



BEACH CITY CAPITAL

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MEMO

To: Planning Commission, City of Redondo Beach
From: Beach City Capital Management
Date: May 11, 2022
Re: Catalina Village

Planning Commissioners,

We appreciate the thoughtful feedback received at the Planning Commission hearing on April 21, 2022 and look forward to the opportunity to continue the conversation about our Catalina Village project at 100-132 N Catalina Avenue in Redondo Beach. We want you to know that we heard your concerns, and we have revisited and made some significant changes to the site planning and overall programming of the site. We look forward to presenting the project in more depth at the Planning Commission hearing on May 19, 2022. This memo has been drafted to highlight the changes that we made to the project in advance of the meeting.

One of the comments we heard at the Planning Commission meeting was the concern around the building massing and configuration of the residential portion of the project, specifically, the larger townhome units and their juxtaposition to the commercial district. As described in the hearing, the site was configured for 30 residential units, including 4 units designated for affordable housing. The site included a range of unit types from 2-bed to 7-bed units. We have eliminated all 6- & 7-bedroom units and have taken the overall bedroom count on the site down from 132 beds to 122 beds (an 8% reduction in scope). With the reconfiguration of the site to eliminate the 6- & 7-bedroom units, we have reduced the residential square footage of the project by 5,000SF (an 11% reduction in scope). We felt it was important to revisit the building envelopes instead of keeping the unit sizes as presented and eliminating the bedrooms inside. In doing so, we were able to eliminate the residential massing just beyond the commercial courtyard as well as the residential massing just south of the proposed breakfast pantry building. The first row of residential townhomes is now tucked behind the commercial buildings to be preserved. The second row of residential townhomes are just over 95 feet back from the property line on Catalina Ave. This allows the commercial district to stand on its own and further embraces the idea of building the residential around it in a way that is complimentary to the preserved site programming.

We also heard concern about the proposed parking on site, which we have addressed. Through the reconfiguration of the site plan, we have added a total of 7 stalls to the proposed site bringing the



parking count from 72 to 79 (10% increase in parking count). 71 of these stalls are provided for residential parking (67 stalls required) and 8 are provided for commercial parking (31 stalls required). We have also reduced our outdoor dining request from 82 seats to 50 seats which decreased the commercial parking requirement by 6 stalls. The project variance would be adjusted from 32 stalls to 23 stalls (net decrease of 9 parking spaces).

The site reconfiguration allowed us to revisit the landscaping plan and has created two additional planting pockets to further screen the residential buildings from the commercial frontage. The first pocket is at the north end of the site and the second is just beyond the outdoor courtyard where the newly added residential parking is located. This will not only bring in additional green elements to the project, but it will reduce any heat-island effect at the parking areas. In addition to these new landscaping pockets, we have revisited the planting at the property perimeter adjacent to the residential neighbors to address privacy, noise and glare.

Finally, we heard concern about the building aesthetic and being compatible and in harmony with its surroundings. KCK Architects has prepared a separate memo to further describe the objectives of the historic district and our approach to the building design to satisfy this. We have also prepared photo-realistic renderings that will be shared at the upcoming Planning Commission meeting so we can better showcase the intended site architecture.

We appreciate your time and consideration of the Catalina Village project and look forward to meeting next week.

Sincerely,

Beach City Capital Management

Summary of Planning Commission comments received on April 21, 2022 and design changes as reflected in the updated drawing set:

Comment:	Response:
<ul style="list-style-type: none"> Large unit size/ bedroom count in certain units 	<ul style="list-style-type: none"> Maintained 30 units on-site Simplified site design & unit configurations Reduced overall bedroom count from 132 beds to 122 beds (8% reduction) Reduced residential building SF from 49k GSF to 43k GSF (11% reduction)
<ul style="list-style-type: none"> General project massing on site 	<ul style="list-style-type: none"> Reduced residential townhome building SF from 49k GSF to 43k GSF (5,438 GSF; 11% scope reduction) Re-designed Catalina elevation so residential building blocks are broken up and tucked behind commercial buildings to create more depth to site and to further distinguish the historic commercial corridor Added more green space and trees to site
<ul style="list-style-type: none"> Building design; being compatible and in harmony 	<ul style="list-style-type: none"> Prepared memo from KCK Architects to further describe how historic district and design of new buildings achieves requirement Prepared photo-realistic renderings to better showcase site architecture intent and proposed materials
<ul style="list-style-type: none"> Residential & commercial parking count 	<ul style="list-style-type: none"> Reconfigured site to accommodate 7 additional parking spaces. Reduced outdoor dining seats from 82 to 50 to decrease required parking count by 6 spaces. Reduced parking variance request for commercial parking from 32 spaces to 23 spaces