



CATALINA VILLAGE

PLANNING COMMISSION PRESENTATION

MAY 19, 2022

CATALINA VILLAGE PROJECT PILLARS

1. Housing and affordability
2. Historical preservation
3. Sustainability and eco sensibility
4. High design in architecture



PLANNING COMMISSION COMMENTS

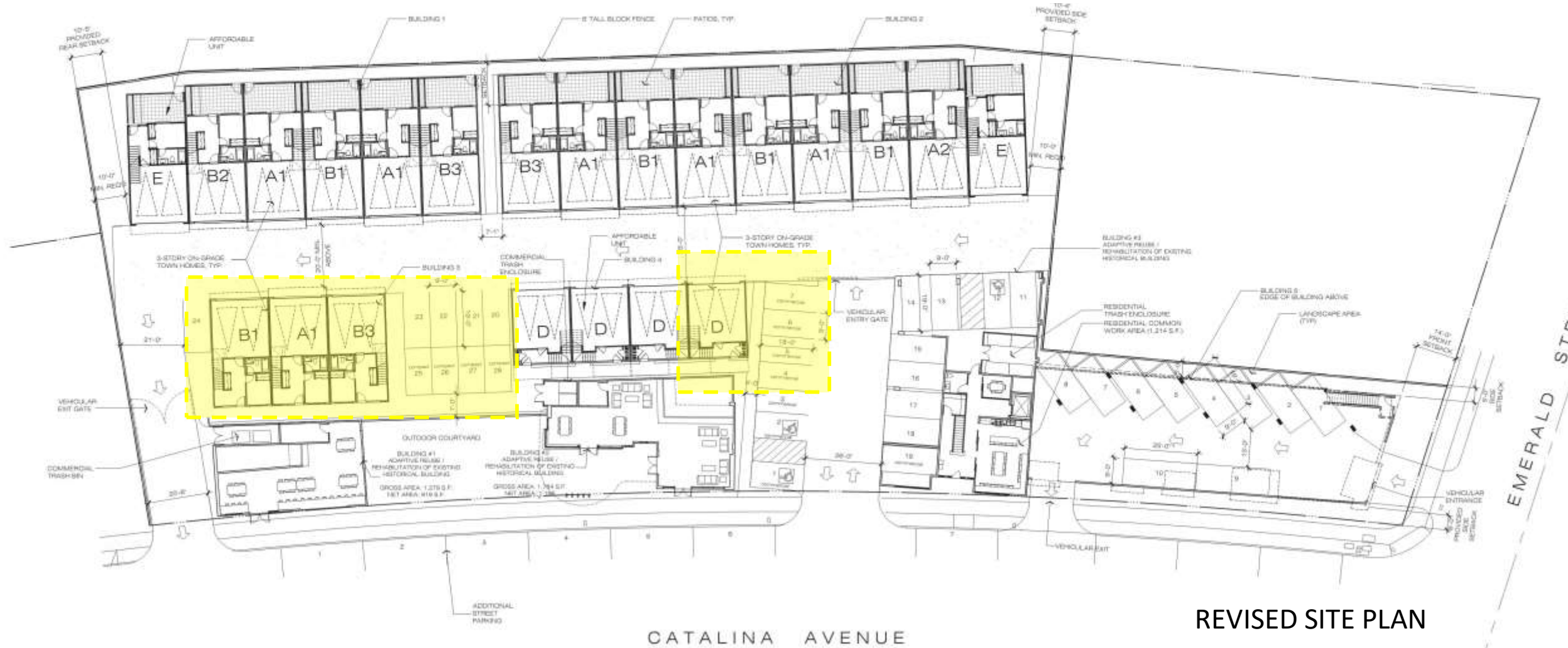
1. Concern with high bedroom count in certain units
2. General project massing on site
3. Building design; being compatible and in harmony
4. Residential & commercial parking count
5. Property Management & surrounding property privacy concerns

RESPONSE 1: Concern with high bedroom count in certain units

- Maintained 30 units on-site
- Simplified site design & unit configurations
- Eliminated all 6- & 7-bedroom units
- Reduced overall bedroom count from 132 beds to 122 beds (8% reduction)

RESPONSE 2: General project massing on site

- Reduced residential townhome buildings SF from 49k GSF to 43k GSF (5,438 GSF; 11% scope reduction)
- Re-designed Catalina elevation; front townhome building broken into two building blocks and tucked behind commercial buildings. This creates more depth into site and further distinguishes the historic commercial corridor
- Rear townhome building block is 90 feet from Catalina Ave
- Added more green space and trees to site



REVISÉD SITE PLAN

RESPONSE 3: Building design; being compatible and in harmony





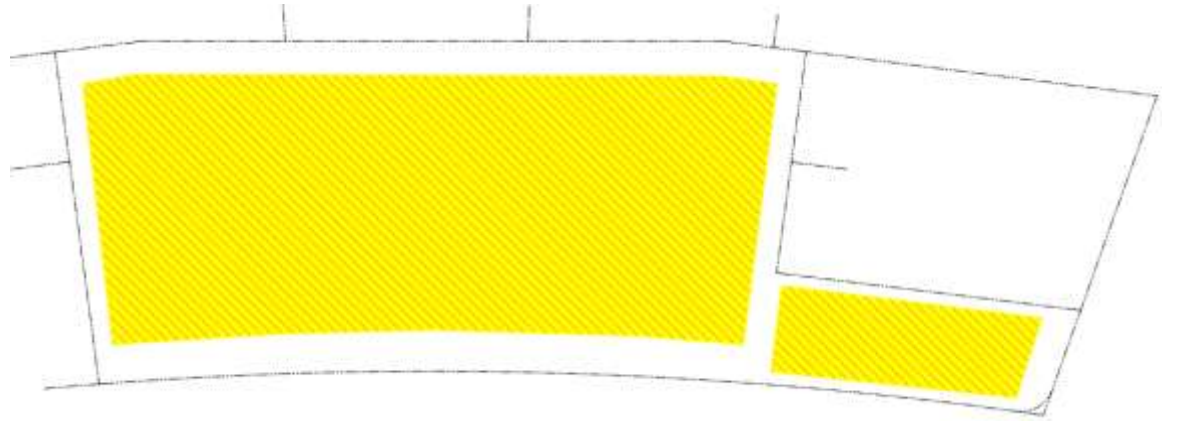




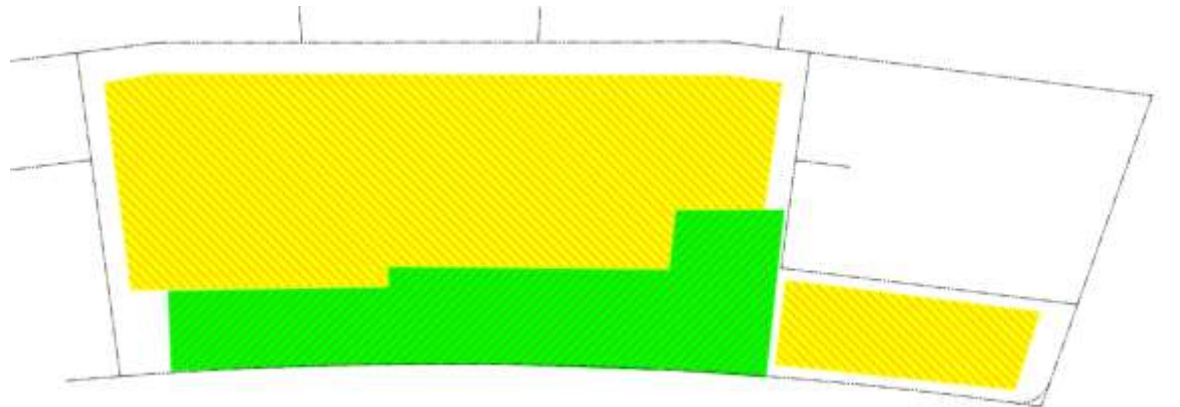


SITE PLAN EVOLUTION

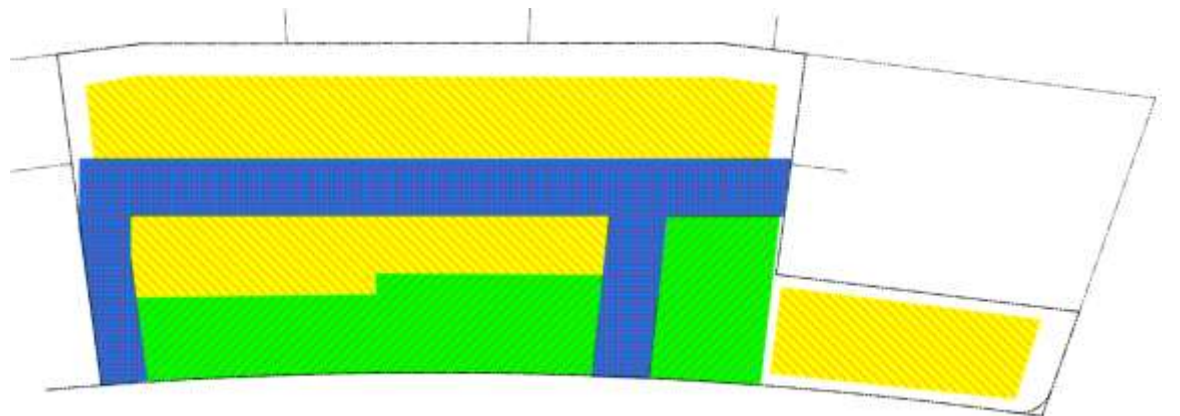
22 UNIT CONCEPT



PRESERVED COMMERCIAL

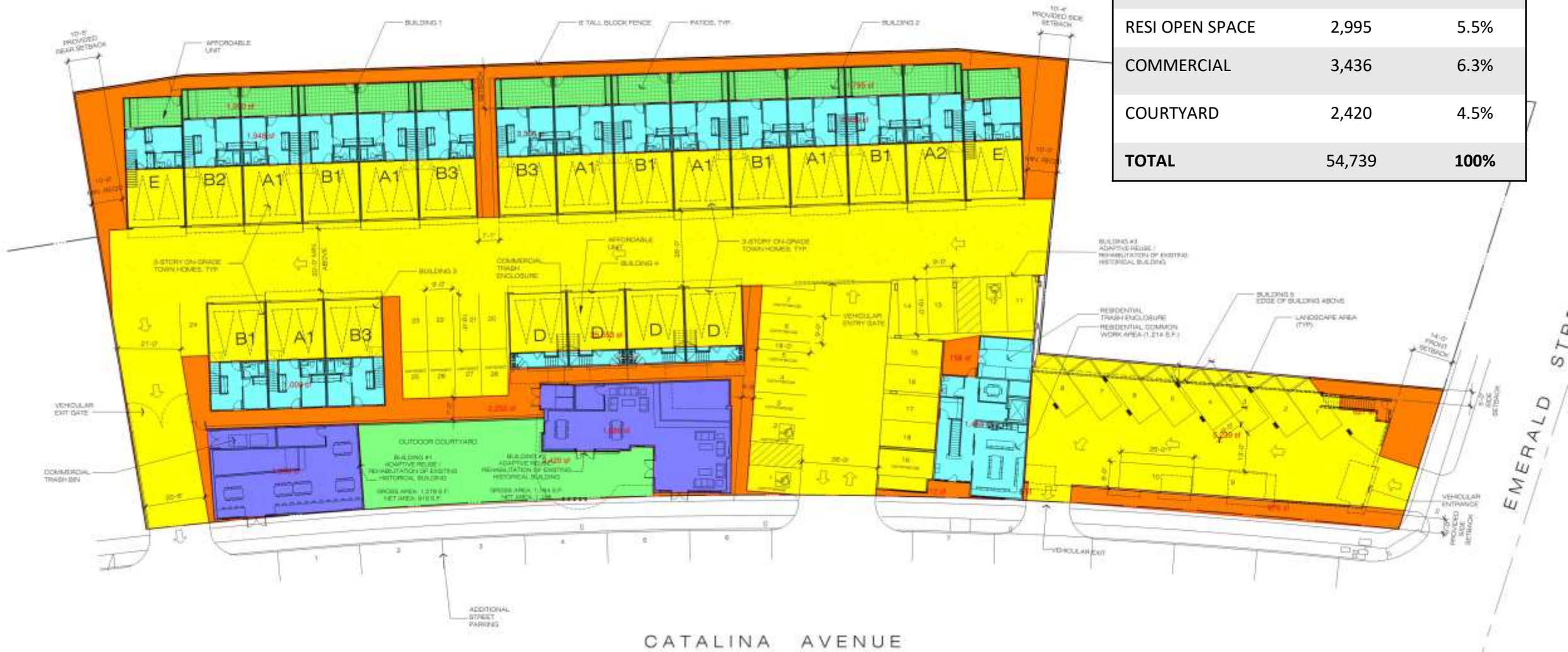


SITE CIRCULATION



RESPONSE 4: Residential & Commercial parking count

SITE PLAN USES	SQUARE FEET	%
PARKING & CAR CIRCULATION	30,783	56.2%
PEDESTRIAN CIRCULATION/ SETBACKS	7,319	13.4%
RESIDENTIAL	7,780	14.3%
RESI OPEN SPACE	2,995	5.5%
COMMERCIAL	3,436	6.3%
COURTYARD	2,420	4.5%
TOTAL	54,739	100%



RESPONSE 4: Residential & commercial parking count

- Reconfigured site to accommodate 7 additional parking spaces.
- Reduced outdoor dining seats from 82 to 50 to decrease required parking count by 6 spaces.

	ORIGINAL		REVISED	
RESIDENTIAL PARKING	REQUIRED	PROVIDED	REQUIRED	PROVIDED
PRIVATE GARAGES		44		44
SURFACE PARKING		23		23
TANDEM PARKING		0		4
TOTAL	67	67	67	71
COMMERCIAL PARKING				
TASTING ROOM	18		18	
COFFEE SHOP	7		7	
OUTDOOR DINING	12		6	
TOTAL	37	5	31	8
TOTAL PROJECT ON-SITE PARKING	104	72	98	79
OFFSITE STREET PARKING		8		8
HISTORIC INCENTIVE (PARKING VARIANCE)		32		23

RESPONSE 5: Property Management & surrounding property privacy concerns

PROPERTY MANAGEMENT RFP REQUIREMENTS:

- On site property manager from 9am-6pm
- Non-smoking building(s) and property
- Noise: quiet hours from 10pm to 7am
- Trash: all discarded items and debris to be deposited in designated rubbish areas. Tenant to be charged for causing unnecessary janitorial labor.
- No subletting; No pets

- Preserving 8 existing palm street trees
- Planting 40 new trees on site (excluding cypress trees bordering the property line)



REVISED LANDSCAPE PLAN



THANK YOU