

Planning Commission Plan - Summary for All Areas

<u>Harbor Area</u>	<u>Total Existing Floor Area</u>	<u>Total Existing Land Area</u>	<u>Actual Existing FAR</u>	<u>Proposed Average FAR</u>	<u>Total Proposed Floor Area</u>	<u>Additional Floor Area</u>
Marina Related Areas	31,883	641,750	0.05	0.43	274,738	242,855
North Harbor	356,847	957,250	0.37	0.65	622,213	265,366
South Harbor	349,838	806,500	0.43	1.03	828,225	478,387
Pier & Boardwalk	223,145	459,000	0.49	0.66	305,100	81,955
Harbor Area Total	961,713	2,864,500 65.8 Acres	0.34	0.71	2,030,275	1,068,562

Total additional floor area based on 0.25 FAR on Mole A & B, 2.25 on Crowne Plaza site, and 0.65 everywhere else. This analysis calculated 6,300 sf additional for the Pier, Staff estimates 9,000 sf more. To limit the approximate **1,068,000** sf of additional development a "Cap" of **557,000** sf is proposed. The building and land areas in this analysis are based on data supplied by staff. Minor variances are likely.

PC Recommendation

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	CC	5,000	126,000	0.04	0.25	31,500	26,500
Access Road	CC	0	21,000	0.00	0.25	5,250	5,250
Total Mole A		5,000	147,000	0.03	0.25	36,750	31,750
Yacht Club Way Parcels							
Redondo Beach Yacht Club	CC	9,078	95,000	0.10	0.65	61,750	52,672
Marina Cove Office	CC	2,700	30,000	0.09	0.65	19,500	16,800
Total Yacht Club Way		11,778	125,000	0.09	0.65	81,250	69,472
King Harbor Marine Center							
Boat Yard	CC	4,900	50,000	0.10	0.65	32,500	27,600
Access Easement	CC	0	3,750	0.00	0.65	2,438	2,438
Total Boat Yard		4,900	53,750	0.09	0.65	34,938	30,038
Mole B Parcels							
King Harbor Marina Restrooms	CC	4,200	132,000	0.03	0.25	33,000	28,800
Moonstone Park	CC & MR	741	77,000	0.01	0.25	19,250	18,509
Total Mole B		4,941	209,000	0.02	0.25	52,250	47,309
Port Royal Parcel							
Port Royal Offices	CC	4,064	52,000	0.08	0.65	33,800	29,736
Total Mole B		4,064	52,000	0.08	0.65	33,800	29,736
Boat Ramp Site							
Toy Box Rental Office	CC	800	50,000	0.02	0.65	32,500	31,700
Restrooms	CC	400	5,000	0.08	0.65	3,250	2,850
Total Boat Ramp		1,200	55,000	0.02	0.65	35,750	34,550
MR - Marina Related Zone Total		31,883	641,750	0.05	0.43	274,738	242,855

PC Recommendation

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	89,000	149,000	0.60	0.65	96,850	7,850
Lot 13 Parking Area	CC	0	28,000	0.00	0.65	18,200	18,200
Sealab	CC	10,000	48,000	0.21	0.65	31,200	21,200
Total North End		99,000	225,000	0.44	0.65	146,250	47,250
Marina Cove Area							
Marina Cove Apartments	CC	40,600	15,000	2.71	0.65	9,750	(30,850)
Spectrum Club	CC	36,757	72,250	0.51	0.65	46,963	10,206
Blue Water Grill	CC	10,300	60,000	0.17	0.65	39,000	28,700
AES Outfall Right-of-Way	CC	0	11,000	0.00	0.65	7,150	7,150
Total Marina Cove		87,657	158,250	0.55	0.65	102,863	15,206
Port Royal Area							
Bike Rental	CC	576	8,000	0.07	0.65	5,200	4,624
Small Parking Area	CC	0	8,000	0.00	0.65	5,200	5,200
Triton Oil Site (City Owned)	CC	0	31,000	0.00	0.65	20,150	20,150
Venezia Restaurant	CC	11,200	62,000	0.18	0.65	40,300	29,100
Cheesecake Factory	CC	21,952	96,000	0.23	0.65	62,400	40,448
North Port Royal Marina Parking	CC	0	47,000	0.00	0.65	30,550	30,550
Total Port Royal		33,728	252,000	0.13	0.65	163,800	130,072
Portofino							
Portofino Apartments	CC	23,670	39,500	0.60	0.65	25,675	2,005
Rocky Point Fuels	CC	1,000	2,500	0.40	0.65	1,625	625
Portofino Hotel	CC	83,142	139,000	0.60	0.65	90,350	7,208
Baleen Restaurant & Offices	CC	6,700	12,000	0.56	0.65	7,800	1,100
Conference Center	CC	11,800	49,000	0.24	0.65	31,850	20,050
Total Portofino		126,312	242,000	0.52	0.65	157,300	30,988
Joes' Crab Shack							
Restaurant	CC	10,150	80,000	0.13	0.65	52,000	41,850
Total Joe's		10,150	80,000	0.13	0.65	52,000	41,850
North Harbor Total		356,847	957,250	0.37	0.65	622,213	265,366

Orange Color Figures Require Additional Analysis

Version 2.0

PC Recommendation

South Harbor Area

Seaside Lagoon

	Proposed Zoning	Existing Floor Area	Existing Land Area	Existing FAR	Proposed FAR	Maximum Floor Area	Potential Additional Floor Area
Lagoon & Park Area	P-Pro	10,000	172,000	0.06	0.25	43,000	33,000
Parking Lot	CC	0	109,000	0.00	0.65	70,850	70,850
Total Seaside Lagoon		10,000	281,000	0.04	0.41	113,850	103,850

Sport Fishing Pier

Restaurant / Retail	CC	3,300	9,500	0.35	0.65	6,175	2,875
Total Sportfishing Pier		3,300	9,500	0.35	0.65	6,175	2,875

Harbor Center Area

Crowne Plaza Hotel	CC	265,839	127,000	2.09	2.25	285,750	19,911
Offices Over Parking Structure	CC	23,000	68,000	0.34	2.25	153,000	130,000
Gold's Gym	CC	12,000	35,000	0.34	2.25	78,750	66,750
Triangle Tip Park	CC	0	3,000	0.00	2.25	6,750	6,750
Total Harbor Center		300,839	233,000	1.29	2.25	524,250	223,411

Redondo Beach Marina

Ruby's	CC	4,500	50,000	0.09	0.65	32,500	28,000
Doc's on the Rocks (Chillers)	CC	4,958	50,000	0.10	0.65	32,500	27,542
Captain Kidd's	CC	5,000	75,000	0.07	0.65	48,750	43,750
Samba's (Blue Moon Saloon)	CC	9,841	75,000	0.13	0.65	48,750	38,909
Delzano's	CC	10,000	29,000	0.34	0.65	18,850	8,850
Delzano's Catering	CC	1,400	4,000	0.35	0.65	2,600	1,200
Total RBM		35,699	283,000	0.13	0.65	183,950	148,251

South Harbor Area

349,838	806,500	0.43	1.03	828,225	478,387
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Orange Color Figures Require Additional Analysis

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PC Recommendation

Pier Area Zoning	Proposed Zoning	Existing Floor Area	Existing Land Area	Existing FAR	Proposed FAR	Maximum Floor Area	Potential Additional Floor Area
Pier Plaza							
Pier Plaza Office & Retail	CC	60,000	180,000	0.33	0.65	117,000	57,000
Total Pier Plaza		60,000	180,000	0.33	0.65	117,000	57,000
Pier Approach							
Kilkenney's	PRP	8,000	7,500	1.07	1.10	8,250	250
El Torito	PRP	8,000	7,500	1.07	1.10	8,250	250
Total Pier Approach		16,000	15,000	1.07	1.10	16,500	500
Monstad Pier							
Restaurants	PRP	13,000	20,000	0.65	0.65	13,000	0
Restaurants	PRP	12,000	19,000	0.63	0.65	12,350	350
Total Monstad Pier		25,000	39,000	0.64	0.65	25,350	350
Horseshoe Pier							
Tony's	PRP	16,000	25,000	0.64	0.65	16,250	250
Pad 2	PRP	0	7,000	0.00	0.65	4,550	4,550
Kincaids	PRP	8,000	13,000	0.62	0.65	8,450	450
Starborad Attitude / Charlie's	PRP	13,000	21,000	0.62	0.65	13,650	650
Other	PRP	23,000	36,000	0.64	0.65	23,400	400
Total Horseshoe Pier		60,000	102,000	0.59	0.65	66,300	6,300
West Parking Structure							
Fun Factory	CC	7,350	21,000	0.35	0.65	13,650	6,300
Fish Market	CC	3,150	9,000	0.35	0.65	5,850	2,700
Total West Parking Structure		10,500	30,000	0.35	0.65	19,500	9,000
Parcel 10							
Restaurant	CC	10,150	29,000	0.35	0.65	18,850	8,700
Total Parcel 10		10,150	29,000	0.35	0.65	18,850	8,700
International Boardwalk							
Restaurants	CC	38,395	59,000	0.65	0.65	38,350	(45)
Restaurants	CC	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	0.66	305,100	81,955

PRP = Pier Reconstruction Plan & HCCSP
 Orange Color Figures Require Additional Analysis

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