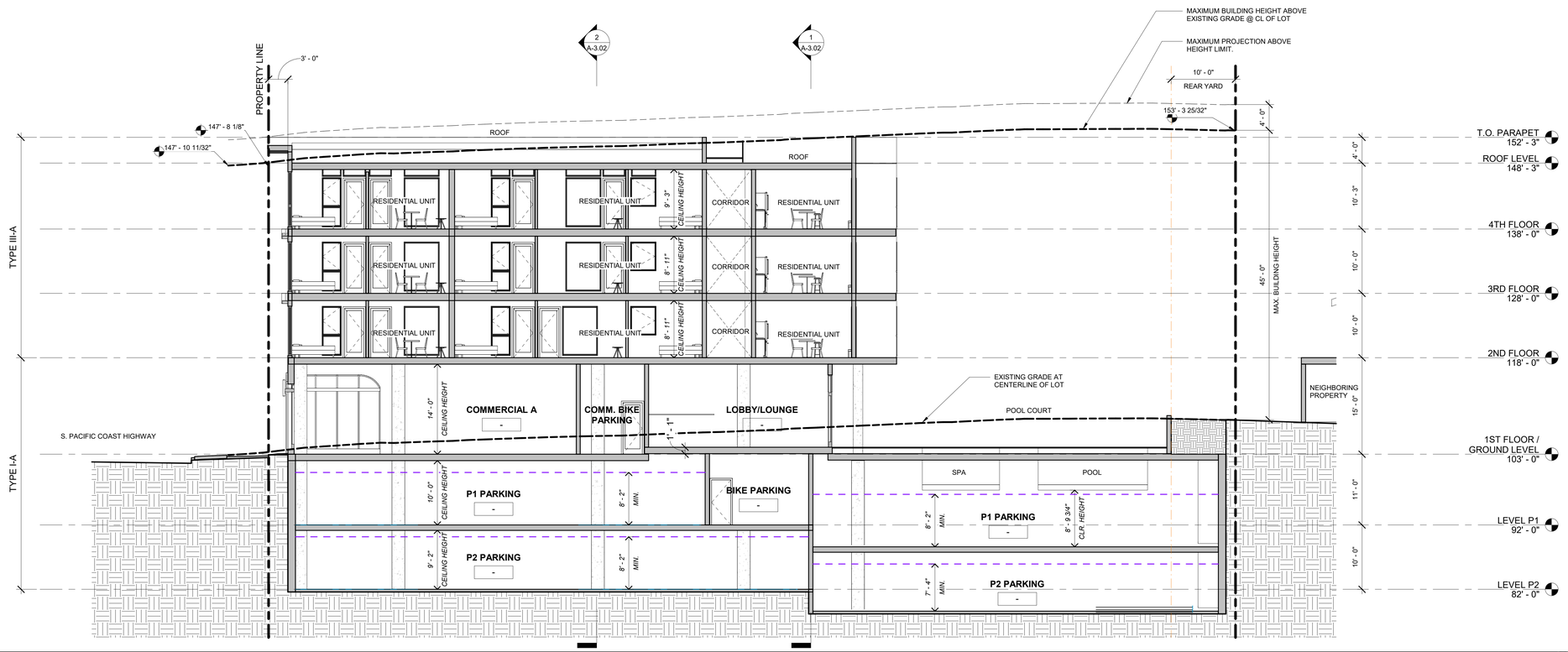
ADMINISTRATIVE DESIGN REVIEW SET
FEBRAURY 11, 2026

ROOF PLAN

Scale: 1/8" = 1'-0"
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SECTION B | SCALE: 1/8" = 1'-0" | 2



SECTION A | SCALE: 1/8" = 1'-0" | 1

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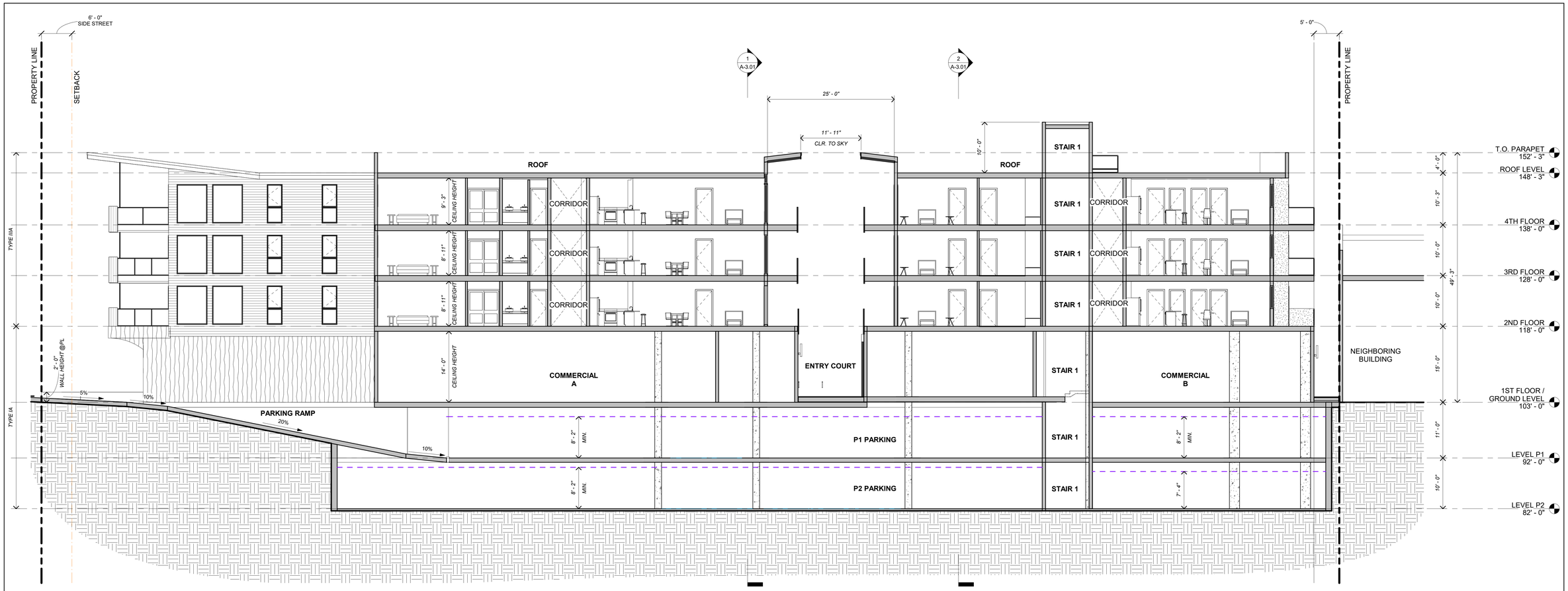
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FEBRAURY 11, 2026

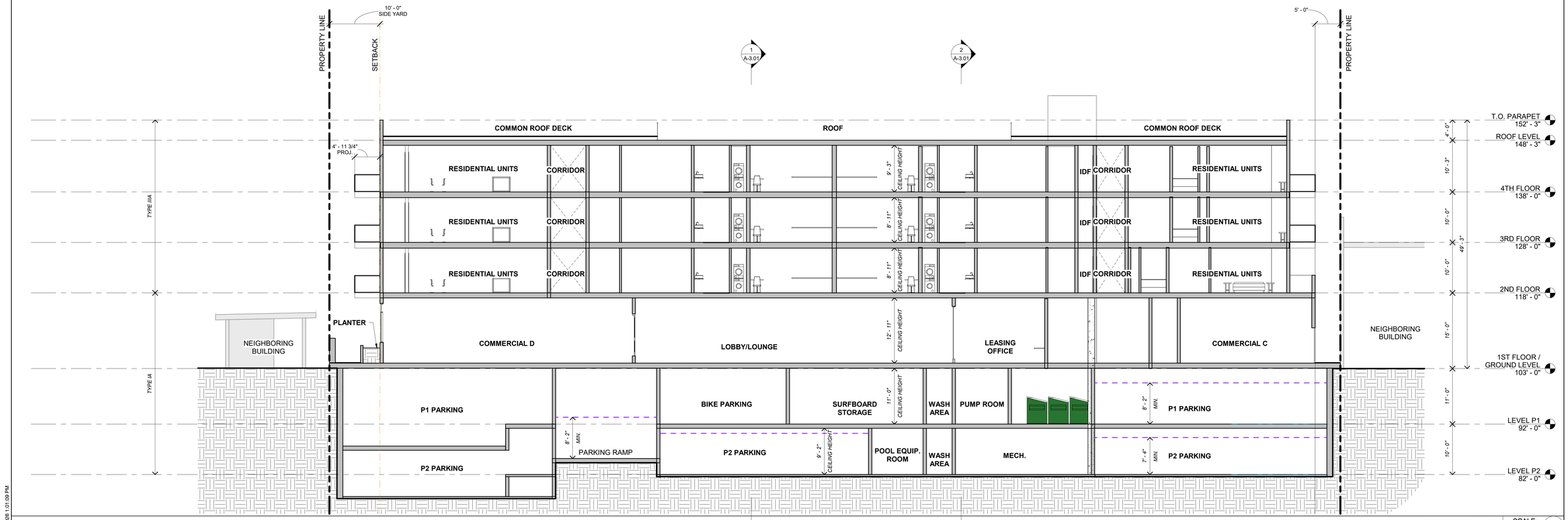
BUILDING SECTIONS

Scale: 1/8" = 1'-0"
By: Author
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SECTION C SCALE: 1/8" = 1'-0" 2



SECTION D SCALE: 1/8" = 1'-0" 1

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BUILDING SECTIONS

Scale: 1/8" = 1'-0"
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PEARL STREET/WEST ELEVATION SCALE: 1/8" = 1'-0" 2



PACIFIC COAST HIGHWAY/NORTH ELEVATION SCALE: 1/8" = 1'-0" 1

MATERIAL LEGEND (SEE A-4.04 FOR MATERIAL REFERENCES)

1	- COMPOSITE SHINGLE SIDING - LIGHT GRAY
2	- 5/8" X 6" HORIZONTAL COMPOSITE PLANK SIDING - DARK GRAY
3	- COMPOSITE SIDING & CLADDING - YELLOW TEAK
4	- EXTERIOR CEMENT PLASTER W/ SCULPTURAL WAVE FINISH - DARK GRAY
5	- SHEET METAL FASCIA - STONE GRAY
6	- STOREFRONT SYSTEM - DARK BRONZE ANODIZED
7	- GLASS RAILING - DARK BRONZE
8	- NAIL-ON WINDOW - VINYL - DARK BRONZE
9	- ACCENT TILE - SEA GLASS
10	- EXTERIOR CEMENT PLASTER W/ FINE ACRYLIC FINISH - GRAY
11	- EXTERIOR CEMENT PLASTER W/ FINE ACRYLIC FINISH - WHITE

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EXTERIOR ELEVATIONS

Scale: 1/8" = 1'-0"
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EAST ELEVATION — SCALE: 1/8" = 1'-0" (2)

MATERIAL LEGEND (SEE A-4.04 FOR MATERIAL REFERENCES)

1	- COMPOSITE SHINGLE SIDING - LIGHT GRAY
2	- 5/8" X 6" HORIZONTAL COMPOSITE PLANK SIDING - DARK GRAY
3	- COMPOSITE SIDING & CLADDING - YELLOW TEAK
4	- EXTERIOR CEMENT PLASTER W/ SCULPTURAL WAVE FINISH - DARK GRAY
5	- SHEET METAL FASCIA - STONE GRAY
6	- STOREFRONT SYSTEM - DARK BRONZE ANODIZED
7	- GLASS RAILING - DARK BRONZE
8	- NAIL-ON WINDOW - VINYL - DARK BRONZE
9	- ACCENT TILE - SEA GLASS
10	- EXTERIOR CEMENT PLASTER W/ FINE ACRYLIC FINISH - GRAY
11	- EXTERIOR CEMENT PLASTER W/ FINE ACRYLIC FINISH - WHITE



SOUTH ELEVATION — SCALE: 1/8" = 1'-0" (1)

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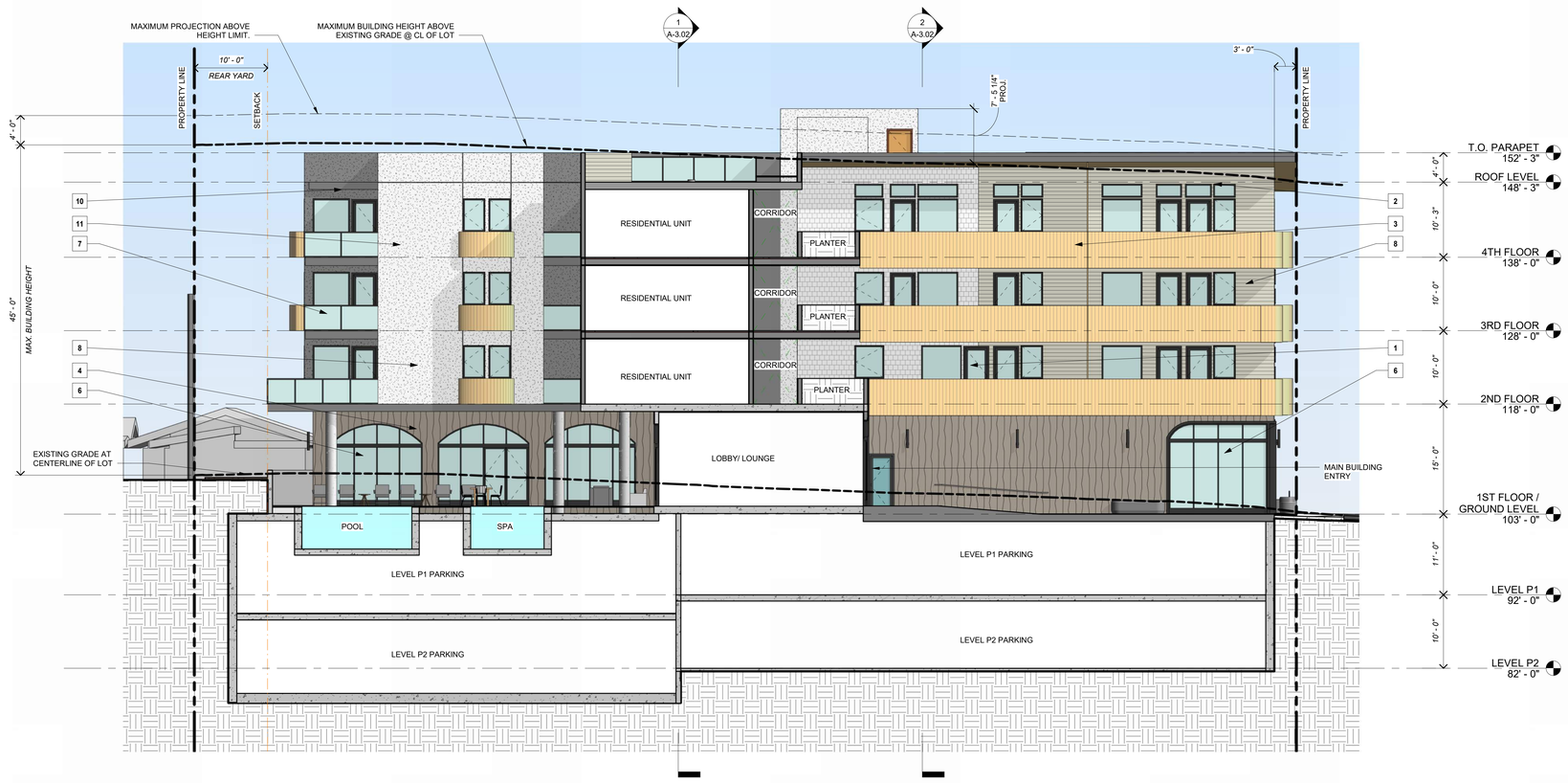
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EXTERIOR ELEVATIONS

Scale: 1/8" = 1'-0"
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COURTYARD ELEVATION - WEST SCALE: 1/8" = 1'-0" 2

MATERIAL LEGEND (SEE A-4.04 FOR MATERIAL REFERENCES)

1	- COMPOSITE SHINGLE SIDING - LIGHT GRAY
2	- 5/8" X 6" HORIZONTAL COMPOSITE PLANK SIDING - DARK GRAY
3	- COMPOSITE SIDING & CLADDING - YELLOW TEAK
4	- EXTERIOR CEMENT PLASTER W/ SCULPTURAL WAVE FINISH - DARK GRAY
5	- SHEET METAL FASCIA - STONE GRAY
6	- STOREFRONT SYSTEM - DARK BRONZE ANODIZED
7	- GLASS RAILING - DARK BRONZE
8	- NAIL-ON WINDOW - VINYL - DARK BRONZE
9	- ACCENT TILE - SEA GLASS
10	- EXTERIOR CEMENT PLASTER W/ FINE ACRYLIC FINISH - GRAY
11	- EXTERIOR CEMENT PLASTER W/ FINE ACRYLIC FINISH - WHITE



COURTYARD ELEVATION - EAST SCALE: 1/8" = 1'-0" 1

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EXTERIOR ELEVATIONS

Scale: 1/8" = 1'-0"
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1 COMPOSITE SHINGLE SIDING - LIGHT GRAY



2 COMPOSITE PLANK SIDING - WARM GRAY



3 COMPOSITE SIDING & CLADDING - YELLOW TEAK



4 SCULPTURAL PLASTER - WARM GRAY

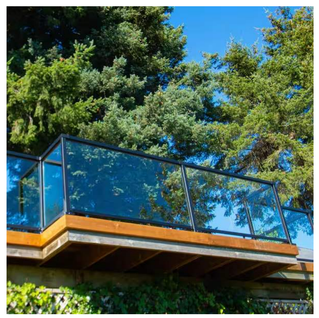


5 SHEET METAL FASCIA - STONE GRAY

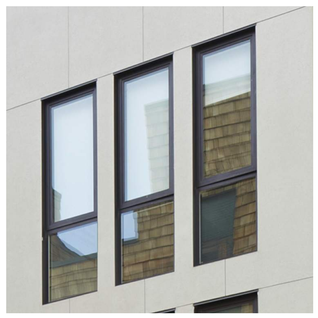




6 STOREFRONT SYSTEM - DARK BRONZE ANODIZED



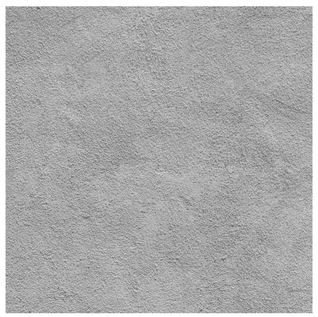
7 GLASS RAILING - DARK BRONZE



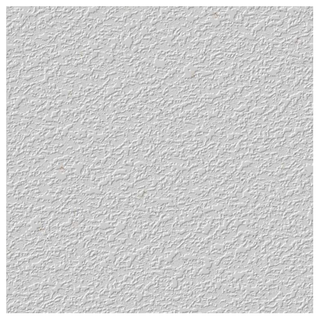
8 NAIL-ON WINDOW - VINYL - DARK BRONZE



9 ACCENT TILE - SEA GLASS



10 EXTERIOR CEMENT PLASTER - GRAY



11 EXTERIOR CEMENT PLASTER - WHITE

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EXTERIOR MATERIALS PALLETE

Scale:

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GOVERNING CODES:

1. THE DESIGN COMPLIES TO THE 2022 EDITION OF THE STATE OF CALIFORNIA BUILDING CODE AND AMENDMENTS BY THE LOCAL JURISDICTION.

DRAWING NOTES:

1. TYPICAL DETAILS SHALL BE USED WHERE NO SPECIFIC DETAIL OR SECTION IS REFERENCED. ALL DETAILS, SECTIONS, AND NOTES ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL, U.N.O.

2. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL SPECIFICATIONS. DIMENSIONS FOR CONSTRUCTION SHALL NOT BE SCALED FROM THE DRAWINGS. PRINTED DIMENSIONS HAVE PRECEDENCE OVER SCALED DRAWINGS AND LARGE SCALE OVER SMALL SCALE.

3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS BEFORE STARTING WORK. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS AND/OR SPECIFICATIONS, DISCREPANCIES OR OMISSIONS SHALL BE REPORTED TO THE ENGINEER OF RECORD PRIOR TO PROCEEDING WITH CONSTRUCTION.

4. THE CONTRACTOR SHALL ALLOW REASONABLE TIME FOR THE ENGINEER OF RECORD TO RESOLVE CONFLICTS AND/OR MAKE REVISIONS TO THE DRAWINGS AND/OR SPECIFICATIONS. REVISIONS TO THE DRAWINGS SHALL BE REVIEWED AND APPROVED BY THE BUILDING OFFICIAL.

5. THE DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE, UNLESS OTHERWISE SHOWN, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION.

6. THE STAMPED SET OF DRAWINGS AND SPECIFICATIONS SHALL BE KEPT AT THE JOB SITE AND SHALL BE AVAILABLE TO THE AUTHORIZED REPRESENTATIVES OF THE BUILDING AND SAFETY DEPARTMENT. THERE SHALL BE NO DEVIATION FROM THE APPROVED PLANS AND SPECIFICATIONS WITHOUT AN APPROVED CHANGE ORDER.

7. ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. IF CLARIFICATION IS REQUIRED, THE CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO PROCEEDING WITH THE WORK.

8. THE CONTRACTOR SHALL COORDINATE ALL STRUCTURAL WORK WITH THE ARCHITECTURAL, ELECTRICAL, MECHANICAL, PLUMBING, AND OTHER CONSULTANT DRAWINGS. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH ANY WORK.

9. REFER TO ARCHITECTURAL, ELECTRICAL, MECHANICAL, AND OTHER CONSULTANT'S DRAWINGS FOR DETAILS, CONDITIONS, PITS, TRENCHES, DEPRESSIONS, ROOF AND FLOOR OPENINGS, SLEEVE, ITEMS TO BE EMBEDDED OR ATTACHED TO STRUCTURAL ELEMENTS, ETC., NOT SHOWN ON STRUCTURAL DRAWINGS.

CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR METHODS OF CONSTRUCTION, WORKMANSHIP, AND JOB SAFETY. WORKMANSHIP AND MATERIALS INCLUDING FALSE WORK, BRACING, AND OTHER TEMPORARY ITEMS SHALL CONFORM TO THE GOVERNING CODES AND JOB SAFETY REQUIREMENTS PER OSHA STANDARDS. THE CONTRACTOR SHALL SUPERVISE/DIRECT ALL WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES.

2. CONSTRUCTION, INSPECTION AND PHYSICAL TESTING PROCEDURES SHALL CONFORM TO THE REQUIREMENTS OF THE GOVERNING CODES.

3. CONSTRUCTION LOADING SHALL NOT EXCEED THE DESIGN LIVE LOAD UNLESS SPECIAL SHORING IS PROVIDED. ALLOWABLE LOADS SHALL BE REDUCED IN AREAS WHERE THE STRUCTURE HAS NOT ATTAINED ITS FULL DESIGN STRENGTH.

4. CONTRACTOR SHALL PROVIDE A COPY OF SHORING PLANS TO THE ENGINEER FOR APPROVAL, A PERMIT MAY BE REQUIRED BY THE GOVERNMENT AGENCY.

5. ANY SUPPORT SERVICES PERFORMED BY THE ENGINEER DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES WHICH ARE FURNISHED BY THE ENGINEER WHETHER OF MATERIAL OR WORK, AND WHETHER PERFORMED PRIOR TO, DURING OR AFTER COMPLETION OF CONSTRUCTION, ARE PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH CONTRACT DRAWINGS AND SPECIFICATIONS, BUT THEY DO NOT WARRANTEE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.

6. PROVIDE PLAN AND PROFILES OF DRIVEWAY AT BOUNDARY LINES AND CENTERLINE. PROFILES SHALL BEGIN AT THE CENTERLINE OF THE STREET AND TERMINATE AT THE BACK WALL OF THE GARAGE. MAXIMUM ANGLE OF APPROACH SHALL BE 15°. RAMP BREAKOVER MAXIMUM ANGLE SHALL BE 6°. MAXIMUM ANGLE OF DEPARTURE SHALL BE 8°. ONLY ONE DRIVEWAY ALLOWED PER RESIDENTIAL PROPERTY.

LEGAL DESCRIPTION:

(5 LOTS)
ASSESSOR PARCEL: 7508-012-009 THRU -013
LOT AREA = 33,294 SQ. FT.

PROPERTY OWNER

DFH ARCHITECTS
1544 20TH ST,
SANTA MONICA, CA 90404
310-394-4045

CIVIL ENGINEERING

G&G STRUCTURES, INC.
24702 NARBONNE AVE.
LOMITA, CA 90717
TEL: (310) 294-8111
ENGINEER@GGSTRUCTURES.COM

ARCHITECT

DFH ARCHITECTS
1544 20TH ST,
SANTA MONICA, CA 90404
310-394-4045

DIGALERT

SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE 1-800-422-4133 TWO WORKING DAYS BEFORE YOU DIG

SHEET INDEX

SHEET #	SHEET DESCRIPTION
C0.1	GENERAL NOTES & DETAILS
C1.0	DRAINAGE PLAN
C2.0	EARTHWORK DIAGRAM PLAN + SECTIONS
C3.0	EROSION CONTROL PLAN

CITY OF REDONDO BEACH
ENGINEER DIVISION NOTES

A. MYLAR COPY OF THE RECORDED TRACT MAP/PARCEL MAP SHALL BE SUBMITTED TO THE CITY ENGINEER, PRIOR TO REQUESTING FINAL BUILDING INSPECTION.

B. RECORDED COPY OF THE REQUIRED COVENANT/EASEMENT/DEED/DEED RESTRICTION SHALL BE SUBMITTED TO THE CITY ENGINEER, PRIOR TO REQUESTING FINAL BUILDING INSPECTION.

C. ALL EASEMENTS, OIL WELLS, SUBSTRUCTURES, SUPERSTRUCTURES, LANDSCAPE, HARDSCAPE, UTILITY POLES, UTILITY BOXES, UTILITY VENTS, UTILITY VAULTS, UTILITY CABINETS, UTILITY OVERHEAD LINES AND WATER HYDRANTS ARE SHOWN ON THIS SITE PLAN.

D. CONTRACTOR, AT ITS SOLE COST, SHALL ENSURE THAT PERMITTED WORK WILL NOT CREATE POTENTIAL FLOODING OF NEIGHBORING IMPROVEMENTS, NOR WILL IT ALTER THE EXISTING COURSE OF WATER FLOW.

E. CONTRACTOR SHALL NOTIFY CITY ENGINEERING DIVISION 48 HOURS PRIOR TO COMMENCING ANY WORK IN PUBLIC RIGHT OF WAY.

F. WORK IN PUBLIC RIGHT OF WAY, SHALL COMPLY WITH THE LATEST EDITION OF APWA STANDARD PLAN AND SPECIFICATIONS, AND SHALL BE EXECUTED TO THE SATISFACTION OF CITY ENGINEER AND/OR HIS REPRESENTATIVE.

G. WORK IN PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY LICENSED CONTRACTORS. CONTRACTORS AND SUBCONTRACTORS SHALL POSSESS VAUID REDONDO BEACH BUSINESS LICENSES.

H. CONTRACTOR SHALL MAINTAIN CONSTRUCTION PERMITS AND AN APPROVED SET OF PLANS ON SITE AT ALL TIME. CONTRACTOR SHALL SURRENDER ALL REQUIRED CONSTRUCTION DOCUMENTS TO THE CITY ENGINEER AND/OR HIS REPRESENTATIVE UPON DEMAND.

I. PRIOR TO ISSUANCE OF THE BUILDING/ENGINEERING PERMIT, CONTRACTOR MUST PROVIDE PROOF OF INSURANCE. CONTRACTOR SHALL MAINTAIN ON CITY FILES APPROVED ONE MILLION DOLLAR GENERAL LIABILITY NAMING THE CITY ADDITIONAL INSURED, WITH 30-DAY CANCELLATION NOTICE. THE INSURANCE POLICY SHALL STATE "THE CITY OF REDONDO BEACH, ITS OFFICERS, ELECTED OFFICIALS, ATTORNEYS, EMPLOYEES, MEMBERS OF BOARDS AND COMMISSIONS, AGENTS AND VOLUNTEERS ARE HEREBY NAMED ADDITIONAL INSURED." THE CERTIFICATE OF INSURANCE MUST STATE THAT THE INSURANCE IS "PRIMARY" AND NOT THE CANCELLATION CLAUSE SHALL STATE "SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT."

J. CONTRACTOR SHALL REPLACE AT ITS SOLE COST, DAMAGED SIDEWALK, DRIVEWAYS, CURB, GUTTER AND PAVEMENT TO THE SATISFACTION OF THE CITY ENGINEER AND/OR HIS REPRESENTATIVE.

K. CONSTRUCT NEW RESIDENTIAL CONCRETE DRIVEWAY TYPE _____ WHERE NOTED ON SITE PLAN. NEW CONCRETE SHALL BE CLASS 520-C-2500.

L. CONSTRUCT NEW CONCRETE SIDEWALK WHERE NOTED ON SITE PLAN. NEW SIDEWALK SHALL MATCH EXISTING. NEW CONCRETE SHALL BE CLASS 520-C-2500.

M. CONSTRUCT NEW CONCRETE CURB AND GUTTER WHERE NOTED ON SITE PLAN. NEW CURB SHALL HAVE FACE HEIGHT OF 6 INCHES OR MATCH EXISTING. NEW GUTTER SHALL BE 12 INCHES WIDE OR MATCH EXISTING. NEW CONCRETE SHALL BE CLASS 520-C-2500.

N. CONSTRUCT NEW FULL-DEPTH ASPHALT CONCRETE PAVEMENT WHERE NOTED ON SITE NEW ASPHALTIC CONCRETE SHALL BE CLASS D1-PG-64-10.

O. CONSTRUCT NEW CONCRETE CURB RAMP WITH ADJACENT 3-FOOT MINIMUM ASPHALTIC CONCRETE PAVEMENT, WHERE NOTED ON SITE PLAN. NEW CONCRETE SHALL BE CLASS 520-C-2500. NEW ASPHALTIC CONCRETE SHALL BE CLASS D1-PG-64-10.

P. NEW SEWER LATERAL SHALL BE CONNECTED TO MAIN SEWER LINE WITHIN PROPERTY FRONTAGE. SEWER LATERAL SHALL BE PERPENDICULAR TO MAIN SEWER LINE. MINIMUM SHEET 1 OF 2 SEWER LATERAL DIAMETER SHALL BE 4-INCH. NO CONNECTION TO EXISTING SEWER IS ALLOWED UNLESS THE EXISTING SEWER MEETS THE CURRENT CODE REQUIREMENTS AND THE APPROVAL OF THE BUILDING DIVISION. QUALITY/QUANTITY OF SEWAGE CONSTITUENTS SHALL COMPLY WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE WASTEWATER ORDINANCE OF THE SANITATION DISTRICTS OF LOS ANGELES COUNTY. PROVIDE 6-INCH CLEAN-OUT IMMEDIATELY BEHIND SIDEWALK. ENCASE CLEAN-OUT IN CONCRETE BOX MARKED "S" OR "SEWER". DESIGN SHALL BE PERFORMED BY A REGISTERED CIVIL ENGINEER.

Q. NEW PUBLIC OR QUASI-PUBLIC UTILITY FACILITIES SHALL BE LOCATED IN PUBLIC PARKWAY (THE LANDSCAPED ARES BETWEEN THE CURB AND THE SIDEWALK OF THE CITY'S RIGHT OF WAY LINE), OUTSIDE OF CURB RAMPS, DRIVEWAYS AND SIDEWALK, UNLESS OTHERWISE NOTED ON SITE PLAN.

R. TRAFFIC DELINEATION SHALL BE EXECUTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CAMUTCD) AND TO THE SATISFACTION OF THE CITY ENGINEER AND/OR HIS REPRESENTATIVE.

S. COMMERCIAL VEHICLES TRANSPORTING SOIL, EQUIPMENT OR CONSTRUCTION MATERIALS, AND HAVING UNLADEN WEIGHT AS DEFINED IN SECTION 660 OF CVC OF 6,000 POUNDS OR MORE OR HAVING MANUFACTURER'S GROSS WEIGHT RATING AS DEFINED IN SECTION 390 OF CVC OF 10,000 POUNDS OR MORE SHALL USE DESIGNATED TRUCK ROUTE TO COMMUTE TO PROJECT ANY COMMERCIAL VEHICLE HAVING A FULLY LADEN WEIGHT OF 20,000 POUNDS OR MORE SHALL NOT USE CONDITIONAL TRUCK ROUTE.

T. PUBLIC WORKS INSPECTOR SHALL INSPECT ALL STREET IMPROVEMENTS; ALL SEWER SYSTEMS INCLUDING ALL PIPING, TRENCHING, BACKFILLING AND SEWER EJECTOR; ALL STORM DRAIN SYSTEMS INCLUDING ALL PIPING, TRENCHING, BACKFILLING, CATCH BASINS, SUMP PUMPS AND OIL/WATER SEPARATOR. FIRST INSPECTION SHALL TAKE PLACE AFTER FORMS ARE IN PLACE FOR SIDEWALKS, DRIVEWAYS, ETC. OR AT THE TIME OF CONSTRUCTING THE SEWER LINE SECOND INSPECTION SHALL TAKE PLACE WHILE SIDEWALKS, DRIVEWAYS, ETC. ARE BEING POURED AND FINISHED OR AT THE TIME OF BACKFILLING. BACKFILLING, COMPACTION AND TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH CITY STANDARDS AND TO THE SATISFACTION OF THE CITY ENGINEER AND/OR HIS REPRESENTATIVE. FINAL INSPECTION WILL BE MADE AFTER CITY BUILDING DIVISION HAS MADE THEIR FINAL INSPECTION. AT THAT TIME, IF ALL WORK PERTAINING TO PUBLIC RIGHT OF WAY IS IN GOOD ORDER, THE PERMIT DEPOSITS WILL BE RELEASED, LESS ANY AND ALL CHARGES.

U. CONTRACTOR SHALL ARRANGE FOR PUBLIC WORKS INSPECTION 24 HOURS IN ADVANCE. CONTRACTOR SHALL CONTACT THE ENGINEERING SERVICES DIVISION AT (310) 937-6653 BEFORE 3:00 P.M. FOR ALL INSPECTION REQUESTS. CALLS RECEIVED AFTER 3:00 P.M SHALL NOT BE SCHEDULED FOR NEXT BUSINESS DAY INSPECTION.

V. CONTRACTOR SHALL SUBMIT COMPACTION REPORTS AND CONCRETE/ASPHALT CLASS CERTIFICATES TO ENGINEERING SERVICES DIVISION PRIOR TO REQUESTING FINAL INSPECTION.

W. DUST CONTROL SHALL BE ENFORCED TO THE SATISFACTION OF THE CITY ENGINEER AND/OR HIS REPRESENTATIVE THROUGHOUT CONSTRUCTION.

X. NOISE CONTROL SHALL BE ENFORCED TO THE SATISFACTION OF THE CITY ENGINEER AND/OR HIS REPRESENTATIVE THROUGHOUT CONSTRUCTION. ACTUAL CONSTRUCTION ACTIVITIES IN PUBLIC RIGHT OF WAY MAY OCCUR FROM 7:00 A.M. TO 6:00 P.M., MONDAY THROUGH FRIDAY. NO WORK IN PUBLIC RIGHT OF WAY SHALL OCCUR ON SATURDAYS WITHOUT PRIOR AUTHORIZATION FROM THE CITY ENGINEER AND/OR HIS REPRESENTATIVE. AUTHORIZED WORK ON SATURDAYS SHALL OCCUR FROM 9:00 A.M. TO 5:00 P.M. NO WORK IN PUBLIC RIGHT OF WAY SHALL OCCUR ON SUNDAYS OR NATIONAL HOLIDAYS.

Y. PUBLIC RIGHT OF WAY SHALL BE KEPT CLEAR AND CLEAN TO THE SATISFACTION OF THE CITY ENGINEER AND/OR HIS REPRESENTATIVE THROUGHOUT CONSTRUCTION. NO STORAGE OF DEBRIS, MATERIALS OR EQUIPMENT SHALL BE ALLOWED ON PUBLIC RIGHT OF WAY WITHOUT PRIOR WRITTEN CONSENT FROM THE CITY ENGINEER AND/OR HIS REPRESENTATIVE. SUCH CONSENT SHALL BE RENEWED DAILY. IF CITY CREWS ARE CALLED UPON TO PERFORM WORK OF CONTRACTOR, REGARDING CITY RIGHT OF WAY, CONTRACTOR SHALL BE CHARGED FOR ALL EXPENSES INCURRED BY CITY CREWS.

Z. CONTRACTOR SHALL LOCATE AND PROTECT IN PLACE EXISTING UTILITIES AT ITS SOLE COST. CONTRACTOR SHALL REPAIR, AT ITS COST AND TO THE SATISFACTION OF THE CITY ENGINEER, HIS REPRESENTATIVE AND/OR TO THE UTILITY COMPANIES, ANY DAMAGE INFLICTED BY CONTRACTOR ON EXISTING UTILITIES.

AA. CONTRACTOR SHALL LOCATE AND PROTECT IN PLACE EXISTING SURVEY POINTS AT ITS SOLE CONTRACTOR SHALL RE-ESTABUSH DAMAGED SURVEY POINTS, AT ITS SOLE COST, AND TO THE SATISFACTION OF THE CITY ENGINEER AND/OR HIS REPRESENTATIVE.

BB. CONTRACTOR SHALL REPLACE AT ITS SOLE COST, REMOVED/DAMAGED TREES/LANDSCAPING WITHIN PUBLIC RIGHT OF WAY, TO THE SATISFACTION OF THE CITY ENGINEER AND/OR HIS REPRESENTATIVE.

REVISION

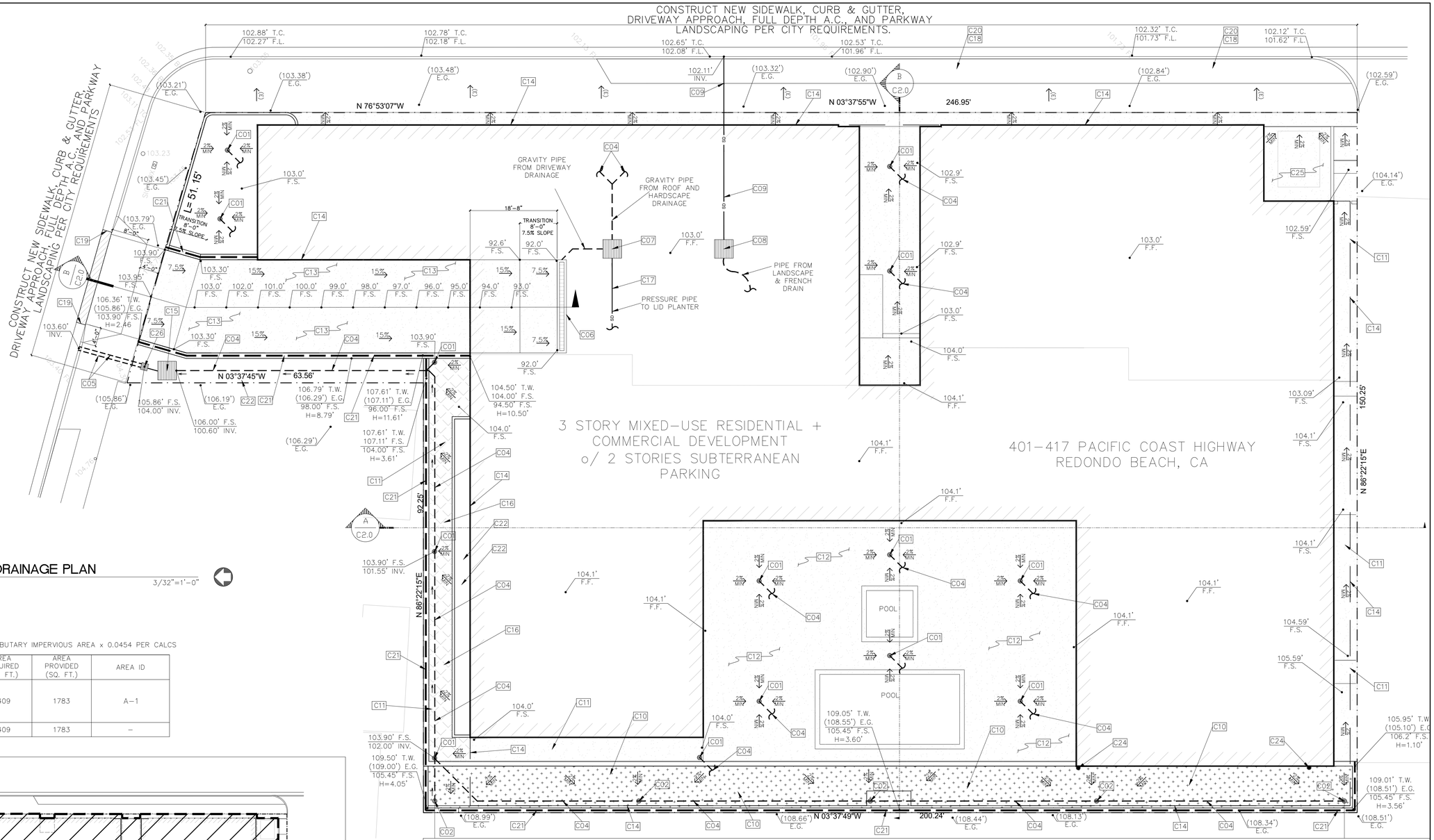
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sheet description
GENERAL NOTES + DETAILS

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401-417 S PACIFIC COAST HWY
REDONDO BEACH, CA 90277

date: 09/08/2025
scale: NONE
drawn by: M.A.
job no.: 25-146
sheet:
C0.1



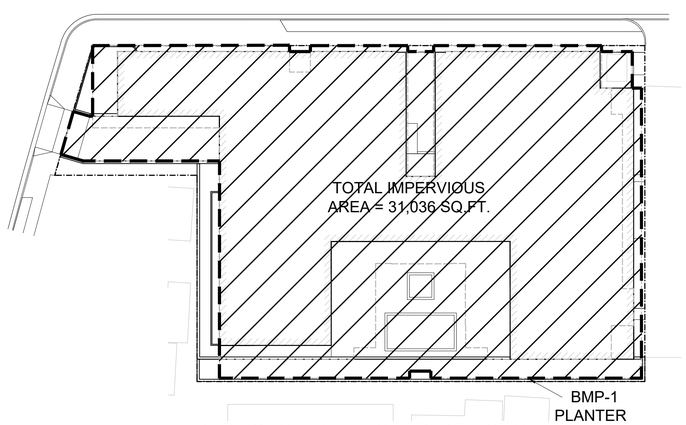
DRAINAGE PLAN

3/32"=1'-0"

PLANTER BOX CALCULATIONS

TRIBUTARY IMPERVIOUS AREA x 0.0454 PER CALCS

BMP DEVICE	IMPERVIOUS AREAS (SQ. FT.)	AREA REQUIRED (SQ. FT.)	AREA PROVIDED (SQ. FT.)	AREA ID
BMP-1	31036	1409	1783	A-1
TOTAL	31036	1409	1783	-



IMPERVIOUS AREA TO LID DEVICES

PLAN NOTES

1. FOR RET. WALLS DETAILS SEE STRUCTURAL SECTIONS & DETAILS
2. SEE SHEET C0.1 FOR GENERAL NOTES & DETAILS.
3. SEE ARCH. DWG'S. FOR OTHER INFORMATION NOT SHOWN.

DRIVEWAY APPROACH NOTES

1. DRIVEWAYS SHALL BE 4" THICK CONCRETE.
2. WEAKENED PLANE JOINTS SHALL BE INSTALLED AT BOTH SIDE OF A DRIVEWAY AND AT APPROXIMATELY 10' INTERVALS.
3. USE 6" BASE MATERIAL UNDER DRIVEWAY.

GRADING NOTES

C01 4"ø AREA DRAIN, SEE PLUMBING PLANS FOR ADDITIONAL INFO.
C02 4"ø OVERFLOW AREA DRAIN TO SUMP PUMP
C03 4"ø PVC SCH.40 DRAIN PIPE TO OVERFLOW SUMP PUMP.
C04 4"ø PVC SCH.40 DRAIN PIPE TO SUMP PUMP FOR LID DEVICE. SEE PLUMBING PLANS FOR ADDITIONAL INFO.
C05 (2) 3"ø CAST IRON PIPE.
C06 TRENCH DRAIN, SEE PLUMBING PLANS FOR ADDITIONAL INFO.
C07 SUMP PUMP #1: CONC SUMP PUMP BASIN, INSTALL (2) PUMP W/ DUPLEX CONTROL & AUDIBLE HIGH WATER ALARM TO CONDUCT ROOF, HARDSCAPE & DRIVEWAY DRAINAGE TO LID PLANTER
C08 SUMP PUMP #2: CONC SUMP PUMP BASIN, INSTALL (2) PUMP W/ DUPLEX CONTROL & AUDIBLE HIGH WATER ALARM FOR FRENCH DRAINS & PLANTER AREA DRAINS
C09 4" ø PVC SCH. 80 PRESSURE PIPE ±100'-0" LONG
C10 LID DEVICE (RAISED PLANTER) FOR STORM DRAINAGE @ GROUND FLOOR
C11 CONCRETE WALKWAY.
C12 CONCRETE PATIO.
C13 CONCRETE DRIVEWAY PER ARCH PLANS
C14 TEMPORARY SHORING BY OTHERS
C15 SUMP PUMP #3: CONC SUMP PUMP BASIN, INSTALL (2) PUMP W/ DUPLEX CONTROL & AUDIBLE HIGH WATER ALARM FOR LID DEVICE OVERFLOW
C16 PERMEABLE WALKWAY
C17 4" ø PVC SCH. 80 PRESSURE PIPE PER PLUMBING PLANS
C18 PROVIDE PARKWAY LANDSCAPING & IRRIGATION PLAN FOR PARK'S DEPT. REVIEW & APPROVAL PRIOR TO ENGINEERING PLAN CHECK APPROVAL.
C19 CONSTRUCT NEW A.C. PAVEMENT. NEW A.C. THICKNESS SHALL BE 1" THICKER THA THE EXISTING A.C. THICKNESS.
C20 LANDSCAPING & IRRIGATION BY OTHERS, PER CITY OF URBAN FORESTRY MANAGER'S APPROVAL, CONTACT ALBERTO ALEJANDRE, URBAN FORESTRY MANAGER AT (310) 318-0687 EXT 4545 FOR MORE INFORMATION
C21 RETAINING WALL PER STRUCTURAL PLANS.
C22 LANDSCAPE PER ARCH. DWG'S
C23 NOT USED
C24 DOWNSPOUT PER ARCH. PLANS
C25 (N) SCE TRANSFORMER PAD BY OTHERS
C26 24"x24" CATCH BASIN PER DETAIL

PLAN LEGEND:

- FG 600.00 — PROPOSED ELEVATIONS
- FG (600.00) — EXISITING ELEVATIONS
- 2% — SHEET FLOW DIRECTION.
- DS — DOWN SPOUT PER ARCH PLANS
- PRESSURE PIPE
- DRAIN PVC PIPE
- CATCH BASIN
- CONCRETE HARDSCAPE
- LANDSCAPE
- LID PLANTER AREA

B.C. BOTTOM OF CURB
B.W. BOTTOM OF WALL
B.D. BOTTOM OF PIPE DRAIN (FROM DOWNSPOUT)
B.C.R BEGINNING OF CURB RETURN
E.G. EXISTING GRADE
F.L. FLOW LINE
F.S. FINISH SLAB
F.G. FINISH GRADE
F.SW. FINISH SWALE
G.B. GRADE BRAKE
T.O.W. TOP OF WALL
T.C. TOP OF CURB
T.G. TOP OF GRADE
T.SL. TOP OF SLAB
T.S. TOP OF STEP
T.X. BOTTOM OF APRON
T.O.P. TOP OF PIT

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sheet description
DRAINAGE PLAN

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REDONDO BEACH, CA 90277

date: 09/08/2025
scale: PER PLAN
drawn by: M.A.
job no.: 25-146
sheet: C1.0

EARTHWORK PLAN LEGEND:

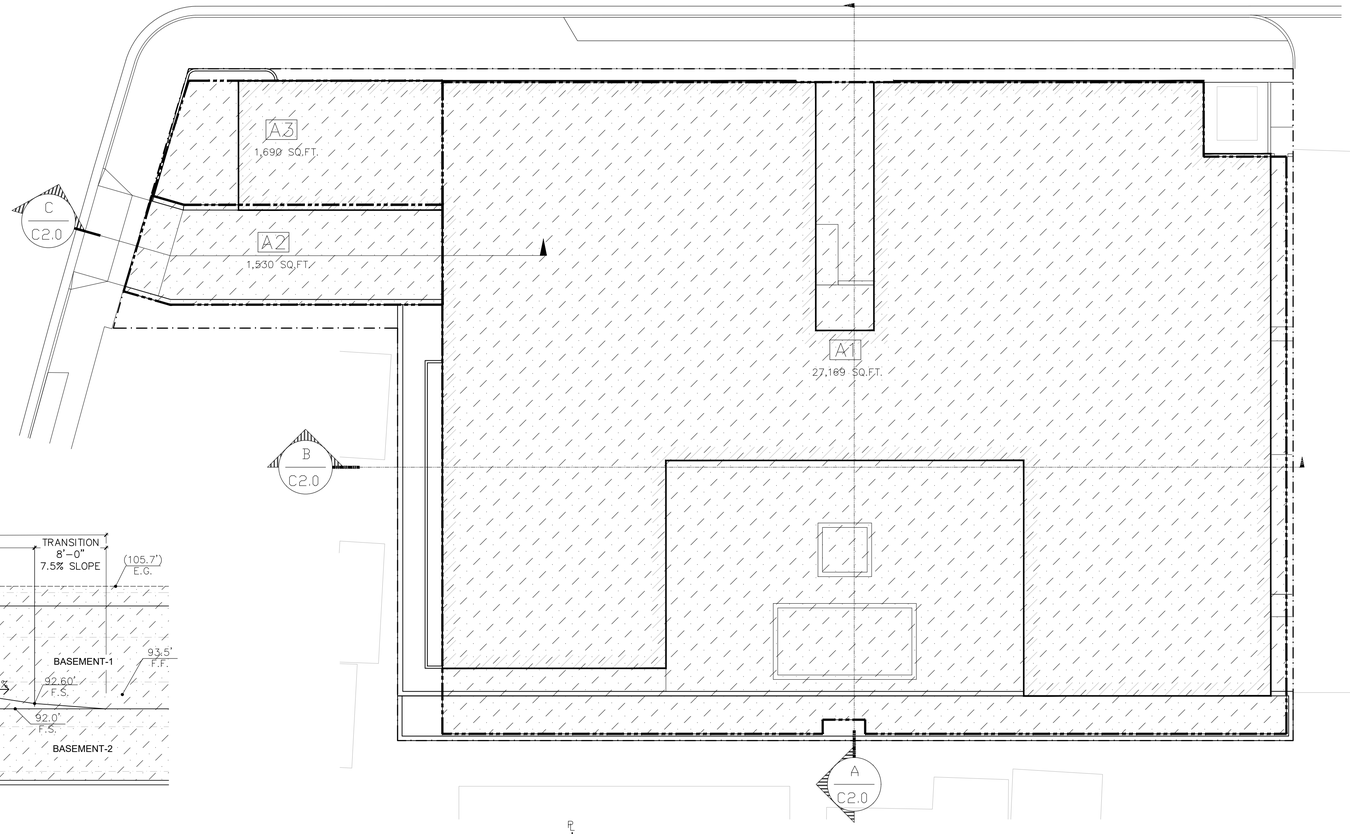
CUT

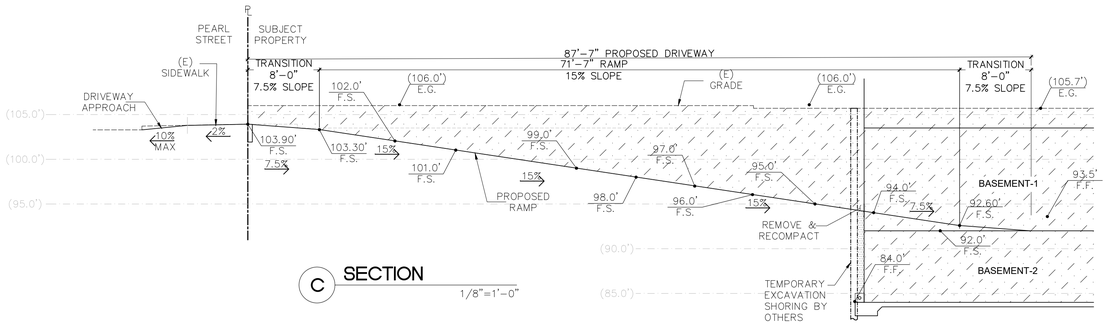
AREA ID	AVERAGE HEIGHT	PLAN AREA [SF]		VOLUME [CYD]		REMARKS
		CUT	FILL	CUT	FILL	
A1	24.10	27169	0	24251	0	BASEMENT
A2	7.40	1530	0	419	0	DRIVEWAY
A3	2.40	1690	0	150	0	FIRST FLOOR
OVERALL CUT & FILL				24820	0	
OVERALL TOTAL EXPORT [CYD]				24820		
OVERALL COMBINED (CUT & FILL) [CYD]				24820		

CYD= CUBIC YARDS
SF= SQUARE FEET
FT= FEET

* AVERAGE HEIGHT CALCULATED FROM SPOT ELEVATIONS @ 4 CORNERS.

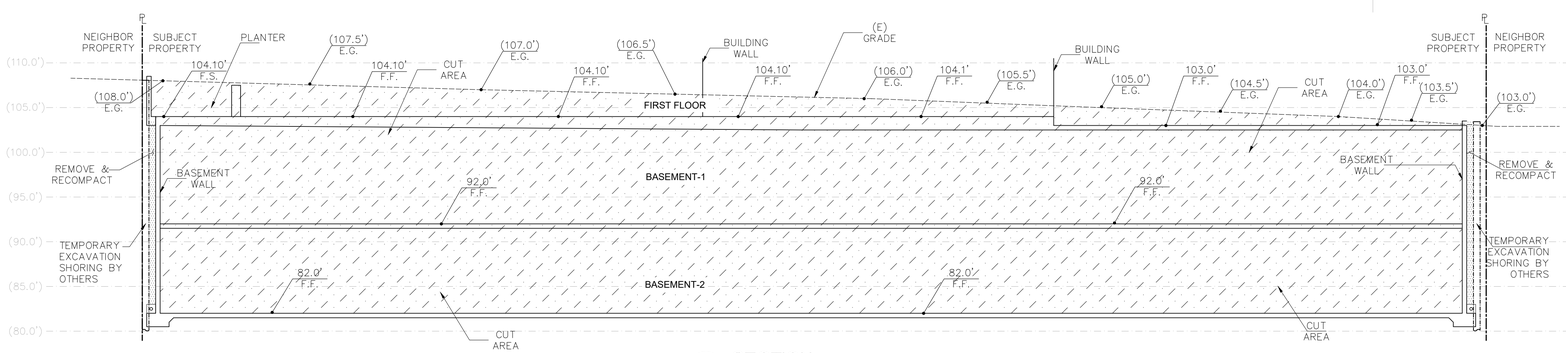
2 EARTHWORK CALCULATIONS



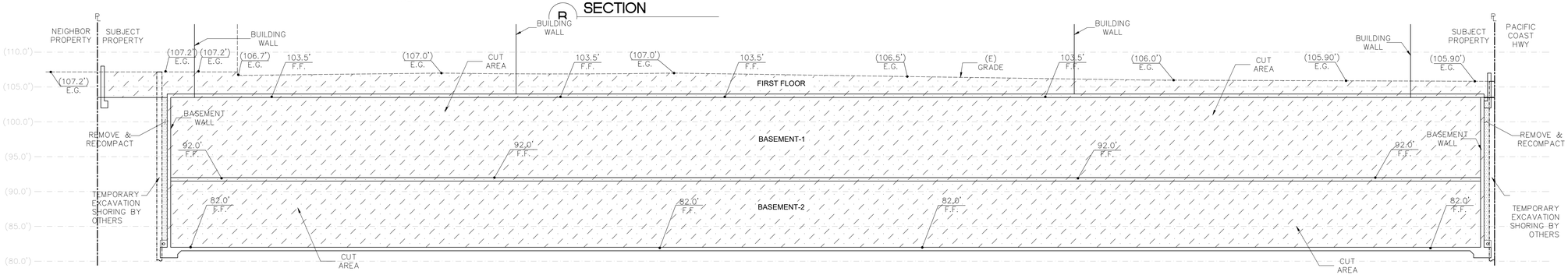


C SECTION

1/8"=1'-0"



B SECTION



A SECTION

REVISION

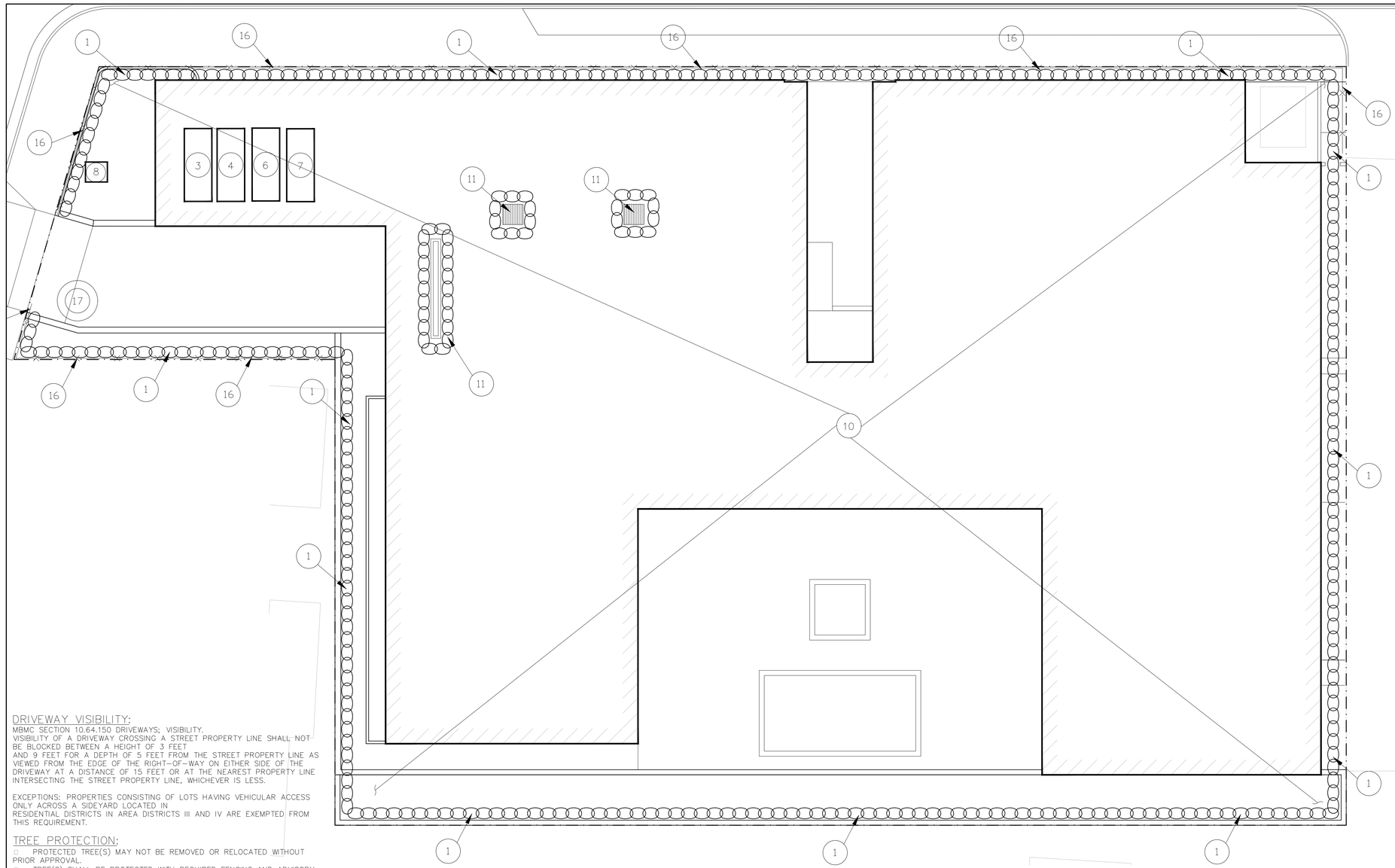
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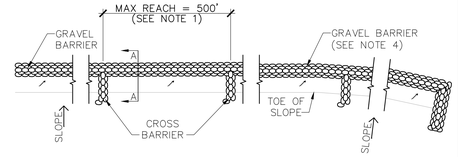
sheet description
EARTHWORK DIAGRAM PLAN + SECTIONS

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REDONDO BEACH, CA 90277

date:	09/08/2025
scale:	PER PLAN
drawn by:	M.A.
job no.:	25-146
sheet:	C2.0

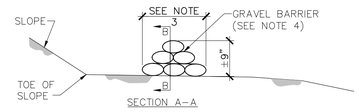




PLAN
GRAVELBAG BARRIER

NOTES:

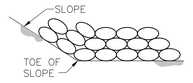
1. CONSTRUCT THE LENGTH OF EACH REACH SO THAT THE CHANGE IN BASE ELEVATION ALONG THE REACH DOES NOT EXCEED ½ THE HEIGHT OF THE LINEAR BARRIER. IN NO CASE SHALL THE REACH LENGTH EXCEED 500'.
2. PLACE GRAVELBAGS TIGHTLY.
3. DIMENSION MAY VARY TO FIT FIELD CONDITION.
4. GRAVELBAG BARRIER SHALL BE A MINIMUM OF 1 BAG HIGH.
5. THE END OF THE BARRIER SHALL BE TURNED UP SLOPE.
6. CROSS BARRIERS SHALL BE A MIN OF ½ AND MAX OF ⅔ THE HEIGHT OF THE LINEAR BARRIER.
7. GRAVELBAG ROWS AND LAYERS SHALL BE STAGGERED TO ELIMINATE GAPS.



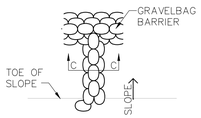
SECTION A–A



SECTION B–B



END DETAIL



CROSS BARRIER DETAIL



SECTION C–C

1 GRAVELBAG BARRIER DETAIL
N.T.S

DRIVEWAY VISIBILITY:

MBMC SECTION 10.64.150 DRIVEWAYS; VISIBILITY.
VISIBILITY OF A DRIVEWAY CROSSING A STREET PROPERTY LINE SHALL NOT BE BLOCKED BETWEEN A HEIGHT OF 3 FEET AND 9 FEET FOR A DEPTH OF 5 FEET FROM THE STREET PROPERTY LINE AS VIEWED FROM THE EDGE OF THE RIGHT–OF–WAY ON EITHER SIDE OF THE DRIVEWAY AT A DISTANCE OF 15 FEET OR AT THE NEAREST PROPERTY LINE INTERSECTING THE STREET PROPERTY LINE, WHICHEVER IS LESS.

EXCEPTIONS: PROPERTIES CONSISTING OF LOTS HAVING VEHICULAR ACCESS ONLY ACROSS A SIDEYARD LOCATED IN RESIDENTIAL DISTRICTS IN AREA DISTRICTS III AND IV ARE EXEMPTED FROM THIS REQUIREMENT.

TREE PROTECTION:

- PROTECTED TREE(S) MAY NOT BE REMOVED OR RELOCATED WITHOUT PRIOR APPROVAL.
- TREE(S) SHALL BE PROTECTED WITH REQUIRED FENCING AND ADVISORY SIGNS WITH TREE PROTECTION REQUIREMENTS SHALL BE CLEARLY POSTED ON THE SITE.
- TREE(S) SHALL BE PROPERLY MAINTAINED, WATERED AND CARED FOR TO MAINTAIN THE TREES HEALTH.
- NO TRASH, CONSTRUCTION MATERIAL OR DEBRIS, DIRT, PORTABLE TOILETS, OR ANY OTHER MATERIAL SHALL BE PLACED WITHIN THE PROTECTIVE FENCING AREA.
- NO GRADING WITHIN THE PROTECTIVE FENCING AREA.
- ANY PRUNING OF BRANCHES OR ROOTS MUST COMPLY WITH AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI A300) PRUNING STANDARDS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROVED PLANS. ANY PROPOSED REVISIONS REQUIRE PRIOR APPROVAL BY THE CITY OF MANHATTAN BEACH.
- A SECURITY DEPOSIT MAY BE REQUIRED TO ENSURE THE EXISTING TREE(S) ARE PROTECTED.
- VIOLATIONS OF THE TREE PRESERVATION REGULATIONS MAY RESULT IN FINES UP TO THE COST OF AN EQUAL SIZE REPLACEMENT TREE OR THE APPRAISED VALUE OF THE TREE, WHICHEVER IS HIGHER.

LANDSCAPE IRRIGATION:

PROVIDE IRRIGATION SYSTEM PER LANDSCAPE ORDINANCE OR PER CALIFORNIA DEPARTMENT OF WATER RESOURCES: MODEL WATER EFFICIENT LANDSCAPE ORDINANCE WHICHEVER IS MORE STRINGENT.
FIELD VERIFY CONTROLLER INSTALLATION WHEN CONTROLLERS ARE INSTALLED BY THE CONTRACTOR AT TIME OF BUILDING FINAL.

THE FOLLOWING BMPS FROM THE "2009 CONSTRUCTION BMP HANDBOOK/PORTAL"MUST BE IMPLEMENTED FOR ALL CONSTRUCTION ACTIVITIES AS APPLICABLE. AS AN ALTERNATIVE, DETAILS FROM "CALTRANS STORMWATER QUALITY HANDBOOKS, CONSTRUCTION SITE BEST MANAGEMENT PRACTICES (BMP) MANUAL"MAY BE USED. ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY THE BUILDING OFFICIAL.

EROSION CONTROL

EC1 –SCHEDULING
EC2 –PRESERVATION OF EXISTING VEGETATION
EC3 –HYDRAULIC MULCH
EC4 –HYDROSEEDING
EC5 –SOIL BINDERS
EC6 –STRAW MULCH
EC7 –GEOTEXTILES & MATS
EC8 –WOOD MULCHING
EC9 –EARTH DIKES AND DRAINAGE SWALES
EC10 –VELOCITY DISSIPATION DEVICES
EC11 –SLOPE DRAINS
EC12 –STREAMBANK STABILIZATION
EC13 –RESERVED
EC14 –COMPOST BLANKETS
EC15 –SOIL PREPARATION\ROUGHENING
EC16 –NON–VEGETATED STABILIZATION

TEMPORARY SEDIMENT CONTROL

16 — SE1 –SILT FENCE
SE2 –SEDIMENT BASIN
SE3 –SEDIMENT TRAP
SE4 –CHECK DAM
SE5 –FIBER ROLLS
9 — SE6 –GRAVEL BAG BERM
SE7 –STREET SWEEPING AND VACUUMING
1 — SE8 –GRAVELBAG BARRIER
SE9 –STRAW BALE BARRIER
11 — SE10 –STORM DRAIN INLET PROTECTION
SE11 –ACTIVE TREATMENT SYSTEMS
SE12 –TEMPORARY SILT DIKE
SE13 –COMPOST SOCKS & BERMS
SE14 –BIOFILTER BAGS

WIND EROSION CONTROL

10 — WE1 –WIND EROSION CONTROL

TEMPORARY TRACKING CONTROL

TC1 –STABILIZED CONSTRUCTION ENTRANCE EXIT
TC2 –STABILIZED CONSTRUCTION ROADWAY
TC3 –ENTRANCE/OUTLET TIRE WASH

NON–STORMWATER MANAGEMENT

3 — NS1 –WATER CONSERVATION PRACTICES
NS2 –DEWATERING OPERATIONS
NS3 –PAVING AND GRINDING OPERATIONS
NS4 –TEMPORARY STREAM CROSSING
NS5 –CLEAR WATER DIVERSION
NS6 –ILLICIT CONNECTION/DISCHARGE
NS7 –POTABLE WATER/IRRIGATION
NS8 –VEHICLE AND EQUIPMENT CLEANING
NS9 –VEHICLE AND EQUIPMENT FUELING
NS10 –VEHICLE AND EQUIPMENT MAINTENANCE
NS11 –PILE DRIVING OPERATIONS
NS12 –CONCRETE CURING
NS13 –CONCRETE FINISHING
NS14 –MATERIAL AND EQUIPMENT USE
NS15 –DEMOLITION ADJACENT TO WATER
NS16 –TEMPORARY BATCH PLANTS

WASTE MANAGEMENT & MATERIAL POLLUTION CONTROL

4 — WM1 –MATERIAL DELIVERY AND STORAGE
WM2 –MATERIAL USE
17 — WM3 –STOCKPILE MANAGEMENT
WM4 –SPILL PREVENTION AND CONTROL
6 — WM5 –SOLID WASTE MANAGEMENT
WM6 –HAZARDOUS WASTE MANAGEMENT
7 — WM7 –CONTAMINATION SOIL MANAGEMENT
WM8 –CONCRETE WASTE MANAGEMENT
8 — WM9 –SANITARY/SEPTIC WASTE MANAGEMENT
WM10 –LIQUID WASTE MANAGEMENT

EROSION CONTROL PLAN

3/32"=1'–0"

PLAN LEGEND:

GRAVEL BAGS
SILT FENCE

24 HOUR EMERGENCY CONTACT INFORMATION:

NAME: G&G STRUCTURES, INC.
PHONE: (310) 294–8111

REVISION

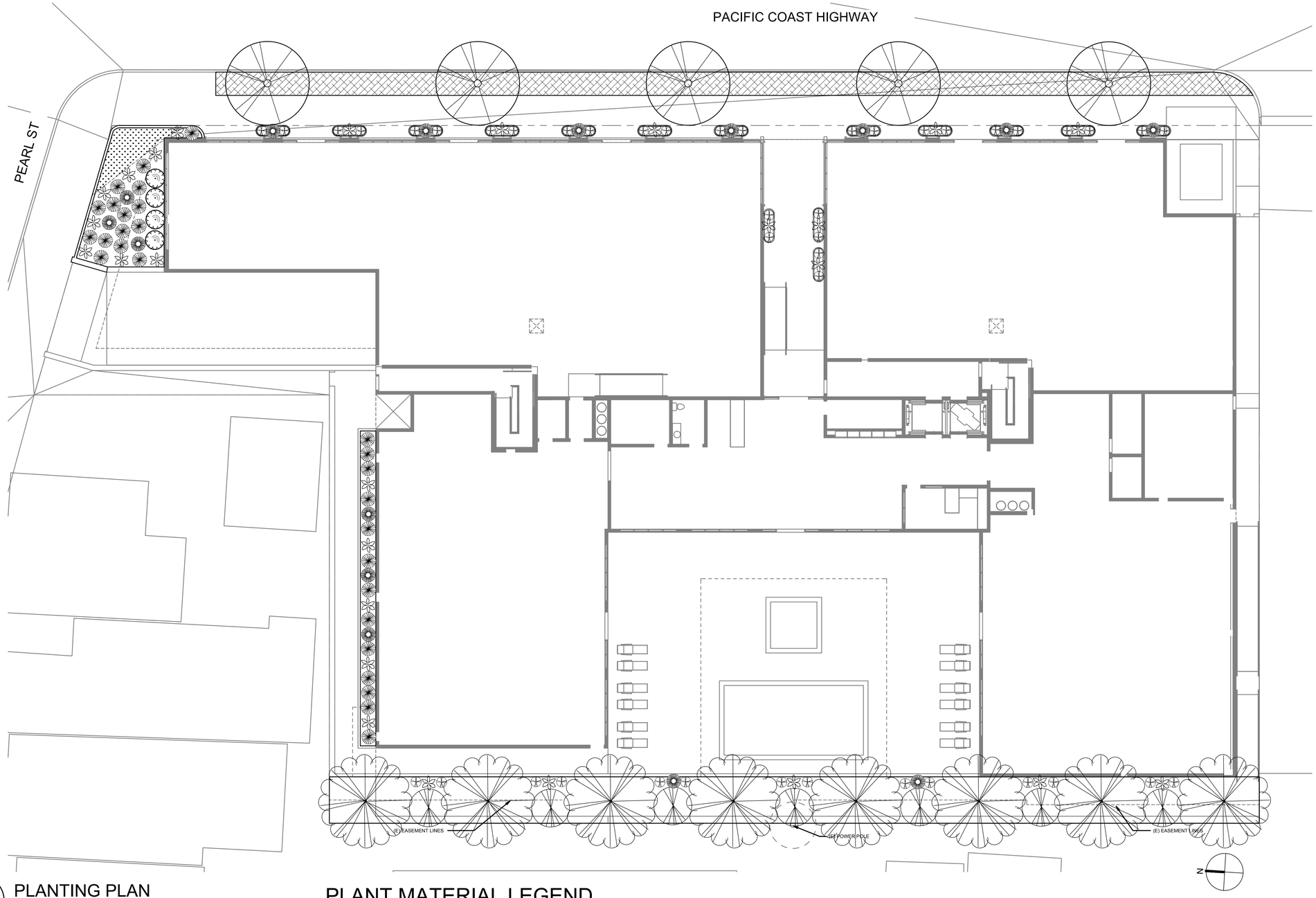
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sheet description
EROSION CONTROL PLAN

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REDONDO BEACH, CA 90277

date: 09/08/2025
scale: 1/4":1'–0"
drawn by: M.A.
job no.: 25–146
sheet:
C3.0



1 PLANTING PLAN
SCALE: 3/32" = 1' - 0"

PLANT MATERIAL LEGEND

TYPE	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
TREE		ARBUTUS UNEDO	STRAWBERRY TREE	10-30FT	5
TREE		DRACAENA DRACO	DRAGON TREE	5-25FT	15
TREE		CERCIS OCCIDENTALIS	WESTERN REDBUD	15-25FT	8
SHRUB		SALVIA LEUCANTHA	MEXICAN BUSH SAGE	2-3FT	28
SHRUB		LAVANDULA DENTATA	LAVENDER	3-5FT	44

TYPE	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
SHRUB		BUDDLEIA DAVIDII	BUTTERFLY BUSH	10-15FT	7
SHRUB		YUCCA ROSTRATA	YUCCA	3-5FT	4
SHRUB		AGAVE ATTENUATA	FOXTAIL AGAVE	4-5FT	22
GROUND COVER		BOUGAINVILLEA	BOUGAINVILLEA	6-10FT	28
GROUND COVER		PLUMBAGO CAPENSIS	PLUMBAGO	3-6FT	10


ARBUTUS UNEDO


DRAGON TREE


MEXICAN BUSH SAGE


LAVENDER


YUCCA


FOXTAIL AGAVE


BOUGAINVILLEA


BUTTERFLY BUSH


WESTERN REDBUD


PLUMBAGO

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Rootlines LLC
Rachel Roth
rootlineslandscape@gmail.com
(310)874-4620

Client Info
Ben Agarwal
Address:
401-417 Pacific Coast Hwy
Redondo Beach, CA
90277
Phone:
310-877-8934

Project Name
NIVASA LIVING MIXED-USE
401-417 Pacific Coast Hwy
Redondo Beach, CA
90277

Rev	Date	Issue

Seal

Date 10/25/25
Designed By RER
Drawn By RER
Approve / Checked By
Project #
Project Phase

Sheet Title
PRELIMINARY LANDSCAPE PLAN

Scale 3/32" = 1' - 0"

Sheet #
L1.1

PACIFIC COAST HIGHWAY

PEARL ST

PLANTER, TYP.

PLANTER, TYP.

PLANTER

TRANSFORMER YARD.
OPEN TO SKY

COMMERCIAL A

COMMERCIAL B

STAIR 2

STOR.

TRASH

STORAGE/JAN. CLOSET

UNISEX RR

CORRIDOR

STAIR 1

PACKAGE ROOM

ELEV.

MPOE

ELECT.

JAN.

LOBBY/LOUNGE

LEASING OFFICE

MECH.

SOCIAL CLUB A

SOCIAL CLUB B

PLANTER

SPA

POOL COURT

POOL

PLANTER

R5'-0"

(E) POWER POLE

A-3.01 1 · A-4.01 1 · A-3.01 2 · A-1.03 5 · A-4.05 2 1 · A-3.02 2 · A-3.02 1 · A-4.02 2 · A-4.02 1 · A-3.02 1 · A-4.01 3 · A-4.02 1

LIGHTING FIXTURE LEGEND

1	EXTERIOR WALL SCONCE
2	EXTERIOR RECESSED LIGHT FIXTURE
3	WALL MOUNTED PATH LIGHT

N

SITE LIGHTING PLAN — SCALE: 1/8" = 1'-0" — 1

2/11/2026 1:02:14 PM

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architecture
interiors
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1544 20th Street SM, CA
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info@dfharch.com
www.dfharch.com

NIVASA LIVING MIXED-USE
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REDONDO BEACH, CA 90277

ADMINISTRATIVE DESIGN REVIEW SET
FEBRAURY 11, 2026

LIGHTING PLAN

Scale: As indicated
By: Author
Project No: 2518
Page No: E-1.0