



# 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

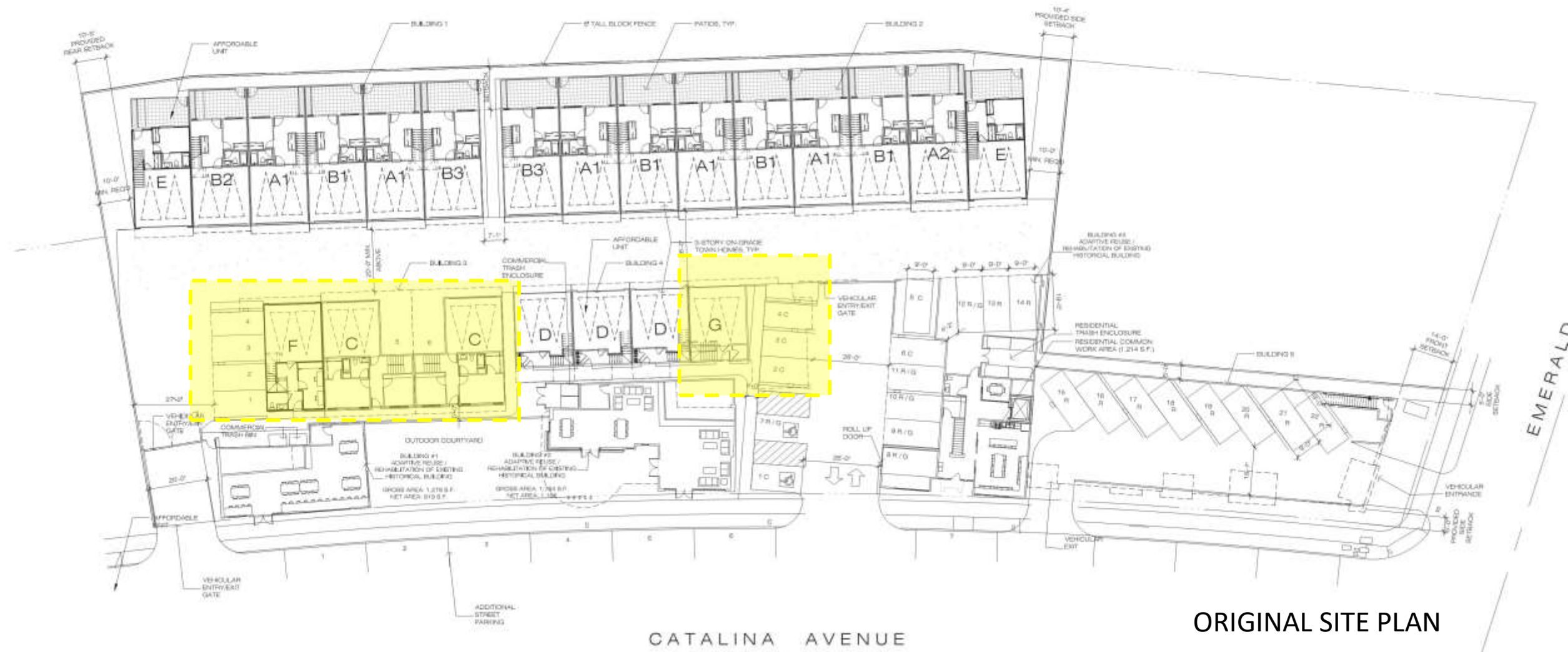
# RESPONSE 1: Concern with high bedroom count in certain units

- 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)

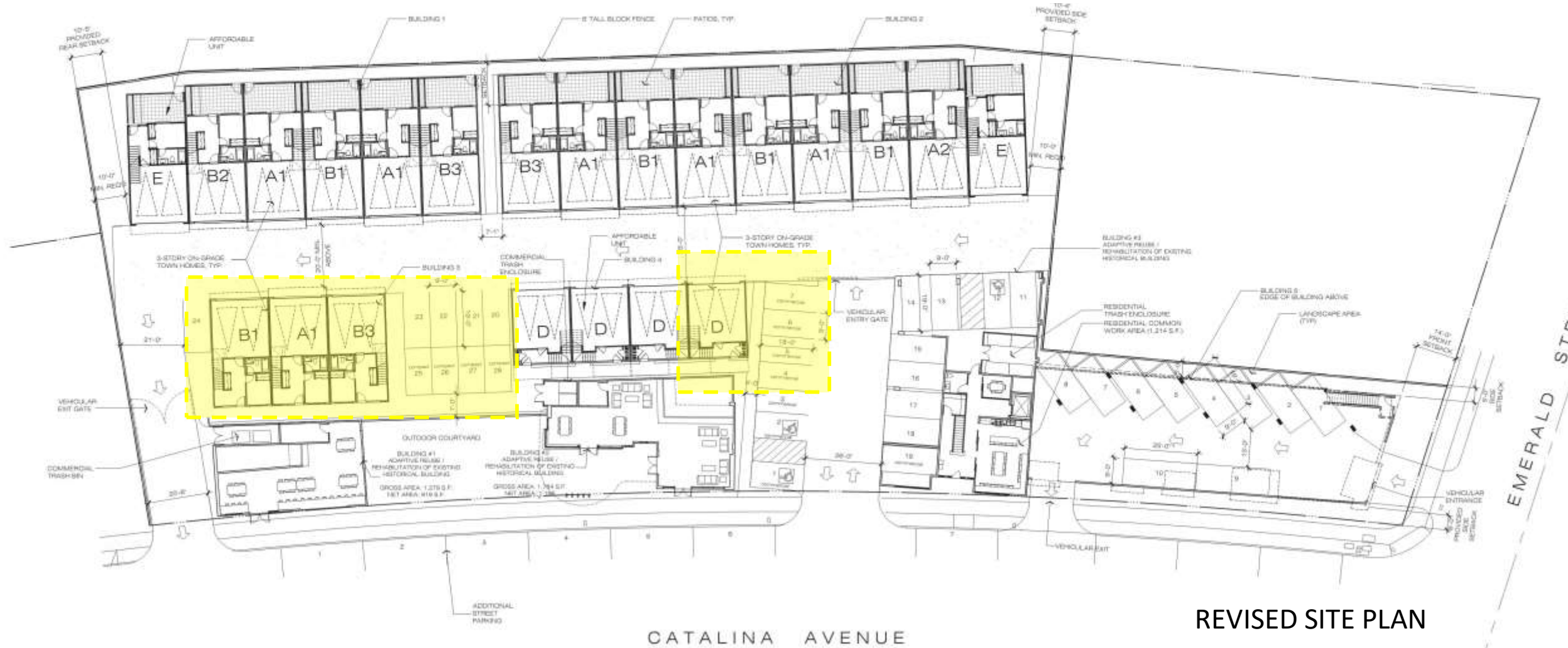
## RESPONSE 2: General project massing on site

- 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





ORIGINAL SITE PLAN



REVISÉD SITE PLAN



# RESPONSE 3: Building design; being compatible and in harmony















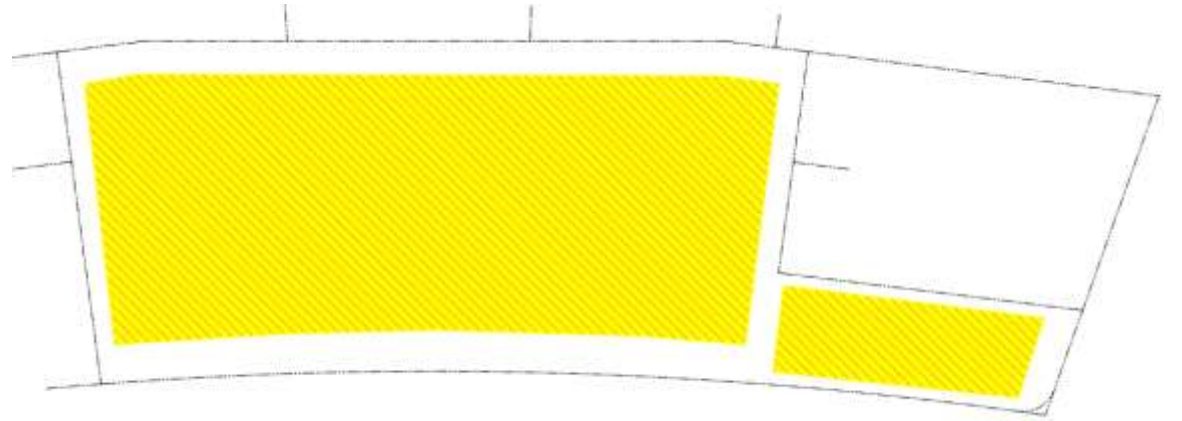




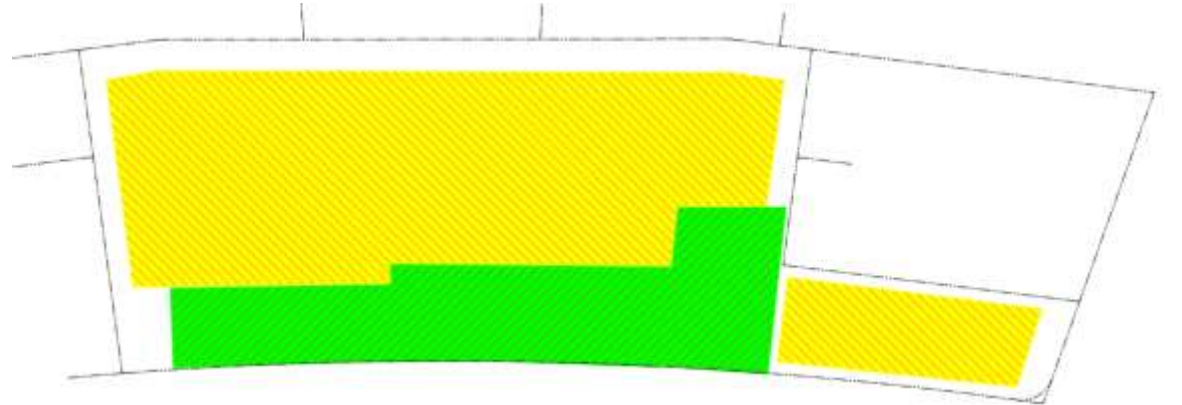


# SITE PLAN EVOLUTION

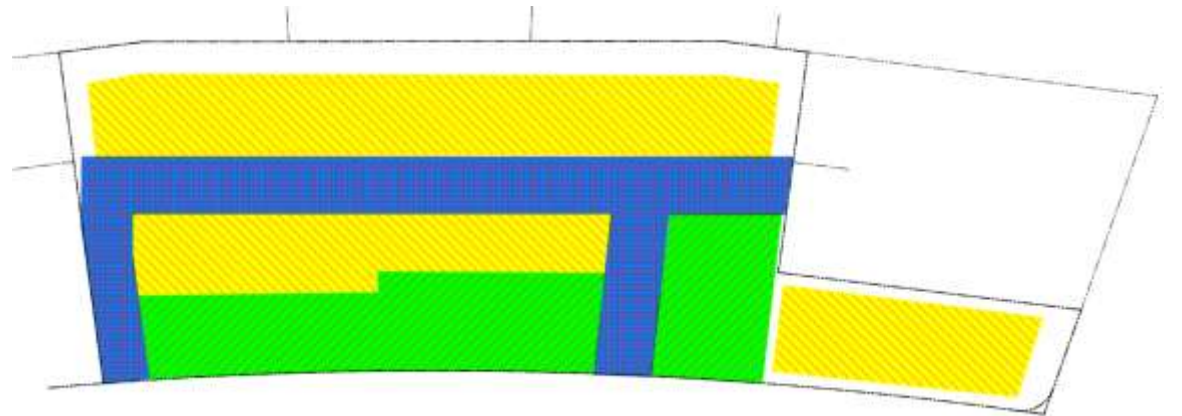
22 UNIT CONCEPT



PRESERVED COMMERCIAL

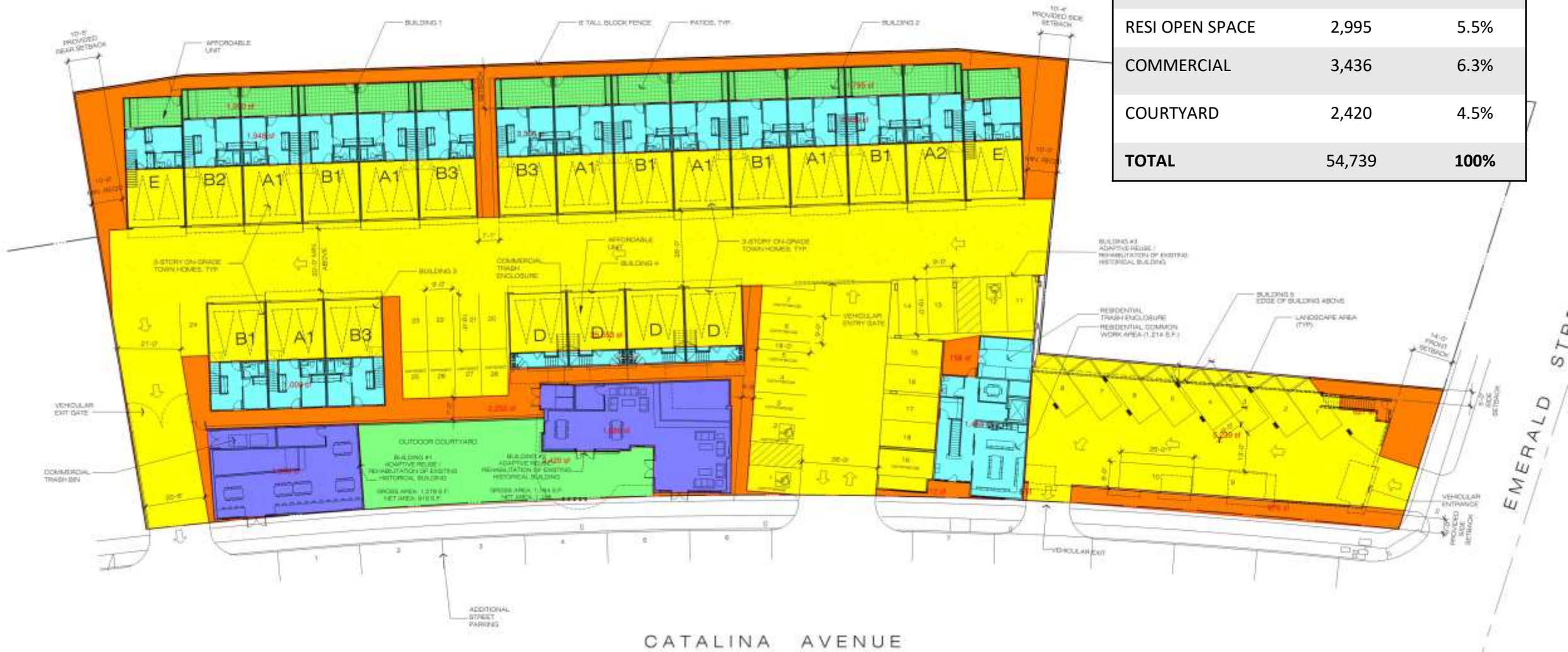


SITE CIRCULATION



# 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%
<b>TOTAL</b>	<b>54,739</b>	<b>100%</b>





# 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
<b>TOTAL</b>	<b>67</b>	<b>67</b>	<b>67</b>	<b>71</b>
COMMERCIAL PARKING				
TASTING ROOM	18		18	
COFFEE SHOP	7		7	
OUTDOOR DINING	12		6	
<b>TOTAL</b>	<b>37</b>	<b>5</b>	<b>31</b>	<b>8</b>
<b>TOTAL PROJECT ON-SITE PARKING</b>	<b>104</b>	<b>72</b>	<b>98</b>	<b>79</b>
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