

BLUE FOLDER ITEM

Blue folder items are additional back up material to administrative reports and/or public comments received after the printing and distribution of the agenda packet for receive and file.

PLANNING COMMISSION MEETING April 21, 2022

- J.1.** A PUBLIC HEARING FOR CONSIDERATION OF AN ENVIRONMENTAL ASSESSMENT (ENVIRONMENTAL IMPACT REPORT - STATEMENT OF OVERRIDING CONSIDERATIONS AND MITIGATION MONITORING AND REPORTING PROGRAM), VARIANCE, COASTAL DEVELOPMENT PERMIT, CONDITIONAL USE PERMIT (DENSITY BONUS), PLANNING COMMISSION DESIGN REVIEW, AND VESTING TENTATIVE MAP NO. 82561 TO PERMIT CONSTRUCTION OF A PROPOSED 30-UNIT RESIDENTIAL PROJECT WITH ADAPTIVE REUSE OF EXISTING NON-RESIDENTIAL BUILDINGS FOR COMMERCIAL PURPOSES ON PROPERTY LOCATED WITHIN A LOW-DENSITY, MULTIPLE-FAMILY RESIDENTIAL (R-3A) ZONE, IN THE COASTAL ZONE, AT 100-132 N. CATALINA AVENUE. (CASE NOS. IES-EIR-2021-01; CUP-2022-01; VAR-2022-02; CDP-2022-03; PCDR-2022-01; VTPM 82561)

CONTACT: ANTONIO GARDEA, SENIOR PLANNER

- Vesting Tentative Parcel Map No. 82561

SUBDIVIDER
CATALINA FUND, LLC
1240 ROSECRANS AVE., STE. 120
MANHATTAN BEACH, CA 90266
PHONE 206-693-0929

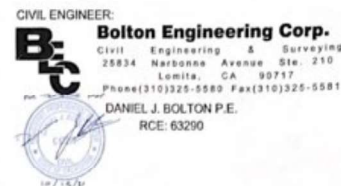
LEGAL DESCRIPTION
LOTS 37 THRU 50 INCLUSIVE, BLOCK 178
TOWNSITE OF REDONDO BEACH
M.R. 39-1-17
APN 7505-005-006/007/008/012/019/021

PROJECT ADDRESS
100-132 N. CATALINA AVENUE
REDONDO BEACH, CA 90277

VESTING TENTATIVE PARCEL MAP
FOR
CONDOMINIUM PURPOSES

Parcel Map No. 82561

IN THE CITY OF REDONDO BEACH
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA



NOTES

1. ALL EXISTING STRUCTURES TO BE REMOVED UNLESS OTHERWISE NOTED.
2. ALL UTILITIES ARE LOCATED IN ADJACENT STREETS. THIS IS A 3 UNIT CONDOMINIUM PROJECT. THE PROJECT PROPOSES ONE LOT, WITH:

- ONE (1) AIRSPACE FOR 30 APARTMENT UNITS, IN FOUR BUILDINGS.
- TWO (2) AIRSPACES FOR COMMERCIAL BUILDINGS

4. TOPOGRAPHIC AND BOUNDARY MAPPING SHOWN HEREON FROM A SURVEY BY DENN ENGINEERS.

- * TRACT NO. 44242
M.B. 1066-60-61
- ** TOWNSITE OF REDONDO BEACH
M.R. 39-1-17
- *** TRACT NO. 62374
M.B. 1357-9-10
- **** TRACT NO. 45846
M.B. 1146-62-09
- ***** PARCEL MAP NO. 24862
P.M.B. 283-090



CATALINA AVENUE

EMERALD STREET