FILE CONTROL SHEET

PROPERTY ADDRESS 5350 White Fox

PROJECT DESCRIPTION .	ACTION TAKEN	DATE CLEARE
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Application Number: ZON2016-00415 (SPR)
Related Applications: FOL, NC
Date Received: 9/2/2016
Fee Received: \$ 2255.00
Name (Landowner): Richard and Betty Woznicki & Richard Woo
Project Address 5350 Whitefox Drive
ENVIRONMENTAL REQUIREMENTS
STAFF ACTION
9/2/2016 Application Submitted Submittal Letter Mailed Thomplets Letter Thomplets
PLANNING COMMISSION ACTION
CITY COUNCIL ACTION



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

ISSUED: 10/12/2017 EXPIRES: 4/10/2018

PERMIT NO.: ZON2016-00415

APPLIED: 9/2/2016

SITE ADDRESS: 5350 WHITEFOX DR

ASSESSOR'S PARCEL NO.: 7577003001

PROJECT DESCRIPTION: Allow the demolition of an existing single family

residence in order to accommodate the construction of a new 3.228 square foot. single-story residence (garage included) and ancillary improvements with 35 cubic vards of

associated grading.

OWNER/APPLICANT

RICHARD WOO 5402 LITTLEBOW RD RANCHO PALOS VERDES CA 90275 PRIMARY CONTACT

TYPE OF USE: Residential, Add'n/Rem. (Single-Family) ZONING: RS-5 (Single-Fam. 5 DU/ac)

APPLICATION TYPE(S): Site Plan Review

Neighborhood Compatibility Analysis

Foliage Analysis

FEES				
Туре	Ву	Date		Amount
DATA	SK	9/2/2016		\$4.00
SPRM	SK	9/2/2016		\$326.00
FOL	SK	9/2/2016		\$198.00
NCA	SK	9/2/2016		\$1,727.00
			Total:	\$2,255.00

NOTES:

CONDITIONS OF APPROVAL

A foliage analysis conducted by Staff on August 24, 2017 revealed no existing foliage that significantly impairs the protected view from any surrounding properties.

General Conditions:

- 1. Prior to the submittal of plans into Building and Safety plan check, the Applicant and the property owner shall submit to the City a statement, in writing, that they have read, understand, and agree to all conditions of approval contained in the Notice of Decision. Failure to provide said written statement within ninety (90) days following the date of this approval shall render this approval null and void.
- 2. The Applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials,



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PERMIT NO.: ZON2016-00415 APPLIED: 9/2/2016 ISSUED: 10/12/2017 EXPIRES: 4/10/2018

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officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, lawsuits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures) (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project.

- 3. Prior to conducting any work in the public right of way, such as for curb cuts, dumpsters, temporary improvements and/or permanent improvements, the Applicant shall obtain an encroachment permit from the Director of Public Works.
- 4. Approval of this permit shall not be construed as a waiver of applicable and appropriate zoning regulations, or any Federal, State, County and/or City laws and regulations. Unless otherwise expressly specified, all other requirements of the City of Rancho Palos Verdes Municipal Code shall apply.
- 5. The Director of Community Development is authorized to make minor modifications to the approved plans and any of the conditions of approval if such modifications will achieve substantially the same results as would strict compliance with the approved plans and conditions. Substantial changes to the project shall require approval of a revision by the final body that approved the original project, which may require new and separate environmental review and public notification.
- 6. The project development on the site shall conform to the specific standards contained in these conditions of approval or, if not addressed herein, shall conform to the residential development standards of the City's Municipal Code, including but not limited to height, setback and lot coverage standards.
- 7. Failure to comply with and adhere to all of these conditions of approval may be cause to revoke the approval of the project pursuant to the revocation procedures contained in Section 17.86.060 of the City's Municipal Code or administrative citations as described in Section 1.16 of the City's Municipal Code.
- 8. If the Applicant has not submitted an application for a building permit for the approved project or not commenced the approved project as described in Section 17.86.070 of the City's Municipal Code within 180 days of the final effective date of the Notice of Decision approval of the project shall expire and be of no further effect unless, prior to expiration, a written request for extension is filed with the Community Development Department and approved by the Director.
- 9. In the event that any of these conditions conflict with the recommendations and/or requirements of another permitting agency or City department, the stricter standard shall apply.
- 10. Unless otherwise designated in these conditions, all construction shall be completed in substantial conformance with the plans stamped APPROVED by the City with the effective date of this decision.
- 11. This approval is only for the items described within these conditions and identified on the stamped APPROVED plans and is not an approval of any existing illegal or legal non-conforming structures on the property, unless the approval of such illegal or legal non-conforming structure is specifically identified within these conditions or on the stamped APPROVED plans.



Community Development Department Planning Division 30940 Hawthorne Blvd. Rancho Palos Verdes, CA 90275

ISSUED: 10/12/2017 EXPIRES: 4/10/2018

APPLIED: 9/2/2016

PERMIT NO.: ZON2016-00415

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- 12. 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.
- 13. All construction sites shall be maintained in a secure, safe, neat and orderly manner, to the satisfaction of the City's Building Official. All construction waste and debris resulting from a construction, alteration or repair project shall be removed on a weekly basis by the contractor or property owner. Existing or temporary portable bathrooms shall be provided during construction. Portable bathrooms shall be placed in a location that will minimize disturbance to the surrounding property owners, to the satisfaction of the City's Building Official.
- 14. Permitted hours and days for construction activity are 7:00 AM to 6:00 PM, Monday through Friday, 9:00AM to 5:00PM on 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. During demolition, construction and/or grading operations, trucks shall not park, queue and/or idle at the project site or in the adjoining street rights-of-way before 7AM Monday through Friday and before 9AM on Saturday, in accordance with the permitted hours of construction stated in this condition. When feasible to do so, the construction contractor shall provide staging areas on-site to minimize off-site transportation of heavy construction These areas shall be located to maximize the distance between staging activities and neighboring properties, subject to approval by the building official.
- 15. A minimum 2-car garage shall be maintained, with each required parking space being individually accessible and maintaining minimum unobstructed dimensions of 9' in width and 20' in depth, with minimum 7' vertical clearance.
- 16. Exterior residential lighting shall be in compliance with the standards of Section 17.56.030 of the Rancho Palos Verdes Development Code. No outdoor lighting is permitted where the light source is directed toward or results in direct illumination of a parcel of property or properties other than that upon which such light source is physically located.
- 17. All grading, landscaping and construction activities shall exercise effective dust control techniques, either through screening and/or watering.
- 18. PRIOR TO THE ISSUANCE OF GRADING OR BUILDING PERMITS, the Applicant shall demonstrate the project's compliance with the South Coast Air Quality Management District Rule 445 and the City Municipal Code requirements regarding wood-burning devices.
- 19. PRIOR TO THE ISSUANCE OF GRADING OR BUILDING PERMITS, all applicable soils/geotechnical reports, if required by the Building and Safety Division, shall be approved by the City's Geologist.
- 20. Prior to building permit issuance and/or commencement of grading, whichever occurs first, the applicant shall obtain approval of a haul route from the Director of Public Works.
- 21. Construction projects that are accessible from a street right-of-way or an abutting property and which remain in operation or expect to remain in operation for over 30 calendar days shall provide temporary construction fencing, as defined in Section 17.56.050(C) of the Development Code.



Community Development Department Planning Division 30940 Hawthorne Blvd. Rancho Palos Verdes, CA 90275

PERMIT NO.: ZON2016-00415 APPLIED: 9/2/2016 ISSUED: 10/12/2017 EXPIRES: 4/10/2018

(310) 544-5228 FAX: (310) 544-5293 E-mail: planning@rpvca.gov

Project Specific Conditions:

- 22. This approval shall allow the following improvements:
- A. Demolition of an existing 1,754 square foot single-story residence and attached 438 square foot garage;
- B. Construction of a new 3,228 square foot single-story residence with an attached two-car garage.
- i. BUILDING AREA CERTIFCIATION REQUIRED, to be provided by a licensed land surveyor or civil engineer prior to the framing inspection.
- ii. The height of the approved residence shall be as depicted on the stamped APPROVED plans and in no case shall the maximum height extend above a height of 17'-8" in height, as measured from the lowest finished grade elevation covered by the structure (elev. 97.25') to the highest proposed roof ridgeline (elev. 114.81'); and 16' in height as measured from the highest existing grade covered by the structure (elev. 98.81') to the highest proposed roof ridgeline (elev. 114.81'). BUILDING HEIGHT CERTIFICATION REQUIRED, to be provided by a licensed land surveyor or civil engineer prior to roof sheathing inspection, based on the above mentioned instructions.
- C. Construction of a 48 square foot covered entry porch;
- D. Installation of one 2'x2' skylight on the roof, over the dining room area;
- E. Demolition of an existing retaining wall to accommodate a new 6' tall retaining wall at the toe of an ascending slope in the rear yard with 35 cubic yards of excavation (cut) to expand the usable yard area.
- 23. Unless modified by the approval of future planning applications, the approved project shall maintain a maximum of 52% lot coverage (30.1% proposed).
- 24. The approved residence shall maintain setbacks of 20' front, 122'-3" rear, 5'-3" east side and 5'-0" west side. BUILDING SETBACK CERTIFICATION REQUIRED, to be provided by a licensed land surveyor or civil engineer prior to foundation forms inspection.
- 25. Maximum hardscape coverage within the 20-foot front-yard setback area shall not exceed 50%.
- 26. The property owner of 5350 Whitefox Drive, at their expense, shall replace the hedge located on 5342 Whitefox Drive along the east property line of the subject property if it is damaged or dies as a result of the construction of the new residence, with vegetation that is of a comparable plant species and size as deemed acceptable by the Director of Community Development prior to the final permit inspection.

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.



Community Development Department Planning Division 30940 Hawthorne Blvd. Rancho Palos Verdes, CA 90275

PERMIT NO.: ZON2016-00415 APPLIED: 9/2/2016 ISSUED: 10/12/2017

EXPIRES: 4/10/2018

(310) 544-5228 FAX: (310) 544-5293 E-mail: planning@rpvca.gov

For Community Development Director

Date

THIS APPROVAL SHALL BE NULL AND VOID AFTER <u>April 10, 2018</u> 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.



October 12, 2017

NOTICE OF DECISION

NOTICE IS HEREBY GIVEN that the Director of Community Development of the City of Rancho Palos Verdes has approved, with conditions, a Site Plan Review with Neighborhood Compatibility & Grading Permit, to allow the demolition of an existing single family residence in order to accommodate the construction of a new 3,228 square foot, single-story residence (garage included) and ancillary improvements with 35 cubic yards of associated grading (Case No. ZON2016-00415).

LOCATION: 5350 WHITEFOX DRIVE

LANDOWNER: RICHARD WOO

Said decision is subject to the Conditions of Approval set forth in the attached Exhibit "A".

This decision may be appealed, in writing, to the Planning Commission. The appeal shall set forth the grounds for appeal and any specific action being requested by the appellant. Any appeal letter must be filed within fifteen (15) calendar days of the date of this notice, or by 4:30PM on Friday, October 27, 2017. A \$2,275.00 appeal fee must accompany any appeal letter. If no appeal is filed timely, the Director's decision will be final at 4:30PM on Friday, October 27, 2017.

If you have any questions regarding this application, please contact Assistant Planner, Jason Caraveo at (310) 544-5232 or via email at JasonC@rpvca.gov for further information.

Ara Mihranian, AICP

Director of Community Development

Enclosure

Cc: Richard Woo / 5402 Littlebow Rd / Rancho Palos Verdes, CA 90275

1) 5342 Whitefox Dr, 2) 5343 Whitefox Dr, 3) 5349 Whitefox Dr, 4) 5354 Whitefox Dr, 5) 5355 Whitefox Dr, 6) 5357 Manitowac Dr, 7) 26561 Silver Spur Rd 8) 26559 Silver Spur Road 9) 5453 Whitefox Drive 10) 5439 Whitefox Dr 11) 5433 Whitefox Drive 12) 5410 Whitefox Dr. 13) 5458 Whitefox Dr



MEMORANDUM

TO: ARA MIHRANIAN, DIRECTOR OF COMMUNITY DEVELOPMENT

FROM: JASON CARAVEO, ASSISTANT PLANNER

DATE: OCTOBER 12, 2017

SUBJECT: SITE PLAN REVIEW AND GRADING PERMIT

CASE NO. ZON2016-00415

APPLICANT/LANDOWNER: RICHARD WOO SITE ADDRESS: 5350 WHITEFOX DRIVE

RECOMMENDATION

Approve, with conditions, a Site Plan Review and Grading Permit (Case No. ZON2016-00415), to allow the demolition of an existing single family residence in order to accommodate the construction of a new 3,228 square foot, single-story residence (garage included) and ancillary improvements with 35 cubic yards of associated grading.

BACKGROUND

On September 2, 2016, the Applicant submitted Site Plan Review and Grading Permit applications (Case No. ZON2016-00415), requesting approval to demolish an existing single family residence and to construct a new single-story residence and ancillary improvements with associated grading.

On September 27, 2016, Staff completed an initial review of the application, at which time the application was deemed incomplete due to missing information on the project plans. The Applicant submitted additional information on several occasions, and on July 7, 2017, Staff deemed the application complete. According to the Permit Streamlining Act, the action date to render a decision was September 6, 2017, however, the applicant authorized a 45 day extension to the decision deadline to allow staff additional time to review additional information. The new decision deadline is October 13, 2017.

On July 20, 2017, a Public Notice of Application was published in the *Palos Verdes Peninsula News* Staff and mailed to all property owners within a 500-foot radius from the subject property, providing a 15-day time period for the submittal of comments. As a result of the public notice, Staff received 1 email in support and 7 emails expressing concerns with the proposed project. These concerns are discussed in more detail under 'Additional Information' below.

October 12, 2017

SITE DESCRIPTION

The project site is a 14,300 square foot pad lot with an ascending slope in the rear yard that abuts a neighboring lot on Manitowac Drive. The project site is currently developed with a 1,322 square foot, single-story, residence plus a 432 square foot attached two-car garage (total existing structure size: 1,754 sq. ft.). The site's General Plan land use and zoning designations are residential (2-4 d.u./acre) and RS-5 (Single-Family Residential), respectively.

PROJECT DESCRIPTION

The proposed project consists of the following improvements:

- Demolish an existing 1,754 square foot single-story residence and attached garage;
- Construct a new 3,228 square foot, single-story, residence with an attached two-car garage;
- Construct a 48 square foot covered entry porch;
- Install one 2'x2' skylight on the roof, over the dining room area;
- Demolish an existing retaining wall to accommodate a taller 6' tall retaining wall against an ascending slope in the rear yard with 35 cubic yards of excavation to expand the usable yard area.

The height of the proposed structure will be 17'-8" in height, as measured from the lowest finished grade elevation covered by the structure (elev. 97.25') to the highest proposed roof ridgeline (elev. 114.81'); and 16' in height as measured from the highest existing grade covered by the structure (elev. 98.81') to the highest proposed roof ridgeline (elev. 114.81').

CODE CONSIDERATIONS AND ANALYSIS

Site Plan Review

The Site Plan Review procedure enables the Director to check development proposals for conformity with the provisions of the Development Code and for the manner in which they are applied. Table 1 below shows the proposed project's compliance with the required development standards:

Table 1: Development Code Matrix

CRITERIA	CODE REQUIREMENT	EXISTING RESIDENCE	PROPOSED RESIDENCE
Lot Size	8,000 sq.ft.	14,300 sq.ft.	No change
Structure Size (with garage)	N/A	1,754 sq.ft.	3,228 sq.ft.
Setbacks (minimum)			
Front	20'-0"	18'-0"	20'-0"
Side (east)	5'-0"	5'-3"	No change
Side (west)	5'-0"	8'-5"	5'-0"
Rear (south)	15'-0"	136'-3"	122'-3"

October 12, 2017

CRITERIA	CODE REQUIREMENT	EXISTING RESIDENCE	PROPOSED RESIDENCE
Lot Coverage Maximum (%) (square feet)	52% (7,436 sq.ft.)	19.5% (2,786 sq.ft.)	30.1% (4,308 sq.ft.)
Enclosed Parking (minimum) Building Height (maximum) Highest elevation of existing building pad covered by structure to the highest roof ridgeline.	2 spaces 16' max.	2 spaces 14'-11"	No change
Point where the lowest foundation or slab meets finished grade to the highest roof ridgeline.	20' max	15'-7"	17'-8"

As shown in *Table 1* above, the proposed single family residence complies with all of the required residential development standards, including setbacks, lot coverage, number of parking and the maximum allowable height for properties in the RS-5 zone. More specifically, the overall height of the residence complies with the "by-right" building height envelope of 16'/20' for a single family residence on a building pad. As proposed, the residence will measure 16' in height as measured from the highest existing grade covered by the structure (elev. 98.81') to the highest proposed roof ridgeline (elev. 114.81'); and 17'-8" in height, as measured from the lowest finished grade elevation covered by the structure (elev. 97.25') to the highest proposed roof ridgeline (elev. 114.81'). Lot coverage includes the building footprint, driveways and parking areas, entry porch, and impervious surfaces¹. When combined, the residence, attached garage, entry porch, and all other impervious surface areas will not exceed the maximum allowed lot coverage on the RS-5 zone (maximum 52% lot coverage). More specifically, the overall lot coverage will increase from 2,786 square feet (19.5%) to 4,308 square feet, or 30.1% of the 14,300 square foot lot. This calculation includes the building footprint (3,228 square feet including garage), driveway areas (1,032 square feet), and an entry porch area (48 square feet).

Neighborhood Compatibility

Municipal Code Section 17.02.030(B)(1)(b) requires a Neighborhood Compatibility analysis whenever a new residence is proposed to replace an existing residence. Since the Applicant is proposing to demolish the existing residence and construct a new single family residence, a Neighborhood Compatibility analysis was triggered for the project proposal. Pursuant to Section 17.02.030(B)(2) of the RPVDC, the analysis of Neighborhood Compatibility is based on the following criteria: a) scale of surrounding residences, b) architectural styles and building materials, c) the front, side, and rear yard setbacks. In addition to these criteria, comments and concerns raised by the public during the public noticing period will also be considered in the determination of Neighborhood Compatibility. The Neighborhood Compatibility criteria is shown in **boldface** below, followed by Staff's analysis in normal type.

¹ Pursuant to Section 17.02.040(A)(5) of the RPVMC, impervious surfaces less than 5 feet in width and/or one uncovered patio area less than 500 square feet in area shall be excluded from the lot coverage calculation.

October 12, 2017

(1) Scale of surrounding residences, including total square footage and lot coverage of the residence and all ancillary structures.

For the purposes of Neighborhood Compatibly, the immediate neighborhood is normally considered to be at least the 20 closest residences within the same zoning district. Table 2 below illustrates the 20 closest properties and structures that comprise the immediate neighborhood.

Table No. 2: Neighborhood Compatibility Table

Address	Lot Size	Structure Size	Number of Stories
5331 Whitefox Dr	7,972 sq.ft.	2,469 sq.ft.	1
5332 Whitefox Dr	13,064 sq.ft.	2,029 sq.ft.	1
5337 Whitefox Dr	7,985 sq.ft.	1,896 sq.ft.	1
5342 Whitefox Dr	13,879 sq.ft.	2,226 sq.ft.	1
5343 Whitefox Dr	7,703 sq.ft.	1,839 sq.ft.	1
5349 Whitefox Dr	7,157 sq.ft.	2,228 sq.ft.	1
5354 Whitefox Dr	13,537 sq.ft.	1,835 sq.ft.	1
5355 Whitefox Dr	7,143 sq.ft.	1,877 sq.ft.	1
5360 Whitefox Dr	12,644 sq.ft.	1,817 sq.ft.	1
5363 Whitefox Dr	7,258 sq.ft.	2,029 sq.ft.	1
5403 Whitefox Dr	7,260 sq.ft.	2,438 sq.ft.	1
5404 Whitefox Dr	12,996 sq.ft.	3,537 sq.ft.	2
5410 Whitefox Dr	12,447 sq.ft.	2,351 sq.ft.	1
5411 Whitefox Dr	7,799 sq.ft.	2,365 sq.ft.	1
5418 Whitefox Dr	12,911 sq.ft.	1,817 sq.ft.	1
5419 Whitefox Dr	8,278 sq.ft.	2,008 sq.ft.	1
5425 Whitefox Dr	8,524 sq.ft.	2,050 sq.ft.	1
5428 Whitefox Dr	13,399 sq.ft.	2,029 sq.ft.	1
5433 Whitefox Dr	12,367 sq.ft.	2,338 sq.ft.	1
5442 Whitefox Dr	11,726 sq.ft.	1,817 sq.ft.	1
Average	10,302 sq.ft.	2,150 sq.ft.	1
Subject Site-Existing	44 000	1,754 sq.ft.	1
Subject Site-Proposed	14,300 sq.ft.	3,228 sq.ft.	1

Note: The above calculations for structure size are based on building permits on file with the City and include the garage area, which, if garage area was not documented on the building permit, was calculated based on the Development Code's requirement for two (2) parking spaces with minimum dimensions for each individual parking stall being 9'x20' (180 sq. ft.).

As reflected in Table 2 above, the immediate neighborhood is comprised of mostly single-story residential structures that range in size from 1,817 square feet to 3,537 square feet, with an average structure size of 2,150 square feet. Although the square footage of the proposed residence (3,228 square feet) is larger than the average of the 20 homes in the immediate neighborhood, it will not be the largest home in the neighborhood. Staff is of the opinion that the

October 12, 2017

3,228 square foot residence is not out of character with the neighborhood and does not create an anomaly in terms of structure size.

The new residence has design features that help reduce the appearance of scale and that preserves the appearance and character of the neighborhood/streetscape by utilizing a low profile single story design with a low pitched hip roof design. This creates a casual and informal quality to the neighborhood. There are no strong vertical emphasis that may deviate from the existing neighborhood character. For instance, in response to public comments and at the request of Staff, the ridgeline of the entry porch has been lowered to be lower than the proposed roof pitch and is now designed to be flush with the front façade in order to create a subtle break in the front façade.

As noted under the Site Plan Review analysis, the project complies with the required lot coverage for the RS-5 zoning district. The proposed lot coverage is 4,308 square feet (30.1%) of the 14,300 square foot lot. Since the Development Code limits lot coverage in the RS-5 zoning district to 52%, the proposed lot coverage will be less than the Development Code standards. Based on aerial images of the immediate neighborhood, the proposed lot coverage will be comparable with other homes in the immediate neighborhood.

(2) Architectural styles, including facade treatments, structure height, open space between structures, roof design, the apparent bulk or mass of the structure, number of stories, and building materials.

After surveying the 20 closest homes in the neighborhood, Staff concluded that majority of the existing neighborhood is comprised of single-story residences with a California Ranch architecture style. The proposed residence reflects a Modern Ranch design which can also be found within the neighborhood along Whitefox Drive. The proposed design features include a single-story structure, low-pitched gable roof with tile material, bay window, facade accent moldings, stucco walls, attached garage with an indirect driveway, and an entry porch with a double door entry. Additionally, the Applicant is proposing multiple breaks in the façade with the use of an entry porch and a bay window to create undulation along the street facing façade, and window treatments along the east and west façades of the residence to break up the massing of the elevations to minimize apparent bulk and mass impacts. The only notable new design element is the entry porch at the front façade which has been redesigned to be proportional to the residence. The redesigned entry porch will not be bulky or massive because of the use of articulation and window treatment along the facades and the increased front yard setback between the street and the entry porch of the main residence that minimizes the visual appearance of the structure's facade. The front facade of the residence is also offset from the front façade of the attached indirect two car garage, breaking the front façade as viewed from the street. The proposed design elements are commonly found in California Ranch (contemporary) styles, similar to other neighboring homes, thereby resulting in a residence that is proportionate with the existing neighborhood characteristics.

(3) Front, side, and rear yard setbacks.

The existing residence has a non-conforming front yard setback of 18' (20' required). The existing residence will be demolished and replaced with a new residence that will meet the minimum required 20' front, 5' sides, and 15' rear yard setbacks as shown in Table 1 above. The proposed setbacks will be compatible with other homes in the immediate neighborhood, because based on

October 12, 2017

aerial photos many of the homes in the neighborhood have 5' side yard setbacks on both sides of the residence.

The hillside setback for downslope lots require a minimum distance between the toe of the slope and any portion of the main building to be no less than one-half the vertical height of the slope (as measured from toe to top of slope), with a minimum of three feet and a maximum of fifteen feet. The applicant is proposing a 15'-1" hillside setback which is made possible with the construction of the proposed 6' retaining wall. Based on aerial photos other lots in the neighborhood have 15' hillside setbacks.

Based upon the discussion above, Staff believes that the proposed project will be compatible with the character of the immediate neighborhood in terms of scale, architectural style, building materials and setbacks. Therefore, Staff believes that neighborhood compatibility is achieved with the proposed project and this finding can be met.

GRADING PERMIT

Pursuant to Section 17.76.040 of the RPVMC, a Major Grading Permit is required for projects that result in an excavation, fill or combination thereof, in excess of 5 feet in depth. Since the Applicant is proposing 35 cubic yards of excavation (cut) at a depth of 6 feet that will be supported by a 6 foot retaining wall, a Major Grading Permit is required. Section 17.76.040(E) of the RPVMC sets forth the criteria (in **bold** type) required in order for the Director to approve a Major Grading application:

1. The grading does not exceed that which is necessary for the permitted primary use of the lot, as defined in Chapter 17.96 of the Municipal Code.

"Primary use" means the most important purpose for which a particular zoning district was established. Thus, for example, in a residential district it would be the dwellings (RPVDC §17.96.2210). Based on the underlying Single-Family Residential (RS-5) zoning district, the permitted primary use is single-family residential. The proposed 35 cubic yards of grading and associated retaining wall is expand the usable rear yard that will be reduced as a result of the addition. The existing usable rear yard area is limited as it consists mostly of an extreme slope. Staff believes that expanding the usable rear yard area is ancillary to the permitted residential use of the lot and therefore, does not exceed that which is necessary for the permitted primary use of the lot. As such, this criterion can be met.

2. The proposed grading and/or related construction does not significantly adversely affect the visual relationships with nor the views from the viewing area of neighboring properties. In cases where grading is proposed for a new residence or an addition to an existing residence, this finding shall be satisfied when the proposed grading results in a lower finished grade under the building footprint such that the height of the proposed structure, as measured pursuant to Section 17.02.040(B), is lower than a structure that could have been built in the same location on the lot if measured from pre-construction (existing grade).

The proposed grading consists of 35 cubic yards of cut to accommodate the expansion of the usable rear yard area. Since the grading occurs outside of the building footprint, and the proposed the new residence has no potential impacts to neighboring views. In regards

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to the proposed retaining wall it will be placed at the toe of a 90 foot tall uphill slope. Abutting homes have views to the north laterally over the proposed improvements, and the proposed wall will be located in the rear yard towards the south outside of defined views. Thus, the retaining wall will not have an adverse effect on the visual relationships with, nor the views from, the viewing area of neighboring properties. As a result, this criterion can be met.

3. The nature of the grading minimizes disturbances to the natural contours and finished contours are reasonably natural.

Most of the grading will be conducted at the toe of the transition slope along the southern property line to accommodate the addition and the remaining transition slope will remain untouched and in its natural condition. Approximately, only 5 feet of the 100+ foot rear yard slope will be disturbed due to the proposed retaining wall. As a result, this criterion can be met.

4. The grading takes into account the preservation of natural topographical features and appearances by means of land sculpturing so as to blend any man-made or manufactured slope into natural topography.

As previously stated, the grading will be conducted along the toe of the transition slope along the southern property line, and the existing contours surrounding the proposed residence will not be affected and will maintain the natural appearances of the land since there is no proposed land sculpting.

5. For new single-family residences, the grading and/or related construction is compatible with the immediate neighborhood character, as defined in Chapter 17.02.

As stated earlier in the Neighborhood Compatibility section, the proposed new single-family residence is compatible with the immediate neighborhood character. Therefore, this criterion can be met.

6. In new residential tracts, the grading includes provisions for the preservation and introduction of plant materials so as to protect slopes from soil erosion and slippage and minimize the visual effects of grading and construction on hillsides areas.

The proposed project does not involve a new residential tract. Therefore, this criterion is not applicable to the proposed project.

7. The grading utilizes street designs and improvements, which serve to minimize grading alternatives and harmonize with the natural contours and character of the hillside.

This project does not propose street designs and improvements. Therefore, this criterion is not applicable to the proposed project.

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8. The grading would not cause excessive and unnecessary disturbance of the natural landscape or wildlife habitat through removal of vegetation.

Based on the City's Natural Communities Conservation Planning (NCCP) vegetation maps, there is no evidence of natural landscape on the subject property. As such, the proposed project would not result in excessive or unnecessary removal of sensitive vegetation. Therefore, this criterion can be met.

9. Grading conforms to the standards for grading on slopes, height of cut and fill, and height of retaining walls.

Development Standard	Grading Criteria	Does the Proposed Project meet the standard
a) Grading on slopes over 35% steepness	Permitted on lots created prior to the City's incorporation, not zoned OH, based upon a finding that the grading will not threaten public health, safety and welfare	Yes. The lot was created prior to City incorporation; zoned RS-5 in project area; grading in the rear yard and not visible to the public; geotechnical and structural plan review required for approval by Building & Safety Division; inspections throughout project construction required for approval by Building & Safety
b) Maximum finished slopes	35% steepness, unless next to a driveway where 67% steepness is permitted	Yes
c) Maximum depth of cut or fill	Except for the excavation of a basement or cellar, a fill or cut not exceeding 5' depth, unless based upon a finding that unusual topography, soil conditions, previous grading or other circumstances make such grading reasonable and necessary	No
d) Restricted grading areas	No grading on slopes over 50% steepness	Yes
e) Retaining walls	One 8'-tall upslope wall (unless in front yard or street side setback)	Yes
	One 3½'-tall downslope wall	Not applicable.
	One 3½'-tall up- or downslope wall in each side yard	Not applicable.
	One 5'-tall up- or downslope wall adjacent to driveway	Not applicable.
	Retaining walls within building footprint may exceed 8'	Not applicable.

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Development Standard	Grading Criteria	Does the Proposed Project meet the standard
f) Driveways	20% maximum slope permitted, with a single 10'-long section up to 22%	Not applicable.
	67% slopes permitted adjacent to driveways	Not applicable.

Based on the table above, the proposed project meets all standards except (c). However, per Development Code Section 17.76.040.E.10, the Director may grant a Grading Permit in excess of standard standards (c) upon making the following findings:

10a. The criteria of subsections (E)(1) through (E)(8) are satisfied;

As previously mentioned above, subsection (E)(1) through (E)(8) are satisfied and therefore this finding can be adopted.

10b. The approval is consistent with the purposes of the Grading Permit;

Section No. 17.76.040 of the RPVMC states, "the purpose of the chapter is to provide reasonable development of land, ensure the maximum preservation of the scenic character of the area, ensure that the development of properties occurs in a manner harmonious to adjoining properties, and that the project complies with the goals and polices of the General Plan." The existing lot consists of a large uphill slope that takes up approximately 50% of the lot which limits the useable area of the rear yard. The proposed residence will reduce the useable area of the rear yard. Therefore the proposed retaining wall will allow the expansion of the rear yard in order to accommodate the new residence. By allowing the deviations in the grading standards, the Applicant is able to provide one 6'-0" retaining wall along the southern transition slope to accommodate the expansion of the usable rear yard area. As many of the properties within the neighborhood are located on pad lots that have a large transition slope in the rear yard, it is common for these properties to be improved with similar retaining walls against transitional slopes along the rear yards to accommodate larger usable yard areas. Furthermore, the scenic character of the neighborhood would not be altered, as the new retaining walls would be located at the back of the main residence at a lower elevation and therefore not visible from other private properties and the public right-of-way. As such, Staff believes this finding can be adopted.

10c. Departure from the standards in subsection (E)(9) will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity; and

As the rear yards of the neighboring properties are limited because of an ascending slope in the rear yard, many of these properties have expanded their usable rear yards by excavating the toe of the slope and constructing a retaining wall to support the slope. Therefore, granting a retaining wall up to 6' in height along the rear yard to expand the rear yard area similar to neighboring properties will not constitute a grant of special privileges and this finding can be adopted.

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10d. Departure from the standards of subsection (E)(9) will not be detrimental to the public safety nor to other property;

The City's geotechnical consultant will be required to approve a soil engineering report for the grading and retaining wall prior to permit issuance. Furthermore, prior to issuance of building or grading permits, the Applicant will have to demonstrate to the Building Official's satisfaction that the structure and all retaining walls are engineered to meet the requirements of the Building Code. These aforementioned requirements are placed on all structures, regardless of the deviations in the grading standards. As a result, the proposed deviations will not cause a detrimental impact to public safety and/or other properties in the vicinity of the project; therefore Staff feels that this finding can be adopted.

10e. Notice of such decision shall be given to the Applicant and to all owners of property adjacent to the subject property. Notice of denial shall be given to only the Applicant.

If the Director approves the proposed project and deviation from the grading standards, a Notice of Decision and associated Conditions of Approval will be sent to the following properties: 1) 5342 Whitefox Dr, 2) 5343 Whitefox Dr, 3) 5349 Whitefox Dr, 4) 5354 Whitefox Dr, 5) 5355 Whitefox Dr, 6) 5357 Manitowac Dr, 7) 26561 Silver Spur Rd. Based on the Director's decision, appropriate parties will be notified. Additionally, all interested parties will also receive the Director's Notice of Decision. Therefore, this finding can be adopted.

ADDITIONAL INFORMATION

Environmental Assessment

Staff has determined that the proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA), under Article 19, Sections 15303(a)(new construction) of the California Guidelines for Implementation of CEQA. Specifically, the project includes the demolition of an existing single family residence to construct a new single family residence and ancillary structures on a residentially zoned lot. As such, this project has been determined not to have a significant impact on the environment.

Foliage Analysis

On August 24, 2017, a foliage analysis was conducted by Staff which revealed no existing foliage that significantly impairs protected views from the defined viewing areas of any surrounding properties.

Public Correspondence

In response to the public notice, Staff received one email in support and 7 emails expressing concerns with the project, specifically as it relates to neighborhood compatibility, foliage analysis, view impairment, privacy impacts, and other structural aspects of the project.

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Neighborhood Compatibility

Majority of the concerns were regarding the compatibility of the structure to the rest of the neighborhood. Specifically neighbors' expressed concerns about the architectural style, the entry way including the double doors, front setback, and structure size. Most of the neighbors' concerns were due to misinterpretation of the illustrations on the plans and improper depictions of the silhouette. The front elevation (figure B) of the plans make the entryway appear to project outwards closer towards the street. However, the entryway will be setback behind the garage, which is 36' from the front property line as shown in Figure A below. The walls for the entryway will not project outward and that the entry double doors are recessed inside of the front façade. This can also be seen in the side elevation (figure C).

Figure A

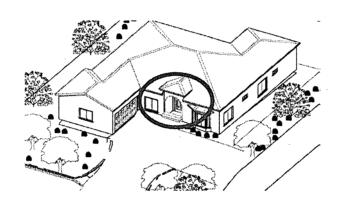


Figure B

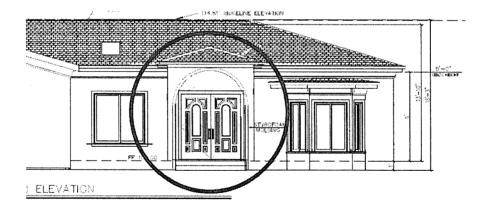
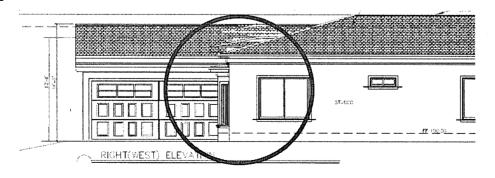


Figure C



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Since the entry way is actually flush with the recessed portion of the front façade and does not project outwards towards the street, the front entry way will not appear as intrusive as neighbors believe it to be. The entry way is setback 36'-10" from the front property line and is setback 14'-4" from the front façade of the garage, maintaining its "L" shaped design which is found throughout the neighborhood. The double doors are recessed within the entryway and not intrusive to the design of the front facade and will not create an anomaly to the character of the neighborhood. Furthermore, the City doesn't regulate the style of an entry door as part of the Neighborhood Compatibility criteria. For these reasons, Staff believes that the front entry porch will not appear bulky or massive, nor out of character with the immediate neighborhood. As for concerns related to architectural style, setbacks, and structure size, Staff believes that the proposed project is compatible as discussed under the 'Site Plan Review' section above.

View Impairment

An uphill neighbor raised concerns with foliage obstructing their view. Staff contacted the concerned neighbor to schedule a site visit, however was unable to reach the view owner. Based on a view analysis conducted by Staff of the surrounding area, no existing foliage on the subject property significantly impairs the protected views from any surrounding properties.

The abutting neighbors to the west of the subject property expressed concerns with potential view impairment that may result from the proposed addition along the front façade of the residence. It should be noted that the proposed residence is within the "by-right" height envelope of 16'/20'. View impacts are only assessed for proposed projects that exceed the 16'/20' height envelope. In other words, views impaired by the "by-right" height envelope are not protected by the City's Development Code.

Privacy Impacts

The abutting neighbors to the west also expressed concerns of privacy impacts into their front patio area. Front yard areas including patio areas not protected as there is no expectation of privacy as it is already easily visible from the public right-of-way. Additionally, privacy impacts are assessed for proposed structures that exceed the "by-right" height envelope (e.g. second story windows or balconies).

Other Concerns

There were additional concerns related to the location of footings and gas lines; structural capacity of retaining walls; and preventing possible damage to hedges on neighboring property due to construction. Some of these concerns will be reviewed during the plan check phase with the Building and Safety Division. A condition has been added to protect the neighbor's hedge, and if damaged, the Applicant will be responsible to replace it. Additionally, the proposed project will be require City Geologist review and approval. Once permits are issued with the Building and Safety, a series of inspections will be required to ensure consistency with the approved construction plans. Construction work will only permitted to take place on the subject property.

CONCLUSION

Based upon the discussion and evidence above, Staff believes that the proposed project is compatible with the neighborhood and applicable standards of the City's Development Code.

Memorandum: Case No. ZON2016-00415 (SPR & GR) October 12, 2017

Therefore, Staff recommends that the Director of Community Development approve the Site Plan Review with Neighborhood Compatibility and Grading Permit to allow the demolition of an existing single family residence in order to accommodate the construction of a new 3,228 square foot, single-story residence (garage included) and ancillary improvements with 35 cubic yards of associated grading, subject to the Conditions of Approval contained in the attached Exhibit "A"

ALTERNATIVES

(Case No. ZON2016-00415).

In addition to Staff's recommendation, the following alternatives are available for the Director to consider:

- 1) Identify any issues of concern with the proposed project, provide Staff and/or the Applicant with direction in modifying the project and request that the Applicant redesign and resubmit.
- 2) Deny, without prejudice, the Site Plan Review with Neighborhood Compatibility and Grading Permit applications (Case No. ZON2016-00415).
- 3) Approve, the Site Plan Review with Neighborhood Compatibility and deny, without prejudice, the Grading Permit application (Case No. ZON2016-00415).
- 4) Approve, the Grading Permit application and deny, without prejudice, the Site Plan Review with Neighborhood Compatibility application (Case No. ZON2016-00415).

Date:

10.12.17

Approved pursuant to Staff's recommendation:

Ara Mihranian

Director of Community Development

Attachments:

Exhibit "A" – Conditions of Approval

Public Comments

October 12, 2017

EXHIBIT "A" CONDITIONS OF APPROVAL CASE NO. ZON2016-00415 (SITE PLAN REVIEW WITH NEIGHBORHOOD COMPATIBILITY & GRADING PERMIT)

General Conditions:

- 1. Prior to the submittal of plans into Building and Safety plan check, the Applicant and the property owner shall submit to the City a statement, in writing, that they have read, understand, and agree to all conditions of approval contained in the Notice of Decision. Failure to provide said written statement within ninety (90) days following the date of this approval shall render this approval null and void.
- 2. The Applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, lawsuits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures) (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project.
- 3. Prior to conducting any work in the public right of way, such as for curb cuts, dumpsters, temporary improvements and/or permanent improvements, the Applicant shall obtain an encroachment permit from the Director of Public Works.
- 4. Approval of this permit shall not be construed as a waiver of applicable and appropriate zoning regulations, or any Federal, State, County and/or City laws and regulations. Unless otherwise expressly specified, all other requirements of the City of Rancho Palos Verdes Municipal Code shall apply.
- 5. The Director of Community Development is authorized to make minor modifications to the approved plans and any of the conditions of approval if such modifications will achieve substantially the same results as would strict compliance with the approved plans and conditions. Substantial changes to the project shall require approval of a revision by the final body that approved the original project, which may require new and separate environmental review and public notification.
- 6. The project development on the site shall conform to the specific standards contained in these conditions of approval or, if not addressed herein, shall conform to the residential development standards of the City's Municipal Code, including but not limited to height, setback and lot coverage standards.
- 7. Failure to comply with and adhere to all of these conditions of approval may be cause to revoke the approval of the project pursuant to the revocation procedures contained in

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Section 17.86.060 of the City's Municipal Code or administrative citations as described in Section 1.16 of the City's Municipal Code.

- 8. If the Applicant has not submitted an application for a building permit for the approved project or not commenced the approved project as described in Section 17.86.070 of the City's Municipal Code within 180 days of the final effective date of the Notice of Decision approval of the project shall expire and be of no further effect unless, prior to expiration, a written request for extension is filed with the Community Development Department and approved by the Director.
- 9. In the event that any of these conditions conflict with the recommendations and/or requirements of another permitting agency or City department, the stricter standard shall apply.
- 10. Unless otherwise designated in these conditions, all construction shall be completed in substantial conformance with the plans stamped APPROVED by the City with the effective date of this decision.
- 11. This approval is only for the items described within these conditions and identified on the stamped APPROVED plans and is not an approval of any existing illegal or legal non-conforming structures on the property, unless the approval of such illegal or legal non-conforming structure is specifically identified within these conditions or on the stamped APPROVED plans.
- 12. 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.
- 13. All construction sites shall be maintained in a secure, safe, neat and orderly manner, to the satisfaction of the City's Building Official. All construction waste and debris resulting from a construction, alteration or repair project shall be removed on a weekly basis by the contractor or property owner. Existing or temporary portable bathrooms shall be provided during construction. Portable bathrooms shall be placed in a location that will minimize disturbance to the surrounding property owners, to the satisfaction of the City's Building Official.
- 14. Permitted hours and days for construction activity are 7:00 AM to 6:00 PM, Monday through Friday, 9:00AM to 5:00PM on 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. During demolition, construction and/or grading operations, trucks shall not park, queue and/or idle at the project site or in the adjoining street rights-of-way before 7AM Monday through Friday and before 9AM on Saturday, in accordance with the permitted hours of construction stated in this condition. When feasible to do so, the construction contractor shall provide staging areas on-site to minimize off-site transportation of heavy construction equipment. These areas shall be located to maximize the distance between staging activities and neighboring properties, subject to

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approval by the building official.

- 15. A minimum 2-car garage shall be maintained, with each required parking space being individually accessible and maintaining minimum unobstructed dimensions of 9' in width and 20' in depth, with minimum 7' vertical clearance.
- 16. Exterior residential lighting shall be in compliance with the standards of Section 17.56.030 of the Rancho Palos Verdes Development Code. No outdoor lighting is permitted where the light source is directed toward or results in direct illumination of a parcel of property or properties other than that upon which such light source is physically located.
- 17. All grading, landscaping and construction activities shall exercise effective dust control techniques, either through screening and/or watering.
- 18. PRIOR TO THE ISSUANCE OF GRADING OR BUILDING PERMITS, the Applicant shall demonstrate the project's compliance with the South Coast Air Quality Management District Rule 445 and the City Municipal Code requirements regarding wood-burning devices.
- 19. **PRIOR TO THE ISSUANCE OF GRADING OR BUILDING PERMITS**, all applicable soils/geotechnical reports, if required by the Building and Safety Division, shall be approved by the City's Geologist.
- 20. Prior to building permit issuance and/or commencement of grading, whichever occurs first, the applicant shall obtain approval of a haul route from the Director of Public Works.
- 21. Construction projects that are accessible from a street right-of-way or an abutting property and which remain in operation or expect to remain in operation for over 30 calendar days shall provide temporary construction fencing, as defined in Section 17.56.050(C) of the Development Code.

Project Specific Conditions:

- 22. This approval shall allow the following improvements:
 - A. Demolition of an existing 1,754 square foot single-story residence and attached 438 square foot garage;
 - B. Construction of a new 3,228 square foot single-story residence with an attached two-car garage.
 - i. **BUILDING AREA CERTIFCIATION REQUIRED**, to be provided by a licensed land surveyor or civil engineer prior to the framing inspection.
 - ii. The height of the approved residence shall be as depicted on the stamped APPROVED plans and in no case shall the maximum height extend above a height of 17'-8" in height, as measured from the lowest finished grade elevation covered by the structure (elev. 97.25') to the highest proposed roof ridgeline (elev. 114.81'); and 16' in height as measured from the highest existing grade covered by the structure (elev. 98.81') to the highest proposed roof ridgeline (elev. 114.81'). BUILDING HEIGHT CERTIFICATION REQUIRED, to be provided by a licensed

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land surveyor or civil engineer prior to roof sheathing inspection, based on the above mentioned instructions.

- C. Construction of a 48 square foot covered entry porch;
- D. Installation of one 2'x2' skylight on the roof, over the dining room area;
- E. Demolition of an existing retaining wall to accommodate a new 6' tall retaining wall at the toe of an ascending slope in the rear yard with 35 cubic yards of excavation (cut) to expand the usable yard area.
- 23. Unless modified by the approval of future planning applications, the approved project shall maintain a maximum of 52% lot coverage (30.1% proposed).
- 24. The approved residence shall maintain setbacks of 20' front, 122'-3" rear, 5'-3" east side and 5'-0" west side. **BUILDING SETBACK CERTIFICATION REQUIRED**, to be provided by a licensed land surveyor or civil engineer prior to foundation forms inspection.
- 25. Maximum hardscape coverage within the 20-foot front-yard setback area shall not exceed 50%.
- 26. The property owner of 5350 Whitefox Drive, at their expense, shall replace the hedge located on 5342 Whitefox Drive along the east property line of the subject property if it is damaged or dies as a result of the construction of the new residence, with vegetation that is of a comparable plant species and size as deemed acceptable by the Director of Community Development prior to the final permit inspection.

From:

Jason Caraveo

Sent:

Tuesday, September 05, 2017 4:02 PM

To:

kuan1021@gmail.com

Cc:

Tony Lee; fernando gomez

Subject:

5350 Whitefox Dr Time extension for Plan Revisions

Hello Mr. Woo,

As we discussed at the counter today the Director is requesting additional changes be made to the plans before we can finish the decision process for your application. The illustration of the entryway on the cover page is not consistent with what is shown on the elevations as far as the design and the height of the structure. 1) The Director would prefer that the elevation drawings on sheet A-5 look more like the rendering on the cover page by reducing the height of the entryway. 2) In addition, the director noticed that the total building square footage indicated on the bottom of sheets A-2, A-3, & A-4 don't include the garage square footage. Please include the garage square footage into the total building structure size for these three pages. 3) Also can you provide me with the existing height of the highest roof ridgeline?

Please allow the Planning Department a onetime extension of up to 2-3 weeks to receive your revised plans and prepare a notice of decision. As your plans are currently submitted Planning would not recommend approval unless the changes mentioned above are addressed. Please confirm the extension of up to 2-3 weeks by the end of the day today September 5, 2017, by responding to this email. This will allow you time to make the required changes, resubmit 3 full sets of revised plans, allow staff time to review your revisions, and issue you a notice of decision.

Thank you,

Jason Caraveo Assistant Planner

City of Rancho Palos Verdes

Planning Department 30940 Hawthorne Blvd.

Rancho Palos Verdes, CA 90275

www.rpvca.gov

Phone: (310) 544-5232 - Fax: (310) 544-5293

iasonc@rpvca.gov please I allow Two to three weeks extention

1

From:

Elaine Conovaloff <econova55@gmail.com>

Sent:

Wednesday, August 16, 2017 11:49 AM

To:

Jason Caraveo

Subject:

5350 Whitefox Drive, RPV

Dear Jason and the city of Rancho Palos Verdes.

I am the resident at 26559 Silver Spur Road, Rancho Palos Verdes, CA. My husband and I and family have been at this location for approximently 25 years. When we moved here the view was expansive. We could see the ocean very well from our view side of our home at a higher degree than we can today. Foliage continues to be the biggest view blocker here.

It is almost impossible to see the flags that are up at the residence of 5350 White Fox Drive, RPV, mostly because of neighboring bushes and trees. I honestly can't see the home since the foliage is currently taller than any of the homes above and below us. The foliage for at least 10 years has continued to be a view impairment for us from this home and neighboring homes. 5350 Whitefox Drive is a home that is at the edge of our once view below us.

I honestly can't be sure if the structure would currently impact our view. We are considerably higher than this residence. I am thinking not. Right now it is the fact that foliage has continued to plaque our expansive view with this house and neighboring homes. We just ask that the foliage continues to be maintained on site to not impact our view.

It is however nice to see remodels taking place in this community. I am all for upgrades to the area. I wish this landowner a smooth remodeling process. Welcome to the community!

Sincerely, Elaine Conovaloff

Foliage

From:

Toni Perpall <afprpv@gmail.com>

Sent:

Wednesday, August 09, 2017 9:29 PM

To:

Jason Caraveo

Subject:

Remodel at 5350 Whitefox Drive

Dear Jason,

While I am thrilled that the abandoned house at 5350 Whitefox will be undergoing renovation, I am concerned regarding the proposed architecture. Our neighborhood consists of well-maintained ranch style homes. The proposed drawings for 5350 Whitefox Drive are not compatible with the surrounding neighborhood. The mini-mansion style double entry doors depart totally from the norm. The proposed entry directly on the driveway appears to be at the minimum setback and will not allow for any landscaping.

When reviewing the plans for this project, please consider my concerns as well as the concerns of my other neighbors. Whitefox Drive is a great neighborhood where we care for one another as well as our property.

Antoinette Fowler Perpall 5453 Whitefox Drive Rancho Palos Verdes, CA 90275 310-378-4327 afprpv@gmail.com

From:

Kathy McGinn <mkmcginn@verizon.net>

Sent:

Monday, August 07, 2017 12:10 PM

To:

Jason Caraveo

Subject:

Re: Site Plan Review: Case No. ZON2016-00415

Sounds good! Thanks!

Sent from my iPhone

On Aug 7, 2017, at 10:24 AM, Jason Caraveo < <u>JasonC@rpvca.gov</u>> wrote:

Good Morning,

I'll come by today after 3:30pm.

Thank you,

Jason Caraveo Assistant Planner

<image001.png>City of Rancho Palos Verdes

Planning Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275

www.rpvca.gov

Phone: (310) 544-5232 - Fax: (310) 544-5293

jasonc@rpvca.gov

From: Kathy McGinn [mailto:mkmcginn@verizon.net]

Sent: Friday, August 04, 2017 7:59 PM **To:** Jason Caraveo < <u>JasonC@rpvca.gov</u>>

Subject: Re: Site Plan Review: Case No. ZON2016-00415

Thank you, Jason. I am available all day Monday. Please let me know when you plan to come out, and I will be ready.

Kathy McGinn

Sent from my iPhone

On Aug 4, 2017, at 4:54 PM, Jason Caraveo < Jason C@rpvca.gov > wrote:

Hello.

I took a closer look at the plans and put together a PDF (attached) to help clarify the drawings. I will still ask the applicant to lower the entryway roofline and to provide a better front elevation to help illustrate the proposed project better. If you are available **Monday August 7**th I can

come out to your property and take a look, please let me know of your availability. I will be back in the office on Monday to confirm with you.

During the planning stage of the project we don't require structural drawings for the residence or the walls, we focus on the aesthetics, setbacks, and compatibility. However, if the proposed project is approved by the Planning Department the next step would be for them to submit to Building and Safety. The Building and Safety Department will review the project for the structural components of the retaining walls and the proposed residence before issuing a permit for construction. In addition, it will require geological approval which they already have a conceptual approval from the City Geologist.

Thank you,

Jason Caraveo Assistant Planner

<image001.png>City of Rancho Palos Verdes
Planning Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov

Phone: (310) 544-5232 - Fax: (310) 544-5293

jasonc@rpvca.gov

From: Kathy McGinn [mailto:mkmcginn@verizon.net]

Sent: Friday, August 04, 2017 2:49 PM **To:** Jason Caraveo < Jason C@rpvca.gov>

Subject: Re: Site Plan Review: Case No. ZON2016-00415

Jason:

One more comment/question:

The plans are very limited in detail. Where are the new footings relative to neighboring properties? Will utility lines (such as the gas lines bordering our property) be rerouted? Has the retaining wall in the back been engineered and where are the detailed plans on its structure?

It would be helpful to know how our concerns will be addressed and what is next in the process.

Thank you, Mark and Kathy McGinn

Sent from my iPhone

On Aug 4, 2017, at 9:03 AM, Kathy McGinn < mkmcginn@verizon.net > wrote:

Jason:

These comments are with regard to the site plan for 5350 Whitefox Drive.

We are the neighbors at 5342 Whitefox, to the east of the proposed project.

Following are our questions and concerns:

- 1) The silhouette is difficult to resolve with the proposed plans. Is the silhouette indicative of the maximum elevation nearer to the center of the structure, or is it truly indicative of the height along the easternmost edge of the structure? This is a concern to us, as we would like to preserve light and openness as best we can, especially with a southern slope on our property.
- 2) The easternmost wall of the proposed structure is being pushed out closer(than present) to the property line between our properties. Granted, it may meet property setback requirements. However, during actual construction the edge of our property is at risk of impact. Namely, a row of hedges on our property that provide much-desired privacy and would be very expensive to replace could suffer damage if the construction project workers are not careful. How can we be assured that our property's landscaping will be preserved?
- 3) The proposed project is out-of-place in some architectural aspects compared to neighboring properties. The proposed structure is much larger in square footage than the neighboring properties. It is in a Spanish style that does not match the neighboring ranch style homes. It has an expansive double-door entrance that does not match the architectural style of the entryways on the neighboring properties. Other remodels on the street have preserved the front style of the other homes in the neighborhood.

Thank you, Mark and Kathy McGinn mkmcginn@verizon.net

<Front Entry 5350 Whitefox.pdf>

From:

Jason Caraveo

Sent:

Monday, August 07, 2017 10:35 AM

To:

'Dennis Branconier'

Subject:

RE: Comments on proposed construction at 5350 Whitefox

Good Morning Dennis Branconier,

Thank you for your comments I will be in the area around 3:30pm visiting one of your neighbors. I would like to stop by to take a look at the project from your property. If you are available this afternoon please let me know, if not I will be available Thursday morning.

Thank you,

Jason Caraveo Assistant Planner

City of Rancho Palos Verdes

Planning Department 30940 Hawthorne Blvd. Rancho Palos Verdes, CA 90275

www.rpvca.gov

Phone: (310) 544-5232 - Fax: (310) 544-5293

jasonc@rpvca.gov

From: Dennis Branconier [mailto:dennybranc@verizon.net]

Sent: Monday, August 07, 2017 10:24 AM **To:** Jason Caraveo < JasonC@rpvca.gov>

Subject: Comments on proposed construction at 5350 Whitefox

Good Morning, Jason,

Thank you for your time and guidance during my visit with Tom Wynne to city hall last Thursday regarding 5350 Whitefox. I would like to register two comments regarding inconveniences of the proposed new building.

My house is next door to the west at 5354 Whitefox. Thus, when I look out of my living room window to the north, the house in question is on my immediate right.

Both of my observations pertain to the northwest corner of the proposed building, which is a new bedroom that extends the building northward from the existing structure.

- 1) The additional footage blocks a portion of our city view from the living room, which is our primary view. Frankly, the view is mostly of trees in the near and far distance, which already compromise the city view at the current stage of their growth. Nonetheless, the proposed building would become our new view from a portion of my living room. It is a bit "in my face" since the owner proposes to use the entire setback allowance.
- 2) The west-facing window of the new bedroom (which seems quite large from the rendering), looks directly on our front patio (a sitting courtyard between our driveway and the front porch). I can't imagine why anyone would want their bedroom window to have that exposure. The window would be a mere 10-12 feet from the sights and sounds of my car engine and doors, as well as of anyone using the courtyard.

If I were asked for my input in (re)designing the house, I would suggest three changes

- a) Reduce the additional northward extension.
- b) Reduce the size of the bedroom window.
- c) Raise the window to still allow for light and ventilation while improving privacy for both parties.

You have already answered another concern related to the proposed new retaining wall in the back. The cutaway into the hillside would expose my hillside (which is higher than the neighbor's), but I believe you indicated that the proposed retaining wall would include a section between the property lines to prevent my hillside from slipping on to the neighbor's.

If any photographs or other testimony would be helpful in your assessment, please let me know. My family appreciates your consideration.

Thank you,

Dennis Branconier (310) 490-8777

From:

Jason Caraveo

Sent:

Friday, August 04, 2017 7:38 AM

To:

'Kathleen Pantucci'

Subject:

RE: 5350 Whitefox remodel

Attachments:

Front Entry 5350 Whitefox.pdf

Follow Up Flag:

Follow up

Flag Status:

Completed

Good Morning,

I took a closer look at the plans and put together a PDF (attached) to help clarify the drawings. I will still ask the applicant to lower the entryway roofline and to provide a better front elevation to help illustrate the proposed project better.

Thank you,

Jason Caraveo Assistant Planner

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

www.rpvca.gov

Phone: (310) 544-5232 - Fax: (310) 544-5293 jasonc@rpvca.gov

----Original Message-----

From: Kathleen Pantucci [mailto:kpantucci@verizon.net]

Sent: Thursday, August 03, 2017 6:20 PM To: Jason Caraveo <JasonC@rpvca.gov>

Subject: 5350 Whitefox remodel

Jason- we live on Whitefox drive and my husband got the drawings for the remodel on our street. He is an architect and looked over everything but he said the drawings are inconsistent and don't show the front door facade well enough. They are very poorly rendered drawings, and from what we can tell the front entrance, double doors, is much too ornate for the ranch style homes on our street. We would like to see some more precise drawings and ask that the city look into this in more detail.

Thank you, Kathleen & Daniel Pantucci Sent from my iPhone

From:

Sent:

To:	Jason Caraveo
Cc:	Sondra Thieret; Pantucci, Daniel E - LONG BEACH CA
Subject:	RE: 5350 Whitefox Drive
Thanks for your help Jason.	
Sent from my Verizon 4G LTE Dro	
On Aug 3, 2017 6:28 PM, Jason Ca	araveo < Jason C@rpvca.gov > wrote:
>	
> Hello,	
>	
	ter today I took a closer look at the plans and put together a PDF (attached) to help the applicant to lower the entryway roofline and to provide a better front elevation to ct better.
>	
> Thank you,	
>	
> Jason Caraveo	
> Assistant Planner	
>	
> City of Rancho Palos Verdes	
> Planning Department	
> 30940 Hawthorne Blvd.	
> Rancho Palos Verdes, CA 90275	
> www.rpvca.gov	10) 544 5303 :
> Phone: (310) 544-5232 - Fax: (33	10) 544-5293 Jasonc@rpvca.gov
> >	
>	·
>Original Message	
> From: Pantucci, Daniel E - LONG	REACH CA
> [mailto:daniel_pantucci@ml.coi	
> Sent: Thursday, August 03, 2017	
> To: Sondra Thieret <sondrathier< td=""><td></td></sondrathier<>	
> <jasonc@rpvca.gov></jasonc@rpvca.gov>	cte yanoo.com>, Jason Caraveo
> Cc: dpantucci@verizon.net	
> Subject: RE: 5350 Whitefox Driv	ρ
>	
> I added my personal email for fu	uture communications on this topic. Jason, as Sondra stated, the concern I also have
revolves around the front entrance one drawing the porch looks to be a variety of shapes and sizes, and aesthetic point of view. From a co	te. Unfortunately, the façade drawings are inconsistent and lack details, so while in the flat, in others it protrudes (which is what I think they mean). Foam moldings come in just by seeing what others have done in RPV, it can look ok or be a disaster from an ampatibility standpoint, the entry simply doesn't fit within the neighborhood. At least d ask for further investigation of compatibility and more detail drawings of the façade

Daniel Pantucci <dpantucci@verizon.net> Thursday, August 03, 2017 7:07 PM

- > Thanks for your help,
- > Regards,
- > Daniel

>

- > Daniel E. Pantucci, CIMA®
- > Managing Director
- > Wealth Management Advisor, Global Institutional Consultant Pantucci Bonvechio Group Merrill Lynch, Pierce, Fenner & Smith, Inc.
- > Los Angeles Complex
- > LONG BEACH OFFICE
- > 111 West Ocean Blvd. Suite 2400 Long Beach, CA 90802
- > 562-491-1501 direct
- > 800-281-9372 toll free direct
- > 562-309-4223 fax
- > NMLS#558097
- > For team webpage click on the hyperlinc below http://fa.ml.com/pbgroup

> Client requested information

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- > General Market Information
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>
>
>Original Message
>Original Message
> From: Sondra Thieret [mailto:sondrathieret@yaḥoo.com]
> Sent: Thursday, August 03, 2017 12:27 PM
> To: jasonc@rpvca.gov
> Subject: 5350 Whitefox Drive
>
> Helio Jason,
> Thank you for your time this morning regarding the remodel at 5350 Whitefox Drive.
> As we discussed, my concerns are the front exterior and entry of the home. Personally I feel that it is way too heavy
and ornate of a design. Let's also remember he's extending the front of the house which will decrease the driveway
space, it will look like everything is being crammed at the entry of the home.
> As far as this home being compatible with the neighborhood I just don't see it especially when most of the homes are
of a Ranch Style, with a single door entry.
> Thank you for your time I look forward to hearing from you.
>
> Sincerely,
> Sondra Thieret
> (310) 375-9699
> (310) 245-3419 c.
>
>
> Sent from my iPad
>
>
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confidential and/or proprietary and subject to important terms and conditions available at
http://www.bankofamerica.com/emaildisclaimer. If you are not the intended recipient, please delete this message.

>

Jason Caraveo

From:

Colleen Teles <telesaps@yahoo.com>

Sent:

Thursday, August 03, 2017 5:48 PM

To:

Jason Caraveo

Subject:

Fw: 5350 Whitefox

Sorry, just realized my address isn't in my signature line on this email account. I live at 5433 Whitefox Drive, Rancho Palos Verdes. Thanks.

Colleen Teles

www.adivorceparalegal.com

---- Forwarded Message -----

From: Colleen Teles <telesaps@yahoo.com>
To: "jasonc@rpvca.gov" <jasonc@rpvca.gov>
Sent: Thursday, August 3, 2017 5:39 PM

Subject: 5350 Whitefox

Hi Jason, just want to state that I have no problem with the remodel on Whitefox. It will certainly look better than what was there before.

Colleen Teles

www.adivorceparalegal.com

Jason Caraveo

From:

stuandbev@verizon.net

Sent:

Thursday, August 03, 2017 3:26 PM

To:

Jason Caraveo

Subject:

House remodel 5350 Whittefox Dr

Follow Up Flag:

Follow up

Flag Status:

Flagged

Jason,

I agree with Sondra & Dennis Thieret concerning the rebuilding of the house at 5350 Whitefox.

Beverly Boyle 5410 Whitefox Dr.

Jason Caraveo

From:

Jason Caraveo

Sent:

Thursday, August 03, 2017 5:28 PM

To:

'Pantucci, Daniel E - LONG BEACH CA'; Sondra Thieret

Cc:

dpantucci@verizon.net

Subject:

RE: 5350 Whitefox Drive

Attachments:

Front Entry 5350 Whitefox.pdf

Hello,

After our discussion at the counter today I took a closer look at the plans and put together a PDF (attached) to help clarify the drawings. I will still ask the applicant to lower the entryway roofline and to provide a better front elevation to help illustrate the proposed project better.

Thank you,

Jason Caraveo Assistant Planner

City of Rancho Palos Verdes Planning Department 30940 Hawthorne Blvd. Rancho Palos Verdes, CA 90275 www.rpvca.gov

Phone: (310) 544-5232 - Fax: (310) 544-5293 jasonc@rpvca.gov

----Original Message-----

From: Pantucci, Daniel E - LONG BEACH CA [mailto:daniel_pantucci@ml.com]

Sent: Thursday, August 03, 2017 12:46 PM

To: Sondra Thieret <sondrathieret@yahoo.com>; Jason Caraveo <JasonC@rpvca.gov>

Cc: dpantucci@verizon.net Subject: RE: 5350 Whitefox Drive

I added my personal email for future communications on this topic. Jason, as Sondra stated, the concern I also have revolves around the front entrance. Unfortunately, the façade drawings are inconsistent and lack details, so while in one drawing the porch looks to be flat, in others it protrudes (which is what I think they mean). Foam moldings come in a variety of shapes and sizes, and just by seeing what others have done in RPV, it can look ok or be a disaster from an aesthetic point of view. From a compatibility standpoint, the entry simply doesn't fit within the neighborhood. At least not the way it's drawn up. I would ask for further investigation of compatibility and more detail drawings of the façade elevations and perspective drawings.

Thanks for your help, Regards, Daniel

Daniel E. Pantucci, CIMA® Managing Director

Wealth Management Advisor, Global Institutional Consultant Pantucci Bonvechio Group Merrill Lynch, Pierce, Fenner & Smith, Inc.

Los Angeles Complex

LONG BEACH OFFICE

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Long Beach, CA 90802

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800-281-9372 toll free direct

562-309-4223 fax

NMLS#558097

For team webpage click on the hyperlinc below http://fa.ml.com/pbgroup

Client requested information

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----Original Message-----

From: Sondra Thieret [mailto:sondrathieret@yahoo.com]

Sent: Thursday, August 03, 2017 12:27 PM

To: jasonc@rpvca.gov

Subject: 5350 Whitefox Drive

Hello Jason,

Thank you for your time this morning regarding the remodel at 5350 Whitefox Drive.

As we discussed, my concerns are the front exterior and entry of the home. Personally I feel that it is way too heavy and ornate of a design. Let's also remember he's extending the front of the house which will decrease the driveway space, it will look like everything is being crammed at the entry of the home.

As far as this home being compatible with the neighborhood I just don't see it especially when most of the homes are of a Ranch Style, with a single door entry.

Thank you for your time I look forward to hearing from you.

Sincerely, Sondra Thieret (310) 375-9699 (310) 245-3419 c.

Sent from my iPad

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Palos Vodes **Peninsula News**

609 Deep Valley Dr., Suite 200, Rolling Hills Estates, CA., 90274

PROOF OF PUBLICATION

(201 5.5 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 chief legal advertising clerk of the publisher of the

PALOS VERDES PENINSULA NEWS

a newspaper of general circulation, printed and published weekly in the City of Rolling Hills Estate County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of County of Los Angeles, State of California, under the date of February 15, 1977 Case Number C824957, that the notice of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

July 20,

all in the year

2017

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

Rolling Hills Estates,

California

Dated at

20th this

July, 2017

Signature

JUL 2 4 2017

COMMUNITY DEVELOPMENT DEPARTMENT

P.V.P. News No. 12916

NOTICE

NOTICE IS HEREBY GIVEN that the Director of Community Development of the City of Rancho Palos Verdes will consider an application for the following proj-

SITE PLAN REVIEW WITH NEIGHBORHOOD COMPATIBILITY AND GRADING PERMIT (CASE NO. ZON2016-00415) - A request to demolish an existing single-story residence to accommodate the construction of a new 3,228 square foot single-story residence. The proposed structure will be 17'-8" in height, as measured from the lowest finished grade elevation covered by the structure (elev. 97.25') to the highest proposed roof ridgeline (elev. 114.81'); and 16' in height as measured from the highest existing grade covered by the structure (elev. 98.81') to the highest proposed roof ridgeline (elev. 114.81'). The request includes a skylight on the roof and the demolition of an existing retaining wall to accommodate a new 6'-0" tall retaining wall to accommodate a new 6'-0" tall retaining wall against an ascending slope in the rear yard with 35 cubic yards of related grading (cut).

LOCATION:

Thi

5350 WHITEFOX DRIVE

APPLICANT/LANDOWNER: RICHARD WOO

Pursuant to the provisions of the Rancho Palos Verdes Municipal Code (RPVMC), this project requires a finding of "Neighborhood Compatibility." In making such a finding, the City will review the proposed project relative to the following criteria for the immediate neighborhood: 1) scale of surrounding residences; 2) architectural style and materials; and 3) property-line setbacks

If you have any comments or concerns about the pro-posed project, please communicate those thoughts in writing to Assistant Planner, Jason Caraveo by Friday, writing to Assistant Planner, Jason Caraveo by Friday, August 4, 2017. By doing so, you will ensure that your comments are taken into consideration for the staff analysis of the project. Please note that written materials, including emails, submitted to the City are public records and may be posted on the City's website. Accordingly, you may wish to omit personal information from your written materials as it may become part of the public record.

If you would like the opportunity to review the application package and the proposed plans, they are on file in the Community Development Department at 30940 Hawthorne Boulevard, Rancho Palos Verdes, and are available for review from 7:30 AM to 5:30 PM Monday through Thursday, and from 7:30 AM to 4:30 PM Friday.

If you have any questions regarding this application, please contact Assistant Planner, Jason Caraveo at (310) 544-5232 or via email at jasonc@rpvca.gov for further information.

Sincerely,

Ara Mihranian, AICP **Director of Community Development**

NOTE: STATE GOVERNMENT CODE SECTION NOTICE: 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 in written correspondence delivered to the City of Rancho Palos Verdes during the public review period described in this notice.

Published in the Palos Verdes Peninsula News on July



COMMUNITY DEVELOPMENT DEPARTMENT

July 20, 2017

NOTICE

NOTICE IS HEREBY GIVEN that the Director of Community Development of the City of Rancho Palos Verdes will consider an application for the following project:

SITE PLAN REVIEW WITH NEIGHBORHOOD COMPATIBILITY AND GRADING PERMIT (CASE NO. ZON2016-00415) — A request to demolish an existing single-story residence to accommodate the construction of a new 3,228 square foot single-story residence. The proposed structure will be 17'-8" in height, as measured from the lowest finished grade elevation covered by the structure (elev. 97.25') to the highest proposed roof ridgeline (elev. 114.81'); and 16' in height as measured from the highest existing grade covered by the structure (elev. 98.81') to the highest proposed roof ridgeline (elev. 114.81'). The request includes a skylight on the roof and the demolition of an existing retaining wall to accommodate a new 6'-0" tall retaining wall against an ascending slope in the rear yard with 35 cubic yards of related grading (cut).

LOCATION: 5350 WHITEFOX DRIVE

APPLICANT/LANDOWNER: RICHARD WOO

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If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to Assistant Planner, Jason Caraveo by Friday, August 4, 2017. By doing so, you will ensure that your comments are taken into consideration for the staff analysis of the project. Please note that written materials, including emails, submitted to the City are public records and may be posted on the City's website. Accordingly, you may wish to omit personal information from your written materials as it may become part of the public record.

If you would like the opportunity to review the application package and the proposed plans, they are on file in the Community Development Department at 30940 Hawthorne Boulevard, Rancho Palos Verdes, and are available for review from 7:30 AM to 5:30 PM Monday through Thursday, and from 7:30 AM to 4:30 PM Friday.

If you have any questions regarding this application, please contact Assistant Planner, Jason Caraveo at (310) 544-5232 or via email at jasonc@rpvca.gov for further information.

Sincerely,

Ara Mihraman, AICP

Director of Community Development

NOTE: <u>STATE GOVERNMENT CODE SECTION 65009 NOTICE:</u> If you challenge this application in court, you may be limited to raising only those issues you or someone else raised in written correspondence delivered to the City of Rancho Palos Verdes during the public review period described in this notice.



July 12, 2017

Richard Woo 5402 Littlebow Road Rancho Palos Verdes, CA 90275

SUBJECT: SITE PLAN REVIEW WITH NEIGHBORHOOD COMPATIBILITY

AND GRADING PERMIT CASE NO. ZON2016-00415 5350 WHITEFOX DRIVE

Dear Mr. Woo.

Thank you for submitting additional information on July 7, 2017, to the Planning Division for processing. Pursuant to State Law, the City's Staff completed a preliminary review of the application and determined that the information submitted is generally complete to begin processing the application. Please note that the City may 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 it in a timely manner in order to avoid any delay in the processing of the application.

If you have questions, or would like to discuss your project in further detail, please feel free to contact me at 310.544.5232 or via email at jasonc@rpvca.gov.

Sincerely,

Jåson Caraveo Assistant Planner

bson Cusves

Cc: Richard Woo/ 5350 Whitefox Drive/ RPV/ CA 90275

Ara Mihranian, Director of Community Development

So Kim, Community Development Manager

Project File



COMMUNITY DEVELOPMENT DEPARTMENT

May 16, 2017

Richard Woo 5402 Littlebow Road Rancho Palos Verdes, CA 90275

SUBJECT:

SITE PLAN REVIEW, GRADING PERMIT,

CASE NO. ZON2016-00415 5350 WHITEFOX DRIVE

Dear Mr. Woo,

Thank you for submitting the applications referenced above for the property located at 5350 Whitefox Drive (Case No. ZON2016-00415). The additional information was submitted on May 9, 2017. Pursuant to State Law, Staff has completed the review of your application within the prescribed 30-day period. Unfortunately, due to missing information and/or inconsistencies between the project plans and submitted application, it has been determined that the application is incomplete.

The attached list of **Additional Information/Requirements** details information that must be supplied and/or complied with before the City can deem your application complete and begin processing. Please be aware, as this project is processed, it may lead to a need to clarify or supply new information based upon staff's comments and your responses to staff.

Please be advised, according to State law, once the additional information is submitted, a new 30-day period in which to determine if the revised application is complete will commence. To help expedite this review, all of the information should be submitted at one time. Additionally, it would also be helpful if you could also summarize how all of the items have been addressed in letter format, as this will help staff expedite further reviews.

If you have any questions, or would like to discuss your project in further detail, please feel free to contact me at (310) 544-5232, or via email at JasonC@rpvca.gov

Sincerely,

Jason Caraveo Assistant Planner

Cc:

Richard Woo/ 5350 Whitefox Drive/RPV/CA 90275 Ara Mihranian, Community Development Director Leza Mikhail, Senior Planner

Project File

Additional Information/Requirements:

1. As required by the Neighborhood Compatibility application, please construct a silhouette, certified by a licensed architect or engineer, depicting the proposed project. Once the silhouette has been constructed, please submit the required Silhouette Certification Form that was included with the original application.

<u>Items to Note / Miscellaneous Information:</u>

- 1. Due to the fact that you are adding new habitable area, review of your plans will be required by LA County Fire. Given the number of requirements imposed by the LA County Fire, Staff would recommend that you submit your plans to the Fire Prevention Division at the County of Los Angeles Fire Department, located at 4475 W. El Segundo Blvd., Hawthorne, CA 90250-4411 to ensure that you are aware of their requirements. You can call them at (310) 973-3044 to discuss submittal requirements.
- 2. As your project includes an addition over 120 square feet in area, a foliage analysis is required. Staff will conduct a foliage analysis as part of the project analysis. This may require the trimming of trees throughout your property prior to issuance of a Building Permit.

Please be advised, according to State law, once the additional information is submitted, a new 30-day period in which to determine if the revised application is complete will commence. To help expedite this review, all of the information should be submitted at one time.



COMMUNITY DEVELOPMENT DEPARTMENT

April 11, 2017

Richard Woo 5402 Littlebow Road Rancho Palos Verdes, CA 90275

SUBJECT:

SITE PLAN REVIEW, GRADING PERMIT,

CASE NO. ZON2016-00415 5350 WHITEFOX DRIVE

Dear Mr. Woo.

Thank you for submitting the applications referenced above for the property located at 5350 Whitefox Drive (Case No. ZON2016-00415). The additional information was submitted on March 15, 2017. Pursuant to State Law, Staff has completed the review of your application within the prescribed 30-day period. Unfortunately, due to missing information and/or inconsistencies between the project plans and submitted application, it has been determined that the application is incomplete.

The attached list of **Additional Information/Requirements** details information that must be supplied and/or complied with before the City can deem your application complete and begin processing. Please be aware, as this project is processed, it may lead to a need to clarify or supply new information based upon staff's comments and your responses to staff.

Please be advised, according to State law, once the additional information is submitted, a new 30-day period in which to determine if the revised application is complete will commence. To help expedite this review, all of the information should be submitted at one time. Additionally, it would also be helpful if you could also summarize how all of the items have been addressed in letter format, as this will help staff expedite further reviews.

If you have any questions, or would like to discuss your project in further detail, please feel free to contact me at (310) 544-5232, or via email at JasonC@rpvca.gov

Sincerely,

Jason Caraveo Assistant Planner

Cc: Richard Woo/ 5350 Whitefox Drive/ RPV/ CA 90275

Ara Mihranian, Community Development Director

Leza Mikhail, Senior Planner

Project File

Jason Corraves

Additional Information/Requirements:

A preliminary review of the submitted application and associated materials has determined that the following additional information will be required in order to achieve project completeness of your project application. Upon submittal of a complete application, Staff will be able to continue processing your application for a final decision. (Please make all revisions permanent, penciled in revisions are not acceptable):

- 1. This submittal only has pages A-1, A-4, and A-5 submitted. The plans are missing an updated coversheet, page A-2, and page A-3, which didn't allow for me to fully examine your project. Upon completing all the corrections listed below, please submit three-full-sets of plans for review.
- 2. Based on your previous submittal June 30, 2017 the total lot coverage calculation does not include the proposed 48 square foot front porch. Please include this square footage into your lot coverage calculation and revise the total lot coverage.
- 3. I see that you have the quantity of grading for cut and/or fill called out on sheet A-1 please also include it on the cover page noting the quantity of grading that is proposed (cut and/or fill) and the maximum depth of cut and/or fill.
- Please provide the "lowest finished grade elevation covered by the structure" and the "highest existing grade elevation covered by the structure" on both the site plan and elevations. The highest existing grade covered by the structure doesn't necessarily mean the area covered by the existing structure but it includes the proposed structure as well. It appears that the grade difference increases as you go towards the back of the residence therefore the highest existing grade should be covered by the new addition and not the existing structure. The lowest finished grade covered by the structure indicated on the site plan is pointing to the area of the demolished garage please call out an area that is covered by the structure. This information is necessary, as staff will determine the structure's height with these elevations.
- 5. The proposed addition along the west side of the residence does not meet the 5' minimum setback. Please revise.
- 6. As required by the Neighborhood Compatibility application, a silhouette shall be erected, certified by a licensed architect or engineer, depicting the proposed project. Once the silhouette has been constructed, please submit the required Silhouette Certification Form that was included with the original application. Please do not construct the silhouette until further notice, in case any modifications to the design are made.

Items to Note / Miscellaneous Information:

1. Due to the fact that you are adding new habitable area, review of your plans will be required by LA County Fire. Given the number of requirements imposed by the LA County Fire, Staff would recommend that you submit your plans to the Fire Prevention Division at the County of Los Angeles Fire Department, located at 4475 W. El Segundo Blvd., Hawthorne, CA 90250-4411 to ensure that you are aware of their requirements. You can call them at (310) 973-3044 to discuss submittal requirements.

2. As your project includes an addition over 120 square feet in area, a foliage analysis is required. Staff will conduct a foliage analysis as part of the project analysis. This may require the trimming of trees throughout your property prior to issuance of a Building Permit.

Upon completing all the above listed corrections, please submit three full sets of plans for review. Please be advised, according to State law, once the additional information is submitted, a new 30-day period in which to determine if the revised application is complete will commence. To help expedite this review, all of the information should be submitted at one time.



COMMUNITY DEVELOPMENT DEPARTMENT

February 6, 2017

Richard Woo 5402 Littlebow Road Rancho Palos Verdes, CA 90275

SUBJECT:

SITE PLAN REVIEW, GRADING PERMIT,

CASE NO. ZON2016-00415 5350 WHITEFOX DRIVE

Dear Mr. Woo.

Thank you for submitting the applications referenced above for the property located at 5350 Whitefox Drive (Case No. ZON2016-00415). The additional information was submitted on January 30, 2017. Pursuant to State Law, Staff has completed the review of your application within the prescribed 30-day period. Unfortunately, due to missing information and/or inconsistencies between the project plans and submitted application, it has been determined that the application is incomplete.

The attached list of **Additional Information/Requirements** details information that must be supplied and/or complied with before the City can deem your application complete and begin processing. Please be aware, as this project is processed, it may lead to a need to clarify or supply new information based upon staff's comments and your responses to staff.

Please be advised, according to State law, once the additional information is submitted, a new 30-day period in which to determine if the revised application is complete will commence. To help expedite this review, all of the information should be submitted at one time. Additionally, it would also be helpful if you could also summarize how all of the items have been addressed in letter format, as this will help staff expedite further reviews.

If you have any questions, or would like to discuss your project in further detail, please feel free to contact me at (310) 544-5232, or via email at JasonC@rpvca.gov

Sincerely,

Jason Caraveo Assistant Planner

Cc:

Richard Woo/ 5350 Whitefox Drive/RPV/CA 90275 Ara Mihranian, Community Development Director Leza Mikhail, Senior Planner

Project File

Additional Information/Requirements:

A preliminary review of the submitted application and associated materials has determined that the following additional information will be required in order to achieve project completeness of your project application. Upon submittal of a complete application, Staff will be able to continue processing your application for a final decision. (Please make all revisions permanent, penciled in revisions are not acceptable):

- 1. The total lot coverage calculation is missing the proposed 48 square foot front porch. Please include this square footage into your lot coverage calculation and revise the total lot coverage.
- 2. On the cover page please note the quantity of grading that is proposed (cut and/or fill) and the maximum depth of cut and/or fill.
- 3. Please include the elevation of the highest ridgeline. The roof elevation that is provided is not accurate.
- 4. Since more than 50% of the existing interior and exterior walls are being removed, you will be required to submit and obtain approval of a geology report. Additionally, since more than 50% of the existing interior and exterior walls are being removed, all non-conformities will be required to be brought into compliance with the City's current Development Code standards, which includes all setbacks. The required setbacks are 5'-0" for side yard setbacks, 20'-0" front setback, and 15'-0" rear yard setback. Since the last submittal the project has been redesigned and the current designed side yard setback along the east property line does not met the required 5'-0" foot side yard setback requirement. Please move the proposed project outside of the setback areas.

Please note that the City's Geologist must approve the geology/soils reports based on more than 50% demolition and not just for the additions, prior to your applications being deemed complete for processing. Also note that you will also need to pay fees to cover the cost of the City's review of your submitted reports. Please contact the Building Department at (310) 541-7702 for more information regarding the reports.

- 5. Please provide the setback dimensions, as measured from the closest point of each façade of the residence and or accessory structure to each property line (i.e. front, rear, and side property lines).
- 6. If your new design requires you to move the garage please indicate the interior measurements of the proposed garage it should meet the minimum development code standards. You must provide a minimum of two (2) 9' (width) x 20' (depth) parking stalls.
- 7. As required by the Neighborhood Compatibility application, a silhouette shall be erected, certified by a licensed architect or engineer, depicting the proposed project. Once the silhouette has been constructed, please submit the required Silhouette Certification Form that was included with the original application. Please do not construct the silhouette until further notice, in case any modifications to the design are made.

Items to Note / Miscellaneous Information:

- 1. Please be advised that do to the recent change in the designs structure size Staff will have to conduct a finding for compatibility, overall appearance of bulk and mass, structure size, and architectural design. This could affect Staff's decision whether to support the project. I will contact you to meet and assess the potential impacts if there are any once further assessment has been made.
- 2. Due to the fact that you are adding new habitable area, review of your plans will be required by LA County Fire. Given the number of requirements imposed by the LA County Fire, Staff would recommend that you submit your plans to the Fire Prevention Division at the County of Los Angeles Fire Department, located at 4475 W. El Segundo Blvd., Hawthorne, CA 90250-4411 to ensure that you are aware of their requirements. You can call them at (310) 973-3044 to discuss submittal requirements.
- 3. As your project includes an addition over 120 square feet in area, a foliage analysis is required. Staff will conduct a foliage analysis as part of the project analysis. This may require the trimming of trees throughout your property prior to issuance of a Building Permit.

Upon completing all the above listed corrections, please submit three sets of plans for review. Please be advised, according to State law, once the additional information is submitted, a new 30-day period in which to determine if the revised application is complete will commence. To help expedite this review, all of the information should be submitted at one time.



COMMUNITY DEVELOPMENT DEPARTMENT

September 27, 2016

Richard Woo 5402 Littlebow Road Rancho Palos Verdes, CA 90275

SUBJECT:

SITE PLAN REVIEW, GRADING PERMIT,

CASE NO. ZON2016-00415 5350 WHITEFOX DRIVE

Dear Mr. Woo.

Thank you for submitting the applications referenced above for the property located at 5350 Whitefox Drive (Case No. ZON2016-00415). The application was submitted on September 2, 2016. Pursuant to State Law, Staff has completed the review of your application within the prescribed 30-day period. Unfortunately, due to missing information and/or inconsistencies between the project plans and submitted application, it has been determined that the application is incomplete.

The attached list of **Additional Information/Requirements** details information that must be supplied and/or complied with before the City can deem your application complete and begin processing. Please be aware, as this project is processed, it may lead to a need to clarify or supply new information based upon staff's comments and your responses to staff.

Please be advised, according to State law, once the additional information is submitted, a new 30-day period in which to determine if the revised application is complete will commence. To help expedite this review, all of the information should be submitted at one time. Additionally, it would also be helpful if you could also summarize how all of the items have been addressed in letter format, as this will help staff expedite further reviews.

If you have any questions, or would like to discuss your project in further detail, please feel free to contact me at (310) 544-5232, or via email at JasonC@rpvca.gov

Sincerely,

Jason Caraveo Assistant Planner

Cc:

Richard Woo/ 5350 Whitefox Drive/RPV/CA 90275 Ara Mihranian, Community Development Director

Leza Mikhail, Senior Planner

Project File

Yarson Caraves

Additional Information/Requirements:

A preliminary review of the submitted application and associated materials has determined that the following additional information will be required in order to achieve project completeness of your project application. Upon submittal of a complete application, Staff will be able to continue processing your application for a final decision. (Please make all revisions permanent, penciled in revisions are not acceptable):

- 1. The total lot coverage calculation is not calculated properly. Also, for planning purposes, we calculate square footage for additions and lot coverage to the exterior of all walls. Please be sure to note square footage on the plans to the exterior wall. Also, it appears that the notations for the addition (sheet A-1) are not consistent with what is displayed on the cover page. Please review and confirm square footage for consistency. Please provide the following project data information on the title page of the project:
 - A. The "Impervious Areas" chart indicates the roof area. Please provide the square footage of the footprint of the residence instead.
 - B. Please include the impervious surface areas (excluding one 500 square foot patio and 5-foot walkways)
 - C. The chart "Impervious Areas" indicates 420 square feet existing lot coverage but doesn't indicate what this square footage is for. It appears that this square footage may be for the garage. Please clarify.
 - D. The total new square footage indicated under "Impervious Area" is less than the total of new square footage indicated under "Lot Coverage Floor Area". Please clarify and revise the plans accordingly.
 - E. Please note the quantity of grading that is proposed (cut and/or fill) and the maximum depth of cut and/or fill. If grading is not proposed, please provide a notation under the project data that indicates "no proposed grading."
- 2. The plans indicate a new retaining wall will be replacing an existing retaining wall. Please clarify if the new wall will replace (like-for-like) an existing retaining wall, or if it will be an entirely new wall with proposed grading (cut and/or fill). If grading is proposed, please provide a grading plan that clearly delineates the areas of cut and fill throughout the property, and note the amount of cut/fill proposed within any given area. Please use different markings for cut and fill. Please note that the proposed new retaining wall will likely require a Grading Permit and associated fees.
- 3. If grading is proposed, please provide the top-of-wall (TW) and bottom-of-wall (BW) call outs for any proposed retaining walls. These call outs should be taken every 10' 15', with the most extreme elevations called out as well. This information is necessary in order evaluate the project against the Grading Criterion (Section 17.46.040(E) of the RPVMC).
- 4. Please provide the topography/ contours on the subject property.
- 5. Please note the top and bottom of all existing extreme slopes. Extreme slopes are defined as having a 35% or greater gradient. Note: structures are not permitted on an existing or previously existing extreme slope.
- 6. Please provide the "lowest <u>finished</u> grade elevation adjacent to the structure" and the "highest <u>existing</u> grade elevation adjacent to the structure" on both the site plan and elevations. Please also include the elevation of the highest ridgeline. This information is



necessary, as staff will determine the structure's height with these elevations.

- 7. Municipal Code Section 17.48.030 requires 50% landscaping within the required 20' front yard setback area. Please provide a calculation on the plan that illustrates how the proposed project plans meet this requirement.
- 8. It should be noted that since more than 50% of the existing interior and exterior walls are being removed, you will be required to submit and obtain approval of a geology report. Additionally, since more than 50% of the existing interior and exterior walls are being removed, all non-conformities will be required to be brought into compliance with the City's current Development Code standards.

Please note that the City's Geologist must approve the geology/soils reports prior to your applications being deemed complete for processing. Also note that you will also need to pay fees to cover the cost of the City's review of your submitted reports. Please contact the Building Department at (310) 541-7702 for more information regarding the reports.

- 9. Please indicate the interior measurements of the proposed garage it should meet the minimum development code standards. You must provide a minimum of two (2) 9' (width) x 20' (depth) parking stalls.
- 10. Please complete all signature sections of the application. Please note that the application shall be signed by the property owner in order to proceed (application attached).
- As required by the Neighborhood Compatibility application, a silhouette shall be erected, certified by a licensed architect or engineer, depicting the proposed project. Once the silhouette has been constructed, please submit the required Silhouette Certification Form that was included with the original application. Please do not construct the silhouette until further notice, in case any modifications to the design are made.

Items to Note / Miscellaneous Information:

- 1. Due to the fact that you are adding new habitable area, review of your plans will be required by LA County Fire. Given the number of requirements imposed by the LA County Fire, Staff would recommend that you submit your plans to the Fire Prevention Division at the County of Los Angeles Fire Department, located at 4475 W. El Segundo Blvd., Hawthorne, CA 90250-4411 to ensure that you are aware of their requirements. You can call them at (310) 973-3044 to discuss submittal requirements.
- 2. As your project includes an addition over 120 square feet in area, a foliage analysis is required. Staff will conduct a foliage analysis as part of the project analysis. This may require the trimming of trees throughout your property prior to issuance of a Building Permit.

Upon completing all the above listed corrections, please submit three sets of plans for review. Please be advised, according to State law, once the additional information is submitted, a new 30-day period in which to determine if the revised application is complete will commence. To help expedite this review, all of the information should be submitted at one time.

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 <a 16="" a="" analysis="" any="" applicant's="" be="" by="" conducted="" determine="" either="" exceeds="" existing="" feet="" foliage="" from="" href="https://https://html.ncbi.nlm.n</td></tr><tr><td>If the answer is " if="" impairs="" is="" lower,="" must="" of="" on="" or="" primary="" properties.<="" property="" question,="" residence,="" ridgeline="" staff="" surrounding="" td="" the="" to="" view="" which="" whichever="" yes"="">
PROJECT SILHOUETTE WAIVER (Required for Neighborhood Compatibility Analysis & Height Variation)
[2012년 1일 : 10일 : 10
(property owner), am the owner of property located at (project address)
하는 보다 마이트 에 사람들이 되었다. 그는 사람들은 사람들은 사람들이 되었다. 그는 사람들이 되었다. 그는 사람들이 되었다. 그는 사람들은 사람들은 사람들은 사람들은 사람들은 사람들은 사람들이 되었다.
in the City of Rancho Palos Verdes and wish to apply to the City for permission to construct:
(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):
31501 Palos Verdes Dr W
I have consulted the most current lists compiled pursuance to Section 65962.5 of the Government Code and hereby certify that the development project and any alternatives proposed in this application are <u>not</u> contained on these lists.
Property Owner Signature:
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 Date 9/2/2016

COMMUNITY DEVELOPMENT DEPARTMENT

September 9, 2016

Richard and Betty Woznicki 5350 Whitefox Drive Rancho Palos Verdes, CA 90275

Subject: ZON2016-00415 (SPR)

Project Address: 5350 Whitefox Drive

Dear Mr. & Mrs. Woznicki,

On September 2, 2016, the application listed above was submitted to the Community Development Department for processing. Your application has been assigned to Mr. Jason Caraveo, who will be the project planner responsible for processing your application through the planning permit stage. Within 30 days of the date of submittal, the project planner will conduct a preliminary review of your application to determine if the information provided is generally complete or needs to be augmented in any way. The project planner will notify you in writing as to the status of your application before or shortly after that time. If there are items that still need to be provided in order to make the application submittal complete, it is advised that you supply these items to the project planner in a timely manner in order to avoid any delay in the processing of the application.

The Community Development Department looks forward to working with you on your proposed project. If you have any questions regarding your application submittal, please feel free to contact Mr. Caraveo at (310) 544-5232 or via e-mail at jasonc@rpvca.gov.

Sincerel

Ara M. Mihranian, AICP

Community Development Director

cc: Richard Woo/ 5402 Littlebow Road/ RPV,CA 90275

Leza Mikhail, Senior Planner

Project Planner



Community Development Department

30940 Hawthorne Blvd, Rancho Palos Verdes, CA 90275
Phone: (310) 544-5228 Fax: (310) 544-5293
Website: www.rpvca.gov
Email: planning@rpvca.gov

UNIFORM PLANNING APPLICATION Planning Case No: 70 N 2016 - 00415 _____(To be assigned by City Staff) Project Address: 5350 White tox APPLICATION(S) (Please check all that apply): Site Plan Review Major Height Variation Grading Permit Fence, Wall and Hedge Permit Revision/Amendment ☐ Extreme Slope Permit Coastal Permit Minor Exception Permit □ Variance Appealable or Non-appealable? Conditional Use Permit ☐ Landslide Moratorium Exception Geologic Investigation Permit Other Application: Foliage Analysis Neighborhood Compatibility Analysis **Additional Reviews:** CONTACT INFORMATION APPLICANT: PROPERTY OWNER: Name Richard K. Was Name____ Address 5462 Littlebow Road Address City Rancha Pales Verdes State CA Zip 90275 City____State__Zip__ Telephone (316) 920-0860 Telephone Email City Business License No. (Required for architects and design professionals) PROJECT DESCRIPTION (Use additional paper, if needed)

PROJECT INFORMATION (fill in as applicable)

A. EXISTING	G DEVELOF	PMENT					
14,300	_ 1. Square f	ootage of Lot					
1742	_ 2. Square f	ootage of total e	existing floor	area:			
	First Story	1322	Second S	tory	Garage_	420	Other(accessory structures)
1742.	_ 3. Square f	ootage of existi	ng structure	footprint (includ	ling any accessory	y structures, at	ttached or detached)
1032					ervious surfaces d/or one patio are		00 square feet in areas)
2774	_ 5. Square fo	ootage of existin	ng lot covera	ıge [line A3 + line	A4]		
19.4	_ 6. Percenta	ge of existing lo	ot coverage	line A5 ÷ line A1 :	× 100]		
15'-7"	_ 7. Height of highest	existing structuridgeline (for stru	ire, as meas ctures on slopir	ured from higheng lots, please refer	est point of exist. to the Height Variati	grade cover on guidelines ha	ed by structure to the andout for height require.)
B. PROPOS	ED Develop	ment					
2734	_ 1. Square fo	ootage of propo	sed new flo	or area:			
	First Story_	992	Second S	tory	Garage_		Other(accessory structures)
2779	_ 2. TOTAL s	quare footage o	of structure f	ootprint (existir	ng + new) 2	134 + 4	5 covered purch
	_ 3. TOTAL s	quare footage o	of driveways	, parking areas a	and impervious s	surfaces (ex	• .
<u> 3811 </u>	_4. TOTAL s	quare footage o	of proposed	ot coverage [line	e B2 + line B3]		
<u>2b.7</u>	_5. Percenta	ge of new lot co	overage [line	B4 ÷ line A1 x 10	0]		
15'-7"		proposed struc ridgeline (for stru	ture, as mea	asured from highing lots, please refer	nest point of exis to the Height Variati	t. grade cove on guidelines ha	ered by structure to the
		et of existing int ishing 25% or mo		terior walls	Lir	near feet of w	valls to be demolished
C. GRADING	G INFORMA	TION					
Cubic yards o	f: Fill	``	+	Cut	=	TOTAL	
Maximum hei	ght of: Fill			Cut (to bottom o	of footing)	· · · · · · · · · · · · · · · · · · ·	
Cubic yards o	f: Import			Export			
D. HEIGHT	VARIATION	EARLY NEIG	SHBORHO	OD CONSULT	ATION PROCE	ESS	
	_1. Number o	f individual pard	els under se	eparate ownersh	nip within 500 fo	ot radius of	subject parcel
	_2. Number o	f individual pard	cels under so	eparate ownersh	nip within 100 fo	ot radius of	subject parcel
	_3. Number o	f total signature	s within 500	foot radius	Perce	ntage of tota	l (D1 ÷ D3 x 100)
	_4. Number o	f total signature	s within 100	foot radius	Perce	ntage of tota	l (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 <u>and viewing</u> area (i.e., decks, covered patios)? Yes \(\sum \) No \(\sum \)
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:
addition
(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):
31501 Palos Verdes Dr W
I have consulted the most current lists compiled pursuance to Section 65962.5 of the Government Code and hereby certify that the development project and any alternatives proposed in this application are <u>not</u> contained on these lists. Property Owner Signature:
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 Date



Neighborhood Escrow, Inc.

23326 Hawthorne Boulevard, Suite 150 Torrance, CA 90505

Phone: (310) 378-2456 Fax: (310) 375-7461

Mr. Richard Woo 5402 Littlebow Road Rancho Palos Verdes, CA 90275 Date: September 7, 2016 Escrow No. 018040-DR

Re: 5350 Whitefox Drive

Rancho Palos Verdes, CA 90275

Your above referenced escrow closed September 7, 2016. In connection therewith, the items noted below are enclosed. Any items, other than noted, to which you may be entitled, will follow at a later date. Your recorded Deed will be mailed to you directly from the Office of the County Recorder and you should receive it in approximately six months.

Check payable to you in the amount of \$750.60 Closing/Settlement Statement. PLEASE RETAIN FOR INCOME TAX PURPOSES.

The lender should contact you before the first payment is due. In the event they do not, please be certain your payments are received by the lender prior to the delinquent date or you may incur a penalty charge.

PLEASE TAKE TIME TO READ THE FOLLOWING: The fiscal year begins July 1 and ends June 30 of the following year. The first installment of taxes is due and payable November 1 and is delinquent December 10. The second installment is due and payable February 1 and is delinquent April 10. If you do not receive a PROPERTY TAX BILL one month prior to the delinquency date, a written request, including the assessors parcel number and legal description, must be made to the County Tax Collector. Where lenders impound funds for payment of taxes, they usually secure the tax bill.

The completed escrow file will be kept by this office in compliance with regulations and to enable you faster service on any future transaction involving this property. Please contact us for assistance with this or other property.

It has been a pleasure to have been of service to you and we look forward to working with you again.

Neighborhood Escrow, Inc.

Debra Ranftl-Branch Escrow Officer/Manager



Property Detail Report

For Property Located At:

5350 WHITEFOX DR, RANCHO PALOS VERDES, CA 90275-2317



Owner Information	1				•		
Owner Name: Mailing Address: Vesting Codes:		WOO RIC 5402 LITT MM // SE		HO PALOS VERDES CA S	90275		
Location Informat	ion						
Legal Description:		TRACT#	21351 LOT 87				
County:			ELES, CA	APN:		7577-0	003-001
Census Tract / Block:		6704.11 /	2	Alternate APN:			
Township-Range-Sect: Legal Book/Page:		598-32		Subdivision:		21351 72-E3	
Legal book/rage.		390-32 87		Map Reference: Tract #:		21351	•
Legal Block:		•		School District:			S VERDES PENINSU
Market Area:		176		School District Nam	e:		
Neighbor Code:				Munic/Township:			
Owner Transfer In	formation						
Recording/Sale Date:		1		Deed Type:			
Sale Price: Document#:				1st Mtg Document#	: ,		
	nfarm=+!						
Last Market Sale I	mormation		C / 07/00/0040	A \$ \$44 \$,	
Recording/Sale Date: Sale Price:		09/07/201 \$890,000	6 / 07/20/2016	1st Mtg Amount/Typ 1st Mtg Int. Rate/Typ		,	
Sale Type:		FULL		1st Mtg Document #		,	
Document #:		1070835		2nd Mtg Amount/Typ		1	
Deed Type:		GRANT D	EED	2nd Mtg Int. Rate/Ty	pe:	1	
Transfer Document #: New Construction:				Price Per SqFt:		\$673.2	22
Title Company:		TICOR TIT	TI F	Multi/Split Sale:			
Lender:							
Seller Name:		WOZNICK	(I BETTY K				
Prior Sale Informa	tion	•					
Prior Rec/Sale Date:		08/22/197	'2 /	Prior Lender:			
Prior Sale Price:		\$38,000		Prior 1st Mtg Amt/Ty		\$34,20	00 / CONV
Prior Doc Number:		DEED (DE	= 0\	Prior 1st Mtg Rate/T	ype:	1	
Prior Deed Type:		DEED (RE	EG)				
Property Characte	nsucs		Daddaa Taasa	ATTAQUED CARAGE	0		
Gross Area: Living Area:	1,322		Parking Type: Garage Area:	ATTACHED GARAGE	Heat Type:		CENTRAL
Tot Adj Area:	1,522		Garage Capacity:	2	Exterior wall:		STUCCO
Above Grade:			Parking Spaces:	2	Porch Type:		
Total Rooms:	5		Basement Area:		Patio Type:		
Bedrooms:	3		Finish Bsmnt Area:		Pool:		
Bath(F/H): Year Built / Eff:	2 / 1956 / 1956		Basement Type: Roof Type:		Air Cond: Style:		CONVENTIONAL
Fireplace:	Y/1		Foundation:	RAISED	Quality:		GOOD
# of Stories:	1.00		Roof Material:	GRAVEL & ROCK	Condition:		GOOD
Other Improvements:	FENCE;SHE	D					
Site Information							
Zoning:	RPRS8000*		Acres:	0.33	County Use:		SINGLE FAMILY RESID (0100)
Lot Area:	14,333		Lot Width/Depth:	65 x 125	State Use:		
Land Use:	SFR		Res/Comm Units:	1/	Water Type:		TYPE UNKNOWN
Site Influence:					Sewer Type:		ITE UNKNOWN
Tax Information	6402 000		A	2046	Danie and Tax		*4 FOF 00
Total Value: Land Value:	\$103,289 \$60,033		Assessed Year: Improved %:	2016 42%	Property Tax: Tax Area:		\$1,525.09 7097
Improvement Value:	\$43,256		Tax Year:	2015	Tax Exemption:		1001

CITY OF RANCHO PALOS VERDES GEOTECHNICAL INVESTIGATION REPORT REVIEW CHECKLIST

	Report Closure:
Y/N Y/N Y/N NA Y/N	Statement as to the adequacy of the site for the intended use Statement that proposed development will not adversely impact adjoining sites Section 107A.3, Chapter 15 Safety Hazard statement Signature of C.E.G. Signature of R.C.E. or G.E.
	Recommended Actions:
Planni	ng Department:
X I	n Concept Approval for Planning Purposes
Buildi	ng and Safety:
F	Report Approved X Conditional Approval (See Below) Additional Input Required
Items r	requiring response/further evaluation:
None	
Additio	onal Comments/Conditions of Approval (no response required):
1. No	ote to City Staff: Staff should confirm that the Consultant (R.C.E./G.E.) has signed the final dated grading/foundation ans, thereby verifying the plans' geotechnical conformance with the Consultant's original report and associated addenda.
the	as built geotechnical report should be prepared by the project geotechnical consultant following grading/construction of e subject site improvements. The report should include the results of all field density testing, depth of reprocessing and compaction, as well as a map depicting the limits of grading, locations of all density testing, and conditions exposed ring grading/excavation.
Limita	tions:
accepted brief si Verdes are spe accepta recommendate.	view is intended to determine if the submitted report(s) comply with City of Rancho Palos Verdes Codes and generally ed geotechnical practices within the local area. The scope of our services for this third party review has been limited to a te visit and a review of the above referenced report and associated documents, as supplied by the City of Rancho Palos and Re-analysis of reported data and/or calculations and preparation of amended construction or design recommendations cifically not included within our scope of services. Our review should not be considered as a certification, approval or ance of the consultant's work, nor is it meant as an acceptance of liability for final design or construction mendations made by the geotechnical consultant of record or the project designers or engineers. BY: Dante P. Domingo, R.C.E. 57939 Expires 6/30/18 KLING CONSULTING GROUP, INC.

Category 2

CITY OF RANCHO PALOS VERDES GEOTECHNICAL INVESTIGATION REPORT REVIEW CHECKLIST

Date Received:

November 17, 2016

Date Completed:

November 29, 2016

Date of Report:

November 10, 2016

Their Job No.:

162235

Consultant:

TIN Engineering Company

License/Expiration Date:

Signed By:

Tony S.C. Lee

PE 44045 Exp 6/30/17

Applicant Name:

Woo

Legend:

N = No

Site Address:

5350 Whitefox Drive

Y = Yes

NA = Not Applicable

Lot/Tract No.:

Rancho Palos Verdes, CA

A.P.N.:

Proposed Project:

Front and rear additions with retaining wall along rear toe of slope

Project Information /Background:

Review of existing City files

Y/N

Reference to grading/foundation plans by date

Reference to site(s) by street address

Y/N

Subsurface investigation

Grading or remedial grading proposed

Geologic Hazards:

Hazard	Discussion of Hazard	Mitigation Required	Recommendations for Mitigation
Adverse geologic structure	Y/N/NA	Y/N/NA	Y/N/NA
Bluff retreat	Y/N/NA	Y/N/NA	Y/N/NA
Collapsible soils	Y/N/NA	Y/N/NA	Y/N/NA
Debris/mud flow	Y/N/NA	Y/N/NA	Y/N/NA
Differential settlement	Y/N/NA	N/NA	V/N/NA
Erosion/drainage	Y/N/NA	I/N/NA	i/N/NA
Expansive soils	Y/N/NA	Y/N/NA	Y/N/NA
Faulting	Y/N/NA	YNNA	Y/N/NA
Fractured bedrock	Y/N/NA	Y/N/NA	Y/N/NA
Groundwater	Y/N/NA	Y/N/NA	Y/N/NA
Landslide	Y/N/NA	Y/N/NA	Y/N/NA
Liquefaction	Y/N/NA	Y/N/NA	Y/N/NA
Settlement	Y/N/NA	Y/N/NA	Y/N/NA
Slump	Y/N/NA	Y/N/NA	Y/N/NA
Soil/rock creep	YNNA	Y/N/NA	Y/N/NA
Sulfate rich soils	N/NA	Y/N/NA	M/N/NA

Supporting Analysis/Data:

Y/N/NA	Slope stability calculations		
Y/N/NA	Shear strength values		
Y/N/NA	Other laboratory data		
Y/N/NA	Seismic coefficients/parameters	SDC= D	
Y/N/NA	Seismic loading		
Y/N/NA	Boring/trench logs		
Y/N/NA	Liquefaction study		
Y/N/NA	Calculations supporting recommen	ndations	

Recommendations For:

Y/N/NA	Foundations
Y/N/NA	Retaining walls
Y/N/NA	Foundation setbacks
Y/N/NA	Slabs
Y/N/NA	Flatwork
Y/N/NA	Grading
Y/N/NA	Pools/spas
YNNA	Slope/bluff setbacks
Y/N/NA	Temporary excavations

Geologic Map/Cross-Sections:

Y/N/NA Reference list

Y/N	Accurate topographic base extending sufficiently offsite
YN	Surficial drainage
YN	Existing structures
Y/N	Boring/trenches plotted
Y/N	Geologic contacts/data illustrated
Y/N	Consistency with adjoining data/maps
YN	Cross-Sections sufficient in number, location and detail

YN	Proposed topography	
YN	Slope gradients	
YN	Proposed structures	
YN	Legend, scale, north arrow	
YN	Location of cross-section(s) shown	
YN	Illustrate setbacks, if any	
YN	Proposed excavations	



CERTIFICATION OF PROPERTY OWNERS' MAILING LIST

Application(s) _

Applicant Name Richard K. Web
Subject Property Address 5350 White & D.
Notice Radius Required
Number of property owners to be notified 90
certify that the property owners' mailing list submitted with the application(s) listed above includes all fithe persons listed on the latest adopted LA County Tax Roll as the legal owners (and if applicable ccupants) of all parcels of land within feet of the subject property noted above. I certify that the roperty owners' mailing list has been prepared in accordance with the City of Rancho Palos Verdes evelopment Code and "Vicinity Map Instructions Sheet." I also understand that if more than 20% of ne notices are returned by the post office after mailing due to incorrect address information, or if the ddress information is not complete, that I will have to submit a new property owners' list that has een prepared and certified as accurate by a Title Company or other professional mailing list reparation service, and the project notice will have to be re-mailed.
Property Owner (Applicant) Signature Date
lame (Please Print)
RECEIVED

MAR 15 2017

COMMUNITY DEVELOPMENT DEPARTMENT

CITY OF RANCHO PALOS VERDES INSTRUCTIONS FOR PREPARING A VICINITY MAP AND PROPERTY OWNERS LIST

In order to satisfy public noticing requirements, certain planning applications require the submittal of a vicinity map and accompanying property owners list. The size of the vicinity map varies by application and may involve either adjacent properties, a 100' radius, or a 500' radius. Please check on the application form you are submitting for the vicinity map size you must submit.

With the exception of "Adjacent Properties" maps, a vicinity map and property owners list must be prepared by a Title Company or other professional mailing list preparation service. The mailing labels must be certified as accurate by the agent preparing the mailing list. Attached is a list of firms that provide services in preparation of vicinity maps and certified mailing labels. This is not intended to be an exhaustive list and the cost of the services provided will vary.

If you have any questions regarding properties of the vicinity map or property owners list, as described below, please contact a planner at (310) 544-5228.

VICINITY MAP

The purpose of the vicinity map is to clearly show all properties within the required radius of the subject lot (applicant). The vicinity map must clearly show the required radius line, dimensioned and drawn from the exterior boundaries of the subject lot, as shown below. All neighboring properties (including lots outside R.P.V. city limits) which fall completely within, partially within or are just touched by the radius line, must be consecutively numbered and the names and the addresses of the owners provided to the City as described below. Please devise your own consecutive numbering system on the map and ignore the lot number, Assessors number, or any other number already found on the lots on the vicinity maps. An "adjacent properties" vicinity map does not involve a set radius but rather needs to identify all properties behind, beside, and in front of the proposed project site, as shown below. The city's planning staff can provide the base map for preparing the vicinity map for a nominal charge. Applicants may also prepare their own maps, at a clearly marked scale of not less than 1" = 200'.

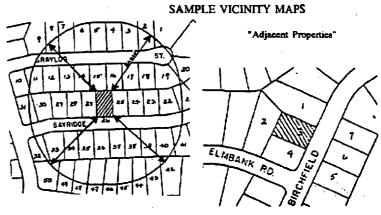
PROPERTY OWNERS MAILING LIST

The property owner of every parcel (even if vacant, rented or government owned), which falls completely or partially within the required radius on the vicinity map must be identified, placed on a mailing list and submitted to the City. The name and address of every property owner along with the assigned lot identification number, which corresponds to the vicinity map, must be neatly typed on 8 ½" x 11 sheets of Xerox or Avery self-adhesive labels, as shown below. Two (2) sets of self-adhesive labels and a Xerox copy of the list must be provided to the City with your subject application. These labels will be used by the City to mail notice of your subject application to neighboring property owners. The property owners list must be obtained from the most current L.A. County Tax Assessor's roll. The City does not provide this service. The Assessor's office located at 500 W. Temple Street, Room 205, Los Angeles, CA 90012. Office hours are 8:00 am to 4:30 pm Monday-Friday. The telephone number is (213) 974-3441.

SAMPLE MAILING LABELS

Assigned Lot I.D. Number
Property Owner Name Care
Address
City, State, Zip Code

1 2
Harold Jackson: JEV-Malcolm Hill (2)
773 Graylog Greenwood Meadow RPV, CA 90275 Torrance, CA 90503



Creighton & Katherine Uyechi 26511 Dunwood Rd Rolling Hills Esta, CA 90274 Laura & William Austin 26517 Dunwood Rd Rolling Hills Esta, CA 90274 Robert & Jennifer Boudreau 5235 Elkmont Dr Rancho Palos Verde, CA 90275

Carroll & Robin Gordon 636 Benalla Dr Frisco, TX 75034 Karyn Farris 5312 Ironwood St Rancho Palos Verde, CA 90275 Gunawan Wibisono & Yanti Setiawaty 5320 Ironwood St Rancho Palos Verde, CA 90275

Timothy & Dana Conlon 5326 Ironwood St Rancho Palos Verde, CA 90275 Deng & Josephine Wu 4938 Delacroix Rd Rancho Palos Verde, CA 90275 Ronald & Anne Matsuda 5338 Ironwood St Rancho Palos Verde, CA 90275

Michael & Jill Allen 5346 Ironwood St Rancho Palos Verde, CA 90275 Kathleen Dyke & Shaun Dyle 5352 Ironwood St Rancho Palos Verde, CA 90275 Bono George J & Yolanda Trs 5402 Ironwood St Rancho Palos Verde, CA 90275

Robert & Paschal Rowan 5412 Ironwood St Rancho Palos Verde, CA 90275 William Knebel lii 5418 Ironwood St Rancho Palos Verde, CA 90275 P Donnell Margena J 5426 Ironwood St Rancho Palos Verde, CA 90275

William & June Conrad 13335 Lake Excursion Ct Houston, TX 77044 Margaret O Gorman Po Box 5276 Palos Verdes Penin, CA 90274 Donald & Karen Adams 5502 Ironwood St Rancho Palos Verde, CA 90275

Anthony & Nancy Maggio 5317 Manitowac Dr Rancho Palos Verde, CA 90275 Naresh & Susan Deo 5323 Manitowac Dr Rancho Palos Verde, CA 90275 Gregory & Rebecca Schroff 1721 Pablo Pl Palos Verdes Estat, CA 90274

William Booth & Sandra Lamos Booth Po Box 1326 Huntington Beach, CA 92647 Jim & Annabell Kim 5343 Manitowac Dr Rancho Palos Verde, CA 90275 Kathryn Austin 3933 Via Picaposte Palos Verdes Estat, CA 90274

Michael Barth 5357 Manitowac Dr Rancho Palos Verde, CA 90275 Nancy Chao 5513 Marialinda St Torrance, CA 90503 John & Solvay Lai 21213 Hawthorne Blvd B Torrance, CA 90503

Manitowoc Investments Llc 5509 Littlebow Rd Rancho Palos Verde, CA 90275 Ryan & Lauren Chen 5423 Manitowac Dr Rancho Palos Verde, CA 90275 Eric Potter & Saramelissa Reyes Potte 5431 Manitowac Dr Rancho Palos Verde, CA 90275 Eugene & Dorothy Jacquemart 5437 Manitowac Dr Rancho Palos Verde, CA 90275

Suminda Sellahewa & Lesli Hud 5324 Montemalaga Dr Rancho Palos Verde, CA 90275

Adelia Horton 5434 Montemalaga Dr Rancho Palos Verde, CA 90275

Kevin & Sheila Dickson 5512 Montemalaga Dr Rancho Palos Verde, CA 90275

Scott & Stacey Porter 26541 Silver Spur Rd Rolling Hills Esta, CA 90275

Maureen Sie 26561 Silver Spur Rd Rolling Hills Esta, CA 90275

Scott & Pamela Sponsler 5630 S Sailors Reef Rd Tempe, AZ 85283

Andrea Burrill 5323 Whitefox Dr Rancho Palos Verde, CA 90275

Everette & Rebecca Jones 5337 Whitefox Dr Rancho Palos Verde, CA 90275

Rea Liu & Wen Bow 5349 Whitefox Dr Rancho Palos Verde, CA 90275 William Moore Jr 5306 Montemalaga Dr Rancho Palos Verde, CA 90275

James Bachis 5400 Montemalaga Dr Rancho Palos Verde, CA 90275

Kevin & Maria Bradley 5442 Montemalaga Dr Rancho Palos Verde, CA 90275

> Priscilla & Roy Logan 26527 Silver Spur Rd Rolling Hills Esta, CA 90275

Michael White 26557 Silver Spur Rd Rolling Hills Esta, CA 90275

Chou Yu Tien Co Tr Et Al 5305 Whitefox Dr Rancho Palos Verde, CA 90275

Thomas & Denyse Heeg 5317 Whitefox Dr Rancho Palos Verde, CA 90275

Anne Miyamura 5331 Whitefox Dr Rancho Palos Verde, CA 90275

Mar & Kathleen Mcginn 5342 Whitefox Dr Rancho Palos Verde, CA 90275

Dennis & Kathleen Branconier 5354 Whitefox Dr Rancho Palos Verde, CA 90275 Natale & Danielle Lauro 5314 Montemalaga Dr Rancho Palos Verde, CA 90275

Daniel & Annmarie Bromley 5420 Montemalaga Dr Rancho Palos Verde, CA 90275

Abdul & Yasmeen Vaiyani 5502 Montemalaga Dr Rancho Palos Verde, CA 90275

Russell & Lisa Koshimizu 26535 Silver Spur Rd Rolling Hills Esta, CA 90275

Luke & Elaine Conovaloff 26559 Silver Spur Rd Rolling Hills Esta, CA 90275

John & Sally Siemak 2112 Via Fernandez Palos Verdes Estat, CA 90274

> Scott Fornaro Po Box 88 Gardena, CA 90248

Richard & Carole Molony 5332 Whitefox Dr Rancho Palos Verde, CA 90275

Edward Zack 5343 Whitefox Dr Rancho Palos Verde, CA 90275

Clifton & Susan Wong 5355 Whitefox Dr Rancho Palos Verde, CA 90275 Carol Collins 5360 Whitefox Dr Rancho Palos Verde, CA 90275 Harry & Virginia Schmeichel 2517 Via Sanchez Palos Verdes Estat, CA 90274 Nancy Gerich 5403 Whitefox Dr Rancho Palos Verde, CA 90275

Adarsh & Kamal Pun 5404 Whitefox Dr Rancho Palos Verde, CA 90275 Boyle Stuart & Beverly Trs 5410 Whitefox Dr Rancho Palos Verde, CA 90275 Dale Honda & Jiaodi Yang 5411 Whitefox Dr Rancho Palos Verde, CA 90275

Russell Greenier 5418 Whitefox Dr Rancho Palos Verde, CA 90275 Arild & Dora Carr 5419 Whitefox Dr Rancho Palos Verde, CA 90275 William & Teresa Stinger 5425 Whitefox Dr Rancho Palos Verde, CA 90275

Mark & Leslie Oleksak 5428 Whitefox Dr Rancho Palos Verde, CA 90275 Gregory & Colleen Teles 5433 Whitefox Dr Rancho Palos Verde, CA 90275 Daniel & Kathleen Pantucci 5439 Whitefox Dr Rancho Palos Verde, CA 90275

Hooman Karimi 5442 Whitefox Dr Rancho Palos Verde, CA 90275 Dennis & Sondra Thieret 5458 Whitefox Dr Rancho Palos Verde, CA 90275 Jesse & Martha Espinoza 5285 Willow Wood Rd Rolling Hills Esta, CA 90274

Emerson Quinto 5288 Willow Wood Rd Rolling Hills Esta, CA 90274 Scott & Leisa Irvine 26000 Rolling Hills Rd Rolling Hills Esta, CA 90274

77 Labels Printed

Gunawan Wibisono & Yanti Setiawaty 5320 Ironwood St Rancho Palos Verde, CA 90275 Timothy & Dana Conlon 5326 Ironwood St Rancho Palos Verde, CA 90275 Deng & Josephine Wu 4938 Delacroix Rd Rancho Palos Verde, CA 90275

Ronald & Anne Matsuda 5338 Ironwood St Rancho Palos Verde, CA 90275 Michael & Jill Allen 5346 Ironwood St Rancho Palos Verde, CA 90275 Kathleen Dyke & Shaun Dyle 5352 Ironwood St Rancho Palos Verde, CA 90275

Bono George J & Yolanda Trs 5402 Ironwood St Rancho Palos Verde, CA 90275 Robert & Paschal Rowan 5412 Ironwood St Rancho Palos Verde, CA 90275 William Knebel Iii 5418 Ironwood St Rancho Palos Verde, CA 90275

P Donnell Margena J 5426 Ironwood St Rancho Palos Verde, CA 90275 William & June Conrad 13335 Lake Excursion Ct Houston, TX 77044 Margaret O Gorman Po Box 5276 Palos Verdes Penin, CA 90274

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Scott & Leisa Irvine 26000 Rolling Hills Rd Rolling Hills Esta, CA 90274

22 Labels Printed

COMMUNITY DEVELOPMENT
DEPARTMENT

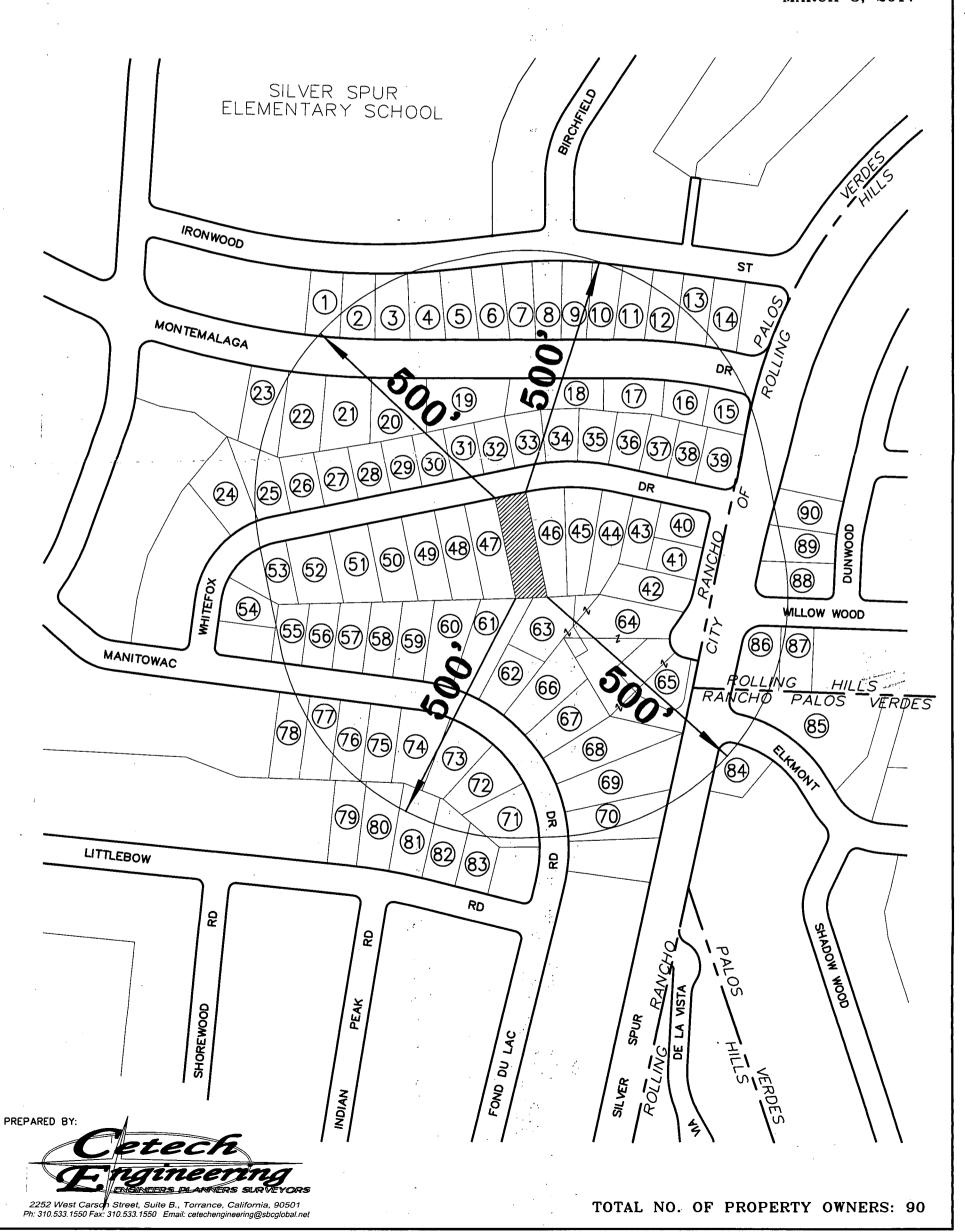
7102 G I 9AM

BECEINED

500' RADIUS MAP

APN 7577-003-001 5350 WHITEFOX DRIVE RANCHO PALOS VERDES, CA

> SCALE: 1" = 200' MARCH 8, 2017



RECEIVED

JUN 21 2017

COMMUNITY DEVELOPMENT
DEPARTMENT

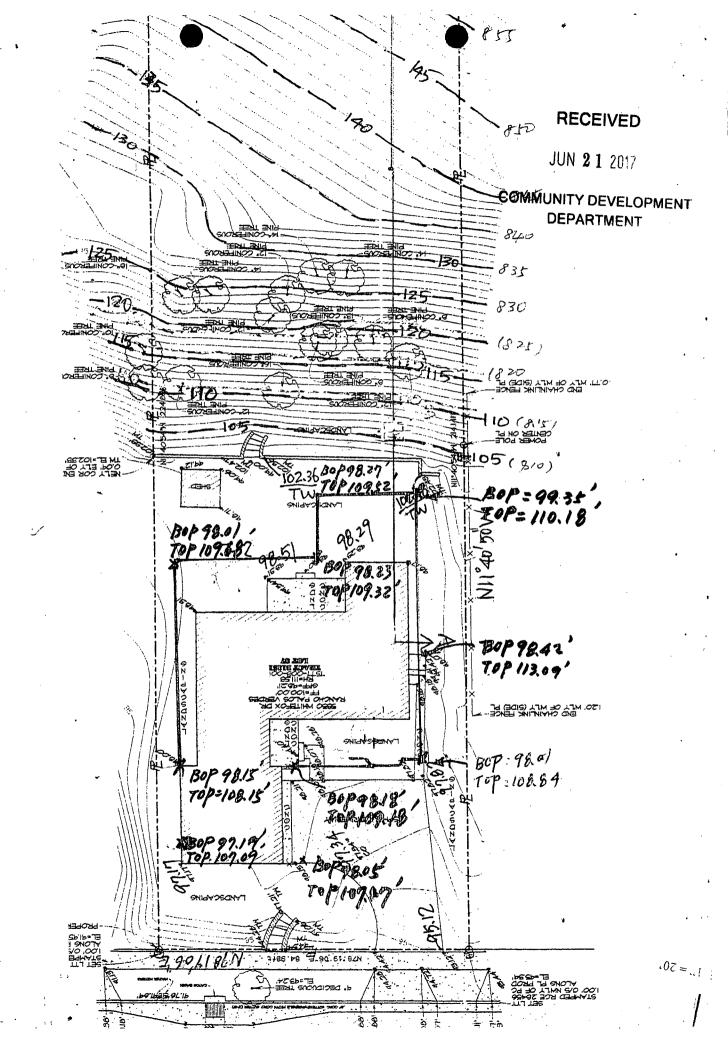


SILHOUETTE CERTIFICATION FORM

THIS CERTIFICATION FORM MUST BE COMPLETED BY A LICENSED LAND SURVEYOR OR A LICENSED ENGINEER. THIS FORM MUST BEAR AN ORIGINAL WET STAMP AND SIGNATURE IN ORDER TO BE VALID. THIS FORM MUST ALSO BE ACCOMPANIED BY A SILHOUTTE PLAN THAT IDENTIFIES THE LOCATION OF THE SILHOUETTE POSTS, THE EXISTING GRADE OR SUPPORTING STRUCTURE ELEVATION CALL-OUTS AT THE BASE OF THE POSTS, AND THE ELEVATION CALL-OUTS FOR THE TOP OF THE POSTS. ANY MISSING INFORMATION WILL RENDER THE SUBJECT APPLICATION "INCOMPLETE" FOR PROCESSING.

I have measured the location and height (including the color demarcation) of the
silhouette posts located at the project site (address) 5350 White fox DR.
on (date) June 9, 2017 and I have found that
the project silhouette accurately depicts the location and height (including the color
demarcation) of the proposed structure presented on the architectural plans prepared by
(name of architectural firm) John O. Hmilton PE on
(date) Nov 18, 2016 for the proposed project currently being considered by
the City of Rancho Palos Verdes (Planning Case No).
O PROFESSIONAL SULLING TO SELECTION OF SELEC
Signature
LS/RCE RCE 44045
Date 6/51/17
OF CALL

Revised: February 13, 2017







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

Fees Associated With Case #: ZON2016-00415

OWN

WOZNICKI, RICHARD A & BETTY K 5350 WHITEFOX DR RANCHO PALOS VERDES, CA 90275

OWN RICHARD K. WOO 5402 LITTLEBOW ROAD RANCHO PALOS VERDES, CA 90275

Fee Type	Start Date	End Date	Dept Description	Trans Code	Revenue Account Number	By Cı	reated Date	Amount	Due
SPRM	11/8/2010	12/31/2020	Site Plan Review (Major)		132210	SK	9/2/2016	326.00	326.00
FOL	11/8/2010	12/31/2020	Foliage Analysis		132210	SK	9/2/2016	198.00	198.00
NCA	11/8/2010	12/31/2020	Neigh. Compatibility Analysis		132210	SK	9/2/2016	1,727.00	1,727.00
					Subtotal for Re	evenue Ac	et. 132210	2,251.00	
DATA	5/18/2009	12/31/2020	Data Processing Fee		322-40	SK	9/2/2016	4.00	4.00
					Subtotal for Re	evenue Ac	ct. 322-40	4.00	

Total Due:

\$2,255.00

For Office Use Only

Receipt No. _____ Check No. ____

CITY OF RANDHO PALOS VERDES

*** CUSTOMER RELEIPT ***

Oper: NANCYV Type: RG Drawer: 1
Date: 9/02/16 01 Receipt no: 1005

Description Quantity
PZ PLANNING & ZONING
1.00 Amount \$2251.00

RID-YARD K. WOO PLANNING DATA PROCESSING 1.00 \$4.00

ZON 15 415

Tender detail CC CREDIT CARD \$22555.00 \$22555.00 \$2255.00 \$20300.00 Total tendered Total payment Change

Trans date: 9/02/16 Time: 14:52:06

*** THANK YOU FOR YOUR PAYMENT ***

30940 HAWITHORNE BLVD RANDHO PALOS VERDES CA 90275 (310)377-0360



CITY OF RANCHO PALOS VERDES PLANNING CLEARANCE

Community Development Department Planning Division 30940 Hawthorne Blvd. Rancho Palos Verdes, CA 90275

PERMIT NO.: ZON2016-00415

APPLIED: 9/2/2016 ISSUED: 10/12/2017 EXPIRES: 4/10/2018

(310) 544-5228 FAX: (310) 544-5293 E-mail: planning@rpvca.gov

- 12. 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.
- 13. All construction sites shall be maintained in a secure, safe, neat and orderly manner, to the satisfaction of the City's Building Official. All construction waste and debris resulting from a construction, alteration or repair project shall be removed on a weekly basis by the contractor or property owner. Existing or temporary portable bathrooms shall be provided during construction. Portable bathrooms shall be placed in a location that will minimize disturbance to the surrounding property owners, to the satisfaction of the City's Building Official.
- 14. Permitted hours and days for construction activity are 7:00 AM to 6:00 PM, Monday through Friday, 9:00AM to 5:00PM on 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. During demolition, construction and/or grading operations, trucks shall not park, queue and/or idle at the project site or in the adjoining street rights-of-way before 7AM Monday through Friday and before 9AM on Saturday, in accordance with the permitted hours of construction stated in this condition. When feasible to do so, the construction contractor shall provide staging areas on-site to minimize off-site transportation of heavy construction equipment. These areas shall be located to maximize the distance between staging activities and neighboring properties, subject to approval by the building official.
- 15. A minimum 2-car garage shall be maintained, with each required parking space being individually accessible and maintaining minimum unobstructed dimensions of 9' in width and 20' in depth, with minimum 7' vertical clearance.
- 16. Exterior residential lighting shall be in compliance with the standards of Section 17.56.030 of the Rancho Palos Verdes Development Code. No outdoor lighting is permitted where the light source is directed toward or results in direct illumination of a parcel of property or properties other than that upon which such light source is physically located.
- 17. All grading, landscaping and construction activities shall exercise effective dust control techniques, either through screening and/or watering.
- 18. PRIOR TO THE ISSUANCE OF GRADING OR BUILDING PERMITS, the Applicant shall demonstrate the project's compliance with the South Coast Air Quality Management District Rule 445 and the City Municipal Code requirements regarding wood-burning devices.
- 19. PRIOR TO THE ISSUANCE OF GRADING OR BUILDING PERMITS, all applicable soils/geotechnical reports, if required by the Building and Safety Division, shall be approved by the City's Geologist.
- 20. Prior to building permit issuance and/or commencement of grading, whichever occurs first, the applicant shall obtain approval of a haul route from the Director of Public Works.
- 21. Construction projects that are accessible from a street right-of-way or an abutting property and which remain in operation or expect to remain in operation for over 30 calendar days shall provide temporary construction fencing, as defined in Section 17.56.050(C) of the Development Code.



PLANNING CLEARANCE

Community Development Department Planning Division
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275

PERMIT NO.: ZON2016-00415 APPLIED: 9/2/2016 ISSUED: 10/12/2017 EXPIRES: 4/10/2018

(310) 544-5228 FAX: (310) 544-5293 E-mail: planning@rpvca.gov

Project Specific Conditions:

- 22. This approval shall allow the following improvements:
- A. Demolition of an existing 1,754 square foot single-story residence and attached 438 square foot garage;
- B. Construction of a new 3,228 square foot single-story residence with an attached two-car garage.
- i. BUILDING AREA CERTIFCIATION REQUIRED, to be provided by a licensed land surveyor or civil engineer prior to the framing inspection.
- ii. The height of the approved residence shall be as depicted on the stamped APPROVED plans and in no case shall the maximum height extend above a height of 17'-8" in height, as measured from the lowest finished grade elevation covered by the structure (elev. 97.25') to the highest proposed roof ridgeline (elev. 114.81'); and 16' in height as measured from the highest existing grade covered by the structure (elev. 98.81') to the highest proposed roof ridgeline (elev. 114.81'). BUILDING HEIGHT CERTIFICATION REQUIRED, to be provided by a licensed land surveyor or civil engineer prior to roof sheathing inspection, based on the above mentioned instructions.
- C. Construction of a 48 square foot covered entry porch;
- D. Installation of one 2'x2' skylight on the roof, over the dining room area;
- E. Demolition of an existing retaining wall to accommodate a new 6' tall retaining wall at the toe of an ascending slope in the rear yard with 35 cubic yards of excavation (cut) to expand the usable yard area.
- 23. Unless modified by the approval of future planning applications, the approved project shall maintain a maximum of 52% lot coverage (30.1% proposed).
- 24. The approved residence shall maintain setbacks of 20' front, 122'-3" rear, 5'-3" east side and 5'-0" west side. BUILDING SETBACK CERTIFICATION REQUIRED, to be provided by a licensed land surveyor or civil engineer prior to foundation forms inspection.
- 25. Maximum hardscape coverage within the 20-foot front-yard setback area shall not exceed 50%.
- 26. The property owner of 5350 Whitefox Drive, at their expense, shall replace the hedge located on 5342 Whitefox Drive along the east property line of the subject property if it is damaged or dies as a result of the construction of the new residence, with vegetation that is of a comparable plant species and size as deemed acceptable by the Director of Community Development prior to the final permit inspection.

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.



CITY OF RANCHO PALOS VERDES PLANNING CLEARANCE

Community Development Department Planning Division 30940 Hawthorne Blvd. Rancho Palos Verdes, CA 90275

APPLIED: 9/2/2016 ISSUED: 10/12/2017 EXPIRES: 4/10/2018

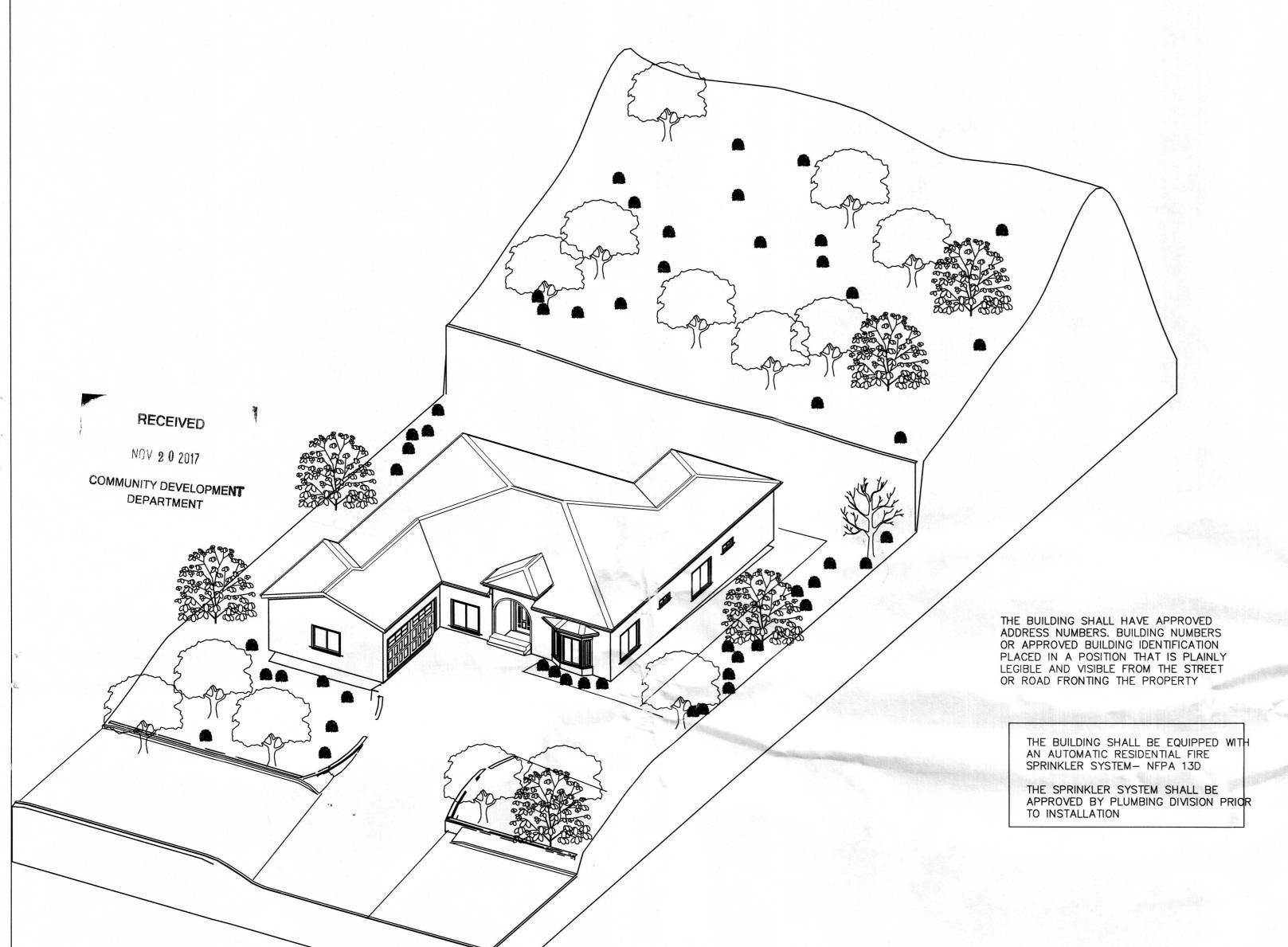
PERMIT NO.: ZON2016-00415

(310) 544-5228 FAX: (310) 544-5293 E-mail: planning@rpvca.gov

For Community Development Director Date

THIS APPROVAL SHALL BE NULL AND VOID AFTER <u>April 10, 2018</u> 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.

ADDITION TO SINGLE FAMILY RESIDENCE: 5350 WHITEFOX DRIVE RANCHO PALOS VERDES, CA 90275



SCOPE OF WORK

DEMOLISH EXISTING 3 BEDROOMS, 2 BATHS, KITCHEN, UTLITY RM, LIVING RM CONSTRUCT NEW 4 BEDROOMS, 3 BATHROOMS, KITCHEN, LIVING ROOM NEW PORCH AND EXTEND REAR YARD -CONSTRUCT NEW RETAINING WALL NEW 2'x2' SKYLIGHT, SEE SHEET A-1 NEW ROOF PLAN DRAWING FOR LOCATION, AND A-4 FRONT(NORTH) ELEVATION, NOT ON RIDGELINE

FILL = 0 CUBIC YARDS

(22'-1"+18'-11"+18'-11"+2'-8"+19'-5"+9'-2"+32'-4"+31-'3"+12'-6"+10'-8"+36'-11"+30'-3")TOTAL EXTERIOR WALLS TO BE REMOVED = 245'-1"

(16'+3'-6"+11'-4"+9'+16'-3"+20'-7"+3'-3"+6'-9"+7'-8"+12'-4"+11'-5"+4'-8"

TOTAL INTERIOR AND EXTERIOR WALLS TO BE REMOVED = 406'-7"

TOTAL EXTERIOR WALL TO REMAINS-:
TOTAL WALLS TO REMAIN = 0

TOTAL EXISTING WALLS IN EXISTING BUILDING = 406'-7" PERCENTAGE INTERIOR WALLS REMOVED = 161.5/406.58= 39.7% PERCENTAGE EXTERIOR WALLS REMOVED = 245.08/406.58 = 60.2%

IMPERVIO	US AREAS	3	(SQ FT)	
	EXIST.	NEW	EXEMPT	TOTAL
BUIDING FOOTPRINT	1,322	1,474	0.0	2,,796
DRIVEWAY	1,032	0.0	0.0	1,032
SIDEWALKS< 5FT	265	0.0	265	0.0
GARAGE	432	0.0	0.0	432
COVERED PATIO	0.0	0.0	0.0	0.0
PORCH	0.0	48	0.0	48
TOTAL				4,308
LOT COVERAGE =4,3	308 /14,	300= 3	0.1 %	

TOTAL GRADING (CUT AND/OR FILL)
CUT = 35 CUBIC YARDS

AREA INFORMATION

LOT AREA: 14,300 SQ.FT.

ALLOWABLE AREA = 45% = 0.45X14,300 = 6453 S.F > 4,308 SF.

WALL DEMO CALCULATION(SEE SHEET A3 FOR DIMENSIONS)

6'-6"+11'-8"+8'-2"+3'-7"+2'-8"+8'-2")TOTAL INTERIOR WALLS TO BE REMOVED = 161'-6"

PERCENTAGE OF ALL WALLS REMOVED = 406.58/406.58= 100% IMPERVIOUS AREAS

IMPERVIO	US AREAS	S	(SQ FT)	
	EXIST.	NEW	EXEMPT	TOTAL
UIDING FOOTPRINT	1,322	1,474	0.0	2,,796
RIVEWAY	1,032	0.0	0.0	1,032
IDEWALKS< 5FT	265	0.0	265	0.0
ARAGE	432	0.0	0.0	432
OVERED PATIO	0.0	0.0	0.0	0.0
ORCH	0.0	48	0.0	48
OTAL				4,308
OT COVERAGE =4.3	308 /14.3	300= 3	0.1 %	

SHEET INDEX

COVER SHEET / PROJECT INFO. SITE PLAN EXISTING FLOOR PLAN A-3DEMOLITION PLAN A-4PROPOSED FLOOR PLAN ELEVATIONS A-5**ELEVATIONS** SECTIONS A-6ELECTRICAL FIXTURE PLAN T241 ENERGY REQ T242 ENERGY REQ GN1 GREEN BLDG REQ GREEN BLDG REQ GN2 STRUCTURAL GENERAL NOTES

FOUNDATION& DETAILS S2 S3ROOF FRAMINGAND DETAILS **S4** STRUCTURAL DETAILS

site retaining wall

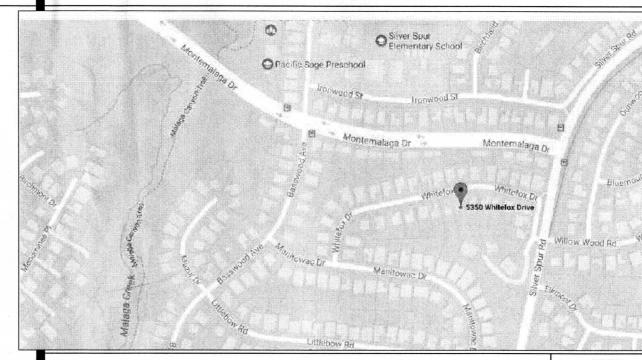
CERTIFICATION REQUIRED

in the Conditions of Approval.

Permit ____

Planner

CERTIFICATION REQUIRE



VICINITY MAP N.T.S.

GENERAL NOTES:

PROJECT ADDRESS:

AIN 7677-003-001

- All dimensions on these architectural drawings are to the face of stud, to the face of masonry, to centerline of openings or as indicated. Dimensions shall take precedence over—scaled drawings and specifications shall take precedence over notes on drawings. All architectural drawings shall be considered complimentary.
- Contractor shall furnish all labor, materials and services necessary to complete the work indicated on these architectural drawings and specifications.
- Contractor shall be solely responsible for construction means, methods, scheduling and safety. Contractor shall keep site reasonably clean and secure

over night and over periods of delay or work stoppage longer than 24 hours to prevent damage, theft and vandalism. Contractor shall make reasonable efforts to keep all unauthorized persons off site during construction. At the end of construction, contractor shall thorouly clean project, including but not limited to ail glazing, flooring, and all other exposed surfaces.

Contractor shall be solely responsible for obtaining all inspections and utility permits required by all applicable government officials. Notify architect at least 24 hours before all building inspections. All work and procedures shall conform to local building codes and regulations and to Uniform Building Code, most recent edition. Bring all conflicts, omissions, and errors discovered on these architectural drawings to the attention of the architect.

PROJECT INFORMATION

Contractor, sub-contractor and all of their employees shall verify all existing conditions and dimensions in the field before start of the work and shall become thorouly familiar with these architectural drawings and specifications before submitting bids on any part of the project.

5350 WHITEFOX DR. RANCHO PALOS VERDES CA 90275	ZONING: RS
OWNER / ADDRESS: MR RICHARD WOO 5350 WHITEFOX DR. RANCHO PALOS VERDES CA 90275	OCCUPANCY TYPE: R-3 / U
SCOPE OF WORK: ADD 1474 SQ FT TO EXISTING SFD WITH EX ATTACHED GARAGE "NO PROPOSED GRADING"	CODES: C.B.C. 2016 ED.
LEGAL DESCRIPTION: TRACT # 21351 LOT 87	

recomendation of soils report



ARCHITECTURE / ENGINEERING



RIC WF

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OKUO

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PROVIDE AN APPROVED SPARK ARRESTER FOR THE CHIMNEY, STOVE, OR BARBEQUE STRAP WATER HEATER TO WALL W/ APPROVED STRAP (SEC. 507.3, LAPC) THE CONSTRUCTION SHALL NOT RESTRICT A FIVE FT. CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, VAULTS, PULL BOXES, TRANSFORMERS, PUMPS, VALVES, METERS, APPURTENANCES, ETEC.) OR TO THE LOCATION OF THE HOOK-UPS. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FT. OF ANY POWER LINES WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAY AND/ OR ADDITIONAL EXPENSES.

DUCTS IN A PRIVATE GARAGE AND DUCTS PENETRATING WALLS OR CEILINGS SEPARATING THE DWELLING UNIT FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM 0.019 INCH (0.48 MM) SHEET STEEL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.

10- A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE

1- AN APPROVED SEISMIC GAS SHUT OFF VALVE WILL BE INSTALLED ON THE

SEPARATE PLUMBING PERMIT IS REQUIRED.

NO CONSTRUCTION ALLOWED ON NATURAL WATERCOURSE

PROVIDE TEMPORARY TOILET FACILITIES DURING CONSTRUCTION

CONC. BLOCK FENCES SHALL BE FINISHED W/ STUCCO

FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY

CONTACT THE PLUMBING DIVISION OF THE MECHANICAL BUREAU FOR INFORMATION

CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE. (PER ORDINANCE 170,158)

POOL. SPA. BOUNDARY WALLS, FENCES, TRELLIS AND PATIO COVERS REQUIRE SEPARATE PERMIT

GENERAL NOTES

11- EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED W/ NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SEC. R 303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL (R 303.1)

12- LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS WITH A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET (R401.3)

13- THE LANDSCAPE CERTIFICATION, FORM GRN-12 SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL (STATE ASSEMBLY BILL NO. 1881)

Project No. Zon 2016-00415

APPROVED BY THE PLANNING DIVISION

CITY OF RANCHO PALOS VERDES

Date ______ As Submitted

Moson Consues

It is unlawful to make any changes or alterations on this set

Approval is VOID after 180 days, unless otherwise specified

*Not valid unless accompanied by a completed Clearance Form

Approved for submittal to Building

Approved for issuance of Building

Division Plan Check //

of plans without written permission from the Planning Division.

3.5:12 SLOPE

EX 3.5:12 SLOPI

EX 3.5:12 SLOPE

clear and unobstructed access to any water or power distribution facilities (Power poles, pull-boxes, transformers, vaults, pumps, valves, meters, appurtenances, etc.) or to the location of the hook-up. The construction

shall not be within ten feet of any power lines—whether or not the lines are located

a. The construction shall not restrict a

NOTES:

five-foot

—SET 1" I.P. & TAG STAMPED RCE 28456 AT PROPERTY CORNER

bine ikee 14" confeerous-

- PINE TREE

18'-11"

8 CONILEBONS

POWER POLE

MOOD BRIDTE LENCE

#\$6.6Z 3.45.45.98N 65.88 FT PROPERTY LINE 116.55 3.80.61.88N

-14" CONIFEROUS

-12, CONINGADOR XE

5. CONILEROUS

NEW RETAINING WALL PER TOPO

SEE TOPO FOR SLOPE

EX WALL (TO DEMO)

36'-1" LANDSCAPING

EXISTING 1,322 SF

EL=93.24

6" CONC. GUTTER&VARIABLE WIDTH CONC. GUTTER (2"-5")

WHITEFOX CENTER LINE

ASPHALT DRIVEWAY

EX IMPERVIOUS SURFACE

12" CONFEROUS

Jt. CONILEBORS

15" CONIFEROUS

EX GARAGE 432 SF

DEMO 2FT

T PROPERTY CORNER

STAMPED RCE 28456

____125 __

10" CONTLEBOUS

SETBACK CERTIFICATION REQUIRED

2016 CALFORNAELECTRICAL CODE. (CCC)
2016 CALFORNAELECTRICAL CODE. (CCC)
2016 CALFORNA PLIMBING CODE. (CPC)
2016 CALFORNA PESTINO BUILDING CODE.
2016 CALFORNA REPERENCE STANDARO CODE.
2016 CALFORNA BURROY EFFICIENCY CODE.

PROPERTY CORNER

EL=91.95'

- WATER METERS

CUT = 35 CUBIC YARDS FILL = 0 CUBIC YARDS

BINE TREE

S. CONIFEROUS

-18" CONIFEROUS

'-120*-*-

the property. Failure to comply may cause construction delays and/or additional

b. An approved Seismic Gas Shutoff Valve be installed on the fuel gas line on the

stream side of the utility meter and be

connected to the exterior of the building or structure containing the fuel gas piping. (Per Ordinance 170,158) (Separate plumbing permit is required). c. Plumbing fixtures are required to be

connected to a sanitary sewer or to an approved sewage disposal system (R306.3). d. Kitchen sinks, lavatories, bathtubs, showers,

bidets, laundry tubs and washing machine outlets shall be provided with hot and cold water and connected to an approved water supply (R306.4).

e. Bathtub and shower floors, walls above bathtubs with a showerhead, and shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor (R307.2). f. Provide ultra low flush water closets for

new construction. Existing shower heads and toilets must be adapted for low water consumption.

g. Provide 70 inch high non-absorbent wall adjacent to shower and approved shatterresistant

materials for shower enclosure." (h. Unit Skylights shall be labeled by a LA

Approved Labeling Agency. Such label shall state the approved labeling agency name, NEW RETAINING WALL product designation and performance grade rating (research report not required). (R308.6.9)

> Water heater must be strapped to wall (Sec. 507.3, LAPC)

i. For existing pool on site, provide an alarm for doors to the dwelling that form a part of the pool enclosure. The alarm shall sound continuously for a min. of 30 seconds when the door is opened. It shall automatically reset and be equipped with a manual means to deactivate (for 15 secs. Max.) For a single opening. The deactivation switch shall be at least 54" above the floor. P/BC 2008-014 k. For existing pool on site, provide antientrapment cover meeting the current ASTM or ASME is required for the suction outlets of the swimming pool, toddler pool and spa for single family dwellings per the Assembly Bill (AB)No. 2977.

I. Automatic garage door openers, if provided, shall be listed in accordance with UL 325. m. Smoke detectors shall be provided for all dwelling units intended for human occupancy, upon the owner's application for a permit for alterations, repairs, or additions, exceeding one thousand dollars (\$1,000).

n. Where a permit is required for alterations, repairs or additions exceeding one thousand dollars (\$1,000), existing dwellings or sleeping units that have attached garages or CERTIFICATION el-burning appliances shall be provided

(R314.6.2)

REQUIRED with a carbon monoxide alarm in accordance with Section R315.1. Carbon monoxide alarms shall only be required in the specific dwelling unit or sleeping unit for which the permit was obtained. (R315.2) o. Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings in accordance with Section R303.1 or shall be provided with artificial light that is adequate to provide an average illumination of 6 foot—candles over the area of the room at a height of 30 inches above the floor level. (R303.1) p. A copy of the evaluation report and/or conditions of listing shall be made available at the job site

HTAON

SITE PLAN $\frac{1}{100} = \frac{1}{100} = \frac{1}$

CERTIFICATION REQUIRED

3. Glazing in the following locations shall glazing conforming to the human impact loads of Section R308.3 (see exceptions) (R308.4):

and bifold door assemblies. b. Glazing in an individual fixed or operable panel adjacent to a door where the vertical edge is within a 24-inch arc of the door

a. Fixed and operable panels of swinging,

in a closed position and whose bottom less than 60 inches above the floor or walking surface.

c. Glazing in an individual fixed or operable panel that meets all of the following conditions: 1) Exposed area of an individual pane

greater than 9 square feet. 2) Bottom edge less than 18 inches the floor. 3) Top edge greater than 36 inches

the floor. 4) One or more walking surfaces within

inches horizontally of the glazing. d. Glazing in railings. e. Glazing in enclosures for or walls facing hot tubs, whirlpools, saunas, steam rooms,

bathtubs and showers where the bottom of the glazing is less than 60 inches measured vertically above any standing or walking surface.

f. Glazing in walls and fences adjacent and outdoor swimming pools, hot tubs spas where the bottom edge of the

glazing is less than 60 inches above a walking surface and within 60 inches, measured horizontally

and in a straight line, of the water's g. Glazing adjacent to stairways, landings

ramps within 36 inches horizontally of a walking surface when the surface of the glazing is less than 60 inches above the of the adjacent walking surface. . Glazing in walls and fences adjacent to indoor

and outdoor swimming pools, hot tubs spas where the bottom edge of the less than 60 inches above a walking surface

and within 60 inches, measured horizontally and in a straight line, of the water's q. Glazing adjacent to stairways, landings

ramps within 36 inches horizontally of a walking surface when the surface of the glazing is less than 60 inches above the of the adjacent walking surface.

h. Glazing adjacent to stairways within 60 inches horizontally of the bottom tread of a stairway in any direction when the exposed surface glazing is less than 60 inches above the

of the tread.

8. Buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. (R319) 9. Protection of wood and wood based products from decay shall be provided in the locations specified per Section R317.1 by the use of naturally durable wood or wood that is preservative—treated in accordance with AWPA U1 for the species, product, preservative and end use. Preservatives shall be listed in Section 4 of AWPA U1.



Vent Calculator

hn O. Hamilton O BOX 866 HAWTHORNE CA 90251 TEL. 310 871 2562 E-MAIL YINXJAY@AOL.COM

Step 1: DETERMINE SQUARE FEET OF CODE-REQUIRED VENTILATION

Square Feet: 3292

÷ Compliance Method: 150

Total Square Feet of Code Required Ventilation

21.95

Step 2: CONVERT SQUARE FEET OF CODE-REQUIRED VENTILATION TO

21.95 x 144 = **3161** Total Square inches of Code-Required Ventilation

Step 3: DETERMINE THE ADEQUATE NUMBER OF O'HAGIN VENTS REQUIRED

Vents Low: 17

Total Vents Required for **3161** sq. inches:

Tapered Low-Profile High-Profile Model S 72.0 sq. in NFVA 97.5 sq. in NFVA Vents High: 22 Vents High: 17

Low-Profile Model Flat Low/Med Profile Model M 98.75 sq. in NFVA 86.25 sq. in NFVA

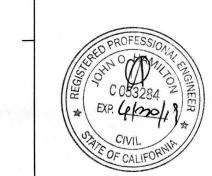
Vents Low: 22

Vents High: 19 Vents High: 17 Vents Low: 19 Vents Low: 17

2602016.00415 Project No. ROVED BY THE PLANNING DIVISION RANCHO PALOS VERDES ____ As Submitted ul to make any changes or alterations on this set rom the Planning Division is VOID after 180 days unless otherwise specified aditions of Approval. unless accompanied by a completed Clearance Form Approved for submittal to Building

proved for issuance of Building

vision Plan Check ___





3.5:12 SLOPE

3.5:12 SLOPE

ROOF ASSEMBLY

EAGLE CLAY TILE ICC ESR 1900 CLASS A MIN OVER 1/2"

RIDGES .HIPS AND VALLEYS CRRC ID# 0918-0011

SRI INDEX = 0.13

(DS)4" DOWNSPOUT

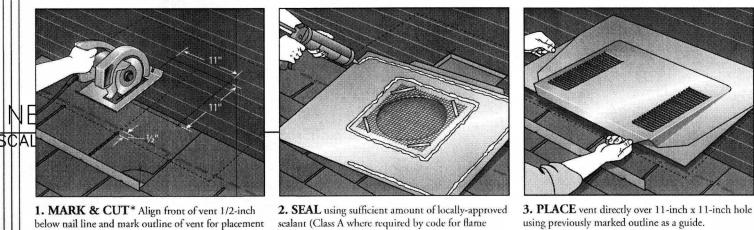
G GUTTER

OSB WITH RADIANT BARRIER ON THE

3 YEAR AGED REFLECTANCE = 0.17 INITIAL EMITTANCE = 0.91

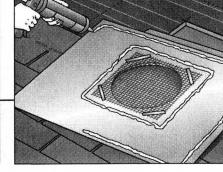
OHAGIN LOW PROFILE VENT TOTAL OF 44- 22 HIGH 22 LOW

UNDERSIDE. SLOPE NEW ROOF 4:12. FLASH ALL



blade set to thickness of sheathing, cut hole in roof deck.

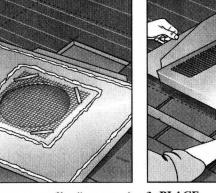
later. Mark outline of 11-inch by 11-inch hole. With resistance) around inner and outer flange.

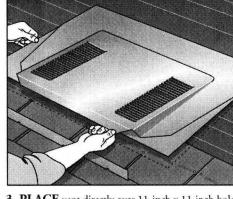


made on the material terminating at the vent. See Step

5a. if installing shingle-over finish method.

channel between edge of shingle course above diverter and inside diverter wall. Secure with four evenly-spaced roofing nails of sufficient length to penetrate sheathing. Continue with Step 1.





Full shingle strip length 1. TRIM two shingle strips to lengths shown for

FINISH METHOD

5a. ALTERNATE SHINGLE-OVER

Courses 1 and 2. Using a full length of shingle strip, trim to pattern dimensions shown for Course 3.

2. BEGINNING WITH COURSE 1, align and attach to top of vent as shown using locally-approved peel and stick, two-sided tape, or

4. SECURE at 4-inch centers using roofing nails of 5. COVER with roofing material around vent. Based 6. TRIM roofing material back 1-inch on top and sealant (Class A where required by code for flame resistance). Repeat with Courses 2 and 3 to complete shingle-over finish method.

*Optional Wind Diverter (wind speeds between 70-110 mph) installation should occur before securing lower course of shingles at vent placement. Mark diverter location (centered in alignment with vent location) one course below lower edge of vent. Apply bead of sealant to underside of diverter; install on mark so that next shingle course can be installed over base of diverter, leaving 1/4-inch to 1/2 inch



sufficient length to penetrate sheathing. SEAL all

penetrations using locally-approved sealant (Class A.

where required by code for flame resistance).

© 2014 O'Hagin. All Rights Reserved.

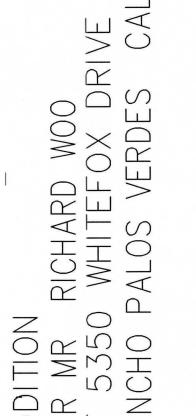
GENERAL INSTALLATION NOTES:

upon local best practices, a 45-degree angle cut may be sides of vent cover to allow for proper drainage.

. Do not install vents below or adjacent to valleys or other areas of concentrated water runoff. . Standard installation at 3:12 pitch or greater.

. All low vents (intake) shall be uniformly installed a minimum of 12 inches above the attic insulation. The width of any eave over hang shall be taken into consideration so, for example, the insulation does not block the attic vent opening. . All high vents (exhaust) shall be uniformly installed two (2) to three (3) courses below the ridge assembly, unless prevented by structural

. O'Hagin vents are designed to be part of a complete roofing system. Failure to properly install all components will negatively impact overall performance and will void warranty protection. 6. For specific information regarding snow and high velocity wind applications, contact O'Hagin.

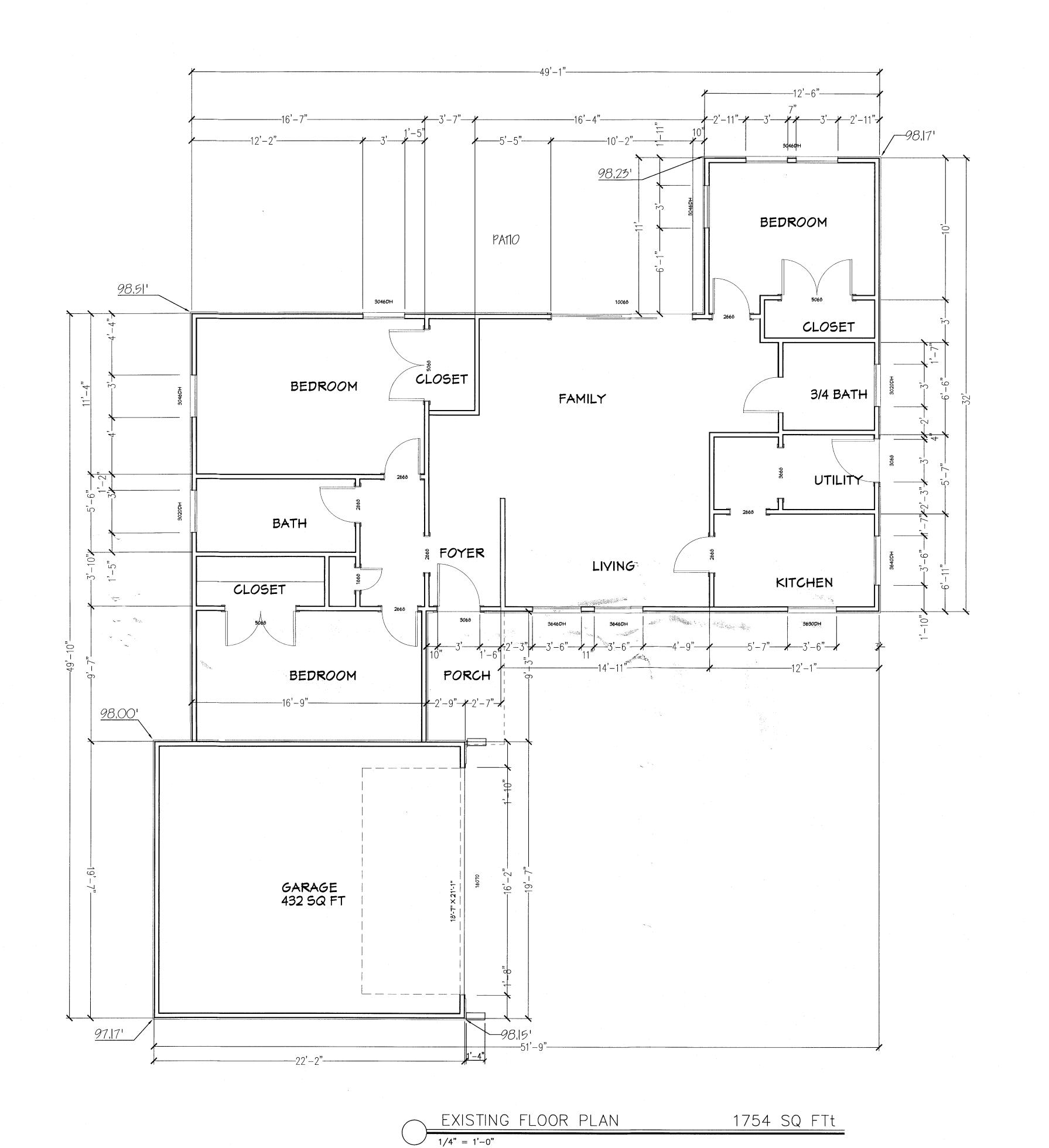


LIFORNI

05/07/2017 J.O.H

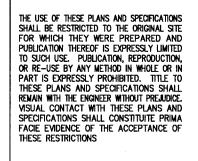
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REVISIONS

ARCHITECTURE / ENGINEERING





ADDITION FOR MR RICHARD WOO AT 5350 WHITEFOX DRIVE RANCHO PALOS VERDES CALIFORNIA

	DATE 05/07/2017
	SCALE
:	DRAWN J.O.H
	JOB #
	SHEET #

WALL LEGEND

NEW 2X STUD WALL

EXISTING 2X STUD WALL TO BE DEMOLISHED

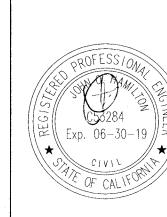
EXISTING 2X STUD WALL TO REMAIN

REVISIONS

JOHN () HOM HAWTHOR TEL. 31

ARCHITECTURE / ENGINEERING

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. PUBLICATION, REPRODUCTION, OR RE-USE BY ANY METHOD IN WHOLE OR IN PART IS EXPRESSLY PROHIBITED. TITLE TO THESE PLANS AND SPECIFICATIONS SHALL REMAIN WITH THE ENGINER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS



ADDITION FOR MR RICHARD WOO AT 5350 WHITEFOX DRIVE RANCHO PALOS VERDES CALIFORNIA

DATE 05/07/2017 J.O.H

Project No. Zon2016-60415

APPROVED BY THE PLANNING DIVISION CITY OF RANCHO PALOS VERDES With Conditions As Submitted Date

Planner

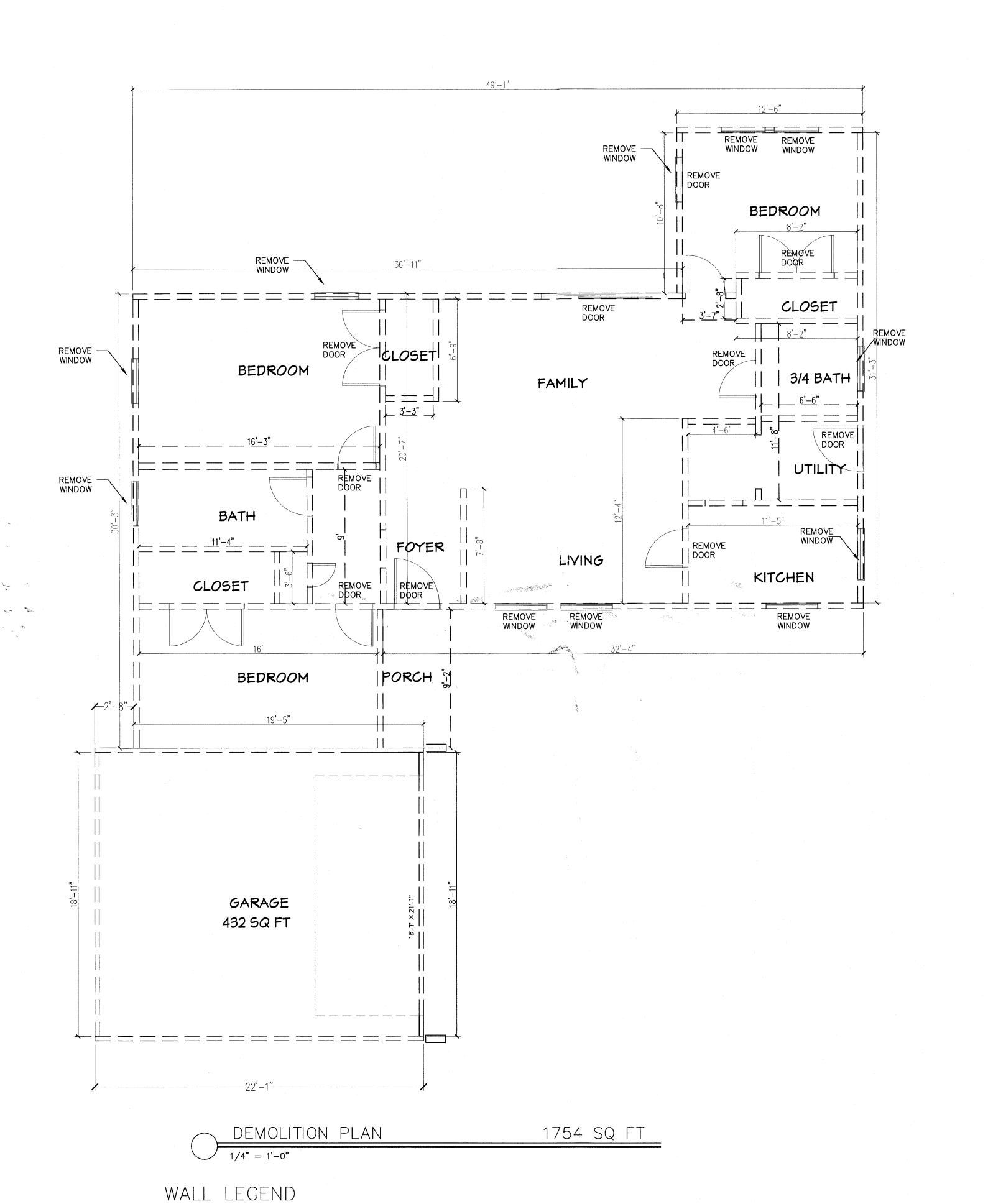
It is unlawful to make any changes or alterations on this set of plans without written permission from the Planning Division Approval is VOID after 180 days, unless otherwise specified in the Conditions of Approval.

*Not valid unless accompanied by a completed Clearance Form Approved for submittal to Building Division Plan Check

Approved for issuance of Building Permit

Permit _____

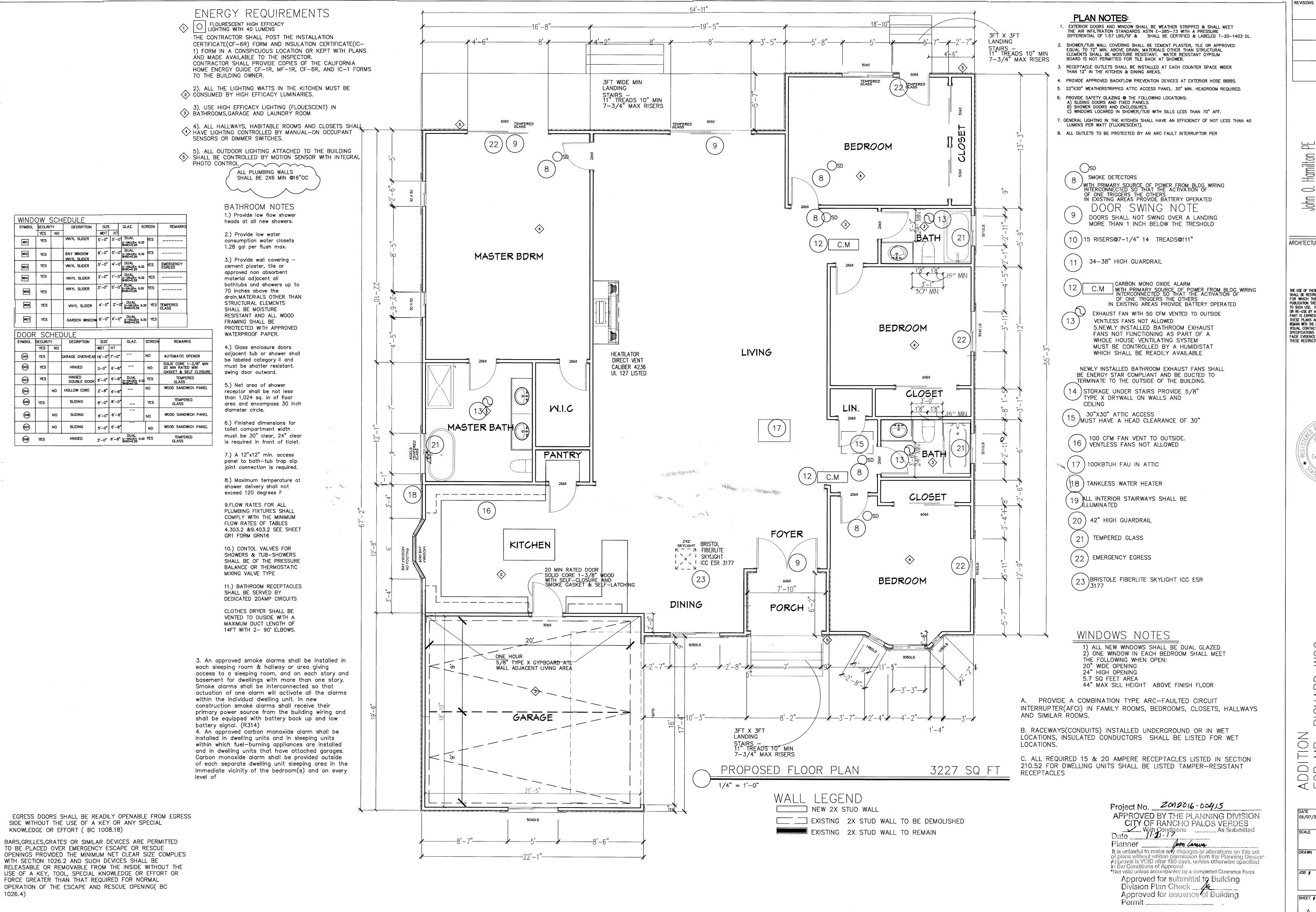
SHEET #



NEW 2X STUD WALL

EXISTING 2X STUD WALL TO BE DEMOLISHED

EXISTING 2X STUD WALL TO REMAIN



(), Hamilton PE Box 866 THORNE CA 90251 . 310 871 2562

ARCHITECTURE / ENGINEERING

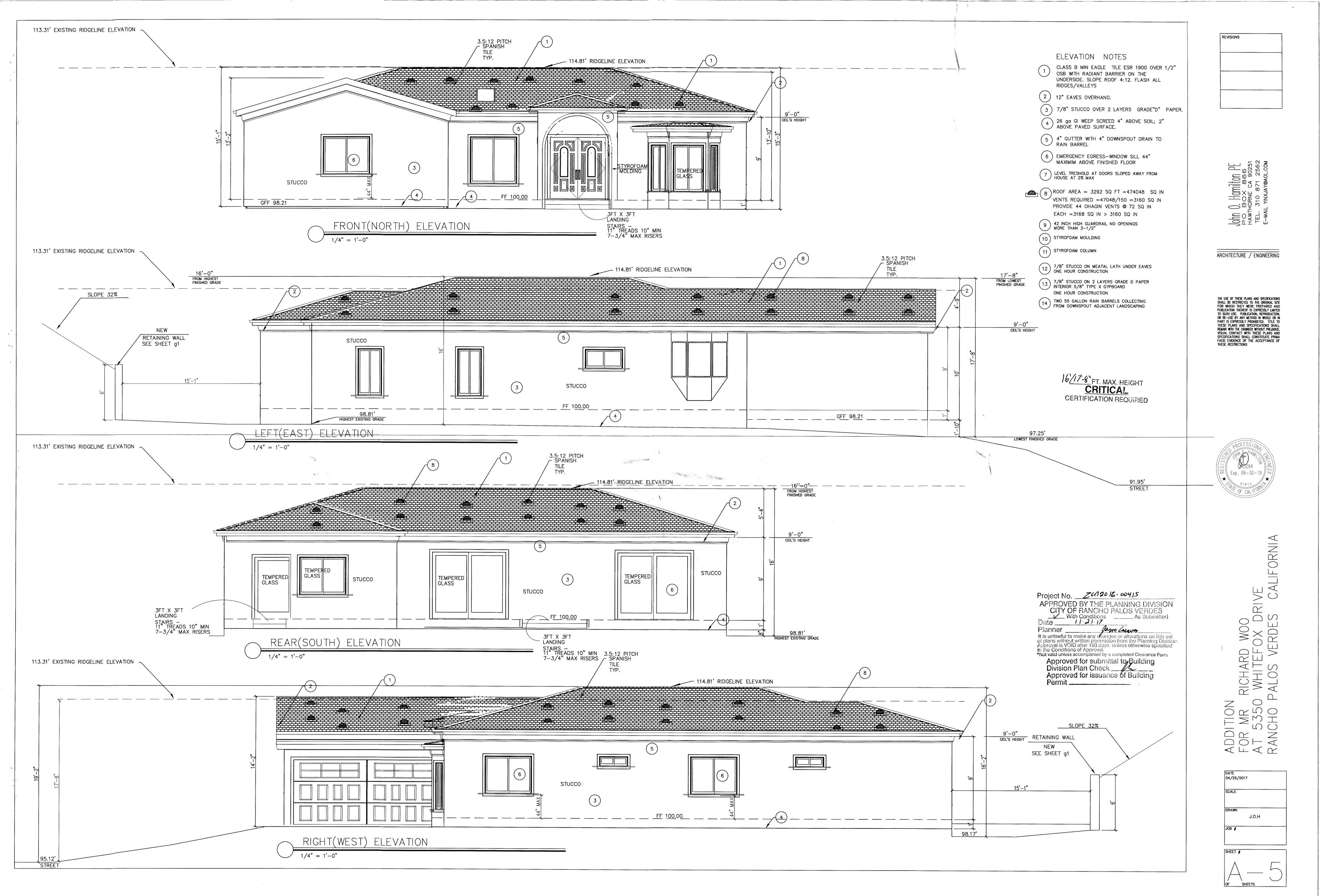
THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. PUBLICATION, REPRODUCTION, OR RE-USE BY ANY METHOD IN WHOLE OR IN PART IS EXPRESSLY PROHIBITED. TITLE TO THESE PLANS AND SPECIFICATIONS SHALL REMAIN WITH THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUITE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS

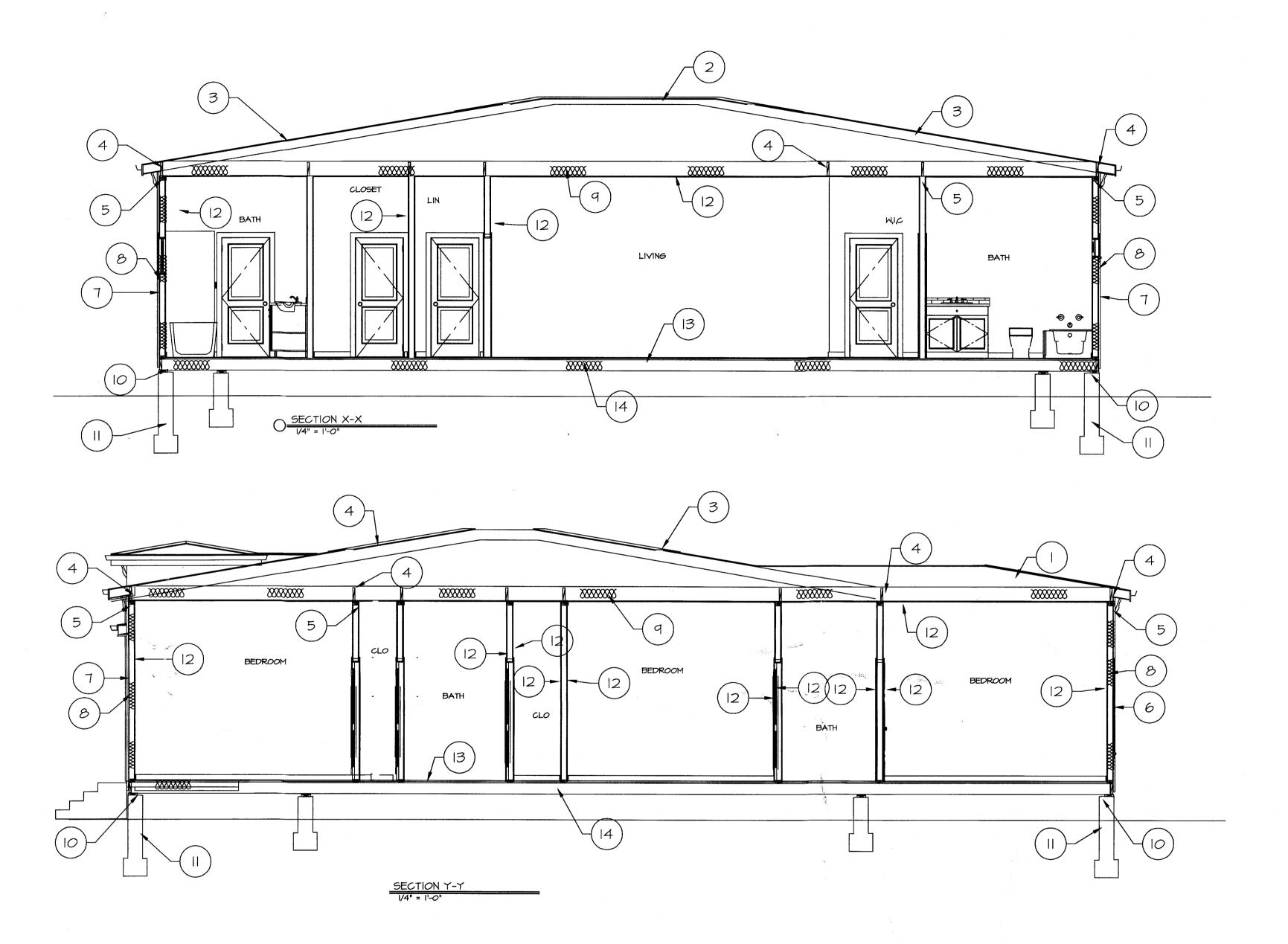
PROFESSIONAL COMPANY OF CALIFORNIA OF CALIFO

ADDITION
FOR MR RICHARD WOO
AT 5350 WHITEFOX DRIVE
RANCHO PALOS VERDES CALIFORNIA

DATE 05/07/2017 SCALE

J.O.H





SECTION NOTES

- 2X ROOF RAFTERS AT 16"OC.
- (2) RIDGE BOARD OR BEAM SEE FRAMING
- 3 CLASS B MIN EAGLE TILE ICC ESR # 1900 ON 1/2" OSB WITH RADIANT BARRIER ON UNDERSIDE.
- (4) 2X CONTINUOUS BLOCKING
- (5) 2-2X DOUBLE TOP PLATES
- (6) 2X STUDS AT 16"OC
- 7 7/8" STUCCO OVER 2 LAYER GRADE D PAPER
- (8) R-15 INSULATION WHERE OCCURS
- (q) R-30 INSULATION WHERE OCCURS
- PRESSURE TREATED SILL PLATE (3X WHERE REQUIRED SEE SHEAR WALL SCHEDULE)
- (II) CONT. FTG (PER FOUNDATION PLAN) W/ 2-#
 REBARS TOP AND BOTTOM . W/ 5/8"\$\phi\$ AB X
 IO" LONG WITH 3" SQUARE X 0.229" PLATE
 WASHER 48" SPACING MAX SEE SHEAR
 WALL SCHEDULE FOR SHEAR WALLS
- 12 1/2" DRYWALL(5/8" TYPE X FOR FIRE PROTECTION)
- (13) 5/8"CDX PLYWOOD SHEATHING OVER 2X FLOOR JOISTS @16"OC
- (14) R-19 INSULATION

FO BOX 866
HAWTHORNE CA 90251
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OWNER AND JOB ADDRESS

AUDULTON OUTO NHITETOX PALOS VERDES CALIFORNIA



REVISIONS

DATE

SCALE

DRAWN
JOH

JOB #

A-6