

**CITY OF REDONDO BEACH****PLANNING DIVISION****APPLICATION FOR COASTAL DEVELOPMENT PERMIT**  
(or application for exemption or categorical exclusion)

RECEIVED BY: <i>AGA/5K</i>
DATE RECEIVED: <i>2/24/20</i>
FILE NUMBER:

**PLEASE NOTE:** Within 30 days of receipt of an application, the Planning Division will inform the applicant in writing if the application is incomplete, and what items must be submitted to complete the application. Processing of the application will not begin until it is complete, pursuant to Section 10-5.2210 of the Municipal Code.

*Application is hereby made to the City of Redondo Beach, for a Coastal Development Permit, pursuant to Article 10 of Chapter 5, Title 10 of the Redondo Beach Municipal Code.*

<b>A</b>	<b>APPLICANT INFORMATION</b>	
	<b>STREET ADDRESS OF PROPERTY:</b> 100 – 132 N. Catalina Avenue	
	<b>EXACT LEGAL DESCRIPTION OF THE PROPERTY:</b>	<b>ZONING:</b> R-3A
	LOTS: 37 to 50    BLOCK: 78    TRACT: Redondo Beach Tract	
	<b>RECORDED OWNER'S NAME:</b>  Please see attached owners' affidavits	<b>AUTHORIZED AGENT'S NAME:</b> Sroure & Associates Attn: Stacy Straus
	<b>MAILING ADDRESS:</b>  Please see attached owners' affidavits	<b>MAILING ADDRESS:</b> 1001 6 <sup>th</sup> Street, Suite 110 Manhattan Beach, CA 90266
	<b>TELEPHONE:</b>	<b>TELEPHONE:</b> 310-372-8433
	<b>PROJECT DEVELOPER:</b> CATALINA FUND, LLC Jason Muller, General Manager	<b>PROJECT ARCHITECT/FIRM/PRINCIPAL:</b> Withee Malcom Architects
	<b>MAILING ADDRESS:</b> 1221 Hermosa Ave Suite 101 Hermosa Beach, CA 90254	<b>MAILING ADDRESS:</b> 2251 W. 190 <sup>th</sup> Street Torrance, CA 90504
	<b>TELEPHONE:</b> (424) 226-7780	<b>TELEPHONE:</b> 310-217-8885 <b>LICENSE NO.</b>
<b>B</b>	<b>TYPE OF APPLICATION (Consult with Planning Department staff)</b>	

- ☐ Exempt  
☐ Categorical Exclusion  
☐ Coastal Development Permit public hearing waiver  
☒ Coastal Development Permit public hearing required

**C PROJECT DESCRIPTION. (Provide a detailed description of the project.)**

The proposed project spans fourteen adjacent parcels across six addresses, including 100, 112, 116, 124, 126 & 132 N Catalina Ave. These lots are currently zoned R-3. The land totals to 54,899 square feet (approximately 1.27 acres). There are five existing legal non-conforming street-facing buildings on site totaling 25,350 square feet, and have historically served as commercial, light-industrial and retail uses. The buildings are an eclectic mix of architectural styles and construction dates – the first building on site dates from 1895 for use as a trolley-repair shop. Other uses include a coffee shop, dry cleaner's and former Masonic Temple and Post Office. The City staff has emphasized the buildings' historic relevance for the community as part of the last remaining original commercial district of Redondo Beach, and a recently completed Historic Evaluation Report has indicated the buildings are eligible as a local Historic District.

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

With the proposed site plan, the Project will be able to preserve the commercial uses through historic preservation incentives through the Historical Preservation V-application process to accommodate no further reduction in commercial building space or public/private courtyard SF. The entire commercial section of the project will be named Catalina Station, in homage to the old Red Car terminus on site. The north and south buildings are designed to utilize the interior public/private courtyard. This courtyard will act as a foundation for the success of these businesses catering to about 1,100 residential units across the street. The furthest south two story building that was once used as a masonic temple for business groups in the past will be renovated to a modern creative office with a supportive amenity deck on the south lot – this amenity to designed to be similar to the support provided to the other two commercial building for outdoor space.

**Housing and Affordability**

The Project was designed to have a very practical site layout to lower the cost of construction in order to provide more affordable housing. Instead of designing all large unit types, we have proposed a mix of 1-, 2-, and 3-bedroom units. We are also setting aside 15% of the units for very low income families. Each of the housing units will provide private garage parking, energy efficient appliances, and smart home

technology. Each unit also enjoys a large interior amenity space on the top level to enjoy the sunset views with a living room and kitchen grand room that connect to each unit's private balcony and rooftop deck. New Green technology is being used as well in tandem with passive ventilation design. The high design interior and exterior aesthetic architecture will represent the pristine care that was given to the design.

### **Environmental Sensitivity**

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

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

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

### **Land Use**

Following the City of Redondo Beach General Plan Zoning of R3, the State Density Bonus Law (SB-1818) and Historical Preservation V-Application, the project will be able to preserve the existing, historical commercial uses, while providing a mix of market-rate and affordable units. The Project will also employ remediation of the soils onsite and provide a large public/private courtyard. Through SB-1818, three (3) affordable housing incentives will be used to support the affordable housing and historical uses: (1) Mixed Use Zoning through preservation of legacy commercial uses onsite; (2) lot consolidation of the 14 lots; and (3) maintain the R3 Height limit of 30' while designing three stories. SB-1818, alongside the support of the Historic Perseveration V-application, will balance the required parking requirements to ensure no further commercial reduction or courtyard subtraction. This will grandfather the legal non-conforming commercial use to function in harmony with the General Plan long-term goals of developing high quality of life housing in a diverse and affordable manner as proposed at the Catalina Village Site in Redondo Beach.

### **KEY STATISTICS**

#### **Site Area & Zoning**

- APN's: 7505-005-012, 7505-005-019, 7505-005-021, 7505-005-008, 7505-005-007, 7505-005-006
- Zoning: R3-A – Low-Density Multifamily Housing
- 30'-0" height limit
- Specific Plan: None
- Coastal: Yes, non-appealable area

### Residential Development

- 30 units total – (18) 3-BR Townhomes / (2) 2-BR Townhomes / (10) 1-BR Townhomes
  - 22 (22.05) units permitted per zoning + 35% density bonus for a total of 30 (29.76) units
  - 15% very low-income units provided (4 total)
- Parking for the residential portion will utilize by-right parking incentives granted by SB1818 legislation, and will include one- and two garaged parking spots at-grade, per townhome.

### Retail/Office

- A Mixed-Use incentive through SB1818 State Law Density Bonus concessions will grandfather the existing use of buildings on site for a total square footage of 6,819.
- 3,133 SF of Retail Space through preservation of 124, 126 and most of 132 N Catalina Ave.
  - Preliminary merchandising of tenants includes a micro-brewery/tasting room in the repurposed 132 N Catalina building (former trolley maintenance building), a coffee shop in 126 N Catalina (former coffee shop), and 124 N Catalina.
  - Existing parking lot between 132 N Catalina and 126 N Catalina will be re-used as a public plaza, that the retailers may open onto, will be restricted from vehicular access and feature engaging landscaping/site planning to make it an active space.
- 3,686 SF of Creative Office through preservation of 112 N Catalina. Both stories of the existing building can be repurposed to creative office. Building envelope will be modified to allow additional light and indoor-outdoor space
- 14 parking spaces for commercial uses. Two additional street parking spaces will be created by reducing the number of driveway aprons on Catalina Ave. A historic variance will be applied for that will allow a variance of parking counts as necessary to maintain the existing retail.

## **D PROJECT INFORMATION: (Note: Please provide a detailed project description on a separate page.)**

**Where questions do not apply to your project, indicate “NOT APPLICABLE” or N.A.**

### **1. TYPE OF PROJECT**

- |                                     |               |   |
|-------------------------------------|---------------|---|
| <input checked="" type="checkbox"/> | New           | <u>57,405 Sq. Ft.</u> (Includes all residential (including garages) and commercial) |
| <input type="checkbox"/>            | Addition      | N.A.  |
| <input checked="" type="checkbox"/> | Demolition    | <u>10,364 Sq. Ft.</u>   |
| <input type="checkbox"/>            | Change of use | N.A.  |
| <input checked="" type="checkbox"/> | Grading       | Cut: <u>565 c.y.</u><br>Fill: <u>1,025 c.y.</u>                                     |

- Overexcavation and Recompaction: 5,265 c.y.
- ☒ Fence 6 ft. Height 144 linear ft. Length  
8 ft. Height 64 linear ft. Length  
3.5 ft. Height 100 linear ft. Length
- ☒ Paving 24,110 Sq. Ft. (16,100 vehicular + 8,010 pedestrian)
- ☐ Other \_\_\_\_\_

## 2. ADDITIONAL INFORMATION

Note: If yes to any of the items b through h, please explain on a separate sheet.

- a. Has any application for development on this site been submitted previously to the California Coastal Zone Conservation Commission or Coastal Commission? ☐ YES ☒ NO Not that we are aware of.  
 If yes, state previous Application Number:
- b. Are any utility extensions necessary to serve the project? If yes, explain. ☒ YES ☐ NO  
 We expect new water and sewer services will be extended to serve the project. We do not anticipate public main extensions unless the City requires separate sewer services for each building; if so a public sewer main extension would be required.
- c. Does the development involve diking, filling, dredging or placing structures in open coastal waters? If yes, explain and indicate whether the U.S. Army Corps of Engineers Permit has been applied for.  
☐ YES ☒ NO
- d. Will the development extend into or adjoin any beach, tidelands, submerged lands or public trust lands? ☐ YES ☒ NO
- e. Is the development in or near:
- Sensitive habitat areas? ☐ YES ☒ NO
  - 100 year floodplain? ☐ YES ☒ NO
  - Park or recreation area? ☒ YES ☐ NO
- f. Will the development harm existing lower-cost visitor and recreational facilities? ☐ YES ☒ NO  
 Will the development provide public or private recreational opportunities? ☐ YES ☒ NO
- g. Does the site contain any:
- Historic resources? ☒ YES ☐ NO
  - Archaeological Resources? ☐ YES ☒ NO
- h. Will the proposed development be visible from:
- Park, beach or recreation areas? ☐ YES ☒ NO
  - Harbor area? ☐ YES ☒ NO
- i. Is the project a "**Priority Project**" as defined by the City's NPDES Permit pursuant to Section 5-7.103 of the Redondo Beach Municipal Code? ☐ YES ☐ NO
- If yes, are copies (2 or 25 copies, as applicable) of the *Low Impact Development (LID)* report attached?  
☒ YES ☐ NO

	<p>j. Is the a project with <b>"Planning priority project characteristics"</b> as defined by the City's NPDES Permit pursuant to Section 5-7.103 of the Redondo Beach Municipal Code? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p> <ul style="list-style-type: none"> <li>• If yes, are copies (2 or 25 copies, as applicable) of the <i>Low Impact Development (LID)</i> report attached? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</li> </ul>
<b>E</b>	<b>SHOWINGS:</b> Explain how the project is consistent with the Certified Local Coastal Program.
	<p><b>1. Is the project designed in full accordance with the development standards and other provisions of the Zoning Ordinance for the Coastal Zone? If not, explain.</b></p> <p>The proposed development is consistent with the certified LLCP in that site development and structures will meet standards regarding setbacks, height, floor area ratio, parking, and open space. It includes residential units, consistent with the current zoning, and retains commercial use through the creation of a Historic District to preserve existing structures of historic significance.</p>
	<p><b>2. If the proposed development is located between the sea and the first public road paralleling the sea, indicate how it is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the California Public Resources Code.</b></p> <p>N/A</p>
	<p><b>3. Will the project have an effect on public access to and along the shoreline, either directly or indirectly (e.g. removing parking used for access to the beach)? If yes, describe the effect.</b></p> <p>No.</p>