

Alternative Proposal - Summary for All Areas

Harbor Area	Total Existing Floor Area	Total Existing Land Area	Actual Existing FAR	Proposed Average FAR	Total Proposed Floor Area	Additional Floor Area
Marina Related Areas	31,883	641,750	0.05	0.10	64,175	32,292
North Harbor	356,847	957,250	0.37	0.53	505,188	148,341
South Harbor	349,838	806,500	0.43	0.62	502,575	152,737
Pier & Boardwalk	223,145	459,000	0.49	0.51	235,250	12,105
Harbor Area Total	961,713	2,864,500	0.34	0.46	1,307,188	345,475

- Allows for a base FAR of 0.35 plus two 0.10 FAR bonus levels for a maximum of a 0.55 FAR
- This analysis uses staff's estimates 9,000 sf more for the pier buildings.
- Approximately 350,000 sf more requires no "cap" and is the same as FAR based zoning in all other areas of the city
- The building and land areas in this analysis are based on data supplied by staff. Minor variances are likely.
- All harbor area parks have a reduced FAR from 0.25 to 0.10 similar to MR zones.

Alternative Proposal

Marina Related (MR) Areas

	Proposed Zoning	Existing Floor Area	Existing Land Area	Existing FAR	Proposed FAR	Maximum Floor Area	Potential Additional Floor Area
Mole A Parcels							
King Harbor Yacht Club	MR	5,000	126,000	0.04	0.10	12,600	7,600
Access Road	MR	0	21,000	0.00	0.10	2,100	2,100
Total Mole A		5,000	147,000	0.03	0.10	14,700	9,700
Yacht Club Way Parcels							
Redondo Beach Yacht Club	MR	9,078	95,000	0.10	0.10	9,500	422
Marina Cove Office	MR	2,700	30,000	0.09	0.10	3,000	300
Total Yacht Club Way		11,778	125,000	0.09	0.10	12,500	722
King Harbor Marine Center							
Boat Yard	MR	4,900	50,000	0.10	0.10	5,000	100
Access Easement	MR	0	3,750	0.00	0.10	375	375
Total Boat Yard		4,900	53,750	0.09	0.10	5,375	475
Mole B Parcels							
King Harbor Marina Restrooms	MR	4,200	132,000	0.03	0.10	13,200	9,000
Moonstone Park	MR	741	77,000	0.01	0.10	7,700	6,959
Total Mole B		4,941	209,000	0.02	0.10	20,900	15,959
Port Royal Parcel							
Port Royal Offices	MR	4,064	52,000	0.08	0.10	5,200	1,136
Total Mole B		4,064	52,000	0.08	0.10	5,200	1,136
Boat Ramp Site							
Toy Box Rental Office	MR	800	50,000	0.02	0.10	5,000	4,200
Restrooms	MR	400	5,000	0.08	0.10	500	100
Total Boat Ramp		1,200	55,000	0.02	0.10	5,500	4,300
MR - Marina Related Zone Total		31,883	641,750	0.05	0.10	64,175	32,292

Reference at .5 FAR

641,750

0.5

320,875

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North Harbor Zoning

	Proposed Zoning	Existing Floor Area	Existing Land Area	Existing FAR	Proposed FAR	Maximum Floor Area	Potential Additional Floor Area
North End Area							
Apts & Charthouse Restaurant	CC-3b	89,000	149,000	0.60	0.60	89,400	400
Lot 13 Parking Area	P/Pro	0	28,000	0.00	0.10	2,800	2,800
Sealab	CC-3a	10,000	48,000	0.21	0.55	26,400	16,400
Total North End		99,000	225,000	0.44	0.53	118,600	19,600
Marina Cove Area							
Marina Cove Apartments	CC-3a	40,600	15,000	2.71	0.55	8,250	(32,350)
Spectrum Club	CC-3a	36,757	72,250	0.51	0.55	39,738	2,981
Blue Water Grill	CC-3a	10,300	60,000	0.17	0.55	33,000	22,700
AES Outfall Right-of-Way	CC-3a	0	11,000	0.00	0.55	6,050	6,050
Total Marina Cove		87,657	158,250	0.55	0.55	87,038	(619)
Port Royal Area							
Bike Rental	CC-3a	576	8,000	0.07	0.55	4,400	3,824
Small Parking Area	CC-3a	0	8,000	0.00	0.55	4,400	4,400
Triton Oil Site (City Owned)	CC-3a	0	31,000	0.00	0.55	17,050	17,050
Venezia Restaurant	CC-3a	11,200	62,000	0.18	0.55	34,100	22,900
Cheesecake Factory	CC-3a	21,952	96,000	0.23	0.55	52,800	30,848
North Parking Area	CC-3a	0	47,000	0.00	0.55	25,850	25,850
Total Port Royal		33,728	252,000	0.13	0.55	138,600	104,872
Portofino							
Portofino Apartments	CC-3b	23,670	39,500	0.60	0.60	23,700	30
Rocky Point Fuels	CC-3b	1,000	2,500	0.40	0.60	1,500	500
Portofino Hotel	CC-3b	83,142	139,000	0.60	0.60	83,400	258
Baleen Restaurant & Offices	CC-3b	6,700	12,000	0.56	0.60	7,200	500
Conference Center	CC-2a	11,800	49,000	0.24	0.35	17,150	5,350
Total Portofino		126,312	242,000	0.52	0.55	132,950	6,638
Joes' Crab Shack							
Restaurant	CC-2a	10,150	80,000	0.13	0.35	28,000	17,850
Total Joe's		10,150	80,000	0.13	0.35	28,000	17,850
North Harbor Total		356,847	957,250	0.37	0.53	505,188	148,341

Orange Color Figures Require Additional Analysis

22.0

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Alternative Proposal	Proposed Zoning	Existing Floor Area	Existing Land Area	Existing FAR	Proposed FAR	Maximum Floor Area	Potential Additional Floor Area
South Harbor Area							
Seaside Lagoon							
Lagoon & Park Area	P/Pro	10,000	172,000	0.06	0.10	17,200	7,200
Parking Lot	CC-3a	0	109,000	0.00	0.55	59,950	59,950
Total Seaside Lagoon		10,000	281,000	0.04	0.27	77,150	67,150
Sport Fishing Pier							
Restaurant / Retail	CC-1a	3,300	9,500	0.35	0.35	3,325	25
Total Sportfishing Pier		3,300	9,500	0.35	0.35	3,325	25
Harbor Center Area							
Crowne Plaza Hotel	CC-5	265,839	127,000	2.09	2.10	266,700	861
Offices Over Parking Structure	CC-2a	23,000	68,000	0.34	0.35	23,800	800
Gold's Gym	CC-1a	12,000	35,000	0.34	0.35	12,250	250
Triangle Tip Park	P/Pro	0	3,000	0.00	0.10	300	300
Total Harbor Center		300,839	233,000	1.29	1.30	303,050	2,211
Redondo Beach Marina							
Ruby's	CC-2b	4,500	50,000	0.09	0.55	27,500	23,000
Doc's on the Rocks (Chillers)	CC-2b	4,958	50,000	0.10	0.55	27,500	22,542
Captain Kidd's	CC-1a	5,000	75,000	0.07	0.35	26,250	21,250
Samba's (Blue Moon Saloon)	CC-1a	9,841	75,000	0.13	0.35	26,250	16,409
Delzano's	CC-2a	10,000	29,000	0.34	0.35	10,150	150
Delzano's Catering	CC-2a	1,400	4,000	0.35	0.35	1,400	0
Total RBM		35,699	283,000	0.13	0.42	119,050	83,351
South Harbor Area		349,838	806,500	0.43	0.62	502,575	152,737

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Alternative Proposal	Proposed Zoning	Existing Floor Area	Existing Land Area	Existing FAR	Proposed FAR	Maximum Floor Area	Potential Additional Floor Area
Pier Area Zoning							
Pier Plaza							
Pier Plaza Office & Retail	CC-2a	60,000	180,000	0.33	0.35	63,000	3,000
Total Pier Plaza		60,000	180,000	0.33	0.35	63,000	3,000
Pier Approach							
Kilkenney's	PRP	8,000	7,500	1.07	n/a	8,000	0
El Torito	PRP	8,000	7,500	1.07	n/a	8,000	0
Total Pier Approach		16,000	15,000	1.07	n/a	16,000	0
Monstad Pier							
Restaurants	PRP	13,000	20,000	0.65	n/a	13,000	0
Restaurants	PRP	12,000	19,000	0.63	n/a	12,000	0
Total Monstad Pier		25,000	39,000	0.64	n/a	25,000	0
Horseshoe Pier							
Tony's	PRP	16,000	25,000	0.64	n/a	16,000	0
Pad 2	PRP	0	7,000	0.00	n/a	9,000	9,000
Kincaids	PRP	8,000	13,000	0.62	n/a	8,000	0
Starborad Attitude / Charlie's	PRP	13,000	21,000	0.62	n/a	13,000	0
Other	PRP	23,000	36,000	0.64	n/a	23,000	0
Total Horseshoe Pier		60,000	102,000	0.59	n/a	69,000	9,000
West Parking Structure							
Fun Factory	CC-2a	7,350	21,000	0.35	0.35	7,350	0
Fish Market	CC-2a	3,150	9,000	0.35	0.35	3,150	0
Total West Parking Structure		10,500	30,000	0.35	0.35	10,500	0
Parcel 10							
Restaurant	CC-2a	10,150	29,000	0.35	0.35	10,150	0
Total Parcel 10		10,150	29,000	0.35	0.35	10,150	0
International Boardwalk							
Restaurants	CC-1b	38,395	59,000	0.65	0.65	38,350	(45)
Restaurants	CC-1b	3,100	5,000	0.62	0.65	3,250	150
Total Boardwalk		41,495	64,000	0.65	0.65	41,600	105
Pier Area Total		223,145	459,000	0.49	0.51	235,250	12,105

Pier Reconstruction Plan (PRP) zone allows for a total of 9,000 additional square feet anywhere on the pier. The most likely space is Pad 2.

Orange Color Figures Require Additional Analysis

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