

# FILE CONTROL SHEET

**PROPERTY ADDRESS**

28901 Western Ave. Ste 321


[illegible]



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.: ZON2011-00122  
APPLIED: 5/16/2011  
ISSUED: 5/16/2011  
EXPIRES: 11/12/2011

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

PROJECT DESCRIPTION: Two new building mounted signs to the front and rear donation entrance of a new Goodwill store in the terraces shopping center.

OWNER/APPLICANT	PRIMARY CONTACT
TERRACES RANCHO PALOS VERDES, LLC 280 2ND ST, STE 230 LOS ALTOS CA 94022	MACHAN SIGN COMPANY 1209 EUCLID AVE LONG BEACH CA 90804

TYPE OF USE: Commercial, Addition/Remodel

ZONING: CG-Comm'l General

APPLICATION TYPE(S): Sign Permit

FEES			
Type	By	Date	Amount
DATA	RC	5/16/2011	\$4.00
SPPS	RC	5/16/2011	\$340.00
Total:			\$344.00

NOTES:

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CONDITIONS OF APPROVAL

Construction of the approved project shall substantially comply with the plans originally stamped APPROVED on May 16, 2011 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.

Permitted hours and days for construction activity are 7:00 AM to 7:00 PM, Monday through Saturday, with no construction activity permitted on Sundays or on the legal holidays specified in Section 17.96.920 of the Rancho Palos Verdes Development Code. Trucks and other construction vehicles shall not park, queue and/or idle at the project site or in the adjoining public rights-of-way before 7:00 AM, Monday through Saturday, in accordance with the permitted hours of construction stated above.



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**Both signs shall meet all standards and criteria established by the terraces shopping center sign program.**

**Maximum sign length shall not exceed 75% of tenant space frontage (39.75' Max).**

**Each tenant shall be allowed one and one half square feet of sign area per each lineal foot of tenant space frontage (Max 79.5 SF).**

**Maximum letter height shall not exceed five feet**

**Max one sign per building face - not to exceed two signs per tenant.**

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

THIS APPROVAL SHALL BE NULL AND VOID AFTER **November 12, 2011** 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.



4-21-11

1 Front Elevation Entrance

53' store front



1

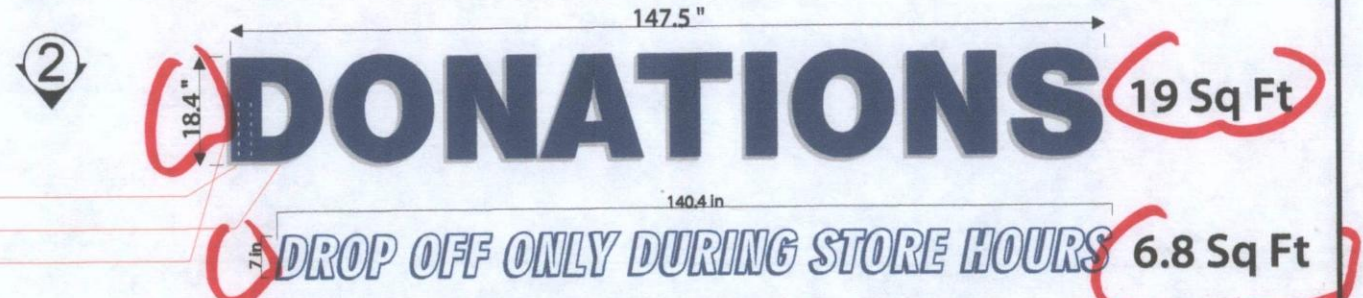


2 Rear Elevation Donations

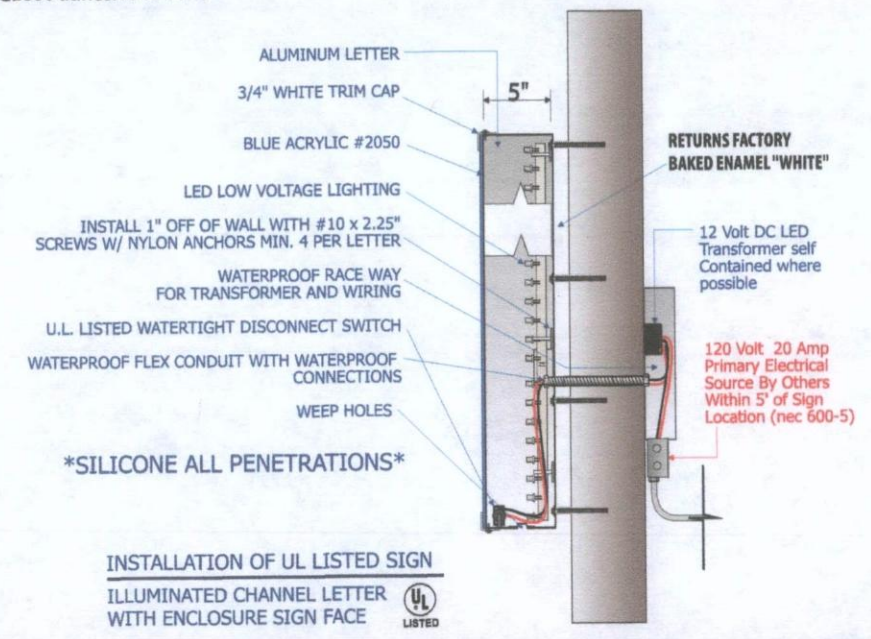
57' store front



2



1" thick white pvc letters with returns painted blue. letters are glued to wall with GE600 adhesive silicone



Project No. 2011-0022  
APPROVED BY THE PLANNING DIVISION  
CITY OF RANCHO PLEASANT  
With Conditions As Submitted  
Date 5/16/11  
Planner  
It is unlawful to make any changes or alterations on this set of plans without written permission from the Planning Division.  
Approval in the City of Rancho Pleasant  
Not valid

CONTRACTORS STATE LICENSE BOARD #793184



This is an original unpublished drawing created by Machan Sign Company Inc. All drawings and/or artwork are copyrighted property of Machan Sign Company Incorporated and should not be reproduced or retransmitted in any form without the expressed written consent from Machan sign Company inc.

Approved for submittal to Building Division Plan Check  
Page: 1  
Approved for City Permit  
MACHAN SIGN COMPANY

A Full Service Electrical Sign Corporation  
**www.machansign.com**  
1209 EUCLID AVE. LONG BEACH CA. 90804  
Phone: 562-494-8676 Fax: 562-494-8678

PROJECT LOCATION  
**28901 s. Western Ave.**  
OVERVIEW  
**ILLUMINATED CHANNEL LETTERS**  
CONTRACTOR STATE LICENSE NUMBER:  
**C45 793184**  
CONTRACTOR:  
**Jeff Machan**

- A Translucent plexiglas with 3m digital graphics applied 1st surface with 3m UV lamination
- B .063 aluminum return with factory coated baked enamel white finish
- C translucent blue plexiglas with 3/4" white Gelcore trimcap
- D Sloan 6 watt low voltage LED lighting
- E
- F

- ALL WORK TO COMPLY WITH 2007 CALIF. BUILDING CODES
- CODES IN EFFECT: 2007 CBC CEC SECTION 600 EACH LETTER TO BE UL LISTED AND LABELED
- ALL WALL PENETRATIONS SHALL BE SEALED IN AN APPROVED MANOR TO PROVIDE A WEATHER TIGHT FINISH





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For Community Development Director

Date

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28901 S. Western Ave # 321  
"Goodwill"  
RPV



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

**APPLICANT/CONTRACTOR:**

Name: Machan Signs  
Address: 1209 Euclid Ave.  
LB, CA 90804

Phone: (562) 494-8676

E-Mail: jetta.machan@sign.com

Project Address: 28901 S. Western Ave

Current Zoning: \_\_\_\_\_

**LANDOWNER:**

Name: WEST VALLEY PROPERTIES  
Address: 280 2nd ST #230  
Los Angeles, CA 90022

Phone: (650) 559-8484

E-Mail: westvalleyproperties.com

Length of Storefront(s): \_\_\_\_\_

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

Quantity	Dimensions Width X Length X Total Height	Permanent or Temporary	If temporary, give duration
(1)	wall 253.6"	Permanent	
(1)	wall 147.5"	Permanent	

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

Quantity	Dimensions

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

to identify location of drop off area.

**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.

Property Owner  
Signature of Landowner

Date: 5/13/11

Applicant  
Signature of Applicant

Date: 5/16/11



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

**Fees Associated With**  
**Case #: ZON2011-00122**

5/16/2011  
3:59:58PM

**OWN**  
TERRACES RANCHO PALOS VERDES, LLC  
280 2ND ST, STE 230  
LOS ALTOS, CA 94022

**APL**  
MACHAN SIGN COMPANY  
1209 EUCLID AVE  
LONG BEACH, CA 90804

PAID MAY 16 '11

Fee Type	Start Date	End Date	Dept	Description	Trans Code	Revenue Account Number	Created By	Date	Amount	Due
SPPS	11/8/2010	12/31/2020		Sign Permit (Permanent)		132210	RC	5/16/2011	340.00	340.00
Subtotal for Revenue Acct. 132210									340.00	
DATA	5/18/2009	12/31/2020		Data Processing Fee		322-40	RC	5/16/2011	4.00	4.00
Subtotal for Revenue Acct. 322-40									4.00	

Total Due:

**\$344.00**

For Office Use Only

Receipt No.

4851

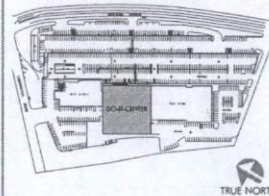
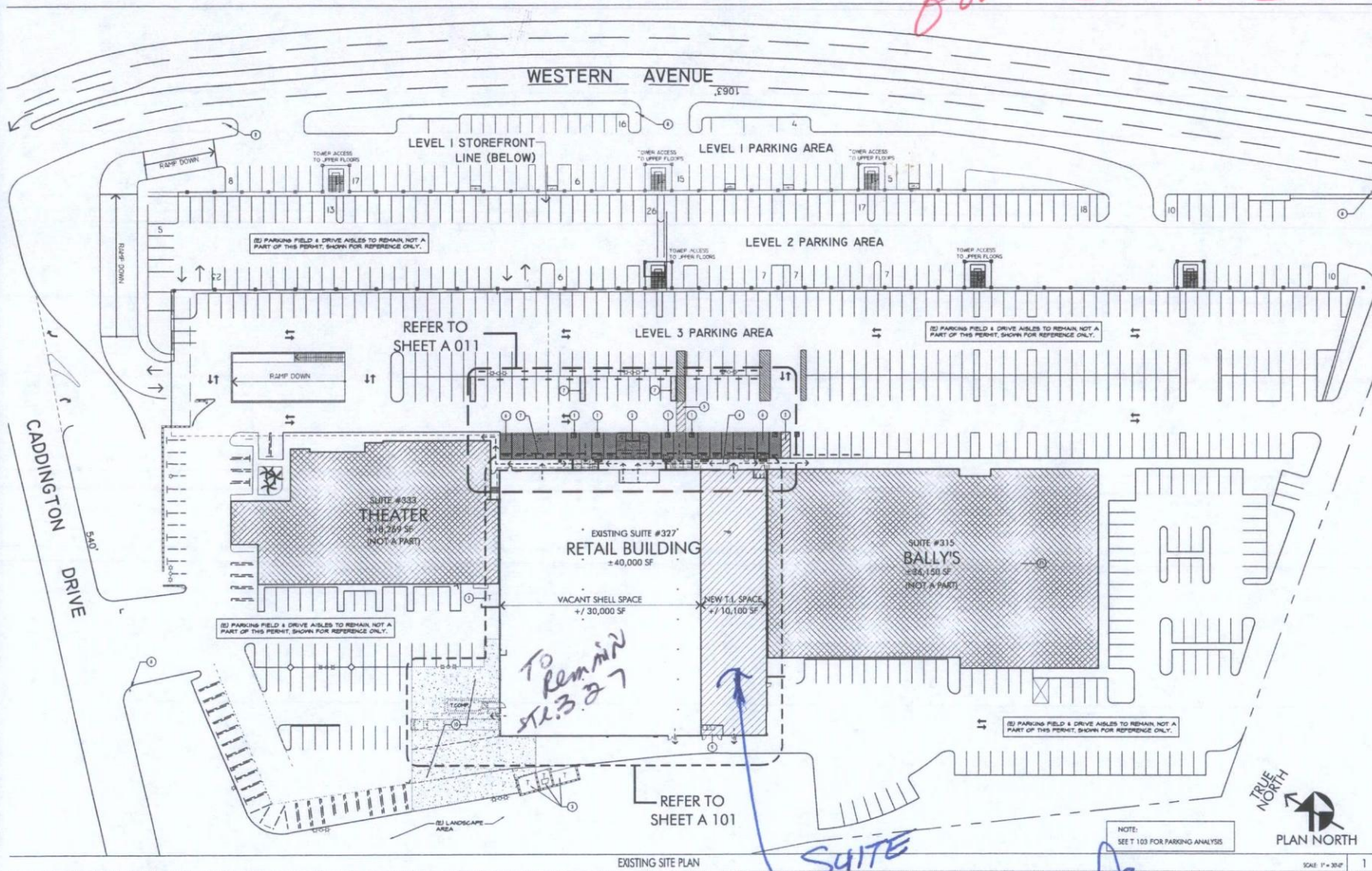
Check No.

30513



PLAN #  
307-00979

Please Create  
Address file  
28901 Western Ave  
for Ste # 321  
11/14/07  
New address



# THE TERRACES SHOPPING CENTER SUITE #327 SHELL RENOVATION

28901 S. WESTERN AVE.  
RANCHO PALOS VERDE, CA 90275

## ISSUES / REVISIONS

No.	DATE	DESCRIPTION
06-03-07		1st PLAN CHECK
06-05-07		ISSUED FOR BID
07-05-07		2nd PLAN CHECK
07-10-07		FOR CONSTR.
08-24-07		BULLETIN 1
09-24-07		BULLETIN 2

ALL INSTRUMENTS OF SERVICE, ALL LEGENDS, SEALS, AND INFORMATION SHOWN ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF HARTWIG MANN ARCHITECTS. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF HARTWIG MANN ARCHITECTS. YOU, CONTACT WITH THEIR DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE REVISIONS.

JOB NUMBER: 07022

DRAWN BY: JM CHECKED

DATE:

SHEET DESCRIPTION:

EXISTING SITE PLAN  
(FOR REFERENCE ONLY)

SHEET NUMBER:

A-010

SUITE  
321

G&A FIRE &  
FESTIVALS  
Company

11/14/07  
Rene Jones

**Michele Hemeryck**

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**From:** Joy O'Brien [j.obrien@festivalcos.com]  
**Sent:** Tuesday, November 13, 2007 3:06 PM  
**To:** Chris Bryant  
**Cc:** Jerry Garner; Claudia Dillon; Michele Hemeryck; Lisa Barton-Olt; Bill Moison  
**Subject:** FW: The Terraces at RPV, 28901 S. Western Ave - Suite Number request

Chris,

You can mail the check for \$303.60, made out to the City of Rancho Palos Verdes to the following address:

City of Rancho Palos Verdes  
Building & Safety Department  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, CA 90275  
**Attn: Sandra Ishman**

There is no form/applicant required. Sandra informed me the process will take anywhere from 7 to 10 business days. I will follow-up with her on the 21<sup>st</sup>. You can attach a memo regarding the Marshalls at the Terraces or the attached emails when you send the check overnight. Call me if you have any questions. Thank you.

Joy

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**From:** Joy O'Brien  
**Sent:** Tuesday, November 13, 2007 2:02 PM  
**To:** 'Sandra Ishman'  
**Subject:** FW: The Terraces at RPV, 28901 S. Western Ave - Suite Number request

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**From:** Joy O'Brien  
**Sent:** Wednesday, November 07, 2007 5:13 PM  
**To:** 'Sandra Ishman'  
**Cc:** Jerry Garner  
**Subject:** The Terraces at RPV, 28901 S. Western Ave - Suite Number request

Hi Sandra,

Attached is the revised plan with the items you requested. Please let me know the best way to submit payment for this request as well. Thanks again for your help and let me know if you require anything else.

Joy

11/13/2007

**Joy Ulufanua O'Brien**  
Project Assistant

The Festival Companies  
9841 Airport Boulevard, Suite 700  
Los Angeles, CA 90045  
(310) 665.9650 Direct  
(310) 665.9009 Fax  
[j.obrien@festivalcos.com](mailto:j.obrien@festivalcos.com)

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**From:** Sandra Ishman [mailto:SandraI@rpv.com]  
**Sent:** Wednesday, November 07, 2007 3:47 PM  
**To:** Joy O'Brien  
**Cc:** Jerry Garner  
**Subject:** RE: The Terraces at RPV, 28901 S. Western Ave - Suite Number request

Hi Joy,  
This is the site plan that was used for the Do It Center, which is okay, but can you add the "current" suite numbers to the Bally's and Theatre suites, as well as show the 28901 S. Western address on the sheet?

If you can add those things and send it again; I'll see what I can do electronically for you. We have never completed an address update or change via email before, so we'll see what I can do.

Thank you,  
Sandra Ishman,  
Building & Safety Department  
Permit Technician  
City of Rancho Palos Verdes  
310/265-7800  
[sandrai@rpv.com](mailto:sandrai@rpv.com)

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**From:** Joy O'Brien [mailto:j.obrien@festivalcos.com]  
**Sent:** Wednesday, November 07, 2007 12:53 PM  
**To:** Sandra Ishman  
**Cc:** Jerry Garner  
**Subject:** The Terraces at RPV, 28901 S. Western Ave - Suite Number request

Good Afternoon Sandra,

Attached is the existing site plan for the combined new Marshall's (30,000 sf) and new Tenant space (10,000 sf) which was the former Do-It Center (40,000 sf), suite 327. Provided on the site plan are the front and rear doors as you had requested. You can see where the split is between the 2 new retail spaces. Let me know if this is sufficient for what you need to process the request for the new suite numbers. I can either come in or mail the fees if this provides the detail that you need. Thank you.

Joy

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11/13/2007



**From:** Sandra Ishman [mailto:SandraI@rpv.com]  
**Sent:** Wednesday, November 07, 2007 9:19 AM  
**To:** Joy O'Brien  
**Cc:** Jerry Garner  
**Subject:** RE: The Terraces at RPV, 28901 S. Western Ave

Good morning Joy,

To split suites and change the numbers, I will need 2 site plan drawings with the top sheet showing the centers current suite numbers. Then with a 2<sup>nd</sup> page showing the building that is being split; where its being split, the square footage of each new proposed suite, where the front and rear doors are. The fee is \$303.60 for address change review, processing and notification to appropriate agencies such as Edison, Sheriff, Fire, etc.

Thank you,  
Sandra Ishman,  
Building & Safety Department  
Permit Technician  
City of Rancho Palos Verdes  
310/265-7800  
[sandrai@rpv.com](mailto:sandrai@rpv.com)

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**From:** Joy O'Brien [mailto:j.obrien@festivalcos.com]  
**Sent:** Tuesday, November 06, 2007 4:55 PM  
**To:** SandraI@rpv.com  
**Cc:** Jerry Garner  
**Subject:** The Terraces at RPV, 28901 S. Western Ave

Hi Sandra,

I left you a voicemail earlier today in regards to Suite numbers for the former Do-It Center at 28901 S. Western Ave, RVP, CA. This former tenant has been split to 2 tenant spaces and I understand from our Architect that we need to obtain these new Suite numbers from the City. We also need the Suite numbers to set up a meter application through SCE for each Tenant. Can you let me know what I need to do to process this request. Thank you.

**Joy Ulufanua O'Brien**  
Project Assistant

The Festival Companies  
9841 Airport Boulevard, Suite 700  
Los Angeles, CA 90045  
(310) 665.9650 Direct  
(310) 665.9009 Fax  
[j.obrien@festivalcos.com](mailto:j.obrien@festivalcos.com)