

CITY OF REDONDO BEACH
PLANNING DIVISION

APPLICATION NO.

APPLICATION FOR PLANNING COMMISSION DESIGN REVIEW

DATE RECEIVED:

6/29/2021

Application is hereby made to the Planning Commission of the City of Redondo Beach, for Planning Commission Review, pursuant to Section 10-2.2502 or Section 10-5.2502, Title 10 of the Redondo Beach Municipal Code.

PART I - GENERAL INFORMATION

A	APPLICANT INFORMATION	
	STREET ADDRESS OF PROPERTY: 2303 ROCKEFELLER LN # A	
	EXACT LEGAL DESCRIPTION OF THE PROPERTY: 4157-011-045 LOT: PM-57-94 LOT 1 BLOCK: COND O UNIT 1 TRACT:	ZONING:
	FLOOR AREA RATIO (EQUAL TO GROSS FLOOR AREA DIVIDED BY SITE SIZE) SITE SIZE (SQ. FT.): GROSS FLOOR AREA (SQ. FT.) 1,678 SQ. FT. FLOOR AREA RATIO:	
	RECORDED OWNER'S NAME: JON OLSON MAILING ADDRESS: 90278 2303 ROCKEFELLER LN #A, REDONDO BEACH, CA TELEPHONE: 310-894-8900	AUTHORIZED AGENT'S NAME: GABRIEL FLORES MAILING ADDRESS: 10253 CHANEY AVE., DOWNEY CA 90241 TELEPHONE: 562-715-4875
	APPLICANT'S NAME: GABRIEL FLORES MAILING ADDRESS: 10253 CHANEY AVE., DOWNEY CA 90241 TELEPHONE: 562-715-4875	PROJECT ARCHITECT: PROJECT ENGINEER MAILING ADDRESS: 12100 WOODRUFF AVE., DOWNEY CA 90241 TELEPHONE: 323-379-6216 LICENSE NO. CO55526
B	REQUEST	
	<p>The applicant requests a Planning Commission Design Review to use the above described property for the following purposes:</p> <p>- ENCLOSED EXISTING OPEN PATIO INTO A STUDY ROOM 80 SQ.FT. 8'-6-1/2" X 9'-4-1/2"</p>	

C	SHOWINGS: Explain how the project is consistent with the criteria in Section 10-2.2514(C) of the Zoning Ordinance
	<p>1. Is the project designed in full accordance with the development standards of the zone in which it is located? If not, explain.</p> <ul style="list-style-type: none"> - PROJECT IS NOT IN FULL CONFORMANCE DUE TO OPEN SPACE REQUIREMENTS, ENCLOSING THE PATIO REDUCES THE OVERALL OPEN SPACE. - HOWEVER, THE UNIT BENEFITS FROM ACCESS TO FENCED IN FRONT YARD, AND LARGE BALCONY AT SECOND FLOOR. - EXISTING PATIO AREA IS BEING USED MORE FOR STORAGE OF OWNERS PROPERTY AS OPPOSED TO ACTUAL OPEN YARD SPACE. <p>2. Indicate how the location of buildings and structures respects the natural terrain and is integrated with natural features of the landscape including the preservation of existing trees where feasible.</p> <ul style="list-style-type: none"> - NEIGHBORING PROPERTIES CONSISTS OF SIMILAR STRUCTURES IN SIZE AND SHAPE
	<p>3. Describe the site in terms of its access to public rights-of-way. Give street names, widths, and flow characteristics.</p> <ul style="list-style-type: none"> - PUBLIC RIGHT OF WAY ACCESS IS THROUGH ROCKEFELLER 40' WIDTH STREET. - PARKING GARAGES ARE ACCESSIBLE THROUGH ONE WAY DRIVEWAY, AND EXITS TOWARDS ROCKEFELLER

OWNER'S AFFIDAVIT

Project address: 2303 ROCKEFELLER LN UNIT A

Project description: ENCLOSED EXISTING PATIO INTO NEW STUDY ROOM 80 SQ.FT.

I (We) JONATHAN OLSON, 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): 

Address: 2303 ROCKEFELLER ^{LN} UNIT A

REDONDO BEACH, CA 90278

Phone No. (Res.) 310-894-8900

(Bus.) _____

Subscribed and sworn to (or affirmed) before me this ____ day of _____, 20____

by _____, proved to me on the basis of satisfactory

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

See Attachment for
California Notary

FILING CLERK OR NOTARY PUBLIC

State of California)
County of Los Angeles) ss

Seal

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- ☒ See Attached Document (Notary to cross out lines 1-6 below)
☐ See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

1
2
3
4
5
6

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me

on this 28 day of June, 2021,
by Date Month Year

(1) Jonathan Olson

(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence
to be the person(s) who appeared before me.



Signature Emely Sandoval
Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Owner's Affidavit Document Date: _____

Number of Pages: 1 Signer(s) Other Than Named Above: _____