

PROPERTY ADDRESS

28901 WESTERN

SUITE 333

KRIKORIAN THEATER

6 no photo 2



CITY OF RANCHO PALOS VERDES  
**PLANNING CLEARANCE**

Community Development Department  
Planning Division  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, CA 90275  
(310) 544-5228 FAX: (310) 544-5293 E-mail: planning@rpv.com

PERMIT NO.: ZON2010-00106  
APPLIED: 3/12/2010  
ISSUED: 3/15/2010  
EXPIRES: 9/11/2010

**SITE ADDRESS: 28901 WESTERN AVE**  
**ASSESSOR'S PARCEL NO.: 7550019018**

**PROJECT DESCRIPTION:** Three new signs for the Terrace Cinemas including the replacement of two building mounted frontage signs and one sign wording modification to an existing monument sign.

OWNER/APPLICANT

FESTIVAL COMPANIES  
9841 AIRPORT BLVD  
LOS ANGELES CA 90045

PRIMARY CONTACT

**TYPE OF USE:** Accessory Structure/Use, Commercial

**ZONING:** CG-Comm'l General

**APPLICATION TYPE(S):** Sign Permit

**FEES**

Type	By	Date	Amount
DATA	LM	3/15/2010	\$4.00
SPPS	LM	3/15/2010	\$337.00
Total:			\$341.00

**NOTES:**

CONDITIONS OF APPROVAL

This approval is for three new signs for the Terrace Cinemas including the replacement of two building mounted frontage signs and one sign wording modification to an existing monument sign.

Construction of the approved project shall substantially comply with the plans originally stamped APPROVED on March 15, 2010 and with the CG district and site development standards of the Rancho Palos Verdes Development Code.

In the event that a Planning Division and a Building Division requirement are in conflict, the stricter standard shall apply.

The construction site and adjacent public and private properties and streets shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes. Such excess material may include, but not be limited to: the accumulation of debris, garbage, lumber, scrap metal, concrete asphalt, piles of earth, salvage materials, abandoned or discarded furniture, appliances or other household fixtures.



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Signs shall conform to all conditions within the current sign program (SP 1020). This includes, but is not limited to the following:

Maximum sign length shall not exceed 75% of tenant space frontage.

Each tenant shall be allowed one and one half square foot of sign area per each lineal foot of tenant space frontage (maximum of 150 SF).

Maximum letter size shall not exceed 5'.

Limited to one sign per building face, not to exceed two signs per tenant.

The existing monument sign shall not be modified in terms of overall height or width - only the wignage wording will be modified.

Monument sign lettering is proposed and limited to 18".

East facing frontage sign lettering is proposed and limited to 39".

South facing frontage sign lettering is proposed and limited to 32".

The City strongly urges the applicant for this project to contact the Homeowners' Association or local Art Jury, if any, to gain any additional approvals that may be required before applying for a building permit. A list of Homeowners' Associations is on file with the Planning, Building and Code Enforcement Department of Rancho Palos Verdes.

For Community Development Director

Date

3/15/10

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South Western Ave.

Caddington Drive



**TERRACE  
CINEMAS**

- (1) Double Face Monument - 18" CINEMAS / Existing Structure
- (1) 39" Neon Channel Letters, "TERRACE CINEMAS"
- (1) 32" Neon Channel Letters, "TERRACE CINEMAS"

**TERRACE  
CINEMAS**

**MARSHALLS**

Project No. 28901 <sup>00106</sup> **BALLY'S**  
APPROVED BY THE PLANNING DIVISION  
CITY OF RANCHO PALOS VERDES  
☒ With Conditions ☐ As Submitted

Date 3/15/10

Planner R

It is unlawful to make any changes or alterations on this set of plans without written permission from the Planning Division. Approval is VOID after 180 days, unless otherwise specified in the Conditions of Approval.

\*Not valid unless accompanied by a completed Clearance Form

Approved for submittal to Building  
Division Plan Check R

Approved for Issuance of Building  
Permit R

Site Plan



**CALIFORNIA MARQUEE**  
Electrical & Electronic Displays

430 SOUTH VARNEY STREET, BURBANK, CA 91502  
Business (818) 840-8065 Fax (818) 840-8069

Email: info@camarquee.com • Web-site: californiamarquee.com

Terrace Cinemas  
SCALE \_\_\_\_\_  
DATE \_\_\_\_\_  
28901 S. Western  
Rancho Palos Verdes

DRAWN BY  
REVISED

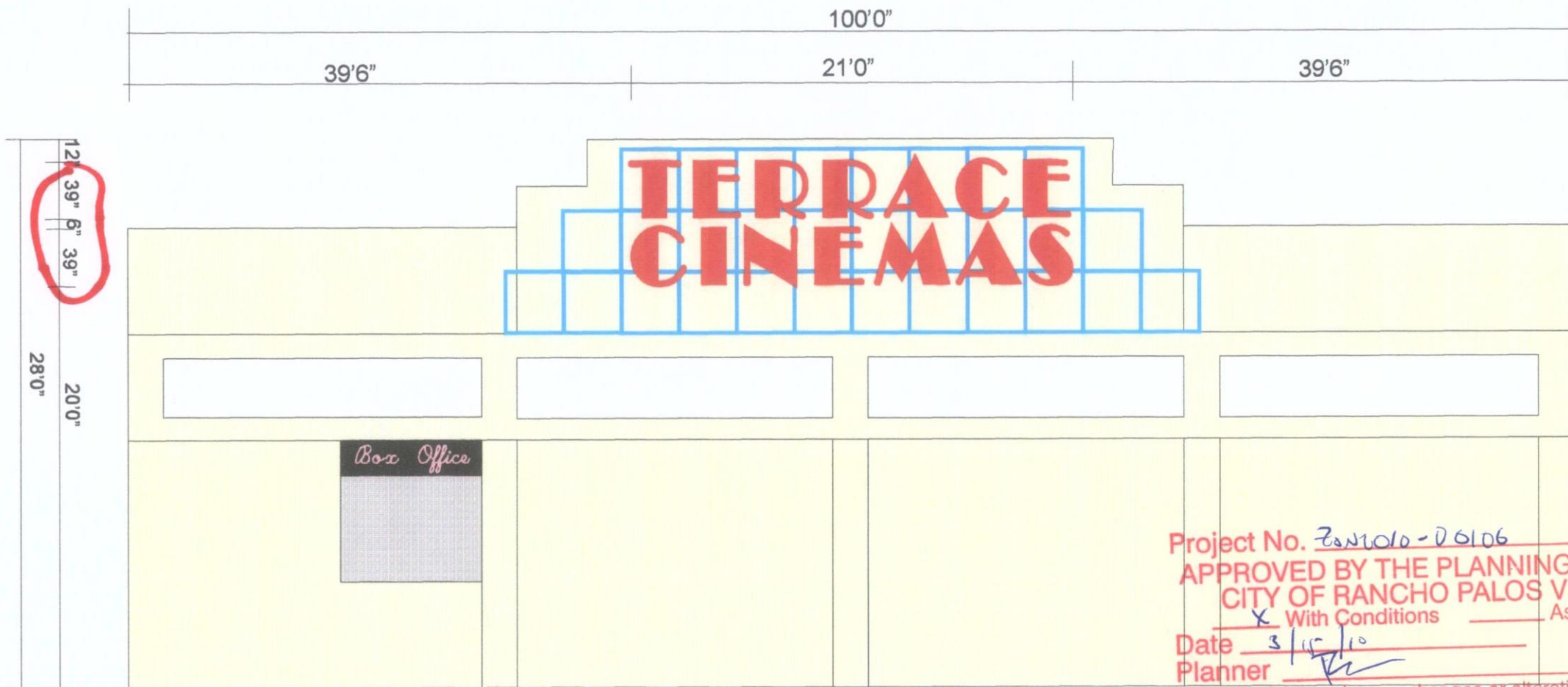
DRAWING NUMBER

100

THIS IS AN ORIGINAL DRAWING PREPARED EXCLUSIVELY FOR THIS PROJECT. IT IS SUBMITTED FOR YOUR PERSONAL USE AND REMAINS THE PROPERTY OF CALIFORNIA MARQUEE. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IS IT TO BE USED, REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION.

CA 90275





Maximum Sign Area = 150 sq/ft

Building Area Allowable = 100'L x 1.5 sq/ft = 150 sq/ft

Proposed Sign Area = 7'0"H x 21'0" = 147 sq/ft

## East Elevation

Project No. 28901-06106  
 APPROVED BY THE PLANNING DIVISION  
 CITY OF RANCHO PALOS VERDES  
☒ With Conditions ☐ As Submitted  
 Date 3/15/10  
 Planner [Signature]

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Not valid unless accompanied by a completed Clearance Form  
 Approved for submittal to Building Division Plan Check [Signature]  
 Approved for issuance of Building Permit [Signature]



**CALIFORNIA MARQUEE**  
**Electrical & Electronic Displays**

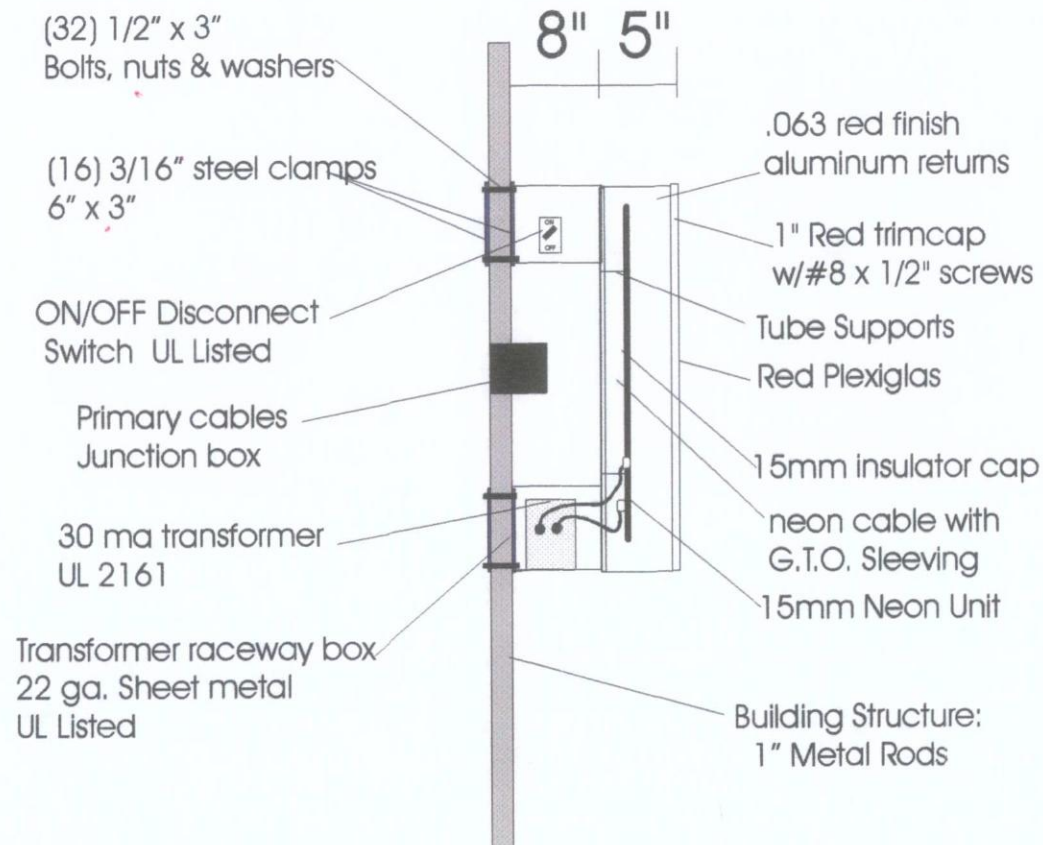
430 SOUTH VARNEY STREET, BURBANK, CA 91502  
 Business (818) 840-8065 Fax (818) 840-8069  
 Email: info@camarquee.com • Web-site: californiamarquee.com

TERRACE CINEMAS	
SCALE	DRAWN BY
DATE	REVISED
28901 S. Western	
Rancho Palos Verdes	
DRAWING NUMBER	101

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CH 90295





## SPECIFICATIONS

- Fabricate aluminum channel letters, "TERRACE CINEMAS" with 5" metal returns; RED.
- 15mm clear red neon glass wired to 30ma transformers.
- Letters: "TERRACE CINEMAS" protected by clear plexiglas with red trim cap.
- Channel letters riveted to transformer raceway box.
- Transformer box raceway mounted with (32) 1/2" x 3" Bolts, nuts & washers and (16) metal clamps; 6" x 3 x 3/16".
- 21'0" long x 8" high x 8" wide raceway painted blue with (4) 30ma transformer; 12,000v.



### CALIFORNIA MARQUEE Electrical & Electronic Displays

430 SOUTH VARNEY STREET, BURBANK, CA 91502  
Business (818) 840-8065 Fax (818) 840-8069

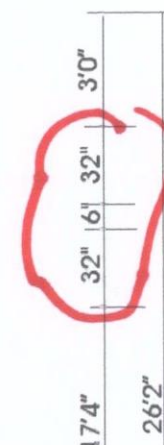
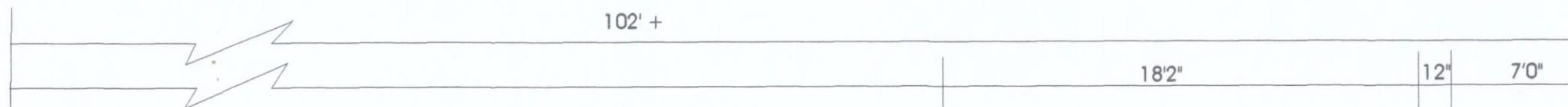
Email: info@camarquee.com • Web-site: californiamarquee.com

TERRACE CINEMAS	
SCALE	DRAWN BY
DATE	REVISED
28901 S. Western	
Rancho Palos Verdes	
DRAWING NUMBER	102

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CA 90275





**TERRACE  
CINEMAS**

Maximum Sign Area = 150 sq/ft

Building Area Allowable = 102'L x 1.5 sq/ft = 153 sq/ft

Proposed Sign Area = 5'10"H x 18'2" = **106 sq/ft**

Project No. 2012010-00106

APPROVED BY THE PLANNING DIVISION  
CITY OF RANCHO PALOS VERDES

☒ With Conditions ☐ As Submitted

Date 3/15/10

Planner [Signature]

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Approved for submittal to Building  
Division Plan Check [Signature]

Approved for issuance of Building  
Permit [Signature]

South Elevation



**CALIFORNIA MARQUEE**

**Electrical & Electronic Displays**

430 SOUTH VARNEY STREET, BURBANK, CA 91502

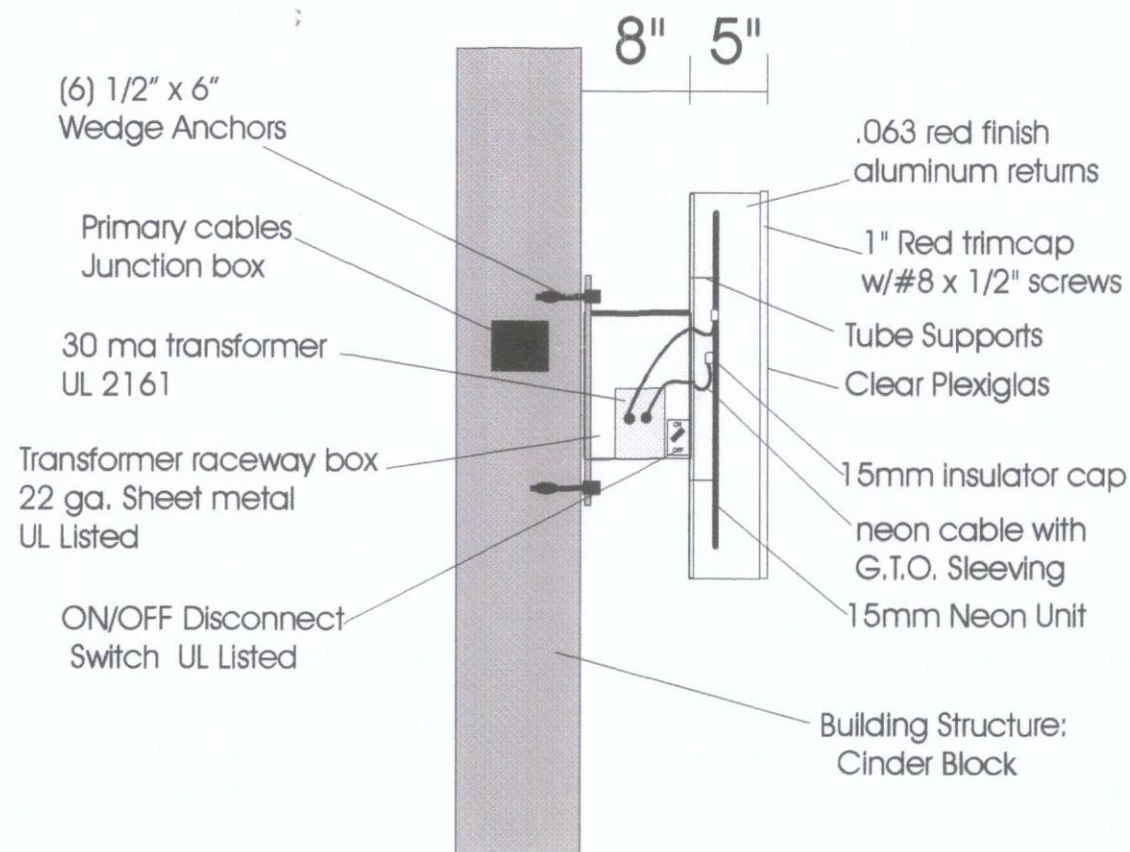
Business (818) 840-8065 Fax (818) 840-8069

Email: info@camarquee.com • Web-site: californiamarquee.com

<u>Terrace Cinemas</u>	
SCALE	DRAWN BY
DATE	REVISED
<u>28901 S. Western</u>	
<u>Rancho Palos Verdes</u>	
DRAWING NUMBER	<u>103</u>

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CA 90275



## SPECIFICATIONS

- Fabricate aluminum channel letters, "TERRACE CINEMAS" with 5" metal returns; RED.
- 15mm Clear Red neon glass wired to 30ma transformers.
- Letters: "TERRACE CINEMAS" protected by clear plexiglas with red trim cap.
- Channel letters riveted to transformer raceway box.
- Transformer box raceway mounted with (8) 1/2" x 6" Wedge anchors.
- 18'0" long x 8" high x 8" wide raceway painted beige with (4) 30ma transformer; 12,000v.



### **CALIFORNIA MARQUEE** **Electrical & Electronic Displays**

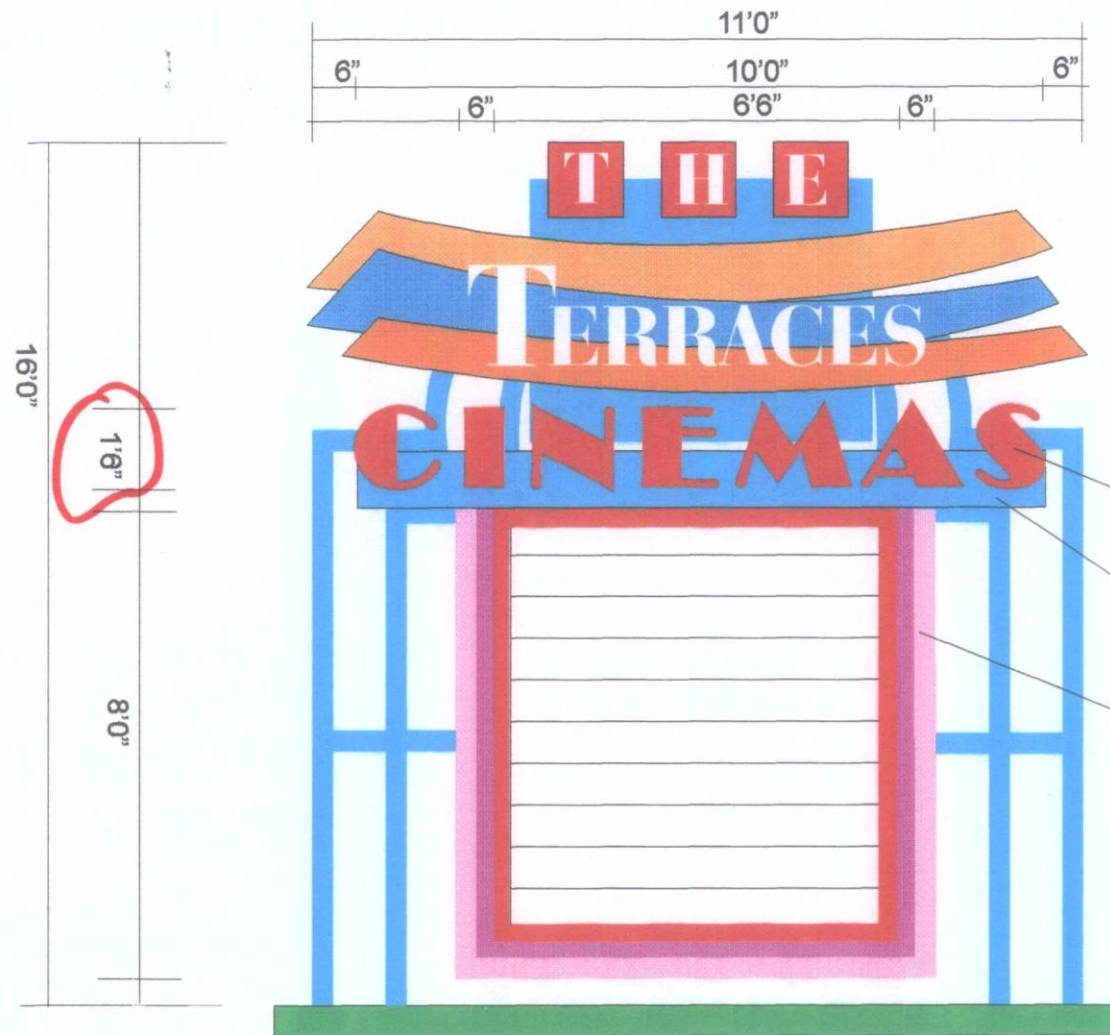
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Business (818) 840-8065 Fax (818) 840-8069  
Email: info@camarquee.com • Web-site: californiamarquee.com

TERRACE CINEMAS		DRAWN BY
SCALE		REVISED
DATE	289015. Western	
	Rancho Palos Verdes	DRAWING NUMBER
		104

CA 90275

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FRONT VIEW

Project No. 2012010-00106

APPROVED BY THE PLANNING DIVISION  
CITY OF RANCHO PALOS VERDES

X With Conditions As Submitted

Date 3/15/10

Planner [Signature]

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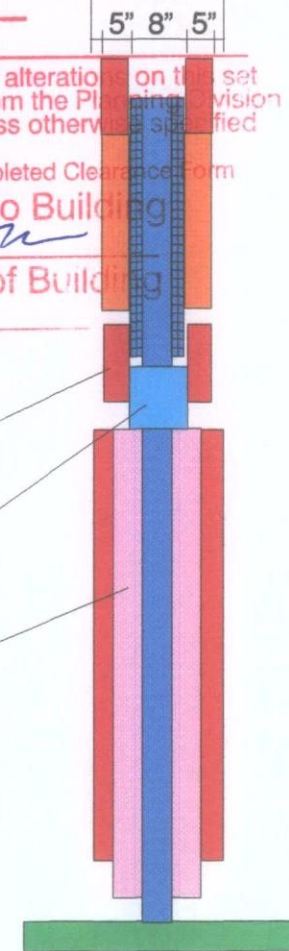
\*Not valid unless accompanied by a completed Clearance Form

Approved for submittal to Building  
Division Plan Check [Signature]  
Approved for issuance of Building  
Permit [Signature]

Exposed Neon  
Channel Letters

External Raceway Box

Exposed Neon  
Channel Borders



SIDE VIEW



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Electrical & Electronic Displays

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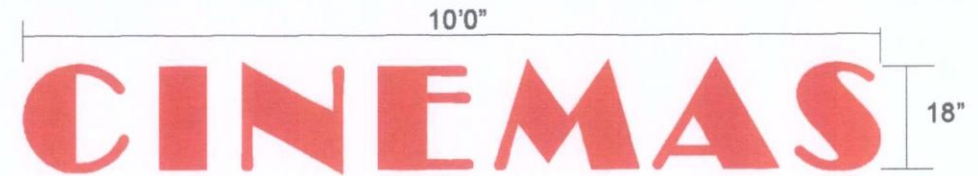
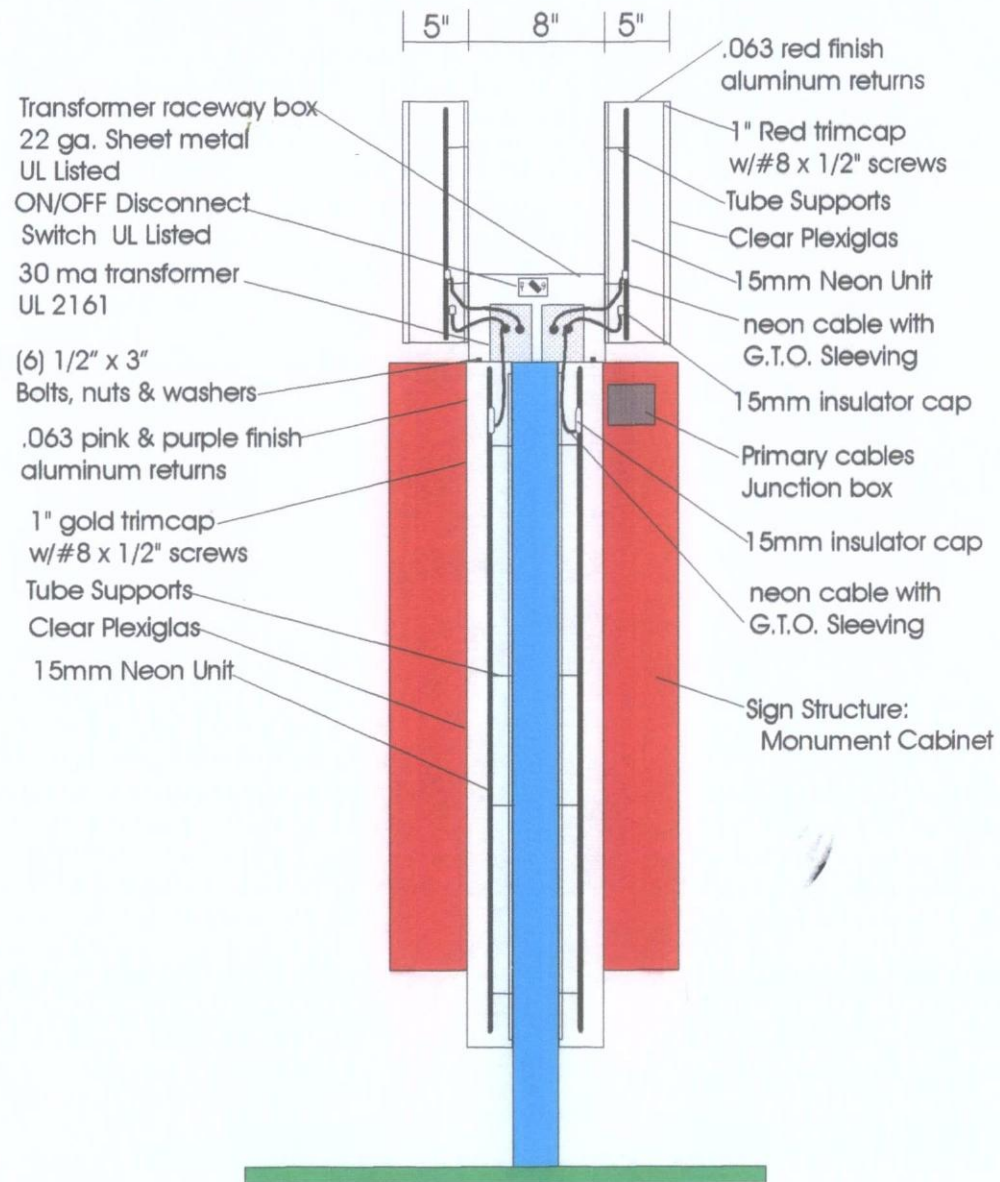
Email: [info@camarquee.com](mailto:info@camarquee.com) • Web-site: [californiamarquee.com](http://californiamarquee.com)

TERRACE CINEMAS		DRAWN BY	
SCALE		REVISED	
DATE			
28901 S. Western			
Rancho Palos Verdes		DRAWING NUMBER	
		705	

CA 90275

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(6) 1/2" x 3"  
Bolts, nuts & washers  
Per Side

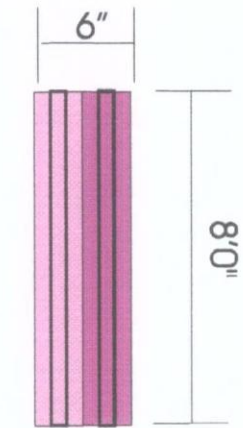
(8) #8 x 1"  
Tek Screws

(4) 1" x 1" x 1/4"  
angle bracket

Sign Structure:  
3" Tube Support

Sign Structure:  
Monument Cabinet

TOP VIEW



FRONT VIEW

### SPECIFICATIONS

- Fabricate (2) sets of neon aluminum channel letters, "CINEMAS" with 5" metal returns; RED.
- 15mm clear red neon glass wired to 30ma transformers.
- Letters: "CINEMAS" protected by clear plexiglas with red trim cap.
- Channel letters riveted to transformer raceway box.
- Fabricate (2) sets of neon aluminum channel borders, pink & purple with 3" metal returns painted pink & purple.
- 15mm pink & purple neon glass wired to 30ma transformers.
- Neon Borders protected by clear plexiglas with gold trim cap.
- Channel Borders mounted to side of marquee cabinet with (6) 1/2" x 3" Bolts, nuts, & washers and (4) 1" x 1" x 1/4" angle brackets and (8) #8 x 1" Tek Screws.
- Transformer box raceway mounted on top of marquee cabinet with (6) 1/2" x 3" Bolts, nuts & washers.
- 10'0" long x 8" high x 8" wide raceway painted blue with (4) 30ma transformer; 12,000v.



## CALIFORNIA MARQUEE

### Electrical & Electronic Displays

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SCALE		DRAWN BY	
DATE		REVISED	
28901 S. Western		706	
Rancho Palos Verdes		CA 90275	

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RANCHO PALOS VERDES

# FEE RECEIPT FORM

4983

30940 HAWTHORNE BOULEVARD  
RANCHO PALOS VERDES, CA 90275-5391  
(310) 377-6008 • FAX (310) 377-8659

DATE: 10-25-99 RECEIVED OF PAYER: Signage Solutions TELEPHONE: 714-491-0299

ADDRESS: 1336 Allec St. CITY: Anaheim ZIP: 92805

JOB OWNER: T6 Terraces JOB ADDRESS OR TRACT NO.: 28901 Western Ave

OWNER'S ADDRESS: 28901 Western Ave

VALIDATION  
(OFFICE  
USE ONLY)

RECEIPT FOR	AMOUNT	ACCOUNT OR TRUST FUND	RECEIPT FOR	AMOUNT	ACCOUNT OR TRUST FUND
PLANNING APPLICATION(S) # _____ # _____ # _____		1-32210	<input checked="" type="checkbox"/> PLAN CHECK FEE <u>Signs</u> TYPE	<u>200</u>	1-32310
RESEARCH FEES <input type="checkbox"/> Address File <input type="checkbox"/> Geology File <input type="checkbox"/> Radius Map <input type="checkbox"/> Other: _____		1-32230 1-32340	<input type="checkbox"/> TRUST DEPOSIT TYPE		
Document/Printing ITEM(S) _____		1-32230 1-32340	<input type="checkbox"/> OTHER _____		
Covenant Processing TYPE _____		1-32210	ENVIRONMENTAL EXCISE TAX		38-3741
Penalty (\$ _____)		1-32220 1-32330	<input type="checkbox"/> Cash <input checked="" type="checkbox"/> Check No. <u>15475</u>	TOTAL: <u>200 NV</u>	
Calculated by _____	Received by <u>Dan</u>				



CITY OF RANCHO PALOS VERDES  
**PLANNING CLEARANCE**

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<u>OWNER/APPLICANT</u>  FESTIVAL COMPANIES 9841 AIRPORT BLVD LOS ANGELES CA 90045	<u>PRIMARY CONTACT</u>
---	------------------------

<b>TYPE OF USE:</b> Accessory Structure/Use, Commercial	<b>ZONING:</b> CG-Comm'l General
<b>APPLICATION TYPE(S):</b> Sign Permit	

FEES			
Type	By	Date	Amount
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**NOTES:**

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(310) 544-5228 FAX: (310) 544-5293 E-mail: [planning@rpv.com](mailto:planning@rpv.com)

PERMIT NO.: ZON2010-00106  
APPLIED: 3/12/2010  
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For Community Development Director

3/15/10

Date

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**SIGN PERMIT APPLICATION NO. ZON** \_\_\_\_\_

**APPLICANT/CONTRACTOR:**

Name: California Marquee/Stan Swede

Address: 430 South Varney St.

Burbank, CA 91502

Phone: 818-840-0790

E-Mail: stan@camarquee.com

Project Address: 28901 South Western Avenue

Current Zoning: CG

**LANDOWNER:**

Name: Terraces Rancho Palos Verdes, LLC a California limited liability company  
CPGT, LLC, a Delaware limited liability company

Address: 208 Second St. Suite #230

Los Altos, CA 94022

Phone: 650-559-8484

E-Mail: apattisson@westvalleyproperties.com

Length of Storefront(s): 100, 102

**1. Quantity, Dimensions and Nature of Proposed signs:**

Quantity	Dimensions Width X Length X Total Height	Permanent or Temporary	If temporary, give duration
(1) EAST	13"x21'0"x7'0"	Permanent	
(1) SOUTH	13"x18'2"x5'10"	Permanent	

**2. Number and Dimensions of all existing signs:**

Quantity	Dimensions

**3. Briefly describe the purpose and need for each proposed sign.**

Two (2) elevations East and South of theatre identification  
for residents and non residents

**4. Unless shown on attached 8 1/2" x 11" plan, indicate Sign Copy.**

Landowner I certify that the information and materials contained in this application are accurate and complete.

Terraces Rancho Palos Verdes, LLC, a California limited liability company

By: West Valley Properties, Inc., a California Corporation (DRE License No. 00616994)  
Its: Manager

By: [Signature]

Title: Property Manager

Date: 3/11/10

[Signature]  
Signature of Applicant

Date: 3/12/10

CP6T, LLC, a Delaware limited liability company

By: Cupertino Partners VI, a California limited partnership  
Its: Sole Member

By: West Valley Properties, Inc. a California corporation (DRE License No. 00616994)  
Its: General Partner

By: [Signature]

Title: Property Manager

Date: 3/11/10





City of Rancho Palos Verdes  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, CA 90275

# Fees Associated With Case #: ZON2010-00106

3/12/2010  
2:14:54PM

OWN  
FESTIVAL COMPANIES  
9841 AIRPORT BLVD  
LOS ANGELES, CA 90045

PAID MAR 12 '10

Fee Type	Start Date	End Date	Dept	Description	Trans Code	Revenue Account Number	Created By	Date	Amount	Due
SPPS	5/18/2009	12/31/2020		Sign Permit (Permanent)		132210	LM	3/12/2010	337.00	337.00
Subtotal for Revenue Acct. 132210									337.00	
FA	5/18/2009	12/31/2020		Data Processing Fee		322-40	LM	3/12/2010	4.00	4.00
Subtotal for Revenue Acct. 322-40									4.00	

Total Due: **\$341.00**

For Office Use Only

Receipt No. \_\_\_\_\_ Check No. \_\_\_\_\_

CITY OF RANCHO PALOS VERDES  
RECEIPT \*\*\*  
Date: 3/12/2010  
Receipt no: 3846  
Amount  
ZONING 1.00 \$337.00  
CALIFORNIA HARBOR  
PLANNING DATA PROCESSING 1.00 \$4.00

ZON 010 106

Tender detail  
CK CHECK 10295 \$341.00  
Total tendered \$341.00  
Total payment \$341.00

Trans date: 3/12/10 Time: 14:19:45

\*\*\* THANK YOU FOR YOUR PAYMENT \*\*\*

30940 HAWTHORNE BLVD  
RANCHO PALOS VERDES CA 90275  
(310)377-0360



RANCHO PALOS VERDES

DEPARTMENT OF PLANNING, BUILDING, AND CODE ENFORCEMENT

January 24, 2001

**NOTICE OF DECISION**

NOTICE IS HEREBY GIVEN THAT the Planning Commission of the City of Rancho Palos Verdes **approved** an appeal to Use Determination No. 4 on January 23, 2001.

Location: 28901 Western Avenue (*The Terraces* shopping center) (Thomas Guide 823-J3), and the Commercial-General Zoning District

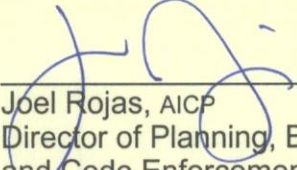
Applicant: Kindercare, represented by Howard Spunt

Appellant: Same as applicant

By granting the appeal, the Planning Commission overturned the Director's Determination that nursery schools and day nurseries are not consistent with the intent and purpose of the CG Zoning District and are, thus, not permitted uses in this zoning district. Therefore, granting of the appeal allows nursery schools and day nurseries within the Commercial-General Zoning District upon approval of a Conditional Use Permit.

Any interested party may appeal this decision in writing to the City Council within fifteen (15) calendar days of the Planning Commission's decision. The appeal period will expire at 5:30 p.m. on February 7, 2001. A \$700 appeal fee must accompany said appeal. Assuming no appeal is filed, planning approval is final.

If you have any questions concerning this matter, please contact Associate Planner Eduardo Schonborn, at (310) 544-5228 or via e-mail at [eduardos@rpv.com](mailto:eduardos@rpv.com).

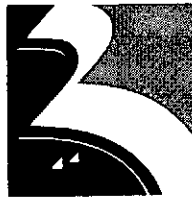
  
\_\_\_\_\_  
Joel Rojas, AICP  
Director of Planning, Building  
and Code Enforcement



PLS MAIL NOTICE

- HOWARD SPUNT  
6409 INDEPENDENCE AVE  
WOODLAND HILLS, CA 91367
- NANCY TRUDEAU  
23832 ROCKFIELD BLVD. #225  
LAKE FOREST, CA 92680
- SANDY SIGEL  
18801 VENTURA BLVD  
TARBANA, CA 91356
- LOIS LARUE  
3136 BARKENTINE RD  
RPN, CA 90275
- LIZ BACALYA  
28645 GUNTER RD  
RPN, CA 90275
- GINA HENDERSON  
28319 PONTEVEDRA  
RPN, CA 90275
- BARBARA KENNARD  
3402 DE LUNA DR.  
RPN, CA 90275
- NINA YOSHIDA  
28808 GUNTER RD.  
RPN, CA 90275

mailed  
1/25/01  
mz



## RANCHO PALOS VERDES

DEPARTMENT OF PLANNING, BUILDING, AND CODE ENFORCEMENT

January 24, 2001

Howard Spunt Associates, Inc.  
Attn: Howard Spunt  
6409 Independence Avenue  
Woodland Hills, CA 91367

Subject: APPEAL OF USE DETERMINATION NO. 4 – CHILDCARE USE IN THE CG-ZONING DISTRICT  
Address: 28901 Western Avenue, Suite No. 333 (CG Zoning District)

Dear Mr. Spunt:

On January 23, 2001, the Planning Commission upheld the appeal of Use Determination No. 4, thereby overturning the Director's Determination that nursery schools and day nurseries are not consistent with the intent and purpose of the CG Zoning District and are, therefore, not permitted uses in this zoning district. Therefore, "Private educational uses, including nursery schools and day nurseries" may be permitted in the CG Zoning District subject to approval of a conditional use permit by the Planning Commission. Thus, a conditional use permit may be submitted for a proposed KinderCare Learning Center at the Terraces, which must also be accompanied by an Environmental Assessment form.

The decision is final unless you or another interested party appeal the decision to the City Council in writing with a filing fee of \$700.00 within fifteen (15) calendar days of the Commission's decision (by February 7, 2001). The appeal fee shall be refunded to an appellant whose appeal is approved by the City Council. If an appeal results in a modification to the project, other than changes specifically requested in the appeal, then one half of the appeal fee shall be refunded to the successful. Should no appeal be filed by February 7, 2001, a Conditional Use Permit application and an Environmental Assessment form can be submitted to the Department of Planning, Building and Code Enforcement.

Please note that since the Planning Commission upheld your appeal, your \$700.00 appeal fee will be refunded. However, if you wish, the City may apply this as a credit to the \$600.00 conditional use permit revision fee and the \$1,230.00 Environmental Assessment fee. Please let me know how you wish the City to handle this matter.



**Spunt / KinderCare**  
**January 24, 2001**

If you have any questions regarding this matter, or need additional information, please feel free to call me at (310) 544-5228.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eduardo A. Schonborn', written over a horizontal line.

Eduardo A. Schonborn  
Associate Planner

Enclosure

cc: Joel Rojas, Director of Planning, Building and Code Enforcement  
Sanford D. Sigal, NewMark Merrill Co., 18801 Ventura Blvd., Suite 300, Tarzana CA 91356  
Nancy Trudeau, KinderCare Learning Centers, 23832 Rockfield Blvd. #225, Lake Forrest CA 92630  
Project File




RANCHO PALOS VERDES

DEPARTMENT OF PLANNING, BUILDING, AND CODE ENFORCEMENT

## MEMORANDUM

**TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION**  
**FROM: DIRECTOR OF PLANNING, BUILDING & CODE ENFORCEMENT**  
**DATE: JANUARY 23, 2001**  
**SUBJECT: APPEAL OF USE DETERMINATION NO. 4 (Applicant: Howard Spunt, representing Kindercare; Address: 28901 Western Avenue, Suite No. 333 [Regal Cinemas]).**

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**Staff Coordinator: Eduardo A. Schonborn, Associate Planner** 

### RECOMMENDATION

Uphold the Director's use determination that within the Commercial General (CG) Zoning District, nursery schools and day nurseries are not consistent with the intent and purpose of the CG Zoning District and are, therefore, not permitted uses in this zoning district.

### BACKGROUND

Chapter 17.20 of the Rancho Palos Verdes Development Code establishes uses and development permitted in the Commercial General (CG) Zoning District. The intent of the zoning district is to permit retail, service and administrative uses with the purpose of serving the surrounding area and visitors to the area. According to the Development Code (Chapter 17.20), nursery schools and day nurseries are neither allowed "by right" or allowed with a conditional use permit in the CG Zoning District. However, Section 17.20.030(W) allows uses that the Director deems to be similar and no more intensive than other conditionally permitted uses in the CG Zoning District.

On November 1, 2000, the applicant, Howard Spunt (representing Kindercare) requested a use determination from the Director to allow the submittal of a conditional use permit for a proposed childcare use in the CG Zoning District. Specifically, to allow the submittal of a conditional use permit for a proposed Kindercare facility, which would occupy the 18,320 square foot space in *The Terraces* that is currently occupied by Regal Cinemas. On November 22, 2000, the Director issued Use Determination No. 4 (memorandum attached) in response to the applicant's request.

In issuing Use Determination No. 4, the Director determined that a childcare use within the CG Zoning District is inconsistent with the purpose of said zoning district; and is neither compatible nor conducive with large commercial development or with the nature of the shopping center. The Director's determination was subsequently appealed to the Planning Commission on December 7, 2000.



**MEMORANDUM: Appeal of Use Determination No. 4**  
**January 23, 2001**

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**DISCUSSION**

The basis for the Director's determination is summarized in the attached memorandum dated November 22, 2000. As specified in the memorandum, the Director determined that the Western Avenue corridor is not conducive to a childcare use where children are cared for on a daily basis, nor conducive to a outside playground area within the center. Further, Western Avenue is developed with commercial centers and numerous strip-malls within the City of Rancho Palos Verdes and within the adjacent jurisdictions, and contains high traffic volumes, all of which are not conducive to an educational environment.

According to the City's Development Code, the Commercial-General Zone incorporates, by reference, the permitted uses in the Commercial Limited (CL) and Commercial-Neighborhood (CN) Zones, but does not incorporate the conditional uses from the CL and CN Zones. Rather, the conditional uses are individually specified for each zoning district. However, the conditional uses specified in the CN and CG Zoning Districts have considerable overlap, including car washes, convenience stores, and automobile service stations. Therefore, the omission of "Private educational uses, including nursery schools and day nurseries" from the list of uses allowed with a conditional use permit, indicates that such uses were not intended to be allowed in the CG Zoning District, but rather in the CN Zone, as evidenced by the recently approved Montessori School on Palos Verdes Drive South.

**CONCLUSION**

The Director's determination was based on the purpose, intent and standards of the Commercial General (CG) District and concluded that childcare uses are not permitted uses, nor conditionally permitted uses, within the CG-Zoning District. Therefore, for the reasons indicated in the attached memorandum for Use Determination No. 4, Staff recommends that the Planning Commission uphold the Director's use determination that within the Commercial General (CG) Zoning District, nursery schools and day nurseries are not consistent with the intent and purpose of the CG Zoning District and are, therefore, not permitted uses in this zoning district.

**ALTERNATIVES**

The following alternative actions are available for the Planning Commission's consideration:

1. Deny the appellant's request, receiving this determination and taking no further action, in which case the Director's determination shall be final unless an appeal is filed for a hearing before the City Council; or
2. Overturn the Director's determination and establish that within the Commercial General (CG) Zoning District, childcare uses shall be allowed subject to the approval of a

**MEMORANDUM: Appeal of Use Determination No. 4**  
**January 23, 2001**

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conditional use permit, thus, allowing the applicant to apply for a CUP to request approval for the proposed project.

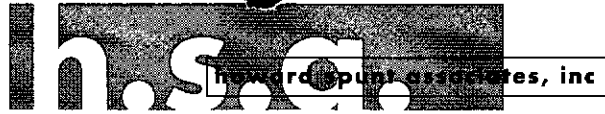
**Attachments:**

- Letter requesting a use determination with attachments, stamped as received on November 1, 2000
- Use Determination No. 4, dated November 22, 2000
- Letter of Appeal of Director's Determination from Howard Spunt, stamped as received on December 7, 2000
- Letter from adjacent resident supporting the Director's use determination

M:\use determinations\ud 4\report to pc.doc



Letter requesting use determination with  
attachments  
(stamped as received on November 1, 2000)



6409 independence ave tel 818.992.8800  
woodland hills ca 91367 fax 818.992.6400

**RECEIVED**

NOV - 1 2000

PLANNING, BUILDING,  
& CODE ENFORCEMENT

October 27, 2000

Eduardo Schonborn  
Associate Planner  
City of Rancho Palos Verdes  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, CA 90275

Dear Eduardo:

Thank you (and Joel Rojas too for that matter) for meeting with my client, Kindercare and myself the other day. As we mentioned, we think it would be a great use to have Kindercare take the rear of the soon to be vacant movie theater. We feel that Kindercare is an appropriate and complimentary addition to the shopping center.

As a reminder it is our intent to replace Regal, who is on a month-to-month lease and told us they will be leaving. With a Kindercare in the back and some retail in the front, this will generate repeat traffic to the upper levels, while not generating a drain on parking and provide additional buffer between our retail space and residence which adjoin our property.

Per your request, we have provided a list of all the tenants we have contacted regarding interest in that space. As you can see, we have had very little success in marketing out that space. Also, find enclosed the letters from other developers regarding the appropriateness of Kindercare in a retail environment. We have also provided a spreadsheet showing the potential increase in tax revenue if Kindercare occupies the space.

We are requesting a determination to allow the childcare use in the CG Zone with a conditional use permit. We feel that since this use is allowed with a CUP in the CN Zone, which is a more restrictive zone, that this use would also be allowed in the CG Zone, which is less restrictive.

As we conveyed to you when we met, we find Kindercare to be the appropriate use for this location within the center. The tenant generates traffic at only two times a day, the morning and the early afternoon, at times when the balance of the center is generally very light in traffic. During it's hours of operation, teachers occupy some spaces but the "customer", the students, obviously don't have cars. In addition, there is, effectively, no



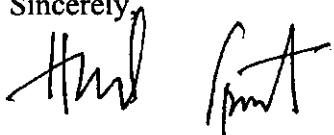
delivery of goods or trucks, which would generate noise or loitering that might normally affect the neighbors.

As you can see, the leasing of vacant space has been extremely challenging since the date it was built. We lost Pier 1 early last year and have yet to have a serious lead for the space. As we are anticipating Regal to vacate the premises by the middle of next year, to avoid any additional negative perception of the viability of this center, we are anxious to entitle this use as quickly as possible.

As you know, at least as well as we do, this center has consistently had issues due to it's unconventional layout. The use of a day-care here should generate repeat customers to the center, while having a minimal impact on parking, and lead to an overall improvement of the environment to the residents who surround the site.

We wanted to thank you in advance for your assistance with this extremely crucial matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Howard Spunt', written over a horizontal line.

Howard Spunt, President  
Howard Spunt Associates, Inc.

[illegible]

Interest Level: 1 = very interest; 2 = some interest; 3 = minor interest over time; 4 = No interest; 5 = Pass

15,000-30,000 SQ. FT.	Company	Contact	Phone	Interest Level	Comments
	32nd Street Market	Morrie Notrica	(213)749-8626	5	Left message 3/30/99; sent package 4/1/99; left message 4/12/99. Passed 5/99. They will not locate in multi-level developments.
	98 Cent Clearance Center	Bill Coyle	(918)348-9898	5	Sent package 4/1/99; traded calls 3/31/99; spoke 4/12/99 not expanding here yet
	99 Cent Only Store	Mr. Jeff Gold	323-881-9914	5	Dane Gladden has some interest; awaiting Jeff Gold's feedback; Passed. Will not locate on sites which are not street visible and do not have at least 4/1000 parking.
	Alin's Party Supplies	Dennis Fitzgerald	818-352-5709	5	spoke/sent 3/24/99; will look at 1st week of April; Richard Landess, his broker, will also look at; Drove the center 5-18-99 and passed due to visibility and parking.
	ARTHURS TOYS	Woody Bryant	(209)224-8697	5	sent 3/24/99; left 4/13/99.. No return calls.
	Auto Parts Club	John Devine	(619)622-5050		sent 4/1/99; left 4/13/99;
	Auto Parts Warehouse	Steve Gillman	(619)677-9167	5	sent 4/1/99 spoke 4/12/99, need a more regional location.
	Bargains Galore	Marty Tepper	(213)779-4991	5	sent 3/24/99; passed 3/31/99 due to lack of street visibility and parking.
	Barnes and Noble, Inc.	Tom Carter	972-484-2665	5	sent 4/1/99; passed 4/12/99, not regional enough.
	Bed Bath & Beyond	Warren Eisenburger, Ralph Citron	908-688-0888	5	sent 4/1/99; left 4/12/99; Passed, not regional enough; letter also on file
	Best Buy	Abe Wolf	(515)277-4000	4	sent 4/1/99; told me 4/13/99 Tom Fazekas is now their local broker; Passed. Not regional enough.
	Best Buy	Tom Fazekas	415-837-4000	4	Left message 4/13/99. Left 4/28/99.
	Best Value Grocery	Hossein Moalej	(310)328-3000	4	sent 4/1/99; No return calls.
	Beverages, and More!	Eric Kelly	925-609-6000	4	sent 4/1/99; left 3/30/99; left 4/13/99;
	Borders Book Shops	Alan Gottlieb	310-571-1141	4	sent 4/1/99; left 4/13/99;
	Childrens World	John Rosen (VP RE) - Melony Fish	(303)526-3250	4	sent 4/1/99; Left message 4/13/99, David Goldberg 314-205-2936 reps. (child care)
	Circuit City	Steve Soboroff or Ron Stockdale or Michael Hazlov	(310)451-9877	5	sent 4/1/99; left 4/13/99; spoke 4/13/99, no interest. This is not a center they could ever see locating in.
	Clark Drugs	Mr. Baromback	(310)306-4435	4	sent 4/1/99; left 4/13/99;
	CompUSA	Ron Strongwater	972-982-4488	4	sent 3/24/99; Chris Stametz no longer works there; left Ron Strongwater a message 4/1; Left 4/13/99; passed 4/14/99, not regional enough
	Computer City	Mark Newman	(214)360-1700	4	sent 4/1/99; left 4/13/99 for their broker, mark Newman; They may be out of business
	Consolidated Stores - Pic N Save	Patty Barnett	209-460-1104	5	sent 3/24/99; left message 3/31/99; low rent payer; spoke 4/9/99, likes trade area, strong concerns over multi-level, can't pay a rent over \$9.00 psf annually for Pic N Save.
	Drug Emporium	Mr. Lou Malt	740-548-7080	5	sent 4/1/99; spoke 4/12/99, need a site in trade area but has concerns over layout of center
	Dunn Edwards	Denny Kromer	(213)771-3330	5	sent 4/1/99; Pass.
	Fabric King	Mr. Steve Wisner	(310)925-6515	4	sent 4/1/99; No return calls.
	Good Guys	Mr. Brad Kay	650-615-6156	5	sent 3/24/99; left message 3/31/99; spoke 4/13/99, no interest, not regional enough
	Howards T.V. & Appliance	Howard Roach	800-246-9273	4	sent 4/1/99; left 3/30/99; left 4/13/99
	J.C. PENNEY		714-523-6774		sent 4/1/99;
	JC Penneys Inc.	Gerald Wright	(972)431-1608	4	sent 4/1/99; Left 4/13
	Juniors Tools	Chris Cosman	714-434-4831	5	sent 4/1/99; spoke 4/12/99, not regional enough, likes freeways, also conflict potential with Do it.
	Jupiter Ecker	Howard Ecker	(312)337-4900	4	sent 4/1/99;
	K & G Mens Clothiers	Jeff Vantosh	404-351-7987	5	sent 4/1/99; left 4/12/99; Turned down 4/23/99 due to acquisition by Mens Warehouse (who is already in the trade area @ Anza & PCH).



				sent 4/1/99; left 3/30/99; Left 4/22. Passed 5-99. Will not locate in centers which offer no street visibility. Additionally, not regional enough.
Linens N Things	John Beaney	(714)727-0464	5	
Loehmans	John Beaney	(714)727-0464	4	sent 4/1/99; Left 4/13
McMahans Furniture	Douglas Kays	(310)473-8411	4	sent 4/1/99;
				spoke 4/20/99; told me Lucy Kelton is out of town. Will bring her out to the site in a few weeks. Needs 25,000+ sf. Spoke 6-7-99, will probably take another month for feedback. Passed 7/6-99 due to multi-level nature of center and parking.
Michaels Crafts - Staubach	Lea Clay	949-756-6400	5	
Michaels Crafts	Lucy Kelton	(949)852-4420	5	see notes above
Montgomery Wards	Loren H. Hohman	312-467-6241	5	spoke 4/1/99; No interest; coming out of Chapter 11
				sent 4/1/99; Michael Hestov will get Greg out to the site. Passed 5-99 due to odd configuration of center. Also had doubts about trade area.
Office Depot	Greg Lukosky	626-913-0307	5	
Office Depot	Steve Soboroff or Ron Stockdale or Michael Hezlov	(310)451-9877	4	see notes above.
PAK 'N SAVE		415-498-2060	4	sent 4/1/99;
PEARL ARTIST & CRAFTS	William Libo	(954)476-2600	5	spoke 3/31/99; Passed; No more stores in L.A. County
Petco Animal Supplies	Ms. Elizabeth H. McKinley	(619)677-3037	5	Just expanded in Park Plaza 2 blocks away
				sent 4/1/99; Passed 5-00 due to configuration of center. Interested in Westmont center if it ever gets redeveloped.
PETSMART	Chuck Hall-Sr. Dir.	602-580-6100	5	
Plummers Int'l Furniture	Peter Engsby	(714)669-1788	4	sent 4/1/99;
				sent 4/1/99; spoke 4/12/99, broker representing Staples and Nameco among others; unlikely. Jeff Moore also reps Staples and will be approaching them on our behalf. Passed (Staples) due to configuration of center.
R.L. Pratt & Associates	Bob Pratt	(310)577-1414	5	
REI	Brian Cannard	(206)395-4693	5	sent 4/1/99; Not regional enough and already in Southbay.
Ross Dress for Less	Gary Brannan	(510)505-4400	5	Already located in Park Plaza 2 blocks away
Sam Ash Music	Sam Ash	516-938-6400	5	sent 4/1/99; Passed. Not looking in this area.
				sent 4/1/99; Left 4/13/99. 5-00 passed due to configuration of center.
SAVERS	Walter Scott		5	
Scotty's Hardware, Scotty's	Richard Flora	941-297-6075	5	sent 4/1/99; Conflict with Do It
Sears Homelife	Greg Tilsch	847-286-1184	4	sent 4/1/99;
Software House	Scott Riddles	(714)756-6400	4	sent 4/1/99;
Sports and Entertainment	Joseph P. Deutsch	(918)786-0906	4	No answer; no forwarding number
				Left message 4/13/99; sent/spoke 4/14/99; Passed due to configuration of center and poor performance of
Movie Theater Broker	Mr. John Calimairas	949-675-3200	5	Regal.
				Sent and spoke 3/30/99; also sent to his broker, Jeff Moore @ CB, to push deal; left 4/14/99; passed due to impact this site would have on their
STAPLES	Mr. David Irwin	206-956-4734	5	store 2 miles away.
				sent 4/1/99; left 4/9/99, can only pay a maximum rent of \$9.00 psf annually; left message. Left 4/20/99. Passed 5-00 due to trade area and configuration.
Stein Mart - The Place	David Darr	(210)525-0131	5	
Strouds Linen Warehouse	Joe Imbroglio	626-912-2866	5	Passed; Hawthorne Blvd. Store is already servicing this area
				spoke/sent 3/30/99; John Pentz now represents them; spoke and wrote a letter passing 4/8/99.
The MarMaxx Group	Mr. Larry Gordon	925-283-8133	5	
Toys "R" Us/Kids R Us	Tim Kealay	(201)599-7850	5	sent 4/1/99; Passed. Not regional enough.
Toys R Us	Mr. Tom Gyulay	909-873-0155	5	same as above
				sent 4/1/99; Passed. Need a minimum of 40,000 sf in close proximity to a freeway.
U.S. Factory Outlet	Frederic K. Ra	(212)563-3650	5	
Ultramart, Inc.	Gary Rosa	2095820241	4	sent 4/1/99;
Woolworth, F.W. Company	John Gushman	(212)553-2000	4	sent 4/1/99;
Linens Plus	Brian Kjos	(714)756-6400	4	sent 4/1/99; Left message 4/13/99;

7,500-14,999 SQ. FT.

Company	Contact	Phone
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American Stores	Jeff Timbers	1-714-739-6779	5	sent 4/1/99; Left 4/14/99; Passed 5-99 due to configuration of center. Already in trade area.
BABY UNLIMITED	Roy King	(818)994-0410	4	sent 4/1/99;
Basically A Buck	Morrie Notrica	(213)749-8626	4	sent 4/1/99;
Ben Franklin Crafts	Mr. David Miller	714-968-6674	4	sent 4/1/99;
Big 5	Charlie Ogburn		5	Passed 6-24-99. Too close to other store
BEREAN BOOKS	Dan Miles	(513)931-4050	5	sent 4/1/99; Left message 4/13/99; Passed. Does not like center.
Buffets, Inc.	RJ Scott	619-456-5644	5	sent 4/1/99; met/spoke 3/29/99; will look at; spoke 4/12/99, passed due to layout of center and parking
CAL STORES	Mr. Richard Da	(619)476-1010	4	sent 4/1/99;
Childrens World Learning Ctr.	Bonnie Baines	(800)777-4331	4	sent 4/1/99;
Chuck E. Cheese's	John Artopa	972-258-5538	5	sent 4/1/99; Left message 4/13/99; Passed 5-99 - not a whole in their trade area.
Clothworld	Ms. Patricia Flanigan	(314)854-4000	4	sent 4/1/99; bought out by Joannes
Copelands Enterprises, Inc.	Tom Copeland	(805)543-0660	4	sent 4/1/99;
Cost Plus Imports	Mike England	(805)492-6191	5	sent 4/1/99; spoke 4/1/99; Passed; Too close to Torrance store; require 15 mile radius between stores
Crown Hardware	Jeff Schulein	714-962-4160	5	sent 4/1/99; Conflict with Do It
Discovery Zone	Jeff Rubin	(305)832-3034	4	sent 4/1/99;
DISCOVERY ZONE	Jim Gabbard	(408)655-1234	4	sent 4/1/99;
Dress Barn	Mr. Mike Abbate	949-851-4333	4	sent 4/1/99; also sent early March; new tenant in Los Angeles; left many messages for their broker, Mike Abbate;
Factory 2-U - Family Bargain Center	Donna Lewis or Norma Salzhandler	(619)637-4105	5	sent 4/1/99; Left 4/13/99. Have an offer in. Driving site 5/14/99. Passed 5-30-99. Concerns over parking. When I tried to move them to the Regal space, they insisted on a street visible location.
FASHION BUG	Henry Zampile	215-633-4901	5	sent 4/1/99; Passed. Looking for more soft goods in co-tenancy.
Glenwood - GFG Development	Mr. Robert W. Klepinger	818-409-0115	3	sent 4/1/99; spoke 4/9/99, will try to look at over next few weeks. Moving very slowly.
HANCOCK FABRICS	Mr. Michael Earnest	(601)842-2834	5	sent 4/1/99; low rent payer; left message 3/30/99; spoke 4/8/99, interested in area, can't pay over \$7.00 psf annually; Turned site down 4/19/99 due to configuration of center.
Harbor Tools	Lee Klein	(805)388-1000	5	sent 4/1/99; conflict with Do It
Just 4 Feet	Leslie Mayer Radford	(310)394-8395	5	sent 4/1/99; Left 4/20/99; Passed 5/6/99.
KinderCare Learning Centers	Nancy K. Bane	949-455-4041	3	sent 4/1/99; spoke/met 3/24/99; some interest; also sent their broker, Mark Tarczynski, information; real estate rep toured site 4/8/99 and wants to move it forward; per their request, sent them CAD drawing of 3rd floor to layout 4/9; spoke to their broker 4/12/99 and their architect is working on it. Met 5-28-99 at ICSC and they are working on our plans to better estimate costs.
Kragen	Mike Leonard	213-745-5711	5	sent 4/1/99; just relocated to center one block South; Passed
Lamps Plus	Jerry Bass	(18)886-5267	5	sent 4/1/99; Too close to Torrance store on Hawthorne Blvd.
Longs Drugs	Doug Cox	(714)831-9286	5	sent 4/1/99; Passed on 3rd level; Interested if we can relocate Kinkos so they can be next to Trader Joes. Running the concept by operations before I pursue this with Kinkos (relocation). Passed due to positioning of this store compared to Sav On (their stiffest competition).
Mainly 2nds	Jim Herosfs	818-985-4499	4	sent 4/1/99;
Millers Outpost	Randy Johnson	(909)988-6431	4	sent 4/1/99;
National Dollar Stores	Tom Grossman	(916)587-2711	4	sent 4/1/99;
National Stores, Inc.	Mr. Michael Fallas	310-324-9962	4	sent 4/1/99;
NEWBERRY STORES	Fred Morlock	(717)757-8992	4	sent 4/1/99;
Old Navy Clothing Co.	Michael Ortega	(415)874-4438	5	sent 4/1/99; Passed. Not their venue.
Party City	Chris Auer	714-756-6400	5	sent 4/1/99; Turned site down again due to proximity to Torrance store

Peter Piper Pizza	Mr. Mike Storm	310-966-2161	5	sent 4/1/99; Passed. Not enough Hispanic population. Also too few people per household. Very interested in East Anaheim area.
Pier I Imports	Kelly Thompson	817-878-8548	5	sent 4/1/99; Decided to leave our center.
Pistol Pates Pizza	Steve Haberkorn	(602)246-7125	4	sent 4/1/99;
Planet Kids	Jeff Cyr	(714)725-8537	4	sent 4/1/99;
PLAYCO Toys	Rich Brady	760-471-4505	4	sent 4/1/99;
R.L. Pratt & Associates	Jim Dionne & Bob Pratt	(310)577-1414	5	sent 4/1/99; Doesn't have any tenants for this site.
Rite Aid	John Sacher	(714)540-1201	5	sent 4/1/99;
Rite Aid	Martin Saalberg	(714)540-1201	5	sent 4/1/99; No Interest according to their broker Richard Rizika.
Sit and Sleep	Mr. Larry Miller	323-278-5600		sent 4/1/99; Passed, not regional enough.
Smart and Final	Mr. Bob Wess	323-869-7954	5	sent 4/1/99; Dave Dahl called back passing on this location
Soup Exchange, Inc.	John Turnbull		4	sent 4/1/99;
Staubach Company	Brian Kjos	949-756-6400	5	sent 4/1/99; Also represents Factory 2-U with Paul Bartlett. They are the only tenant they have with any interest.
THE GAP, Inc.	Mr. Michael Ortega	949-719-0829	5	sent 4/1/99; Passed. Going into the Mall on Silver Spur.
THREE D BED AND BATH	Eric Aparicio	714-662-0818	5	sent 4/1/99; spoke 4/13/99, not expanding at this time, in chapter 11
Tower Records	Russ Solomon	(916)373-2500	5	sent 4/1/99;
TOWER RECORDS	Tony Pann	(805)370-7266	5	sent 4/1/99; Spoke 5/5/99, no interest. He is their broker.
Walgreens Co. (Evergreen)	Jerry Rubin	(847)914-2683	5	sent 4/1/99; No interest according to Jeff Garrett, their preferred developer. Only looking for conventional hard corner locations with drive-thru.
Woolworth Express	David Page	(212)553-7037	4	sent 4/1/99; No answer
Zany Brady Toys	Michael Levin	610-896-1500	5	sent 4/1/99; Passed. Not dynamic enough. Considering Del Amo as a parallel to what they are looking for.
<b>THEATERS</b>				
<b>Company</b>	<b>Contact</b>	<b>Phone</b>		
AMC Theaters	Alan Benjamin	310-553-0515	5	sent 3/29/99; left 3/30/99; Spoke 5/5/99, no interest.
Carmike Theaters	Mr. Lamar Fields	706-576-3430	5	sent 3/29/99; left 3/30/99; Unlikely as they require 60,000 sf. Lamar's secretary called me back and said there is no interest in a theater this size.
Century Theaters	Victor L. Castillo	415-448-8400	5	sent 3/29/99; left 3/30/99; No interest
CinemaStar	Ms. Dana Carter	619-509-2777	5	sent 3/29/99; left 3/24/99, 3/29/99 & 3/31/99; Passed. Said every theater will have a problem with the site as distribution will be impacted as the site will be within 5 miles of the new Regal limiting their ability to get first run movies.
Edwards Theater Circuit	Mark Stoner	949-640-4603	5	sent 3/29/99; Passed; too small
Flagship Theatre Corporation	Brian Tabor	310-470-3661	5	sent 3/29/99; left 3/30/99; spoke to Dave Binney, his broker, who has some interest; spoke 4/9, checking with his contact at Regal to see how the location is performing and check into movie distribution. Spoke 4/27, very interested, looking into distribution zone after Regal opens Central/6th; \$1.00 psf max. rent payer. Spoke 6-7-99, very interested. Can pay a maximum of \$.75 per square foot based on a discount theater. He researched the situation and believes first run movies will be prohibited from this location once Regal opens. AZs of 8-10-99, offer expected within 2 weeks. 7-99, After reviewing the theater's traffic and location within the center, decided to pass.
General Cinema Theatres	Brent Howell, Sr.	310-516-2401	5	sent 3/29/99; left 3/30/99; No return calls.
KRIKORIAN ENTERPRISES	George Krikorian	310-791-8688	4	sent 3/29/99; left 3/24/99 & 3/30/99; left 4/13/99;



				sent 3/29/99; spoke 3/23/99; some interest; spoke 4/1/99, also looking at AMC in Hermosa Beach, which is also coming on market. Spoke 4/29, has interest. Said AMC in Hermosa Beach is now going retail so it is no longer competition. His issue is that we are not centered in the trade area. They are overwhelmed due to \$5,000,000 invested in Pasadena plus large investment in W.Hollywood. Said may be more aggressive in 2 months.
Laemmle Theaters	Mr. Jay Reisbaum	310-478-1041	5	Meeting at site 8-11-99.
MAGIC JOHNSON THEATRES	Kenneth Lombar	(310)843-9611	4	sent 3/29/99; left 3/30/99;
				sent 3/29/99; left 3/30/99; Not interested unless we can expand and build stadium seating. Also has concerns over film distribution.
Mann Theaters	Nancy Williams	(818)380-8207	5	
				sent 3/29/99; left 3/30/99; Spoke 5/4/99, not a very serious possibility. He has interest based on a rent around \$.50 psf. Will not see the property until he knows we are in his rental range.
Movie One Theatres	Ernst A. Piasko	915-590-2381	5	
PACIFIC THEATERS	Neil Haltrecht	(310)855-8453	5	sent 3/29/99; Passed; too small
PLITT THEATRES	Carlos Viveros	(213)553-5307	5	sent 3/29/99; left 3/30/99; No return calls.
San Carlos Theatres	Daniel Tocchini	(707)523-1586	5	sent 3/29/99; left 3/30/99; No return calls.
				sent 3/29/99; left 3/24/99 & 3/30/99; very good candidate with Landmark concept (arthouse); left 4/13/99; spoke Tom 4/14/99, said to contact Paul Richardson. Sent and spoke 4/14/99; Tom Owens said I should work with Paul as he handles everything in this region. I spoke with Paul 5/4/99 who informed me that Landmark (Silver) was focusing their efforts on the East Coast for the next several months and their plate was full. He asked me to keep him updated in 5 months if the opportunity was still available. No interest.
Silver Cinemas - Landmark	Paul Richardson (Ms. Cathy Booth & Mr. Tom Owens)	310-312-2323	5	
				sent 3/29/99; Passed 3/30/99; only a \$.50-.75 psf rent payer. Recommended we talk to Silver Cinemas
Standard Theaters	John Thomas	310-410-2300	5	
				sent 3/29/99; spoke 4/2/99; awaiting package. Can't pay over \$.90 per square foot, "gross".
The Gild Group - WallaceTheaters	Tony Gild	619-456-1874	5	
				sent 3/29/99; left 3/30/99; spoke 4/2/99; knows of a dinner-movie concept called Cinema Grill in Texas that he may look at doing privately with investors; left 4/12/99, 4/19/99, 5/4/99.
United Artist	Roger Lederc	(303)792-3600	5	No interest at this time.

Very Interested  
Some Interest  
Minor Interest Over Time  
No Return Call Yet  
Pass

1  
2  
3  
4  
5

OTHERS				
Company	Contact	Phone		
				initially showed interest; Passed 4/2/99 as they decided not to relocate store in area.
Payless Shoes	Tim Henry		5	
				Not excited about this area. Only attracted to Park Plaza due to co-tenancy with Ross.
Anna's Linens	Allen Gladstone	714-850-0504	5	



# M. F. DAILY INVESTMENT COMPANY

May 5, 2000

To Whom It May Concern:

We were delighted to add a KinderCare Learning Center to our plaza. Although KinderCare will not generate significant sales tax dollars, it will provide a significant benefit to the community. The shortage of quality daycare is a chronic problem. The KinderCare Learning Center will allow parents to go to work with the piece of mind that their children are receiving quality daycare.

We believe the neighboring businesses will be able to attract and retain quality employees because of the proximity of the daycare facility.

Very truly yours,

M. F. DAILY INVESTMENT CO.

Timothy P. Wolfe  
Chief Financial Officer

PACIFIC DEVELOPMENT GROUP II

DENNIS M. BERRYMAN  
ARN K. YOUNGMAN

STEPHEN R. BOWIE  
JAMES R. COSTANZO

VIA FAX AND MAIL  
(949) 455-4058

May 11, 2000

Ms. Nancy Trudeau  
KinderCare Learning Centers, Inc.  
23832 Rockfield Boulevard, Suite 225  
Lake Forest, CA 92630

Re: Daycare Use  
Fontana, California

Dear Nancy:

We are pleased to have obtained a commitment from KinderCare for our Fontana project. We have found that your business provides a unique amenity to the community and to our projects. Even though children's daycare does not provide sales tax revenue directly, your use contributes to additional customer traffic in these centers. Two trips a day that parents make to your facility create more potential additional visits to the surrounding retailers and thus result in an overall sales increase in the entire project.

Best regards,

PACIFIC/COSTANZO/LEWIS - FONTANA



Robert Lewis

RL:cjs





May 5, 2000

To Whom It May Concern:

SunCor Development is presently developing a project with KinderCare Learning Center in Goodyear, Arizona. SunCor is a masterplan community developer headquartered in Phoenix, Arizona with projects in Arizona, New Mexico, and Utah. SunCor realizes the positive benefits that KinderCare brings to a project, not only from a standpoint of providing an amenity to the residential community, as well as benefiting a commercial/retail project. Many retailers such as grocery stores, soft goods stores, and restaurants see day care facilities, like KinderCare, as having a positive impact within commercial projects in the form of increased sales revenues and exposure. When parents drop-off and pick-up their children, it is a common occurrence that they will patronize the neighboring stores and restaurants due to the close proximity and convenience.

I would be happy to answer any questions regarding the above information.

Sincerely,

A handwritten signature in black ink, appearing to read "T. A. Shover", is written over the typed name.

T. A. Shover  
Project Manager

Use Determination No. 4  
(November 22, 2000)



RANCHO PALOS VERDES

DEPARTMENT OF PLANNING, BUILDING, AND CODE ENFORCEMENT

## MEMORANDUM

**TO:** 28901 WESTERN AVENUE, SUITE NO. 333 (THE TERRACES)

**FROM:** DIRECTOR OF PLANNING, BUILDING AND CODE ENFORCEMENT

**DATE:** NOVEMBER 22, 2000

**SUBJECT:** USE DETERMINATION NO. 4 (Applicant: Howard Spunt  
representing Kindercare; Address: 28901 Western Avenue, #333,  
The Terraces Shopping Center)

Staff Coordinator: Eduardo A. Schonborn, Associate Planner

### BACKGROUND

On November 1, 2000, Howard Spunt, representing Kindercare, submitted Use Determination No. 4, to the Planning Department, a request for a use determination for property located at 28901 Western Avenue, Suite No. 333, which is currently occupied by Regal Cinema.

### SITE AND PROJECT DESCRIPTION

"The Terraces" Shopping Center is an existing shopping center located at 28901 Western Avenue, at the southwest corner of Western Avenue and Caddington Drive. The center is zoned Commercial General (CG) and is currently improved with approximately 180,000 square feet of leasable building area divided among three different levels. Ingress and egress to the site is provided by four access driveways, three along Western Avenue and one along Caddington Drive.

Kindercare is a company providing daycare services for children under five years of age. Their intent is to replace and occupy the Regal Cinema tenant space, located on the upper level of The Terraces Shopping Center. The site is currently zoned CG (Commercial General), with the purpose to permit retail, service and administrative uses that serve the surrounding area and visitors to the area. However, the CG-Zoning District does not allow (nor conditionally allows) for nursery schools or day nurseries. Thus, the applicant has requested a use determination by the Director to determine that the Kindercare is a use that is similar and no more intensive than other conditionally permitted uses in the CG-Zoning District so that it can be allowed pursuant to the approval of a conditional use permit.



**DISCUSSION**

According to the Development Code, nursery schools and day nurseries, such as Kindercare, are neither allowable nor conditionally allowable uses in the Commercial General (CG) Zoning District. Rather, such uses are conditionally permitted within the Commercial Limited (CL), Commercial Neighborhood (CN), Commercial Professional (CP), and the Commercial Recreational (CR) Zoning Districts. Therefore, in response to the applicant's specific use determination request, the Director of Planning, Building and Code Enforcement determines that Kindercare is not a permitted use, nor a conditionally permitted use, within the CG-Zoning District. The Director has also determined that nursery schools and day nurseries are not similar to the commercial uses and activities currently conditionally allowed in the CG-Zoning District. The following discussion provides a more detailed assessment of the Director's determination.

The City's commercial districts provide for the development and uses involving the retail sale of goods, the provision of services to the public, and office functions. The five districts were created in order that the site, intensity, type of use and location can be controlled and made consistent with the objectives and locations designated by the general plan of the City. The purpose of the CL-, CN-, and CP-Zoning Districts is to allow for uses that serve the needs of the residents of the immediately surrounding area and the Rancho Palos Verdes community. The CR-Zoning District is the former Marineland property, which now allows visitor-serving uses, and thus, the allowance for a day nursery could be related to the visitor-serving uses allowed in this unique zoning district. Nonetheless, the purpose of the CL-, CN-, and CP-Zoning Districts, which is to serve the specified immediate area and community, is evident in the location of these zones within the City.

The CL-, CN-, and CP-Zoning Districts are relatively small islands of commercial land surrounded by low-density residential uses. The City's Zoning Map identifies areas of such commercial zoning in locations that are compatible with the residential character of the area that they serve. The types of uses allowed in these commercial zones are compatible with the residential character, since they include small-scale commercial centers in low traffic volume areas of the City. Thus, educational uses are compatible and similar to the small-scale commercial uses that serve the local community in these zones.

The purpose of the Commercial General (CG) Zoning District is to permit retail, service and administrative uses with the purpose of serving the surrounding area and visitors to the area. The CG Zone allows for large commercial development that is located in an area that easily services the region. The City's Zoning Map identifies Western Avenue as the only CG-Zoned area in the City, which is the location of The Terraces Center. Western Avenue is a large arterial corridor designated as a California State Highway (Hwy. No. 213), developed with several large commercial centers and a variety of

**MEMORANDUM: Use Determination No. 4**  
**November 22, 2000**

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commercial strip-malls; thus, intensifying the existing heavy traffic volumes in the area. The Western Avenue commercial corridor has been developed to serve a larger regional area. In addition, its proximity to jurisdictions that allow similar commercial uses along Western Avenue amplifies the large commercial environment of the Western Avenue corridor. Thus, the presence of a State Highway and large commercial centers and strip-malls create higher traffic volumes and a more congested traffic pattern than can be found in other smaller commercial areas within the City of Rancho Palos Verdes.

The commercial centers along the Western Avenue corridor include The Terraces, Park Plaza, and Summerland Plaza within Rancho Palos Verdes, and other similar commercial centers in San Pedro and Los Angeles County. The establishments in The Terraces Center include the Do-It Center, Kinkos, Trader Joes, Balley's Fitness, Regal Cinemas, and other such uses that are retail in nature and provide an emphasis on the sale of tangible or particular goods and services.

Kindercare is a day nursery service use that involves the care of children on a daily basis, with associated educational experiences and recreational opportunities throughout the day in a playground area. The day care use will involve the dropping off and picking up of children on a twice-daily basis in a commercial area and center that is not conducive to an educational environment and not appropriate for a school playground, for the reasons specified above. The center is a large commercial development; the Western Avenue corridor is developed with numerous strip-malls and large commercial plazas, and Western Avenue is a State Highway that currently experiences high traffic volumes. Further, this type of use creates a unique set of impacts that are exacerbated by the unorthodox design of The Terraces Center that currently creates circulation difficulties within The Terraces Center. Thus, for the foregoing reasons, the Director does not believe that a day nursery use as proposed by Kindercare is not an appropriate use for the commercially developed area.

**CONCLUSION**

The Director of Planning, Building and Code Enforcement has determined that the Kindercare nursery use within the CG-Zoning District is inconsistent with the purpose of said zoning district; and is neither compatible nor conducive with large commercial development or with the nature of the shopping center. Further the Western Avenue corridor is not conducive to an educational use where children are cared for on a daily basis, nor conducive to a playground area within the center. Western Avenue is developed with commercial centers and numerous strip-malls within the City of Rancho Palos Verdes and within the adjacent jurisdictions, and contains high traffic volumes, which are not commensurate to an educational environment. As such, the Director has determined that the Kindercare day nursery is not a permitted use, nor a conditionally permitted use, within the CG-Zoning District.

Letter of Appeal of Director's Determination  
from Howard Spunt  
(stamped as received on December 7, 2000)





6409 independence ave tel 818.992.8800  
woodland hills ca 91367 fax 818.992.6400

December 6, 2000

Department of Planning, Building  
And Code Enforcement  
City of Rancho Palos Verdes  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, CA 90275

RECEIVED  
DEC 07 2000  
PLANNING, BUILDING,  
& CODE ENFORCEMENT

Attention: Eduardo Schonborn,  
Associate Planner

Re: Appeal of Use Determination No. 4 - Childcare Use in the  
CG-Zoning District for the Property Located at 28901 Western  
Avenue, Suite No. 333

To Whom It May Concern:

We are appealing the above mentioned Use Determination because we feel there are ample provisions within the existing Development Code which would permit early educational and childcare uses within the CG District. In particular, note the following provisions of the Development Code:

Section 17.20.010 provides that the purpose of the CG District is to permit "retail, service and administrative uses the main purpose of which is to serve the surrounding area..." Early education and childcare clearly serve the surrounding area.

Section 17.20.020 provides that uses allowed of right include commercial uses "clearly related to the surrounding area as approved by the director," whose determination is appealable. Early education and childcare are uses "clearly related to the surrounding area."

Section 17.20.030(F) provides that conditionally permitted uses include "fitness studios, dance schools, computer schools and other similar educational activities or uses." Early educational facilities, and childcare, which includes either educational or physical fitness components, are clearly a "similar educational activity or use." Nowhere does the Code restrict such uses to adult uses and, in fact, many such schools and studios are specifically intended for young children.

Section 17.20.030(N) allows as a conditional use, churches. It has been a major point of the planning staff's contention of our project, that it was so far removed from a retail use to be allowed in this zone. However, a church, being a non-retail establishment, which also offers childcare, is allowed with a C.U.P. and it is our opinion that a church is therefore, "similar and no more intensive" than the use of a childcare facility, which we propose.

Section 17.20.030(W) allows as a conditional use, "such uses as the director deems to be similar and no more intensive" than other conditionally permitted uses. The director's determination is appealable. Early educational and childcare uses are similar to and no more intensive than other conditional uses listed at Section 17.20.030. In particular, they are similar to and no more intensive than the fitness, dance school and computer school uses included in Paragraph "F," as well as churches as noted in paragraph "N," for not only do churches provide a service including childcare, but they are non-retail establishments as well.

Early educational and childcare uses are consistent with the provisions of Specific Plan Area II and with the City's General Plan. The Specific Plan II Summary provides that "educational uses may be allowed with a C.U.P." (Page 1.) The General Plan map designates the location in question for commercial uses.

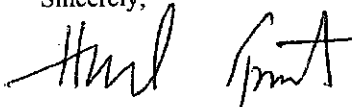
As an amenity and resource both to the area residents and neighborhood workers, early education and childcare facilities serve the surrounding area. Such uses are within the purposes of the CG District. Early education and childcare are similar to specifically named examples of conditionally permitted uses, and are no more intensive than such uses. Traffic and parking impacts are less than many other permitted uses. It is clearly within the City's discretion to allow early education and childcare uses within the CG zone.

Furthermore, in section 17.20.020 it states that uses included in the CL (Commercial Limited) zone and the CN (Commercial Neighborhood) Zone are allowed in the CG (Commercial General) zone with a Conditional Use Permit. It is our feeling that since childcare is allowed with a CUP in these ones that it should also be allowed in CG Zone, which is less restrictive with a CUP.

We feel that the code allows the use of a daycare facility within the center. It is our strong opinion that the daycare use will bolster the existing retail in the center making it more viable and successful. It would replace a soon to be vacated movie theater before it becomes a blight on the center and the community, and provide an opportunity for additional retail which will increase the sales tax base from what it has been. The configuration of this center has always presented unique challenges, we feel this solution provides a creative way to trade low-value retail space for an anchor, which will benefit the community and make the balance of the center more successful.

We ask that you take all of the above into consideration as you review this appeal package. If you should have any questions, please feel free to call me at (818) 992-8800.

Sincerely,

A handwritten signature in black ink, appearing to read "Howard Spunt", written over a horizontal line.

Howard Spunt, President  
Howard Spunt Associates, Inc.

CC: Sandy Sigal  
Neil Cohen

Letter from adjacent resident supporting  
Director's use determination

**RECEIVED**

JAN 17 2001

PLANNING, BUILDING,  
& CODE ENFORCEMENT

TERUO YOSHIDA  
NINA S. YOSHIDA  
28808 GUNTER ROAD  
RANCHO PALOS VERDES, CA 90275-2018

TELEPHONE: (310) 547-2635

January 15, 2001

Planning Commission  
Rancho Palos Verdes  
30940 Hawthorne Boulevard  
Rancho Palos Verdes, Ca 90275-5391

Re: Use Determination No. 4 - 38901 Western Avenue - Kindercare

Honorable Members of the Planning Commission:

This letter is being written to urge you to deny the appeal of Use No. 4 requesting you to overturn the determination of the Director of Planning, Building and Code Enforcement that nursery schools and day nurseries are not consistent with the intent and purpose of the Commercial-General zoning district.

We respectfully urge you to deny this appeal for two specific reasons:

1. INCREASED NOISE:

Noise from the children in the proposed play area and the noise of increased traffic for drop-off and pick-up of the children.

A large group of children at play in that designated area is not an appropriate use for the residential community located above.

It has already been established from previous hearings on all of the proposed uses for the upper level of the Terraces that noise was a prime consideration for the residents who live above the Terraces. There has always been an effort by the Planning Commission to keep the residential area as quiet as possible. We appreciate your consideration in continuing to maintain a quality of life for all of the residents located above the Terraces.



## 2. INCREASED TRAFFIC AT PEAK HOURS:

We are cul de saced neighborhood. There is no other way in or out for us. We have to get to work and we have to get home from work. Those hours that we have to get in and out coincide with those parents delivering or picking up their youngsters.

It is well established from previous hearings about the commercial uses of the Terraces that THERE IS A DEFINITE TRAFFIC FLOW PROBLEM WITH THE ENTIRE CENTER.

---                      ---                      ---                      ---

We live directly behind the requested location for the proposed kindergarten and it is unacceptable for any playground area to be located any where between the building and the bank. We are at the top of the bank, and as you know from all of our previous conversations, we get all of the noise from that particular area.

From that area, we hear all of the noise from just normal conversations, as well as traffic, the banging and rolling of trash bins, the constant remodeling of the Do-It Center, the constant hum of the air conditioning/heating at Bally's, etc. We get it all and it is as though the smallest of noise is amplified. The noise from Bally's air conditioning/heating units are so loud that we have to sleep with windows closed or use ear plugs. Yes, it is that bad!!!

Already we have a private school located on Western Avenue, at the bottom of Caddington Drive. The traffic from this school - which is kindergarten through 8th grade - creates a dangerous traffic situation for us. It is sometimes next to impossible to get out of our cul de saced neighborhood onto Western Avenue - either way, left or right. We do not want to have that traffic congestion increased with a kindergarten using the driveway on Caddington Drive just a few feet above Western to another kindergarten school.

---                      ---                      ---                      ---

It is true, you don't want the building vacant for sales tax and/or revenue purposes, and we don't want the building vacant because of increased vandalism. To have the building vacant is not beneficial for everyone.

However, we agree with the Planning Director the educational use such as the proposed

Kindercare is not an acceptable or allowable use in the commercial zone, especially with the proposed use being so close to a quiet residential neighborhood.

It is beneficial for everyone for the building to be occupied with a compatible commercial use.

Therefore, we offer the following suggestions for the use of the building:

1. A sheriff's substation - there is no security provided by the center
2. Beauty salon/spa - this would compliment Bally's vigorous exercise program.
3. Sound studio - perhaps this use would eliminate the live bands we hear during the summer months from 7 to 10:15 p.m.
4. Gift Card - Craft store
5. Possibly an office supply - BUT NO HEAVY DUTY DELIVERIES

We respectfully request that your honorable body deny the appeal of Kindercare and concur with the Planning Director that the proposed educational use is not a compatible or allowable use for the commercial zone.

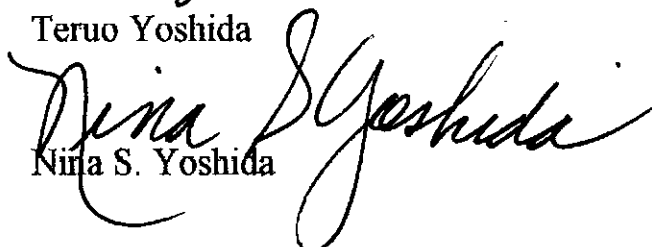
In conclusion, we look forward to working with you to achieve a happy, healthy, and profitable use for this specific location that will benefit the Terraces, the residents who live in the immediate area, and the city. Commercial zones and residential zones can be compatible and there can be a comfortable environment for all of us, we just have to work together to get it right.

Thank you for your consideration.

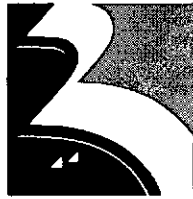
Sincerely,



Teruo Yoshida



Nina S. Yoshida



## RANCHO PALOS VERDES

DEPARTMENT OF PLANNING, BUILDING, AND CODE ENFORCEMENT

January 8, 2001

Howard Spunt Associates, Inc.  
Attn: Howard Spunt  
6409 Independence Avenue  
Woodland Hills, CA 91367

Subject: APPEAL OF USE DETERMINATION NO. 4 – CHILDCARE USE IN THE CG-  
ZONING DISTRICT  
Address: 28901 Western Avenue, Suite No. 333

Dear Mr. Spunt:

The City received the appeal of Use Determination No. 4 on December 7, 2000. This letter is to inform you that Staff has scheduled the appeal for a public hearing with the Planning Commission on Tuesday, January 23, 2001, at 7:00 p.m. in the City Council Chambers, Hesse Park, located at 29301 Hawthorne Boulevard, Rancho Palos Verdes.

A copy of the Staff report for this item and an agenda for the meeting may be picked up at the Planning, Building and Code Enforcement Department after 10:00 a.m. on the Friday before the scheduled Planning Commission hearing date. Please call me to let me know if you wish to pick them up; otherwise, the Staff report will be mailed to you with expected delivery by the Monday before the meeting. Also, please be prepared to accommodate possible visits or phone calls by the Planning Commissioners the weekend prior to the meeting.

If you have any questions regarding this matter, or need additional information, please feel free to call me at (310) 544-5228.

Sincerely,

Eduardo A. Schonborn  
Associate Planner

cc: Joel Rojas, Director of Planning, Building and Code Enforcement  
Dave Snow, Deputy Director of Planning  
Sanford D. Sigal, NewMark Merrill Co., 18801 Ventura Blvd., Suite 300, Tarzana 91356  
Project File

3402 De Luna Drive  
Rancho Palos Verdes, CA 90275

RECEIVED

JAN 19 2001

PLANNING, BUILDING,  
& CODE ENFORCEMENT

January 9, 2001

Mr. Joel Rojas, Director of City Planning  
Rancho Palos Verdes City Hall  
30940 Hawthorne Boulevard  
Rancho Palos Verdes, CA 90275

Dear Mr. Rojas:

Re: Use Determination #4-28901 S. Western Ave

I am a thirty year resident of Rancho Palos Verdes. I taught kindergarten for the Board of Education, Philadelphia, PA. school district after college. I do appreciate the concerns regarding the site of a preschool. And I feel qualified to write about this issue.

In addition, I built and own the stores located on Western just north of Caddington Drive. Further, I also own a shopping center located within the Hermosa City boundaries with parking for 189 cars. Within that center I was able to lease to a pre-school named Wonderland. That space took 2800 square feet and was located next to a busy Pic N. Save.

It has been an asset to my center. At no time have these children caused, nor sustained any accident due to the large volume of traffic. There, depending on the age group, the class offered schedule everything from birthday parties, gymnastics, ballet, to educational story-time. The owner, formerly an attorney, carefully selected this site.

Little children are always accompanied by their parents who drive them. They do not "run loose" but are supervised until presented to the interior of the preschool. When child care is located within a residential area invariably problems and protests from the neighbors are invoked due to the volume of traffic on a residential street. Related parking problems, the slamming of car doors and noisy chattering are not notice in a commercial shopping center environment. At the Terraces, the traffic pattern involved for child care will be far less problematic than the parking and extended hours of use by the existing movie houses.

In addition, a greater volume of tax dollars flow back to the city because parents invariably find it convenient to shop at these contiguous stores within the complex while child care is being provided. And, by virtue of the business, preschools have more normal business hours than movie houses, making it a definite asset and a fact appreciated by the homes located behind the center. Churches as sites aren't as feasible because religious connotation involved precludes many who are not comfortable using them.

And I find it most unusual that the city planners didn't feel all this to be a plus. Having personally experienced this situation, I find absolutely no negative in the use at the top level of the Terraces for child care. To the contrary, that site will fill a definite need for our community.

Sincerely,



Barbara Kennard

Cc: Marilyn Lyons  
John McTaggart  
Doug Stern  
Lee Byrd  
Barbara Ferraro

Planning Commission - Please copy and distribute  
to each member



**RECEIVED**

JAN 17 2001

PLANNING, BUILDING,  
& CODE ENFORCEMENT

TERUO YOSHIDA  
NINA S. YOSHIDA  
28808 GUNTER ROAD  
RANCHO PALOS VERDES, CA 90275-2018

TELEPHONE: (310) 547-2635

January 15, 2001

Planning Commission  
Rancho Palos Verdes  
30940 Hawthorne Boulevard  
Rancho Palos Verdes, Ca 90275-5391

Re: Use Determination No. 4 - 38901 Western Avenue - Kindercare

Honorable Members of the Planning Commission:

This letter is being written to urge you to deny the appeal of Use No. 4 requesting you to overturn the determination of the Director of Planning, Building and Code Enforcement that nursery schools and day nurseries are not consistent with the intent and purpose of the Commercial-General zoning district.

We respectfully urge you to deny this appeal for two specific reasons:

1. INCREASED NOISE:

Noise from the children in the proposed play area and the noise of increased traffic for drop-off and pick-up of the children.

A large group of children at play in that designated area is not an appropriate use for the residential community located above.

It has already been established from previous hearings on all of the proposed uses for the upper level of the Terraces that noise was a prime consideration for the residents who live above the Terraces. There has always been an effort by the Planning Commission to keep the residential area as quiet as possible. We appreciate your consideration in continuing to maintain a quality of life for all of the residents located above the Terraces.

## 2. INCREASED TRAFFIC AT PEAK HOURS:

We are cul de saced neighborhood. There is no other way in or out for us. We have to get to work and we have to get home from work. Those hours that we have to get in and out coincide with those parents delivering or picking up their youngsters.

It is well established from previous hearings about the commercial uses of the Terraces that THERE IS A DEFINITE TRAFFIC FLOW PROBLEM WITH THE ENTIRE CENTER.

---                      ---                      ---                      ---

We live directly behind the requested location for the proposed kindergarten and it is unacceptable for any playground area to be located any where between the building and the bank. We are at the top of the bank, and as you know from all of our previous conversations, we get all of the noise from that particular area.

From that area, we hear all of the noise from just normal conversations, as well as traffic, the banging and rolling of trash bins, the constant remodeling of the Do-It Center, the constant hum of the air conditioning/heating at Bally's, etc. We get it all and it is as though the smallest of noise is amplified. The noise from Bally's air conditioning/heating units are so loud that we have to sleep with windows closed or use ear plugs. Yes, it is that bad!!!

Already we have a private school located on Western Avenue, at the bottom of Caddington Drive. The traffic from this school - which is kindergarten through 8th grade - creates a dangerous traffic situation for us. It is sometimes next to impossible to get out of our cul de saced neighborhood onto Western Avenue - either way, left or right. We do not want to have that traffic congestion increased with a kindergarten using the driveway on Caddington Drive just a few feet above Western to another kindergarten school.

---                      ---                      ---                      ---                      ---

It is true, you don't want the building vacant for sales tax and/or revenue purposes, and we don't want the building vacant because of increased vandalism. To have the building vacant is not beneficial for everyone.

However, we agree with the Planning Director the educational use such as the proposed

Kindercare is not an acceptable or allowable use in the commercial zone, especially with the proposed use being so close to a quiet residential neighborhood.

It is beneficial for everyone for the building to be occupied with a compatible commercial use.

Therefore, we offer the following suggestions for the use of the building:

1. A sheriff's substation - there is no security provided by the center
2. Beauty salon/spa - this would compliment Bally's vigorous exercise program.
3. Sound studio - perhaps this use would eliminate the live bands we hear during the summer months from 7 to 10:15 p.m.
4. Gift Card - Craft store
5. Possibly an office supply - BUT NO HEAVY DUTY DELIVERIES

We respectfully request that your honorable body deny the appeal of Kindercare and concur with the Planning Director that the proposed educational use is not a compatible or allowable use for the commercial zone.

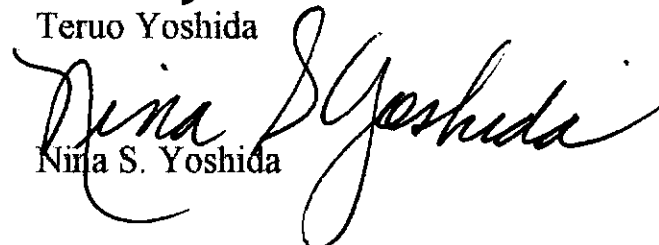
In conclusion, we look forward to working with you to achieve a happy, healthy, and profitable use for this specific location that will benefit the Terraces, the residents who live in the immediate area, and the city. Commercial zones and residential zones can be compatible and there can be a comfortable environment for all of us, we just have to work together to get it right.

Thank you for your consideration.

Sincerely,



Teruo Yoshida



Nina S. Yoshida

PROOF OF PUBLICATION  
(2015.5 C.C.P.)

STATE OF CALIFORNIA.  
COUNTY OF LOS ANGELES,

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principle clerk of the printer of the

Palos Verdes Peninsula News

a newspaper of general circulation, printed and published semiweekly

In the City of Rancho Palos Verdes County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California, under the

date of October 15, 1963

Case Number C 824957; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

Jan. 6, 2001

in the year 2001.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Rancho Palos Verdes

California, this 6th day of January 2001

Karen Brun  
Signature

This space is for the County Clerk's Filing Stamp

P.V.P. News No. 6331  
CITY OF RANCHO PALOS VERDES  
DEPARTMENT OF PLANNING, BUILDING,  
AND CODE ENFORCEMENT  
January 4, 2001  
**NOTICE**  
P NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rancho Palos Verdes will conduct a public hearing on Tuesday, January 23, 2001, at 7:00 PM at Hesse Park Community Building, 29301 Hawthorne Boulevard, Rancho Palos Verdes, to consider:  
**Appeal of Use Determination No. 4:** A request to overturn the determination by the Director of Planning, Building and Code Enforcement that nursery schools and day nurseries are not consistent with the intent and purpose the Commercial-General (CG) zoning district and are, therefore, not permitted uses in this zoning district. The impetus for Use Determination No. 4 is a request by Kindercare to occupy space in *The Terraces* shopping center on Western Avenue that is currently occupied by Regal Cinemas.  
Location: 28901 Western Avenue  
(The Terraces shopping center)  
(Thomas Guide 823-J3)  
Applicant: Kindercare,  
represented by Howard Spunt  
Appellant: Same as applicant  
All interested parties are invited to submit written comments and to attend and give testimony. If you wish to submit written comments, please provide them to the Director of Planning, Building, and Code Enforcement no later than noon on Monday, January 22, 2001. The Commission will not consider any written comments that are submitted after the Monday noon deadline. However, any late correspondence will be distributed to the Commission as part of the agenda packet if consideration of the item is continued to a later date.  
The applications and plans are on file with the Planning, Building, and Code Enforcement Department at City Hall, 30940 Hawthorne Boulevard, Rancho Palos Verdes, and are available for review between the hours of 7:30 AM and 5:30 PM, Mondays through Thursdays, and 7:30 AM and 4:30 PM on Fridays. Please contact Associate Planner Eduardo Schonborn at (310) 544-5228 or via e-mail at [eduardos@rpv.com](mailto:eduardos@rpv.com) for further information.  
Joel Rojas, AICP  
Director of Planning, Building, and Code Enforcement  
**NOTE: STATE GOVERNMENT CODE SECTION 65009 NOTICE:** If you challenge this application in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Rancho Palos Verdes at, or prior to, the public hearing.  
Published in the Palos Verdes Peninsula News on January 6, 2001.





## RANCHO PALOS VERDES

DEPARTMENT OF PLANNING, BUILDING, AND CODE ENFORCEMENT

January 4, 2001

### NOTICE

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**Appeal of Use Determination No. 4:** A request to overturn the determination by the Director of Planning, Building and Code Enforcement that nursery schools and day nurseries are not consistent with the intent and purpose the Commercial-General (CG) zoning district and are, therefore, not permitted uses in this zoning district. The impetus for Use Determination No. 4 is a request by Kindercare to occupy space in *The Terraces* shopping center on Western Avenue that is currently occupied by Regal Cinemas.

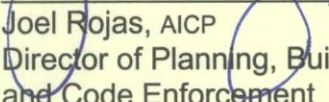
Location: 28901 Western Avenue (*The Terraces* shopping center) (Thomas Guide 823-J3)

Applicant: Kindercare, represented by Howard Spunt

Appellant: Same as applicant

All interested parties are invited to submit written comments and to attend and give testimony. If you wish to submit written comments, please provide them to the Director of Planning, Building, and Code Enforcement no later than noon on Monday, January 22, 2001. The Commission will not consider any written comments that are submitted after the Monday noon deadline. However, any late correspondence will be distributed to the Commission as part of the agenda packet if consideration of the item is continued to a later date.

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Joel Rojas, AICP  
Director of Planning, Building  
and Code Enforcement

**NOTE:** **STATE GOVERNMENT CODE SECTION 65009 NOTICE:** If you challenge this application in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Rancho Palos Verdes at, or prior to, the public hearing.



6409 independence ave tel 818.992.8800  
woodland hills ca 91367 fax 818.992.6400

December 6, 2000

Department of Planning, Building  
And Code Enforcement  
City of Rancho Palos Verdes  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, CA 90275

RECEIVED  
DEC 07 2000  
PLANNING, BUILDING,  
& CODE ENFORCEMENT

Attention: Eduardo Schonborn,  
Associate Planner

Re: Appeal of Use Determination No. 4 - Childcare Use in the  
CG-Zoning District for the Property Located at 28901 Western  
Avenue, Suite No. 333

To Whom It May Concern:

We are appealing the above mentioned Use Determination because we feel there are ample provisions within the existing Development Code which would permit early educational and childcare uses within the CG District. In particular, note the following provisions of the Development Code:

Section 17.20.010 provides that the purpose of the CG District is to permit "retail, service and administrative uses the main purpose of which is to serve the surrounding area...." Early education and childcare clearly serve the surrounding area.

Section 17.20.020 provides that uses allowed of right include commercial uses "clearly related to the surrounding area as approved by the director," whose determination is appealable. Early education and childcare are uses "clearly related to the surrounding area."

Section 17.20.030(F) provides that conditionally permitted uses include "fitness studios, dance schools, computer schools and other similar educational activities or uses." Early educational facilities, and childcare, which includes either educational or physical fitness components, are clearly a "similar educational activity or use." Nowhere does the Code restrict such uses to adult uses and, in fact, many such schools and studios are specifically intended for young children.

Section 17.20.030(N) allows as a conditional use, churches. It has been a major point of the planning staff's contention of our project, that it was so far removed from a retail use to be allowed in this zone. However, a church, being a non-retail establishment, which also offers childcare, is allowed with a C.U.P. and it is our opinion that a church is therefore, "similar and no more intensive" than the use of a childcare facility, which we propose.

Section 17.20.030(W) allows as a conditional use, "such uses as the director deems to be similar and no more intensive" than other conditionally permitted uses. The director's determination is appealable. Early educational and childcare uses are similar to and no more intensive than other conditional uses listed at Section 17.20.030. In particular, they are similar to and no more intensive than the fitness, dance school and computer school uses included in Paragraph "F," as well as churches as noted in paragraph "N," for not only do churches provide a service including childcare, but they are non-retail establishments as well.

Early educational and childcare uses are consistent with the provisions of Specific Plan Area II and with the City's General Plan. The Specific Plan II Summary provides that "educational uses may be allowed with a C.U.P." (Page 1.) The General Plan map designates the location in question for commercial uses.

As an amenity and resource both to the area residents and neighborhood workers, early education and childcare facilities serve the surrounding area. Such uses are within the purposes of the CG District. Early education and childcare are similar to specifically named examples of conditionally permitted uses, and are no more intensive than such uses. Traffic and parking impacts are less than many other permitted uses. It is clearly within the City's discretion to allow early education and childcare uses within the CG zone.

Furthermore, in section 17.20.020 it states that uses included in the CL (Commercial Limited) zone and the CN (Commercial Neighborhood) Zone are allowed in the CG (Commercial General) zone with a Conditional Use Permit. It is our feeling that since childcare is allowed with a CUP in these ones that it should also be allowed in CG Zone, which is less restrictive with a CUP.

We feel that the code allows the use of a daycare facility within the center. It is our strong opinion that the daycare use will bolster the existing retail in the center making it more viable and successful. It would replace a soon to be vacated movie theater before it becomes a blight on the center and the community, and provide an opportunity for additional retail which will increase the sales tax base from what it has been. The configuration of this center has always presented unique challenges, we feel this solution provides a creative way to trade low-value retail space for an anchor, which will benefit the community and make the balance of the center more successful.

We ask that you take all of the above into consideration as you review this appeal package. If you should have any questions, please feel free to call me at (818) 992-8800.

Sincerely,

A handwritten signature in black ink, appearing to read "Howard Spunt", written over a horizontal line.

Howard Spunt, President  
Howard Spunt Associates, Inc.

CC: Sandy Sigal  
Neil Cohen

X-Sender: joelr@207.238.114.197  
X-Mailer: QUALCOMM Windows Eudora Pro Version 4.0.1  
Date: Mon, 04 Dec 2000 18:26:10 -0800  
To: Les Evans <lese@rpv.com>  
From: Joel Rojas <joelr@rpv.com>  
Subject: Re: Terraces  
Cc: eduardos

Les

Kindercare is a nursery school. They propose to care for 200-250 children in the movie theatre space, including the installation of an outdoor playground. You may recall that about a year ago we met with the Terraces owners to talk about improvements for the Do it Center. At that time they threw out the idea of a proposed kindercare use. At that time you and I both expressed concerns with this type of use in a commercial center, especially one with the traffic circulation and access problems the Terraces has.

About a month ago they inquired about allowing the proposed use, and I met with them and let them know that although other commercial zoning districts in the City allow for "private educational uses, including nursery schools and day nurseries" with approval of a CUP, the Commercial General (the commercial zone along Western Ave.) does not, and therefore the proposed use is not conditionally allowed by current zoning. They asked about their options and I informed them that, per the Code, they could request a determination from me that their proposed use is "similar and no more intensive" than other conditionally approved uses and that such use determinations are appealable to the PC and CC. They followed up with a formal use determination request. I issued the use determination a couple of weeks ago determining that the proposed day nursery use was not similar to other commercial uses in the CG zone.

I have not heard if they have appealed.

Please let me know if you need more information or a copy of my written use determination.

joel

At 01:52 PM 12/4/00 -0800, you wrote:

>Joel:

>I got a call from Sandy Sigal about the Kindercare they want to put in the  
>Terraces Shopping Center to replace Regal Theater. He is concerned that  
>you might make a determination that the property is zoned wrong for a  
>Kindercare. I don't understand what discretion you have. I thought this  
>was a commercial zone. Is Kindercare a commercial business? or something  
>else? Anyhow, I need to get back to him in the next day or two.

>Les



## RANCHO PALOS VERDES

DEPARTMENT OF PLANNING, BUILDING, AND CODE ENFORCEMENT

November 22, 2000

Howard Spunt Associates, Inc.  
Attn: Howard Spunt  
6409 Independence Avenue  
Woodland Hills, CA 91367

Subject: USE DETERMINATION NO. 4 – CHILDCARE USE IN THE CG-ZONING DISTRICT  
Address: 28901 Western Avenue, Suite No. 333

Dear Mr. Spunt:

On November 1, 2000, the City received your request, on behalf of Kindercare, for a use determination in regards to allowing childcare use within the Commercial General (CG) Zoning District. On November 22, 2000, the Director made a determination that day nursery and childcare is not a permitted use, nor a conditionally permitted use within the CG-Zoning District. Enclosed is a copy of the memorandum by the Director of Planning, Building and Code Enforcement specifying the determination.

The decision is final unless you or another interested party appeals the decision to the Planning Commission in writing with a filing fee of \$700.00 within fifteen (15) calendar days of the Director's decision (by December 7, 2000). The appeal fee shall be refunded to an appellant whose appeal is approved by the Planning Commission. If an appeal results in a modification to the determination, other than changes specifically requested in the appeal, then one half of the appeal fee shall be refunded to the successful. Should no appeal be filed by 5:30 PM on Thursday, December 7, 2000, the Director's determination will be final.

If you have any questions regarding this matter, or need additional information, please feel free to call me at (310) 544-5228.

Sincerely,

Eduardo A. Schonborn  
Associate Planner

Enclosure

cc: Joel Rojas, Director of Planning, Building and Code Enforcement  
Dave Snow, Deputy Director of Planning  
Address File, 28901 Western Avenue, Suite No. 333



## **MEMORANDUM**

**TO: 28901 WESTERN AVENUE, SUITE NO. 333 (THE TERRACES)**

**FROM: DIRECTOR OF PLANNING, BUILDING AND CODE ENFORCEMENT**

**DATE: NOVEMBER 22, 2000**

**SUBJECT: USE DETERMINATION NO. 4 (Applicant: Howard Spunt  
representing Kindercare; Address: 28901 Western Avenue, #333,  
The Terraces Shopping Center)**

---

**Staff Coordinator: Eduardo A. Schonborn, Associate Planner**

### **BACKGROUND**

On November 1, 2000, Howard Spunt, representing Kindercare, submitted Use Determination No. 4, to the Planning Department, a request for a use determination for property located at 28901 Western Avenue, Suite No. 333, which is currently occupied by Regal Cinema.

### **SITE AND PROJECT DESCRIPTION**

"The Terraces" Shopping Center is an existing shopping center located at 28901 Western Avenue, at the southwest corner of Western Avenue and Caddington Drive. The center is zoned Commercial General (CG) and is currently improved with approximately 180,000 square feet of leasable building area divided among three different levels. Ingress and egress to the site is provided by four access driveways, three along Western Avenue and one along Caddington Drive.

Kindercare is a company providing daycare services for children under five years of age. Their intent is to replace and occupy the Regal Cinema tenant space, located on the upper level of The Terraces Shopping Center. The site is currently zoned CG (Commercial General), with the purpose to permit retail, service and administrative uses that serve the surrounding area and visitors to the area. However, the CG-Zoning District does not allow (nor conditionally allows) for nursery schools or day nurseries. Thus, the applicant has requested a use determination by the Director to determine that the Kindercare is a use that is similar and no more intensive than other conditionally permitted uses in the CG-Zoning District so that it can be allowed pursuant to the approval of a conditional use permit.

**DISCUSSION**

According to the Development Code, nursery schools and day nurseries, such as Kindercare, are neither allowable nor conditionally allowable uses in the Commercial General (CG) Zoning District. Rather, such uses are conditionally permitted within the Commercial Limited (CL), Commercial Neighborhood (CN), Commercial Professional (CP), and the Commercial Recreational (CR) Zoning Districts. Therefore, in response to the applicant's specific use determination request, the Director of Planning, Building and Code Enforcement determines that Kindercare is not a permitted use, nor a conditionally permitted use, within the CG-Zoning District. The Director has also determined that nursery schools and day nurseries are not similar to the commercial uses and activities currently conditionally allowed in the CG-Zoning District. The following discussion provides a more detailed assessment of the Director's determination.

The City's commercial districts provide for the development and uses involving the retail sale of goods, the provision of services to the public, and office functions. The five districts were created in order that the site, intensity, type of use and location can be controlled and made consistent with the objectives and locations designated by the general plan of the City. The purpose of the CL-, CN-, and CP-Zoning Districts is to allow for uses that serve the needs of the residents of the immediately surrounding area and the Rancho Palos Verdes community. The CR-Zoning District is the former Marineland property, which now allows visitor-serving uses, and thus, the allowance for a day nursery could be related to the visitor-serving uses allowed in this unique zoning district. Nonetheless, the purpose of the CL-, CN-, and CP-Zoning Districts, which is to serve the specified immediate area and community, is evident in the location of these zones within the City.

The CL-, CN-, and CP-Zoning Districts are relatively small islands of commercial land surrounded by low-density residential uses. The City's Zoning Map identifies areas of such commercial zoning in locations that are compatible with the residential character of the area that they serve. The types of uses allowed in these commercial zones are compatible with the residential character, since they include small-scale commercial centers in low traffic volume areas of the City. Thus, educational uses are compatible and similar to the small-scale commercial uses that serve the local community in these zones.

The purpose of the Commercial General (CG) Zoning District is to permit retail, service and administrative uses with the purpose of serving the surrounding area and visitors to the area. The CG Zone allows for large commercial development that is located in an area that easily services the region. The City's Zoning Map identifies Western Avenue as the only CG-Zoned area in the City, which is the location of The Terraces Center. Western Avenue is a large arterial corridor designated as a California State Highway (Hwy. No. 213), developed with several large commercial centers and a variety of

**MEMORANDUM: Use Determination No. 4**  
**November 22, 2000**

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commercial strip-malls; thus, intensifying the existing heavy traffic volumes in the area. The Western Avenue commercial corridor has been developed to serve a larger regional area. In addition, its proximity to jurisdictions that allow similar commercial uses along Western Avenue amplifies the large commercial environment of the Western Avenue corridor. Thus, the presence of a State Highway and large commercial centers and strip-malls create higher traffic volumes and a more congested traffic pattern than can be found in other smaller commercial areas within the City of Rancho Palos Verdes.

The commercial centers along the Western Avenue corridor include The Terraces, Park Plaza, and Summerland Plaza within Rancho Palos Verdes, and other similar commercial centers in San Pedro and Los Angeles County. The establishments in The Terraces Center include the Do-It Center, Kinkos, Trader Joes, Balley's Fitness, Regal Cinemas, and other such uses that are retail in nature and provide an emphasis on the sale of tangible or particular goods and services.

Kindercare is a day nursery service use that involves the care of children on a daily basis, with associated educational experiences and recreational opportunities throughout the day in a playground area. The day care use will involve the dropping off and picking up of children on a twice-daily basis in a commercial area and center that is not conducive to an educational environment and not appropriate for a school playground, for the reasons specified above. The center is a large commercial development; the Western Avenue corridor is developed with numerous strip-malls and large commercial plazas, and Western Avenue is a State Highway that currently experiences high traffic volumes. Further, this type of use creates a unique set of impacts that are exacerbated by the unorthodox design of The Terraces Center that currently creates circulation difficulties within The Terraces Center. Thus, for the foregoing reasons, the Director does not believe that a day nursery use as proposed by Kindercare is not an appropriate use for the commercially developed area.

**CONCLUSION**

The Director of Planning, Building and Code Enforcement has determined that the Kindercare nursery use within the CG-Zoning District is inconsistent with the purpose of said zoning district; and is neither compatible nor conducive with large commercial development or with the nature of the shopping center. Further the Western Avenue corridor is not conducive to an educational use where children are cared for on a daily basis, nor conducive to a playground area within the center. Western Avenue is developed with commercial centers and numerous strip-malls within the City of Rancho Palos Verdes and within the adjacent jurisdictions, and contains high traffic volumes, which are not commensurate to an educational environment. As such, the Director has determined that the Kindercare day nursery is not a permitted use, nor a conditionally permitted use, within the CG-Zoning District.



6409 independence ave tel 818.992.8800  
woodland hills ca 91367 fax 818.992.6400

**RECEIVED**

NOV - 1 2000

PLANNING, BUILDING,  
& CODE ENFORCEMENT

October 27, 2000

Eduardo Schonborn  
Associate Planner  
City of Rancho Palos Verdes  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, CA 90275

Dear Eduardo:

Thank you (and Joel Rojas too for that matter) for meeting with my client, Kindercare and myself the other day. As we mentioned, we think it would be a great use to have Kindercare take the rear of the soon to be vacant movie theater. We feel that Kindercare is an appropriate and complimentary addition to the shopping center.

As a reminder it is our intent to replace Regal, who is on a month-to-month lease and told us they will be leaving. With a Kindercare in the back and some retail in the front, this will generate repeat traffic to the upper levels, while not generating a drain on parking and provide additional buffer between our retail space and residence which adjoin our property.

Per your request, we have provided a list of all the tenants we have contacted regarding interest in that space. As you can see, we have had very little success in marketing out that space. Also, find enclosed the letters from other developers regarding the appropriateness of Kindercare in a retail environment. We have also provided a spreadsheet showing the potential increase in tax revenue if Kindercare occupies the space.

We are requesting a determination to allow the childcare use in the CG Zone with a conditional use permit. We feel that since this use is allowed with a CUP in the CN Zone, which is a more restrictive zone, that this use would also be allowed in the CG Zone, which is less restrictive.

As we conveyed to you when we met, we find Kindercare to be the appropriate use for this location within the center. The tenant generates traffic at only two times a day, the morning and the early afternoon, at times when the balance of the center is generally very light in traffic. During it's hours of operation, teachers occupy some spaces but the "customer", the students, obviously don't have cars. In addition, there is, effectively, no

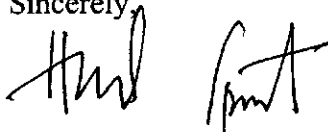
delivery of goods or trucks, which would generate noise or loitering that might normally affect the neighbors.

As you can see, the leasing of vacant space has been extremely challenging since the date it was built. We lost Pier 1 early last year and have yet to have a serious lead for the space. As we are anticipating Regal to vacate the premises by the middle of next year, to avoid any additional negative perception of the viability of this center, we are anxious to entitle this use as quickly as possible.

As you know, at least as well as we do, this center has consistently had issues due to it's unconventional layout. The use of a day-care here should generate repeat customers to the center, while having a minimal impact on parking, and lead to an overall improvement of the environment to the residents who surround the site.

We wanted to thank you in advance for your assistance with this extremely crucial matter.

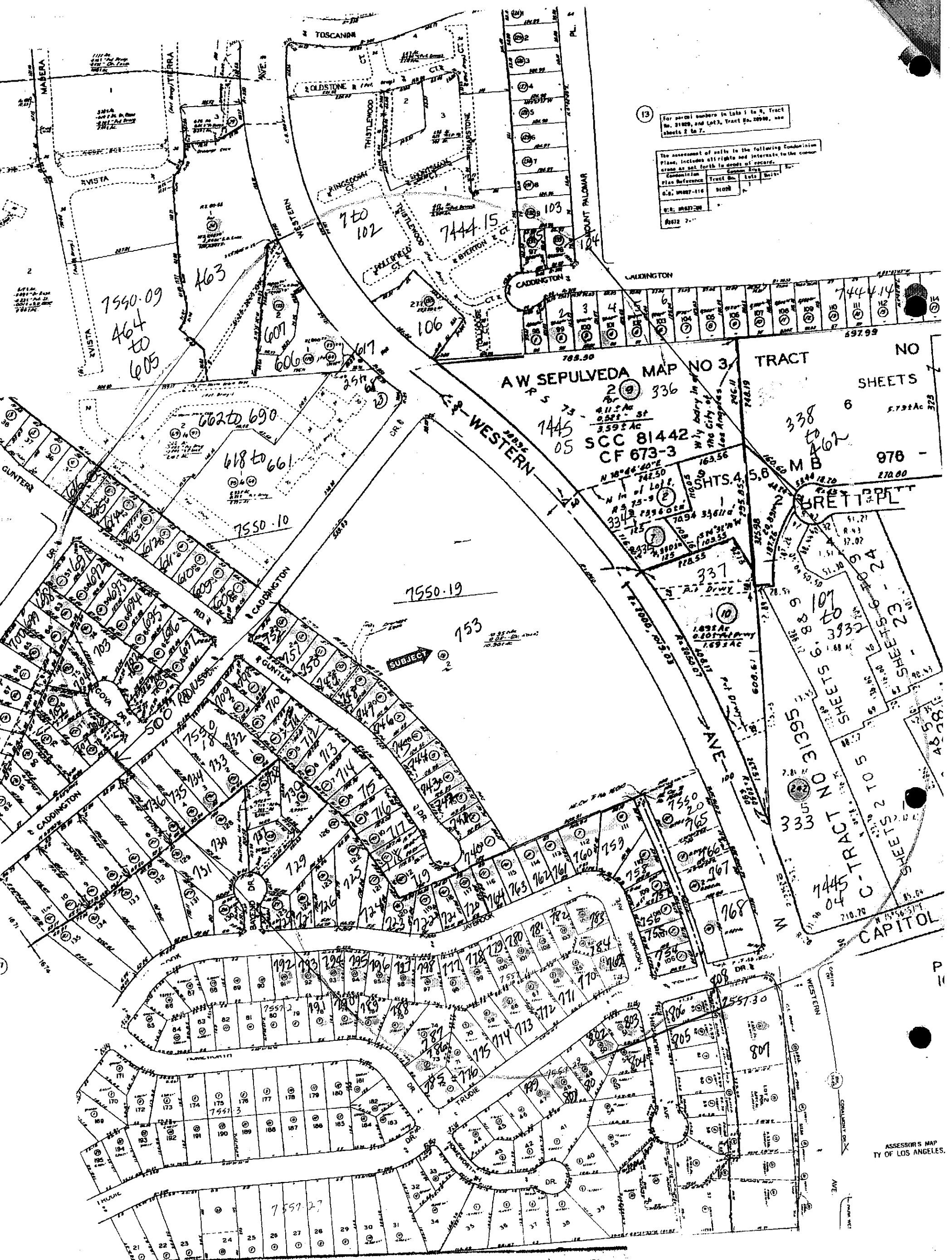
Sincerely,

A handwritten signature in black ink, appearing to read 'Howard Spunt', written over a horizontal line.

Howard Spunt, President  
Howard Spunt Associates, Inc.



[illegible]



ASSESSOR'S MAP  
TY OF LOS ANGELES.

	APN	Owners	Pr Address	Liv	Lot Area	Yr Blt	Phone No.	Rec Date	Mail Address	Mail City/State	Mail ZIP
1	7444-014-001	KWIECIN WIESLAW F & ELENA	1638 CADDINGTON DR	1,403	5,830	1973		09/15/1987	1638 CADDINGTON DR	RANCHO PALOS VERDES CA	90275
2	7444-014-002	HANSSLER WILLIAM L & LE B/TR	1632 CADDINGTON DR	1,768	7,650	1973		05/03/1974	1632 CADDINGTON DR	RANCHO PALOS VERDES CA	90275
3	7444-014-003	LOFTIN TRUST	1628 CADDINGTON DR	1,723	7,990	1973		09/23/1998	1628 CADDINGTON DR	RANCHO PALOS VERDES CA	90275
4	7444-014-004	BARBIERI DENNIS & LUCRETIA	1622 CADDINGTON DR	1,768	7,849	1973		12/05/1978	1622 CADDINGTON DR	RANCHO PALOS VERDES CA	90275
5	7444-014-005	PASQUARELLA FRED & JEWEL	1614 CADDINGTON DR	1,624	7,327	1973		06/09/1986	1614 CADDINGTON DR	RANCHO PALOS VERDES CA	90275
6	7444-014-006	SCHNOOR GERALD L & LOIS A	1610 CADDINGTON DR	1,768	7,201	1973		10/18/1983	1610 CADDINGTON DR	RANCHO PALOS VERDES CA	90275
7	7444-015-001	RICHELSON MARSHA A	28744 TOLLHOUSE CT	1,174	1,161	1974		02/18/1994	28744 TOLLHOUSE CT	RANCHO PALOS VERDES CA	90275
8	7444-015-002	CHENG MARLYN L TRUST PT	28742 TOLLHOUSE CT	1,200	623	1974		12/29/1992	727 W 29TH ST #4	SAN PEDRO CA	90731
9	7444-015-003	DRUMMOND MICHAEL A	28740 TOLLHOUSE CT	1,200	616	1974		07/19/1990	28740 TOLLHOUSE CT	RANCHO PALOS VERDES CA	90275
10	7444-015-004	WONG KENNETH S & LISA L	28738 TOLLHOUSE CT	1,368	689	1974		05/12/1992	28738 TOLLHOUSE CT	RANCHO PALOS VERDES CA	90275
11	7444-015-005	LAWSON JUDITH T	1704 BYERTON CT	1,180	689	1974		05/16/1988	1704 BYERTON CT	RANCHO PALOS VERDES CA	90275
12	7444-015-006	DOLECKI RICHARD S & BARBARA	1706 BYERTON CT	1,200	616	1974		06/05/1997	1706 BYERTON CT	RANCHO PALOS VERDES CA	90275
13	7444-015-007	WILL JOE & ANTHENA	1708 BYERTON CT	1,240	620	1974		03/09/2000	1708 BYERTON CT	RANCHO PALOS VERDES CA	90275
14	7444-015-008	MCEVOY ELLEN A & FAMILY TRUS	1710 BYERTON CT	1,240	620	1974	310/548-0874	10/23/1996	1710 BYERTON CT	RANCHO PALOS VERDES CA	90275
15	7444-015-009	YAMAMOTO PRESTON M & SATOM	1712 BYERTON CT 9	1,200	623	1974		05/08/2000	1712 BYERTON CT	RANCHO PALOS VERDES CA	90275
16	7444-015-010	HOHMAN MARY H & ROBERT G	1714 BYERTON CT 10	1,174	1,161	1974		10/03/1990	1701 MIRACOSTA ST	SAN PEDRO CA	90732
17	7444-015-011	CLEMENTS STUART	1701 BYERTON CT	1,368	689	1974		01/05/2000	2410 MARSHALLFIELD L	REDONDO BEACH CA	90278
18	7444-015-012	GANN BOB E	1703 BYERTON CT	1,200	616	1974		07/07/1977	1703 BYERTON CT	RANCHO PALOS VERDES CA	90275
19	7444-015-013	KARATSU MICHAEL J	1705 BYERTON CT	1,240	620	1974		05/14/1993	1535 5TH ST	MANHATTAN BEACH CA	90266
20	7444-015-014	STEWART KRISTI T & EMMETT	1707 BYERTON CT	930	465	1974		10/24/1995	1707 BYERTON CT	RANCHO PALOS VERDES CA	90275
21	7444-015-015	HARLAND ELIANA V/TR	1709 BYERTON CT	930	465	1974		03/25/1994	1709 BYERTON CT	RANCHO PALOS VERDES CA	90275
22	7444-015-016	HAMMOND MICHAEL M	1711 BYERTON CT	930	465	1974		05/15/1987	1711 BYERTON CT	RANCHO PALOS VERDES CA	90275
23	7444-015-017	LOOMIS JONATHAN E & SYDNEY A	1713 BYERTON CT	1,240	620	1974		11/27/1991	1713 BYERTON CT	RANCHO PALOS VERDES CA	90275
24	7444-015-018	KAUFMAN LORRI	1715 BYERTON CT	1,200	623	1974		06/30/1987	1715 BYERTON CT	RANCHO PALOS VERDES CA	90275
25	7444-015-019	CARR DAISY M & M/TR	1717 BYERTON CT	1,174	1,161	1974		08/11/1989	1717 BYERTON CT	RANCHO PALOS VERDES CA	90275
26	7444-015-025	LIVINGSTON BRIAN A & VICKI	1723 HOLLIFIELD CT	1,174	1,161	1974		09/30/1992	1723 HOLLIFIELD CT	RANCHO PALOS VERDES CA	90275
27	7444-015-026	NELSON TED B & DEBBI	1725 HOLLIFIELD CT	1,200	623	1974		05/16/1986	1725 HOLLIFIELD CT	RANCHO PALOS VERDES CA	90275
28	7444-015-027	RIEBOLOT THOMAS J & NORA E/TR	1727 HOLLIFIELD CT	1,240	620	1974		02/08/1997	1100 VIA FRANCISCA	SAN PEDRO CA	90732
29	7444-015-028	DOUGLAS FLORENCE M	1729 HOLLIFIELD CT	1,240	620	1974		07/30/1998	1729 HOLLIFIELD CT	RANCHO PALOS VERDES CA	90275
30	7444-015-029	REED CODEAN P	1731 HOLLIFIELD CT	1,200	616	1974		08/28/1998	1731 HOLLIFIELD CT	RANCHO PALOS VERDES CA	90275
31	7444-015-030	THORNBURGH KAREN N	1733 HOLLIFIELD CT	1,180	689	1974		06/02/1995	1733 HOLLIFIELD CT	RANCHO PALOS VERDES CA	90275
32	7444-015-031	VELEZ BARBARA A	1730 KINGSDOWN CT	1,174	1,161	1974		11/24/1976	27648 TARRASA DR	RANCHO PALOS VERDES CA	90275
33	7444-015-032	BURWELL RYCK	1728 KINGSDOWN CT	1,200	623	1974		01/28/1999	1728 KINGSDOWN CT	RANCHO PALOS VERDES CA	90275
34	7444-015-033	IVENS RALPH P & JOANNE E	1726 KINGSDOWN CT	1,240	620	1974		02/15/1977	6918 HEDGEWOOD DR	RANCHO PALOS VERDES CA	90275
35	7444-015-034	BRICKEY WAYNE E & SHARON	1724 KINGSDOWN CT	1,240	620	1974		05/18/1979	1724 KINGSDOWN CT	RANCHO PALOS VERDES CA	90275
36	7444-015-035	PRITCHETT RALPH C	1722 KINGSDOWN CT	1,200	616	1974	310/548-4042	11/21/1975	1722 KINGSDOWN CT	RANCHO PALOS VERDES CA	90275
37	7444-015-036	TUPAZ RALPH J & ADELE J	1720 KINGSDOWN CT	1,368	689	1974		12/02/1998	1720 KINGSDOWN CT	RANCHO PALOS VERDES CA	90275
38	7444-015-132	TAMBURRI OMERIO & ELIA/TR	28715 MT PALOMAR PL	2,565	9,500	1973		03/14/1975	28715 MOUNT PALOMAR	RANCHO PALOS VERDES CA	90275
39	7444-015-133	BURCHETT ROBERT L JR	1633 CADDINGTON DR	1,768	6,250	1973		07/16/1996	1633 CADDINGTON DR	RANCHO PALOS VERDES CA	90275
40	7444-015-134	FADLALLAH WAKIM M & CLAUDE	1639 CADDINGTON DR	1,723	5,840	1973		11/18/1984	1639 CADDINGTON DR	RANCHO PALOS VERDES CA	90275
41	7444-015-135	INSTORAGE RHO PALOS VERDE	28796 S WESTERN AV	1,526	22,220	1968		06/15/2000	22582 AVENIDA EMPRES	RANCHO SANTA MARGARI CA	90275
42	7445-004-024	SCHOENWETTER PHILIP E & JANE	1380 W CAPITOL DR 109	1,438		1987		08/21/1999	601 W 8TH ST	SAN PEDRO CA	90731
43	7445-004-025	MCATEE SHARON M	1380 W CAPITOL DR 110	1,438		1987		11/19/1993	1380 W CAPITOL DR #110	SAN PEDRO CA	90732
44	7445-004-026	HARWOOD PAULETTE R	1380 W CAPITOL DR 111	1,438		1987		05/08/1998	1380 W CAPITOL DR #111	SAN PEDRO CA	90732
45	7445-004-027	GORMAN GEORGE	1380 W CAPITOL DR 112	1,438		1987		05/25/1999	1380 W CAPITOL DR #112	SAN PEDRO CA	90732
46	7445-004-028	LEE GEORGE M & MAUREEN J	1380 W CAPITOL DR 113	1,422		1987		07/30/1987	1380 W CAPITOL DR #113	SAN PEDRO CA	90732
47	7445-004-029	PARK TAI K & JUNG S	1380 W CAPITOL DR 114	1,422		1987		05/23/1997	1380 W CAPITOL DR #114	SAN PEDRO CA	90732
48	7445-004-030	CAMPBELL MARGARET M	1380 W CAPITOL DR 115	1,438		1987		10/16/1991	1380 W CAPITOL DR #115	SAN PEDRO CA	90732
49	7445-004-031	JONES LARRY L	1380 W CAPITOL DR 116	1,438		1987	310/547-2248	07/26/1993	1380 W CAPITOL DR #116	SAN PEDRO CA	90732
50	7445-004-032	SORAKUBO LEIGH	1380 W CAPITOL DR 117	1,422		1987		04/30/1999	1380 W CAPITOL DR	SAN PEDRO CA	90732
51	7445-004-033	DEXTER JULIA B	1380 W CAPITOL DR 118	1,422		1987		06/12/1987	1380 W CAPITOL DR #118	SAN PEDRO CA	90732
52	7445-004-034	NOAH JOHN R & MARY C	1380 W CAPITOL DR 119	1,422		1987		08/30/1991	1380 W CAPITOL DR #119	SAN PEDRO CA	90732
53	7445-004-035	HANCSAK LILIANA C W TRUST	1380 W CAPITOL DR 120	1,422		1987		03/31/1999	1420 S TROTWOOD AVE	SAN PEDRO CA	90732
54	7445-004-036	RODRIGUES FRANK J & CATHERIN	1380 W CAPITOL DR 121	1,438		1987		07/29/1987	1380 W CAPITOL DR #121	SAN PEDRO CA	90732
55	7445-004-037	JOHNSON MARY E	1380 W CAPITOL DR 122	1,438		1987		08/25/1997	1380 W CAPITOL DR #122	SAN PEDRO CA	90732
56	7445-004-038	COWDEN MELINDA	1380 W CAPITOL DR 123	977		1987		12/01/1999	1380 W CAPITOL DR #123	SAN PEDRO CA	90732
57	7445-004-039	SCHOENWETTER PHILLIP & JANE	1380 W CAPITOL DR 124	1,077		1987		02/02/1999	601 W 8TH ST	SAN PEDRO CA	90731
58	7445-004-040	WEIKER JOHN L & MARILYN/TR	1380 W CAPITOL DR 125	977		1987		06/10/1993	31035 RUE LANGLOIS	RANCHO PALOS VERDES CA	90275
59	7445-004-041	RICHARDSON LE NETTA C	1380 W CAPITOL DR 126	977		1987	310/832-7945	06/12/1987	1380 W CAPITOL DR #126	SAN PEDRO CA	90732
60	7445-004-042	ROSENBERRY RICHARD T	1380 W CAPITOL DR 127	737		1987		06/12/1987	861 GATUN ST	SAN PEDRO CA	90731
61	7445-004-043	LUERA TONY R	1380 W CAPITOL DR 128	977		1987	310/547-2248	06/24/1988	1380 W CAPITOL DR #128	SAN PEDRO CA	90732
62	7445-004-044	PRINCE DOUGLAS M	1380 W CAPITOL DR 129	737		1987	310/548-6514	08/12/1987	28625 MOUNT SAWTOOT	RANCHO PALOS VERDES CA	90275
63	7445-004-053	LOVATO JOE	1380 W CAPITOL DR 223	977		1987		06/01/1999	1380 W CAPITOL DR #223	SAN PEDRO CA	90732
64	7445-004-054	DILEVA NEAL & ANNA R	1380 W CAPITOL DR 224	1,077		1987		04/01/1993	1908 GRENADIER DR	SAN PEDRO CA	90732
65	7445-004-055	NAKAGAMA JOHN & JEANNE M/EA	1380 W CAPITOL DR 225	977		1987		07/08/1987	1380 W CAPITOL DR #225	SAN PEDRO CA	90732
66	7445-004-056	RICARDOS RAFAELIA R	1380 W CAPITOL DR 226	977		1987		10/30/1992	286 W 14TH ST #225	SAN PEDRO CA	90731
67	7445-004-057	GREATHOUSE GLENN B	1380 W CAPITOL DR 227	737		1987		03/31/1989	PO BOX 2372	MANHATTAN BEACH CA	90267
68	7445-004-058	SETHI RAJAN S	1380 W CAPITOL DR 228	977		1987		02/19/1998	3530 12TH AVE SW #1	CEDAR RAPIDS IA	52404
69	7445-004-059	HANSON BLYTHE A/TR	1380 W CAPITOL DR 229	737		1987		07/10/1987	1380 W CAPITOL DR #229	SAN PEDRO CA	90732
70	7445-004-068	HAAGENSEN THOMAS L	1380 W CAPITOL DR 309	836		1987		07/17/1987	1380 W CAPITOL DR #309	SAN PEDRO CA	90732
71	7445-004-069	MARTINEZ SYLVIA	1380 W CAPITOL DR 310	836		1987		08/07/1995	1380 W CAPITOL DR #310	SAN PEDRO CA	90732
72	7445-004-070	OSORIO SAM	1380 W CAPITOL DR 311	836		1987		08/13/1997	1380 W CAPITOL DR #311	SAN PEDRO CA	90732
73	7445-004-071	DUGGS EDWARD	1380 W CAPITOL DR 312	836		1987		12/11/1998	1380 W CAPITOL DR #312	SAN PEDRO CA	90732
74	7445-004-072	CRONAN FRANK & LINDA S	1380 W CAPITOL DR 313	836		1987		08/30/1996	1380 W CAPITOL DR #313	SAN PEDRO CA	90732
75	7445-004-073	POWELL JENNIFER	1380 W CAPITOL DR 314	836		1987		04/04/1997	1380 W CAPITOL DR #314	SAN PEDRO CA	90732
76	7445-004-074	ALBANO PHILLIP V & MELISSA J	1380 W CAPITOL DR 315	836		1987		05/20/1999	1380 W CAPITOL DR #315	SAN PEDRO CA	90732
77	7445-004-075	ROMEO DONNA	1380 W CAPITOL DR 316	836		1987		08/23/1987	1380 W CAPITOL DR #316	SAN PEDRO CA	90732
78	7445-004-076	DRAKE VIOLETA A	1380 W CAPITOL DR 317	836		1987		04/29/1997	1380 W CAPITOL DR #317	SAN PEDRO CA	90732
79	7445-004-077	SAGGIANI STEVE	1380 W CAPITOL DR 318	836	792	1987		04/30/1998	1380 W CAPITOL DR #318	SAN PEDRO CA	90732

	APN	Owners	Property Address	Liv	Lot Area	Yr Blt	Phone No.	Rec Date	Mail Address	Mail City/State	Mail ZIP
80	7445-004-078	KNOWLTON YORK	1380 W CAPITOL DR 319	836		1987		11/29/1990	1380 W CAPITOL DR 319	LOS ANGELES CA	90005
81	7445-004-079	JACKSON DOROTHY	1380 W CAPITOL DR 320	836		1987		12/16/1999	1380 W CAPITOL DR 320	SAN PEDRO CA	90732
82	7445-004-080	WHITING KATHLEEN	1380 W CAPITOL DR 321	836	889	1987		08/16/1987	1380 W CAPITOL DR 321	SAN PEDRO CA	90732
83	7445-004-081	WILLHITE FAITH J	1380 W CAPITOL DR 322	836		1987		05/14/1992	1380 W CAPITOL DR 322	SAN PEDRO CA	90732
84	7445-004-082	AGUILAR LUCY C & LOUIS JR/EA	1380 W CAPITOL DR 323	1,123		1987	310/832-5740	03/30/1990	1380 W CAPITOL DR 323	SAN PEDRO CA	90732
85	7445-004-083	AZADI BIJAN	1380 W CAPITOL DR 324	1,172		1987		12/27/1990	29202 FLINTRIDGE RD	RANCHO PALOS VERDES CA	90275
86	7445-004-084	ANDERSON SCOTT & JULIE	1380 W CAPITOL DR 325	1,123		1987		06/27/1997	1380 W CAPITOL DR 325	SAN PEDRO CA	90732
87	7445-004-085	DAVIS ANNETHR	1380 W CAPITOL DR 326	1,123		1987		10/01/1999	1380 W CAPITOL DR 326	SAN PEDRO CA	90732
88	7445-004-086	SMITH JAMES M	1380 W CAPITOL DR 327	883		1987		10/09/1997	1380 W CAPITOL DR 327	SAN PEDRO CA	90732
89	7445-004-087	HAGIWARA SHIGEKI	1380 W CAPITOL DR 328	1,123		1987		10/26/1998	1380 W CAPITOL DR 328	SAN PEDRO CA	90732
90	7445-004-088	HOLGUIN RICHARD & RENATA	1380 W CAPITOL DR 329	883		1987		05/20/1994	1380 W CAPITOL DR 329	SAN PEDRO CA	90732
91	7445-004-198	MOULTON RANDY L & DIANE E	1445 BRETT PL 101	1,447		1987		10/08/1992	1445 BRETT PL #101	SAN PEDRO CA	90732
92	7445-004-199	MONTESDEOCA LUIS R & ERNEST	1445 BRETT PL 102	1,582		1987		04/05/1999	1445 BRETT PL #102	SAN PEDRO CA	90732
93	7445-004-200	MURNANE JOHN P	1445 BRETT PL 103	1,431		1987	310/548-4542	03/17/1992	1445 BRETT PL #103	SAN PEDRO CA	90732
94	7445-004-201	ANDRUS BRET S & KATHRYN M	1445 BRETT PL 104	1,431		1987	310/514-3109	03/20/1990	1445 BRETT PL #104	SAN PEDRO CA	90732
95	7445-004-202	LEVINSON CHANTAL	1445 BRETT PL 105	1,431		1987		04/22/1998	1445 BRETT PL #105	SAN PEDRO CA	90732
96	7445-004-203	YOUNG DENNIS J	1445 BRETT PL 106	1,431		1987		11/23/1998	555 4TH ST	HERMOSA BEACH CA	90254
97	7445-004-204	BURCH PHYLLIS J	1445 BRETT PL 107	1,447		1987		03/14/1988	1972 MOUNT SHASTA DR	SAN PEDRO CA	90732
98	7445-004-205	HARMON JULIE	1445 BRETT PL 108	1,447		1987		09/15/1999	1445 BRETT PL #108	SAN PEDRO CA	90732
99	7445-004-206	GOGOL TERRY	1445 BRETT PL 109	1,431	207,853	1987		05/26/1999	1445 BRETT PL #109	SAN PEDRO CA	90732
100	7445-004-207	TOOSSI REZA	1445 BRETT PL 110	1,431		1987	310/831-5168	05/17/1998	1445 BRETT PL #110	SAN PEDRO CA	90732
101	7445-004-208	LOZANO VIVIAN I	1445 BRETT PL 111	1,447		1987		12/19/1995	1445 BRETT PL #111	SAN PEDRO CA	90732
102	7445-004-209	CHAMBERS CONRAD F	1445 BRETT PL 112	1,447	1,439	1987		04/28/1998	1445 BRETT PL #112	SAN PEDRO CA	90732
103	7445-004-210	CLEMISON CAROL A	1445 BRETT PL 113	1,447		1987		02/27/1998	1445 BRETT PL #113	SAN PEDRO CA	90732
104	7445-004-211	JUN JOB JR	1445 BRETT PL 114	1,447		1987		07/16/1998	1445 BRETT PL #114	SAN PEDRO CA	90732
105	7445-004-212	LAPRATT GARRETT	1445 BRETT PL 115	1,431		1987		03/06/1998	1445 BRETT PL #115	SAN PEDRO CA	90732
106	7445-004-213	GAKMAN DAVID & TATYANA	1445 BRETT PL 116	1,431		1987		10/17/1990	1445 BRETT PL #116	SAN PEDRO CA	90732
107	7445-004-214	ACCOLTI-GIL GIORGIO & SANDRA	1445 BRETT PL 117	1,431		1987		03/25/1998	1445 BRETT PL #117	SAN PEDRO CA	90732
108	7445-004-215	RIETH EVELYN & WILLIAM J	1445 BRETT PL 118	1,431		1987		04/12/1996	1445 BRETT PL #118	SAN PEDRO CA	90732
109	7445-004-216	TRIPP LLOYD	1445 BRETT PL 119	1,431		1987		04/01/1988	14 LA VISTA VERDE DR	RANCHO PALOS VERDES CA	90275
110	7445-004-217	YUKI ALAN J	1445 BRETT PL 120	1,431		1987		11/15/1994	1445 BRETT PL #120	SAN PEDRO CA	90732
111	7445-004-218	FRAUMENI JOSEPH J	1445 BRETT PL 121	1,582		1987		11/20/1997	145 BRETT PL #121	SAN PEDRO CA	90732
112	7445-004-219	GIARRIZZO CARL C DEC'D EST OF	1445 BRETT PL 122	1,582		1987		07/20/1994	29635 GRANDPOINT LN	RANCHO PALOS VERDES CA	90275
113	7445-004-220	PEREIRA SINARA M	1445 BRETT PL 301	839		1987		10/31/1996	1445 BRETT PL #301	SAN PEDRO CA	90732
114	7445-004-221	VARNER JAMES E & RENATE	1445 BRETT PL 302	884		1987		11/24/1998	1445 BRETT L #302	SAN PEDRO CA	90732
115	7445-004-222	THAIR BEN	1445 BRETT PL 303	839		1987		08/12/1996	2423 ANGELA ST	WEST COVINA CA	91782
116	7445-004-223	VELEZ BARBARA A	1445 BRETT PL 304	839		1987		11/27/1991	27848 TARRASA DR	RANCHO PALOS VERDES CA	90275
117	7445-004-224	REESE BONNIE	1445 BRETT PL 305	839		1987		07/27/1990	1445 BRETT PL #305	SAN PEDRO CA	90732
118	7445-004-225	FRONCZEK LAURIE	1445 BRETT PL 306	839		1987		06/29/1988	481 W SAINT ANDREWS	LA HABRA CA	90631
119	7445-004-226	BENDER BRYAN & SUSAN	1445 BRETT PL 307	839		1987		04/01/1999	1445 BRETT PL #307	SAN PEDRO CA	90732
120	7445-004-227	MURCHET VICTORIA I	1445 BRETT PL 308	839		1987		11/25/1998	1445 BRETT PL #308	SAN PEDRO CA	90732
121	7445-004-228	LAZARO ROWENA M	1445 BRETT PL 309	839		1987		11/07/1986		SAN PEDRO CA	90732
122	7445-004-229	MIYAGI YOKO & DONALD R & ELAI	1445 BRETT PL 310	839		1987		05/16/1988	1445 BRETT PL #310	SAN PEDRO CA	90732
123	7445-004-230	CUCCIO ANTHONY	1445 BRETT PL 311	839		1987		10/29/1989	1235 N GAFFEY ST	SAN PEDRO CA	90731
124	7445-004-231	ABATI WANDA M	1445 BRETT PL 312	839		1987		03/17/1997	1445 BRETT PL #312	SAN PEDRO CA	90732
125	7445-004-232	SHANKLIN MICHAEL	1445 BRETT PL 313	839		1987		05/20/1989	952 EVENING SHADE DR	SAN PEDRO CA	90731
126	7445-004-233	CALKINS GENE D	1445 BRETT PL 314	839		1987		10/09/1990	1445 BRETT PL #314	SAN PEDRO CA	90732
127	7445-004-234	ITATANI ELIZABETH S	1445 BRETT PL 315	839		1987		06/28/1988	1445 BRETT PL #315	SAN PEDRO CA	90732
128	7445-004-235	GRANT MAY H/TR	1445 BRETT PL 316	839		1987		08/30/1995	768 W BATTERY ST	SAN PEDRO CA	90731
129	7445-004-236	JACKSON DIANE L	1445 BRETT PL 317	839		1987		05/02/1988	1445 BRETT PL #317	SAN PEDRO CA	90732
130	7445-004-237	DOOLEY DIANE	1445 BRETT PL 318	839		1987		04/27/2000	1445 BRETT PL #318	SAN PEDRO CA	90732
131	7445-004-238	MELLIER MONICA A	1445 BRETT PL 318	839		1987		01/04/1991	928 MONTEREY BL	HERMOSA BEACH CA	90254
132	7445-004-239	LEE SANDRA & LAURENCE	1445 BRETT PL 320	839		1987		02/12/1991	1722 GREENWOOD AV #1	TORRANCE CA	90503
133	7445-004-240	ASMAN DAVID	1445 BRETT PL 321	839		1987		06/21/1988	1445 BRETT PL #321	SAN PEDRO CA	90732
134	7445-004-241	MIZUKAMI YOSHIE	1445 BRETT PL 322	884		1987		06/25/1999	1445 BRETT PL #322	SAN PEDRO CA	90732
135	7445-004-242	KAJIMA DEVELOPMENT CORP	29050 S WESTERN AV	43,798		1985		04/29/1996	901 CORPORATE CENTER	MONTEREY PARK CA	91754
136	7445-005-002	MCGOWAN MICHAEL M	28900 S WESTERN AV	2,950	23,958	1923	310/548-8672	05/01/1978	1333 S PACIFIC COAST HWY	REDONDO BEACH CA	90277
137	7445-005-007	STREETER ROBERT J & TRUST/IR	28916 S WESTERN AV	1,490	11,330	1957		11/19/1986	2908 VIA RIVERA	PALOS VERDES ESTATES CA	90274
138	7445-005-009	CHRIST EVANGELICAL LUTHERA	28850 S WESTERN AV	30,470	179,032	1955			28850 S WESTERN AVE	RANCHO PALOS VERDES CA	90275
139	7445-005-010	BRAUN WILLIAM	29000 S WESTERN AV	89,048		1966		02/22/1988	PO BOX 25991	LOS ANGELES CA	90025
140	7445-005-101	ROBERTSON BILL A & MARCIA D	1450 BRETT PL 101	1,304		1986		02/28/1997	1450 BRETT PL #101	SAN PEDRO CA	90732
141	7445-005-102	KEARNS KEVIN G	1450 BRETT PL 102	1,491		1986	310/831-1999	01/26/1995	1450 BRETT PL #102	SAN PEDRO CA	90732
142	7445-005-103	JONES DOUG R & JANINE E	1450 BRETT PL 103	1,504	1,504	1986		04/29/1993	1450 BRETT PL #103	SAN PEDRO CA	90732
143	7445-005-104	PASCU JOSEPH	1450 BRETT PL 104	1,304	1,314	1986		08/23/1994	1450 BRETT PL #104	SAN PEDRO CA	90732
144	7445-005-111	BENGOUGH LOUANNE/EA	1450 BRETT PL 109	1,305		1986		06/04/1997	1450 BRETT PL #109	SAN PEDRO CA	90732
145	7445-005-112	LLOYD LUELLA	1450 BRETT PL 110			1986	310/833-4672	05/15/1992	1450 BRETT PL #110	SAN PEDRO CA	90732
146	7445-005-113	GASTELUM RUDOLFO & ANNETTE	1450 BRETT PL 111	1,487		1986		11/20/1997	1450 BRETT PL #111	SAN PEDRO CA	90732
147	7445-005-118	MADHAVAN NACHIAPPA	1450 BRETT PL 201	1,304		1986		11/02/1999	1450 BRETT PL #201	SAN PEDRO CA	90732
148	7445-005-119	GEIERMAN RAYMOND	1450 BRETT PL 202	1,499		1986		09/24/1998	1450 BRETT PL #202	SAN PEDRO CA	90732
149	7445-005-120	GUTIERREZ GEORGE R	1450 BRETT PL 203	1,513		1986		12/02/1998	1450 BRETT PL #203	SAN PEDRO CA	90732
150	7445-005-121	SKEEN LINDA J	1450 BRETT PL 204	1,304		1986		05/15/1992	1450 BRETT PL #204	SAN PEDRO CA	90732
151	7445-005-128	GUTIERREZ JOE	1450 BRETT PL 208	1,405		1986		07/01/1999	1450 BRETT PL #208	SAN PEDRO CA	90732
152	7445-005-129	KAWANAMI KENNETH K & MARY A	1450 BRETT PL 209	1,305		1986		08/10/1999	1450 BRETT PL #209	SAN PEDRO CA	90732
153	7445-005-130	CRUZ ("NEW OWNER")	1450 BRETT PL 210	1,305		1986		12/07/1999			
154	7445-005-131	FORD MICHAEL & MICHELE J	1450 BRETT PL 211	1,476		1986		10/18/1991	1450 BRETT PL #211	SAN PEDRO CA	90732
155	7445-005-136	CHOI JUNG H	1450 BRETT PL 301	1,295		1986		03/10/1998	1450 BRETT PL #301	SAN PEDRO CA	90732
156	7445-005-137	HIRATSUKA HIROKUNI & KYOKO	1450 BRETT PL 302	1,482		1986		03/12/1999		RANCHO PALOS VERDES CA	90275
157	7445-005-138	ELLIS BRUCE K & KATHLEEN E	1450 BRETT PL 303	1,495		1986		10/20/1998	1450 BRETT PL #303	SAN PEDRO CA	90732
158	7445-005-139	WEBB GERALD R & LILLIAN	1450 BRETT PL 304	1,285		1986		10/18/1991	1450 BRETT PL #304	SAN PEDRO CA	90732

	APN	Owners	Property Address	Liv.	Lot Area	Yr.Blt	Phone No.	Rec Date	Mail Address	Mail City/State	Mail ZIP
159	7445-005-146	BRYANT EQUITIES LLC	1450 BRETT PL 308	1,390		1986		10/16/1991	SPRING MOUNTAIN	LAS VEGAS NV	89102
160	7445-005-147	TUTTLE PETER K & MONICA	1450 BRETT PL 309	1,286		1986		09/13/1996	1450 BRETT PL #309	SAN PEDRO CA	90732
161	7445-005-148	SHIANG STEVE	1450 BRETT PL 310	1,296		1986	310/832-9418	04/12/1996	1450 BRETT PL #310	SAN PEDRO CA	90732
162	7445-005-149	KEMPER BARBARA J	1450 BRETT PL 311	1,458		1986		02/05/1992	639 W CHANNEL ST #B10	SAN PEDRO CA	90731
163	7445-005-154	CARACASH THOMAS B & MARIAN	1450 BRETT PL 105	1,487		1986		05/12/1992	1450 BRETT PL #105	SAN PEDRO CA	90732
164	7445-005-155	WESTERN AVENUE MGMT CORP	1450 BRETT PL 106	1,487		1986		05/15/1998	1450 BRETT PL #106	SAN PEDRO CA	90732
165	7445-005-156	HEAD HUBERT & JANET	1450 BRETT PL 107	1,304		1986		07/02/1999	1450 BRETT PL #107	SAN PEDRO CA	90732
166	7445-005-157	AMIN DAVID J & LOREN K	1450 BRETT PL 112	1,467		1986		10/16/1991	1450 BRETT PL #112	SAN PEDRO CA	90732
167	7445-005-158	WILLIAMS GLORIA	1450 BRETT PL 113	1,328		1986		02/08/2000	1450 BRETT PL #113	SAN PEDRO CA	90732
168	7445-005-159	SEONG RAI KANG & KANG KUI SO	1450 BRETT PL 205	1,496		1986		11/12/1998	4816 OAKWOOD AVE	LOS ANGELES CA	90004
169	7445-005-160	ERICKSON JENNIFER A & JEANNIE	1450 BRETT PL 206	1,495		1986		04/30/1996	1450 BRETT PL #206	SAN PEDRO CA	90732
170	7445-005-161	EZAWA HIROHIKO	1450 BRETT PL 207	1,304		1986		09/17/1999	1450 BRETT PL #207	SAN PEDRO CA	90732
171	7445-005-162	BRETT PLACE TRUST 1150-212	1450 BRETT PL 212	1,476		1986		02/11/2000	10781 LOS ALAMITOS BL	LOS ALAMITOS CA	90720
172	7445-005-164	BARWICK BRUCE W	1450 BRETT PL 305	1,478		1986		10/13/1998	1450 BRETT PL #305	SAN PEDRO CA	90732
173	7445-005-165	JOST MICHAEL	1450 BRETT PL	1,478		1986		12/11/1997	1450 BRETT PL #306	SAN PEDRO CA	90732
174	7445-005-166	HOFFMAN PETER A	1450 BRETT PL 307	1,295		1986		03/19/1999	1450 BRETT PL #307	SAN PEDRO CA	90732
175	7445-005-167	SHEN PETER & LILLETTE B	1450 BRETT PL 312	1,458		1986		10/16/1991	7105 VIA DEL MAR	RANCHO PALOS VERDES CA	90275
176	7445-005-168	ZAKER SUSAN	1450 BRETT PL 313	1,317		1986		03/15/1999	1450 BRETT PL #313	SAN PEDRO CA	90732
177	7550-009-024	KIM DOO M & BANG Y	28619 S WESTERN AV	48,216	103,240	1982		08/16/1996	1507 DALMATIA DR	SAN PEDRO CA	90732
178	7550-009-111	JENKYN TED E & BONNIE K	28662 VISTA MADERA	1,462	2,992	1975	310/519-9221	08/30/1989	28662 VISTA MADERA	RANCHO PALOS VERDES CA	90275
179	7550-009-112	ANGELES EDNA B & FAMILY TRUS	28664 VISTA MADERA	1,566	2,992	1975		08/18/1995	28664 VISTA MADERA	RANCHO PALOS VERDES CA	900873
180	7550-009-113	HULER MERRILL G	28666 VISTA MADERA	1,436	2,992	1975	310/831-1361	05/09/1983	28666 VISTA MADERA	RANCHO PALOS VERDES CA	90275
181	7550-009-114	CASSILLO DONALD	28668 VISTA MADERA 82	1,436	2,992	1975		09/28/1999	28668 VISTA MADERA	RANCHO PALOS VERDES CA	90275
182	7550-009-115	CHRISTENA JANICE L/TR	28670 VISTA MADERA	1,455	2,992	1975		12/29/1978	28620 VIA DESMONDE	LOMITA CA	90717
183	7550-009-116	MOSSMAN MARVIN & JUDY L	28672 VISTA MADERA	1,398	2,992	1975		06/05/1975	28672 VISTA MADERA	RANCHO PALOS VERDES CA	90275
184	7550-009-172	HOROWITZ RALPH	28733 S WESTERN AV	7,338	21,797	1979	213/624-6521	11/08/1977	PO BOX 6054	SAN PEDRO CA	90734
185	7550-009-173	HOROWITZ RALPH	28717 S WESTERN AV	7,810	18,199	1980		11/08/1977	PO BOX 6054	SAN PEDRO CA	90734
186	7550-010-001	SCHWARTZ ALLEN R	28736 GUNTER RD	2,010	6,930	1955		06/30/1997	2160 LOMITA BL	LOMITA CA	90717
187	7550-010-002	DEMOTT LESLIE D & KATHRYN J	28730 GUNTER RD	1,245	5,565	1955			28730 GUNTER RD	RANCHO PALOS VERDES CA	90275
188	7550-010-003	SOUTAR MARIDEL R & TRUST/TR	28724 GUNTER RD	1,596	5,562	1955		03/23/1990	3200 LA ROTONDA DR UI	RANCHO PALOS VERDES CA	90275
189	7550-010-004	LIMA CATERIN	28720 GUNTER RD	1,610	5,400	1955		04/11/1980	1950 REDONDELA DR	RANCHO PALOS VERDES CA	90275
190	7550-010-005	MEDINA RAUL/TR	28714 GUNTER RD	1,245	5,775	1955	310/832-5952	02/16/1966	28714 GUNTER RD	RANCHO PALOS VERDES CA	90275
191	7550-010-006	VILICICH JERRY L & SUZANNE D	28708 GUNTER RD	1,498	5,670	1955		04/24/1995	28708 GUNTER RD	RANCHO PALOS VERDES CA	90275
192	7550-010-007	DUDLEY ARTHUR L & TRUST/TR	28702 GUNTER RD	1,245	5,565	1955	310/833-9889	05/11/1990	28702 GUNTER RD	RANCHO PALOS VERDES CA	90275
193	7550-010-008	INABU PAUL & DOREEN	28652 GUNTER RD	1,246	6,090	1955		02/13/1996	28652 GUNTER RD	RANCHO PALOS VERDES CA	900880
194	7550-010-009	HAGEDORN MARTHA B	28646 GUNTER RD	1,281	6,300	1955	310/831-6369	01/27/1994	28646 GUNTER RD	RANCHO PALOS VERDES CA	90275
195	7550-010-025	SHANDS DAVID R & BERYL M	1811 CADDINGTON DR	1,035	2,896	1979	310/540-7678	04/31/1980	727 ESPLANADE #307	REDONDO BEACH CA	90277
196	7550-010-026	NOLLS GERALD C & SARAH T	1811 CADDINGTON DR 1-2	1,633	2,896	1979		04/11/2000	1811 CADDINGTON DR #	RANCHO PALOS VERDES CA	90275
197	7550-010-027	LOPEZ BOBBIE	1811 CADDINGTON DR	1,158	2,896	1979		12/07/1995	1811 CADDINGTON DR #	RANCHO PALOS VERDES CA	902009
198	7550-010-028	HABER LORRAINE	1811 CADDINGTON DR 4	1,156	2,896	1979		02/05/1999	1811 CADDINGTON DR #	RANCHO PALOS VERDES CA	90275
199	7550-010-029	PATTERSON WILLIAM H & TRUST/	1811 CADDINGTON DR 5	1,337	2,896	1979	310/547-3575	03/11/1980	1811 CADDINGTON DR #	RANCHO PALOS VERDES CA	90275
200	7550-010-030	HARPER RODNEY L	1811 CADDINGTON DR 6	1,156	2,896	1979		01/22/1999	1811 CADDINGTON DR #	RANCHO PALOS VERDES CA	902054
201	7550-010-031	SCHAEFER JOAN F/TR	1821 CADDINGTON DR 7	1,156	2,896	1979		07/20/1994	1821 CADDINGTON DR #	RANCHO PALOS VERDES CA	90275
202	7550-010-032	STAME DENNIS V	1821 CADDINGTON DR 8	1,337	2,896	1979		08/16/1988	PO BOX 6095	SAN PEDRO CA	90734
203	7550-010-033	GOMES IZILDA C	1821 CADDINGTON DR 9	1,156	2,896	1979		06/01/1995	1821 CADDINGTON DR #	RANCHO PALOS VERDES CA	90275
204	7550-010-034	SHOEMAKER TERRY A	1821 CADDINGTON DR 110	1,156	2,896	1979		04/09/1998	1821 CADDINGTON DR #	RANCHO PALOS VERDES CA	90275
205	7550-010-035	BRADFORD FLORENCE	1821 CADDINGTON DR 11	1,633	2,896	1979	310/833-2363	03/13/1980	1821 CADDINGTON DR #	RANCHO PALOS VERDES CA	90275
206	7550-010-036	LOPEZ RONALDO E	1821 CADDINGTON DR 12	1,035	2,896	1979		06/04/1992	1821 CADDINGTON DR #	RANCHO PALOS VERDES CA	90275
207	7550-010-037	GUGLIELMO CARMELLA	1823 CADDINGTON DR 13	1,035	2,896	1979		03/09/1984	28542 VISTA TIERRA	SAN PEDRO CA	90732
208	7550-010-038	DI MEGLIO GIOVANNI & TRUST/	1823 CADDINGTON DR 14	1,633	2,896	1979	310/514-1736	04/22/1980	1171 W 7TH ST	SAN PEDRO CA	90731
209	7550-010-039	CAUGHLIN ROGER/TR	1823 CADDINGTON DR 15	1,156	2,896	1979		01/08/1993	1823 CADDINGTON DR #	RANCHO PALOS VERDES CA	902051
210	7550-010-040	KIM SAE W & SOO H	1823 CADDINGTON DR 16	1,337	2,896	1979		12/21/1990	1823 CADDINGTON DR #	RANCHO PALOS VERDES CA	90275
211	7550-010-041	RUGNETTA CARMEN M 1999 TRU	1823 CADDINGTON DR 17	1,156	2,896	1979		08/30/1990	1823 CADDINGTON DR #	RANCHO PALOS VERDES CA	902051
212	7550-010-042	COOPER BYRON P & JERI	1815 CADDINGTON DR 18	1,156	2,896	1979		03/27/1980	3575 EVERGREEN DR	KLAMATH FALLS OR	97603
213	7550-010-043	MASON ESTHER J/TR	1815 CADDINGTON DR 19	1,337	2,896	1979	310/833-1079	05/17/1985	1815 CADDINGTON DR #	RANCHO PALOS VERDES CA	90275
214	7550-010-044	BATSON ARTHUR E JR/EA	1813 CADDINGTON DR 20	1,295	2,896	1979		07/14/1997	1813 CADDINGTON DR #	RANCHO PALOS VERDES CA	90275
215	7550-010-045	CALE CURTIS & STEFANIE	1813 CADDINGTON DR 21	1,295	2,896	1979		10/07/1998	1813 CADDINGTON DR #	RANCHO PALOS VERDES CA	902000
216	7550-010-046	GREGG ERNEST J	1837 CADDINGTON DR 33	1,282	2,896	1979		03/03/1998	28622 MOUNT SHASTA D	RANCHO PALOS VERDES CA	901926
217	7550-010-047	ARCHERD ROBERT K & OFELIA	1837 CADDINGTON DR 45	1,282	2,896	1979		04/30/1992	1837 CADDINGTON DR #	RANCHO PALOS VERDES CA	902045
218	7550-010-048	CLEVELAND DAVID L	1837 CADDINGTON DR 34	1,103	2,896	1979		04/24/1992	1837 CADDINGTON DR #	RANCHO PALOS VERDES CA	902045
219	7550-010-049	FANTORE MICHAEL R	1837 CADDINGTON DR 46	1,103	2,896	1979		03/07/1980	1837 CADDINGTON DR #	RANCHO PALOS VERDES CA	90275
220	7550-010-050	HEVENER CAROLE (TR)	1837 CADDINGTON DR 60	1,103	2,896	1979		12/10/1997	1837 CADDINGTON DR #	RANCHO PALOS VERDES CA	902045
221	7550-010-051	UYTHOVEN DOROTHY	1837 CADDINGTON DR 35	1,103	2,896	1979		11/12/1987	1837 CADDINGTON DR #	RANCHO PALOS VERDES CA	90275
222	7550-010-052	DRAGOVICH GARY M & GERTRUDE	1837 CADDINGTON DR 47	1,103	2,896	1979		03/28/1980	1837 CADDINGTON DR #	RANCHO PALOS VERDES CA	90275
223	7550-010-053	KAMEYA GARY S & KIM C	1837 CADDINGTON DR 61	1,103	2,896	1979		10/13/1988	15827 PRAIRIE AVE	LAWDALE CA	90260
224	7550-010-054	KAYA KENNETH K JR & SHARI L	1837 CADDINGTON DR 36	1,282	2,896	1979		12/19/1996	1837 CADDINGTON DR #	RANCHO PALOS VERDES CA	90275
225	7550-010-055	PANNELL VALERIE J	1837 CADDINGTON DR 48	1,282	2,896	1979		12/03/1993	1837 CADDINGTON DR #	RANCHO PALOS VERDES CA	90275
226	7550-010-056	JACOBELLY RICHARD	1837 CADDINGTON DR 62	1,282	2,896	1979		04/19/1990	1837 CADDINGTON DR #	RANCHO PALOS VERDES CA	902045
227	7550-010-057	HORAN JOHN C JR & MARCIA A	1835 CADDINGTON DR 37	1,282	2,896	1979		04/23/1996	1835 CADDINGTON DR #	RANCHO PALOS VERDES CA	90275
228	7550-010-058	MOLPUS TRUST PT	1835 CADDINGTON DR 49	1,282	2,896	1979		04/27/1995	1835 CADDINGTON DR #	RANCHO PALOS VERDES CA	90275
229	7550-010-059	GARCIA RAMIRO	1835 CADDINGTON DR 63	1,282	2,896	1979		03/27/1980	1835 CADDINGTON DR #	RANCHO PALOS VERDES CA	90275
230	7550-010-060	BROOKS-JAMES MARY	1835 CADDINGTON DR 38	1,103	2,896	1979		03/03/2000	1835 CADDINGTON DR 3	RANCHO PALOS VERDES CA	902046
231	7550-010-061	PETRICH MARCIA M	1835 CADDINGTON DR 50	1,103	2,896	1979		05/18/1990	1835 CADDINGTON DR #	RANCHO PALOS VERDES CA	902046
232	7550-010-062	GORZNY TADEUSZ & AGNIESZKA	1835 CADDINGTON DR 64	1,103	2,896	1979		06/18/1998	1835 CADDINGTON DR #	RANCHO PALOS VERDES CA	902046
233	7550-010-063	MARTINEZ ROSA L	1835 CADDINGTON DR 39	1,103	2,896	1979		08/20/1998	1835 CADDINGTON DR #	RANCHO PALOS VERDES CA	902046
234	7550-010-064	JORDI WILLIAM E & DIANA	1835 CADDINGTON DR 1	1,103	2,896	1979		10/22/1999	30500 VIA LA CRESTA	RANCHO PALOS VERDES CA	90275
235	7550-010-065	BRADARICH BARBARA	1835 CADDINGTON DR 65	1,103	2,896	1979		05/28/1998	1835 CADDINGTON DR #	RANCHO PALOS VERDES CA	90275
236	7550-010-066	BETHUNE ROBERT I & MICHELE L	1835 CADDINGTON DR 40	1,282	2,896	1979		05/25/2000	1835 CADDINGTON WAY	RANCHO PALOS VERDES CA	90275
237	7550-010-067	BEACHLEY MYRL R & MARGARET	1835 CADDINGTON DR 52	1,282	2,896	1979		11/04/1983	1835 CADDINGTON DR #	RANCHO PALOS VERDES CA	90275



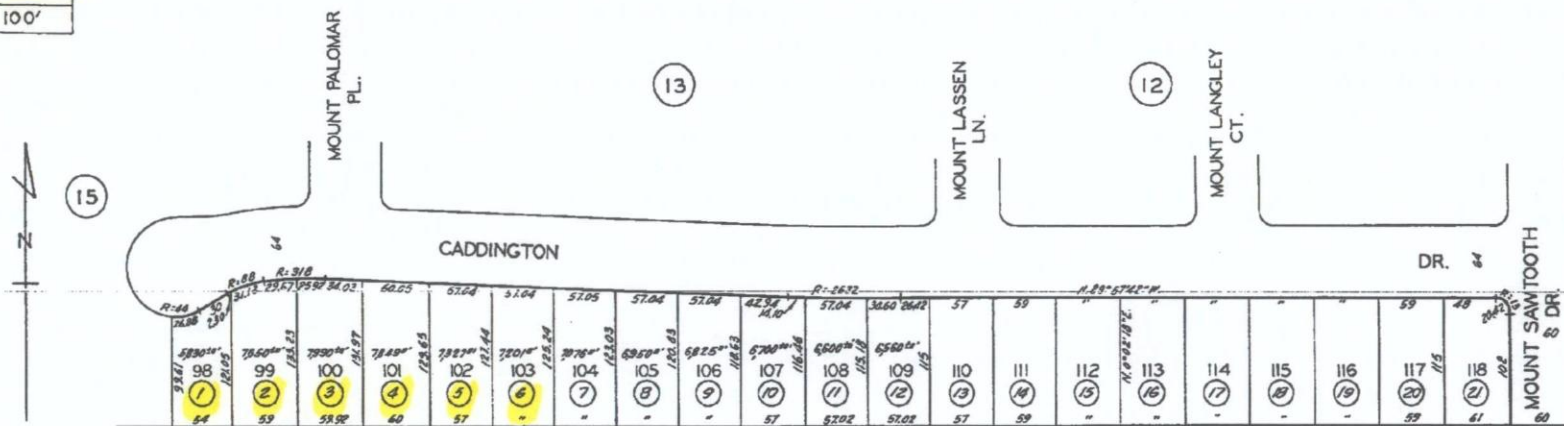
	APN	Owners	Property Address	Liv	Lot Area	Yr Blt	Phone No.	Rec Date	Mail Address	Mail City/State	Mail ZIP
238	7550-010-068	KESWANI ANIL	1835 CADDINGTON DR 66	1,282	2,896	1979		04/10/2000	CADDINGTON DR #	RANCHO PALOS VERDES CA	
239	7550-010-069	RANCIC JOHN	1817 CADDINGTON DR 22	1,761	3,933	1979		04/05/1985	1817 CADDINGTON DR #	RANCHO PALOS VERDES CA	90275
240	7550-010-070	ANDERSON RICHARD M & ANGELI	1817 CADDINGTON DR 23	1,761	3,933	1979		08/15/1985	1817 CADDINGTON DR #	RANCHO PALOS VERDES CA	90275
241	7550-010-071	RADOVICH VINKA	1825 CADDINGTON DR 24	1,156	3,933	1979		10/03/1988	1825 CADDINGTON DR #	RANCHO PALOS VERDES CA	90275
242	7550-010-072	KNEZ SRECKO JR & BRANKA M	1825 CADDINGTON DR 25	1,633	3,933	1979		03/28/1980	71 GARDESS RD	RANCHO MIRAGE CA	92270
243	7550-010-073	FAIN CANDY L	1825 CADDINGTON DR 26	1,035	3,933	1979		06/20/1997	1825 CADDINGTON DR #	RANCHO PALOS VERDES CA	90275
244	7550-010-074	AVERY KARIN	1827 CADDINGTON DR	1,156	3,933	1979		06/17/1998	1827 CADDINGTON DR #	RANCHO PALOS VERDES CA	
245	7550-010-075	NISHI TAKAHISA & PATTY K	1827 CADDINGTON DR 28	1,337	3,933	1979		03/21/1980	1827 CADDINGTON DR #	RANCHO PALOS VERDES CA	90275
246	7550-010-076	SHAND CAROL	1827 CADDINGTON DR 29	1,156	3,933	1979		07/23/1998	1827 CADDINGTON DR #	RANCHO PALOS VERDES CA	902056
247	7550-010-077	BURICH STEVE & TRUST/IR	1829 CADDINGTON DR 30	1,156	3,933	1979	310/833-1662	03/31/1980	1829 CADDINGTON DR #	RANCHO PALOS VERDES CA	90275
248	7550-010-078	MARTINEZ PAUL C & SOCORRO/IR	1829 CADDINGTON DR 31	1,633	3,933	1979		04/18/1991	1829 CADDINGTON DR #	RANCHO PALOS VERDES CA	90275
249	7550-010-079	KISLYIA JOAN	1829 CADDINGTON DR 32	1,035	3,933	1979		03/28/1980	1829 CADDINGTON DR #	RANCHO PALOS VERDES CA	902057
250	7550-010-080	ISAK FRANZ & MAJ BRITT & MARIA	1833 CADDINGTON DR 41	1,282	3,933	1979		05/17/1991	1833 CADDINGTON DR #	RANCHO PALOS VERDES CA	90275
251	7550-010-081	MELLIN STANLEY C & JOANNE/IR	1833 CADDINGTON DR 53	1,282	3,933	1979		04/10/1986	2110 MENDON DR	RANCHO PALOS VERDES CA	90275
252	7550-010-082	GLASS VIRGINIA	1833 CADDINGTON DR 67	1,282	3,933	1979		10/08/1998	1833 CADDINGTON DR #	RANCHO PALOS VERDES CA	902047
253	7550-010-083	SCOGNAMILLO FRANK & LINDA/IR	1833 CADDINGTON DR 42	1,103	3,933	1979		03/19/1980	27837 PONTEVEDRA DR	RANCHO PALOS VERDES CA	90275
254	7550-010-084	CASSIDY SHEILA L	1833 CADDINGTON DR 54	1,103	3,933	1979		10/01/1985	625 S MESA ST	SAN PEDRO CA	90731
255	7550-010-085	GABBEY DOUGLAS J & MATILDA M	1833 CADDINGTON DR 68	1,103	3,933	1979		10/04/1985	1833 CADDINGTON DR #	RANCHO PALOS VERDES CA	90275
256	7550-010-086	TESTA LYNNE S	1833 CADDINGTON DR 43	1,103	3,933	1979		04/27/1994	PO BOX 2692	PALOS VERDES PENINSULA C	90274
257	7550-010-087	BORRELLI LUIGI	1833 CADDINGTON DR 55	1,103	3,933	1979	310/832-4498	01/18/1985	1833 CADDINGTON DR #	RANCHO PALOS VERDES CA	90275
258	7550-010-088	RADER WILLIAM	1833 CADDINGTON DR 69	1,103	3,933	1979		07/01/1998	1833 CADDINGTON DR #	RANCHO PALOS VERDES CA	902047
259	7550-010-089	BRENNAN NANCY	1833 CADDINGTON DR 44	1,282	3,933	1979		04/03/2000	1833 CADDINGTON DR	RANCHO PALOS VERDES CA	
260	7550-010-090	BUDHRAJA ROHIT	1833 CADDINGTON DR 56	1,282	3,933	1979	310/831-8405	05/26/1994	1833 CADDINGTON DR #	RANCHO PALOS VERDES CA	902047
261	7550-010-091	CHI SHIEN	1833 CADDINGTON DR 70	1,282	3,933	1979		06/06/2000	1833 CADDINGTON DR #	RANCHO PALOS VERDES CA	
262	7550-014-001	BELLAND MICHAEL D & KATHRYN	28703 GUNTER RD	1,598	7,560	1955	310/548-4028	05/14/1976	28703 GUNTER RD	RANCHO PALOS VERDES CA	90275
263	7550-014-002	HADLEY LARRY M	28709 GUNTER RD	1,248	7,308	1955		10/15/1969	28709 GUNTER RD	RANCHO PALOS VERDES CA	90275
264	7550-014-003	KIMURA HISAHIDE & KOKO	28715 GUNTER RD	1,528	7,182	1955		07/11/1997	28715 GUNTER RD	RANCHO PALOS VERDES CA	900849
265	7550-014-004	GONZALES JUDITH A	28721 GUNTER RD	1,647	4,850	1955	310/547-2844	07/15/1976	28721 GUNTER RD	RANCHO PALOS VERDES CA	90275
266	7550-014-005	ZANKICH ANDREW & T TRUST & T/IR	28725 GUNTER RD	1,624	7,040	1955		06/25/1991	28725 GUNTER RD	RANCHO PALOS VERDES CA	90275
267	7550-014-006	THURBER CLARK D & GEORGIA A	28731 GUNTER RD	1,556	6,912	1955		04/22/1977	28731 GUNTER RD	RANCHO PALOS VERDES CA	90275
268	7550-014-007	SILVER BARBARA A	28737 GUNTER RD	1,245	7,680	1956		08/31/1990	28737 GUNTER RD	RANCHO PALOS VERDES CA	90275
269	7550-014-008	KOITY LOUIS TR/EA	2014 DORADO DR	1,274	6,608	1956	310/833-8852	06/03/1997	2014 DORADO DR	RANCHO PALOS VERDES CA	90275
270	7550-014-009	WONG YUI	2020 DORADO DR	1,366	7,292	1956		07/05/1994	2020 DORADO DR	RANCHO PALOS VERDES CA	901612
271	7550-014-010	ARMSTRONG DAVID & JULIANNE/IR	2026 DORADO DR	1,713	6,495	1956		08/21/1998	929 E MIRAMAR AV	CLAREMONT CA	91711
272	7550-014-011	MATIC DONALD	28714 GOYA DR	1,366	8,560	1956		08/22/1988	2308 GRAHAM AVE	REDONDO BEACH CA	90278
273	7550-014-012	DUSEVIC MATE & DARINKA	28708 GOYA DR	1,641	6,399	1956		12/17/1987	28708 GOYA DR	RANCHO PALOS VERDES CA	90275
274	7550-014-013	SLINGER VERA N & TRUST/IR	28702 GOYA DR	2,056	13,360	1956	310/831-3553	03/02/1971	28702 GOYA DR	RANCHO PALOS VERDES CA	90275
275	7550-014-014	MANCUSI BARBARA TRUST PT	28701 GOYA DR	2,477	10,289	1956		03/14/1963	28701 GOYA DR	RANCHO PALOS VERDES CA	902016
276	7550-014-015	MONTOTO JOSE F JR & ANA E	28705 GOYA DR	2,222	13,412	1956		07/07/1995	28705 GOYA DR	RANCHO PALOS VERDES CA	90275
277	7550-014-016	POLIZOTTO PAUL L/IR	28709 GOYA DR	1,430	5,510	1956		12/26/1989	28709 GOYA DR	RANCHO PALOS VERDES CA	90275
278	7550-014-017	NAKANO RONALD K & JOANNE	28715 GOYA DR	1,298	6,277	1956		01/31/1986	28715 GOYA DR	RANCHO PALOS VERDES CA	90275
279	7550-018-001	BRAND MELVIN	1902 CADDINGTON DR	1,248	6,528	1955		01/26/1960	1902 CADDINGTON DR	RANCHO PALOS VERDES CA	90275
280	7550-018-002	KLEIN L CORT & PASCALE FAMILY	1908 CADDINGTON DR	2,216	6,015	1955	310/547-0208	03/19/74	1908 CADDINGTON DR	RANCHO PALOS VERDES CA	902011
281	7550-018-003	TOLBERT RUTH M	28813 GUNTER RD	1,268	6,874	1955		08/18/1997	678 W 3RD ST	SAN PEDRO CA	90731
282	7550-018-004	TASHIRO YOSHINORI	28819 GUNTER RD	1,246	7,000	1955		11/13/1987	28819 GUNTER RD	RANCHO PALOS VERDES CA	90275
283	7550-018-005	PEREZ EMIR E & CLAUDIA	28825 GUNTER RD	1,268	7,288	1955		11/18/1998	28825 GUNTER RD	RANCHO PALOS VERDES CA	
284	7550-018-006	WISBERGER ROBINA S	28833 GUNTER RD	1,596	8,259	1955		03/21/1995	28833 GUNTER RD	RANCHO PALOS VERDES CA	90275
285	7550-018-007	CONDON PATRICIA & TRUST/IR	28903 GUNTER RD	1,343	8,398	1955	310/833-6872	05/12/1988	28903 GUNTER RD	RANCHO PALOS VERDES CA	90275
286	7550-018-008	SOSA PRIMO R & MARIA C	28909 GUNTER RD	1,948	7,915	1955		02/27/1967	28909 GUNTER RD	RANCHO PALOS VERDES CA	90275
287	7550-018-009	ROCKNOWSKI JOHN & DORA L	28917 GUNTER RD	1,248	6,325	1955		07/15/1994	28917 GUNTER RD	PALOS VERDES PENINSULA C	90275
288	7550-018-010	VOWLES WILLIAM R & DONELDA E	28923 GUNTER RD	1,268	7,248	1955		05/01/1995	PO BOX 548	ALBANY MN	56307
289	7550-018-011	BARKER EARL H & KATHRYN G/IR	28927 GUNTER RD	1,861	7,122	1955	310/833-9553	11/26/1985	28927 GUNTER RD	RANCHO PALOS VERDES CA	90275
290	7550-018-012	WEBBER STANLEY R & MARINA A	28935 GUNTER RD	1,536	8,330	1955		02/18/1994	28935 GUNTER RD	RANCHO PALOS VERDES CA	90275
291	7550-018-013	CLARK CLIFTON/EA	1861 JAYBROOK DR	1,171	6,490	1950		04/22/1993	1861 JAYBROOK DR	RANCHO PALOS VERDES CA	
292	7550-018-014	QUICK JOHNNIE O & PAMELA R	1867 JAYBROOK DR	1,932	8,500	1950		03/14/1972	1867 JAYBROOK DR	RANCHO PALOS VERDES CA	90275
293	7550-018-015	CALIFORNIA FINL	1877 JAYBROOK DR	853	6,159	1950		04/28/2000	3812 SEPULVEDA BLVD	TORRANCE CA	90505
294	7550-018-016	HALLER MARIE/IR	1883 JAYBROOK DR	1,405	6,390	1950	310/832-2808	05/12/1988	1883 JAYBROOK DR	RANCHO PALOS VERDES CA	90275
295	7550-018-017	DOWERAH PARBOTI	1889 JAYBROOK DR	1,358	8,137	1950		11/16/1994	1889 JAYBROOK DR	RANCHO PALOS VERDES CA	90275
296	7550-018-018	REINISCH JOSEPH A	1895 JAYBROOK DR	1,806	13,935	1950	310/547-0788	02/26/1997	1895 JAYBROOK DR	RANCHO PALOS VERDES CA	90275
297	7550-018-019	SANTON ROBERT R & AMELIA R	1905 JAYBROOK DR	1,886	8,472	1950	310/548-6977	09/29/1972	1905 JAYBROOK DR	RANCHO PALOS VERDES CA	902031
298	7550-018-020	RETOJO JOHN R	1909 JAYBROOK DR	1,548	5,885	1950		05/20/1994	1909 JAYBROOK DR	RANCHO PALOS VERDES CA	90275
299	7550-018-021	KAPLAN ROGER J & JOYCE K	29010 S BAYEND DR	2,022	5,988	1950		05/13/1999	29010 S BAYEND DR	RANCHO PALOS VERDES CA	
300	7550-018-022	PEARCE TONY B & LUANN D	29006 S BAYEND DR	1,270	18,840	1950		01/29/1998	29006 S BAYEND DR	RANCHO PALOS VERDES CA	902008
301	7550-018-023	FELICIANO DANIEL & FAMILY TRU/IR	29001 S BAYEND DR	1,585	17,154	1950	310/832-0864	09/12/1994	29001 S BAYEND DR	RANCHO PALOS VERDES CA	90275
302	7550-018-024	REITZ JOHN H & WILMA J	29005 S BAYEND DR	2,270	13,852	1950	310/831-4429	02/07/1981	29005 S BAYEND DR	RANCHO PALOS VERDES CA	90275
303	7550-018-025	HARRIS JAMES J	1914 CADDINGTON DR	1,274	4,806	1955	310/514-2238	10/03/1994	1914 CADDINGTON DR	RANCHO PALOS VERDES CA	90275
304	7550-018-026	YAMADA HIROSHI & ATSUKO	1920 CADDINGTON DR	1,554	14,753	1956	310/378-7143	09/18/1986	1920 CADDINGTON DR	RANCHO PALOS VERDES CA	90275
305	7550-018-027	HAIDOS ALEK J & FAMILY TRUST/IR	1926 CADDINGTON DR	1,748	10,998	1956	310/832-1459	05/05/1997	4317 MIRAESTE DR	RANCHO PALOS VERDES CA	90275
306	7550-018-028	BOZICEVIC MARJAN & ANNA	1930 CADDINGTON DR	1,274	11,199	1956		07/02/1982	1930 CADDINGTON DR	RANCHO PALOS VERDES CA	90275
307	7550-018-029	DOOLIN KASEY O & CYNTHIA K	1936 CADDINGTON DR	1,368	11,539	1956		11/22/1977	1936 CADDINGTON DR	RANCHO PALOS VERDES CA	90275
308	7550-018-030	MONGRAIN CORT J	29000 S BAYEND DR	2,131	7,680	1987		03/01/1995	29000 S BAYEND DR	RANCHO PALOS VERDES CA	90275
309	7550-018-031	RANDELL MARK S & MARIA	29002 S BAYEND DR	2,320	9,335	1987		10/21/1993	29002 S BAYEND DR	RANCHO PALOS VERDES CA	90275
310	7550-018-032	HAHN ELLIOTT J	29004 S BAYEND DR	2,376	9,995	1987		06/17/1988	4 SADDLEHORN LN	ROLLING HILLS ESTATES CA	90274
311	7550-019-001	BOWEN TERRY S/IR	28936 GUNTER RD	1,475	7,963	1956		02/13/1996	28936 GUNTER RD	RANCHO PALOS VERDES CA	90275
312	7550-019-002	PAPADAKIS KAY A & STEVEN N/IR	28930 GUNTER RD	1,596	5,528	1956		06/01/1992	781 OLD SAMISH RD	BELLINGHAM WA	98226
313	7550-019-003	PAURA RONALD E	28924 GUNTER RD	1,428	6,129	1955		11/23/1994	28924 GUNTER RD	RANCHO PALOS VERDES CA	90275
314	7550-019-004	KAI CALVIN G & VARARAT-CHAIY	28918 GUNTER RD	1,245	6,300	1955		11/19/1997	28918 GUNTER RD	RANCHO PALOS VERDES CA	902020
315	7550-019-005	PROTHERO EDWIN & ROSA TRUS	28914 GUNTER RD	1,913	6,299	1955	310/547-0007	03/22/1973	28914 GUNTER RD	RANCHO PALOS VERDES CA	902020
316	7550-019-006	TITCHENER DENNIS P	28908 GUNTER RD	1,281	6,128	1955		01/16/1987	5436 MANTUA CT	SAN DIEGO CA	92124

	APN	Owners	Prop. Address	Liv	Lot Area	Yr Blt	Phone No.	Rec Date	Mail Address	Mail City/State	Mail ZIP
317	7550-019-007	HOPKINS NORMAN R & MARIAN R	28902 GUNTER RD	1,245	6,077	1955		02/29/1956	28902 GUNTER RD	RANCHO PALOS VERDES CA	90275
318	7550-019-008	CABATIC ROBERT C & NANCY N	28832 GUNTER RD	1,248	6,299	1955		10/14/1993	28832 GUNTER RD	RANCHO PALOS VERDES CA	90275
319	7550-019-009	BELL JEFFREY A	28826 GUNTER RD	1,261	7,275	1955		06/29/1992	28826 GUNTER RD	RANCHO PALOS VERDES CA	90275
320	7550-019-010	GONZALES LAWRENCE D & IRENE	28820 GUNTER RD	1,930	6,634	1955		10/31/1975	28820 GUNTER RD	RANCHO PALOS VERDES CA	90275
321	7550-019-011	MULLER RUTH V/TR	28814 GUNTER RD	1,498	6,099	1955		01/11/1972	28814 GUNTER RD	RANCHO PALOS VERDES CA	90275
322	7550-019-012	YOSHIDA TERUO & NINA S	28808 GUNTER RD	1,261	6,206	1955		06/02/1972	28808 GUNTER RD	RANCHO PALOS VERDES CA	90275
323	7550-019-013	WHITSON MILO E JR	28802 GUNTER RD	1,492	6,420	1955	310/548-5605	11/18/1976	28802 GUNTER RD	RANCHO PALOS VERDES CA	90275
324	7550-019-018	P V TERRACES INC	28821 S WESTERN AV	280,734	474,804	1970		06/30/1998	PO BOX 811097	CHICAGO IL	60681
325	7550-020-001	KERN VALERIA C/TR	29022 S HIGHMORE AV	1,245	6,512	1950		10/14/1998	181 CARNELIAN WAY	SAN FRANCISCO CA	94131
326	7550-020-002	MATTERA JOSEPHINE/TR	29016 S HIGHMORE AV	1,173	5,885	1950		04/02/1996	29016 S HIGHMORE AVE	RANCHO PALOS VERDES CA	90275
327	7550-020-003	SCOTT GREGORY C & VICTORIA S	29012 S HIGHMORE AV	2,539	5,885	1950		07/23/1999	29012 S HIGHMORE AVE	RANCHO PALOS VERDES CA	90275
328	7550-020-004	STANDISH PAUL A	29006 S HIGHMORE AV	1,142	6,298	1950		04/22/1999	29006 S HIGHMORE AVE	RANCHO PALOS VERDES CA	90275
329	7550-020-005	POWLEY THOMAS & MARIA	29002 S HIGHMORE AV	1,170	8,050	1950		03/26/1991	29002 S HIGHMORE AVE	RANCHO PALOS VERDES CA	90275
330	7550-020-006	HENDRICKS KATRINA	1829 JAYBROOK DR	2,307	10,123	1950		05/24/1984	4816 CRENSHAW BLVD	LOS ANGELES CA	90043
331	7550-020-007	FISTONICH MATE & VIRGINIA/TR	1833 JAYBROOK DR	1,408	9,757	1950		12/14/1992	1833 JAYBROOK DR	RANCHO PALOS VERDES CA	90275
332	7550-020-008	NICOLICH MARTIN & MARY JO	1839 JAYBROOK DR	853	6,490	1950	310/832-7655	04/22/1994	1839 JAYBROOK DR	RANCHO PALOS VERDES CA	90275
333	7550-020-009	BATEMAN MARY	1843 JAYBROOK DR	741	6,490	1950		03/31/1977	1843 JAYBROOK DR	RANCHO PALOS VERDES CA	90275
334	7550-020-010	BYALICK HARVEY	1849 JAYBROOK DR	828	6,490	1950		12/29/1999	1849 JAYBROOK DR	RANCHO PALOS VERDES CA	90275
335	7550-020-011	FURIO TRUST	1855 JAYBROOK DR	1,320	6,469	1950		01/28/1983	1855 JAYBROOK DR	RANCHO PALOS VERDES CA	90275
336	7550-020-012	SHINN CLIFFORD L 1999 TRUS/EA	29019 S WESTERN AV	4,972	19,602	1979		10/01/1994	77720 COVE POINTE CIR	INDIAN WELLS CA	92210
337	7550-020-013	SHINN CLIFFORD L 1999 TRUS/EA	29023 S WESTERN AV	3,300	9,147	1960		10/01/1994	77720 COVE POINTE CIR	INDIAN WELLS CA	92210
338	7550-020-014	SHINN CLIFFORD L 1999 TRUS/EA	29023 S WESTERN AV	1,492	12,198	1961		10/01/1994	77720 COVE POINTE CIR	INDIAN WELLS CA	92210
339	7550-020-015	SHINN CLIFFORD L 1999 TRUS/EA	29051 S WESTERN AV	4,794	20,908	1970		10/01/1994	77720 COVE POINTE CIR	INDIAN WELLS CA	92210
340	7557-001-001	NOURI NASSER	1835 TRUDIE DR	853	5,749	1950		12/23/1994	1835 TRUDIE DR	RANCHO PALOS VERDES CA	90275
341	7557-001-002	GRUBB DAVID C & ANNA	1841 TRUDIE DR	1,860	6,770	1994		10/12/1977	1841 TRUDIE DR	RANCHO PALOS VERDES CA	90275
342	7557-001-003	KYRIAKOS CHRIS	1847 TRUDIE DR	1,884	7,920	1950		06/05/1975	2155 FAIRHILL DR	RANCHO PALOS VERDES CA	90275
343	7557-001-004	GRAHAM JOHN F & FAMILY TRUST	1853 TRUDIE DR	1,271	8,049	1950	310/833-2381	04/10/1992	1853 TRUDIE DR	RANCHO PALOS VERDES CA	90275
344	7557-001-005	SIROPOULOS ROSS T & KONSTA	1859 TRUDIE DR	1,355	8,614	1950		11/18/1986	1859 TRUDIE DR	RANCHO PALOS VERDES CA	90275
345	7557-001-006	QUIGLEY CARL J & EDITH W/TR	1865 TRUDIE DR	741	9,180	1950		01/05/1987	1865 TRUDIE DR	RANCHO PALOS VERDES CA	90275
346	7557-001-007	HATAFI JALAL	1871 TRUDIE DR	1,597	11,407	1950		05/02/2000	1871 TRUDIE DR	RANCHO PALOS VERDES CA	90275
347	7557-001-008	MACKENZIE DONALD II & SOCORR	1877 TRUDIE DR	837	6,300	1950		12/05/1986	1877 TRUDIE DR	RANCHO PALOS VERDES CA	90275
348	7557-001-009	SLAGLE MARGARET W & JOYCE M	1885 JAYBROOK DR	853	7,457	1950	310/519-7154	09/02/1977	27605 ELDENA DR	SAN PEDRO CA	90732
349	7557-001-010	ZAR NAIM K & IMOGENE L	1864 JAYBROOK DR	1,551	7,170	1950		04/15/1987	1864 JAYBROOK DR	RANCHO PALOS VERDES CA	90275
350	7557-001-011	GAGLIO PETER	1858 JAYBROOK DR	741	6,875	1950		05/20/1999	1858 JAYBROOK DR	RANCHO PALOS VERDES CA	90275
351	7557-001-012	YOHANNAN BINOT & JYOTI	1854 JAYBROOK DR	1,525	6,642	1950		10/26/1998	1854 JAYBROOK DR	RANCHO PALOS VERDES CA	90275
352	7557-001-013	MIDDLEBURY MARY L/TR	1848 JAYBROOK DR	2,328	6,455	1950		10/07/1976	1848 JAYBROOK DR	RANCHO PALOS VERDES CA	90275
353	7557-001-014	NELSON TIMOTHY D & TRUST/TR	1842 JAYBROOK DR	1,095	5,810	1950		04/15/1997	1842 JAYBROOK DR	RANCHO PALOS VERDES CA	90275
354	7557-001-015	PAPA MICHAEL C & ROSALIND A	1836 JAYBROOK DR	1,193	6,340	1950		10/20/1994	1836 JAYBROOK DR	RANCHO PALOS VERDES CA	90275
355	7557-001-016	LAURO TONY J & ANGELA K	29015 S HIGHMORE AV	1,048	5,780	1950		09/25/1998	29015 S HIGHMORE AVE	RANCHO PALOS VERDES CA	90275
356	7557-002-001	WILLIAMS RUTH H/TR	1905 HOMEWORTH DR	1,497	5,576	1950		10/22/1990	1905 HOMEWORTH DR	RANCHO PALOS VERDES CA	90275
357	7557-002-002	DUNDOV ZDRAVKO & BOSKA	1911 HOMEWORTH DR	1,044	6,300	1950		10/15/1980	3285 CROWNVIEW DR	RANCHO PALOS VERDES CA	90275
358	7557-002-003	TRIMBOLY BENJAMIN & CARMELIN	1915 HOMEWORTH DR	1,011	10,480	1950	310/832-8579	11/18/1958	1915 HOMEWORTH DR	RANCHO PALOS VERDES CA	90275
359	7557-002-004	COUTO PHILLIP R & SYLVIA F	1919 HOMEWORTH DR	2,301	7,679	1980		02/07/1979	1919 HOMEWORTH DR	RANCHO PALOS VERDES CA	90275
360	7557-002-005	KEROLES FOULA	1925 HOMEWORTH DR	1,420	6,480	1950		11/04/1987	1925 HOMEWORTH DR	RANCHO PALOS VERDES CA	90275
361	7557-002-006	JENSEN ROBERT J & ANGELA	1929 HOMEWORTH DR	1,110	6,010	1950	310/832-3848	07/05/1990	1929 HOMEWORTH DR	RANCHO PALOS VERDES CA	90275
362	7557-002-007	OKAMOTO JAY & JANINE	1935 HOMEWORTH DR	1,498	5,775	1950		04/10/1998	1935 HOMEWORTH DR	RANCHO PALOS VERDES CA	90275
363	7557-002-020	IVCEVIC (TR)	1914 JAYBROOK DR	1,465	5,775	1950		04/10/1975	1914 JAYBROOK DR	RANCHO PALOS VERDES CA	90275
364	7557-002-021	DIMASSA MICHAEL	1908 JAYBROOK DR	780	5,775	1950	310/521-0446	07/30/1991	1908 JAYBROOK DR	RANCHO PALOS VERDES CA	90275
365	7557-002-022	SHARPE YOUNG O	1902 JAYBROOK DR	1,406	5,920	1950		02/06/1992	1902 JAYBROOK DR	RANCHO PALOS VERDES CA	90275
366	7557-002-023	RAINE BRUCE H & GIGI G	1890 JAYBROOK DR	1,889	5,620	1950		05/14/1999	26340 REGENT AVE	LOMITA CA	90717
367	7557-002-024	VAN PATTEN MARK R & MICHELLE	1884 JAYBROOK DR	780	5,775	1950		02/14/1992	1884 JAYBROOK DR	RANCHO PALOS VERDES CA	90275
368	7557-002-025	ORTIZ FRANK	1880 JAYBROOK DR	1,088	5,990	1950		03/17/2000	1880 JAYBROOK DR	RANCHO PALOS VERDES CA	90275
369	7557-002-026	TOMSCO RICHARD/EA	1874 JAYBROOK DR	1,444	7,000	1950		09/23/1998	1874 JAYBROOK DR	RANCHO PALOS VERDES CA	90275
370	7557-029-013	SPITSBERG ORPHA J/EA	1864 TRUDIE DR	780	6,000	1950	310/832-7460	03/25/1981	1864 TRUDIE DR	RANCHO PALOS VERDES CA	90275
371	7557-029-014	WELLS NANCY E	1858 TRUDIE DR	1,205	7,003	1950		11/21/1985	3616 S EMILY ST	SAN PEDRO CA	90731
372	7557-029-015	TABRIZI BEHZAD N & SHAHLA K	1852 TRUDIE DR	3,013	7,252	1993		03/28/1995	1852 TRUDIE DR	RANCHO PALOS VERDES CA	90275
373	7557-029-016	YAMADA TERRY	1846 TRUDIE DR	1,142	5,689	1950		10/31/1997	1846 TRUDIE DR	RANCHO PALOS VERDES CA	90275
374	7557-029-017	HIGGINS WANNETTA (TR)	1836 TRUDIE DR	780	5,820	1950		10/15/1965	1836 TRUDIE DR	RANCHO PALOS VERDES CA	90275
375	7557-029-018	GENATO ANDREW P & SHARON F	29113 S HIGHMORE AV	1,558	6,060	1950		05/30/1997	29113 S HIGHMORE AVE	RANCHO PALOS VERDES CA	90275
376	7557-030-008	TAFOLLA ARMANDO & MARY G	29108 S HIGHMORE AV	1,147	6,290	1950		01/17/1997	29108 S HIGHMORE AVE	RANCHO PALOS VERDES CA	90275
377	7557-030-009	MADDEN ROBERT D	29102 S HIGHMORE AV	919	6,900	1950	310/831-6582	01/11/1990	29102 S HIGHMORE AV	RANCHO PALOS VERDES CA	90275
378	7557-030-013	SHINN CLIFFORD L 1999 TRUS/EA	29105 S WESTERN AV	10,098	24,302	1957		03/27/1992	77720 COVE POINTE CIR	INDIAN WELLS CA	92210
379	7557-030-022	SHINN CLIFFORD L 1999 TRUS/EA		2,000	5,222	1957		03/27/1992	77720 COVE POINTE CIR	INDIAN WELLS CA	92210

7444 | 14

SCALE 1" = 100'

730319603  
750128  
760203  
831108.84



BK.  
7445

CODE  
1566

TRACT NO. 30657

M.B. 824-74-81

FOR PREV. ASSMT SEE:  
7443-10

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

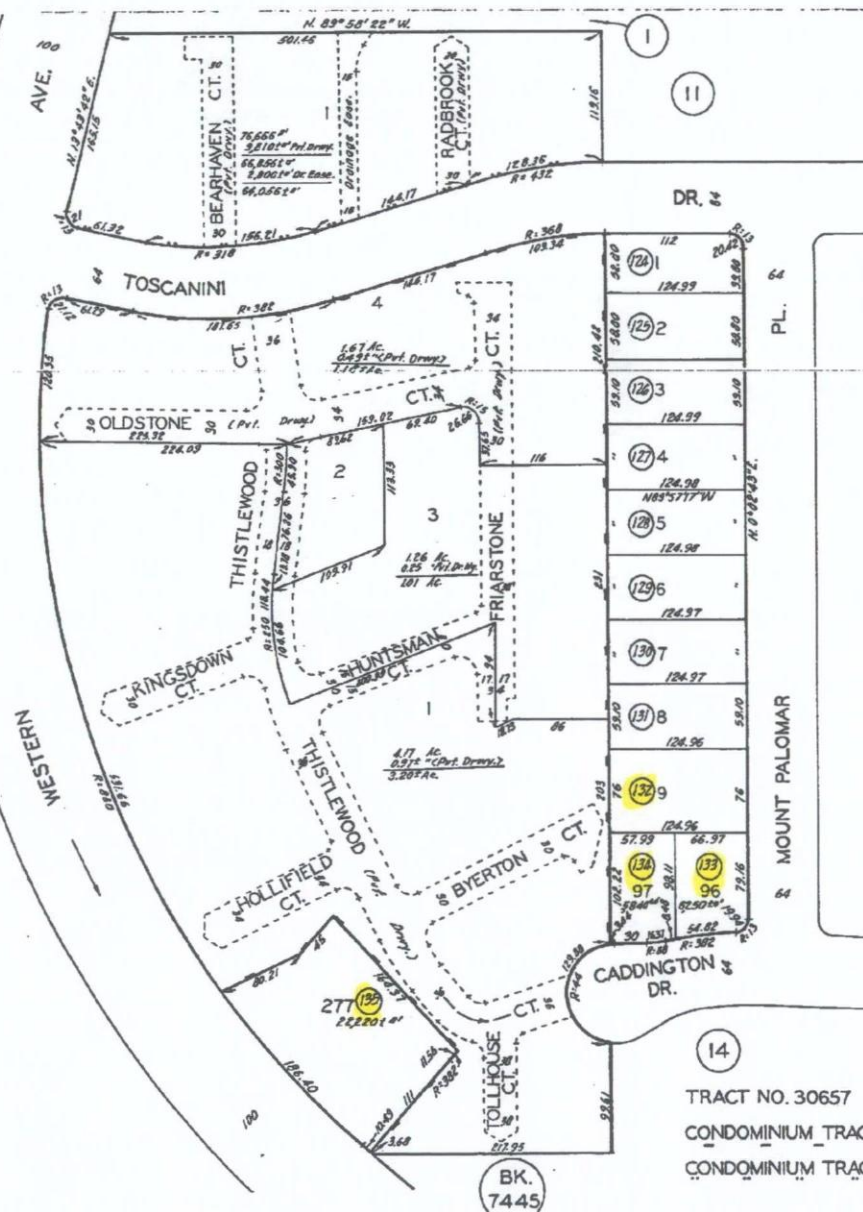
7444 15  
SHEET 1  
SCALE 1" = 100'



BK.  
7550

CODE  
1566

FOR PREV. ASSM'T SEE:  
7443-11



BK.  
7445

TRACT NO. 30657  
CONDOMINIUM TRACT NO. 31029  
CONDOMINIUM TRACT NO. 28938

M.B. 824-74-81  
M.B. 833-34-38  
M.B. 847-98-100  
ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

750319603  
731010104  
740307001  
740319  
740411503  
7403123  
750154  
750401401  
750128  
750020  
740209  
740209  
831108-84

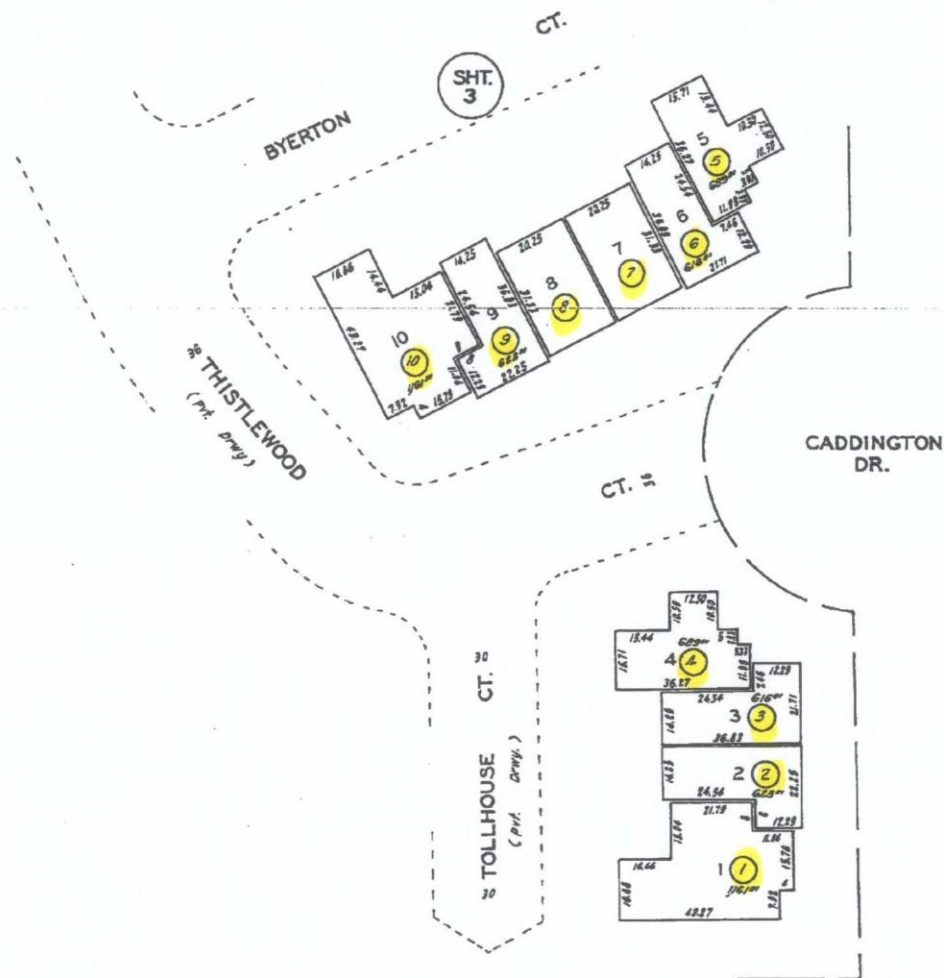
For parcel numbers in Lots 1 to 4, Tract No. 31029, and Lot 1, Tract No. 28938, see sheets 2 to 7.

Condominium Plan Reference	Common Area			Subdivision of Airspace
	Tract No.	Lots	Units	
O.R. N4637-116	31029	1	Por 2	Shts. 2 to 4
O.R. N4637-99	31029	3 & 4	Por 2	Shts. 5 & 6
#3672 7-14-75	28938	1		Sheet 7
	31029	Por 2		



740411503

7444 15  
SHEET 2  
SCALE 1" = 30'

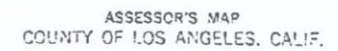


SUBDIVISION OF AIRSPACE O.R. - M4637-116  
LOT: I, CONDOMINIUM TRACT NO. 31029

For common area see sheet 1.

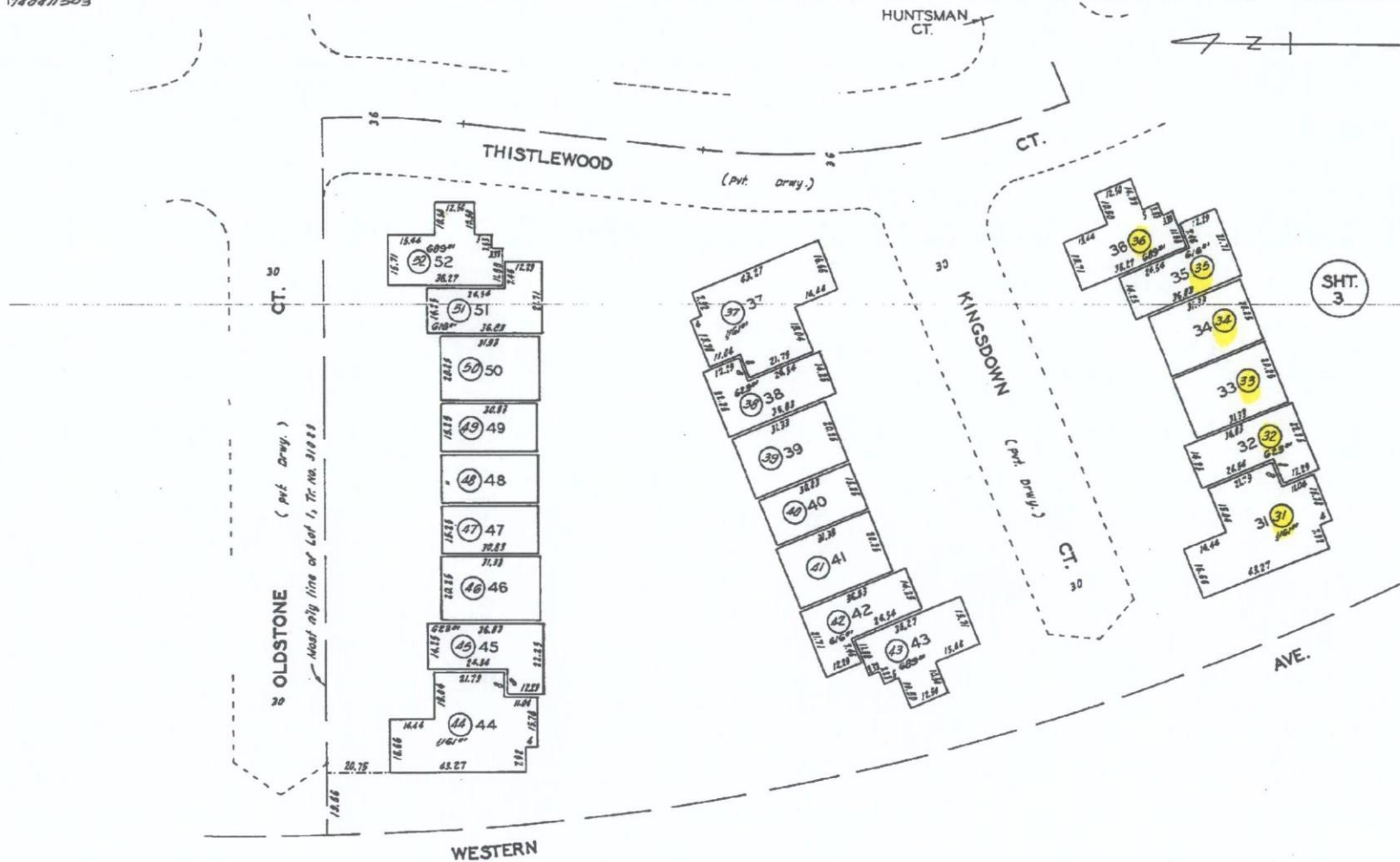
ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.





7444 1503

7444 15  
SHEET 4  
SCALE 1" = 30'



SUBDIVISION OF AIRSPACE O.R. - M4637-116  
LOT 1, CONDOMINIUM TRACT NO. 31029

For common area see sheet 1.

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

7445

4

SHEET 1

SCALE 1" = 200'

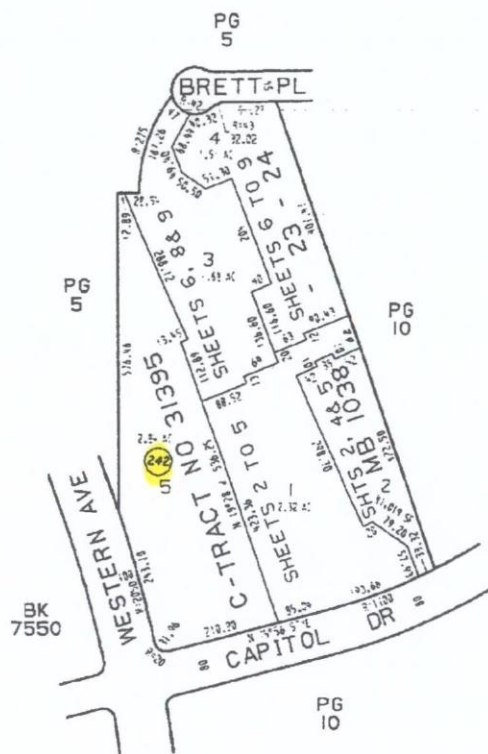
P.A. 7445-10

TRA

14

OFFICE OF ASSESSOR  
COUNTY OF LOS ANGELES

1989

REVISED  
88071408002001

\* DIAGRAMMATIC DEPICTS APPROXIMATE DIMENSIONS.

THE ASSESSMENT OF UNITS IN THE FOLLOWING AIRSPACE PLANS,  
INCLUDES ALL RIGHTS AND INTERESTS IN THE COMMON AREAS AS  
SET FORTH IN DEEDS OF RECORD.

AIRSPACE PLAN REFERENCE	COMMON AREA				SUBDIVISION OF AIRSPACE
	TRACT NO	BLK	LOTS	TYPE	
# 1056445 * 8-15-85	31395	-	1	CONDO	SHTS 2 TO 5
# 1436332 * 10-24-85	31395	-	2	CONDO	SHTS 2, 4 & 5
# 1197469 * 9-11-86	31395	-	4	CONDO	SHTS 5 TO 9
# 1895388 * 12-1-87	31395	-	3	CONDO	SHTS 6, 8 & 9



1989

OFFICE OF ASSESSOR  
COUNTY OF LOS ANGELES

SCALE 1" = 40'

SHEET 2

74 45

4



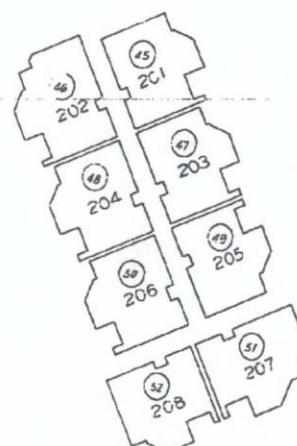
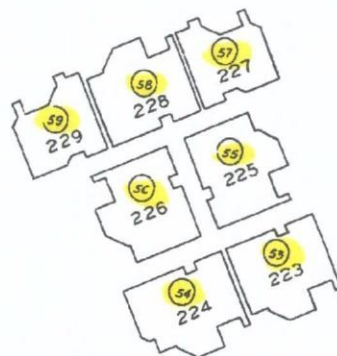
REVISED  
87081204004 701  
880714

1989

OFFICE OF ASSESSOR  
COUNTY OF LOS ANGELES

40'

7445 4



2 ND LEVEL

SUBDIVISION OF AIRSPACE  
CONDOMINIUM TRACT NO 31395

For common area see sheet 1.  
See Recorded Condominium Plans for elevations of units.  
For Typical Building details see sheet 5



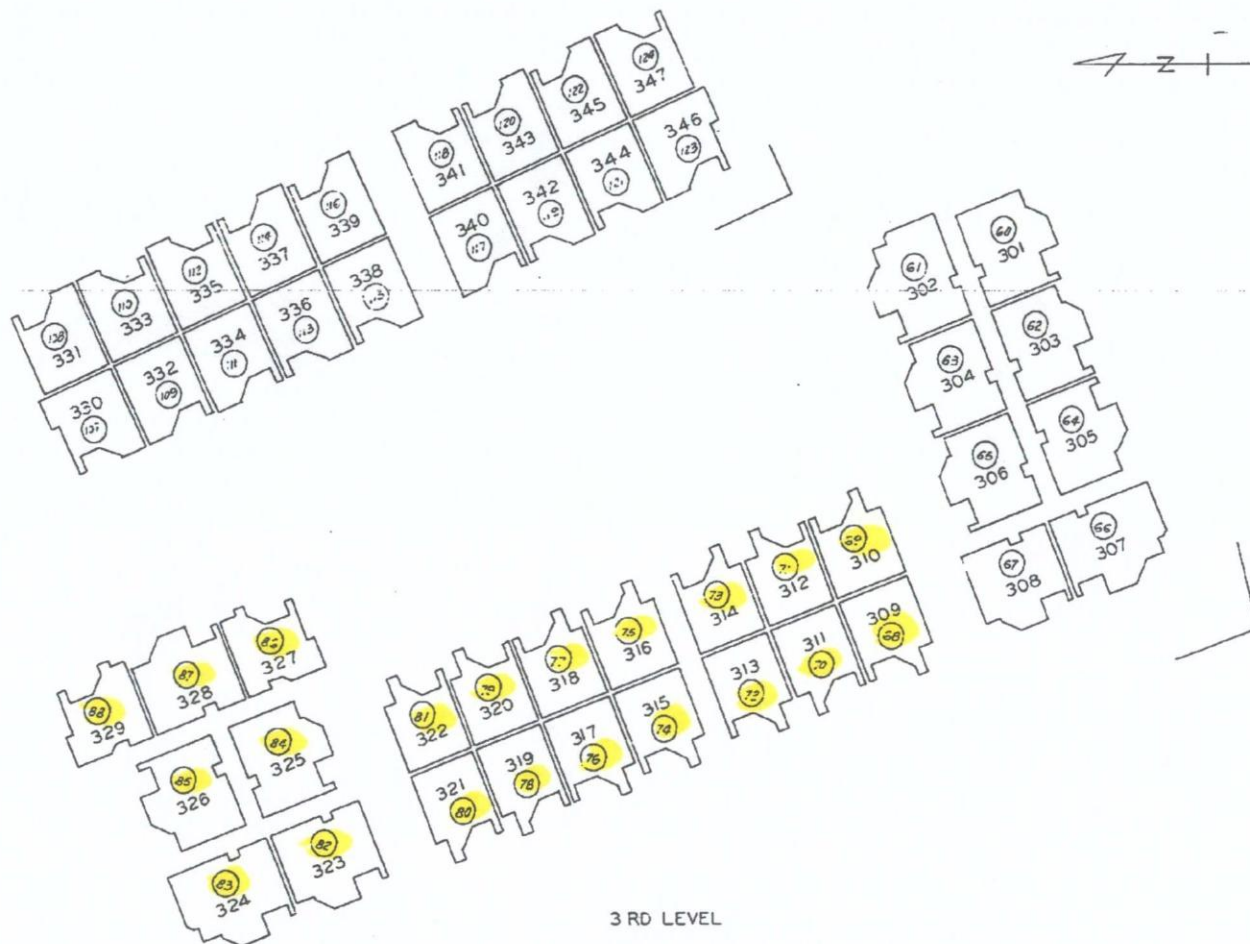
REVISED  
8705/204004001  
51870/83001001  
8807/19

1989

OFFICE OF ASSESSOR  
COUNTY OF LOS ANGELES

364' x 40'  
SHEET 4

7445 4



3 RD LEVEL

SUBDIVISION OF AIRSPACE  
CONDOMINIUM TRACT NO 31395

For common area see sheet 1.  
See Recorded Condominium Plans for elevations of units.  
For Typical Building details see sheet 5

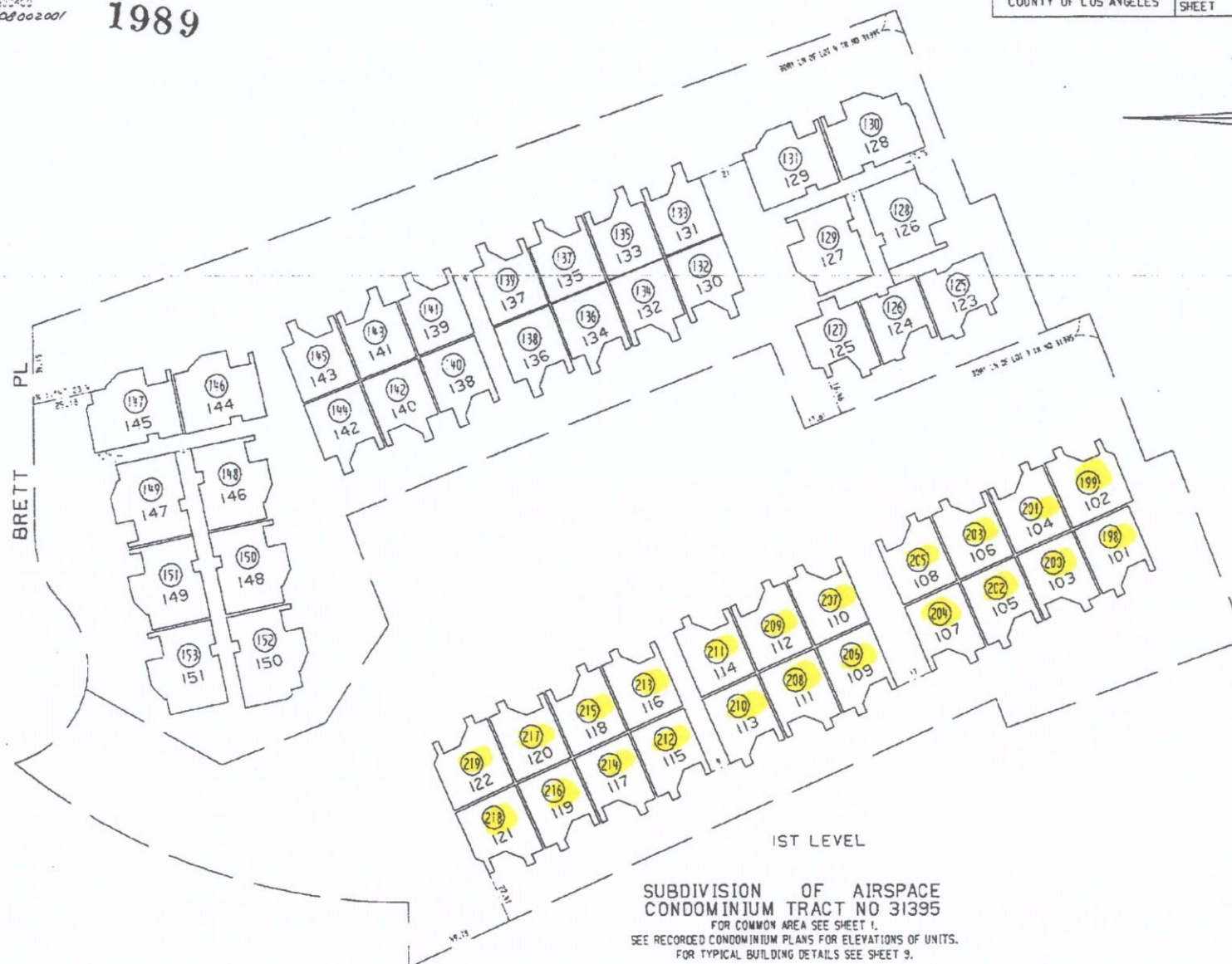
REVISED  
990425 500400  
88071408002001

1989

OFFICE OF ASSESSOR  
COUNTY OF LOS ANGELES

SCALE 1"= 40'  
SHEET 6

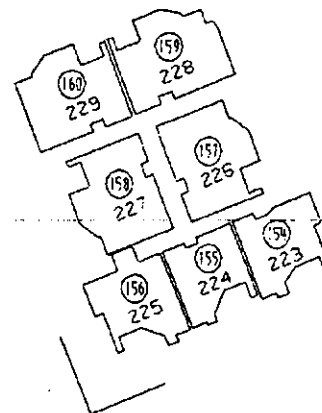
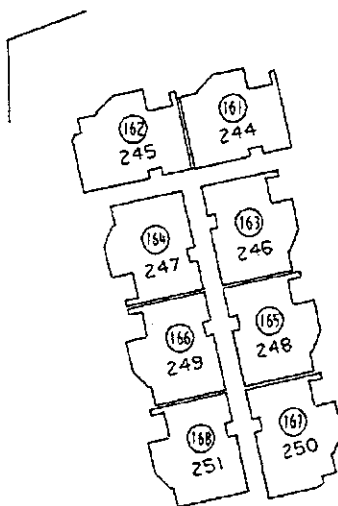
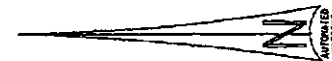
7445 4



REVISED  
880425 500400  
8807/4r

1989

OFFICE OF ASSESSOR COUNTY OF LOS ANGELES	SCALE 1"= 40' SHEET 7	7445	4
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2ND LEVEL

SUBDIVISION OF AIRSPACE  
CONDOMINIUM TRACT NO 31395  
FOR COMMON AREA SEE SHEET 1.  
SEE RECORDED CONDOMINIUM PLANS FOR ELEVATIONS OF UNITS.  
FOR TYPICAL BUILDING DETAILS SEE SHEET 9.

REVISED  
880428 500400  
8807/438002001

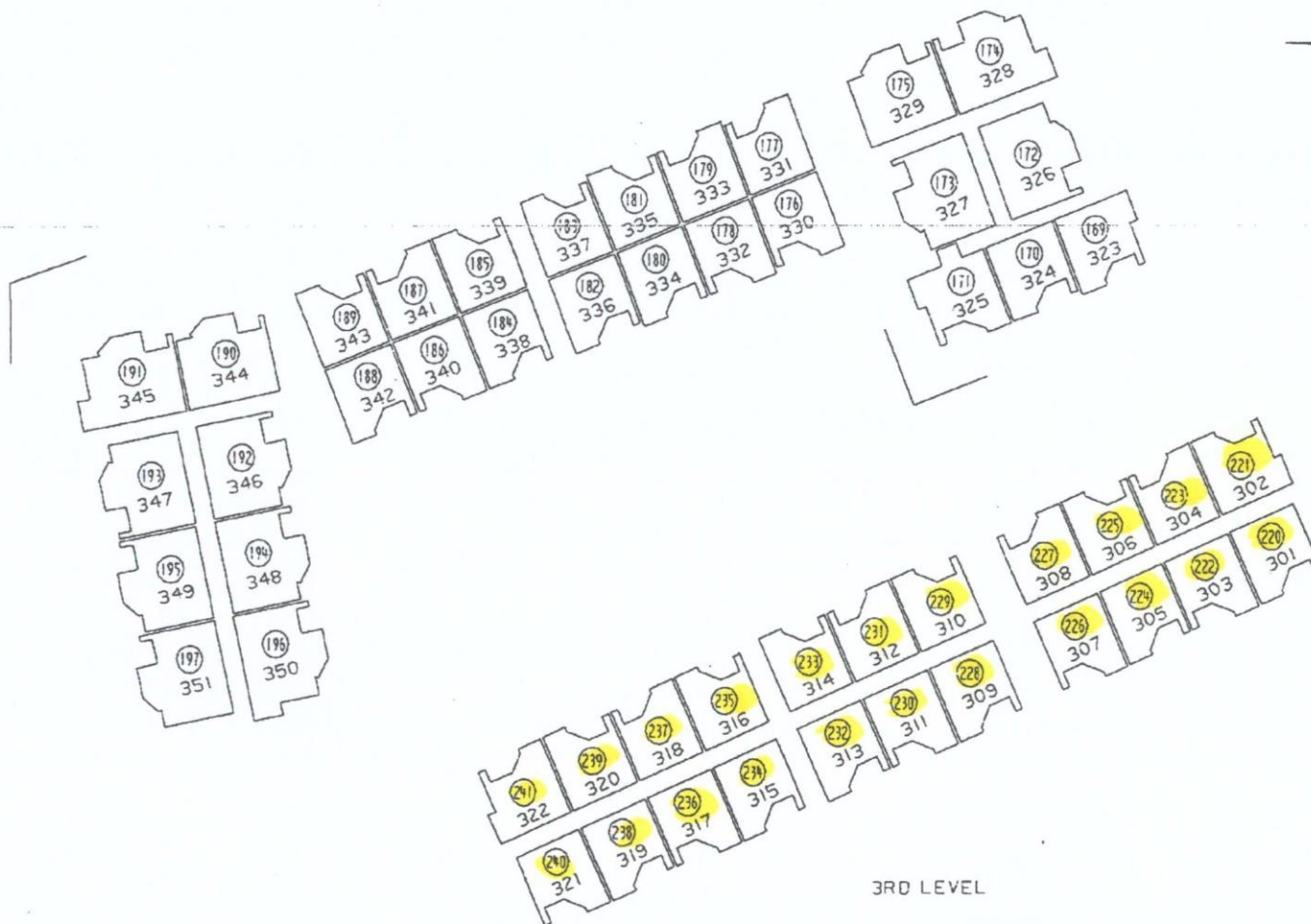
1989

OFFICE OF ASSESSOR  
COUNTY OF LOS ANGELES

SCALE 1" = 40'  
SHEET 8

7445

4



3RD LEVEL

SUBDIVISION OF AIRSPACE  
CONDOMINIUM TRACT NO 31395  
FOR COMMON AREA SEE SHEET 1.  
SEE RECORDED CONDOMINIUM PLANS FOR ELEVATIONS OF UNITS.  
FOR TYPICAL BUILDING DETAILS SEE SHEET 9.



74 45

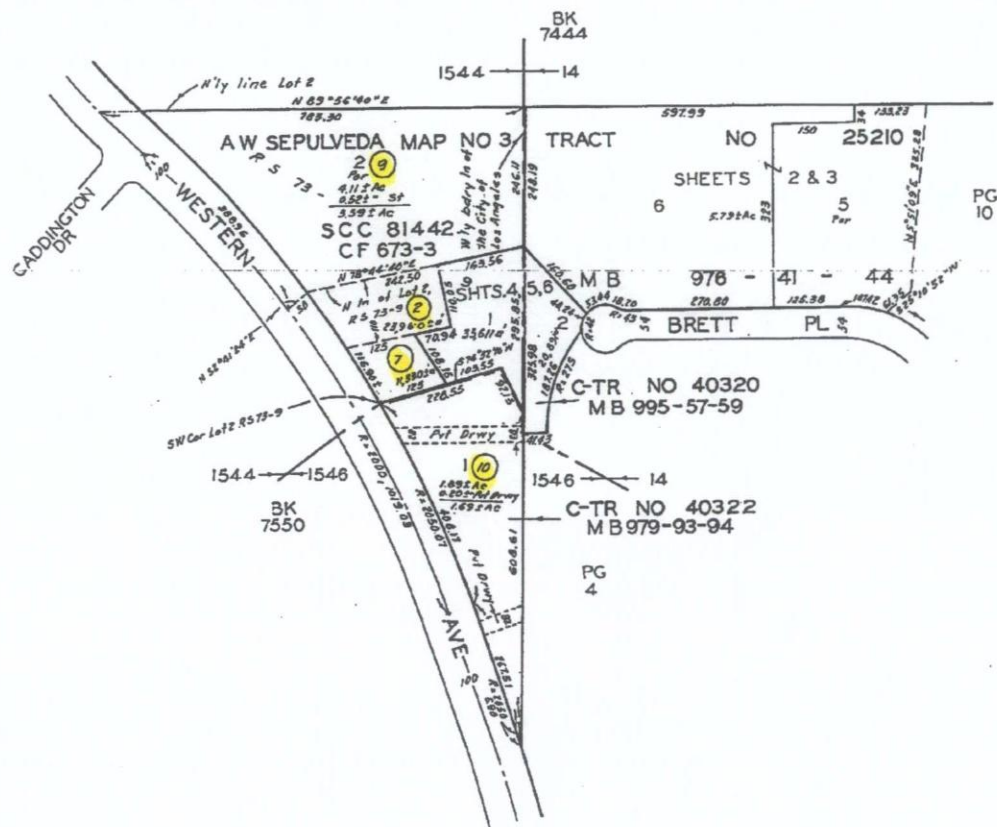
5  
SHEET 1

SCALE 1" = 200'  
P.A. 7445-5 & 10

TRA 14  
1544  
1546

OFFICE OF ASSESSOR  
COUNTY OF LOS ANGELES

REVISED  
8807/198003002  
910404/15001002-14





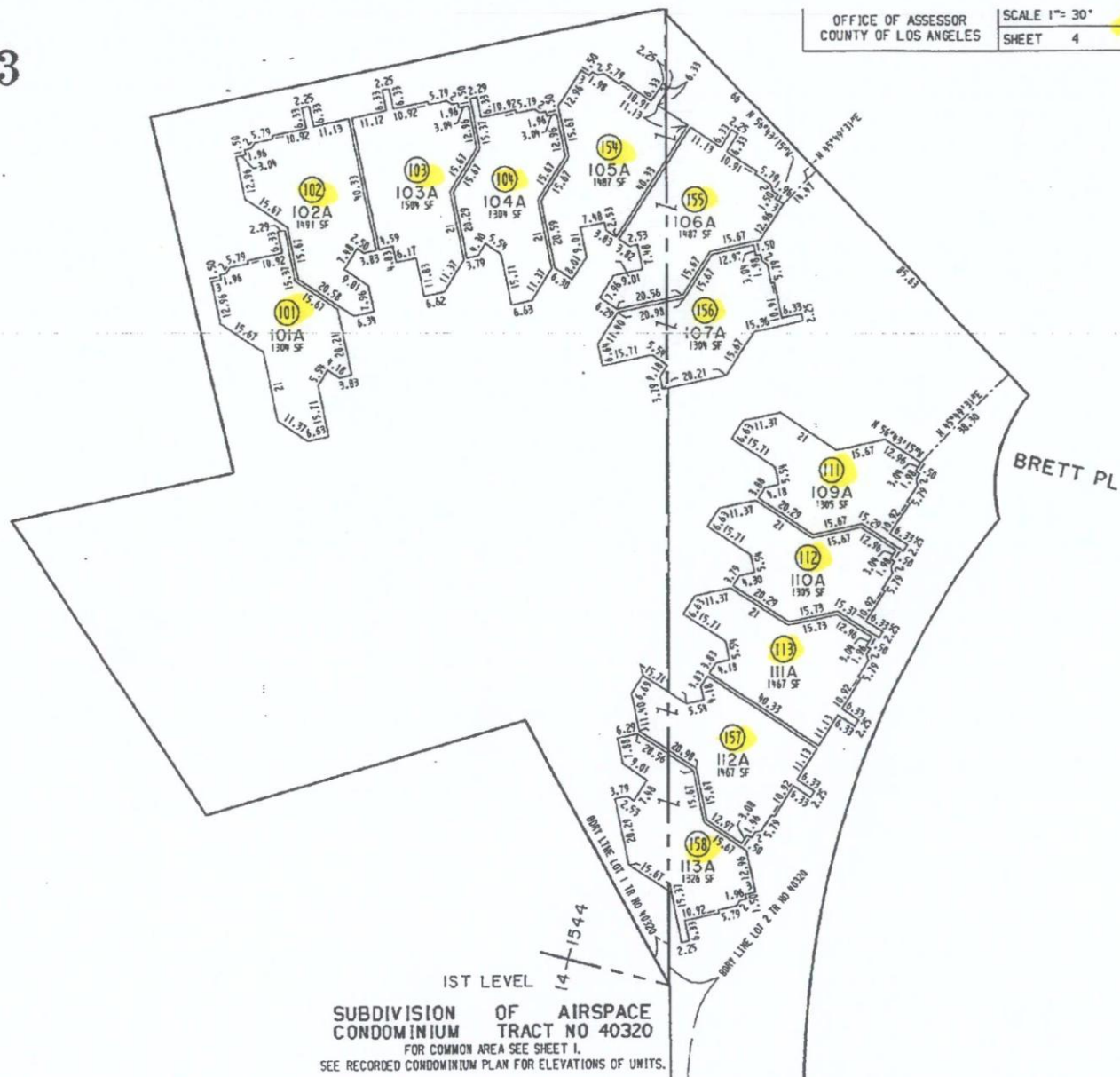
1993

OFFICE OF ASSESSOR  
COUNTY OF LOS ANGELES

SCALE	1" = 30'
SHEET	4

7445

5



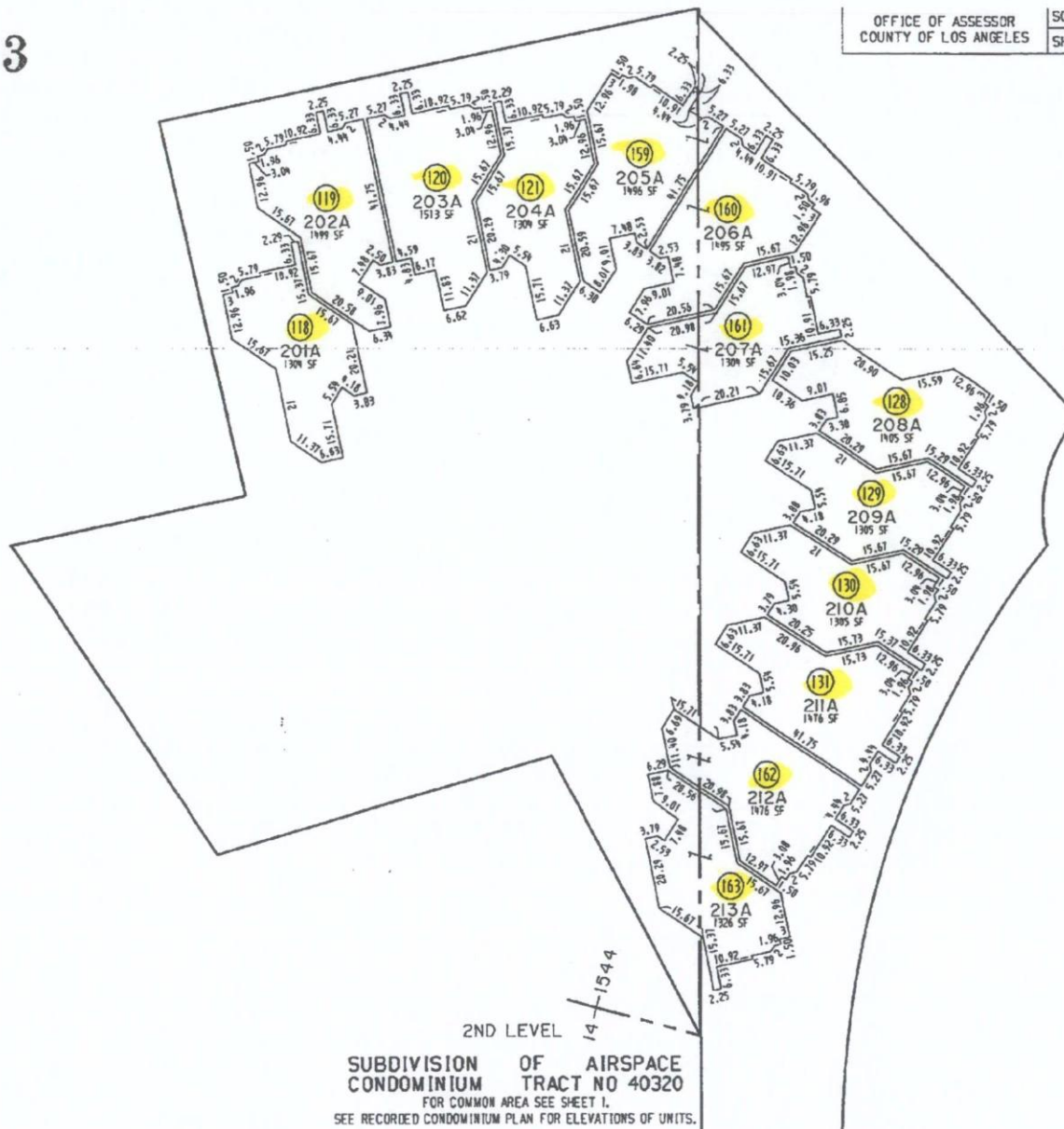
REVISED  
91040495001002-14  
93021609010001-14

1993

OFFICE OF ASSESSOR  
COUNTY OF LOS ANGELES

SCALE 1"= 30'  
SHEET 5

7445 5



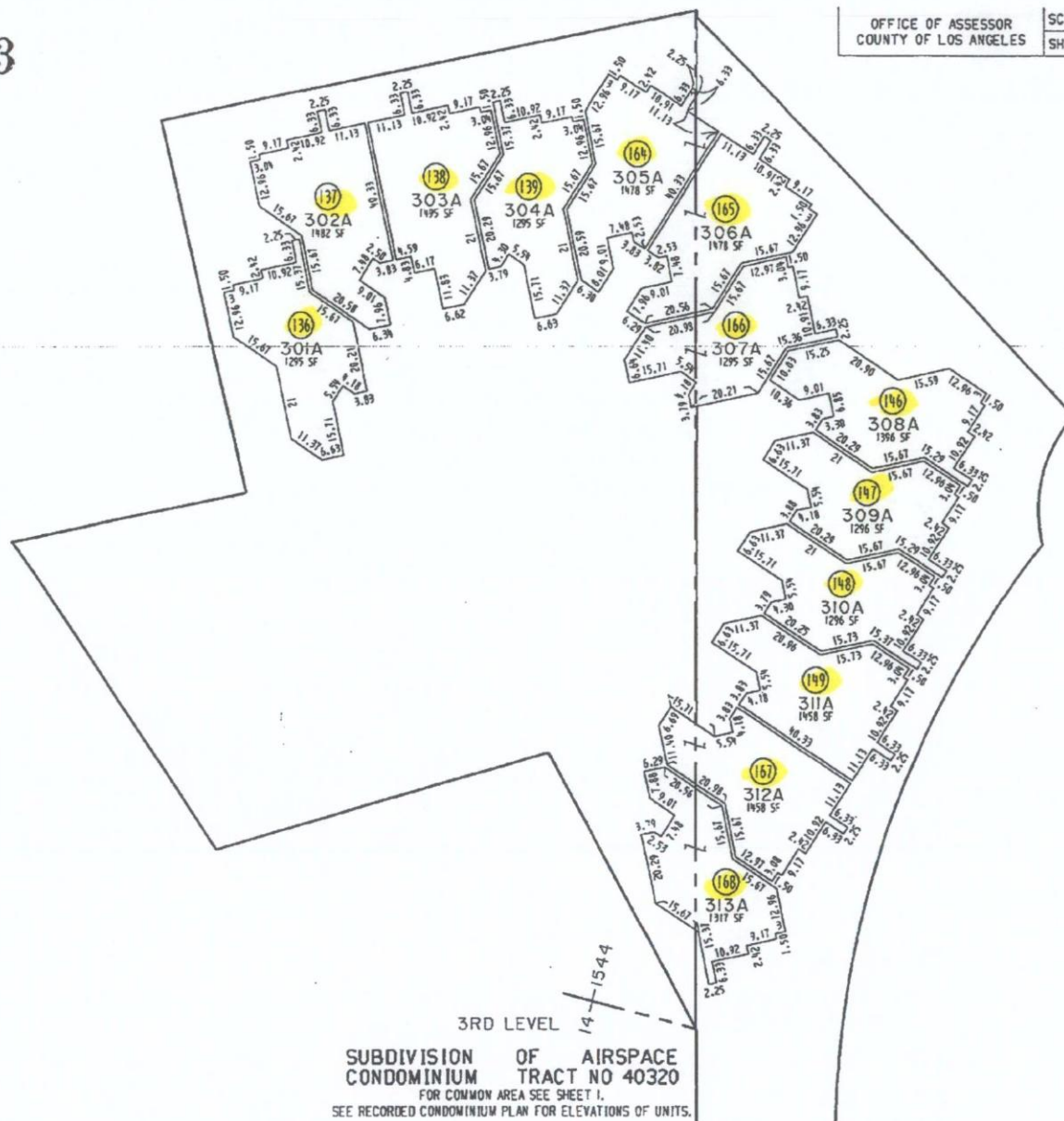
REVISED  
91040495001002-14  
93021609015001-14

1993

OFFICE OF ASSESSOR  
COUNTY OF LOS ANGELES

SCALE 1"= 30'  
SHEET 6

7445 5





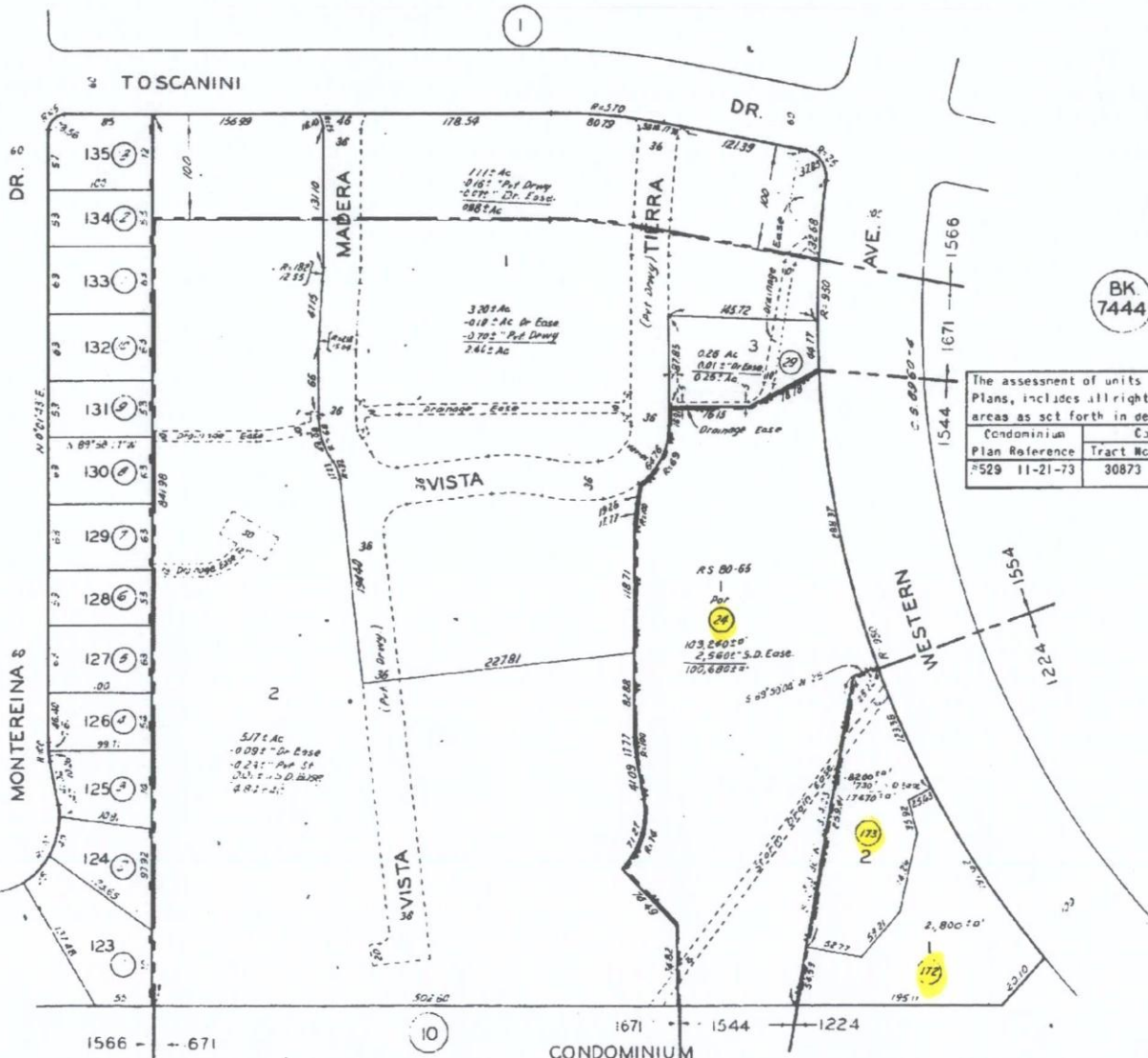
7550 9  
SHEET 1  
SCALE 1" = 100'

CODE  
1671  
1544  
1566  
1224

PREV. ASSMT SET  
7555 - 11 & 49

VAN KARAN DR.

BEECHAM DR.



TRACT NO. 3192 M.B. 44-91-94  
TRACT NO. 26331 M.B. 686-96-99

CONDOMINIUM TRACT NO. 30873 M.B. 833-73-76  
PARCEL MAP P.M. 139-35-36

The assessment of units in the following Condominium Plans, includes all rights and interests in the common areas as set forth in deeds of record.

Condominium Plan Reference	Common Area Tract No.	Lots	Units	Subdivision of Airspace
529 11-21-73	30873	1 & 2	--	Shts. 2 to 9

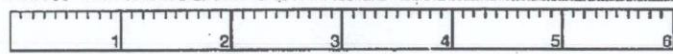
BK 7444

ASSESSOR COUNTY OF LOS ANGELES

508077401  
7/2/99  
13/108-84  
55121210001001-14

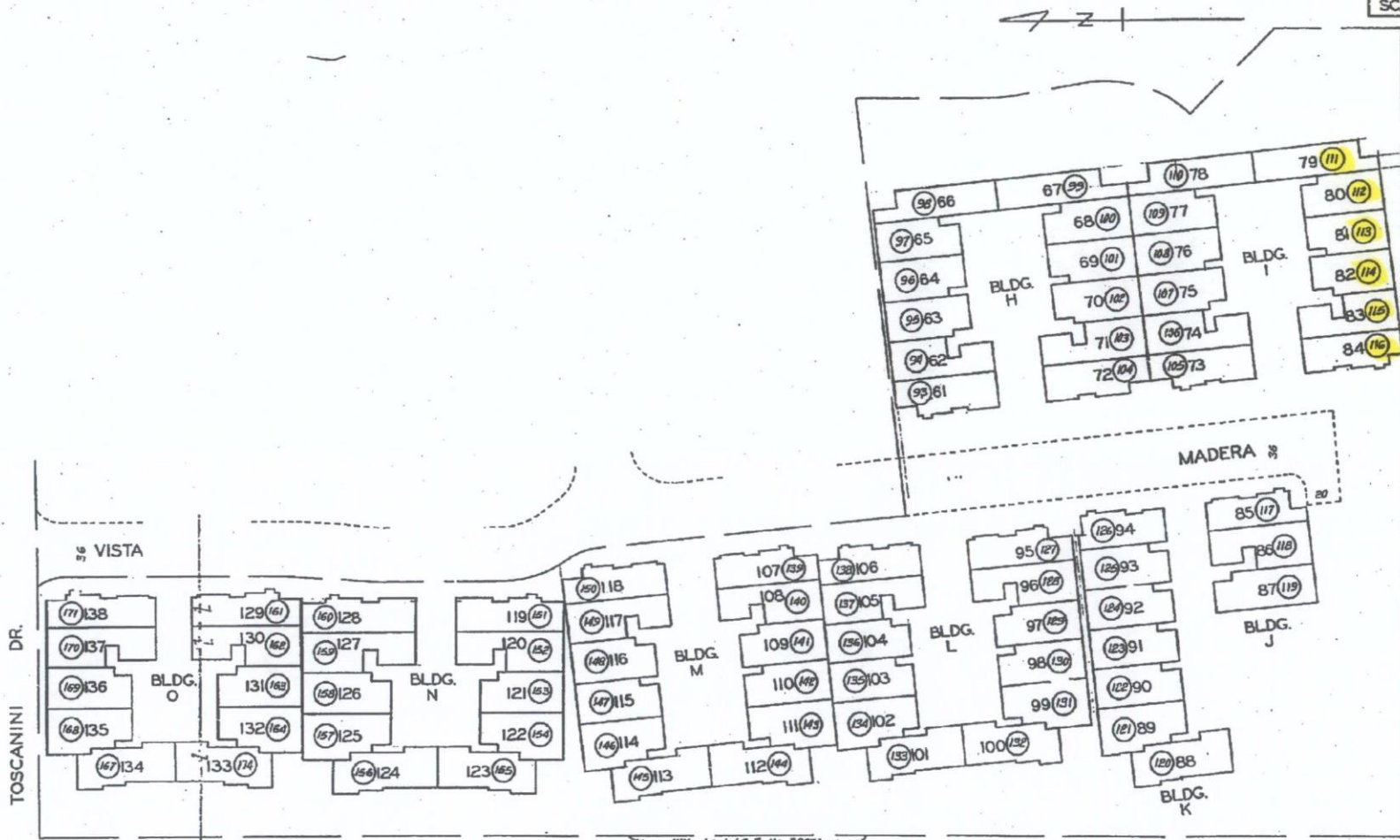
1996

1-800-345-7334



SCALE IN 1/10 OF AN INCH

7550 9  
SHEET 3  
SCALE 1" = 30'



1566 — 1671

SUBDIVISION OF AIRSPACE  
CONDOMINIUM TRACT NO. 30873  
[For common area see sheet 1.]

For Typical Building Details,  
see sheets 6 to 9.

DEC 22 1995  
ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.



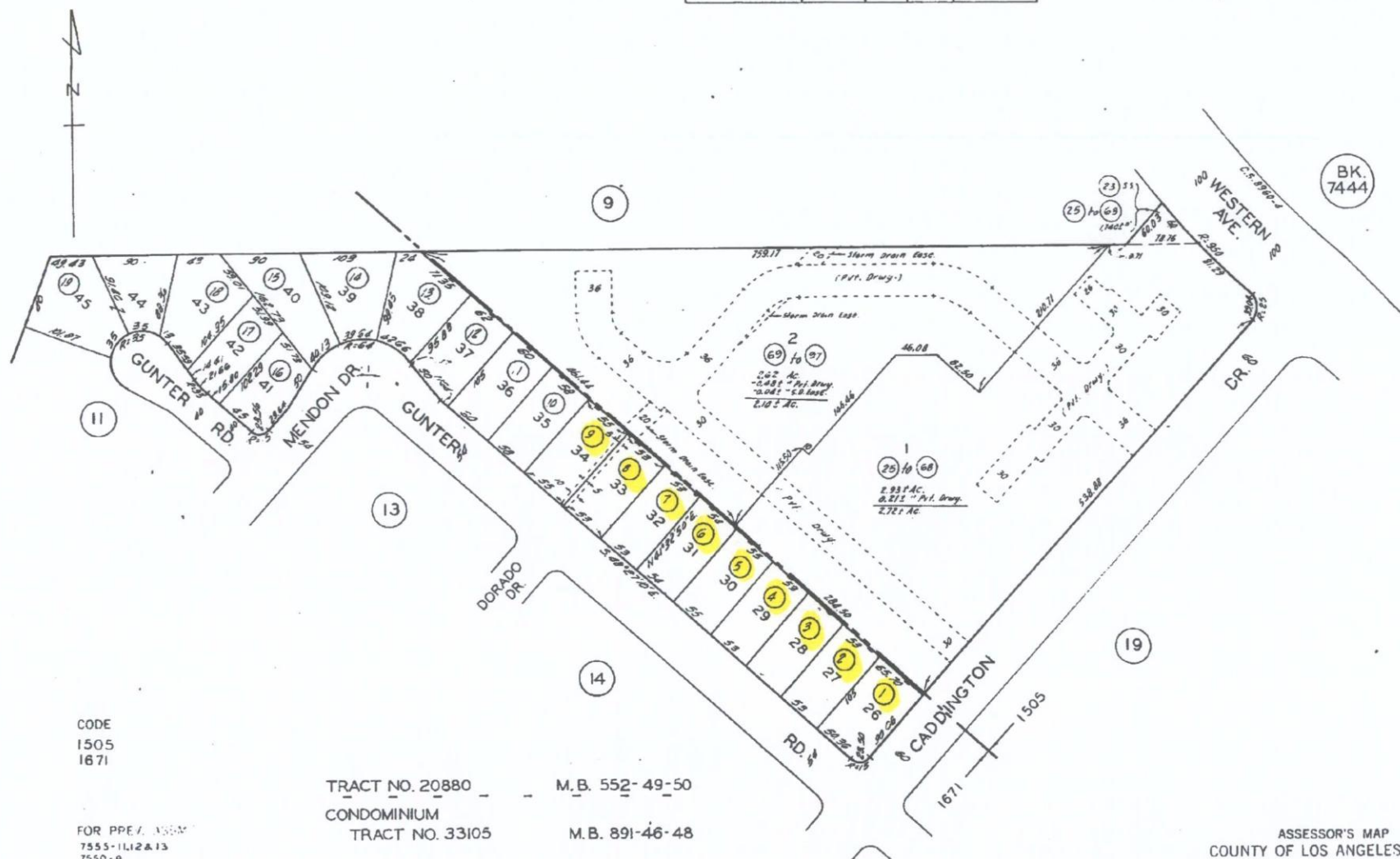
7550 10  
SHEET 1  
SCALE 1" = 100'

The assessment of units in the following Condominium Plans, includes all rights and interests in the common areas as set forth in deeds of record.

Condominium Plan Reference	Tract No.	Common Area Lots	Units	Subdivision of Airspace
#1047214 9-20-79	33105	1	--	Shts. 2, 3 & 4
#1047216 9-20-79	33105	2	--	Shts. 4, 5, 6 & 7

Diagrammatic depicts approximate dimensions.

780523508  
780520  
800723 407  
800911  
831028-24



CODE  
1505  
1671

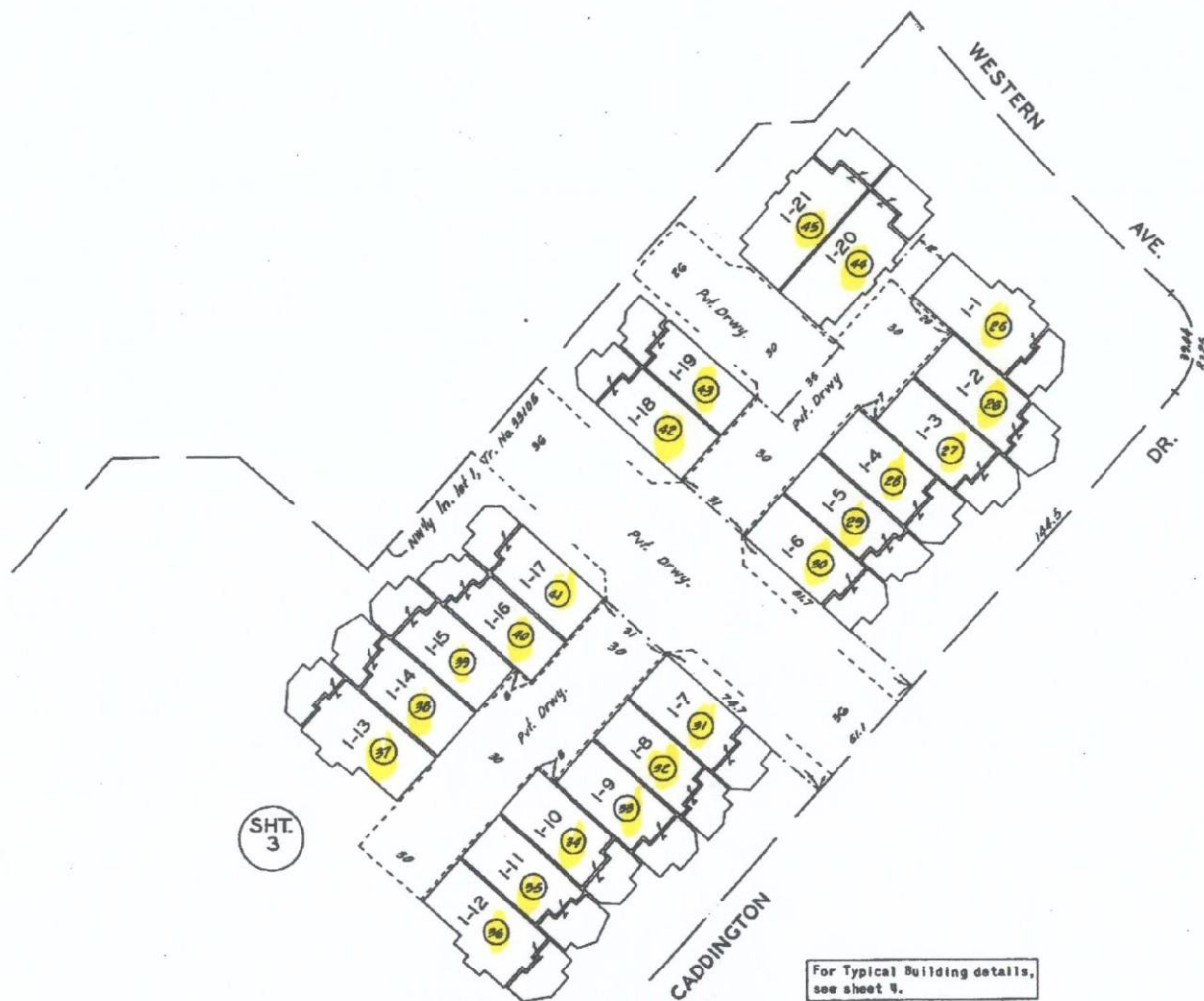
FOR PREP. ASBY  
7555-11, 12 & 13  
7550-9

TRACT NO. 20880 M.B. 552-49-50  
CONDOMINIUM  
TRACT NO. 33105 M.B. 891-46-48

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

800723407  
010304

7550 10  
SHEET 2  
SCALE 1" = 40'



SUBDIVISION OF AIRSPACE  
CONDOMINIUM TRACT NO 33105

For common area and notes on dimensions see sheet 1.

For Typical Building details,  
see sheet 4.

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF

800723407  
810304

7550 10  
SHEET 3  
SCALE 1" = 40'



1ST LEVEL

U.E. = 308.1 max., 306.6 min.  
L.E. = 300.1 max., 297.6 min.

GARAGE ELEVATIONS					
UNITS	U.E.	L.E.	UNITS	U.E.	L.E.
22 & 29	325.9	317.9	35 & 36	322.3	319.3
23, 24 & 26	325.4	317.4	37	320.3	312.3
25 & 27	324.9	316.9	38 & 39	321.8	313.8
28 & 30	324.4	316.4	40	319.9	311.9
31	323.4	315.4	41 & 42	321.3	313.3
32	322.9	314.9	43	319.4	311.4
33	322.8	314.8	44	320.4	312.4
34	320.8	312.8			

BENCH MARK: C.M. No. CY 7292, L.A.C.E.  
Mon. 6 in. down at NE'ly Cor. Western  
Ave. & Caddington Dr., 67 Ft. N'ly and  
18 Ft. E'ly of Inter. Palos Verdes.  
Elevation = 251.514 (1975)

SUBDIVISION OF AIRSPACE  
CONDOMINIUM TRACT NO. 33105

For common area and note on dimensions see sheet 1.

For Typical Building Details of Living  
Areas and Garages, see sheet 4.

2ND LEVEL

UNITS	U.E.	L.E.
23	322.7 max. 309.1 max. 317.1 min.	309.0 min.
25, 28, 31, 34, 37, 40 & 43	317.1	309.1 max. 309.0 min.

3RD LEVEL

UNITS	U.E.	L.E.
26, 29, 32, 35, 38, 41 & 44	331.3 max. 318.1 max. 328.1 min.	318.0 min.

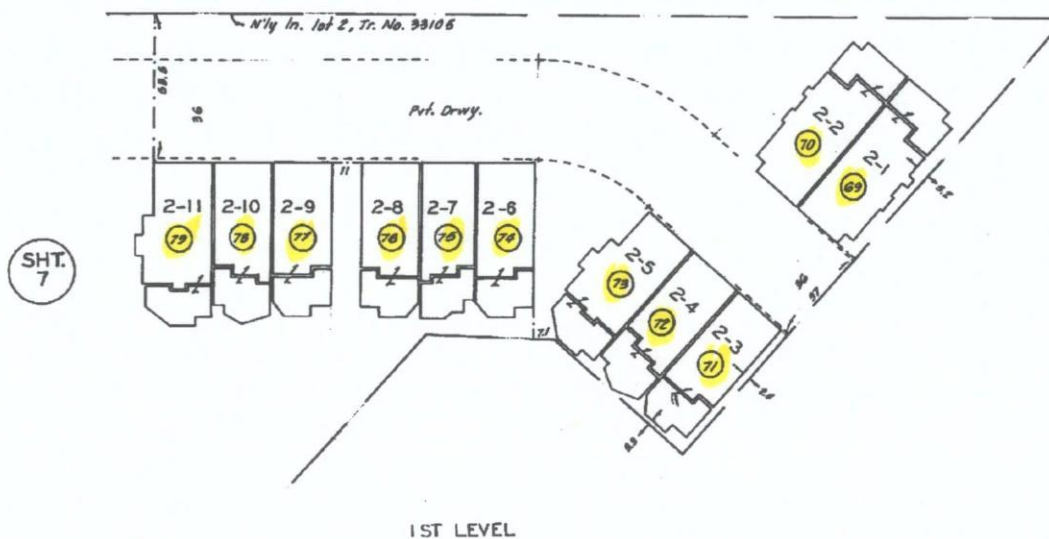
ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.



80075407

810304

7550 10  
SHEET 5  
SCALE 1" = 40'



SUBDIVISION OF AIRSPACE  
CONDOMINIUM TRACT NO. 33105

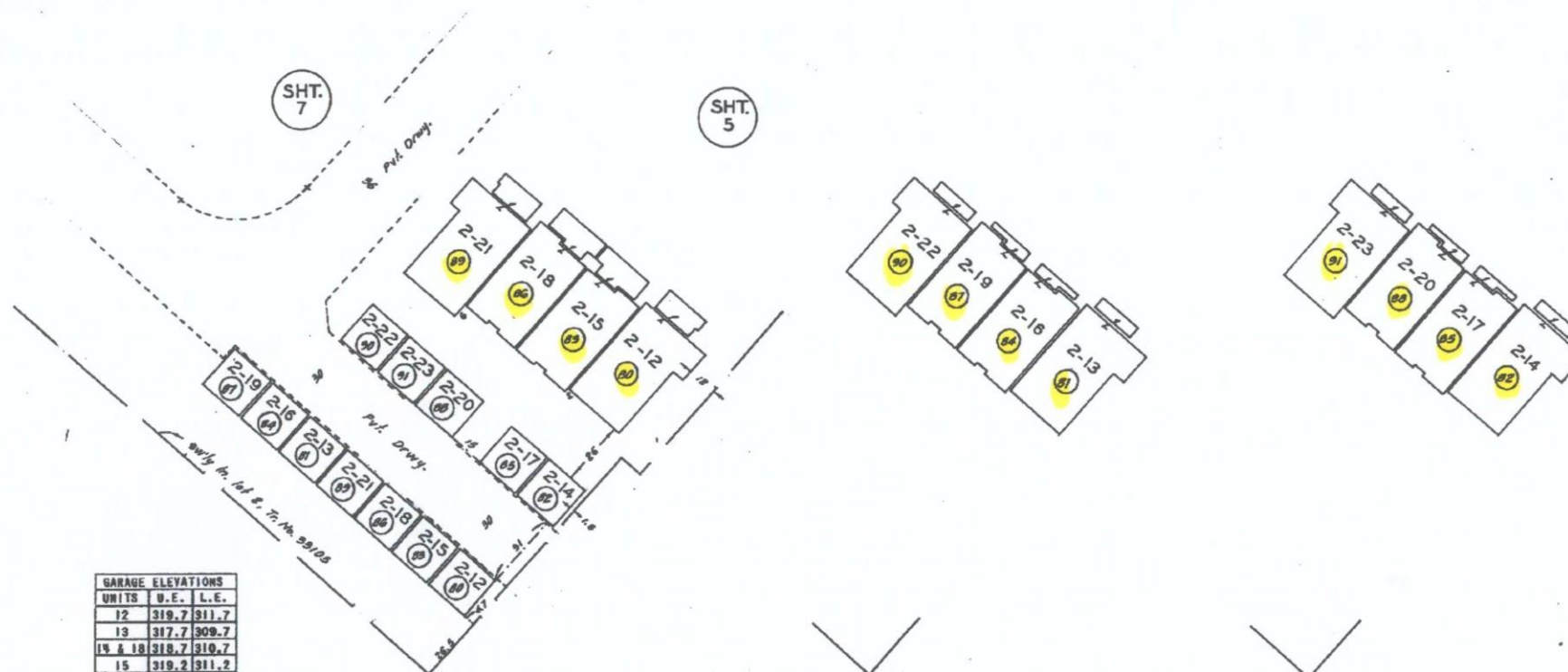
For common area and note on dimensions see sheet 1.

For Typical Building Details,  
see sheet 6.

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

800723407 810804

7550 10  
SHEET 6  
SCALE 1" = 40'



GARAGE ELEVATIONS		
UNITS	U.E.	L.E.
12	319.7	311.7
13	317.7	309.7
14 & 18	318.7	310.7
15	319.2	311.2
16	317.2	309.2
17 & 21	318.2	310.2
19	316.7	308.7
20	317.3	309.3
22	316.3	308.3
23	316.8	308.8

#### 1ST LEVEL

U.E. = 308.1 max., 306.6 min.  
L.E. = 300.1 max., 297.6 min.

#### 2ND LEVEL

U.E. = 317.1  
L.E. = 309.1 max., 309.0 min.

#### 3RD LEVEL

U.E. = 331.3 max., 326.1 min.  
L.E. = 318.1 max., 318.0 min.

BENCH MARK: U.M. No. CY 7232, L.A.C.E. Mon. 6 in. down at NE'ly Cor. Western Ave. & Caddington Dr., 67 Ft. N'ly & 18 Ft. E'ly of Int. Palos Verdes. Elevation = 251.514 (1975)

### SUBDIVISION OF AIRSPACE CONDOMINIUM TRACT NO. 33105

For common area and note on dimensions see sheet 1.

For Typical Building details of Living Areas and Garages, see sheet 4.

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.



831108-84

7550 14  
SCALE 1" = 100'



CODE  
1671

FOR PREV. ASSMT SEE:  
7555-17

TRACT NO. 20880 M.B. 552-49-50  
TRACT NO. 21184 M.B. 578-7-8

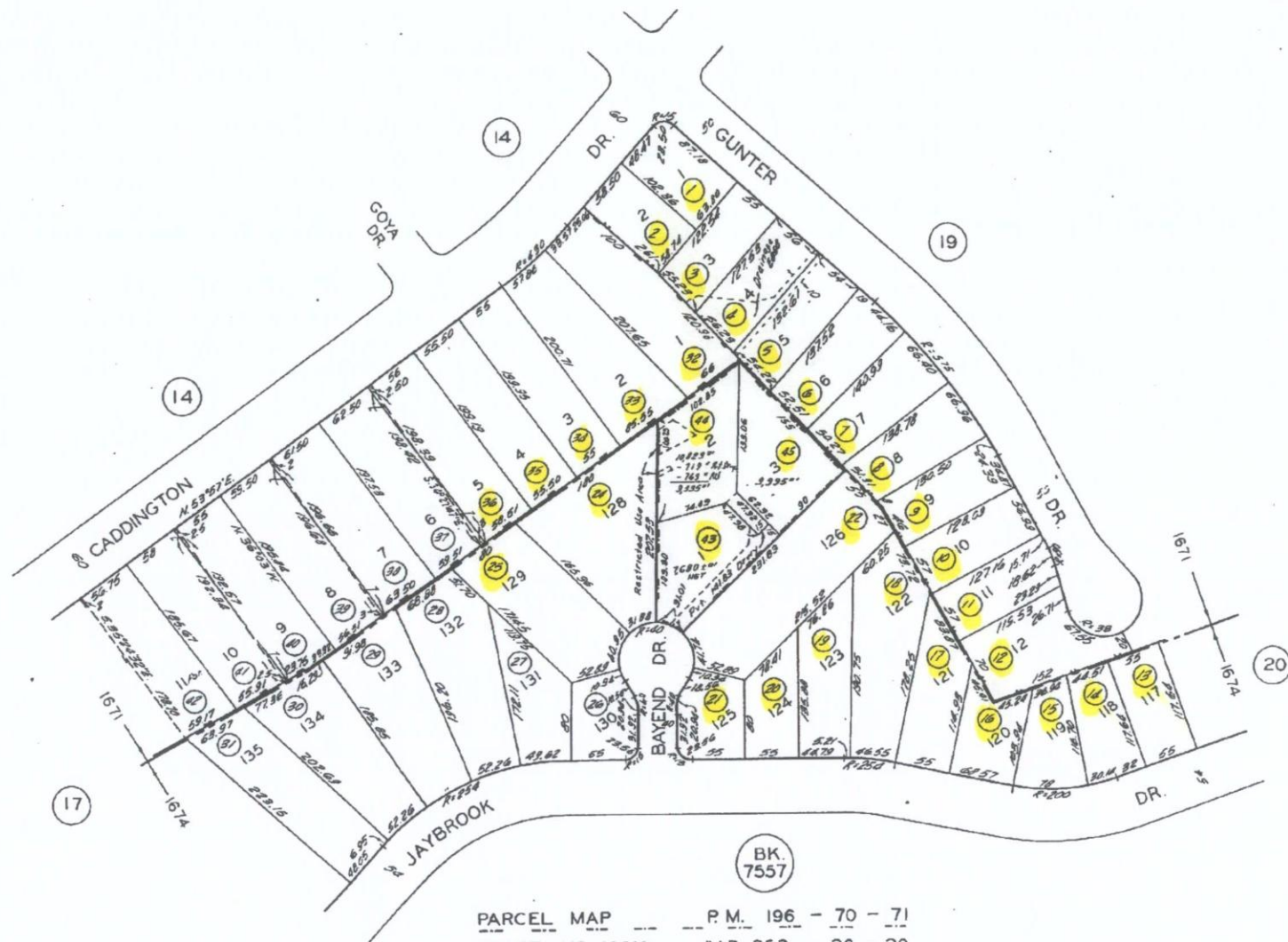
ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

7550 18

SCALE 1" = 100'



8311.3 14  
379747.7 102.11



CODE  
1671  
1674

FOR PREV. ASSMT SEE:  
7555-22, 23 & 25

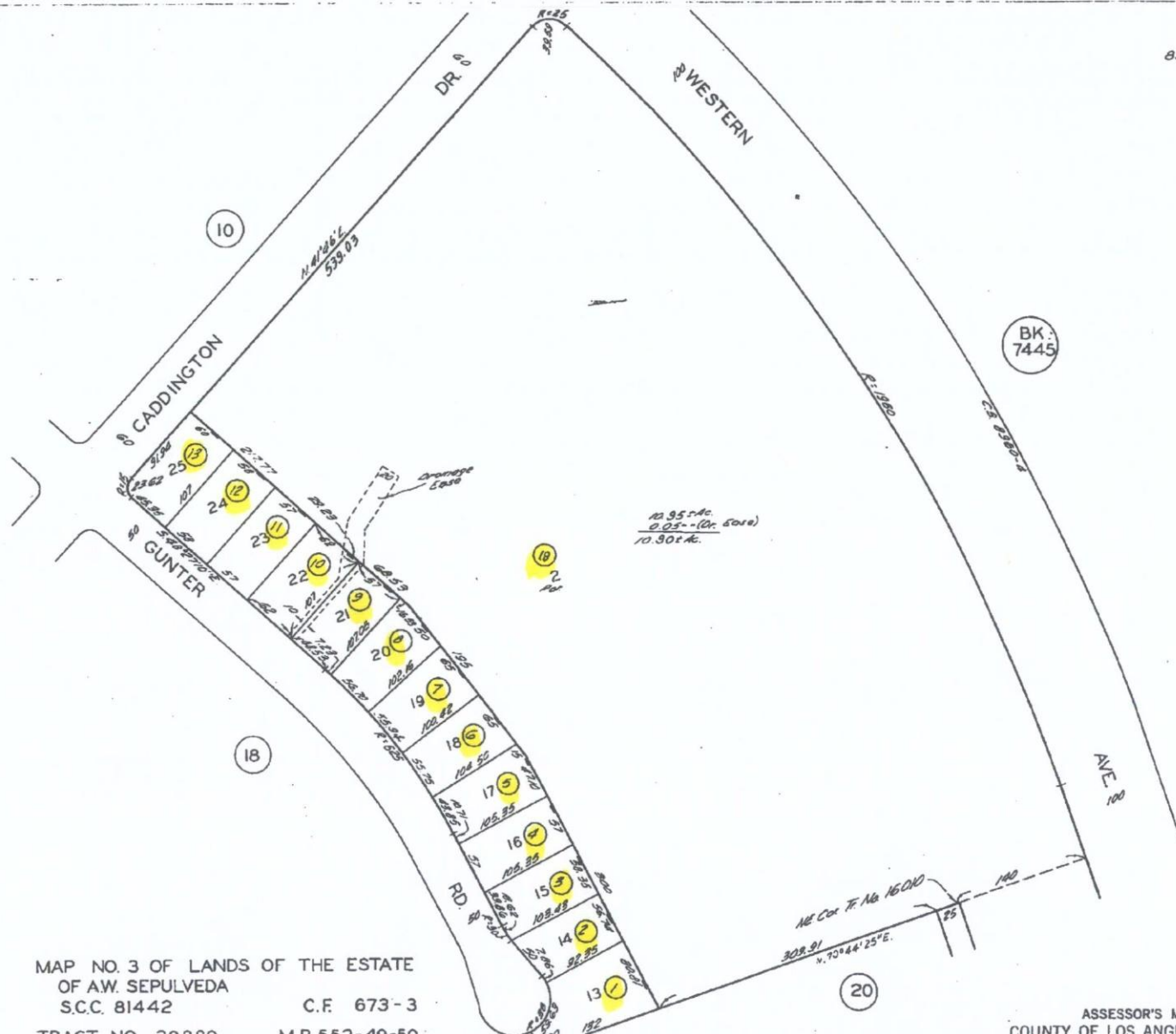
PARCEL MAP --- P.M. 196 - 70 - 71  
TRACT NO. 16010 M.B. 353 - 26 - 29  
TRACT NO. 20880 M.B. 552 - 49 - 50  
TRACT NO. 21184 M.B. 578 - 7 - 8

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

7550 19

SCALE 1" = 100'

721011304  
76 0129  
831108-84  
89101028008001-28



CODE

1671

FOR PREV. ASSMT. SEE:  
7555-11 & 25

MAP NO. 3 OF LANDS OF THE ESTATE  
OF A.W. SEPULVEDA  
S.C.C. 81442 C.F. 673-3  
TRACT NO. 20880 MAP 552-10-50

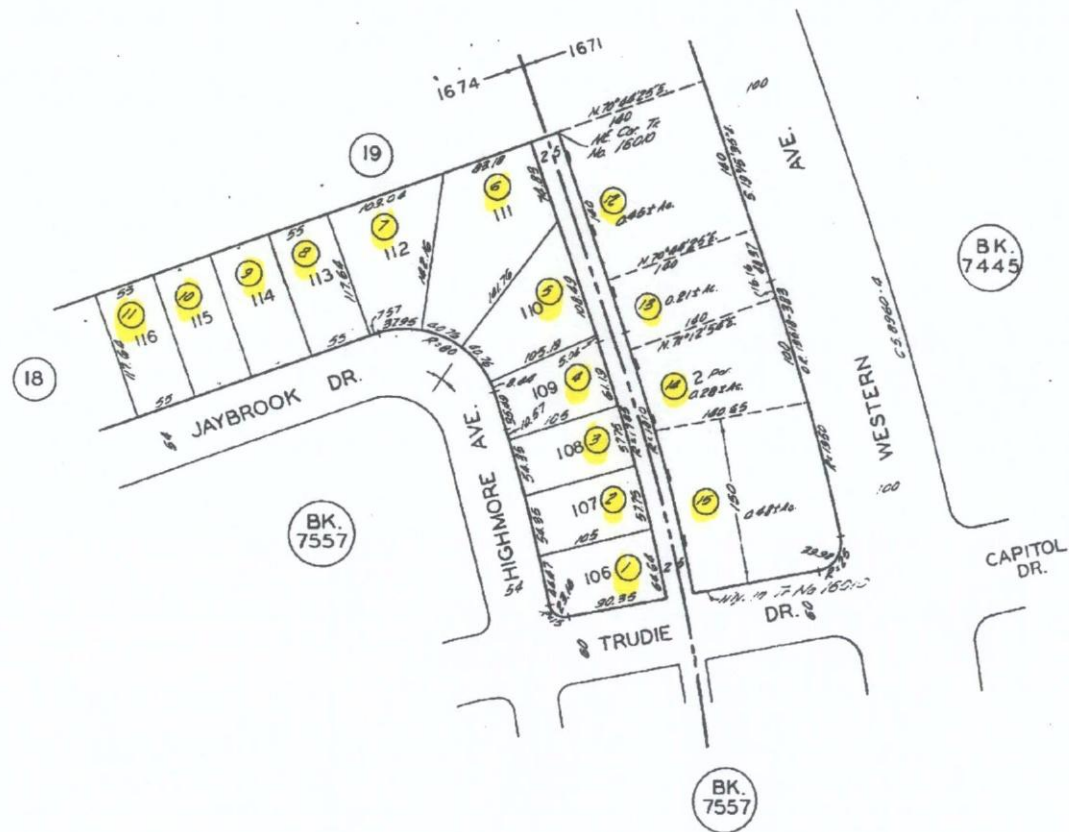
ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.



7550 20

SCALE 1" = 100'

76 0123  
831108-B-1



CODE  
1671  
1674

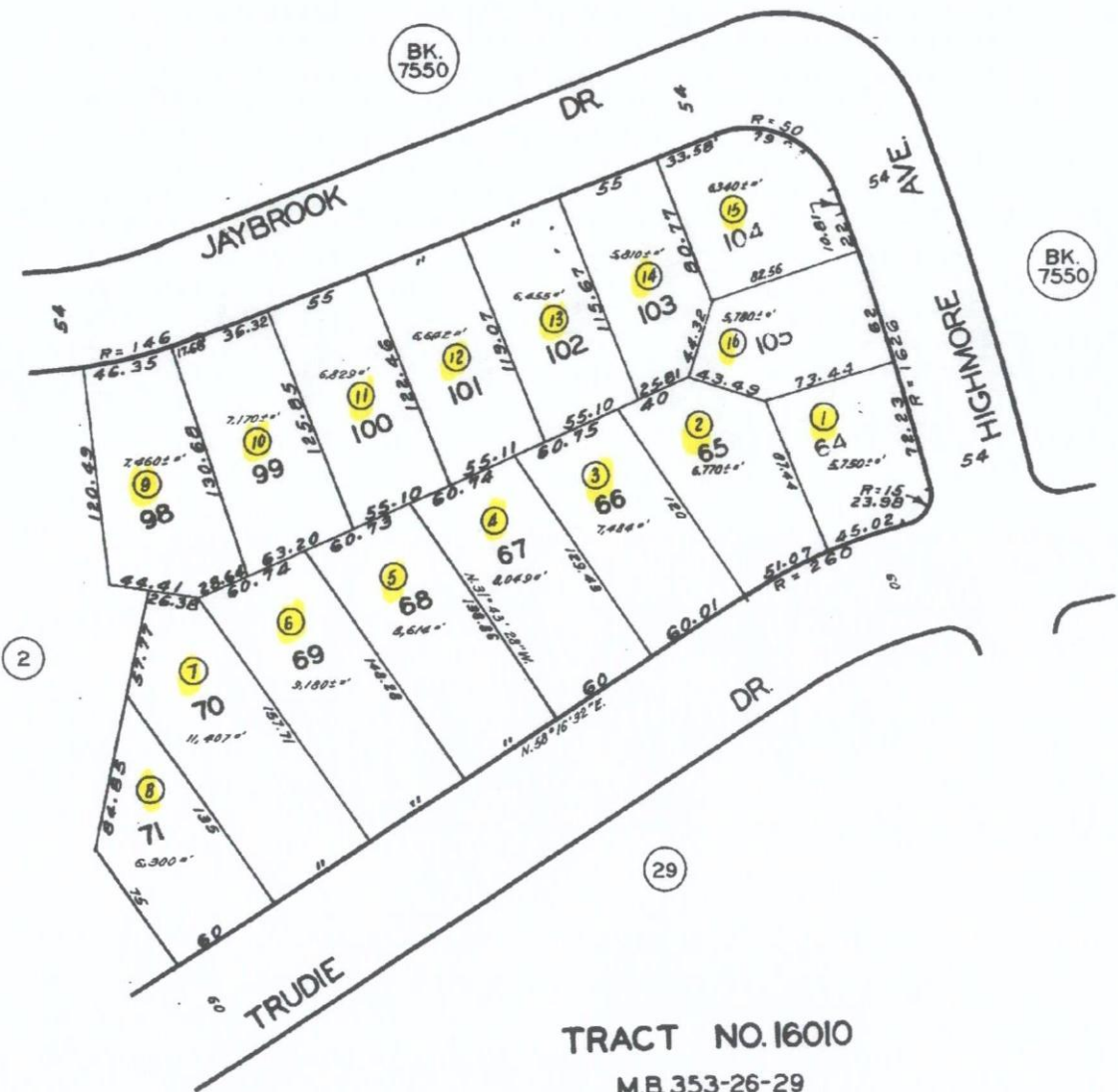
REV. ASSMT. SE  
7555-23 & 24

MAP NO. 3 OF LANDS OF THE ESTATE  
OF A.W. SEPULVEDA  
\_ SCC. 81442 \_ C.F. 673 - 3  
TRACT NO. 16010 M.B. 353 - 26 - 29

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

8/105-84

7557 1  
SCALE 1" = 60'



CODE  
1674

FOR PREV ASSMT SEE:

TRACT NO. 16010  
M.B. 353-26-29

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.



ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

7557 29

SCALE 1" = 60'

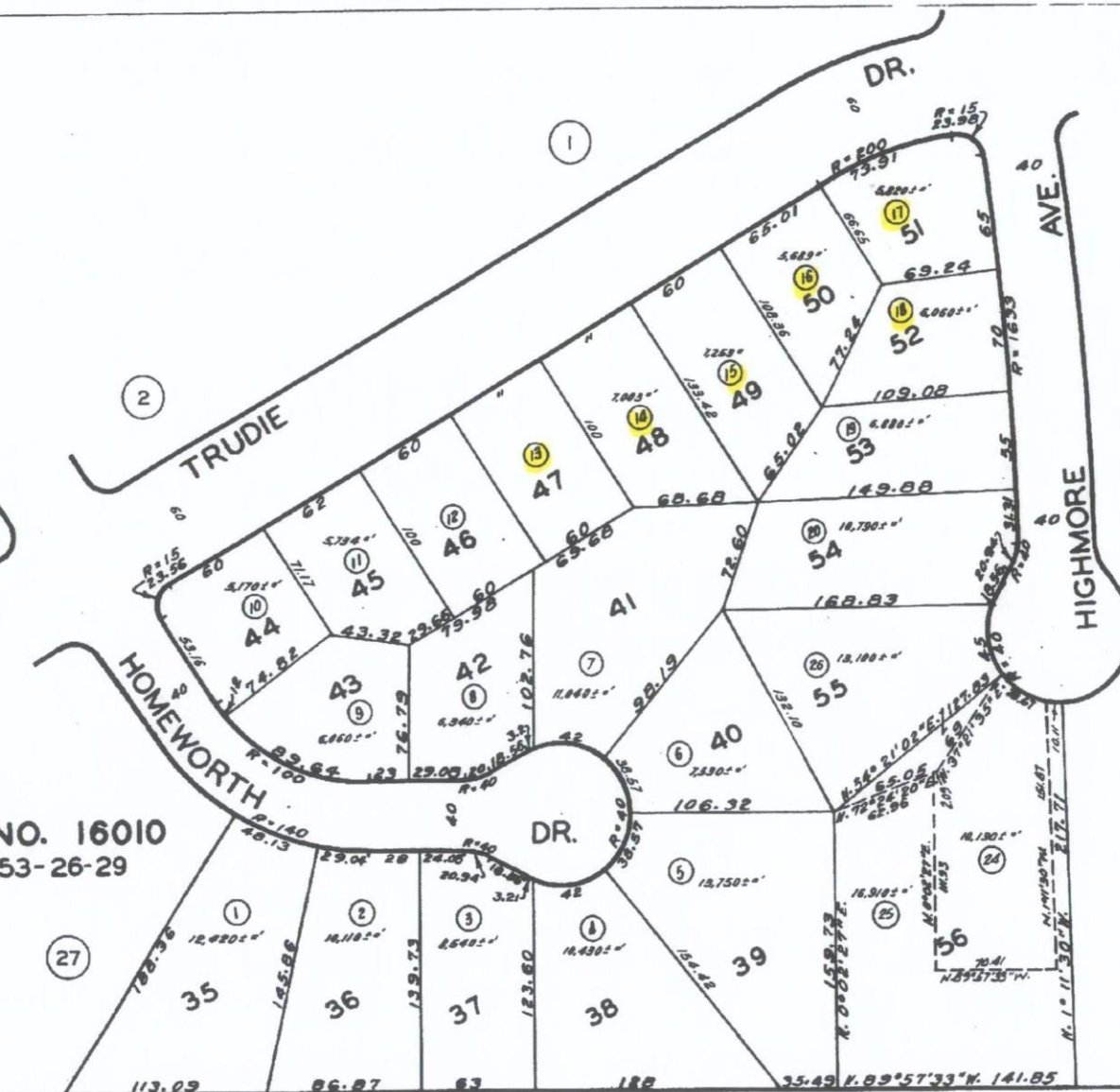
831100-84



TRACT NO. 16010  
M.B. 353-26-29

CODE  
1674

FOR PREV. ASSMT SEE:



ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

7557 30

at 1" = 60'

1994

CAPITOL DR.

WESTERN

BK. 7445

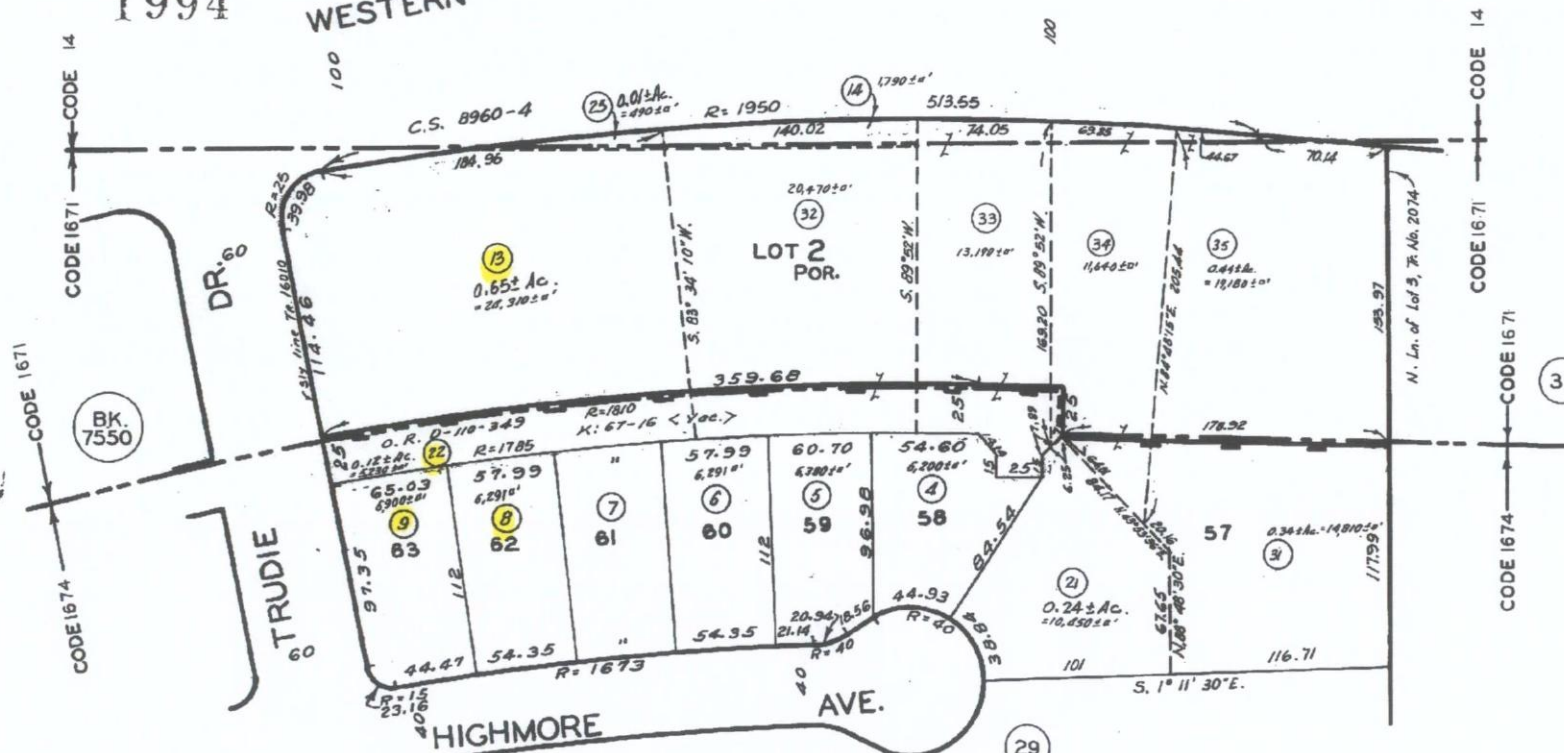
CORALMONT DR.

PARK WESTERN DR.

AVE.

1-3-65 REVISED  
3-26-56  
9-12-57  
1-21-58  
1-5-59  
1-28-60  
2-27-60  
4-13-60  
3-28-62

680215004  
680313  
781229  
780129  
831108-84



MAP NO 3 OF LANDS OF THE ESTATE OF  
A.W. SEPULVEDA

S.C.C. 81442  
C.F. 673-3

TRACT NO. 16010

M.B. 353 - 26-29

CODE  
14  
1674  
1671

FOR PREV. ASSMT. SEE:  
7557-30

FEB 24 1994

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.



001038

DATE	INVOICE NO.	DESCRIPTION	INVOICE AMOUNT	DEDUCTION	BALANCE
12-06-00	120600		700.00	.00	700.00
CHECK DATE 12-06-00	CHECK NUMBER 1036	TOTALS	700.00	.00	700.00



RANCHO PALOS VERDES

# FEE RECEIPT FORM

6500

30940 HAWTHORNE BOULEVARD  
RANCHO PALOS VERDES, CA 90275-5391  
(310) 544-5228 • FAX (310) 544-5293

DATE: 12/7/2000 NAME: HOWARD SPUNT ASSOCIATES TELEPHONE: 818-992-8800

ADDRESS: 6409 INDEPENDENCE AVE. CITY: WOODLAND HILLS ZIP: 91367

JOB OWNER: \_\_\_\_\_ JOB TRACT NO.: \_\_\_\_\_

JOB ADDRESS: 28901 WESTERN AVE, #333

VALIDATION  
(OFFICE  
USE ONLY)

PAID DEC 7 '00

RECEIPT FOR	AMOUNT	ACCOUNT OR TRUST FUND	RECEIPT FOR	AMOUNT	ACCOUNT OR TRUST FUND
PLANNING APPLICATION(S) # _____ # _____ # _____	_____	1-32210	<input type="checkbox"/> PLAN CHECK FEE _____ TYPE _____	_____	1-32310
RESEARCH FEES <input type="checkbox"/> Address File <input type="checkbox"/> Geology File <input type="checkbox"/> Radius Map <input type="checkbox"/> Other: _____	_____	1-32230 1-32340	<input type="checkbox"/> TRUST DEPOSIT _____ TYPE _____ <input checked="" type="checkbox"/> OTHER <u>UD#4</u> <u>APPEAL</u>	<u>700</u>	<u>132210</u>
Document/Printing _____ ITEM(S) _____	_____	1-32230 1-32340	ENVIRONMENTAL EXCISE TAX	_____	38-3741
Covenant Processing _____ TYPE _____	_____	1-32210	<input type="checkbox"/> Cash <input checked="" type="checkbox"/> Check No. <u>1038</u>	TOTAL: <u>\$700</u>	
Penalty (\$) _____	_____	1-32220 1-32330			
Calculated by _____	Received by <u>[Signature]</u>				





RANCHO PALOS VERDES

FEE RECEIPT FORM

6500

30940 HAWTHORNE BOULEVARD  
RANCHO PALOS VERDES, CA 90275-5391  
(310) 544-5228 • FAX (310) 544-5293

DATE: 12/7/2000 NAME: HOWARD SPUNT ASSOCIATES TELEPHONE: 310-942-8800

ADDRESS: 6409 INDEPENDENCE AVE. CITY: WOODLAND HILLS ZIP: 91367

JOB OWNER: \_\_\_\_\_ JOB TRACT NO.: \_\_\_\_\_

JOB ADDRESS: 28901 WESTERN AVE, #333

VALIDATION  
(OFFICE  
USE ONLY)

PAID DEC 7 '00

RECEIPT FOR	AMOUNT	ACCOUNT OR TRUST FUND	RECEIPT FOR	AMOUNT	ACCOUNT OR TRUST FUND
PLANNING APPLICATION(S) # _____ # _____ # _____	_____	1-32210	<input type="checkbox"/> PLAN CHECK FEE _____ TYPE _____	_____	1-32310
RESEARCH FEES <input type="checkbox"/> Address File <input type="checkbox"/> Geology File <input type="checkbox"/> Radius Map <input type="checkbox"/> Other: _____	_____	1-32230 1-32340	<input type="checkbox"/> TRUST DEPOSIT _____ TYPE _____ <input checked="" type="checkbox"/> OTHER <u>UD#4 APPEAL</u>	<u>700</u>	<u>132210</u>
Document/Printing _____ ITEM(S)	_____	1-32230 1-32340	ENVIRONMENTAL EXCISE TAX	_____	38-3741
Covenant Processing _____ TYPE	_____	1-32210	<input type="checkbox"/> Cash <input checked="" type="checkbox"/> Check No. <u>1038</u>	TOTAL: <u>\$700</u>	
Penalty (\$) _____	_____	1-32220 1-32330			
Calculated by _____	Received by <u>[Signature]</u>				



## RANCHO PALOS VERDES

DEPARTMENT OF PLANNING, BUILDING, AND CODE ENFORCEMENT

November 22, 2000

Howard Spunt Associates, Inc.  
Attn: Howard Spunt  
6409 Independence Avenue  
Woodland Hills, CA 91367

Subject: USE DETERMINATION NO. 4 – CHILDCARE USE IN THE CG-ZONING DISTRICT  
Address: 28901 Western Avenue, Suite No. 333

Dear Mr. Spunt:

On November 1, 2000, the City received your request, on behalf of Kindercare, for a use determination in regards to allowing childcare use within the Commercial General (CG) Zoning District. On November 22, 2000, the Director made a determination that day nursery and childcare is not a permitted use, nor a conditionally permitted use within the CG-Zoning District. Enclosed is a copy of the memorandum by the Director of Planning, Building and Code Enforcement specifying the determination.

The decision is final unless you or another interested party appeals the decision to the Planning Commission in writing with a filing fee of \$700.00 within fifteen (15) calendar days of the Director's decision (by December 7, 2000). The appeal fee shall be refunded to an appellant whose appeal is approved by the Planning Commission. If an appeal results in a modification to the determination, other than changes specifically requested in the appeal, then one half of the appeal fee shall be refunded to the successful. Should no appeal be filed by 5:30 PM on Thursday, December 7, 2000, the Director's determination will be final.

If you have any questions regarding this matter, or need additional information, please feel free to call me at (310) 544-5228.

Sincerely,

Eduardo A. Schonborn  
Associate Planner

Enclosure

cc: Joel Rojas, Director of Planning, Building and Code Enforcement  
Dave Snow, Deputy Director of Planning  
Address File, 28901 Western Avenue, Suite No. 333



RANCHO PALOS VERDES

DEPARTMENT OF PLANNING, BUILDING, AND CODE ENFORCEMENT

## MEMORANDUM

**TO:** 28901 WESTERN AVENUE, SUITE NO. 333 (THE TERRACES)  
**FROM:** DIRECTOR OF PLANNING, BUILDING AND CODE ENFORCEMENT  
**DATE:** NOVEMBER 22, 2000  
**SUBJECT:** USE DETERMINATION NO. 4 (Applicant: Howard Spunt  
representing Kindercare; Address: 28901 Western Avenue, #333,  
The Terraces Shopping Center)

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Staff Coordinator: Eduardo A. Schonborn, Associate Planner 

### BACKGROUND

On November 1, 2000, Howard Spunt, representing Kindercare, submitted Use Determination No. 4, to the Planning Department, a request for a use determination for property located at 28901 Western Avenue, Suite No. 333, which is currently occupied by Regal Cinema.

### SITE AND PROJECT DESCRIPTION

"The Terraces" Shopping Center is an existing shopping center located at 28901 Western Avenue, at the southwest corner of Western Avenue and Caddington Drive. The center is zoned Commercial General (CG) and is currently improved with approximately 180,000 square feet of leasable building area divided among three different levels. Ingress and egress to the site is provided by four access driveways, three along Western Avenue and one along Caddington Drive.

Kindercare is a company providing daycare services for children under five years of age. Their intent is to replace and occupy the Regal Cinema tenant space, located on the upper level of The Terraces Shopping Center. The site is currently zoned CG (Commercial General), with the purpose to permit retail, service and administrative uses that serve the surrounding area and visitors to the area. However, the CG-Zoning District does not allow (nor conditionally allows) for nursery schools or day nurseries. Thus, the applicant has requested a use determination by the Director to determine that the Kindercare is a use that is similar and no more intensive than other conditionally permitted uses in the CG-Zoning District so that it can be allowed pursuant to the approval of a conditional use permit.



**DISCUSSION**

According to the Development Code, nursery schools and day nurseries, such as Kindercare, are neither allowable nor conditionally allowable uses in the Commercial General (CG) Zoning District. Rather, such uses are conditionally permitted within the Commercial Limited (CL), Commercial Neighborhood (CN), Commercial Professional (CP), and the Commercial Recreational (CR) Zoning Districts. Therefore, in response to the applicant's specific use determination request, the Director of Planning, Building and Code Enforcement determines that Kindercare is not a permitted use, nor a conditionally permitted use, within the CG-Zoning District. The Director has also determined that nursery schools and day nurseries are not similar to the commercial uses and activities currently conditionally allowed in the CG-Zoning District. The following discussion provides a more detailed assessment of the Director's determination.

The City's commercial districts provide for the development and uses involving the retail sale of goods, the provision of services to the public, and office functions. The five districts were created in order that the site, intensity, type of use and location can be controlled and made consistent with the objectives and locations designated by the general plan of the City. The purpose of the CL-, CN-, and CP-Zoning Districts is to allow for uses that serve the needs of the residents of the immediately surrounding area and the Rancho Palos Verdes community. The CR-Zoning District is the former Marineland property, which now allows visitor-serving uses, and thus, the allowance for a day nursery could be related to the visitor-serving uses allowed in this unique zoning district. Nonetheless, the purpose of the CL-, CN-, and CP-Zoning Districts, which is to serve the specified immediate area and community, is evident in the location of these zones within the City.

The CL-, CN-, and CP-Zoning Districts are relatively small islands of commercial land surrounded by low-density residential uses. The City's Zoning Map identifies areas of such commercial zoning in locations that are compatible with the residential character of the area that they serve. The types of uses allowed in these commercial zones are compatible with the residential character, since they include small-scale commercial centers in low traffic volume areas of the City. Thus, educational uses are compatible and similar to the small-scale commercial uses that serve the local community in these zones.

The purpose of the Commercial General (CG) Zoning District is to permit retail, service and administrative uses with the purpose of serving the surrounding area and visitors to the area. The CG Zone allows for large commercial development that is located in an area that easily services the region. The City's Zoning Map identifies Western Avenue as the only CG-Zoned area in the City, which is the location of The Terraces Center. Western Avenue is a large arterial corridor designated as a California State Highway (Hwy. No. 213), developed with several large commercial centers and a variety of



**MEMORANDUM: Use Determination No. 4**  
**November 22, 2000**

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commercial strip-malls; thus, intensifying the existing heavy traffic volumes in the area. The Western Avenue commercial corridor has been developed to serve a larger regional area. In addition, its proximity to jurisdictions that allow similar commercial uses along Western Avenue amplifies the large commercial environment of the Western Avenue corridor. Thus, the presence of a State Highway and large commercial centers and strip-malls create higher traffic volumes and a more congested traffic pattern than can be found in other smaller commercial areas within the City of Rancho Palos Verdes.

The commercial centers along the Western Avenue corridor include The Terraces, Park Plaza, and Summerland Plaza within Rancho Palos Verdes, and other similar commercial centers in San Pedro and Los Angeles County. The establishments in The Terraces Center include the Do-It Center, Kinkos, Trader Joes, Balley's Fitness, Regal Cinemas, and other such uses that are retail in nature and provide an emphasis on the sale of tangible or particular goods and services.

Kindercare is a day nursery service use that involves the care of children on a daily basis, with associated educational experiences and recreational opportunities throughout the day in a playground area. The day care use will involve the dropping off and picking up of children on a twice-daily basis in a commercial area and center that is not conducive to an educational environment and not appropriate for a school playground, for the reasons specified above. The center is a large commercial development; the Western Avenue corridor is developed with numerous strip-malls and large commercial plazas, and Western Avenue is a State Highway that currently experiences high traffic volumes. Further, this type of use creates a unique set of impacts that are exacerbated by the unorthodox design of The Terraces Center that currently creates circulation difficulties within The Terraces Center. Thus, for the foregoing reasons, the Director does not believe that a day nursery use as proposed by Kindercare is not an appropriate use for the commercially developed area.

**CONCLUSION**

The Director of Planning, Building and Code Enforcement has determined that the Kindercare nursery use within the CG-Zoning District is inconsistent with the purpose of said zoning district; and is neither compatible nor conducive with large commercial development or with the nature of the shopping center. Further the Western Avenue corridor is not conducive to an educational use where children are cared for on a daily basis, nor conducive to a playground area within the center. Western Avenue is developed with commercial centers and numerous strip-malls within the City of Rancho Palos Verdes and within the adjacent jurisdictions, and contains high traffic volumes, which are not commensurate to an educational environment. As such, the Director has determined that the Kindercare day nursery is not a permitted use, nor a conditionally permitted use, within the CG-Zoning District.



6409 independence ave tel 818.992.8800  
woodland hills ca 91367 fax 818.992.6400

**RECEIVED**

**NOV - 1 2000**

**PLANNING, BUILDING,  
& CODE ENFORCEMENT**

October 27, 2000

Eduardo Schonborn  
Associate Planner  
City of Rancho Palos Verdes  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, CA 90275

Dear Eduardo:

Thank you (and Joel Rojas too for that matter) for meeting with my client, Kindercare and myself the other day. As we mentioned, we think it would be a great use to have Kindercare take the rear of the soon to be vacant movie theater. We feel that Kindercare is an appropriate and complimentary addition to the shopping center.

As a reminder it is our intent to replace Regal, who is on a month-to-month lease and told us they will be leaving. With a Kindercare in the back and some retail in the front, this will generate repeat traffic to the upper levels, while not generating a drain on parking and provide additional buffer between our retail space and residence which adjoin our property.

Per your request, we have provided a list of all the tenants we have contacted regarding interest in that space. As you can see, we have had very little success in marketing out that space. Also, find enclosed the letters from other developers regarding the appropriateness of Kindercare in a retail environment. We have also provided a spreadsheet showing the potential increase in tax revenue if Kindercare occupies the space.

We are requesting a determination to allow the childcare use in the CG Zone with a conditional use permit. We feel that since this use is allowed with a CUP in the CN Zone, which is a more restrictive zone, that this use would also be allowed in the CG Zone, which is less restrictive.

As we conveyed to you when we met, we find Kindercare to be the appropriate use for this location within the center. The tenant generates traffic at only two times a day, the morning and the early afternoon, at times when the balance of the center is generally very light in traffic. During it's hours of operation, teachers occupy some spaces but the "customer", the students, obviously don't have cars. In addition, there is, effectively, no

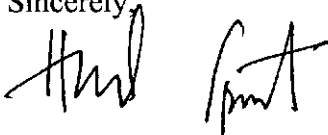
delivery of goods or trucks, which would generate noise or loitering that might normally affect the neighbors.

As you can see, the leasing of vacant space has been extremely challenging since the date it was built. We lost Pier 1 early last year and have yet to have a serious lead for the space. As we are anticipating Regal to vacate the premises by the middle of next year, to avoid any additional negative perception of the viability of this center, we are anxious to entitle this use as quickly as possible.

As you know, at least as well as we do, this center has consistently had issues due to it's unconventional layout. The use of a day-care here should generate repeat customers to the center, while having a minimal impact on parking, and lead to an overall improvement of the environment to the residents who surround the site.

We wanted to thank you in advance for your assistance with this extremely crucial matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Howard Spunt', written over a horizontal line.

Howard Spunt, President  
Howard Spunt Associates, Inc.

[illegible]



Interest Level: 1 = very interest; 2 = some interest; 3 = minor interest over time; 4 = No answer; 5 = Pass

15,000-30,000 SQ. FT.				
Company	Contact	Phone	Interest Level	Comments
32nd Street Market	Morrie Notrica	(213)749-8626	5	Left message 3/30/99; sent package 4/1/99; left message 4/12/99. Passed 5/99. They will not locate in multi-level developments.
98 Cent Clearance Center	Bill Coyle	(916)348-9898	5	Sent package 4/1/99; traded calls 3/31/99; spoke 4/12/99 not expanding here yet
99 Cent Only Store	Mr. Jeff Gold	323-881-9914	5	Dane Gladden has some interest; awaiting Jeff Gold's feedback; Passed. Will not locate on sites which are not street visible and do not have at least 4/1000 parking.
Alin's Party Supplies	Dennis Fitzgerald	818-352-5709	5	spoke/sent 3/24/99; will look at 1st week of April; Richard Landess, his broker, will also look at; Drove the center 5-18-99 and passed due to visibility and parking.
ARTHURS TOYS	Woody Bryant	(209)224-8697	5	sent 3/24/99; left 4/13/99.. No return calls.
Auto Parts Club	John Devine	(619)622-5050		sent 4/1/99; left 4/13/99;
Auto Parts Warehouse	Steve Gillman	(619)677-9167	5	sent 4/1/99 spoke 4/12/99, need a more regional location.
Bargains Galore	Marty Tepper	(213)779-4991	5	sent 3/24/99; passed 3/31/99 due to lack of street visibility and parking.
Barnes and Noble, Inc.	Tom Carter	972-484-2665	5	sent 4/1/99; passed 4/12/99, not regional enough.
Bed Bath & Beyond	Warren Eisenburger, Ralph Citron	908-688-0888	5	sent 4/1/99; left 4/12/99; Passed, not regional enough; letter also on file
Best Buy	Abe Wolf	(515)277-4000	4	sent 4/1/99; told me 4/13/99 Tom Fazekas is now their local broker; Passed. Not regional enough.
Best Buy	Tom Fazekas	415-837-4000	4	Left message 4/13/99. Left 4/28/99.
Best Value Grocery	Hossein Moalej	(310)328-3000	4	sent 4/1/99; No return calls.
Beverages, and More!	Eric Kelly	925-609-6000	4	sent 4/1/99; left 3/30/99; left 4/13/99;
Borders Book Shops	Alan Gottlieb	310-571-1141	4	sent 4/1/99; left 4/13/99;
Childrens World	John Rosen (VP RE) - Melony Fish	(303)526-3250	4	sent 4/1/99; Left message 4/13/99, David Goldberg 314-205-2936 reps. (child care)
Circuit City	Steve Soboroff or Ron Stockdale or Michael Hezlov	(310)451-9877	5	sent 4/1/99; left 4/13/99; spoke 4/13/99, no interest. This is not a center they could ever see locating in.
Clark Drugs	Mr. Baromback	(310)306-4435	4	sent 4/1/99; left 4/13/99;
CompUSA	Ron Strongwater	972-982-4488	4	sent 3/24/99; Chris Stametz no longer works there; left Ron Strongwater a message 4/1; Left 4/13/99; passed 4/14/99, not regional enough
Computer City	Mark Newman	(214)360-1700	4	sent 4/1/99; left 4/13/99 for their broker, mark Newman; They may be out of business
Consolidated Stores - Pic N Save	Patty Barnett	209-460-1104	5	sent 3/24/99; left message 3/31/99; low rent payer; spoke 4/9/99, likes trade area, strong concerns over multi-level, can't pay a rent over \$9.00 psf annually for Pic N Save.
Drug Emporium	Mr. Lou Matt	740-548-7080	5	sent 4/1/99; spoke 4/12/99, need a site in trade area but has concerns over layout of center
Dunn Edwards	Denny Kromer	(213)771-3330	5	sent 4/1/99; Pass.
Fabric King	Mr. Steve Wisner	(310)925-6515	4	sent 4/1/99; No return calls.
Good Guys	Mr. Brad Kay	650-615-6156	5	sent 3/24/99; left message 3/31/99; spoke 4/13/99, no interest, not regional enough
Howards T.V. & Appliance	Howard Roach	800-246-9273	4	sent 4/1/99; left 3/30/99; left 4/13/99
J.C. PENNEY		714-523-6774		sent 4/1/99;
JC Penneys Inc.	Gerald Wright	(972)431-1608	4	sent 4/1/99; Left 4/13
Juniors Tools	Chris Cosman	714-434-4831	5	sent 4/1/99; spoke 4/12/99, not regional enough, likes freeways, also conflict potential with Do it.
Jupiter Ecker	Howard Ecker	(312)337-4900	4	sent 4/1/99;
K & G Mens Clothiers	Jeff Vantosh	404-351-7987	5	sent 4/1/99; left 4/12/99; Turned down 4/23/99 due to acquisition by Mens Warehouse (who is already in the trade area @ Anza & PCH).

Linens N Things	John Beaney	(714)727-0464	5	sent 4/1/99; left 3/30/99; Left 4/22. Passed 5-99. Will not locate in centers which offer no street visibility. Additionally, not regional enough.
Loehmans	John Beaney	(714)727-0464	4	sent 4/1/99; Left 4/13
McMahans Furniture	Douglas Kays	(310)473-8411	4	sent 4/1/99;
Michaels Crafts - Staubach	Lea Clay	949-756-6400	5	spoke 4/20/99; told me Lucy Kelton is out of town. Will bring her out to the site in a few weeks. Needs 25,000+ sf. Spoke 6-7-99, will probably take another month for feedback. Passed 7-6-99 due to multi-level nature of center and parking.
Michaels Crafts	Lucy Kelton	(949)852-4420	5	see notes above
Montgomery Wards	Loren H. Hohman	312-467-6241	5	spoke 4/1/99; No interest; coming out of Chapter 11
Office Depot	Greg Lukosky	626-913-0307	5	sent 4/1/99; Michael Heslov will get Greg out to the site. Passed 5-99 due to odd configuration of center. Also had doubts about trade area.
Office Depot	Steve Soboroff or Ron Stockdale or Michael Hezlov	(310)451-9877	4	see notes above.
PAK 'N SAVE		415-498-2060	4	sent 4/1/99;
PEARL ARTIST & CRAFTS	William Libo	(954)476-2600	5	spoke 3/31/99; Passed; No more stores in L.A. County
Petco Animal Supplies	Ms. Elizabeth H. McKinley	(619)677-3037	5	Just expanded in Park Plaza 2 blocks away
PETSMART	Chuck Hall-Sr. Dir.	602-580-6100	5	sent 4/1/99; Passed 5-00 due to configuration of center. Interested in Westmont center if it ever gets redeveloped.
Plummers Int'l Furniture	Peter Engsby	(714)669-1788	4	sent 4/1/99;
R.L. Pratt & Associates	Bob Pratt	(310)577-1414	5	sent 4/1/99; spoke 4/12/99, broker representing Staples and Nameco among others; unlikely. Jeff Moore also reps Staples and will be approaching them on our behalf. Passed (Staples) due to configuration of center.
REI	Brian Cannard	(206)395-4693	5	sent 4/1/99; Not regional enough and already in Southbay.
Ross Dress for Less	Gary Brannan	(510)505-4400	5	Already located in Park Plaza 2 blocks away
Sam Ash Music	Sam Ash	516-938-6400	5	sent 4/1/99; Passed. Not looking in this area.
SAVERS	Walter Scott		5	sent 4/1/99; Left 4/13/99. 5-00 passed due to configuration of center.
Scotty's Hardware, Scotty's	Richard Flora	941-297-6075	5	sent 4/1/99; Conflict with Do It
Sears Homelife	Greg Tilsch	847-286-1184	4	sent 4/1/99;
Software House	Scott Riddles	(714)756-6400	4	sent 4/1/99;
Sports and Entertainment	Joseph P. Deutsch	(916)786-0906	4	No answer; no forwarding number
Movie Theater Broker	Mr. John Calimairas	949-675-3200	5	Left message 4/13/99; sent/spoke 4/14/99; Passed due to configuration of center and poor performance of Regal.
STAPLES	Mr. David Irwin	206-956-4734	5	Sent and spoke 3/30/99; also sent to his broker, Jeff Moore @ CB, to push deal; left 4/14/99; passed due to impact this site would have on their store 2 miles away.
Stein Mart - The Place	David Darr	(210)525-0131	5	sent 4/1/99; left 4/9/99, can only pay a maximum rent of \$9.00 psf annually; left message. Left 4/20/99. Passed 5-00 due to trade area and configuration.
Strouds Linen Warehouse	Joe Imbroglio	626-912-2866	5	Passed; Hawthorne Blvd. Store is already servicing this area
The MarMaxx Group	Mr. Larry Gordon	925-283-8133	5	spoke/sent 3/30/99; John Pentz now represents them; spoke and wrote a letter passing 4/8/99.
Toys "R" Us/Kids R Us	Tim Keeley	(201)599-7850	5	sent 4/1/99; Passed. Not regional enough.
Toys R Us	Mr. Tom Gyulay	909-873-0155	5	same as above
U.S. Factory Outlet	Frederic K. Ra	(212)563-3650	5	sent 4/1/99; Passed. Need a minimum of 40,000 sf in close proximity to a freeway.
Ultramart, Inc.	Gary Rosa	2095820241	4	sent 4/1/99;
Woolworth, F.W. Company	John Gushman	(212)553-2000	4	sent 4/1/99;
Linens Plus	Brian Kjos	(714)756-6400	4	sent 4/1/99; Left message 4/13/99;

**7,500-14,999 SQ. FT.**

Company	Contact	Phone		
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American Stores	Jeff Timbers	1-714-739-6779	5	sent 4/1/99; Left 4/14/99; Passed 5-99 due to configuration of center.
BABY UNLIMITED	Roy King	(818)994-0410	4	Already in trade area. sent 4/1/99;
Basically A Buck	Morie Notrica	(213)749-8626	4	sent 4/1/99;
Ben Franklin Crafts	Mr. David Miller	714-968-6674	4	sent 4/1/99;
Big 5	Charlie Ogburn		5	Passed 6-24-99. Too close to other store
BEREAN BOOKS	Dan Miles	(513)931-4050	5	sent 4/1/99; Left message 4/13/99; Passed. Does not like center.
Buffets, Inc.	RJ Scott	619-456-5644	5	sent 4/1/99; met/spoke 3/29/99; will look at; spoke 4/12/99, passed due to layout of center and parking
CAL STORES	Mr. Richard Da	(619)476-1010	4	sent 4/1/99;
Childrens World Learning Ctr.	Bonnie Baines	(800)777-4331	4	sent 4/1/99;
Chuck E. Cheese's	John Artope	972-258-5538	5	sent 4/1/99; Left message 4/13/99; Passed 5-99 - not a whole in their trade area.
Clothworld	Ms. Patricia Flanigan	(314)854-4000	4	sent 4/1/99; bought out by Joannes
Copelands Enterprises, Inc.	Tom Copeland	(805)543-0660	4	sent 4/1/99;
Cost Plus Imports	Mike England	(805)492-6191	5	sent 4/1/99; spoke 4/1/99; Passed; Too close to Torrance store; require 15 mile radius between stores
Crown Hardware	Jeff Schulein	714-962-4160	5	sent 4/1/99; Conflict with Do It
Discovery Zone	Jeff Rubin	(305)832-3034	4	sent 4/1/99;
DISCOVERY ZONE	Jim Gabbard	(408)655-1234	4	sent 4/1/99;
Dress Barn	Mr. Mike Abbate	949-851-4333	4	sent 4/1/99; also sent early March; new tenant in Los Angeles; left many messages for their broker, Mike Abbate;
Factory 2-U - Family Bargain Center	Donna Lewis or Norma Salzhandler	(619)637-4105	5	sent 4/1/99; Left 4/13/99. Have an offer in. Driving site 5/14/99. Passed 5-30-99. Concerns over parking. When I tried to move them to the Regal space, they insisted on a street visible location.
FASHION BUG	Henry Zampile	215-633-4901	5	sent 4/1/99; Passed. Looking for more soft goods in co-tenancy.
Glenwood - GFG Development	Mr. Robert W. Klepinger	818-409-0115	3	sent 4/1/99; spoke 4/9/99, will try to look at over next few weeks. Moving very slowly.
HANCOCK FABRICS	Mr. Michael Earnest	(601)842-2834	5	sent 4/1/99; low rent payer; left message 3/30/99; spoke 4/8/99, interested in area, can't pay over \$7.00 psf annually. Turned site down 4/19/99 due to configuration of center.
Harbor Tools	Lee Klein	(805)388-1000	5	sent 4/1/99; conflict with Do It
Just 4 Feet	Leslie Mayer Radford	(310)394-8395	5	sent 4/1/99; Left 4/20/99; Passed 5/6/99.
KinderCare Learning Centers	Nancy K. Bane	949-455-4041	3	sent 4/1/99; spoke/met 3/24/99; some interest; also sent their broker, Mark Tarczynski, information; real estate rep toured site 4/8/99 and wants to move it forward; per their request, sent them CAD drawing of 3rd floor to layout 4/9; spoke to their broker 4/12/99 and their architect is working on it. Met 5-28-99 at ICSC and they are working on our plans to better estimate costs.
Kragen	Mike Leonard	213-745-5711	5	sent 4/1/99; just relocated to center one block South; Passed
Lamps Plus	Jerry Bass	(18)886-5267	5	sent 4/1/99; Too close to Torrance store on Hawthorne Blvd.
Longs Drugs	Doug Cox	(714)831-9286	5	sent 4/1/99; Passed on 3rd level; Interested if we can relocate Kinkos so they can be next to Trader Joes. Running the concept by operations before I pursue this with Kinkos (relocation). Passed due to positioning of this store compared to Sav On (their stiffest competition).
Mainly 2nds	Jim Herosfs	818-985-4499	4	sent 4/1/99;
Millers Outpost	Randy Johnson	(909)988-6431	4	sent 4/1/99;
National Dollar Stores	Tom Grossman	(916)587-2711	4	sent 4/1/99;
National Stores, Inc.	Mr. Michael Fallas	310-324-9962	4	sent 4/1/99;
NEWBERRY STORES	Fred Morlock	(717)757-8992	4	sent 4/1/99;
Old Navy Clothing Co.	Michael Ortega	(415)874-4438	5	sent 4/1/99; Passed. Not their venue.
Party City	Chris Auer	714-756-6400	5	sent 4/1/99; Turned site down again due to proximity to Torrance store

Peter Piper Pizza	Mr. Mike Storm	310-966-2161	5	sent 4/1/99; Passed. Not enough Hispanic population. Also too few people per household. Very interested in East Anaheim area.
Pier I Imports	Kelly Thompson	817-878-8548	5	sent 4/1/99; Decided to leave our center.
Pistol Pies Pizza	Steve Haberkorn	(602)246-7125	4	sent 4/1/99;
Planet Kids	Jeff Cyr	(714)725-8537	4	sent 4/1/99;
PLAYCO Toys	Rich Brady	760-471-4505	4	sent 4/1/99;
R.L. Pratt & Associates	Jim Dionne & Bob Pratt	(310)577-1414	5	sent 4/1/99; Doesn't have any tenants for this site.
Rite Aid	John Sacher	(714)540-1201	5	sent 4/1/99;
Rite Aid	Martin Saalberg	(714)540-1201	5	sent 4/1/99; No interest according to their broker Richard Rizika.
Sit and Sleep	Mr. Larry Miller	323-278-5600		sent 4/1/99; Passed, not regional enough.
Smart and Final	Mr. Bob Wess	323-869-7954	5	sent 4/1/99; Dave Dahl called back passing on this location
Soup Exchange, Inc.	John Turnbull		4	sent 4/1/99;
Staubach Company	Brian Kjos	949-756-6400	5	sent 4/1/99; Also represents Factory 2-U with Paul Bartlett. They are the only tenant they have with any interest.
THE GAP, Inc.	Mr. Michael Ortega	949-719-0829	5	sent 4/1/99; Passed. Going into the Mall on Silver Spur.
THREE D BED AND BATH	Eric Aparicio	714-662-0818	5	sent 4/1/99; spoke 4/13/99, not expanding at this time, in chapter 11
Tower Records	Russ Solomon	(916)373-2500	5	sent 4/1/99;
TOWER RECORDS	Tony Pann	(805)370-7266	5	sent 4/1/99; Spoke 5/5/99, no interest. He is their broker.
Walgreens Co. (Evergreen)	Jerry Rubin	(847)914-2683	5	sent 4/1/99; No interest according to Jeff Garrett, their preferred developer. Only looking for conventional hard corner locations with drive-thru.
Woolworth Express	David Page	(212)553-7037	4	sent 4/1/99; No answer
Zany Brady Toys	Michael Levin	610-896-1500	5	sent 4/1/99; Passed. Not dynamic enough. Considering Del Amo as a parallel to what they are looking for.
<b>THEATERS</b>				
<b>Company</b>	<b>Contact</b>	<b>Phone</b>		
AMC Theaters	Alan Benjamin	310-553-0515	5	sent 3/29/99; left 3/30/99; Spoke 5/5/99, no interest.
Carmike Theaters	Mr. Lamar Fields	706-576-3430	5	sent 3/29/99; left 3/30/99; Unlikely as they require 60,000 sf. Lamar's secretary called me back and said there is no interest in a theater this size.
Century Theaters	Victor L. Castillo	415-448-8400	5	sent 3/29/99; left 3/30/99; No interest
CinemaStar	Ms. Dana Carter	619-509-2777	5	sent 3/29/99; left 3/24/99, 3/29/99 & 3/31/99; Passed. Said every theater will have a problem with the site as distribution will be impacted as the site will be within 5 miles of the new Regal limiting their ability to get first run movies.
Edwards Theater Circuit	Mark Stoner	949-640-4603	5	sent 3/29/99; Passed; too small
Flagship Theatre Corporation	Brian Tabor	310-470-3661	5	sent 3/29/99; left 3/30/99; spoke to Dave Binney, his broker, who has some interest; spoke 4/9, checking with his contact at Regal to see how the location is performing and check into movie distribution. Spoke 4/27, very interested, looking into distribution zone after Regal opens Central/6th; \$1.00 psf max. rent payer. Spoke 6-7-99, very interested. Can pay a maximum of \$.75 per square foot based on a discount theater. He researched the situation and believes first run movies will be prohibited from this location once Regal opens. AZs of 8-10-99, offer expected within 2 weeks. 7-99, After reviewing the theater's traffic and location within the center, decided to pass.
General Cinema Theatres	Brent Howell, Sr.	310-516-2401	5	sent 3/29/99; left 3/30/99; No return calls.
KRIKORIAN ENTERPRISES	George Krikorian	310-791-8688	4	sent 3/29/99; left 3/24/99 & 3/30/99; left 4/13/99;



				sent 3/29/99; spoke 3/23/99; some interest; spoke 4/1/99, also looking at AMC in Hermosa Beach, which is also coming on market. Spoke 4/29, has interest. Said AMC in Hermosa Beach is now going retail so it is no longer competition. His issue is that we are not centered in the trade area. They are overwhelmed due to \$5,000,000 invested in Pasadena plus large investment in W.Hollywood. Said may be more aggressive in 2 months.
Laemmle Theaters	Mr. Jay Reisbaum	310-478-1041	5	Meeting at site 8-11-99.
MAGIC JOHNSON THEATRES	Kenneth Lombar	(310)843-9611	4	sent 3/29/99; left 3/30/99;
				sent 3/29/99; left 3/30/99; Not interested unless we can expand and build stadium seating. Also has concerns over film distribution.
Mann Theaters	Nancy Williams	(818)380-8207	5	
				sent 3/29/99; left 3/30/99; Spoke 5/4/99, not a very serious possibility. He has interest based on a rent around \$.50 psf. Will not see the property until he knows we are in his rental range.
Movie One Theatres	Ernst A. Piasko	915-590-2381	5	
PACIFIC THEATERS	Neil Haltrecht	(310)855-8453	5	sent 3/29/99; Passed; too small
PLITT THEATRES	Carlos Viveros	(213)553-5307	5	sent 3/29/99; left 3/30/99; No return calls.
San Carlos Theatres	Daniel Tocchini	(707)523-1586	5	sent 3/29/99; left 3/30/99; No return calls.
				sent 3/29/99; left 3/24/99 & 3/30/99; very good candidate with Landmark concept (arthouse); left 4/13/99; spoke Tom 4/14/99, said to contact Paul Richardson. Sent and spoke 4/14/99; Tom Owens said I should work with Paul as he handles everything in this region. I spoke with Paul 5/4/99 who informed me that Landmark (Silver) was focusing their efforts on the East Coast for the next several months and their plate was full. He asked me to keep him updated in 5 months if the opportunity was still available. No interest.
Silver Cinemas - Landmark	Paul Richardson (Ms. Cathy Booth & Mr. Tom Owens)	310-312-2323	5	
				sent 3/29/99; Passed 3/30/99; only a \$.50-.75 psf rent payer. Recommended we talk to Silver Cinemas
Standard Theaters	John Thomas	310-410-2300	5	
				sent 3/29/99; spoke 4/2/99; awaiting package. Can't pay over \$.90 per square foot, "gross".
The Gild Group - WallaceTheaters	Tony Gild	619-456-1874	5	
				sent 3/29/99; left 3/30/99; spoke 4/2/99; knows of a dinner-movie concept called Cinema Grill in Texas that he may look at doing privately with investors; left 4/12/99, 4/19/99, 5/4/99.
United Artist	Roger Leclerc	(303)792-3600	5	No interest at this time.

Very Interested 1  
 Some Interest 2  
 Minor Interest Over Time 3  
 No Return Call Yet 4  
 Pass 5

OTHERS				
Company	Contact	Phone		
Payless Shoes	Tim Henry		5	initially showed interest; Passed 4/2/99 as they decided not to relocate store in area.
Anna's Linens	Allen Gladstone	714-850-0504	5	Not excited about this area. Only attracted to Park Plaza due to co-tenancy with Ross.



M. F. DAILY INVESTMENT COMPANY

May 5, 2000

To Whom It May Concern:

We were delighted to add a KinderCare Learning Center to our plaza. Although KinderCare will not generate significant sales tax dollars, it will provide a significant benefit to the community. The shortage of quality daycare is a chronic problem. The KinderCare Learning Center will allow parents to go to work with the piece of mind that their children are receiving quality daycare.

We believe the neighboring businesses will be able to attract and retain quality employees because of the proximity of the daycare facility.

Very truly yours,

M. F. DAILY INVESTMENT CO.

Timothy P. Wolfe  
Chief Financial Officer

PACIFIC DEVELOPMENT GROUP II

DENNIS M. BERRYMAN  
ARN K. YOUNGMAN

STEPHEN R. BOWIE  
JAMES R. COSTANZO

VIA FAX AND MAIL  
(849) 455-4056

May 11, 2000

Ms. Nancy Trudeau  
KinderCare Learning Centers, Inc.  
23832 Rockfield Boulevard, Suite 225  
Lake Forest, CA 92630


Re: Daycare Use  
Fontana, California

Dear Nancy:

We are pleased to have obtained a commitment from KinderCare for our Fontana project. We have found that your business provides a unique amenity to the community and to our projects. Even though children's daycare does not provide sales tax revenue directly, your use contributes to additional customer traffic in these centers. Two trips a day that parents make to your facility create more potential additional visits to the surrounding retailers and thus result in an overall sales increase in the entire project.

Best regards,

PACIFIC/COSTANZO/LEWIS - FONTANA



Robert Lewis

RL:cjs



May 5, 2000

To Whom It May Concern:

SunCor Development is presently developing a project with KinderCare Learning Center in Goodyear, Arizona. SunCor is a masterplan community developer headquartered in Phoenix, Arizona with projects in Arizona, New Mexico, and Utah. SunCor realizes the positive benefits that KinderCare brings to a project, not only from a standpoint of providing an amenity to the residential community, as well as benefiting a commercial/retail project. Many retailers such as grocery stores, soft goods stores, and restaurants see day care facilities, like KinderCare, as having a positive impact within commercial projects in the form of increased sales revenues and exposure. When parents drop-off and pick-up their children, it is a common occurrence that they will patronize the neighboring stores and restaurants due to the close proximity and convenience.

I would be happy to answer any questions regarding the above information.

Sincerely,

A handwritten signature in dark ink, appearing to read "T. A. Shover", is written over a horizontal line.

T. A. Shover  
Project Manager





CITY OF RANCHO PALOS VERDES  
PLANNING CLEARANCE

Page 1 of 1

THIS FORM, ALONG WITH TWO COPIES OF THE APPROVED PLANS, MUST BE SUBMITTED WHEN APPLYING FOR A BUILDING PERMIT.

PROJECT LOCATION 28901 WESTERN AVE LOT NO.: \_\_\_\_\_ TRACT NO.: \_\_\_\_\_

OWNER'S NAME/ADDRESS TEPPACRES PARTNERS

PROJECT NO.: SP 825 ☐ MINISTERIAL ☐ DISCRETIONARY

PROJECT DESCRIPTION: 1 PERM. 3' X 13' X 10" SIGN (change) FROM "GRIKORIAN" TO "REGAL"

Approval is granted subject to the following conditions:

- 1) THE MAJOR<sup>IP.</sup> SIGN SHALL NOT EXCEED 150' IN AREA (CINEMA 6 ~~THEATRE~~ <sup>REGAL</sup>)
- 2) THE "CINEMA 6 REGAL" SIGN SHALL CONSIST<sup>OF</sup> RED COLOR AS SHOWN ON PLAN DATED 7.15.96.
- 3) ILLUMINATION OF THE SIGNS IS SUBJECT TO THE REVIEW & APPROVAL OF THE D.E.S. W/IN 30 DAYS OF INSTALLATION.
- 4) SIGN SHALL CONFORM WITH THE APPROVED SIGN PROGRAM FOR THE CENTER & WITHIN PLANS SUBMITTED APPROVED ON 7/19/96.

☐ DUMP DEPOSIT REQUIRED

☐ BUILDING PERMIT REQUIRED

The City strongly urges the applicant for this project to contact the Homeowners Association or local Art Jury, if any, to gain any additional approvals that may be required before applying for a building permit. A list of Homeowners Associations are on file with the Planning, Building, and Code Enforcement Department of Rancho Palos Verdes.

By: \_\_\_\_\_

For Director of Planning, Building, and  
Code Enforcement

Dated\*: \_\_\_\_\_

7/19/96

\*THIS APPROVAL SHALL BE NULL AND VOID AFTER 180 DAYS FROM THE DATE NOTED UNLESS THE APPROVED PLANS ARE SUBMITTED TO BUILDING AND SAFETY TO INITIATE THE "PLAN CHECK" REVIEW PROCESS. THIS APPROVAL SHALL ALSO BECOME NULL AND VOID IF AFTER INITIATING THE "PLAN CHECK" REVIEW PROCESS OR RECEIVING A BUILDING PERMIT TO BEGIN CONSTRUCTION, SAID PERMIT OR "PLAN CHECK" IS ALLOWED TO EXPIRE OR IS WITHDRAWN BY THE APPLICANT.

8160 + 5 additional signs

SIGN PERMIT APPLICATION NO. 825

RECEIVED  
JUL 12 1996

Terraces Partners, L.P.  
Landowner  
6905 Telegraph Rd., Suite 250  
Address  
Bloomfield Hills, MI 48301  
City

RECEIVED  
JUL 15 1996  
PLANNING, BUILDING  
& CODE ENF.

Regal Cinemas  
Applicant  
28845 S. Western Ave.  
Address  
Rancho Palos Verdes, CA 90732  
City

Phone: (810)645-0770  
Fax: (810)645-1174

Phone: Home \_\_\_\_\_  
Work \_\_\_\_\_

Address of Subject Property: 28845 S. Western  
Current Zoning: Conditional Use Permit No. 101  
Length of Storefront(s): 194' 0"

1. Quantity, Dimensions and Nature of Proposed signs:

Quantity	Dimensions Width x Length x Total Height	Permanent or Temporary	If temporary, give duration
1	3' x 13'-10"	Permanent	

2. Number and Dimensions of all existing signs:


Quantity	Dimensions
1	3' x 24' Cinema "6"

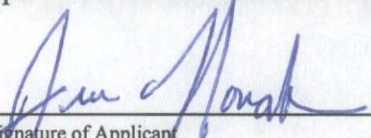
3. Briefly describe the purpose and need for each proposed sign.

Replacing "Terrace Kirkorian Premiere Theatres" sign.

4. Unless shown on attached 8 1/2" x 11" plan, indicate Sign Copy.

I certify that the information and materials contained in this application are accurate and complete.

  
Signature of Landowner  
Date: July 10, 1996

  
Signature of Applicant  
Date: \_\_\_\_\_

## SIGN PERMIT

IN ORDER TO PROCESS THIS APPLICATION WITHOUT DELAY, PLEASE SUBMIT THE FOLLOWING MATERIALS:

- TWO (2) COPIES (12 COPIES IF PLANNING COMMISSION APPROVAL IS REQUIRED) OF A SITE PLAN AND ELEVATIONS SHOWING THE LOCATION OF ALL EXISTING AND PROPOSED SIGNS AND THEIR RELATION TO ADJACENT BUILDINGS OR STRUCTURES. SIGNS MUST BE LABELED EXISTING OR PROPOSED, OR OTHERWISE BE CLEARLY DISTINGUISHABLE.
- TWO (2) COPIES (12 COPIES IF PLANNING COMMISSION APPROVAL IS REQUIRED) OF A SIGN PLAN IDENTIFYING COLORS, DESIGN, AND DIMENSIONS OF ALL PROPOSED SIGNS.
- PLANS SHOULD BE ASSEMBLED IN COMPLETE SETS, AND FOLDED NO LARGER THAN 9 ½" X 14".
- ONE (1) SIGN PERMIT APPLICATION SIGNED BY APPLICANT AND PROPERTY OWNER.
- FILING FEE:

### STAFF REVIEW

TEMPORARY SIGN	\$65 (ONE OR MORE)
PERMANENT SIGN	\$110 PLUS \$5 FOR EACH ADDITIONAL SIGN

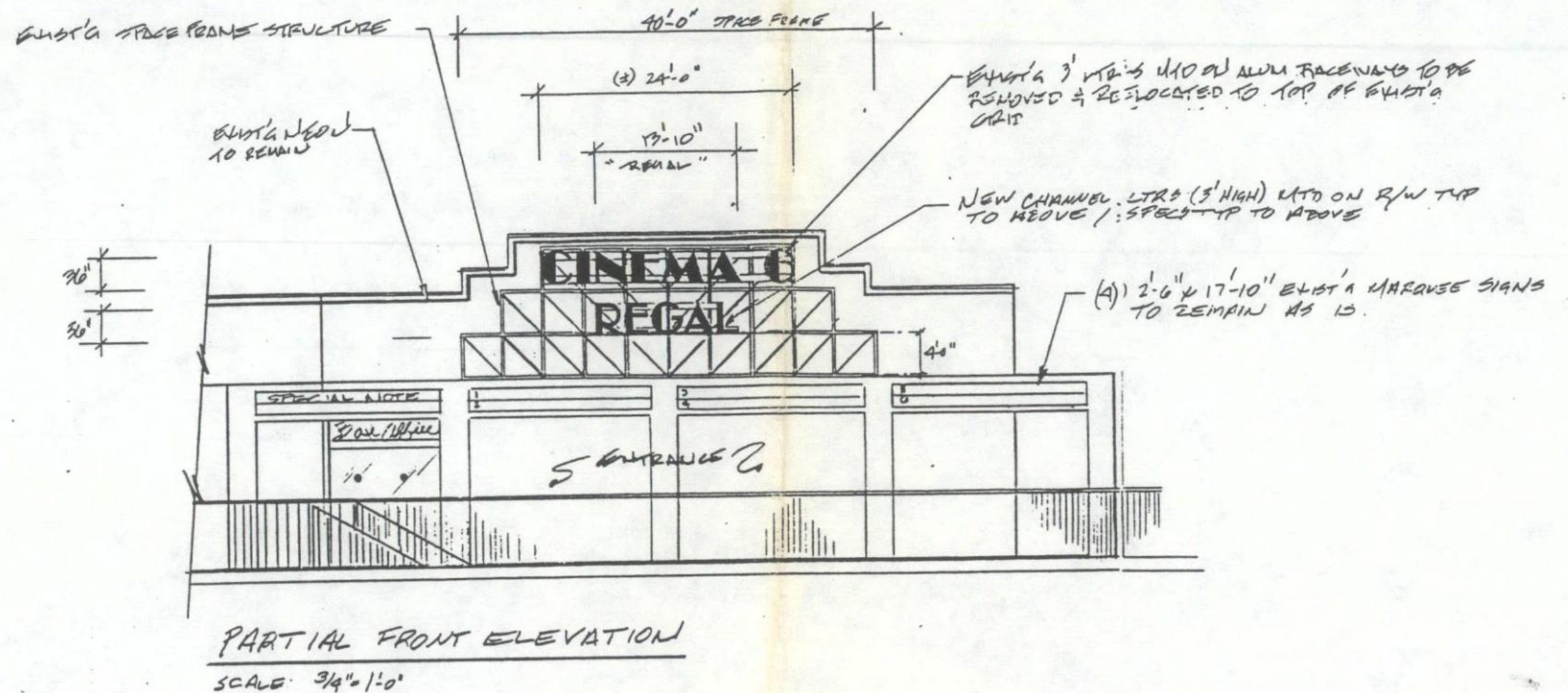
### PLANNING COMMISSION REVIEW

TEMPORARY SIGN	\$370
PERMANENT SIGN	\$540 PLUS \$20 FOR EACH ADDITIONAL SIGN

THE SIGN ORDINANCE WAS ESTABLISHED TO PREVENT THE UNNECESSARY PROLIFERATION OF SIGNS THROUGHOUT THE CITY, THEREBY PROTECTING THE PROPERTY VALUES, SAFETY, AND QUALITY OF LIFE IN THE AREA. PLEASE REFER TO CHAPTER 17.52 OF THE CITY'S DEVELOPMENT CODE FOR SPECIFIC SIGN GUIDELINES AND RESTRICTIONS. PLEASE CONTACT A PLANNER AT (310) 377-6008, IF YOU HAVE ANY QUESTIONS REGARDING THE CITY'S SIGN RESTRICTIONS OR QUESTIONS REGARDING THIS APPLICATION.

(REVISED 2/93)





REV#1: 'REGAL CINEMA 6' - CHANNEL LETTERS  
TO BE REPAINTED RED, WITH #2793  
RED PLEX AND RED TRIM CAP.  
PER JIM NOVAC / EAST COAST SIGNS

Project No. **SP 825**

APPROVED BY THE PLANNING DIVISION  
OF THE CITY OF RANCHO PALOS VERDES

☒ With Conditions\* ☐ As Submitted

Date: **7.19.96**

By: **[Signature]**

It is unlawful to make any changes or alterations  
on this set of plans without written permission  
from the Planning Division. Approval is VOID  
after 180 days, unless otherwise specified in the  
conditions of approval.

\*Not valid unless accompanied by a completed  
clearance form.

JOB NAME		TERRACE CINEMA 6 (REGAL CINEMA 6)	
ADDRESS		28845 SOUTH WESTERN AVE. PALOS VERDES	
DRAWN BY		E.A.	
SALESMAN		G. NAVARRO	
CUSTOMER APPROVAL			
REVISIONS		SHEET NO. 1-1	
NO.	DATE	BY	
1	7-19-96	JJ	
2			
3			
4			
5			
DATE		6/26/96	
DRAWING NUMBER		96-6-3659	



**SAN PEDRO  
ELECTRIC  
SIGN COMPANY**

701 S. Lakme Avenue  
Wilmington, California 90744  
213/549-4661  
FAX 213/549-2482



Project No. **SP 825**

APPROVED BY THE PLANNING DIVISION  
OF THE CITY OF RANCHO PALOS VERDES

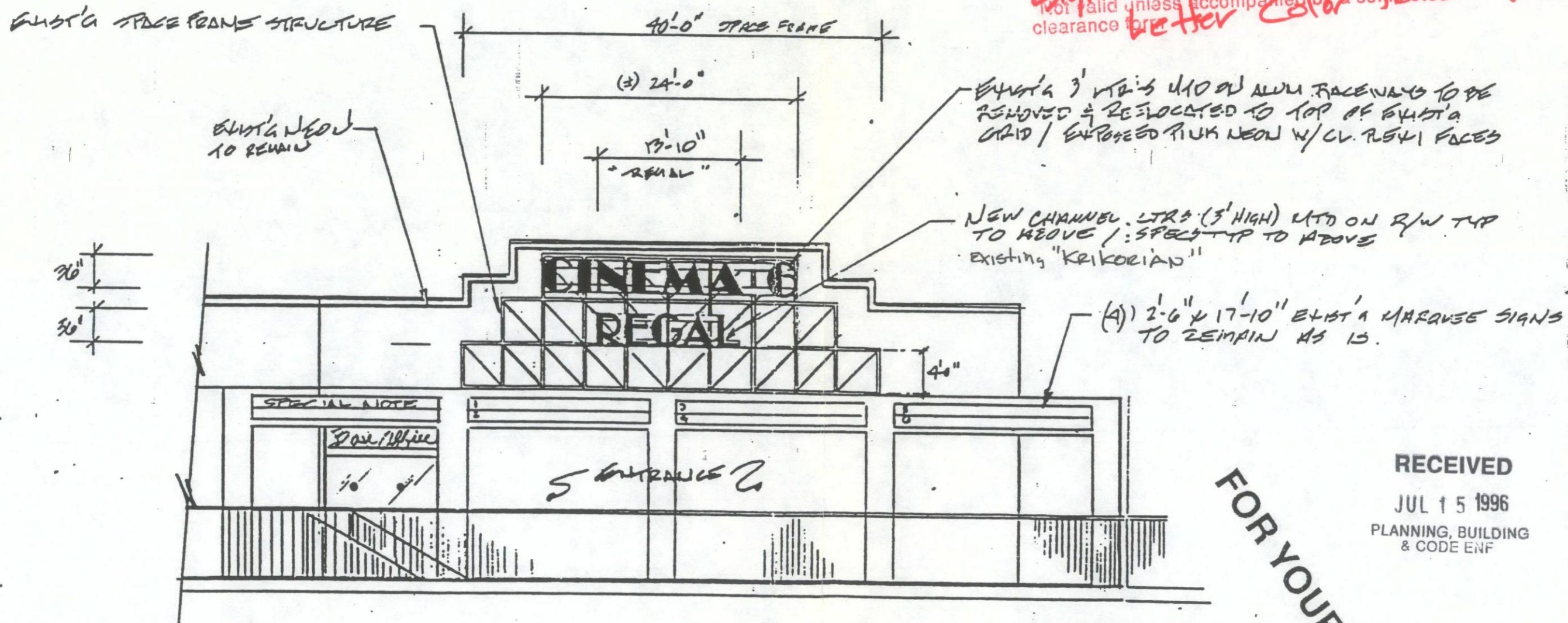
☒ With Conditions\* ☐ As Submitted

Date: **7.19.96**

By: *[Signature]*

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after 180 days, unless otherwise specified in  
writing. This approval  
is not valid unless accompanied by a completed  
clearance form.

**1504 AREA  
sign shall not exceed  
better color to be red**



**PARTIAL FRONT ELEVATION**  
SCALE: 3/4" = 1'-0"

**APPROVED**  
The BOSC Group, Inc.  
Date: **6/10/96**

**LANDLORD APPROVAL**

**X** *[Signature]*

**FOR YOUR FILES**

**RECEIVED**  
**JUL 15 1996**  
PLANNING, BUILDING  
& CODE ENF

JOB NAME	TERRACE CINEMA 6 (REGAL CINEMA 6)			
ADDRESS	28845 SOUTH VESTERN AVE. PALOS VERDES			
DRAWN BY	E.A.	SCALE	N/A.	SHEET NO. 1-1
SALESMAN	G. NAVARRO	DATE	6/26/96	DRAWING NUMBER 96-6-3659
CUSTOMER APPROVAL				

REVISIONS		DATE	BY
NO.			
1			
2			
3			
4			
5			



**SAN PEDRO  
ELECTRIC  
SIGN COMPANY**  
701 S. Lakme Avenue  
Wilmington, California 90744  
213/549-4661  
FAX 213/549-2482

*George*





RANCHO PALOS VERDES

# FEE RECEIPT FORM

30940 HAWTHORNE BOULEVARD  
RANCHO PALOS VERDES, CA 90275-5391  
(310) 377-6008  
FAX (310) 377-8659

DATE: 7-19-96 RECEIVED OF PAYER: SAN PEDRO SIGN CO. TELEPHONE: 549-4661

ADDRESS: 701 LAKME AVE CITY: Wilmington ZIP: 90444

JOB OWNER: Regal CINEMAS JOB ADDRESS OR TRACT NO.: \_\_\_\_\_

OWNER'S ADDRESS: 28845 S. Western Ave

VALIDATION  
(OFFICE  
USE ONLY)

07/19/96 RPV

D132210  
\$AMT\$ 110.00  
CHEK 110.00  
5371A000 10:29

RECEIPT FOR	AMOUNT	ACCOUNT OR TRUST FUND	RECEIPT FOR	AMOUNT	ACCOUNT OR TRUST FUND
PLANNING APPLICATION(S) SP # <u>825</u> # _____ # _____	<u>110.00</u>	<u>132210</u>	<input type="checkbox"/> PLAN CHECK FEE _____ TYPE _____		
RESEARCH FEES <input type="checkbox"/> Address File <input type="checkbox"/> Geology File <input type="checkbox"/> Radius Map <input type="checkbox"/> Other: _____			<input type="checkbox"/> TRUST DEPOSIT _____ TYPE _____		
Document/Printing _____ ITEM(S)			<input type="checkbox"/> OTHER _____		
Covenant Processing _____ TYPE			ENVIRONMENTAL EXCISE TAX		
Penalty (\$ _____ x 2)			<input type="checkbox"/> Cash <input checked="" type="checkbox"/> Check No. <u>1509</u>	TOTAL: <u>\$110.00</u>	
Calculated by <u>T.N</u>	Received by <u>[Signature]</u>				



## RANCHO PALOS VERDES

Mayor JACKI BACHARACH

Mayor Pro Tem JOHN C. McTAGGART

Councilman DOUGLAS M. HINCHLIFFE

Councilman MELVIN W. HUGHES

Councilman ROBERT E. RYAN

City Manager DENNIS McDUFFIE

September 20, 1989

Mr. George Krikorian  
Krikorian Enterprises  
119 W. Torrance, Suite 1  
Redondo Beach, CA 90277

Re: Krikorian Theater at "The Terraces";  
28901 Western Avenue, Suite 333, Rancho Palos Verdes

Dear Mr. Krikorian:

This letter is to confirm our conversation last week. We anticipate receiving an application to revise Conditional Use Permit No. 101 to request approval of a video arcade and extended business hours at the Krikorian Theaters at The Terraces. You may submit a revision to the Conditional Use Permit and a Sign Program Revision at the same time to request approval of a theater identification sign on Western Avenue.

If a complete Conditional Use Permit Revision application for the video arcade is submitted by September 29, 1989, no action will be taken by the City to revoke your business license. The existing arcade may continue to operate until the Planning Commission makes a decision on the Conditional Use Permit Revision. We encourage you to maintain hours of operation in compliance with the Conditional Use Permit. Should we receive complaints related to the arcade or hours of operation, immediate compliance will be required.

Thank you for your continued cooperation. Should you have any questions, please contact me at 377-6008.

Sincerely,

Curtis Williams  
Planning Administrator

LMB:ps



# KRIKORIAN

*Premiere*

THEATRES, INC.

SEPTEMBER 8, 1989

CITY OF RANCHO PALOS VERDES  
30940 HAWTHORNE BLVD.  
R.P.V., CA, 90274-5391

ATTN: MS. LAURIE M. BRIGHAM,  
ASSOCIATE PLANNER

RE: YOUR LETTER OF SEPTEMBER 7, 1989

DEAR MS. BRIGHAM,

THANK YOU FOR YOUR LETTER REFERENCED ABOVE, WHICH I  
RECEIVED EARLIER TODAY.

IN YOUR LETTER YOU REFERENCED ENCLOSURES CONCERNING  
CONDITIONS OF THE THEATRE C U P. UNFORTUNATELY, I COULD  
NOT FIND THEM. WOULD YOU BE SO KIND AS TO PLEASE  
PROVIDE ME WITH ANOTHER COPY. AS WELL AS WHATEVER  
INFORMATION YOU MIGHT HAVE AVAILABLE CONCERNING THE USE  
OF VIDEO GAMES.

AFTER HAVING AHD AN OPPORTUNITY TO REVIEW THESE  
DOCUMENTS, I WILL GET BACK TO YOU AS SOON AS POSSIBLE  
TO DISCUSS THESE ISSUES FURTHER.

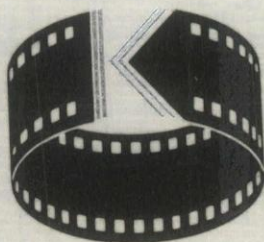
AGAIN, THANK YOU FOR YOUR KIND ASSISTANCE.

SINCERELY,

GEORGE KRIKORIAN

RECEIVED  
SEP 12 1989

ENVIRONMENTAL SERVICES



PIER PLAZA BUSINESS PARK  
119 W. TORRANCE BLVD., SUITE 1  
REDONDO BEACH, CALIFORNIA 90277  
(213) 318-3363



RANCHO PALOS VERDES

LAURIE M. BRIGHAM  
Associate Planner

30940 LAWTHORNE BOULEVARD  
RANCHO PALOS VERDES, CA 90274  
(213) 377-6008

UTION NO. 88-35

NING COMMISSION OF THE CITY  
PPROVING REVISION "B" TO  
T LOCATED AT 28849 WESTERN AVE.

IT IS A PLEASURE TO FORWARD THE  
INFORMATION YOU REQUESTED. I HOPE  
IT PROVES USEFUL. - SORRY THIS

WAS NOT ENCLOSED THE FIRST TIME

FROM

L. M. Brigham

9/12/89  
Associates, Ltd. has requested a  
s from non-retail to retail for  
he south west corner of Western

as held on Tuesday, May 10, 1988,  
ties were given the opportunity to  
nce.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF RANCHO  
PALOS VERDES DOES HEREBY FIND, DETERMINE AND RESOLVE AS FOLLOWS:

Section 1: That there will be no significant environmental  
impacts resulting from this revision in that the mitigation  
measures of the Final Negative Declaration for Environmental  
Assessment No. 477 shall continue to apply.

Section 2: That the revision results in a net reduction  
of the project size and net increase in parking spaces, thereby  
meeting the findings for the project made in P.C. Resolution No.  
86-28.

Section 3: That the attached Conditions of Approval in  
Exhibit "A" will ensure that the project is developed and leased  
in the intended manner.

Section 4: For the foregoing reasons, the Planning Commission  
of the City of Rancho Palos Verdes does hereby approve the  
revisions to the project subject to the conditions contained in  
Exhibit "A", which are necessary to preserve the public health,  
safety and general welfare in the area.

APPROVED and ADOPTED this 10th day of May, 1988.

Leo J. Connolly  
Leo J. Connolly  
Chairman

Robert Benard  
Robert Benard, Director of  
Environmental Services and  
Secretary to the Commission





## RANCHO PALOS VERDES

Mayor JACKI BACHARACH

Mayor Pro Tem JOHN C. McTAGGART

Councilman DOUGLAS M. HINCHLIFFE

Councilman MELVIN W. HUGHES

Councilman ROBERT E. RYAN

City Manager DENNIS McDUFFIE

September 7, 1989

Mr. George Krikorian  
Krikorian Enterprises  
119 W. Torrance, Suite 1  
Redondo Beach, CA 90277

Re: Krikorian Theater at "The Terraces";  
28901 Western Avenue, Suite 333, Rancho Palos Verdes

Dear Mr. Krikorian:

Recently it has come to the attention of the City that you are in violation of the Conditions of Approval for Conditional Use Permit No. 101-Revision "B", Condition #6. This condition requires that the hours of operation of the theater begin no earlier than 1 p.m. weekdays and noon on weekends (see enclosure). Staff has observed the theater being open at 12:00 noon weekdays.

Additionally, access to the theater lobby does not appear to be controlled and customers may enter the building without purchasing tickets. Staff has observed several people entering the lobby and playing the arcade machines without purchasing a theater ticket. Such a situation makes the arcade use a principle use which is not permitted. To further complicate the arcade issue, the City of Rancho Palos Verdes has no standards regarding video arcades, and they have traditionally been prohibited. The County of Los Angeles standards consider five or more machines as an arcade. Less than five machines were approved as an accessory use to the theater, with the understanding that only the paying theater customers would be allowed in the lobby and would have access to the machines. Currently there are 12 machines on site. This is in violation of the conditions of approval for the theater.

In order to maintain the existing arcade a Conditional Use Permit Revision to be reviewed by the Planning Commission will be required. Enclosed is an application.

Please immediately remove or disconnect at least 8 of your arcade machines, control access to the lobby and do not open the theater until 1 p.m. weekday. Your business license may be subject to revocation procedures if these matters are not taken care of by September 20, 1989.

Mr. George Krikorian  
September 5, 1989 Page two

Thank you for your immediate cooperation with these important matters. If you have any questions, contact me at 377-6008.

Sincerely,

  
Laurie M. Brigham  
Associate Planner

LMB:ps

Enclosures

cc: Andy Fisher  
c/o BPT California



B.P.T. CALIFORNIA, INC.

10866 WILSHIRE BOULEVARD, SUITE 200 • LOS ANGELES, CALIFORNIA 90024

August 17, 1989

(213) 470-4200 • FAX (213) 470-0808

Mr. George Krikorian  
TERRACE CINEMA 6  
119 W Torrance Blvd., #1  
Redondo Beach, California 90277

RECEIVED  
AUG 18 1989

Re: The Terraces  
Rancho Palos Verdes

ENVIRONMENTAL SERVICES

Dear Mr. Krikorian:

The City of Rancho Palos Verdes Planning Department is concerned in regard to violations of conditions contained in the Terraces Conditional Use Permit Number 101. In particular:

- a) No animated, flashing or audible signs will be permitted.
- b) One interior window sign will be allowed. Sign may not exceed 5% of the window.
- c) No decals shall be visible except as required by local codes and ordinances.
- d) Channel letter signs are not to be illuminated after 12 midnight.
- e) Channel letter signs colors are to be plexiglas #2030 Green, #2324 Blue, #2648 Blue, #2050 Blue, #2157 Red.

If you have not obtained a variance or waiver from the Planning Department for any of the above, please comply with all conditions immediately to avoid receiving a citation from the City.

Sincerely,

*Sandy Fisher NP*

Andy Fisher  
B.P.T. (South Bay) Associates

cc: L. Brigham  
W. Bentkoski

CITY OF RANCHO PALOS VERDES

PLANNING CLEARANCE \*

PROJECT LOCATION: 28901 Western

LOT AND TRACT NO.: \_\_\_\_\_

OWNER'S NAME: BPT, South Bay Associates

AND ADDRESS: 28901 S. Western Ave #303

PROJECT NO.: Sign permit NO. 449

PROJECT DESCRIPTION: Temp. Signs

Approval is granted subject to the following conditions:

- Temporary cinema sign along Western Ave only.
- small temp. signs for each store along Western not a part. Tenants may have banners only with a temporary sign permit issued by the City.

\* ☒ Building Permit Required.

THIS FORM, ALONG WITH THE TWO COPIES OF THE APPROVED PLANS, MUST BE SUBMITTED WHEN APPLYING FOR A BUILDING PERMIT.

The City strongly urges the applicant for this project to contact the Homeowners Association or local Art Jury, if any, to gain any additional approvals that may be required before applying for a building permit. Homeowners Associations are on file with the Environmental Services Department of Rancho Palos Verdes.

Dump Deposit Required NO

Dump Deposit  
Receipt No.: \_\_\_\_\_

By: M. Smith  
For Director of Environmental Services  
City of Rancho Palos Verdes

City of Rancho Palos Verdes  
30940 Hawthorne Boulevard  
(213) 377-0360

Dated: 5-15-89  
APPROVAL VOID AFTER 180 DAYS



CITY OF RANCHO PALOS VERDES

PLANNING CLEARANCE \*

PROJECT LOCATION: 28901 Western # ~~303~~  
LOT AND TRACT NO.: \_\_\_\_\_  
OWNER'S NAME: BPT South Bay Associates  
AND ADDRESS: 11601 Wilshire Blvd., Suite 1040, Los Angeles 90025  
PROJECT NO.: Sign Permit NO. 441  
PROJECT DESCRIPTION: Major identification sign, 4 marquee signs,  
6 poster display cabinets, "ticket" sign.

Approval is granted subject to the following conditions:

1. The major identification ~~at the~~ sign shall not exceed 150 square feet in area (Terrace Kirkorian Theaters, cinema 6).
  2. Four marquee signs, not exceeding 2'6" high by 18' wide and 10" deep are permitted as shown on the approved plans.
  3. The "Kirkorian Premiere Theater" sign shall consist of either turquoise, rose or burgandy color rather than red.
  4. All temporary signs on the property w/out city approval shall be removed unless permits are obtained.
  5. Illumination of the signs is subject to the review + approval of the D.E.S. w/in 30 days of installation.
  6. The poster display cabinets shall be limited to six, not exceeding 41" high by 27" wide.
- \*☒ Building Permit Required.

THIS FORM, ALONG WITH THE TWO COPIES OF THE APPROVED PLANS, MUST BE SUBMITTED WHEN APPLYING FOR A BUILDING PERMIT.

The City strongly urges the applicant for this project to contact the Homeowners Association or local Art Jury, if any, to gain any additional approvals that may be required before applying for a building permit. Homeowners Associations are on file with the Environmental Services Department of Rancho Palos Verdes.

Dump Deposit Required NO

Dump Deposit  
Receipt No.: —

By: M. Smith  
For Director of Environmental Services  
City of Rancho Palos Verdes

City of Rancho Palos Verdes  
30940 Hawthorne Boulevard  
(213) 377-0360

Dated: 4-13-89  
APPROVAL VOID AFTER 180 DAYS





3'

not part  
of this approval

2

Approx  
3'  
from  
Ground

8'

CINEMA  
SIGN

Project No. Sign Permit No. 449  
APPROVED BY CITY OF RANCHO PALOS VERDES

☒ with conditions ☐ as submitted  
(refer to clearance form)

Date: 5-15-89

Signature: McMurt

APPROVAL VOID AFTER 180 DAYS

\*NOTICE: This is not valid unless  
accompanied by a completed clearance  
form.

8'

Approx  
2' from Ground

RECEIVED  
APR 11 1989

ENVIRONMENTAL SERVICES

LANDOWNER: BPT South Bay Assoc APPLICANT: SADENAME: Joe MillsADDRESS: 38901 S. Western Ave.Rancho Palos Verdes, CA 90132PHONE: (HOME): (NONE) (OFFICE): 514-1111 (HOME):  (OFFICE): ADDRESS OF SUBJECT PROPERTY: 38901 S. Western Ave #303CURRENT ZONING: COMMERCIALLENGTH OF STOREFRONT(S): N/A

## 1. NUMBER AND DIMENSIONS AND NATURE OF PROPOSED SIGNS:

QUANTITY	DIMENSIONS WIDTH X LENGTH X TOTAL HEIGHT	PERMANENT OR TEMPORARY	IF TEMPORARY, GIVE DURATION
<u>1</u>	<u>8' x 8'</u>	<u>TEMP</u>	<u>15-20 DAYS</u>
<u>15</u>	<u>2' x 3'</u>	<u>TEMP</u>	<u>"</u>

## 2. NUMBER AND DIMENSIONS OF ALL EXISTING SIGNS:

QUANTITY	DIMENSIONS	

Miscellaneous  
Existing on-site  
Temporary signs

## 3. BRIEFLY DESCRIBE THE PURPOSE AND NEED FOR EACH PROPOSED SIGN:

Temporary promotion

## 4. INDICATE SIGN COPY

I CERTIFY THAT THE INFORMATION AND MATERIALS CONTAINED IN THIS APPLICATION ARE ACCURATE AND COMPLETE.

SIGNATURE OF LANDOWNER:

Joe B. MillsDATE: 4/11/89

SIGNATURE OF APPLICANT:

DATE:





**SAN PEDRO  
ELECTRIC  
SIGN COMPANY**  
735 LAKME AVENUE  
WILMINGTON, CA. 90744  
FAX: 213 / 549-2482  
TEL: 213 / 549-4661

X TEMPORARY STREET WOOD  
SIGNS 2' x 3'

S/F SIGN

Western Avenue

only  
X THEATRE  
SIGN  
8' x 8'

CADDINGTON DRIVE

EXISTING BUILDING

RECEIVED  
APR 11 1989  
ENVIRONMENTAL SERVICES





RANCHO PALOS VERDES

Mayor JACKI BACHARACH

Mayor Pro Tem JOHN C. McTAGGART

Councilman DOUGLAS M. HINCHLIFFE

Councilman MELVIN W. HUGHES

Councilman ROBERT E. RYAN

City Manager DENNIS McDUFFIE

March 29, 1989

BPT (South Bay Associates)  
11601 Wilshire Blvd., Suite 1040  
Los Angeles, CA 90025

Dear Sirs:

On March 28th, 1989, the Planning Commission approved your application for Sign Permit No. 441 to allow a modification to the sign colors, an additional marquee sign, display cabinets, and a "ticket" sign, at the Terrace Cinema 6 Theater, 28845 S. Western Ave. The approval is subject to the following conditions:

1. The major identification of the sign shall not exceed 150 square feet in area (Terrace Kirkorian Theaters Cinema 6).
2. Four marquee signs, not exceeding 2' 6" high by 18' wide and 10" deep, are permitted as shown on the approved plans.
3. The "Kirkorian Premiere Theater" sign shall consist of either turquoise or rose color rather than red. All applicable building permits shall be obtained.
4. All temporary signs on the property without City approval shall be removed within 10 days unless permits are obtained.
5. Illumination of the signs is subject to the review and approval of the Director of Environmental Services within 30 days of installation.
6. Final plans showing sign colors, placement, locations, and materials shall be proposed in conforming with the Planning Commission's approval for the review and approval of the Director of Environmental Services.
7. The poster display cabinets shall be limited to six (6), not exceeding 41" high by 27" wide.

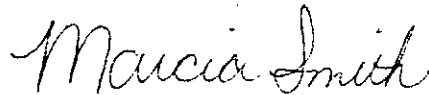
BPT (South Bay Associates)

Page 2

There is a fifteen (15) day appeal period following the Planning Commission/City Council decision. You must submit an appeal to the City Council with a fee of \$ 235 and 10 sets of plans. Should no appeal be filed, the plans will be cleared and may be submitted to the Building and Safety Division for plan check on April 12th, 1989. Please call and set up an appointment with me to stamp and clear your plans prior to submittal for plan check. Planning approval is valid for 180 days.

Should you have any questions, please do not hesitate to call me at (213) 377-6008.

Sincerely,



Marcia Smith  
Assistant Planner

MS:bu

cc: Mark Frank  
San Pedro Electric Sign Company

P.C. RESOLUTION NO. 88 - 19

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF RANCHO PALOS VERDES  
APPROVING SIGN PERMIT NO. 368 FOR THE TERRACE  
AT SOUTH BAY LOCATED AT 28849 WESTERN AVENUE.

WHEREAS, Wickliff and Company has requested approval of Sign Permit No. 368 to revise the sign program adopted by the Planning Commission for Conditional Use Permit No. 101 for the Terrace at South Bay located at 28849 Western Ave.; and

WHEREAS, hearings were held on January 12, 1988 and March 8, 1988 at which time all interested parties were given an opportunity to be heard and present evidence.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF RANCHO PALOS VERDES HEREBY FIND, DETERMINE AND RESOLVE AS FOLLOWS:

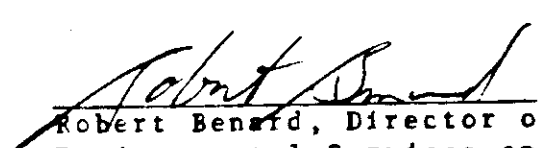
SECTION 1: That the granting of Sign Permit No. 368 will not be contrary to the objectives of Specific Plan II or of the General Plan in that the proposed use complies with Specific Plan II, the General Plan and the Development Code standards.

SECTION 2: That the granting of the sign program will serve to identify the general nature of the Terrace at South Bay and to direct attention to a product, activity, place, person, organization, or enterprise that does not subject the citizens of the City to excessive competition for their visual attention.

SECTION 3: For the foregoing reasons, the Planning Commission of the City of Rancho Palos Verdes does hereby approve Sign Permit No. 368, subject to the conditions of approval attached in Exhibit "A" and based on the sign program submitted for the shopping center attached in Exhibit "B".

PASSED, APPROVED, AND ADOPTED the 12th day of April, 1988.

  
Leo J. Connolly  
Chairman

  
Robert Benard, Director of  
Environmental Services and  
Secretary to the Commission

## EXHIBIT "A"

The following sign program requirements are excerpts from the outline of the sign program provided by the owner of the center at 28849 Western Avenue, as attached in Exhibit "B", that are to be enforced by the City.

### A. GENERAL CRITERIA

- A.5. All sign criteria is subject to the approvals and regulations of the Development Code of the City of Rancho Palos Verdes. In the event that signage is not addressed by the sign program, defined in Exhibit "A", the Development Code will prevail.

### B. GENERAL NOTES

- B.1. All signs and their installation must comply with all local building and electrical codes.
- B.6. No animated, flashing or audible signs will be permitted.
- B.7. ..... Additionally, all signage colors must be harmonious with the Building materials of the center and are subject to approval by the Director of Environmental Services.

### C. TENANT IDENTIFICATION SIGNAGE

- C.2. .....No tenant signs are permitted on stairwell towers or on posts between sign bands.
- C.3. AREA: LEVEL "A" AND "B"  
Sign (letters) shall not exceed an area of one square foot for each lineal foot of building frontage up to a maximum of one hundred square feet or 75% of leasehold width, whichever is less.
- C.4. LEVEL "C" - Sign letters shall not exceed an area of one square foot for each lineal foot of building frontage up to a maximum of one hundred fifty (150) square feet ~~or 75 % of leasehold width, whichever is less.~~ No signage is permitted on any building frontage on Caddington Drive.

*and the sign may not exceed*



- C.6. One interior window sign will be allowed, Sign may not exceed 5% of window area.

g. No decals shall be visible except as required by local codes and ordinances (including U.L. as required).

D. ARCADE SIGNAGE

- D.1. GENERAL: Arcade signs shall be for tenant identification in the arcade walkway. Signs shall be tenant business identification only.
2. MAXIMUM AREA: All signs in arcade shall be letter oriented, with a total areas not to exceed three (3) square feet.

E. FREE STANDING PROJECT SIGNAGE

- E.1. GENERAL: Signs are indicated on attached site plan.

a. Two (2) project site signs to be for "The Terrace" project identification only. (Sign "B")

b. One (1) project site sign to be for project identification and shall also have spaces of three (3) tenant identification panels visible from two (2) sides. (Sign "A")

2. LOCATION: Three (3) project signs, as listed in E-1, shall be located as follows:

- a. Sign "A" - Center of property on Western Avenue.  
b. Sign "B" - At corner of Caddington and Western Avenue (60' from corner) and at the south end of property (60' from property line).

3. SIZES:

Sign "A" - Maximum 7'-7" high by 10'-0" wide and mounted to concrete. Base maximum height 1'-3".

Sign "B" - Maximum 5'-9" high by 7'-6" wide and mounted to concrete. Base maximum height 1'-3".

6. c. Illumination to be internal by florescent tubes for sign "A" and incandescent for Sign "B", which is not internally illuminated. The external incandescent lighting to be approved by the Director of Environmental Services. The Director will have the

authority to impose requirements to mitigate any negative affects the incandescent lighting may have.

e. No decals shall be visible except as required by local codes and ordinances (including U.I. as required).

f. No animated, flashing and audible signs will be permitted.

g. Signs will not be illuminated after 12 midnight.

F. ON-SITE TRAFFIC DIRECTORY SIGN

F.2. LOCATION: Traffic directory signs shall be placed at locations, as recommended by Traffic Engineers, Linscott Law & Greenspan.

4. Signs shall not be illuminated after midnight.

G. ARCHITECTURAL SIGNAGE

G.1. GENERAL: The use of exposed neon or incandescent lighting may be allowed, but will be subject to City review and approvals.

H. ON-SITE DIRECTORY SIGNS (Signs "D")

H.1. Directory Signs to be a maximum of 4' wide by 5' high and overall height not to exceed 6'6" above grade. Shape may be square or triangle at discretion of landlord.

2. Signs to be internally illuminated.

I. RESTROOMS

I.1. Restroom signage shall be located at all stairwells and at all directory sign locations. Restroom facilities are to be visibly noted with standard signage.

2. Signage shall be available in all stores indicating the presence of public restrooms.



# STAFF REPORT

## RANCHO PALOS VERDES

**TO:** PLANNING COMMISSION  
**FROM:** DIRECTOR OF ENVIRONMENTAL SERVICES  
**DATE:** MARCH 28, 1989  
**SUBJECT:** SIGN PERMIT NO. 441 - MISCELLANEOUS HEARING

**APPLICANT:** SAN PEDRO ELECTRIC SIGN COMPANY  
735 LAKME AVENUE  
WILMINGTON, CA 90744  
(213) 549-4661  
**LANDOWNER:** BPT (SOUTH BAY ASSOCIATES)  
11601 WILSHIRE BLVD., SUITE 1040  
LOS ANGELES, CA 90025

**STAFF COORDINATOR:** MARCIA SMITH  
ASSISTANT PLANNER

**REQUESTED ACTION:** APPROVE REVISED SIGN COLORS, INCREASE IN SQUARE FOOTAGE FOR MAJOR IDENTIFICATION SIGN, ADDITIONAL MARQUEE SIGN, DISPLAY CABINETS, "TICKET" SIGN, AND AWNING SIGN ON TOWER.

**RECOMMENDATION:** APPROVE SIGN COLORS, ADDITIONAL MARQUEE SIGN, DISPLAY CABINETS, AND "TICKET" SIGN, REDUCE MAJOR IDENTIFICATION SIGN, DENY AWNING SIGN ON TOWER.

### REFERENCES

**ZONING:** COMMERCIAL - GENERAL

**LAND USE:** COMMERCIAL RETAIL

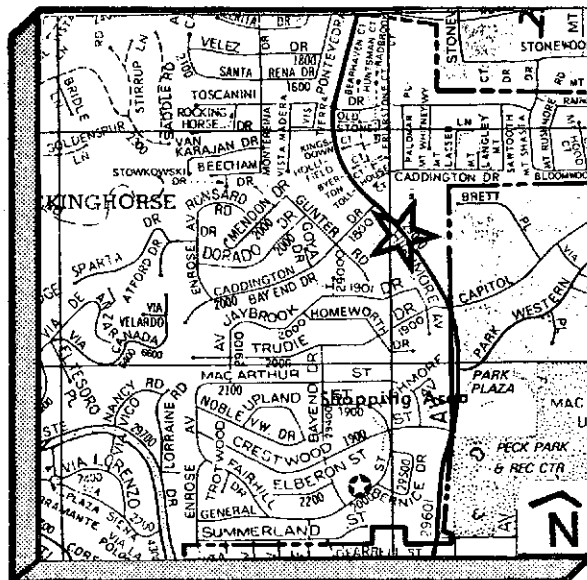
**CODE SECTIONS:** 17.23, 17.52

**GENERAL PLAN:** CHAPTER IV

**TRAILS PLAN:** CLASS II BICYCLE TRAIL ALONG WESTERN AVENUE

**SPECIFIC PLAN:** SPECIFIC PLAN II

**CEQA STATUS:** CATEGORICALLY EXEMPT



### VICINITY MAP

LL - 67

**LOCATION:** 28901 WESTERN AVENUE

## BACKGROUND

On April 12, 1988, the Planning Commission approved Sign Permit No. 368 for the Terraces shopping center on Western Avenue. The approval was for a comprehensive sign program for the center. Several conditions of the approval contain language controlling materials, sign colors, and the square footage of each sign permitted on the business frontage. (P.C. Resolution No. 88-19 attached).

## PROJECT DESCRIPTION

The applicant is requesting modifications for the approved sign program for the Cinema 6 Theater signage as follows:

(a) modification of the approved sign colors, (b) an increase in the square footage allowed for the major identification sign, (c) an additional marquee sign, (d) eight (8) poster display cabinets, (e) the "Tickets" sign above the cashier window, and (f) the "Cinema 6" awning sign on a tower.

## ANALYSIS

### Colors

The proposed major identification sign consists of the following colors:

1. "Terrace" will be clear plexface, silver trim cap, dark turquoise interior, returns of dark turquoise, and rose color neon.
2. "Kirkorian Premiere Theaters" will be red with white plex background, silver trim cap and black returns.
3. "Cinema 6" will be clear plexiglass, with a silver trim cap, dark turquoise interior, dark turquoise returns and rose color neon.

The proposed marquee signs include having a turquoise cabinet, a white sign face with clear zip tracks to allow two lines of 8" interchangeable fronts and florescent lamps.

The approved colors in the sign program are green, blue and red. Staff finds that the proposed color changes for the signs would be acceptable. The standards and guidelines of Specific Plan II direct the use of "light colors" and "accent colors...of complementary color".

As per our conversation between Pat Lappin for South Bay Associates and Robert Benard, the Director of Environmental Services, it was agreed upon that the color red would not blend well with the proposed colors. The "Kirkorian Premiere Theater"



sign should consist of either turquoise or rose color rather than red to conform with the overall style of the center.

#### Major Identification Sign

The proposed 173 square foot major identification sign exceeds the size allowed in the sign program. The sign program states that the sign shall not exceed an area of one square foot for each lineal foot of building frontage, up to a maximum of one hundred fifty (150) square feet, and the sign may not exceed 75% of the leasehold width. The proposed sign is 23 square feet over the maximum signage allowed. Staff believes the extra square footage is not necessary for visibility purposes from Western Avenue. The sign should be reduced in size so as not to exceed 150 square feet.

#### Marquee Sign

The approved sign program states that the theater shall be allowed three single face, illuminated, changeable letter, marquee signs. Maximum sizes to be 6' 0" high by 8' 0" wide and 10" deep. The applicant is proposing four illuminated marquee signs each measuring 18' by 2' 6" or 45 square feet in area. The square footage of each sign is less than the maximum of 48 square feet, allowed for each sign by the sign program; however, the area of the four signs is 180 compared to the originally approved area of 144 square feet. The owner of the theater is requesting the additional marquee sign in order to balance the signage on the building facade as well as being able to advertise double features, special showings, or for additional reader copy.

Although the total square footage of the marquee signs (180) exceeds the originally approved signage (144), each individual sign will be 3 square feet smaller in size which will conform more adequately to the facade and the signs will be more evenly balanced.

#### Poster Display Cabinets

The applicant is proposing eight (8) illuminated poster display cabinets along the building facade, each measuring 27" by 41" (7.7 square feet). The cabinets will have two or three fluorescent lighting tubes for rear illumination. The cabinets will display the six "now playing" shows and two (2) "coming attractions". Staff recommends favorably for the proposed location which will minimize any potential glare onto the adjacent residential district. However, staff does not find the necessity of having 8 display cabinets. The poster display cabinets should be limited to six (6) which reflects the number of theaters within the cinema.

### "Tickets" Sign

The proposed illuminated "Ticket" sign measures 1' 0" by 6' 6" (9.75 square feet), with single tube rose neon letters 10" to 6" high with a clear protective plexiglass cover.

### Awning Sign

The "Cinema 6" awning sign is proposed to be located on one of the towers facing Western Avenue. The sign is non-illuminated and measures 72 square feet in size. The sign color was not made available to staff at this time. Staff recommends this proposal be denied since the sign program does not allow for any tower awning signage facing Western Avenue. The proposed wall signs with the tower sign would provide double signage on Western Avenue and is unnecessary for the theater.

### CONCLUSION

Given the unique size and the topography of the subject property, staff believes it is appropriate to modify the sign program for the theater at the Terrace shopping center for the following requests: the proposed sign colors, the additional marquee sign, the poster display cabinets, and the "Ticket" sign above the cashier window. Staff also recommends the applicant modify the major identification sign by reducing it 23 square feet to comply with the sign program, and deny the request for the tower sign since double signage facing Western Avenue would result.

### ADDITIONAL INFORMATION

The applicant will have a color board or colored elevations at the Planning Commission meeting for further clarification.

### ALTERNATIVES

1. Approve the application as submitted.
2. Deny the application.
3. Approve the application subject to conditions in Exhibit "A".

### RECOMMENDATION

Alternative No. 3.

Staff Report: SP No. 441  
March 28, 1989

ATTACHMENTS

P.C. Resolution No. 89-  
Application  
P.C. Resolution No. 88-19  
Plans

SAN PEDRO SIGN CO. FOR

LANDOWNER: BPT SOUTH BAY ASSOCIATES APPLICANT: TERRACES CINEMAS

NAME: \_\_\_\_\_

WESTERN AVE.

ADDRESS: \_\_\_\_\_

RANCHO PALOS VERDES, CA.

PHONE: \_\_\_\_\_

(HOME): \_\_\_\_\_ (OFFICE): \_\_\_\_\_

(HOME): \_\_\_\_\_ (OFFICE): \_\_\_\_\_

ADDRESS OF SUBJECT PROPERTY: WESTERN AVE.

CURRENT ZONING: \_\_\_\_\_

LENGTH OF STOREFRONT(S): \_\_\_\_\_

## 1. NUMBER AND DIMENSIONS AND NATURE OF PROPOSED SIGNS:

QUANTITY	DIMENSIONS WIDTH X LENGTH X TOTAL HEIGHT	PERMANENT OR TEMPORARY	IF TEMPORARY, GIVE DURATION
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

## 2. NUMBER AND DIMENSIONS OF ALL EXISTING SIGNS:

QUANTITY	DIMENSIONS
_____	_____
_____	_____
_____	_____

## 3. BRIEFLY DESCRIBE THE PURPOSE AND NEED FOR EACH PROPOSED SIGN:

SIGN REVISIONS TO ALLOW SIGN PROGRAM FOR  
THEATRE / 4 MARQUEES AND POSTER CASES ARE  
NEEDED TO IDENTIFY 6 MOVES / SIZE OF MAIN SIGN  
FITS WITHIN STANDARD CRITERIA (ISSUE OF 75% FACTOR  
DOES NOT APPLY TO THEATRE)

## 4. INDICATE SIGN COPY

"TERRACES CINEMA 6" WITH KRIKORIAN LOGO SIGN

I CERTIFY THAT THE INFORMATION AND MATERIALS CONTAINED IN THIS APPLICATION ARE  
ACCURATE AND COMPLETE.

SIGNATURE OF LANDOWNER:

Pat LappinDATE: 2-17-89

SIGNATURE OF APPLICANT:

SAN PEDRO SIGN CO.  
Mark A. FrankDATE: 2-17-89



Planning Commission Meeting Minutes  
March 28, 1989  
Page 2

Sign Permit No. 441  
Misc. Hearing (Cinema)

Commissioner Connolly stated that he wants to ensure that it appear in the Commission's recommendation that no light shine off of the site onto adjacent property. Environmental Services Director Robert Benard affirmed that the applicant has been contacted regarding this detail and is willing to comply with this recommendation.

Motion was made by Commissioner Connolly and seconded by Commissioner McNulty to approve the Consent Calendar as amended. Motion passed unanimously. Commissioner Ortolano was absent during this portion of the meeting.

PUBLIC HEARINGS

A. VARIANCE NO. 226  
Berry Point  
60 Laurel Drive

Associate Planner Laurie Brigham presented the staff report and the recommendation to approve the

Variance for the trash enclosure and to deny the Variance for the two light fixtures. She noted that lower light fixtures - 42 inches maximum in height would provide more light on the steps where it is needed and be in conformance with the code requirements.

Chairperson Wike opened the Public Hearings.

Larry Schmidt, 3330 Palos Verdes Drive West, representing the Berry Point Partnership, of which he is a partner, stated that the partnership is in accordance with Staff's condition of approval and will conform with the requirements, and that the lights would be lowered the following day.

Chairperson Wike closed the public hearing.

A motion was made by Commissioner McNulty and seconded by Commissioner Connolly to approve Staff's recommendation. Passed unanimously.

P.C. RESOLUTION NO. 89 -15

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO PALOS VERDES APPROVING SIGN PERMIT NO. 441 FOR THE TERRACE AT SOUTH BAY LOCATED AT 28901 WESTERN AVENUE.

WHEREAS, San Pedro Electric Sign Company has requested approval of Sign Permit No. 441 to revise the sign program adopted by the Planning Commission for Conditional Use Permit No. 101 for the Cinema 6 theater at the Terrace at South Bay located at 28901 Western Avenue; and

WHEREAS, a hearing was held on March 28, 1989 at which time all interested parties were given an opportunity to be heard and present evidence;

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF RANCHO PALOS VERDES DOES HEREBY FIND, DETERMINE AND RESOLVE AS FOLLOWS:

Section 1: That the granting of Sign Permit No. 441 will not be contrary to the objectives of Specific Plan II of the General Plan and the Development Code standards.

Section 2: That the granting of the sign permit will serve to identify the general nature of the theater and to direct attention in a manner that does not subject the citizens of the City to excessive competition for their visual attention.

Section 3: That there will be no significant impacts resulting from this proposal due to the conditions of approval in Exhibit "A".

Section 4: For the foregoing reasons, the Planning Commission of the City of Rancho Palos Verdes does hereby approve Sign Permit No. 441, subject to the conditions of approval attached in Exhibit "A".

PASSED, APPROVED, and ADOPTED this 28th day of March, 1989.



Luella L. Wike  
Chairperson

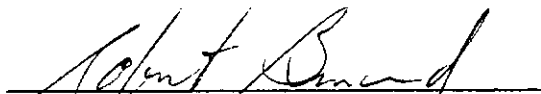
  
Robert Benard, Director of  
Environmental Services and  
Secretary to the Commission

EXHIBIT "A"

SIGN PERMIT NO. 441 MISCELLANEOUS HEARING

CONDITIONS OF APPROVAL

1. The major identification sign shall not exceed 150 square feet in area (Terrace Kirkorian Theaters Cinema 6).
2. Four marquee signs, not exceeding 2' 6" high by 18' wide and 10" deep, are permitted as shown on the approved plans.
3. The "Kirkorian Premiere Theater" sign shall consist of either turquoise or rose color rather than red. All applicable building permits shall be obtained.
4. All temporary signs on the property without City approval shall be removed within 10 days unless permits are obtained.
5. Illumination of the signs is subject to the review and approval of the Director of Environmental Services within 30 days of installation.
6. Final plans showing sign colors, placement, locations, and materials shall be proposed in conforming with the Planning Commission's approval for the review and approval of the Director of Environmental Services.
7. The poster display cabinets shall be limited to six (6), not exceeding 41" high by 27" wide.



3-24-89

To City of Rancho Palos Verdes:

This letter is to notify our request to have the Terrace Cinema & Theatre project be placed on the consent calendar.

We agree to all conditions as outlined by staff.

Sincerely Yours  
Mark A. Frank





## RANCHO PALOS VERDES

Mayor JACKI BACHARACH

Mayor Pro Tem JOHN C. McTAGGART

Councilman DOUGLAS M. HINCHLIFFE

Councilman MELVIN W. HUGHES

Councilman ROBERT E. RYAN

City Manager DENNIS McDUFFIE

March 20, 1989

San Pedro Electric Sign Co.  
Attn: Mark Frank  
735 Lakme Avenue  
Wilmington, CA 90744

Dear Mr. Frank:

On March 14, 1989, the Planning Commission continued your application for Sign Permit No. 441 to allow a revision to the sign program for the Terraces at 28901 Western Avenue.

This items is continued to the March 28, 1989 Planning Commission meeting and will be heard under continued business on the agenda.

Should you have any questions, please do not hesitate to call.

Sincerely,

Marcia Smith  
Assistant Planner

MS:mw

CITY OF RANCHO PALOS VERDES  
ENVIRONMENTAL SERVICES DEPARTMENT

STATUS OF APPLICATION

APPLICATION NO. Sign Permit No. 441

DATE 3-3-89

APPLICANT San Pedro Sign company  
Attn: Mark Frank  
735 Lakme Ave.  
Wilmington, CA 90477

REPRESENTATIVE BPT South Bay Assoc.  
28901 S. Western Ave #303  
RPV, CA 90732

LOCATION OF PROJECT 28901 Western Ave. #303, Terrace Cinema 6

PROJECT DESCRIPTION Revision to the sign program

Pursuant to State Law the City's staff has completed a preliminary review of the application noted above and finds that the information submitted is:

☒ Generally complete to begin processing the application. (The date indicated below is the date on which the application is deemed to be complete.)

Please note that the City may properly require further information in order to clarify, amplify, correct, or otherwise supplement existing or future data. If the City requires such additional information, it is strongly suggested that you supply same in a timely manner in order to avoid any delay in the processing of the application.

☐ Not complete and has been held in abeyance due to certain missing information and/or a failure to comply with certain requirements. The missing information and/or requirements are listed below, and must be supplied and/or complied with before your application can be deemed complete. For further information please call

Marcia Smith at 377-6008

Additional Information/Requirements:

This item is scheduled for the March 14, 1989 Planning Commission meeting.

M. Smith

Staff Signature

3-3-89

Date

Environmental Determination  
Categorically exempt - class 3





## RANCHO PALOS VERDES

Mayor JACKI BACHARACH

Mayor Pro Tem JOHN C. McTAGGART

Councilman DOUGLAS M. HINCHLIFFE

Councilman MELVIN W. HUGHES

Councilman ROBERT E. RYAN

City Manager DENNIS McDUFFIE

February 24, 1989

BPT South Bay Associates  
28901 Western, #303  
Rancho Palos Verdes, CA 90731

Subject: **Sign Permit No. 441** Miscellaneous Hearing;  
Terrace 6 Cinema, 28901 S. Western Ave #303

Dear Sirs:

On February 21, 1989, you submitted the application listed above to the Environmental Services Department for processing. Marcia Smith is the planner that has been assigned to work on your project. Within thirty (30) days of the date that you submitted your application, Marcia will mail you a "Status of Application" notice to inform you whether your application(s) is complete for further processing.

Once your application(s) is determined to be complete, Marcia will contact you to schedule a site visit and/or discuss the staff evaluation of your project.

If you have any further questions about the processing of your application(s) after receiving this notice, please direct your inquiries to Marcia at 377-6008.

Sincerely,

Greg Fuz  
Senior Planner

GF:pg

cc: San Pedro Sign Company

Application Number: SIGN PERMIT NO. 441 - MISC. HEARING

Related Applications: \_\_\_\_\_

Date Received: 2/21/89

Fee Received: \$160

Name (landowner): BPT South Bay Associates

Project Address: 28901 Western, #303 Terrace Cinema 6

ENVIRONMENTAL REQUIREMENTS

Date

3-3-89

Categorically Exempt

STAFF ACTION

3-3-89

complete.

3-1

EC OR PC ACTION

3-14-89

Item cont.

3-28-89

Approved

COUNCIL ACTION





TERRACE 6 CINEMAS  
RANCHO PALOS VERDES

# FEE RECEIPT FORM

30940 HAWTHORNE BOULEVARD  
RANCHO PALOS VERDES, CA 90274  
(213) 377-0360

RECEIVED OF  
PAYER:

SAN PEDRO SIGN CO.

TELEPHONE

549-4661

ADDRESS:

735 LAKME AVE.

CITY

WILMINGTON, CA

ZIP

90477

JOB OWNER:

BPT SOUTH BAY ASSOC

JOB ADDRESS

OR TRACT NO.:

OWNER'S ADDRESS:

28901 So. WESTERN AVE. #303  
RANCHO PALOS VERDES, CA 90732

VALIDATION  
(OFFICE  
USE ONLY)

02/21/89 RPV

D137200

\$AMT\$ 160.00

CHEK 160.00

8344A000 8:42

RECEIPT FOR	AMOUNT	ACCOUNT OR TRUST FUND	RECEIPT FOR	AMOUNT	ACCOUNT OR TRUST FUND
PLANNING APPLICATION <u>SP #441</u>	<u>145.00</u>	<u>1-37200</u>	<input type="checkbox"/> PLAN CHECK FEE _____ (Type)		
DOCUMENT/PRINTING <u>Misc/Haring</u>			<input checked="" type="checkbox"/> OTHER <u>Sign Fees</u>	<u>15.00</u>	<u>1-37200</u>
PARKLAND FEE Project # _____			<input type="checkbox"/> OTHER _____		
DUMPING DEPOSIT			ENVIRONMENTAL EXCISE TAX		
BUSINESS LICENSE			Check No. <u>1592</u>	TOTAL <u>160.00</u>	
PENALTY					
BOND DEPOSIT					
Calculated by <u>[Signature]</u>	Received by <u>[Signature]</u>				



SAN PEDRO SIGN CO. FOR

LANDOWNER: BPT SOUTH BAY ASSOCIATED APPLICANT: TERRACES CINEMAS

NAME: \_\_\_\_\_ WESTERN AVE.  
ADDRESS: \_\_\_\_\_ RANCHO PALOS VERDES, CA.  
PHONE: (HOME): \_\_\_\_\_ (OFFICE): \_\_\_\_\_ (HOME): \_\_\_\_\_ (OFFICE): \_\_\_\_\_

ADDRESS OF SUBJECT PROPERTY: WESTERN AVE.

CURRENT ZONING: \_\_\_\_\_

LENGTH OF STOREFRONT(S): \_\_\_\_\_

## 1. NUMBER AND DIMENSIONS AND NATURE OF PROPOSED SIGNS:

QUANTITY	DIMENSIONS WIDTH X LENGTH X TOTAL HEIGHT	PERMANENT OR TEMPORARY	IF TEMPORARY, GIVE DURATION
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

## 2. NUMBER AND DIMENSIONS OF ALL EXISTING SIGNS:

QUANTITY	DIMENSIONS	
_____	_____	_____
_____	_____	_____
_____	_____	_____

## 3. BRIEFLY DESCRIBE THE PURPOSE AND NEED FOR EACH PROPOSED SIGN:

SIGN REVISIONS TO ALLOW SIGN PROGRAM FOR  
THEATRE, 4 MARQUEES AND POSTER CASES ARE  
NEEDED TO IDENTIFY 6 MOVIES, SIZE OF MAIN SIGN  
FITS WITHIN STANDARDIZED CRITERIA (ISSUE OF 75% FACTOR  
DOES NOT APPLY TO THEATRE)

## 4. INDICATE SIGN COPY

"TERRACES CINEMA 6" WITH KRIKORIAN LOGO SIGN

I CERTIFY THAT THE INFORMATION AND MATERIALS CONTAINED IN THIS APPLICATION ARE  
ACCURATE AND COMPLETE.

SIGNATURE OF LANDOWNER:

Pat LappinDATE: 2-17-89

SIGNATURE OF APPLICANT:

SAN PEDRO SIGN CO.  
Mark A. FrankDATE: 2-17-89

## SIGN PERMIT

### REQUIRED MATERIALS:

TWO (2) COPIES OF SITE PLAN SHOWING LOCATION OF ALL EXISTING AND PROPOSED SIGNS RELATIVE TO ADJACENT BUILDINGS OR STRUCTURES. SIGNS MUST BE LABELED EXISTING OR PROPOSED, OR OTHERWISE BE CLEARLY DISTINGUISHABLE.

TWO (2) COPIES OF SIGN PLAN IDENTIFYING COLORS, DESIGN, AND DIMENSION OF ALL SIGNS PROPOSED.

PLANS SHOULD BE ASSEMBLED IN COMPLETE SETS, AND FOLDED NO LARGER THAN 9 1/2 x 14".

ONE (1) SIGN PERMIT APPLICATION.

### FILING FEE:

FOR PERMANENT SIGNS, A FEE OF \$145.00 FOR THE FIRST SIGN, PLUS \$5.00 FOR EACH ADDITIONAL SIGN INCLUDED ON THE SAME APPLICATION.

FOR TEMPORARY SIGNS, A FEE OF \$65.00 FOR ONE OR MORE SIGNS INCLUDED ON THE SAME APPLICATION.

THE SIGN ORDINANCE WAS ESTABLISHED TO PREVENT THE UNNECESSARY PROLIFERATION OF SIGNS THROUGHOUT THE CITY, THEREBY PROTECTING THE PROPERTY VALUES, SAFETY, AND QUALITY OF LIFE IN THE AREA.

(PLEASE REFER TO CHAPTER 17.52 OF THE CITY DEVELOPMENT CODE.)

Revised 4/88



**SAN PEDRO  
ELECTRIC  
SIGN COMPANY**

**FAX TRANSMITTAL  
COVER SHEET**

735 Lakme Avenue / Wilmington, California 90744 / 213-549-4661 / FAX: 213-549-2482

TO: GREG FLIZ

CO. NAME: RANCHO PALOS

VERDES CITY HALL

FAX: 213/ 377-2868

DATE	<u>FEB. 14, 1989</u>	TIME	<u>11:30</u>
PAGES SENT (INCLUDING COVER SHEET)	<u>3</u>		
PLEASE NOTIFY US IMMEDIATELY IF QUANTITY STATED IS NOT RECEIVED			
RE:	<u>TERRACES CINEMAS</u>		

WE ARE SENDING YOU VIA TELEFAX THE FOLLOWING ITEMS:

☒ LETTER

☐ PRINTS

☐ PLANS

☐ SAMPLES

☒ SPECIFICATIONS

☐ CONTRACTS

☐ PHOTOGRAPHS

☐

**REMARKS:**

PLEASE ADVISED ME WHAT STEPS I  
NEED TO TAKE TO HAVE THESE ITEMS  
LISTED ON THE 3-14-89 PLANNING  
COMMISSION MEETING.

*Frank*

OTHER INFORMATION

SENDER:

PHONE:

*Mark A. Frank*  
213/ 549-4661



FEB-11-1989 15:28 FROM

TO

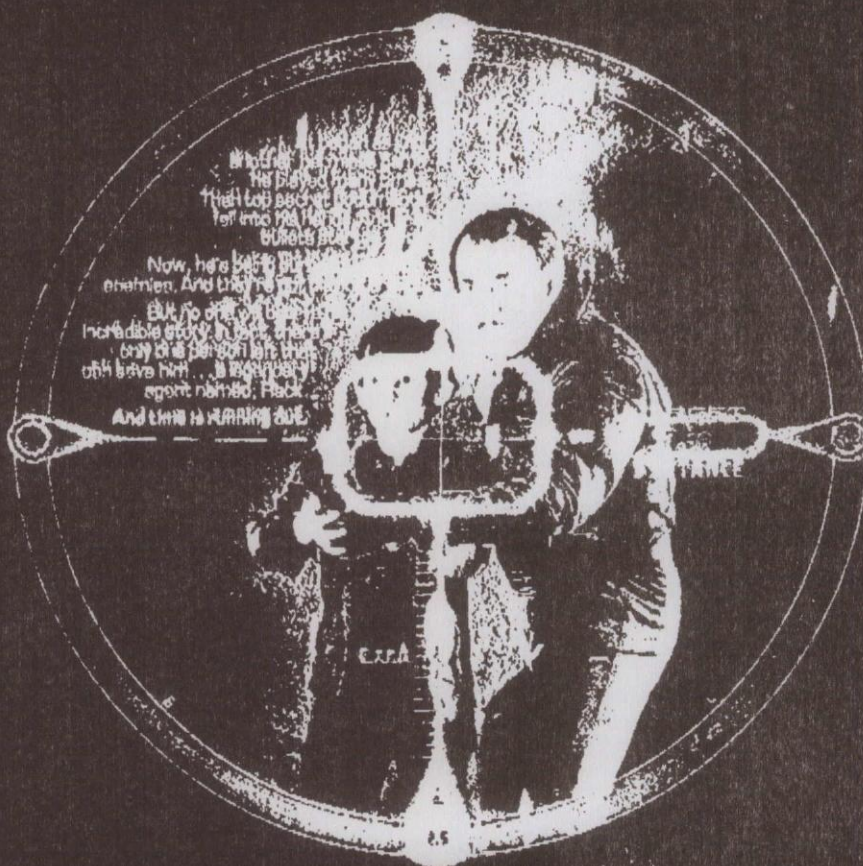
5492482

P.03

42"

**NOW SHOWING**

**Davey Osborne is playing for keeps.**



**CLOAK & DAGGER**

It's not just a game anymore.

READY THOMAS DABNEY COLEMAN MICHAEL GARDNER

52"



RCV BY: XEROX TELECOPIER 7010 ; 2-14-89 11:42AM ;  
FEB-14-89 TUE 11:42AM SAN PEDRO SIGN CO.  
FEB-11-1989 15:27 FROM  
3772108;# 4  
P. 04/03  
5492482 P.02

# CINEMA 1

## AMADEUS

TIMES

6:00 - 7:45 - 9:30

ADULT \$4.00

CHILD 2.50

SENIOR 2.00

RATED PG

# CINEMA 2

## ALL OF ME

TIMES

6:00 - 8:00 - 10:00

ADULT \$4.00

CHILD 2.50

RATED R

28"

SIGNS:

FEBRUARY 11, 1989

MARK, HERE ARE THE SIGNS WE WOULD LIKE TO HAVE FOR THE TERRACE CINEMA 6 PROJECT:

1. EIGHT (8) WALL MOUNTED POSTER CASES, LOCATED TO THE LEFT OF THE TICKET BOOTH, WALL MOUNTED. SIMILAR TO WHAT WE HAVE AT THE PENINSULA 9. EACH CASE IS APPROXIMATELY 42" WIDE X 52" TALL X 6" DEEP. THE FRAME COLOR WILL BE BRUSHED ALUMINUM AND THE CASES WILL BE LIGHTED.

2. A SIGN SAYING "boxoffice" or "tickets", in neon ABOVE THE TICKET BOOTH WINDOW ON THE EXTERIOR WALL. THE SIZE WOULD BE APPROXIMATELY 7' LONG X 10" TALL. ON THE INSIDE OF THE TICKET WINDOW WOULD HANG MINI SHOW DIRECTORY SIGNS THAT WOULD TOTAL APPROXIMATELY 28" IN LENGTH BY APPROXIMATELY 15" IN DEPTH.

ENCLOSED ARE SAMPLE COPIES OF HOW THESE ITEMS WOULD LOOK, EXCEPT THAT THE COLORS DO NOT MATCH AND THE STYLES ARE NOT PRECISE.

SINCE WE HAVE TIME, IT APPEARS, PLEASE MAKE APPLICATION TO GET THESE ITEMS APPROVED ASAP. THESE THINGS, WHICH ARE UNIQUE TO A THEATRE ARE ALSO VITAL TO THE OPERATION AND VERY IMPORTANT TO THE THEATRE PATRON WHO DOES NOT WANT TO WAIT IN AN EXTENDED LINE TO HAVE QUESTIONS ANSWERED REGARDING FILM TITLES AND SHOWTIMES. I HOPE THE CITY CONCURS WITH OUR POSITION.

IF YOU NEED ME, PLEASE CALL CAROLYN, AT MY OFFICE, LEAVING A PHONE # AND BEST TIME TO CALL BACK. I'LL CALL AS SOON AS I AM ABLE.

ALSO, ON ANOTHER MATTER, PLEASE CALL WENDY AT MY OFFICE ON TUESDAY TO PICK UP A SET OF ELEVATIONS FOR DIAMOND BAR, WE NEED TO GET PLANS DONE FOR THIS PROJECT ASAP ALSO.

REGARDS,

GEORGE

SEND VIA FAX, MARK FRANK, SPECO, 549-2482





## RANCHO PALOS VERDES

Mayor JACKI BACHARACH

Mayor Pro Tem JOHN C. McTAGGART

Councilman DOUGLAS M. HINCHLIFFE

Councilman MELVIN W. HUGHES

Councilman ROBERT E. RYAN

City Manager DENNIS McDUFFIE

February 10, 1989

San Pedro Electric Sign company

Attn: Mark Frank

735 Lakme Avenue

Wilmington, CA 90744

RE: Proposed theater signs at the Terraces

Dear Mr. Frank:

After the initial review of the proposed theater signs at the Terraces, located at 28845 S. Western Avenue, several points should be noted:

1. The "Terrace Cinema 6" sign is proposed at 173 square feet in area. The sign program for the Terraces states the sign shall not exceed an area of one square foot for each lineal foot of building frontage up to a maximum of 150 square feet or 75% of leasehold width, whichever is less. The building frontage is 195 lineal feet, 75% of 195 is 146.25. The proposed sign is 26.75 square feet over the maximum signage allowed. Perhaps the "Krikorian Premiere Theaters" may be removed or the word "Terrace" may be rounded further to reduce the total square footage of the sign.
2. The theater may be allowed three single face illuminated theater changeable letter marquee signs. The maximum size of marquee signs is 6' high by 8' wide and 10" deep. The proposed marquee signs have different length and width dimensions; however, staff does not object to these since the total square footage of each sign does not exceed 48 square feet.
3. Will there be any signs under or over the ticket counter? If so, the sign shall be limited to 3 square feet in area.
4. Will there be any changeable poster signs on the building face? (i.e. announcing upcoming movies)
5. The proposed sign colors will require approval from the Director of Environmental Services.



Mr. Mark Frank  
February 10, 1989  
Page 2

A revision to the approved sign program is necessary for:

1. The additional square footage of the major identification sign,
2. Additional marquee signs (3 signs permitted, 4 proposed),
3. Additional depth of the canister (10" permitted, 12" proposed),
4. A sign over or under the ticket window exceeding 3 square feet,
5. Changeable poster signs located on the exterior of the building.

Should you have any further questions, please don't hesitate to call me. I can be reached at (213) 377-6008.

Sincerely,

  
Marcia Smith  
Assistant Planner

MS:pg

FAX TRANSMITTAL SHEET

SENT TO FAX NUMBER:

213-377-9868

DATE:

MAY 3, 1988

TIME SENT:

5:00 P.M.

TO:

ANN NEGENDANK

CITY OF RANCHO PALOS VERDES

RANCHO PALOS VERDES, CALIFORNIA

FROM:

CHEYTER LATCHAM

WICKLIFF & COMPANY  
303 E. 17th Avenue  
Suite 200  
Denver, CO 80203

Office Number: 303-863-8630

FAX Number: 303-863-0825

SUBJECT:

ADDITIONAL INFORMATION OBTAINED REGARDING  
THEATER REVENUES DERIVED FROM ADMISSIONS/CONCESSIONS  
THE TERRACE AT SOUTH BAY - RANCHO PALOS VERDES, CA

There are a total of NINE pages (including this cover page)  
being transmitted at this time. If all pages are not received please  
contact LOIS KANE at Wickliff & Company (303-863-8630).

\* \* \*

(18)

THEATRE REVENUESBY SOURCE

(Dollars in Millions)

<u>Year</u>	<u>Total Receipts</u>	<u>Admissions</u>		<u>Concessions And All Other</u>	
		<u>Receipts</u>	<u>% Of Total</u>	<u>Receipts</u>	<u>% Of Total</u>
1972	\$1,833.6	\$1,671.7	91.2%	\$ 161.9	8.8%
1977	2,610.2	2,381.1	91.2	229.1	8.8
1978	3,099.0	2,811.1	90.7	287.9	9.3
1979	3,158.4	2,820.0	89.3	338.4	10.7
1980	3,180.7	2,748.5	86.4	432.2	13.6
1981	3,498.5	2,965.6	84.8	532.9	15.2
1982	4,303.4	3,452.7	80.2	850.7	19.8
1983	4,701.1	3,766.0	80.1	935.1	19.9
1984	5,100.9	4,030.6	79.0	1,070.3	21.0
1985	4,910.0	3,749.4	76.4	1,160.6	23.6
1986E	4,721.3	3,489.3	73.9	1,232.0	26.5
* 1995P	8,748.3	5,254.9	60.0	3,498.4	40.0

E - Estimate

P - Projection

Source: Motion Picture Association of America;  
Business Trends Analysis, Inc.

(31)

DOLLAR COMPOSITION OF  
THEATRE CONCESSION STAND SALES

(Dollars in Millions)

<u>Product</u>	<u>1982</u>		<u>1983</u>	
	<u>Sales</u>	<u>% Of Total</u>	<u>Sales</u>	<u>% Of Total</u>
Popcorn	\$300.0	40.0%	\$340.0	40.0%
Soft Drinks	300.0	40.0	340.0	40.0
Candy and Related Items	150.0	20.0	170.0	20.0
<u>Total</u>	\$750.0	100.0%	\$850.0	100.0%

Source: National Association of Concessionaires



PRODUCT MIX OF CONCESSION SALES

<u>Item(s) Purchased</u>	<u>Percent Purchasing</u>
<u>Candy Only</u>	8.0%
Drink and Candy	7.0
Popcorn and Candy	2.0
Drink, Popcorn and Candy	<u>12.0</u>
	<u>29.0%</u>
<u>Popcorn and Drinks</u>	42.0
Popcorn Only	12.0
Drink Only	<u>17.0</u>
	<u>71.0%</u>
<u>Total</u>	100.0%

Source: Ralph Mead & Affiliates, Ltd., 1985

(33)

AVERAGE CONCESSION PRICES

(In Dollars)

	<u>1982</u>	<u>1985</u>
Soft Drinks		
Small	\$0.60	\$1.25
Medium	0.80	1.75
Large	1.15	2.00
<u>Popcorn</u>		
<u>Unbuttered</u>		
Small	\$0.70	\$1.50
Large	1.20	2.50
<u>Buttered</u>		
Small	\$0.65	\$1.00
Medium	1.15	2.00
Giant	2.60	3.00
<u>Candy Bars</u>	\$1.20	\$1.50

Source: National Cinema Supply Corporation;  
Business Trend Analysts, Inc.

REGIONAL DISTRIBUTION OF THEATRE CONCESSION SALES

	<u>National</u>	<u>Northeast</u>	<u>Southeast</u>	<u>Midwest</u>	<u>West</u>
Average Concession Sales	\$ 2.93	\$ 2.68	\$ 3.21	\$ 2.82	\$ 3.08
High	\$19.00	\$15.75	\$15.00	\$17.75	\$19.00
Low	\$ 0.50	\$ 0.50	\$ 0.75	\$ 0.75	\$ 0.75
Per Capita Sales	\$ 0.969	\$ 0.870	\$ 1.081	\$ 0.935	\$ 1.047

Source: Ralph Mead & Affiliates, Ltd., 1985

(35)

PURCHASE OF THEATRE CONCESSIONS

BY AGE GROUP

(As a percent of those purchasing concessions)

<u>Age Group</u>	<u>All Concessions</u>	<u>Percent Buying Candy</u>
Under 13	8.0%	13.0%
13 to 18	15.0	17.0
19 to 24	17.0	15.0
25 to 35	32.0	31.0
Over 35	28.0	24.0
<u>Total</u>	100.0%	100.0%

Source: Ralph Mead & Affiliates, Ltd., 1985



THEATRE CANDY PURCHASES,

BY PRICE POINT

(In Movie Theatres)

<u>Price Point</u>	<u>National</u>	<u>Northeast</u>	<u>Southeast</u>	<u>Midwest</u>	<u>West</u>
\$0.50	1.0%	4.0%	0.0%	0.0%	0.0%
0.75	14.0	12.0	27.0	20.0	4.0
1.00	39.0	33.0	49.0	80.0	2.0
1.25	30.0	29.0	24.0	0.0	63.0
1.50	16.0	22.0	0.0	0.0	31.0
Total	100.0%	100.0%	100.0%	100.0%	100.0%

Source: Ralph Mead & Affiliates, Ltd., 1985

(41)

PRODUCER PRICE INDEX

FOR CANDY AND GUM

(1977=100)

<u>Year</u>	<u>Confectionery End Products</u>	<u>Annual % Change</u>	<u>Chewing Gum</u>	<u>Annual % Change</u>	<u>Candy Bars</u>	<u>Annual % Change</u>
1977	100.0	-	100.0	-	100.0	-
1978	101.4	1.4%	107.7	7.7%	100.5	0.5%
1979	107.7	6.2	122.3	13.5	105.6	5.1
1980	115.3	7.1	146.0	19.4	111.0	5.1
1981	119.8	3.9	155.9	6.8	114.7	3.3
1982	123.2	2.8	152.3	-2.3	119.0	3.7
1983	137.5	11.6	163.2	7.2	119.0	0.0
1984	147.3	7.1	163.2	0.0	127.2	6.9
1985	149.4	1.4	168.0	2.9	129.5	1.8

Source: U.S. Department of Labor



*Wickliff & Company*

Real Estate Developers

Ann Negendank  
April 22, 1988  
Page 2

7. Chain Store Executive - Brenda Beshin. No ideas or information.
8. Commonwealth Theaters, Inc. - Kansas City, MO. Unwilling to release any information.

Attached are copies of articles which represent the limited written research information made available to us:

9. One page from the ICSC Shopping Center Report: "Movie Theaters in Shopping Centers."
10. Page 156 from "Dollars & Cents of Shopping Centers 1987" by the Urban Land Institute.
11. Four pages from "Taxable Retail Sales - Los Angeles & Orange Counties," published 1984.

Anne, if I can answer any questions or respond further to the above information please call me.

CTL:llk

Enclosures

**BUILD OR LEASE?****WHAT RETURNS?**

Unlike most other store units in a center, which a subsequent tenant can take over should a vacancy occur, a theater is generally a single-purpose structure. As a result, it is often difficult to obtain satisfactory mortgage financing without a suitable tenant guarantee. For this reason most landlords prefer to execute leases with triple-A companies in order to secure a 90-100 per cent mortgage based on construction costs. In some cases, with a non-AAA rated tenant who has a good history as a theater operator, it is possible to obtain a 75 per cent mortgage.

Another possibility, and one that offers advantages both to landlord and tenant, is a long-term groundlease which is not subordinated to the tenant's mortgage. With an unsubordinated groundlease, the landlord avoids any undue risk in connection with financing the construction of the building. The advantage to the tenant is that he reduces his monthly rent and will own the building after amortizing the mortgage subject only to the groundlease rent.

In a groundlease of this type, Food Fair, for example, insists that the mortgage obtained by the tenant be subject to his continuing payment of the land rent to the landlord and that the land rent be established as a superior lien to the tenant's mortgage payments. Then, in the event of a default in payment of the land rent, the landlord can declare a default in the lease and assume possession of the theater building without regard to the mortgage.

As in any groundlease, one must take into consideration two main points in establishing rent—the value of the land itself, and the rate of return one wants to get on that land value. The value of the land obviously is dependent on a variety of factors, including the location of the theater within the center (a theater on the mall would occupy more valuable land than a free-standing theater in a corner of the parking lot). As to the percentage rate of return, Food Fair usually seeks 6 to 8 per cent on land value when dealing with an AAA-rated national theater chain and about 10 per cent with independent theater operators.

For example, if the land required for a typical single-level theater occupying 10,000 square feet (100 front feet) on the mall of a regional shopping center is worth \$100,000 (\$10 a square foot or \$100 per front foot), the rent would be \$8,000 a year on the basis of an 8 per cent return on our money. This rate could go higher in a prime regional shopping center, where land values may be higher. This is the basic minimum rent against a percentage of the volume of business of the theater. On long-term groundleases many developers will tie in the mini-

mum land rent to a cost of living escalation clause which is adjustable at five-year intervals.

Groundleases for theaters should be on a net net basis if possible. The landlord should retain control over the building specifications to assure that the building blends in well with the balance of the shopping center.

In the case of straight leases, generally for a term of 20 years, Food Fair strives for a guaranteed minimum rent of from \$2.00 to \$2.50 per square foot. This is calculated to return to us anywhere from 10 to 15 per cent of the construction cost, plus architect's fees and interest. If land cost is included, the return would tend toward a lower range—generally between 10 to 12 per cent. The evaluation of land is often a problem that is dependent on the location and other uses of the property selected. The best yard-stick is the possible marketability of the land or land-cost plus improvements.

The overage factor is usually 10 to 12 per cent of total receipts after deduction of minimum rent, although some developers have been able to secure as much as 15 per cent in unusually good deals. We also share on a percentage basis (10 to 12 per cent) in candy, popcorn and other refreshment concessions. Concession sales can be quite considerable in a successful movie theater, sometimes totalling 20 per cent of gross income. Rather than calculate two separate percentages, many developers agree to accept a flat percentage on gross receipts, including concession sales. It is well to keep in mind that a successful theater will reach the point of paying overages at a much faster pace than will a successful retail store.

In some instances overage agreements will be waived when "hard ticket" sales are necessary for first-run features and road shows, for which the theater owner must pay a high percentage of the gross receipts and convert his theater to a reserved-seat house. The danger here, of course, is that "hard ticket" attractions often have long runs that could all but eliminate any chance of the landlord getting overage rent. One solution is to settle for a slightly lower percentage rent with no "hard ticket" exclusions.

**SPECIALIZED LEASE CLAUSES**

**First-Run Provision**—Obviously, the nature of the films to be shown in the theater (first-run, second-run, etc.) can have a great bearing on the success of the theater, the types and number of customers it will attract and the percentage rent that will accrue to the landlord. Many developers include in their leases a clause specifying whether a theater is to be a first-run house, etc.; other developers do not require this provision. As with many other lease provisions,



**U.S. Community Shopping Centers**  
**Personal Services, Recreation/Community, Financial**

DOLLARS & CENTS OF SHOPPING CENTERS 1987  
 by the Urban Land Institute

Personal  
Services

Recreation/Community

Financial

TENANT CLASSIFICATION	NO. IN SAMPLE	GLA IN SQ. FT.		SALES PER SQ. FT.		RATE OF PERCENTAGE RENT	
		LOWER DECILE	UPPER DECILE	MEDIAN TOP TEN PERCENT	MEDIAN TOP TWO PERCENT	LOWER DECILE	UPPER DECILE
<b>OTHER SERVICES</b> #17	97	1.000		67.73		6.00	
		310	3,500	252.81	420.54	5.00	7.00
NATIONAL CHAIN	8	600					
LOCAL CHAIN	20	1.173					
		617	3,500				
INDEPENDENT	69	1.000		66.09		6.00	
		275	3,424	169.99	298.73	4.00	7.00
<b>POST OFFICE</b> #01	26	2.058					
		360	10,000				
NATIONAL CHAIN	24	2,400					
		360	10,000				
LOCAL CHAIN	0						
INDEPENDENT	2						
<b>MUSIC STUDIO AND DANCE</b> #02	15	1.840					
		1,200	3,441				
NATIONAL CHAIN	1						
LOCAL CHAIN	2						
INDEPENDENT	12	1.600					
		1,163	3,441				
<b>BOWLING ALLEY</b> #03	11	20.625		11.17		10.00	
		4,620	34,714				
NATIONAL CHAIN	0						
LOCAL CHAIN	3						
INDEPENDENT	8	15,000		9.37		10.00	
<b>CINEMAS</b> #04	49	13,066		36.49		10.00	
		5,985	20,064	62.37	66.35	4.50	12.50
NATIONAL CHAIN	22	14,984		51.51		10.00	
		5,700	24,403	62.37	66.15	2.50	12.50
LOCAL CHAIN	19	12,000		34.82		10.00	
		5,734	17,680	59.94	62.74	5.00	12.00
INDEPENDENT	8	12,000		26.66		8.00	
<b>ARCADE AMUSEMENT</b> #07	29	2,000		52.03		8.00	
		1,500	5,000	68.38	84.06	2.00	12.00
NATIONAL CHAIN	2						
LOCAL CHAIN	11	2,000		54.13		5.00	
		43	3,070				
INDEPENDENT	16	1,950		43.00		8.00	
		975	4,000	53.06	63.44	5.00	10.00
<b>BANK</b> #01	95	1,200					
		1,640	7,562				
NATIONAL CHAIN	10	4,880					
		1,920	10,743				
LOCAL CHAIN	72	3,100					
		1,640	6,354				
INDEPENDENT	13	2,405					
		615	5,200				
<b>SAVINGS AND LOAN</b> #02	58	2,100					
		950	4,500				
NATIONAL CHAIN	8	1,525					
LOCAL CHAIN	46	2,160					
		1,000	4,800				
INDEPENDENT	4						

# NUMBER OF RETAIL UNITS, TOTAL SALES AND RANK—1984

Center	Number of Retail Units		Total Sales (000)	Rank	Change From Previous Year
	1983	1984			
Anaheim Plaza--Anaheim	66	68	\$ 82,073	27	+10.2%
Beverly Center--Los Angeles	78	150	143,743	10	+39.6
Brea Mall--Brea	135	134	156,869	9	+11.7
Broadway Plaza--Los Angeles	24	24	53,560	41	+18.8
Buena Park Mall--Buena Park	131	139	119,935	16	+ 7.1
Carson Mall--Carson	81	74	68,973	35	+ 4.3
Century City Shopping Center--Los Angeles	83	76	109,380	19	+ 1.9
The City Shopping Center--Orange	85	91	73,886	33	+17.7
The Courtyard Mall--Rolling Hills Estates	55	60	30,729	50	+17.0
Crenshaw Shopping Center--Los Angeles	20	19	28,345	53	+ 8.8
Del Amo Fashion Center--Torrance	260	277	367,840	2	+10.9
Eagle Rock Plaza--Los Angeles	52	53	67,143	36	+ 5.3
Eastland Shopping Center--West Covina	45	49	78,976	29	+11.3
El Rancho-Santa Anita Shopping Center--Arcadia	4	4	24,892	57	+11.4
Fallbrook Square--Canoga Park	35	33	57,694	39	+ 2.2
Fashion Island--Newport Beach	60	64	141,707	11	+17.2
Fox Hills Mall--Culver City	125	123	138,574	12	+ 8.6
Glendale Fashion Center--Glendale	18	19	31,392	49	+ 2.0
Glendale Galleria--Glendale	208	225	244,798	3	+38.4
Hawthorne Plaza--Hawthorne	112	108	78,785	30	+ 6.0
Honer Plaza--Santa Ana	20	17	26,391	56	+ 6.6
Huntington Center--Huntington Beach	46	53	95,754	26	+10.5
Indian Hill Mall--Pomona	39	51	45,000	42	+ 7.2
La Habra Fashion Square--La Habra	33	33	28,012	54	+ 2.8
La Mirada Mall--La Mirada	70	66	32,473	47	+20.4
Laguna Hills Mall--Laguna Hills	75	80	104,749	22	+14.5
Lakewood Center Mall--Lakewood	181	195	236,877	4	+ 9.6
Laurel Plaza--North Hollywood	25	28	44,556	43	+20.8
Long Beach Plaza--Long Beach	86	102	57,079	40	+18.1
Los Altos Shopping Center--Long Beach	53	55	71,986	34	+11.7
Los Cerritos Center--Cerritos	126	131	192,528	6	+ 8.6
Mall of Orange--Orange	87	88	108,836	20	+10.9
Manhattan Village--Manhattan Beach	70	72	75,416	31	+12.6
Mission Viejo Mall--Mission Viejo	110	115	97,373	23	+13.8
Northridge Fashion Center--Northridge	130	134	201,849	5	+ 7.8
Orangefair Mall--Fullerton	19	17	29,625	51	+32.4
Paddison Square--Norwalk	14	13	21,272	58	+ 1.4
Panorama Mall--Panorama City	55	60	63,453	37	+11.5

# NUMBER OF RETAIL UNITS, TOTAL SALES AND RANK—1984

Center	Number of Retail Units		Total Sales (000)	Rank	Change From Previous Year
	1983	1984			
Peninsula Center--Rolling Hills Estates	70	70	\$ 35,320	46	+ 5.7%
Pico Rivera Plaza--Pico Rivera	32	34	28,460	52	+20.3
Plaza Pasadena--Pasadena	111	111	79,006	28	+ 7.1
Promenade Mall--Woodland Hills	74	76	96,023	25	+ 5.7
Puente Hills Mall--Industry	162	170	158,690	8	+ 7.9
Rosemead Square--Rosemead	15	14	26,423	55	+ 4.3
Santa Ana Fashion Square--Santa Ana	30	30	32,139	48	+ 3.5
Santa Anita Fashion Park--Arcadia	129	129	137,717	13	+ 6.6
Santa Monica Place--Santa Monica	146	156	124,340	15	+12.7
Sherman Oaks Fashion Square--Sherman Oaks	49	53	107,112	21	+ 7.6
Sherman Oaks Galleria--Sherman Oaks	99	96	75,283	32	+ 6.8
South Bay Center--Redondo Beach	8	7	43,322	44	- 3.3
South Coast Plaza--Costa Mesa	169	176	377,855	1	+ 9.9
Stonewood Shopping Center--Downey	70	73	112,720	18	+10.0
Topanga Plaza--Canoga Park	80	97	126,613	14	+17.8
Valley Plaza--North Hollywood	36	35	61,134	38	+ 5.1
Ward Plaza--Los Angeles	12	7	20,182	59	+ 8.8
West Covina Fashion Plaza--West Covina	124	119	112,803	17	+ 7.0
Westland--Los Angeles*	-	-	-	-	-
Westminster Mall--Westminster	178	178	188,513	7	+ 7.7
Whittier Quad--Whittier	23	22	36,377	45	- 1.3
Whittwood Mall--Whittier	77	88	97,098	24	+ 8.9

\* Under reconstruction in 1984.

## RETAIL MIX

The next two pages highlight some of the important differences in the retail mix of various shopping centers during 1984.

Apparel and shoe stores account for at least half of the total units for three centers: Fox Hills Mall, Beverly Center and Carson Mall.

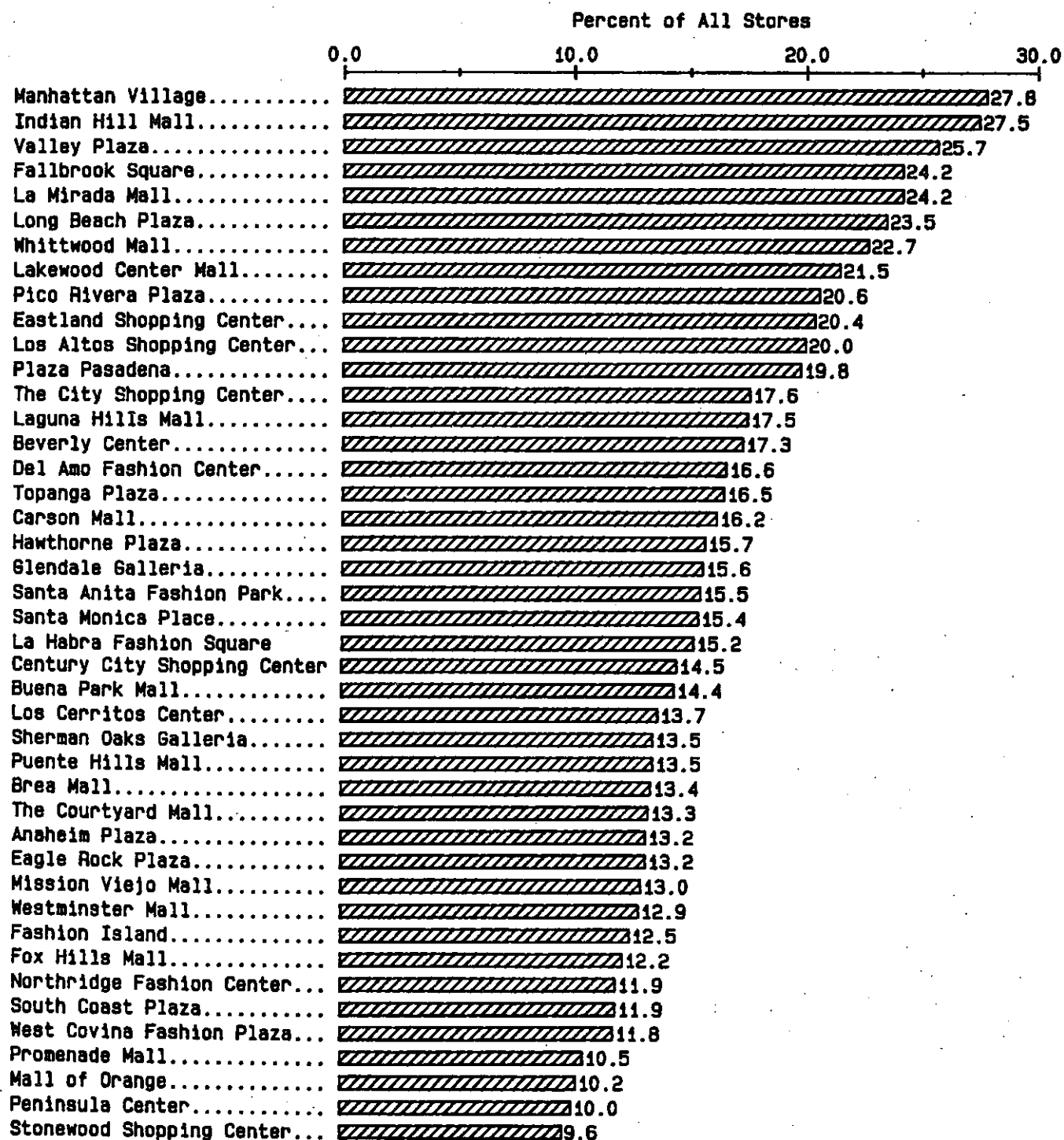
The percentage of total units that apparel and shoe stores account for varies from 55.3% for Fox Hills Mall to 18.2% for Whittier Quad.

Fast food restaurants and restaurants account for at least 20% of 11 centers' total units: Manhattan Village, Indian Hill Mall, Valley Plaza, Fallbrook Square, La Mirada Mall, Long Beach Plaza, Whittwood Mall, Lakewood Center Mall, Pico Rivera Plaza, Eastland Shopping Center, and Los Altos Shopping Center.

The percentage of total units that the restaurants and food stores category account for varies from 27.8% for Manhattan Village to 9.6% for Stonewood Shopping Center.



# FAST FOOD RESTAURANTS AND RESTAURANTS AS A PERCENT OF ALL STORES—1984



Note: Centers with less than four units in any one category within the fast food and restaurant group will not appear in this analysis.



Wickliff & Company  
Real Estate Developers

303 East 17th Avenue  
Suite 200  
Denver, Colorado 80203

(303) 863-8630

MEMORANDUM (Federal Express No. 529 114 504)

DATE: April 22, 1988

TO: Ann Negendank

FROM: Chetter Latcham *CTL*

SUBJECT: The Terrace 6 Theater  
The Terrace at South Bay  
Rancho Palos Verdes, California

I spoke with George Krikorian, owner of the Terrace 6 Theater, and he provided me with the following information:

- . 40% of total theater revenue is generated on Saturday nights.
- . 9:00 p.m. Saturday is a theater's busiest time.
- . He will generate approximately \$1.25 in concession revenue for every ticket sold.
- . Upon the opening of the Peninsula 9 Theater in the Courtyard Mall retail sales increased in the Mall by 40%.

CTL:llk

RECEIVED  
APR 25 1988

ENVIRONMENTAL SERVICES



RANCHO PALOS VERDES

FEE RECEIPT FORM

30940 HAWTHORNE BOULEVARD  
RANCHO PALOS VERDES, CA 90274  
(213) 377-0360

RECEIVED OF  
PAYER:

WICKLIFF + Co

TELEPHONE

514-2977

ADDRESS:

28845 Western

CITY

RPV

ZIP

JOB OWNER:

WICKLIFF

JOB ADDRESS  
OR TRACT NO.:

THE TERRACES

OWNER'S ADDRESS:

(same)

VALIDATION  
(OFFICE  
USE ONLY)

04/07/88 RPV

396,000 val.  
REMODELED  
@ 375000 / 10  
ANTHONY  
IN  
CHECK 14.10  
@ 26000 / 1052

RECEIPT FOR	AMOUNT	ACCOUNT OR TRUST FUND	RECEIPT FOR	AMOUNT	ACCOUNT OR TRUST FUND
PLANNING APPLICATION # _____			<input checked="" type="checkbox"/> PLAN CHECK FEE Theater (Type)	314.10	1-37100
DOCUMENT/PRINTING			<input type="checkbox"/> OTHER _____		
PARKLAND FEE Project # _____			<input type="checkbox"/> OTHER _____		
DUMPING DEPOSIT			ENVIRONMENTAL EXCISE TAX		
BUSINESS LICENSE			Check No.	TOTAL \$ 314.10	
PENALTY					
BOND DEPOSIT					
Calculated by JP	Received by				



## RANCHO PALOS VERDES

Mayor MELVIN W. HUGHES

Mayor Pro Tem ROBERT E. RYAN

Councilwoman JACKI BACHARACH

Councilman DOUGLAS M. HINCHLIFFE

Councilman JOHN C. McTAGGART

City Manager DENNIS McDUFFIE

July 31, 1987

Ignatius Chau

Chau and Associates Architect, AIA  
Architecture, Planning, Interiors  
2714 W. Pico Blvd., Suite 307  
Santa Monica, CA 90405

Dear Ignatius:

This letter is to confirm our morning conversation of July 31, 1987. As we discussed, please submit the following documents in order to continue to evaluate the conformance of Specific Plan II with the conditions of approval for Conditional Use Permit No. 101:

1. Revised plans which show the building indentions for level "A" and "B".
2. A hardscape plan that includes:
  - a. Delineation of pedestrian accesses to all levels of the project.
  - b. Customized paving of areas of building indentation.
  - c. A redesign of the paving treatments of the arcades. As submitted, the walkways under the arcades require greater textural delineation in order to conform to the Specific Plan.
3. Design for a Mediterranean style bus shelter.
4. A materials board.
5. A plan which delineates a fountain for the corner of Caddington and Western.

Additionally, we are evaluating your project for conformance with such areas as parking, buffering and screening, public amenities, circulation, landscaping, site features, and lighting. We are evaluating these areas as expeditiously as possible and will be looking forward to meeting and discussing them with you on Thursday.

Thank you for your cooperation and assistance.

cc: Robert L. Anderson  
Dave Seret  
Dave Roderick

Sincerely,

*John Roberts*

John Roberts  
Assistant Planner

JR:ps



Mr. Robert L. Anderson

cc:

Wickliff & Company  
303 E. 17th Avenue, Suite 200  
Denver, Colorado, 80203

Mr. Dave Seret  
Dave Seret & Associates  
1928 Cotner Avenue  
Los Angeles, Ca 90025

Mr. Dave Roderick  
Roderick Property Holding Inc.  
140 The Village, Suite 203  
Redondo Beach, Ca 90277



Movie theaters fall into the "services" ~~area~~  
 portion of uses that are not  
 "pure" retail (sale of goods) nor ~~are~~ ~~that~~ is  
 it ~~an administrative use (office of the~~  
~~use (professional or administrative) use,~~  
~~It falls into the group of "services"~~  
~~category that must be evaluated~~  
~~may~~ ~~should~~ ~~be evaluated based on revenue~~  
~~generation~~

In reviewing the theater use, staff  
 evaluated ~~the~~ sales tax generated  
 by the <sup>theater</sup> use, and has been convinced  
 that enough sales tax <sup>revenue</sup> is ~~generated by~~ <sup>projected</sup>  
 the concession sales to ~~re-classify~~  
 the use to retail. ~~the~~ the project size,

now slightly smaller than originally  
approved, & a re-configuration with the an  
addition proposed to the front of the theater,