

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

RECEIVED BY:

DATE RECEIVED:

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.

A	APPLICANT INFORMATION	
	STREET ADDRESS OF PROPERTY: 100 – 132 N. Catalina Avenue	
	EXACT LEGAL DESCRIPTION OF THE PROPERTY:	ZONING: R-3A
	LOTS: 37 to 50 BLOCK: 78 TRACT: Redondo Beach Tract	
	RECORDED OWNER'S NAME: Gordon Ervin Stewart Trust dated April 29, 1993 AND Walter A. Griesser 2011 Trust, Dated May 5, 2011 Melba L. House, trustee of the Melba. L. House Revocable Trust MAILING ADDRESS: Baker, Burton & Lundy Law Offices 515 Pier Ave, Hermosa Beach, CA 90254 310-374-2614 241 Vista del Parque, Redondo Beach, CA 90277 310-378-1866 TELEPHONE:	AUTHORIZED AGENT'S NAME: Srour & Associates, Attn: Stacy Straus MAILING ADDRESS: 2447 Pacific Coast Highway, Suite 200 Hermosa Beach, CA 90254 TELEPHONE: 310-372-8433
	PROJECT DEVELOPER: CATALINA FUND, LLC Jason Muller, Managing Member MAILING ADDRESS: 1221 Hermosa Ave Suite 101 Hermosa Beach, CA 90254 TELEPHONE: (424) 226-7780	PROJECT ARCHITECT/FIRM/PRINCIPAL: Withee Malcom Architects MAILING ADDRESS: 2251 W. 190 th Street Torrance, CA 90504 TELEPHONE: 310-217-8885 LICENSE NO.

B	TYPE OF APPLICATION (Consult with Planning Department staff)
	<p>_____ Exempt</p> <p>_____ Categorical Exclusion</p> <p>_____ Coastal Development Permit public hearing waiver</p> <p><u> X </u> Coastal Development Permit public hearing require</p>
C	PROJECT DESCRIPTION. (Provide a detailed description of the project.)
	<p>REQUEST The applicant requests a Coastal Development Permit to use the above described property for the following purposes:</p> <p style="text-align: center;"><u>Application for Approval of Development under the State Density Bonus Law</u></p> <p>The proposed project is a mixed-use commercial and multifamily development that provides mixed income housing and preservation of City historical commercial architecture along Catalina Avenue. The project site includes 14 adjacent lots currently designated as 100, 112, 116, 124, 126 & 132 N. Catalina Ave. The lots are currently zoned R-3A and total 54,739 square feet (approximately 1.26 acres).</p> <p>We are requesting approval of a conditional use permit in conjunction with State law entitlements under the State Density Bonus Law (Gov. Code, § 65915). The project will allocate 18% of its base zoning allocation (22 units) for occupancy by very-low-income households, to include a five-bedroom townhome unit, a two-bedroom townhome unit, and two two-bedroom flats. This allocation entitles the project to a density bonus of 35% over the base zoning density, or a total of 30 units. Pursuant to the State Density Bonus Law, the project will provide 67 on-site parking spaces associated with the residential units.</p> <p>Pursuant to the State Density Bonus Law, the City is mandated, as a matter of right, to grant requested concessions/ incentives to the project, based on the proportion of units allocated as affordable. (Gov. Code, § 65915, subd. (d)(1).) Based on the proposed 18% allocation, the project is entitled to three “incentives” or “concessions.” First, we are requesting a concession for mixed-use development of the site, which is authorized by section 10-5.2108 of the City of Redondo Beach Municipal Code and section 65915 subdivision (k)(2) of the State Density Bonus Law. This is integral to the goal of retaining historical commercial structures and the legacy of the City’s original commercial district. There are five existing legal non-conforming street-facing buildings on site totaling 15,682 square feet. These structures 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 Historic Evaluation Report has indicated the buildings are eligible as a local Historic District.</p> <p>The 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 existing residential units across the street. One of the retained buildings will function as a breakfast</p>

pantry or similar food service establishment, while the other will function as a tasting room for beer and other alcoholic beverages. Both will provide full food service and alcohol service. These operating hours of these businesses would not overlap, and each would use more than 150 square feet of outdoor dining space. Therefore, we have separately applied for a Conditional Use Permit to allow these uses.

Second, we are requesting approval of lot consolidation in order to facilitate the development of the existing 14 lots as an integrated mixed-use site, with the reservation of rights to invoke the benefits of the MU zoning sought by the first incentive. Specifically, a lot consolidation incentive is not necessary in the MU-zone. Lot consolidation will be accomplished through recordation of a parcel map, which will create three separate lots consisting of the townhome-style building/parking, the apartment flats building/parking, and the commercial buildings.

Third, we are requesting approval to add a third story to the site's residential buildings with the reservation of rights to invoke the benefits of the MU zoning sought by the first incentive. Specifically, a n incentive for a third story is not necessary in the MU-zone. In conjunction with this concession, we are requesting a waiver of the development standard regarding maximum building height. Pursuant to the State Density Bonus Law, if any City development standard would physically prevent the project from being built at the permitted density and ***with the granted concessions/incentives***, the City must waive those standards. (Gov. Code, § 65915, subd. (e)(1).) The additional story incentive requires a waiver of the existing height limit for the following reasons, among others:

1. Roof deck space has to be provided in order for the Project to satisfy the requirement for the open space per local zoning code. In turn, a 42" guardrail protection has to be provided and therefore resulting in roughly 42" projection above building height limit.
2. A design utilization of 42" height guardrails will show as mansard roofs to keep in tune with the general architecture of the region and emphasizing beach side characters to the aesthetic design for the elevations of our project.
3. We reduced the floor-to-floor height on first floor level to 9' feet in order to maintain a minimum 8' clear ceiling height. We cannot do that on the upper floors due to the head height being impaired by mechanical drops for heating and AC and need a minimum 9' ceiling height as a minimum market rate standard.
4. The third floor also requires extra height in order to provide proper waterproofing for the roof decks as well as create enough slope to drain the roof.
5. The minimum assembly would be the following:

First Floor = 9'-0"

Second floor = 10'-0"

Third floor = 10'-0"

Roof slope = 6"

Guardrail = 3'-6"

Total height = 33' -0" as measured from the first-floor line.

Variance from grade = 6" – 1'-0"

Total height from natural grade = 34' -0"

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

- ☒ New 51,729 Sq. Ft. (Includes all residential and commercial)
☐ Addition N.A.
☒ Demolition 8,929 Sq. Ft.
☐ Change of use N.A.
☒ Grading Cut: 1,625 c.y.
Fill: 2,534 c.y.
Overexcavation and Recompaction: 6,235 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 _____
☐ 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

j. Is the a project with "**Planning priority project characteristics**" 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

E	SHOWINGS: Explain how the project is consistent with the Certified Local Coastal Program.
	<p>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.</p> <p>The proposed development is consistent with the development standards of applicable zoning ordinances, with modifications in connection with the State parameters for density bonuses and a historic variance.</p>
	<p>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.</p> <p>N/A</p>
	<p>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.</p> <p>No.</p>

OWNER'S AFFIDAVIT

Project address: _____

Project description: _____

I (We) _____, being duly sworn, depose and say I am (we are) the owner(s) of all or part of the property involved and that this application has been prepared in compliance with the requirements printed herein. I (we) further certify, under penalty of perjury that the foregoing statements and information presented herein are in all respects true and correct to the best of my (our) knowledge and belief.

Signature(s): _____

Address: _____

Phone No. (Res.) _____

(Bus.) _____

Subscribed and sworn to (or affirmed) before me this ____ day of _____, 20____ by _____, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

FILING CLERK OR NOTARY PUBLIC

State of California)
County of Los Angeles) ss

Seal