

FILE CONTROL SHEET

PROPERTY

ADDRESS: 5331 WHITEFOX DRIVE

[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@rpvca.gov

PERMIT NO.: ZON2015-00498
APPLIED: 10/23/2015
ISSUED: 10/26/2015
EXPIRES: 4/23/2016

SITE ADDRESS: 5331 WHITEFOX DR
ASSESSOR'S PARCEL NO.: 7577001014

PROJECT DESCRIPTION: This approval is to construct a (N) 392 SF covered patio to the front facade area of an (E) single family residence.

<u>OWNER/APPLICANT</u>	<u>PRIMARY CONTACT</u>
KENNETH D VILLAVERDE 5331 WHITEFOX DR RANCHO PALOS VERDES CA 90275	SO CAL CONTRACTORS 1010 N. BATAVIA STREET SUITE B

TYPE OF USE: Residential, Add'n/Rem. (Single-Family) **ZONING:** RS-5 (Single-Fam. 5 DU/ac)
APPLICATION TYPE(S): Site Plan Review

FEES			
Type	By	Date	Amount
DATA	ML	10/26/2015	\$4.00
SPRM	ML	10/26/2015	\$326.00
FOL	ML	10/26/2015	\$198.00
Total:			\$528.00

NOTES:

CONDITIONS OF APPROVAL

A foliage analysis conducted by Staff on October 26, 2015 revealed no existing foliage that significantly impairs the protected view from any surrounding properties.

This approval is to construct a (N) 392 SF covered patio to the front facade area of an (E) single family residence.

The approved project shall maintain the setbacks depicted on the stamped approved plans, but in no case shall minimum setbacks be less than the following: 20' front, 15' rear and 5' sides.

The approved project shall maintain a maximum of 52% lot coverage. (Proposed: 38%)

Construction of the approved project shall substantially comply with the plans originally stamped APPROVED on October 26, 2015, and with the RS-5 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.



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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 6:00 PM, Mondays through Fridays, and 9:00 AM to 5:00 PM on Saturdays, 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.

Exterior residential lighting shall be in compliance with the standards of Section 17.56.030 of the Rancho Palos Verdes Development Code.

The height of the approved project shall be as depicted on the stamped approved plans, and in no case shall the maximum height of the covered patio exceed 12' above the existing pad elevation.

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 Community Development Department of Rancho Palos Verdes.

Projects involving new construction and additions or tear-down/rebuilds will require approval from the **Los Angeles County Fire Department**. Prior to planning application submittal, it is highly recommended that you take your plans to the Fire Department's Hawthorne Office to obtain their requirements, which may include costly upgrades. The LA County Fire Department Fire Prevention Division at the County of Los Angeles Fire Department is located at 4475 W. El Segundo Blvd., Hawthorne, CA 90250-4411. You can also call them at (310) 973-3044 to discuss submittal requirements.

For Community Development Director

Date

THIS APPROVAL SHALL BE NULL AND VOID AFTER **April 23, 2016** 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.

So Cal Contractors & Remodeling, Inc

Lic. #934182

1010 N. Batavia St. Ste. B

Phone 714-744-6800

Orange, CA 92867

Fax 714-744-6802

www.socalcontractorsandremodeling.com

Project No. 2015-00498

APPROVED BY THE PLANNING DIVISION
CITY OF RANCHO PALOS VERDES

☒ With Conditions ☐ As Submitted

Date 02-26-15

Planner M. Lopez

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 02-26-15
Approved for issuance of Building
Permit 02-26-15

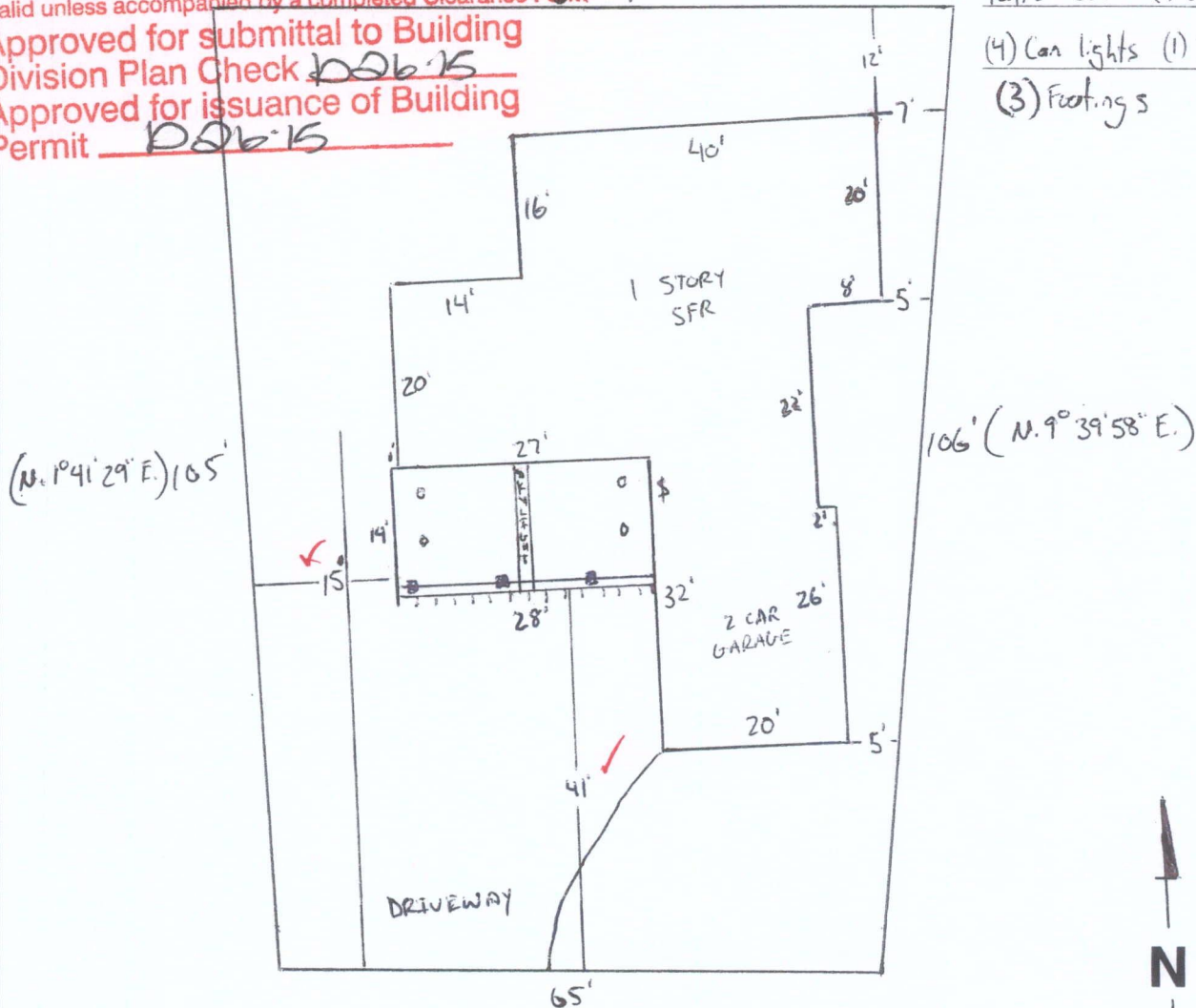


Proposed: 14' X 28' Solid Aluminum

Patio Cover (1) Skylight

(4) Can lights (1) Switch

(3) Footings



FRONT

SCALE: 1:20

Name Anne Miyamura

Phone 310-812-4038

Address 5331 Whitefox Dr.

City Rancho Palos Verdes

State CA

Zip 90275

APN 7577001014

Tract 21351

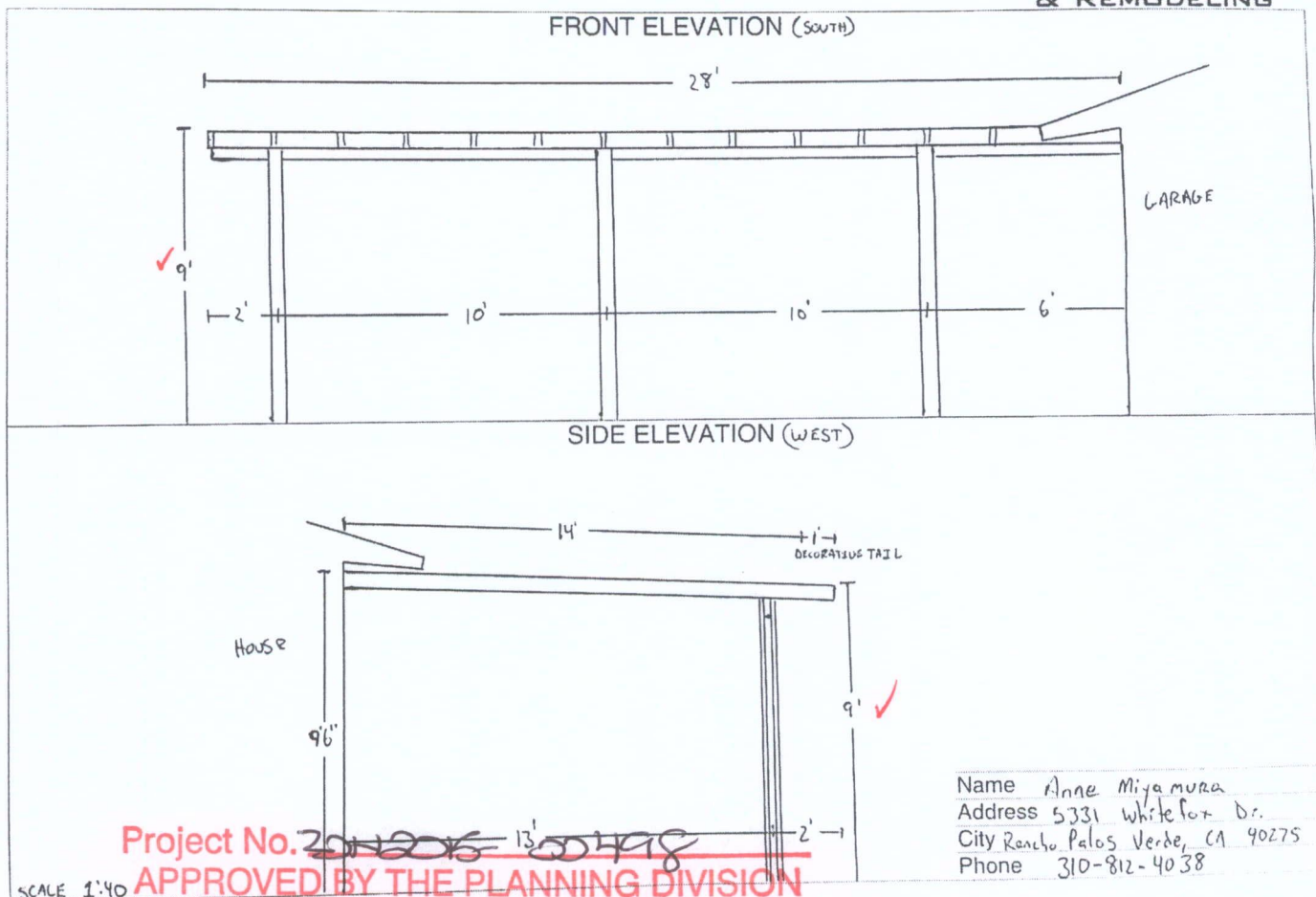
Lot 72

House 1914 Lot 78804

Proposed 392

Coverage 29%

So Cal Contractors & Remodeling, Inc Lic. #934182
 1010 N. Batavia St. Ste. B Phone 714-744-6800
 Orange, CA 92867 Fax 714-744-6802



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Approved for submittal to Building
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RECEIVED

OCT 23 2015

COMMUNITY DEVELOPMENT
DEPARTMENT

City of



RANCHO PALOS VERDES

Community Development Department

30940 Hawthorne Blvd, Rancho Palos Verdes, CA 90275

Phone: (310) 544-5228 Fax: (310) 544-5293

Website: www.rpvca.govEmail: planning@rpvca.gov**UNIFORM PLANNING APPLICATION**

RS-5

Planning Case No: 22-2015-00498 (To be assigned by City Staff)Project Address: 5331 Whitefox Dr

APPLICATION(S) (Please check all that apply):

<input checked="" type="checkbox"/> Site Plan Review Major <u>\$326</u>	<input type="checkbox"/> Grading Permit	<input type="checkbox"/> Height Variation
<input type="checkbox"/> Extreme Slope Permit	<input type="checkbox"/> Fence, Wall and Hedge Permit	<input type="checkbox"/> Revision/Amendment
<input type="checkbox"/> Coastal Permit Appealable or Non-appealable?	<input type="checkbox"/> Minor Exception Permit	<input type="checkbox"/> Variance
<input type="checkbox"/> Landslide Moratorium Exception	<input type="checkbox"/> Geologic Investigation Permit	<input type="checkbox"/> Conditional Use Permit
<input checked="" type="checkbox"/> Other Application: <u>\$400 Processing Fee</u>		
Additional Reviews: <input type="checkbox"/> Neighborhood Compatibility Analysis <input checked="" type="checkbox"/> Foliage Analysis <u>\$175</u>		

CONTACT INFORMATION**PROPERTY OWNER:**

Name Anne Miyamura
 Address 5331 Whitefox Dr
 City R. P. V. State CA Zip 90275
 Telephone 310-812-4038
 Email _____

APPLICANT:

Name So Cal Contractors (Adrian)
 Address 1010 N. Batavia St Ste 13
 City Orange State CA Zip 92867
 Telephone 714-744-6800
 Email _____

City Business License No. (Required for architects and design professionals) _____

PROJECT DESCRIPTION (Use additional paper, if needed)

14' x 28' Solid Patio Cover (392')

PROJECT INFORMATION (fill in as applicable)

A. EXISTING DEVELOPMENT

- 7080 1. Square footage of Lot
- 1914 2. Square footage of total existing floor area:
First Story 1,394 Second Story _____ Garage 520 Other _____
(accessory structures)
- 1914 3. Square footage of existing structure **footprint** (including any accessory structures, attached or detached)
- 676 4. Square footage of driveways, parking areas and impervious surfaces
(EXEMPT: impervious surfaces less than 5 feet in width and/or one patio areas less than 500 square feet in areas)
- 2,590 5. Square footage of existing lot coverage [line A3 + line A4]
- 32% 6. Percentage of existing lot coverage [line A5 + line A1 x 100]
- _____ 7. Height of existing structure, as measured from highest point of exist. grade covered by structure to the highest ridgeline (for structures on sloping lots, please refer to the Height Variation guidelines handout for height require.)

B. PROPOSED Development

- 2,306 1. Square footage of proposed new floor area:
First Story 1,394 Second Story _____ Garage 520 Other 392
(accessory structures)
- 2,306 2. TOTAL square footage of structure **footprint** (existing + new)
- 676 3. TOTAL square footage of driveways, parking areas and impervious surfaces (existing + new)
(EXEMPT: impervious surfaces less than 5 feet in width and/or one patio areas less than 500 square feet in areas)
- 2,920 4. TOTAL square footage of proposed lot coverage [line B2 + line B3]
- ~~38%~~ ~~47%~~ 5. Percentage of new lot coverage [line B4 + line A1 x 100]
- 9' 6. Height of proposed structure, as measured from highest point of exist. grade covered by structure to the highest ridgeline (for structures on sloping lots, please refer to the Height Variation guidelines handout for height restrictions)
- _____ 7. Linear feet of existing interior and exterior walls _____ Linear feet of walls to be demolished
(If demolishing 25% or more)

C. GRADING INFORMATION

Cubic yards of: Fill _____ + Cut _____ = TOTAL _____

Maximum height of: Fill _____ Cut (to bottom of footing) _____

Cubic yards of: Import _____ Export _____

D. HEIGHT VARIATION EARLY NEIGHBORHOOD CONSULTATION PROCESS

- _____ 1. Number of individual parcels under separate ownership within **500 foot radius** of subject parcel
- _____ 2. Number of individual parcels under separate ownership within **100 foot radius** of subject parcel
- _____ 3. Number of total signatures within 500 foot radius _____ Percentage of total (D1 + D3 x 100)
- _____ 4. Number of total signatures within 100 foot radius _____ Percentage of total (D2 + D4 x 100)

INFORMATION TO DETERMINE IF A FOLIAGE ANALYSIS IS NECESSARY

1. Does the proposed project involve an addition or structure which is 120 square feet or more in size **and** which can be used as a gathering space **and** viewing area (i.e., decks, covered patios)? Yes ☒ No ☐
2. Does the proposed project involve an addition or structure which consists of 120 square feet or more of **habitable** space (i.e., room expansions, additions, conversions)? Yes ☐ No ☒

If the answer is "yes" to either question, a foliage analysis must be conducted by staff to determine if any existing foliage on the applicant's property which exceeds 16 feet or the ridgeline of the primary residence, whichever is lower, impairs a view from any surrounding properties.

PROJECT SILHOUETTE WAIVER (Required for Neighborhood Compatibility Analysis & Height Variation)

I, _____, am the owner of property located at _____
(property owner) (project address)

in the City of Rancho Palos Verdes and wish to apply to the City for permission to construct:

14X28 Solid Patio Cover

(brief project description)

I understand that, pursuant to Section 17.02.040(C)(1)(d), I must construct and maintain a temporary frame as a visual aid for evaluating the impacts of the proposed structure. I hereby waive any claim against the City of Rancho Palos Verdes for any damage or injury caused by the construction of the frame or by any subsequent failure of the frame.

Property Owner Signature: _____

HAZARDOUS WASTE & SUBSTANCE STATEMENT (REQUIRED FOR ALL PROJECTS)

Pursuant to California Government Code Section 65962.5(f), before a city can accept as complete an application for any development project which will be used by any person, the applicant shall consult the lists sent to the appropriate city or county and shall submit a signed statement to the city indicating whether the project and any alternatives located on a site that is included on any of the lists compiled and shall specify any list.

The California Environmental Protection Agency (Cal/EPA) has compiled lists of Hazardous Waste and Substances Sites for the entire State of California, which identifies the following site in Rancho Palos Verdes (as of 8/22/2012):

30940 Hawthorne Blvd

City Hall / Civic Center

Envirostor ID 19970023

I have consulted the most current lists compiled pursuant to Section 65962.5 of the Government Code and hereby certify that the development project and any alternatives proposed in this application are not contained on these lists.

Property Owner Signature: Anne J. Miyamura

PROPERTY OWNER'S CERTIFICATION (REQUIRED)

I hereby certify, under penalty of perjury, that the information and materials herein and submitted with this application are true and correct. I also understand that projects involving new construction and additions or tear-down rebuilds will require approvals from the Los Angeles County Fire Department.

Property Owner Signature Anne J. Miyamura Date 10/23/2015



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

Fees Associated With
Case #: ZON2015-00498

10/23/2015
9:18:13AM

OWN
KENNETH D. VILLAYERDE
5331 WHITEFOX DR
RANCHO PALOS VERDES, CA 90275

APL
SO CAL CONTRACTORS
1010 N. BATAVIA STREET
SUITE B
ORANGE, CA 92867

Fee Type	Start Date	End Date	Dept	Description	Trans Code	Revenue Account Number	Created By	Created Date	Amount	Due
SPRM	11/8/2010	12/31/2020		Site Plan Review (Major)		132210	ML	10/23/2015	326.00	326.00
FOL	11/8/2010	12/31/2020		Foliage Analysis		132210	ML	10/23/2015	198.00	198.00
Subtotal for Revenue Acct. 132210									524.00	
DATA	5/18/2009	12/31/2020		Data Processing Fee		322-40	ML	10/23/2015	4.00	4.00
Subtotal for Revenue Acct. 322-40									4.00	

Total Due: **\$528.00**

For Office Use Only

Receipt No. _____ Check No. _____

CITY OF RANCHO PALOS VERDES
*** CUSTOMER RECEIPT ***
Oper: NANCY Type: RG Drawer: 1
Date: 10/23/15 01 Receipt no: 1629
Description Quantity Amount
PZ PLANNING & ZONING 1.00 \$524.00
AURIAN NUNEZ
DP PLANNING DATA PROCESSING 1.00 \$4.00
ZON 15 00498
Tender detail
CC CREDIT CARD \$528.00
Total tendered \$528.00
Total payment \$528.00
Trans date: 10/23/15 Time: 9:22:24
*** THANK YOU FOR YOUR PAYMENT ***
30940 HAWTHORNE BLVD
RANCHO PALOS VERDES CA 90275
(310) 977-0350

Env.

HOME OCCUPATION STANDARDS

Year:

1986

Services:

License #:

13622

17.10.020 Standards.

Home occupations shall be permitted only if they comply with the following standards:

A. All structures must comply with general appearance, setbacks, and landscaping standards and regulations applicable to the principal zoning of the area in which located.

B. No displays, signs, and/or advertisements shall be permitted, except as allowed by Chapter 17.52 (general development and use standards-signs).

C. The permitted activity shall not be injurious to the use of neighboring property for designated purposes by reason of noise, vibration, odor, radio/electrical interference, or excessive parking or traffic problems.

D. The person conducting the profession or business must reside within the dwelling unit in which the activity is located, and such use must clearly be incidental to the residential use.

E. There shall be no employment of help other than members of the resident family.

F. There shall be no use or storage of dangerous chemicals, acids, caustics, explosives, or other such hazardous equipment or materials.

G. There shall be no excessive or unsightly storage of materials and/or supplies outside.

H. There shall be no use of utilities or community facilities beyond that normal to the use of the property for residential purposes.

I HAVE READ AND I UNDERSTAND THE STANDARDS REGULATING HOME OCCUPATIONS IN THE CITY OF RANCHO PALOS VERDES.

TRANSCRIBING, prn
BUSINESS NAME

5331 Whitefox Drive
STREET ADDRESS

Mary Lou Williams
SIGNATURE

Mary Lou Williams
PRINT NAME

8-7-86

DATE

WHITE-Environmental Services

YELLOW-Accounting

PINK-Licensee

RV/85