

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 May 19, 2022

- J.2.** 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

- Revised 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

CIVIL ENGINEER:
Bolton Engineering Corp.
Civil Engineering & Surveying
25834 Narbonne Avenue Ste. 210
Lomita, CA 90717
Phone(310)325-5580 Fax(310)325-5581

DANIEL J. BOLTON P.E.
RCE: 63290

NOTES

- ALL EXISTING STRUCTURES TO BE REMOVED UNLESS OTHERWISE NOTED.
- ALL UTILITIES ARE LOCATED IN ADJACENT STREETS.
- THIS IS A 4 UNIT CONDOMINIUM PROJECT: THE PROJECT PROPOSES ONE LOT, WITH:
 - ONE (2) AIRSPACES FOR 30 APARTMENT UNITS, IN FOUR BUILDINGS.
 - TWO (2) AIRSPACES FOR COMMERCIAL BUILDINGS
- TOPOGRAPHIC AND BOUNDARY MAPPING SHOWN HEREON FROM A SURVEY BY DENN ENGINEERS.

(5) DEDICATE RIGHT OF WAY CORNER CUT AT EMERALD STREET AND CATALINA AVENUE.

* TRACT NO. 44242
M.B. 1066-80-81
** TOWNSITE OF REDONDO BEACH
M.R. 39-1-17
*** TRACT NO. 62374
M.B. 1357-9-10
**** TRACT NO. 45846
M.B. 1146-92-93
***** PARCEL MAP NO. 24882
P.M.B. 283-090

LEGEND

EXISTING BUILDING

CONCRETE

BRICK

WOOD DECK

-106.76

EXISTING ELEVATION

-100

EXISTING CONTOUR

BLOCK WALL

x

EXISTING FENCE

BCR

BEGINNING OF CURB RET

E'LY

EASTERLY

FD

FOUND

FF

FINISH FLOOR

FL

FLOW LINE

GFF

GARAGE FINISH FLOOR

GW

GUY WIRE

L&T

LEAD AND TAG

MH

MANHOLE

N'LY

NORTHERLY

PC

PROPERTY CORNER

PL, P/L

PROPERTY LINE

PP

POWER POLE

S&W

SPIKE AND WASHER

S'LY

SOUTHERLY

SPK

SPIKE

STK

STAKE

TC

TOP OF CURB

TW

TOP OF WALL

TX

TOP OF DWY APRON

W'LY

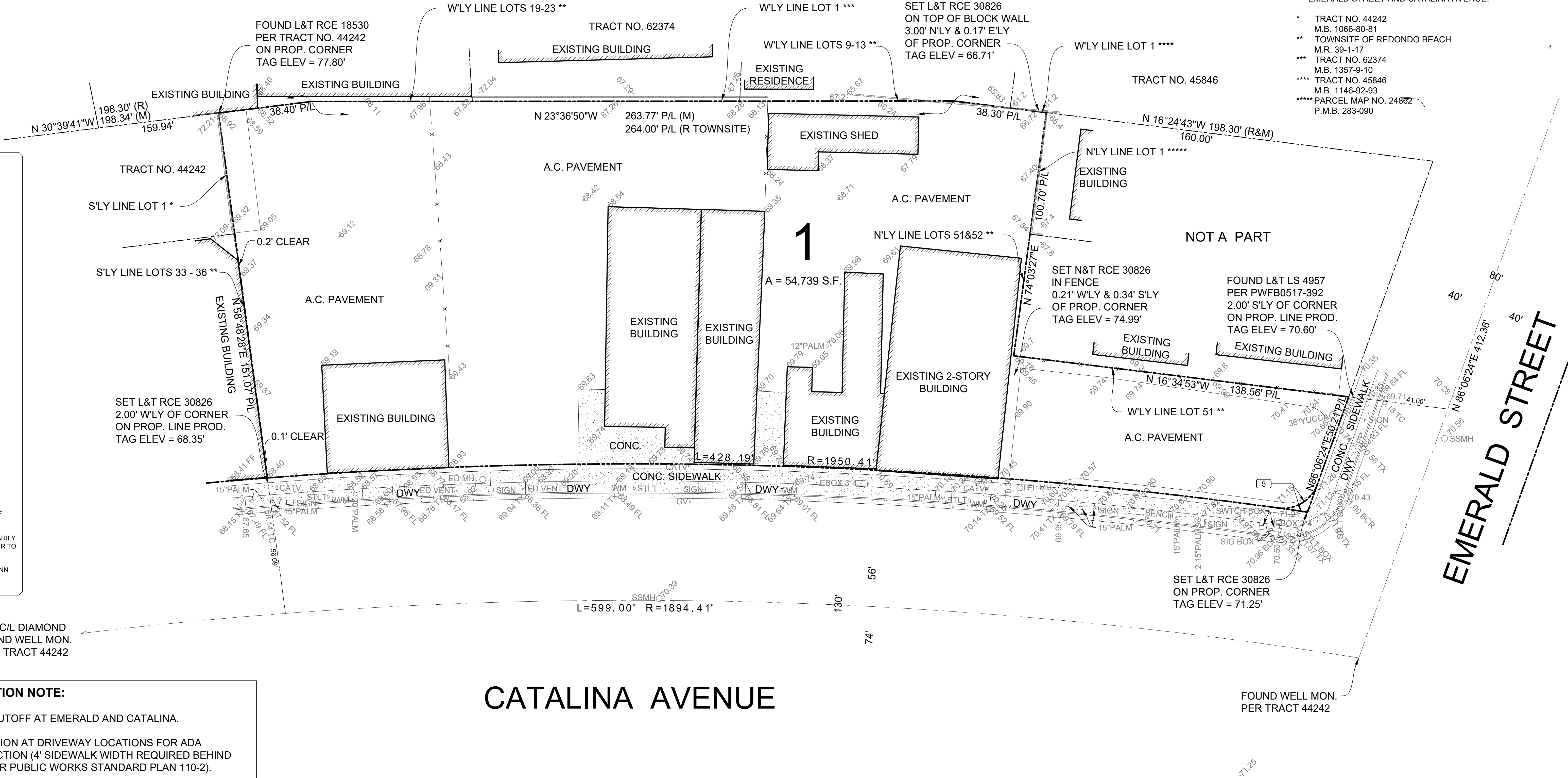
WESTERLY

WM

WATER METER

NOTE: ALL SETBACK DIMENSIONS SHOWN ARE MEASURED TO EXTERIOR SURFACE OF BUILDINGS UNLESS OTHERWISE NOTED.

BOUNDARY MONUMENTS ARE NOT NECESSARILY SET ON PROPERTY CORNERS. PLEASE REFER TO THE NOTATION ON THE PLANS FOR OFFSET DISTANCES. IF THERE ARE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT DENN ENGINEERS FOR CLARIFICATION AT: (310) 542-9433, M-F 8:00 AM TO 5:00 PM.



PROPOSED DEDICATION NOTE:

- POSSIBLE CORNER CUTOFF AT EMERALD AND CATALINA.
- A SIDEWALK DEDICATION AT DRIVEWAY LOCATIONS FOR ADA SIDEWALK CONSTRUCTION (4' SIDEWALK WIDTH REQUIRED BEHIND DRIVEWAY APRON PER PUBLIC WORKS STANDARD PLAN 110-2).