

**CITY OF REDONDO BEACH
PLANNING DIVISION**

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| RECEIVED BY: <i>AG/SL</i> |
| DATE RECEIVED: <i>2/24/20</i> |

**COMBINED APPLICATIONS FOR CONDITIONAL USE PERMIT AND
PLANNING COMMISSION DESIGN REVIEW
TO ESTABLISH CONDOMINIUM USAGE**

Application is hereby made to the Planning Commission of the City of Redondo Beach, for Conditional Use Permit, pursuant to Section 10-2.2506, and for Planning Commission Design Review, pursuant to Section 10-2.2502, all in Chapter 2, Title 10 of the Redondo Beach Municipal Code.

PART I - GENERAL INFORMATION

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| A | APPLICANT INFORMATION | |
| | STREET ADDRESS OF PROPERTY: 100 - 132 N. Catalina Avenue | |
| | EXACT LEGAL DESCRIPTION OF THE PROPERTY: LOT: 37 to 50 BLOCK: 78 TRACT: Redondo Beach Tract | ZONING: R-3A |
| | RECORDED OWNER'S NAME: Please see attached owners' affidavits MAILING ADDRESS: Please see attached owners' affidavits TELEPHONE: | AUTHORIZED AGENT'S NAME: Srour & Associates, Attn: Stacy Straus MAILING ADDRESS: 1001 6th Street, Suite 110 Manhattan Beach, CA 90266 TELEPHONE: 310-372-8433 |
| | PROJECT DEVELOPER: Catalina Fund, LLC Jason Muller, General Manager MAILING ADDRESS: 1221 Hermosa Ave, Suite 101 Hermosa Beach, CA 90254 TELEPHONE: 424-226-770 | PROJECT ARCHITECT/FIRM/PRINCIPAL: Withee Malcom Architects MAILING ADDRESS: 2251 W. 190th Street Torrance, CA 90504 TELEPHONE: 310-217-8885 LICENSE NO. |

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| B | PROJECT PLANS |
| | For new construction, two (2) enlarged sets of conceptual plans, and 25 copies (18" X 24") of each sheet shall be submitted as part of this application (see <u>Instructions for Graphic Portions of the Application</u>). These plans shall consist of: I. Site Plan ; II. Floor Plans ; III. Building Elevations (showing natural and finished grades); IV. Transverse and Longitudinal Sections (showing natural grades); and V. Roof Plan . |

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C PROJECT DESCRIPTION: Give the following data for the project:

1. Area of project site: 54,739 square feet: 1.26 acres.
2. Land coverage of buildings: 22,821 square feet: 41.69 %.
3. Landscaped area: 5,360 square feet: 9 %.
4. Number of units: 30 Minimum size of units: 632 sq ft Lot area per unit: 1,824
5. Number of parking spaces assigned to units: 50 Assigned to guests: 0 Total: 50
6. Number of stories: 3 plus roof deck Maximum height: 30'
7. Compute the outdoor living space serving each unit (i.e., patios, decks, balconies, etc.) using the table below:

| UNIT NUMBER | TYPE OF SPACE AND DIMENSIONS (deck, balcony, patio, yard, etc.) | ACTUAL AREA | CREDITING PERCENTAGE | RESULTING CREDITABLE AREA |
|-------------|---|-------------|----------------------|---------------------------|
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| | PLEASE SEE | ATTACHED | TABLE | |
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8. Does each unit have at least one private patio, balcony, deck (excluding roof decks), or yard with a minimum area of 300 square feet including bonuses, and a minimum dimension of 10 feet? Yes No
9. Does each unit have at least 400 cubic feet of enclosed, weatherproofed and lockable storage space, and at least 200 cubic feet of such storage area in a single location? Yes No

D WALL AND FLOOR/CEILING ASSEMBLIES

Show typical detailed sections of the types of wall and floor/ceiling construction that would be used in both common and interior partition walls within the project, including either published data from a recognized and approved testing laboratory, a statement from a licensed acoustical engineer or the City Building Official as to the S.T.C. (Sound Transmission Class) and I.I.C. (Impact Insulation Class) of the proposed type of construction.

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| | YES | NO |
| 1. Do all wall assemblies separating units from each other or from public or quasi-public spaces, such as interior corridors, laundry rooms, recreation rooms and garages provide a minimum rating of 55 S.T.C.? | X | |

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| | 2. Do all floor/ceiling assemblies separating units from each other or from public or quasi-public spaces, such as interior corridors, laundry rooms, recreation rooms and garages provide a minimum rating of 50 S.T.C.? | X | |
| | 3. Will wood floor joists and subflooring be non-continuous between separate condominium units? | X | |
| | 4. Will penetrations or openings in the construction for piping, electrical outlets and devices, recess cabinets, bathtubs, soffits, heating, and ventilating and/or air conditioning intake and exhaust ducts, and the like, be sealed, lined, insulated or otherwise treated to maintain the required rating? | X | |
| | 5. Will entrance doors to units be of solid construction and have perimeter seals which will in combination provide a minimum rating of 33 S.T.C.? | X | |
| | 6. Do all separating floor/ceiling assemblies identified in (2) above provide a minimum rating of 65 I.I.C.? (Floor coverings may be included in the assembly to obtain the required ratings, but must be retained as a permanent part of the assembly and may only be replaced by another floor covering that provides the same or greater impact insulation.) | X | |
| E | TREATMENT OF UTILITIES | | |
| | | YES | NO |
| | 1. Will the proposed project have individual shut-off valves for all plumbing fixtures? If not, will each unit have a plumbing shut-off valve? | X | |
| | 2. Will the proposed project have built-in drip pans and appropriate drains for clothes washers, dishwashers, hot water heaters, and other appliances which have been found to be potential sources of water leakage? | X | |
| | 3. Will all utilities with the exception of water be separately metered in such a way that the unit owner can be separately billed for his use? | X | |
| | 4. Will all units have individual circuit breaker panels accessible from within the unit? | X | |
| | 5. Are all domestic water lines (except sprinkler and fire protection systems) of copper tubing or equivalent material approved by the Building Official? | X | |
| F | ISOLATION OF VIBRATION AND SOURCES OF STRUCTURE BORNE NOISE IN PROJECTS WHERE UNITS HAVE COMMON WALLS AND/OR COMMON FLOORS/CEILINGS | | |
| | | YES | NO |
| | 1. Will all permanent mechanical equipment such as motors, compressors, pumps and compactors be shock mounted with inertia blocks or bases and / or vibration isolators? | X | |
| | 2. Will all domestic appliances which are cabinet installed or built into the individual units (clothes washers and dryers, etc.) be isolated from cabinets and the floor and ceiling by resilient gaskets and vibration mounts? | X | |
| | 3. Will the cabinets in which the above-mentioned appliances are installed be offset from the back wall with strip gasketing? | X | |
| | 4. Will all non-permanent appliances such as clothes washers and dryers be mounted on permanent rubber bases and surface plates? | X | |
| | 5. Will any plumbing fixture be located on a common wall between two separate units where it would back up to a living room, family room, dining room, den, or bedroom of an adjoining unit? | X | |

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| | 6. Will there be at least eight and one-half (8-1/2) feet of pipe between the closest plumbing fixtures in contiguous units? | X | |
| | 7. Will all water supply lines within the project be isolated from wood and metal framing with specifically manufactured pipe insulators? | X | |
| | 8. Will all vertical drainage pipe be surrounded by three-quarter inch (3/4") thick dense insulation board or full thick fiberglass or wool blanket insulation for its entire length including the sections that pass through wood or metal framing? | X | |

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| G | ADDITIONAL INFORMATION | | |
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| | | YES | NO |
| | 1. Does this application include one copy of the CC & R's for the proposed condominium and a cross-reference sheet indicating where the various requirements of Section 10-2.1608(D)(4) are discussed in the CC & R's? | X | |
| | 2. What is the amount of the regular annual assessment? _____ <i>Please note that language specifying the amount of the regular annual assessment must be incorporated in the CC & R's submitted with this application.</i> | | |

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| H | EXPLANATIONS OF ANSWERS IN ABOVE SECTIONS | | |
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| | List below (or on additional pages if necessary) any comments which may explain the answers given in the above sections (include letters and numbers of sections referred to). | | |
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IMPORTANT NOTICE
RE: FIRE HYDRANTS AND WATER MAINS

Contact California Water Service, at (310)-540-1033 regarding possible required water main extensions and/or upgrading of fire hydrants in conjunction with the construction of all multiple-family residential projects. For all commercial and industrial construction, contact the fire inspector of the Redondo Beach Fire Division at (310)-318-0673.

| FOOR PLAN | TYPE OF SPACE AND DIMENSIONS | ACTUAL AREA (Sq. ft.) | CREDITING PERCENTAGE | CREDITABLE AREA (Sq. ft.) | TOTAL |
|------------------|-------------------------------------|------------------------------|-----------------------------|----------------------------------|--------------|
| A | Patio | 194 | 100 | 194 | |
| | Balcony | 119 | 100 | 119 | |
| | Roof Deck | 379 | 15 | 57 | |
| | 6 UNITS x | | | 370 | 2220 |
| B1, B2 | Patio | 194 | 100 | 194 | |
| | Balcony | 119 | 100 | 119 | |
| | Roof Deck | 359 | 15 | 54 | |
| | 5 UNITS x | | | 367 | 1835 |
| B3 | Patio | 194 | 100 | 194 | |
| | Balcony | 119 | 100 | 119 | |
| | Roof Deck | 427 | 15 | 64 | |
| | 2 UNITS x | | | 377 | 754 |
| C | Balcony | 164 | 200 | 328 | |
| | Roof Deck | 253 | 15 | 38 | |
| | 3 UNITS x | | | 366 | 1098 |
| D | Balcony | 196 | 200 | 392 | |
| | 2 UNITS x | | | 392 | 784 |
| E | Patio | 194 | 100 | 194 | |
| | Balcony | 101 | 100 | 101 | |
| | Roof Deck | 381 | 15 | 57 | |
| | 2 UNITS x | | | 352 | 704 |
| F | Balcony | 175 | 200 | 350 | |
| | 8 UNITS x | | | 350 | 2800 |
| G | Balcony | 175 | 200 | 345 | |
| | Roof Deck | 428 | 15 | 65 | |
| | 2 UNITS x | | | 350 | 700 |
| | | | | | 10895 |