

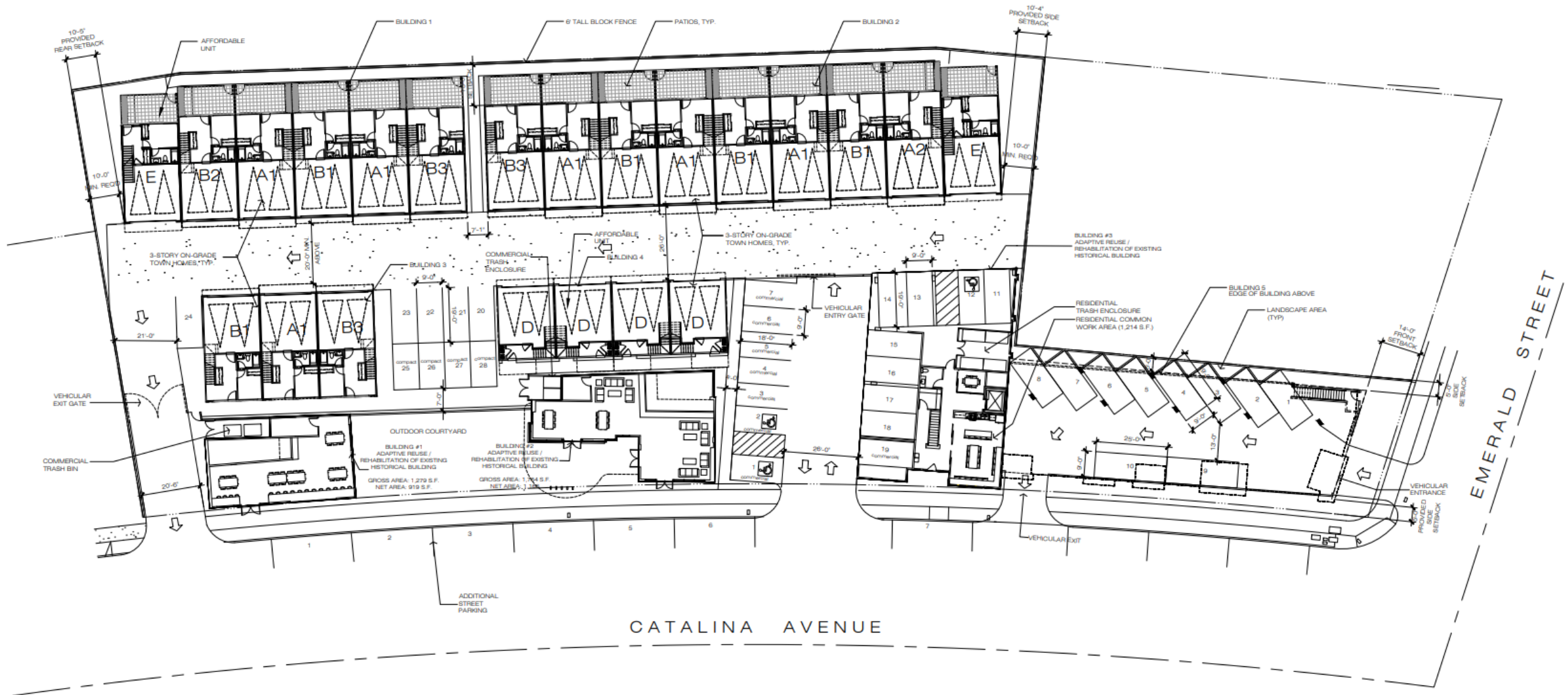


100-132 North Catalina Avenue

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



Parking Demand

- 8 Onsite Parking Spaces
- 31 spaces required for Coffee Shop, Tasting Room and Outdoor Dining Area
- Existing Parking Demand:
 - Sunday – 74% peak demand
 - Weeknights (Thursday) 80% peak demand
- Street sweeping temporarily affects on-street parking

VMT Analysis

- Revised Project has proportionally equivalent VMT impacts
- Proposed Project has net 525 External Daily Trips
- Options below VMT Trip Threshold:
 - No Commercial Buildings / 30 DU;
 - 1,600 SF Commercial / 9 DU;
 - 1,120 SF Coffee Shop / 10 DU

Recommendation

- 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



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