

Adequate parking is provided on the first floor, including 2 handicapped spaces. Pursuant to Chapter 17.44 of the Zoning Ordinance, general office uses require one parking space for every 250 square feet of gross floor area. The parking is accessed from a driveway on Pacific Coast Highway.

Some landscaping is provided in planters within the second floor courtyard and small planters along the building frontage on either side of the central driveway. However staff believes that more substantial landscaping should be provided along the building frontage, including the addition of street trees. Staff recommends that two street trees be provided (one on either side of the driveway and 20 feet away to provide proper traffic safety clearance. Also, the front planter at grade located to the south of the driveway could be expanded within the building footprint to allow 36-inch box trees to be planted without the loss of required parking.

CONCUR:

Scott Lunceford
Planning Assistant

Sol Blumenfeld, Director
Community Development Department

Attachments

1. Resolution
2. Location Map
3. Photographs