

Analysis of Existing Harbor Civic Center Specific Plan "Cap"

South Harbor Area	HCCSP Geographpic Area	Existing Floor Area	Existing Land Area	Existing FAR	Overall Average FAR	Maximum Floor Area	Potential Additional Floor Area
Seaside Lagoon							
Lagoon & Park Area (excluded)	1	0	0	0.00	0.00	0	0
Parking Lot	2	0	109,000	0.00	0.35	38,150	38,150
Total Seaside Lagoon		0	109,000	0.00	0.35	38,150	38,150
Sport Fishing Pier							
Restaurant / Retail	Not Defined	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
International Boardwalk							
Restaurants	2a	38,395	59,000	0.65	0.35	20,650	(17,745)
Restaurants	2a	3,100	5,000	0.62	0.35	1,750	(1,350)
Total Harbor Center		41,495	64,000	0.65	0.35	22,400	(19,095)
Portofino							
Portofino Apartments	4a	23,670	39,500	0.60	0.35	13,825	(9,845)
Rocky Point Fuels	4a	1,000	2,500	0.40	0.35	875	(125)
Portofino Hotel	4a	83,142	139,000	0.60	0.35	48,650	(34,492)
Baleen Restaurant & Offices	4a	6,700	12,000	0.56	0.35	4,200	(2,500)
Conference Center	4	11,800	49,000	0.24	0.35	17,150	5,350
Total Portofino		126,312	242,000	0.52	0.35	84,700	(41,612)
Redondo Beach Marina							
Ruby's	3	4,500	50,000	0.09	0.35	17,500	13,000
Doc's on the Rocks (Chillers)	3	4,958	50,000	0.10	0.35	17,500	12,542
Captain Kidd's	3	5,000	75,000	0.07	0.35	26,250	21,250
Samba's (Blue Moon Saloon)	3	9,841	75,000	0.13	0.35	26,250	16,409
Delzано's	3	10,000	29,000	0.34	0.35	10,150	150
Delzано's Catering	3	1,400	4,000	0.35	0.35	1,400	0
Total RBM		35,699	283,000	0.13	0.35	99,050	63,351
Port Royal Area							
Bike Rental	4	576	8,000	0.07	0.35	2,800	2,224
Small Parking Area	4	0	8,000	0.00	0.35	2,800	2,800
Triton Oil Site (City Owned)	4	0	31,000	0.00	0.35	10,850	10,850
Venezia Restaurant	4	11,200	62,000	0.18	0.35	21,700	10,500
Cheesecake Factory	4	21,952	96,000	0.23	0.35	33,600	11,648
North Port Royal Marina Parking	4	0	47,000	0.00	0.35	16,450	16,450
Total Port Royal		33,728	252,000	0.13	0.35	88,200	54,472
Joes' Crab Shack							
Restaurant	4	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
West Parking Structure							
Fun Factory	2a	7,350	21,000	0.35	0.35	7,350	0
Fish Market	2a	3,150	9,000	0.35	0.35	3,150	0
Total West Parking Sturcture		10,500	30,000	0.35	0.35	10,500	0
Parcel 10							
Restaurant	2a	10,150	29,000	0.35	0.35	10,150	0
Total Parecel 10		10,150	29,000	0.35	0.35	10,150	0
Pier Plaza							
Pier Plaza Office & Retail	2c	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
North End Area							
Apts & Charthouse Restaurant	4	89,000	149,000	0.60	0.35	52,150	(36,850)
Lot 13 Parking Area	4	0	0	0.00	0.35	0	0
Sealab	4	10,000	48,000	0.21	0.35	16,800	6,800
Total North End		99,000	197,000	0.50	0.35	68,950	(30,050)
Marina Cove Area							

Marina Cove Apartments	4	40,600	15,000	2.71	0.35	5,250	(35,350)
Spectrum Club	4	36,757	72,250	0.51	0.35	25,288	(11,470)
Blue Water Grill	4	10,300	60,000	0.17	0.35	21,000	10,700
AES Outfall Right-of-Way	4	0	11,000	0.00	0.35	3,850	3,850
Total Marina Cove		87,657	158,250	0.55	0.35	55,388	(32,270)
Mole A Parcels							
King Harbor Yacht Club	4	5,000	126,000	0.04	0.35	44,100	39,100
Access Road	4	0	21,000	0.00	0.35	7,350	7,350
Total Mole A		5,000	147,000	0.03	0.35	51,450	46,450
Yacht Club Way Parcels							
Redondo Beach Yacht Club	4	9,078	95,000	0.10	0.35	33,250	24,172
Marina Cove Office	4	2,700	30,000	0.09	0.35	10,500	7,800
Total Yacht Club Way		11,778	125,000	0.09	0.35	43,750	31,972
King Harbor Marine Center							
Boat Yard	4	4,900	50,000	0.10	0.35	17,500	12,600
Access Easement	4	0	3,750	0.00	0.35	1,313	1,313
Total Boat Yard		4,900	53,750	0.09	0.35	18,813	13,913
Mole B Parcels							
King Harbor Marina Restrooms	4	4,200	132,000	0.03	0.35	46,200	42,000
Moonstone Park	1	0	0	0.00	0.35	0	0
Total Mole B		4,200	132,000	0.03	0.35	46,200	42,000
Port Royal Parcel							
Port Royal Offices	4	4,064	52,000	0.08	0.35	18,200	14,136
Total Mole B		4,064	52,000	0.08	0.35	18,200	14,136
Boat Ramp Site							
Toy Box Rental Office	3	800	50,000	0.02	0.35	17,500	16,700
Restrooms	3	400	5,000	0.08	0.35	1,750	1,350
Total Boat Ramp		1,200	55,000	0.02	0.35	19,250	18,050
Analysis of HCCSP 0.35 FAR Cap 2a/2c/3/4a/4							
		549,133	2,198,500	0.25	0.35	769,475	220,342

According to staff, The Per Reconstruction Plan and HCCSP allow for an additional 9,000 square feet of Development in Area 2b, The Pier The Pier Area, or Area 2b, is not included the the HCCSP "Cap" calculation
The Crowne Plaza development is not included the the HCCSP "Cap" calculation

Orange Color Figures Require Additional Analysis

Version 2.0