

# CITY OF REDONDO BEACH

## PLANNING DIVISION

PLANNING DEPT  
REVIEWED BY:

DATE REVIEWED:

### APPLICATION FOR CONDITIONAL USE PERMIT

*Application is hereby made to the Planning Commission/Harbor Commission of the City of Redondo Beach, for Conditional Use Permit, pursuant to Section 10-2.2506 of Chapter 2, Title 10 of the Redondo Beach Municipal Code.*

#### PART I - GENERAL INFORMATION

<b>A</b>	<b>APPLICANT INFORMATION</b>	
	<b>STREET ADDRESS OF PROPERTY:</b> <p style="text-align: center; margin-left: 100px;"><b>100 – 132 N. Catalina Avenue</b></p>	
	<b>EXACT LEGAL DESCRIPTION OF THE PROPERTY:</b>  LOT: 37 to 50      BLOCK: 78      TRACT: Redondo Beach Tract	<b>ZONING:</b>  R-3A
	<b>RECORDED OWNER'S NAME:</b> 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 <b>MAILING ADDRESS:</b> 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  <b>TELEPHONE:</b>	<b>AUTHORIZED AGENT'S NAME:</b> Srour & Associates, Attn: Stacy Straus  <b>MAILING ADDRESS:</b> 2447 Pacific Coast Highway, Suite 200 Hermosa Beach, CA 90254  <b>TELEPHONE:</b> 310-372-8433
	<b>PROJECT DEVELOPER:</b> CATALINA FUND, LLC Jason Muller, General Manager  <b>MAILING ADDRESS:</b> 1221 Hermosa Ave Suite 101 Hermosa Beach, CA 90254  <b>TELEPHONE:</b> (424) 226-7780	<b>PROJECT ARCHITECT/FIRM/PRINCIPAL:</b> Withee Malcom Architects  <b>MAILING ADDRESS:</b> 2251 W. 190 <sup>th</sup> Street Torrance, CA 90504  <b>TELEPHONE:</b> 310-217-8885

**B REQUEST** The applicant requests a Conditional Use Permit to use the above described property for the following purposes:

**Application for Approval of Development under the State Density Bonus Law**

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 parcels 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).

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, 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.

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.

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. The furthest south two-story building that was once used as a masonic temple for business groups in the past will be renovated to residential units with a connected deck area. In conjunction with this concession, the project is seeking historic preservation incentives through the Historical Preservation V-application process.

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, an 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 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"

**C SHOWINGS:** Explain how the project is consistent with the criteria in Section 10-2.2506(B) of the Zoning Ordinance .

**1. Describe existing site improvements and their present use. If vacant, please specify.**

There are five existing, legal non-conforming commercial buildings on site totaling 15,682 square feet. They span 14 contiguous lots totaling 54,739 square feet (approximately 1.26 acres). These buildings historically served as commercial, light-industrial, and retail uses. The existing 14 lots are currently zoned R-3A, and the buildings are currently vacant.

**2. Describe the site in terms of its ability to accommodate the proposed use and conform to the development standards of the Zoning Ordinance (i.e., setbacks, parking, landscaping, etc.)**

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 contaminated soils onsite and provide a large public/private courtyard. Pursuant to the State Density Bonus Law (SB1818), three (3) affordable housing incentives will be used to support the affordable housing and historical uses: (1) Mixed Use Zoning to preserve the legacy of commercial uses onsite; (2) lot consolidation of the 14 lots; and (3) allowance of a third story, with a reservation of rights to invoke the benefits of the MU zoning sought by the first incentive. Specifically, an incentive for lot consolidation and a third story are not necessary in the MU-zone. 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 allow 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.

**3. Describe the site in terms of its access to public rights-of-way. Give street names, widths, and flow characteristics.**

The site will have vehicle and pedestrian access to N. Catalina Avenue. There will be two curb cuts for vehicle access. The number of existing curb cuts will be reduced, creating additional street parking spaces. A historic variance will be applied for that will allow a variance of parking counts as necessary to maintain the existing retail.

**4. Describe the expected impact of the proposed use on adjoining uses and activities and on future development of the neighborhood.**

The proposed use will revitalize and reactivate N. Catalina Avenue, provide a public pedestrian amenity and deliver a cleaner site to the neighborhood.

**5. Describe how the proposed use is consistent with the intent and purpose of the Redondo Beach General Plan.**

The proposed development includes the adaptive reuse and reduction of the existing retail on site, which is zoned as residential. As proposed, the project will remediate the contaminated soils on site, as well provide the area with much needed residential units – both affordable and market. Through these actions, the development promises to revitalize and reactivate N. Catalina Avenue, provide a public pedestrian amenity and deliver a cleaner site to the neighborhood.

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.