

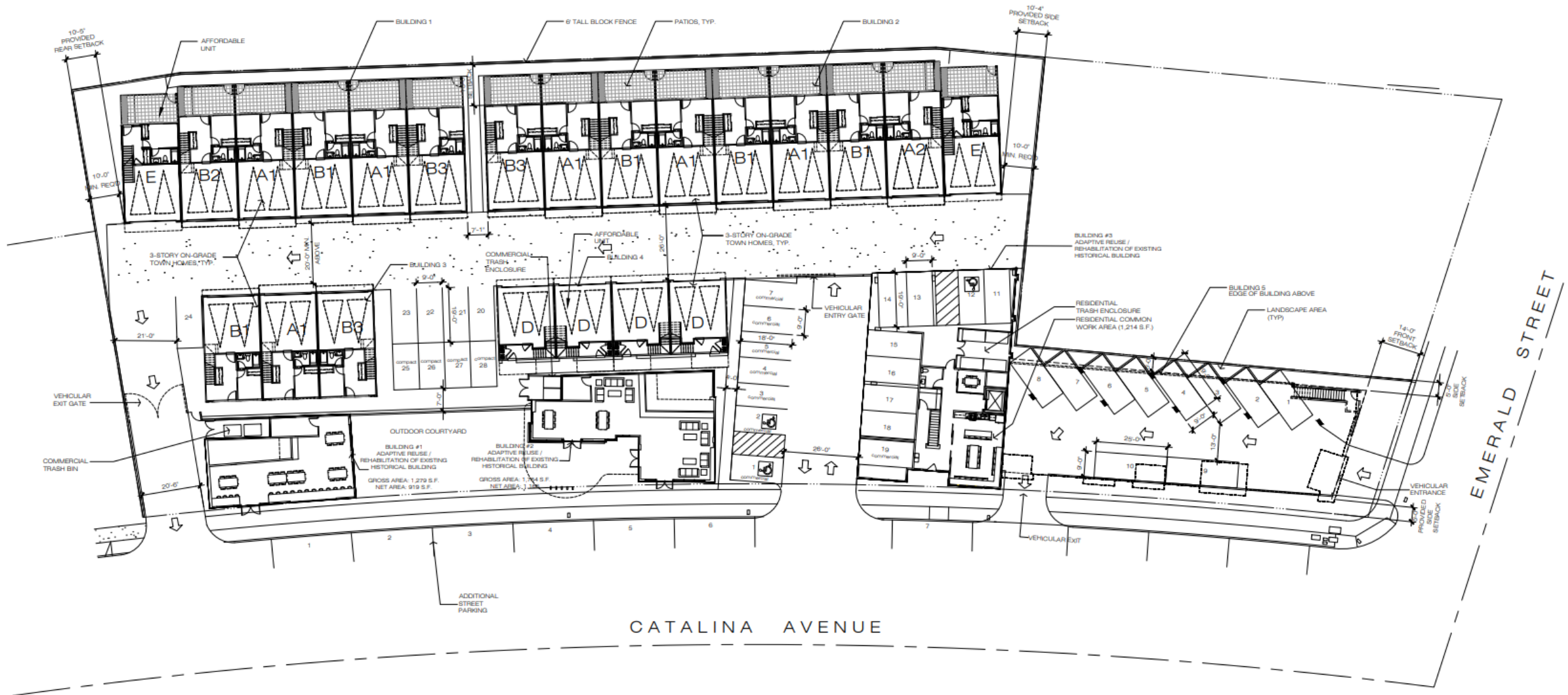


100-132 North Catalina Avenue

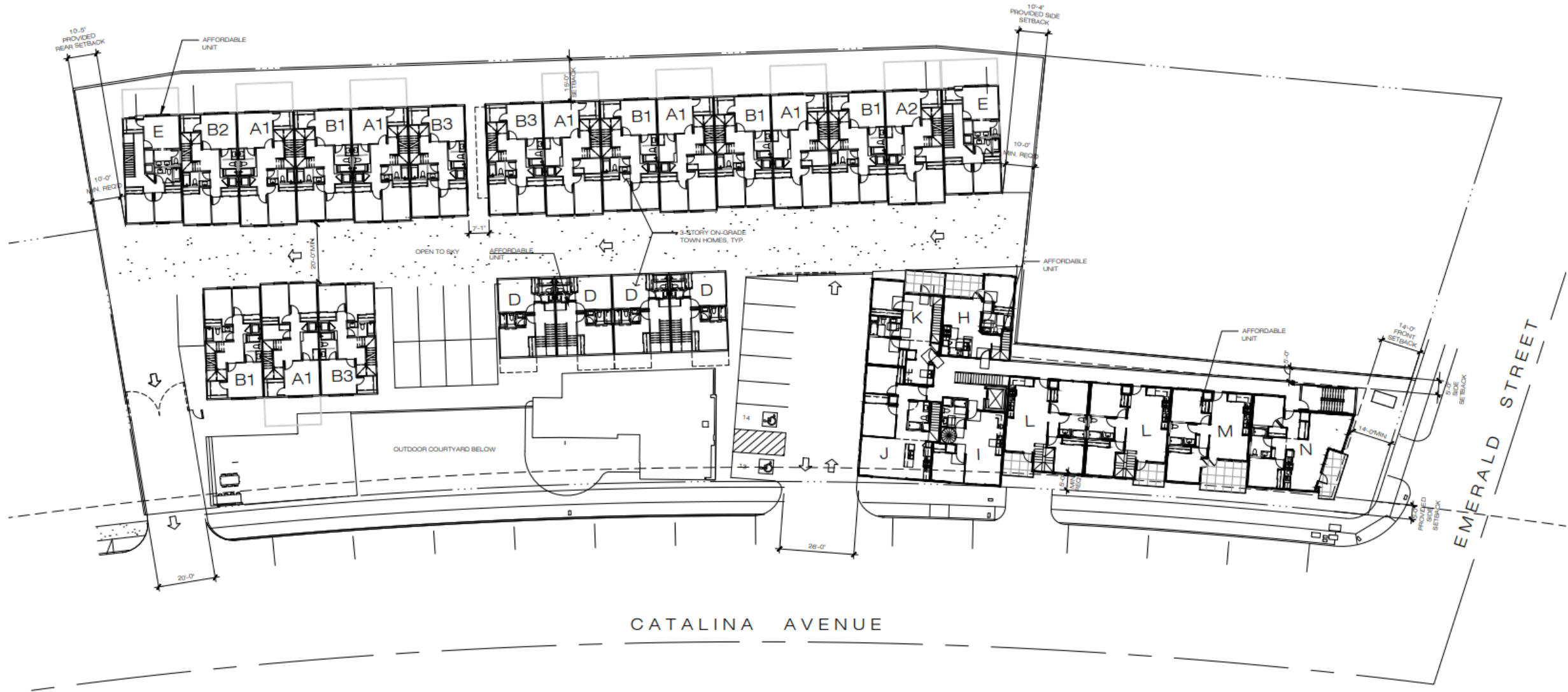
Final Environmental Impact Report –
Statement of Overriding Considerations, Mitigation
Monitoring and Reporting Program;

Density Bonus; Historic Variance; Conditional Use Permit;
Coastal Development Permit; Planning Commission
Design Review; Vesting Tentative Parcel Map

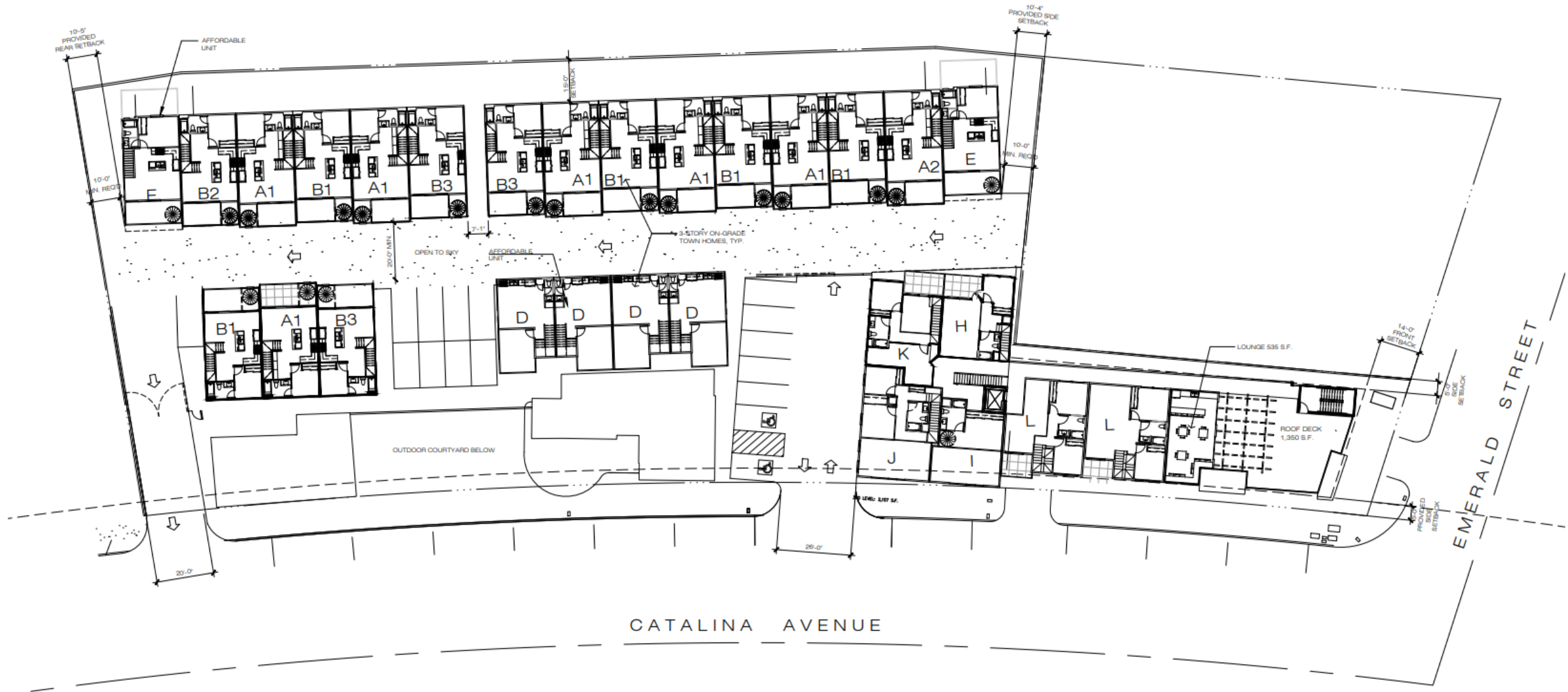
Revised Site Plan



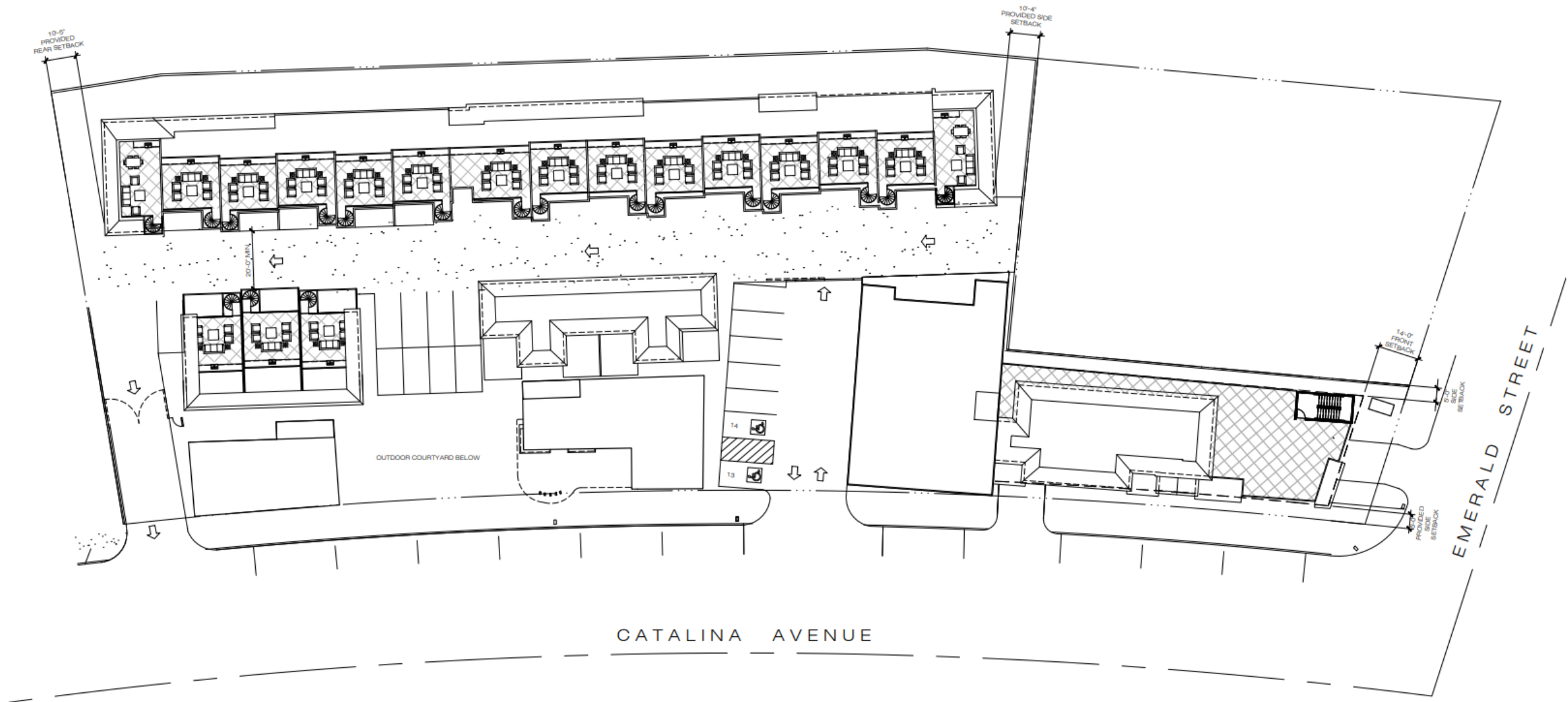
Revised Site Plan



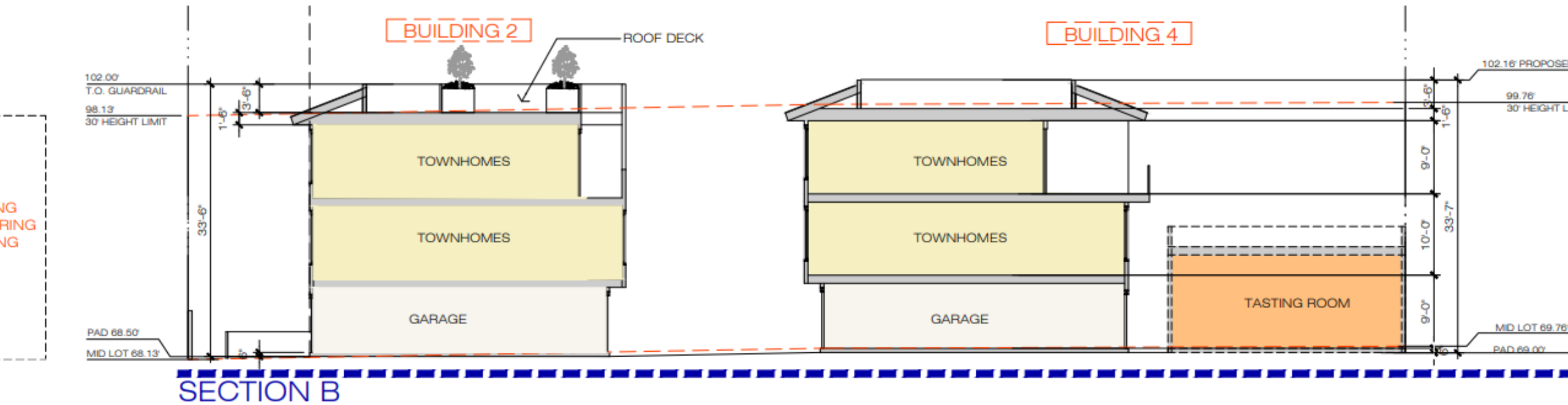
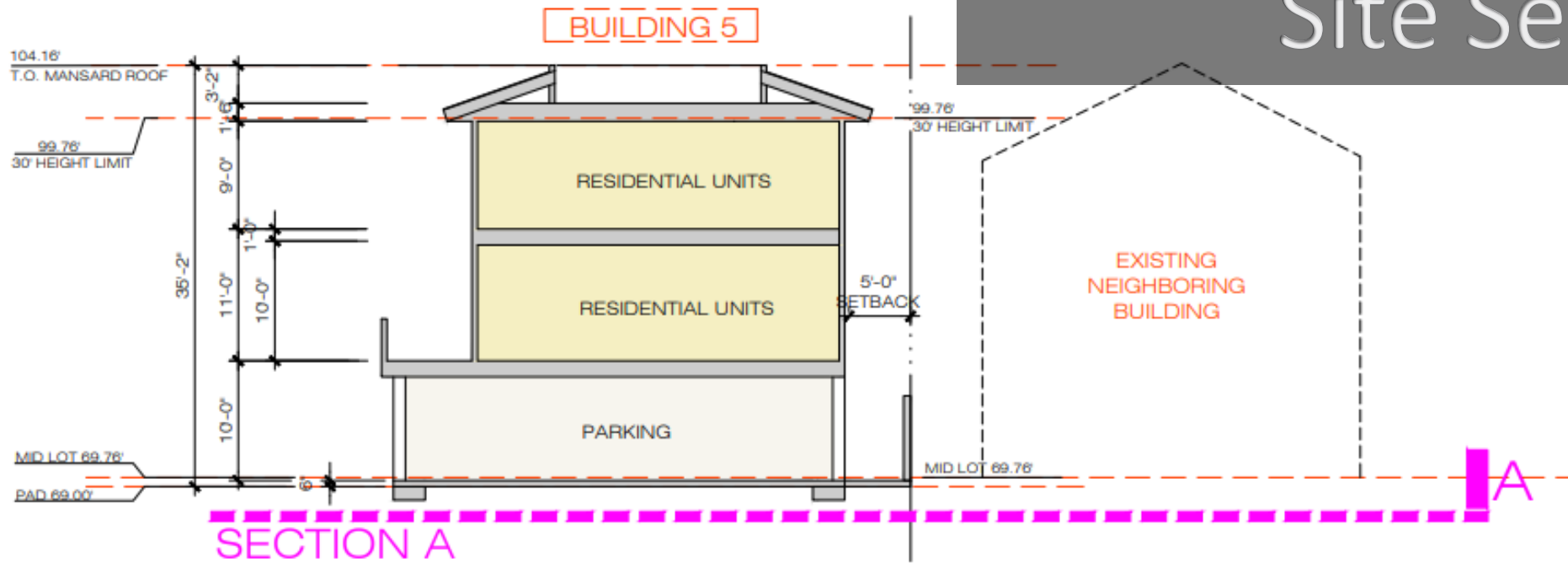
Revised Site Plan



Revised Site Plan



Site Section



Renderings



Renderings



Renderings



Renderings



Renderings



Renderings



Tentative Map

- Airspace (condominium) subdivision;
- Four airspace parcels;
 - Two parcels for the commercial buildings
 - Two residential parcels – four buildings
- Delineation is not required;
- Commission cannot deny the map based on the parcel configuration (Government Code 66427)

Recommendation

- Continue the public hearing and accept all testimony
- Close the public hearing and deliberate
- Consider a Resolution:
 - Certifying the Final Environmental Impact Report
 - Adopting the CEQA Findings
 - Adopting the Statement of Overriding Considerations (Exhibit A)
 - Approving the land use entitlements



100-132 North Catalina Avenue

Final Environmental Impact Report –
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