

CITY OF REDONDO BEACH
PLANNING DIVISION

APPLICATION NO.

DATE REVIEWED:

APPLICATION FOR CONDITIONAL USE PERMIT

Application is hereby made to the City of Redondo Beach, for Conditional Use Permit, pursuant to Section 10-2.2506 or Section 10-5.2506 of Title 10 of the Redondo Beach Municipal Code.

PART I - GENERAL INFORMATION

A APPLICANT INFORMATION	
STREET ADDRESS OF PROPERTY: 301 Avenue D, Redondo Beach, ca. 90277	
EXACT LEGAL DESCRIPTION OF THE PROPERTY:	
LOT: 37 BLOCK: 1 TRACT: 12836	ZONING: C2
FLOOR AREA RATIO (EQUAL TO GROSS FLOOR AREA DIVIDED BY SITE SIZE)	
SITE SIZE (SQ. FT.)	GROSS FLOOR AREA (SQ. FT.) FLOOR AREA RATIO:
RECORDED OWNER'S NAME:	AUTHORIZED AGENT'S NAME & EMAIL:
MAILING ADDRESS:	MAILING ADDRESS: N/A
TELEPHONE:	TELEPHONE:
APPLICANT'S NAME: Liliana Lujan	PROJECT ARCHITECT/FIRM/PRINCIPAL:
MAILING ADDRESS: 1063 Aviation Blvd, Hermosa, ca 90264	MAILING ADDRESS: N/A
TELEPHONE: 310 714-8890	TELEPHONE: LICENSE NO.
B REQUEST	114jana@oceanviewacademy.com
The applicant requests a Conditional Use Permit to use the above described property for the following purposes: Child care for children ages 6 weeks to 6 years. There will be no construction work needed as classrooms are pre-existing and there is already a playground on premises.	

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SHOWINGS: Explain how the project is consistent with the criteria in Section 10-2.2506(B) of the Zoning Ordinance.

1. Describe existing site improvements and their present use. If vacant, please specify.

Everything is already existing. We are going to paint and clean rooms for the preschool.

2. Describe the site in terms of its ability to accommodate the proposed use and conform to the development standards of the Zoning Ordinance (i.e., setbacks, parking, landscaping, etc.)

Everything is already existing. Classrooms, outside yard and parking is already there. We would only paint and clean facility to update look.

3. Describe the site in terms of its access to public rights-of-way. Give street names, widths, and flow characteristics.

Avenue D and Pacific Coast Highway.

Access to parking lot from PCH to Avenue D will be on the right hand side. There is an exit on Avenue E.

Access to parking lot from Avenue D is not going to be used.

OWNER'S AFFIDAVIT

Project address: 301 Avenue D, RB, CA 90277

Project description: Child care center

Ages 1wks-16 yrs.

I (we) ROBERT WHITE, being duly sworn, depose and say I am (we are) the owner(s) of all or part of the property involved and that this application has been prepared in compliance with the requirements printed herein. I (we) further certify, under penalty of perjury that the foregoing statements and information presented herein are in all respects true and correct to the best of my (our) knowledge and belief.

Signature(s): [Signature]
ST. ANDREW'S PRESBYTERIAN CHURCH

Address: 301 Avenue D
REDONDO BEACH, CA 90277

Phone No. (Res.) 310 245-0571 /mobile
(Bus.) 310 540-5232 X.232

Subscribed and sworn to (or affirmed) before me this 17 day of NOVEMBER, 2023

by ROBERT WHITE, proved to me on the basis of satisfactory

evidence to be the person(s) who appeared before me.

[Signature]
FILING CLERK OR NOTARY PUBLIC

State of California)
County of Los Angeles) ss

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