

**CITY OF REDONDO BEACH**  
**PLANNING DIVISION**

APPLICATION NO.

*PAA-2021-01*

DATE REVIEWED:

*8/16/2021*

**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**

<b>A</b>	<b>APPLICANT INFORMATION</b>	
	<b>STREET ADDRESS OF PROPERTY:</b> 423 South Pacific Coast Highway	
	<b>EXACT LEGAL DESCRIPTION OF THE PROPERTY:</b> LOT: 10,11,12,13 BLOCK: 166 TRACT:	<b>ZONING:</b> C-2
	<b>FLOOR AREA RATIO (EQUAL TO GROSS FLOOR AREA DIVIDED BY SITE SIZE)</b> <b>SITE SIZE (SQ. FT.):</b> 15,198 <b>GROSS FLOOR AREA (SQ. FT.)</b> 16,476 <b>FLOOR AREA RATIO:</b> 1.08	
	<b>RECORDED OWNER'S NAME:</b> KirbyLane LLC <b>MAILING ADDRESS:</b> 2850 El Oeste Dr., Hermosa Beach <b>TELEPHONE:</b> 310 936 3392	<b>AUTHORIZED AGENT'S NAME:</b> Lori Sandler <b>MAILING ADDRESS:</b> 423 S. PCH, Suite 205 <b>TELEPHONE:</b> 702 802 0144
	<b>APPLICANT'S NAME:</b> 423 Yoga Lori Sandler <b>MAILING ADDRESS:</b> Amy Beausang <b>TELEPHONE:</b> 310 283 7771	<b>PROJECT ARCHITECT/FIRM/PRINCIPAL:</b>  <b>MAILING ADDRESS:</b>  <b>TELEPHONE:</b> <b>LICENSE NO.</b>
	<b>B</b>	
	<b>REQUEST</b>  The applicant requests a Conditional Use Permit to use the above described property for the following purposes:  We are requesting a Conditional Use Permit to open a Yoga Studio.	

**C** **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.**

We have put in flooring and mirrors and created a reception area for check in and for use as a boutique for yoga mats and props.

**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.)**

The studio is set away from any neighbors, either by rooms (not occupied, currently used for storage for upstairs offices, will not be rented), parking lot, parking lot entrance, and entryway leading to Pacific Coast Highway. There are 46 parking spots on the premises. With a 20 student class, along with an instructor, we are required to have 11 spaces. While there are 11 spaces available at this time, we also have all of the upstairs employees as our members, so they have parking spaces allotted to them. Before 8 am and after 5 pm on weekdays, and all day on weekends, we will have all 46 spots available.

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

We are on South Pacific Coast Highway, between Pearl and Ruby Streets. There is parking in front of our studio and there are 2 lanes of traffic going both North and South. There is also a middle section in the road allowing for turning into our parking lot without disrupting the traffic flow.

**4. Describe the expected impact of the proposed use on adjoining uses and activities and on future development of the neighborhood.**

The expected impact of a yoga studio in our neighborhood is completely beneficial. We aim to add value for all the locals, enabling them to walk or ride bikes to a beautiful, calm, and healthy place where they can continue to build both their community and their health in a positive way.

**5. Describe how the proposed use is consistent with the intent and purpose of the Redondo Beach General Plan.**

We're proposing a positive addition to an already awesome city. Healthy, zen beach community.

**D** It is desirable, but not required, to have the signatures of owners of property in the immediate area affected, certifying that they have no objection to the establishment of the use as applied for in this request for a Conditional Use Permit. Use reverse side of this sheet if more space is needed.

NAME	ADDRESS	LOT	BLOCK	TRACT

**CITY OF REDONDO BEACH**  
**PLANNING DIVISION**

APPLICATION NO.

OP-2021-01

DATE RECEIVED:

8/16/2021

**APPLICATION FOR ADMINISTRATIVE REVIEW FOR OVERLAP PARKING**

*Application is hereby made to the Planning Division of the City of Redondo Beach, for Administrative Review, pursuant to Section 10-2.1706(d) or Section 10-5.1706(d) Title 10 of the Redondo Beach Municipal Code.*

**PART I - GENERAL INFORMATION**

<b>A</b>	<b>APPLICANT INFORMATION</b>	
	<b>STREET ADDRESS OF PROPERTY:</b> 423 South Pacific Coast Highway	
	<b>EXACT LEGAL DESCRIPTION OF THE PROPERTY:</b>  LOT: 10,11,12,13      BLOCK: 166      TRACT:	<b>ZONING:</b>  C-2
	<b>FLOOR AREA RATIO (EQUAL TO GROSS FLOOR AREA DIVIDED BY SITE SIZE)</b> <b>SITE SIZE (SQ. FT.): 15,198      GROSS FLOOR AREA (SQ. FT.) 16,476      FLOOR AREA RATIO: 1.08</b>	
	<b>RECORDED OWNER'S NAME:</b> Kirbylane LLC  <b>MAILING ADDRESS:</b> 2850 El Oeste Dr., Hermosa Beach, CA 90254 <b>TELEPHONE:</b> 310 936 3392	<b>AUTHORIZED AGENT'S NAME:</b> Lori Sandler  <b>MAILING ADDRESS:</b> 423 S. Pacific Coast Highway, Suite 205 <b>TELEPHONE:</b> 702 802 0144
	<b>APPLICANT'S NAME:</b> 423 Yoga Lori Sandler and Amy Beausang <b>MAILING ADDRESS:</b> 423 S. Pacific Coast Highway <b>TELEPHONE:</b> 310 283 7771	<b>PROJECT ARCHITECT:</b>  <b>MAILING ADDRESS:</b>  <b>TELEPHONE:</b> <b>LICENSE NO.</b>
<b>B</b>	<b>REQUEST</b>	
	<p><b>The applicant requests an Administrative Review for Overlap Parking to use the above described property for the following purposes:</b></p> <p>A majority of our classes will take place prior to and after business hours as well as on weekends, so we would like to use some of the parking allotted to the other business in our building for our studio during those times.</p> <p>I am keeping a record of available parking spaces during regular business hours as well, to show how much parking is generally available even at the busiest times.</p>	

C	<b>SHOWINGS:</b> Explain how the project is consistent with the criteria in Section 10-2.1706(d) of the Zonning Ordinance
	<p><b>1. Is the project designed in full accordance with the development standards of the zone in which it is located? If not, explain.</b></p> <p>The property does not meet the current code required parking and is short by only 4 spaces. However, based on the yoga studio's proposed class times, there is ample parking to accommodate the studio with an overlap parking approval.</p>
	<p><b>2. Describe the site in terms of its access to public rights-of-way. Give street names, widths, and flow characteristics.</b></p> <p>We are on South Pacific Coast Highway, between Pearl and Ruby Streets. There is parking in front of our studio and there are 2 lanes of traffic going both North and South.</p>
	<p><b>3. Describe how the overall design is compatible with the neighborhood and in harmony with the scale and bulk of surrounding properties.</b></p> <p>This is a business district, there is an open lot next door on one side and a motel on the other side.</p>

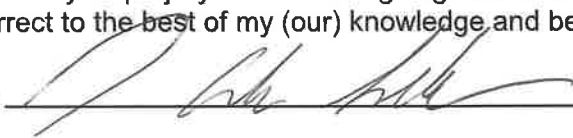
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## OWNER'S AFFIDAVIT

**Project address:** 423 South Pacific Coast Highway, Redondo Beach, CA 90277

**Project description:** Overlap Parking

I (We) S. Alan Sandler, Kirbylane LLC, 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: 2850 El Oeste

Hermosa Beach, CA 90254

Phone No. (Res.) 310 546 5422

(Bus.) 310 936 3392

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 Attached  
California  
Certificate**

\_\_\_\_\_  
FILING CLERK OR NOTARY PUBLIC

State of California       )  
County of Los Angeles   )       ss

Seal

## California Jurat Certificate

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

S.S.

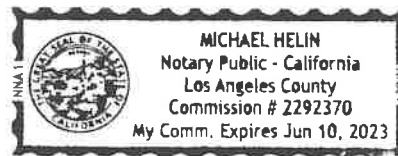
Subscribed and sworn to (or affirmed) before me on this 2nd day of Sept,  
Month

20 22, by S. Alan Sandler and  
Name of Signer (1)

n/a, proved to me on the basis of  
Name of Signer (2)

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

[Signature]  
Signature of Notary Public



For other required information (Notary Name, Commission No. etc.)

Seal

### OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this jurat to an unauthorized document and may prove useful to persons relying on the attached document.

### Description of Attached Document

The certificate is attached to a document titled/for the purpose of

Owner's Affidavit

containing 1 pages, and dated Sept 2, 2021

### Additional Information

#### Method of Affiant Identification

Proved to me on the basis of satisfactory evidence:

☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # \_\_\_\_\_ Entry # \_\_\_\_\_

Notary contact: \_\_\_\_\_

Other

☐ Affiant(s) Thumbprint(s) ☐ Describe: \_\_\_\_\_