



Scope of Work

Site planning and Urban Land Use

The project site has been designed with 30 mixed income apartment units, public/private courtyard amenity and 3,000 sf of preserved commercial retail.

Historic Preservation

The property is currently zoned R3 Residential and has existing buildings that are legal non-conforming. We have been working with the planning department, and have determined that the highest and best use for the site is to preserve most of the commercial uses and buildings facing the street frontage on Catalina Ave. The challenge with preserving these uses is the parking requirements. The more parking that is required, the more we need to reduce the commercial use footprint. Finding a balance of (1) preserving the commercial use, (2) providing residential uses per zoning, (3) providing affordable housing and (4) providing an open air public/private courtyard has been difficult to balance.

With the proposed site plan, the Project will be able to preserve the commercial uses through historic restoration and adaptive reuse. The entire commercial section of the project will be named Catalina Station, an homage to the old Red Car terminus on site. The north and north/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 residential units across the street. The furthest south two story building will be adaptively reused as residential use to preserve the building and adhere with the existing R3 zoning and connect the most south parcel residential units to complete the site plan.

Housing and Affordability

The Project was designed to have a very practical site layout to lower the cost of construction in order to provide more affordable housing. The project is designed as slab on grade, type five construction with an array of unit types which will also include some home offices to work from home. We are also setting aside 15% of the units for very low income families. Each of the housing units will provide private garage parking, energy efficient appliances, and smart home technology. Each unit also enjoys a large interior amenity space on the top level to enjoy the sunset views with a living room and kitchen grand room that connects to each unit's private balcony and rooftop deck. New Green technology is being used as well in tandem with passive ventilation design. The high design interior and exterior aesthetic architecture will represent the pristine care that was given to the design

Environmental Sensitivity

For the benefit of this site and future generations to enjoy, this project will use current green building code technology and bio filtration pits for the filtration of storm water prior to entering public storm water systems. Further, to ensure soils remediation, the soils under the previous Black Smith Shop will be consolidated and soils concentrated near the prior dry cleaner will be exposed, vented and purged of any potential harmful vapors. The entire site will be tested with Los Angeles County Fire's highest level of safety standards prior to use.

Landscape Architecture and Public Space

SITE SUMMARY

ADDRESS	100-132 NORTH CATALINA AVENIE, REDONDO BEACH, CA
EXISTING ZONING	R-3A
GROSS LOT AREA	+/- 54,739 S.F. +/- 1.26 AC
TYPE OF CONSTRUCTION	TYPE V A
COVERED LOT AREA	22,821 (RESIDENTIAL AND COMMERCIAL)
LOT COVERAGE	41.69%

PROJECT SUMMARY

DEVELOPMENT CRITERIA	REQUIRED BY CITY OF REDONDO BEACH	PROPOSED PLAN
DENSITY	17.5 DU/AC	23.8 DU/AC
TOTAL UNITS	22 DU (30 DU WITH 35% DENSITY BONUS)	30 DU (DENSITY BONUS)
HEIGHT	30'	35'
NUMBER OF FLOORS	TWO STORIES	THREE STORIES

SETBACKS ZONE		
FRONT	14'	14'
SIDE ADJACENT TO RS	10'	10'
SIDE STREET	5'	5'
REAR	15'	15'

OUTDOOR LIVING SPACE:	10,500 S.F. (350 S.F. / DU)	10,732 SF
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UNIT SUMMARY

UNIT TYPE	DESCRIPTION	UNITS	GROSS SF	TOTAL GROSS SF	NET AREA	TOTAL NET
A-1	5BDRM, 4.5BATH	6	1,695	10,170	1,596	9,576
A-2	5BDRM, 4.5BATH	1	1,695	1,695	1,596	1,596
B-1	5BDRM, 4.5BATH	5	1,657	8,285	1,558	7,790
B-2	5BDRM, 4.5BATH	1	1,657	1,657	1,558	1,558
B-3	5BDRM, 4.5BATH	3	1,676	5,028	1,577	4,731
D**	2BDRM, 2.5BATH	4	1,022	4,088	943	3,772
E**	5BDRM, 3.5BATH	2	1,624	3,248	1,525	3,050
H**	2BDRM, 2BATH	1	901	901	836	836
I	2BDRM, 2BATH	1	1,069	1,069	986	986
J	4BDRM, 2BATH	1	1,479	1,479	1,400	1,400
K	4BDRM, 2BATH	1	1,318	1,318	1,234	1,234
L	4BDRM, 2.5BATH	2	1,302	2,604	1,220	2,440
M**	2BDRM, 1BATH	1	794	794	739	739
N	2BDRM, 1BATH	1	892	892	831	831
		30		43,228		40,539

* 1,887 S.F. ROOF DECK AND COMMUNITY ROOM PROVIDE THE REQUIRED OPEN SPACE FOR UNITS 'H', 'I', 'J', 'K', 'L', 'M', AND 'N'
** AFFORDABLE UNITS - TOTAL FOUR AFFORDABLE UNITS (ONE 'E', ONE 'D', ONE 'H', ONE 'M')

OUTDOOR LIVING SPACE SUMMARY

UNIT TYPE	GROUND FLOOR PATIO			BALCONY			ROOF DECK			SUB TOTAL	NUMBER OF UNITS	OUTDOOR LIVING
	ACTUAL AREA	BONUS/ PENALTY	TOTAL BY CODE	ACTUAL AREA	BONUS/ PENALTY	TOTAL BY CODE	ACTUAL AREA	BONUS/ PENALTY	TOTAL BY CODE			
A	198	0.5	99	136	1.5	204	368	0.15	55	358	6	2,149
B	198	0.5	99	136	1.5	204	368	0.15	55	358	7	2,507
A (no patio)	-	-	-	136	1.5	204	368	0.15	55	259	1	259
B (no patio)	-	-	-	136	1.5	204	368	0.15	55	259	2	518
D	-	-	-	195	2.0	390	-	-	-	390	4	1,560
E	198	0.5	99	136	1.5	204	368	0.15	55	358	2	716
H				102	1.5	153				153	1	153
I				-	-	-				-	1	-
J				-	-	-				-	1	-
K				107	1.5	161				161	1	161
L				82	1.5	123				123	2	246
M				172	2.0	344				344	1	344
N				111	1.5	167				167	1	167
										30		8,781

COMMON OPEN SPACE COUNTED TOWARD TOTAL OUTDOOR LIVING SPACE AREA			
ROOF LOUNGE	535	1.0	535
COMMON ROOF DECK	1,350	0.15	203
RECREATIONAL RM, CONFERENCE RM, LUNCH RM			1,214

535		535
203		203
1,214		1,214
		10,732

The Landscape at Catalina Station 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.

Land Use

Following the City of Redondo Beach General Plan Zoning of R3, and the state's affordable housing bill (SB-1818) the project will be able to preserve the existing, historical commercial buildings/uses, while providing a mix of market rate and affordable units. The Project will also employ remediation of the soils onsite and provide a large public/private courtyard. The projects site plan and land use planning will balance the required parking requirements to ensure no further commercial reduction or courtyard subtraction. This strategy will protect 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 as proposed at the Catalina Village Site in Redondo Beach.

AFFORDABLE UNITS

TYPE	UNIT TYPE	NUMBER OF UNITS
E	TOWN HOME	1
D	TOWN HOME	1
H	FLAT	1
M	FLAT	1
TOTAL		4

COMMERCIAL AREA SUMMARY

TYPE	GROSS FLOOR AREA	NET AREA (SEATING)
TASTING ROOM	1,279 SF	919 SF
COFFEE SHOP	1,784 SF	1,166 SF
TOTAL	3,063 SF	2,085 SF

PARKING SUMMARY

RESIDENTIAL REQUIRED PARKING:

PARKING REQUIRED PER STATE DENSITY BONUS LAW

UNIT TYPE	QUANTITY	REQ'D RATIO	REQ'D COUNTS
0-1 BDRM	0	1.0	0
2-3 BDRM	8	1.5	12.0
4+ BDRM	22	2.5	55.0
			67 STALLS

COMMERCIAL REQUIRED PARKING:

USES	SEAT / DINING AREA	RATIO	REQUIRED
TASTING ROOM	919 SF	1/50 SF	18
COFFEE SHOP	1784 SF	1/250 SF	7
OUTDOOR DINING	50 (-) 12 SEATS = 38 SEATS	1/6 SEATS	6
			31

TOTAL REQUIRED PARKING (COMMERCIAL AND RESIDENTIAL):	98 STALLS
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RESIDENTIAL PROVIDED PARKING:

PRIVATE GARAGES	44 STALLS
SURFACE PARKING	23 STALLS
TANDEM PARKING	4 STALLS
	71 STALLS

COMMERCIAL PROVIDED PARKING:

STANDARD (9'X19')	8 STALLS
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TOTAL PROVIDED PARKING	79 STALLS
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TOTAL PROVIDED PARKING INCLUDED STREET PARKING (ADDITIONAL 7 PUBLIC SPACES IN FRONT OF RETAIL)	86 STALLS
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Private and public roof decks.

- Location, dimensions and design. Private and public roof decks shall qualify if they have a minimum dimension of fifteen (15) feet by fifteen (15) feet. Accessibility, surfacing, screening, and architectural treatment shall be compatible with the architectural design of the dwelling.
- Calculating outdoor living space. Roof decks shall be counted at fifteen (15%) percent of their actual area.

Public interior recreation rooms.

- Location, dimension, and design. Recreation rooms shall qualify if they are located immediately adjacent to a public space that qualifies as outdoor living space under the provisions of this section, such as an exterior court or pool, and have a minimum dimension of twenty (20) feet by twenty (20) feet. Interior recreation rooms shall be furnished and maintained with indoor recreational facilities and/or equipment, such as gymnastic equipment, sauna baths, and game tables, which are accessible to all tenants within the development.
- Calculating outdoor living space. A recreation room shall be counted at 100 percent of its actual area but shall not comprise more than twenty-five (25%) percent of the total outdoor living space requirement for the development.