

# FILE CONTROL SHEET

PROPERTY ADDRESS 28939 Western Avenue

[illegible]



## 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

June 8, 1989

Andy Fisher  
BPT (Terraces at South Bay)  
28939 S. Western Avenue  
Suite 303  
Rancho Palos Verdes, CA 90732

Re: Determination of Retail vs Non-Retail Use  
at the Terraces at South Bay

Dear Mr. Fisher:

After reviewing the conditions of approval for Conditional Use Permit No. 101, various staff reports and Specific Plan No. II regulations, I have made the determination that administrative and professional offices, financial institutions, restaurants and food services are all classified as Non - Retail uses. In accordance with conditions No. 7 and 17 of Conditional Use Permit No. 101 the leasable square footage of non-retail spaces is limited to a maximum of 15.5% (or 28,141 square feet) of the total net leasable area. The "unit lease areas" chart dated May 17, 1989 which was submitted to the City on May 22, 1989 indicates the total net leasable area of the project as 180,023 square feet. The non-retail use is limited to a maximum of 15.5% of 180,023 square feet, or 27,904 square feet. Enclosed is a current list of the existing tenants, their square footages and use determination for your records. Portofino Restaurant may be reclassified as retail for the market portion and non-retail for the restaurant portion of the leasable area. Please provide a break-down of the square footage of each of these uses.

The determination that restaurants and food services are non-retail is consistent with the Planning Commission decision on Conditional Use Permit No. 101, Revision "B", which classified Portofino Restaurant as a non-retail use and the original staff report for the Conditional Use Permit which also considered restaurants as non-retail. The limitation on non-retail net leasable area was based, in part, on the higher parking demands that are generated by non-retail office uses and restaurants/food services. Section 17.16.040 of the Development Code requires a larger number of parking spaces for a Commercial Professional zone, which allows for administrative and professional offices exclusively, than for Commercial General zone which allows for mixed uses. The Terraces is a Commercial General zone. Section 17.44.040 requires parking based on building occupancy for restaurants due to the unique parking requirements of the use.




Andy Fischer  
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This determination may be modified by the Planning Commission as a revision to Conditional Use Permit No. 101 with an appropriate application and a \$145 fee.

Should you have any questions please contact Laurie M. Brigham at 377-6008.

Sincerely,

A handwritten signature in cursive script, appearing to read "Robert Benard", is written over the typed name.

Robert Benard  
Director of Environmental  
Services

RB:LMB:ps

Enclosure

LEVEL "A"

SUITE NO.	SQUARE FOOTAGE	FRONTAGE	RETAIL / NON-RETAIL	TENANT'S NAME
101	2281			
103	1280			
105	1280			
107	1280			
109	1280			
111	1311			
113	2248			
115	750		RETAIL	MAIL BOXES, ETC.
117	1490			
119	2290		NON-RETAIL	NUTRI-SYSTEM
123	1146			
125	2003		RETAIL	MOM'S DRAPERY
127	1280			
129	1280			
131	1280		RETAIL	SPORTS AHOLIC
133	1280		RETAIL	CAPTAIN'S TREASURE CHEST
135	1311		RETAIL	GIFT WAREHOUSE
137	2143		RETAIL	GRAPHIC GALLERY
139	10,899.5		RETAIL	PIER I IMPORTS
	<u>38,112.5</u>			

LEVEL "B"

SUITE NO.	SQUARE FOOTAGE	FRONTAGE	RETAIL/ NON-RETAIL	TENANT'S NAME
201	2350		NON-RETAIL	EL POLLO LOCO
203	200		NON-RETAIL	CLOUD 9 COOKIES
205	1280		NON-RETAIL	PENGUINS
207	7154		RETAIL	BLOCKBUSTER VIDEO
215B	644		RETAIL	PHOTO - 1 HOUR
217	1210.5			
219	1280		NON-RETAIL	SUBWAY STATION II
221	1120		RETAIL	THE TUSHERY
223	1120		RETAIL	CHERI AND ME
225	1120		NON-RETAIL	MULES SEAFOOD & SPIRITS
227	1120		RETAIL	SHOPPE LOU-NEL
229	1146			
231	2248		RETAIL	GINA'S FASHIONS
233	1280			
235	1280			
237	1280			
239	1280		RETAIL	RUSLAN DISCOUNT PET
241	1311			
243	2248			
245	1280			
247	1280			
249	1280			
251	2236			

36,747.5

LEVEL "C"

SUITE NO.	SQUARE FOOTAGE	FRONTAGE	RETAIL/ NON-RETAIL	TENANT'S NAME
301	2500		RETAIL	SALLY'S PARTY TIME
303	2075			
305	2075		RETAIL	DRY CLEANERS
307	2500		NON-RETAIL	GREEN BURRITO
309	2075		RETAIL	MARS AUTO PARTS
311	15,650		RETAIL	SEARS
313	12,500		NON-RETAIL	PORTOFINO
319	47,710		RETAIL	BUILDERS EMPORIUM
	18,078		RETAIL	KRIKORIAN THEATER
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	105,163			