

# FILE CONTROL SHEET

PROPERTY ADDRESS 29035 WARNICK ROAD

[illegible]

# RPV Approves Disputed Addition to Residence

By ANNE LA JEUNESSE  
News Staff Writer

Emotions were strong at the Rancho Palos Verdes City Council meeting Tuesday when more than 20 residents showed up to protest one neighbor's right to build a second story addition onto his Warnick Road residence.

During the nearly two hours of heartfelt testimony, one woman broke down in tears, claiming the privacy of her back yard would be destroyed if Ashis Mandal was permitted to build a second story addition that would measure 21-feet, 2-inches above the existing grade of his property, which would obliterate her view of Catalina Island.

"I want to keep my privacy. I have to close curtains to all rooms (to keep privacy)." She said the neighborhood compatibility and property values of nearby homes would be "ruined" by the Mandal addition.

Resident Tony Yu characterized the Mandal addition as "unharmonious, unneighborly and unsightly," and said many neighbors believe the addition will

blight the surrounding neighborhood.

Although the City Council said they sympathized with residents opposing the addition, and agreed with the city staff that "there is no doubt that a portion of the ocean and Catalina Island views enjoyed from 29031 Warnick Road and a portion of the ocean and Santa Monica Bay views enjoyed from 29041 Warnick Road will be impaired," they voted 5-0 denying the opposition appeal of the projects' approval, saying their hands were tied by development and building code restrictions and neighborhood compatibility regulations.

Because Mandal's project conforms to city requirements relating to the project, the city would be in a precarious position to deny him his addition because of view considerations, according to council members.

It was explained that, according to city regulations, views below 16 feet are not protected. Because views to be effected by the proposed 21 foot addition would be impaired at the 16 foot level, and

Mandal's chosen architectural is compatible with the homes in the vicinity, according to the staff report, he was granted his request for five additional feet.

Planning Commissioner Robert McNulty, who was the only commissioner who objected to the addition, testified at the City Council meeting that the developer of the Warnick Road tract "placed these houses so that everyone who bought one of these houses would enjoy this same ambience. If ever there was a neighborhood that cried out for neighborhood compatibility, this was it."

McNulty, who opposed the concept of neighborhood compatibility, said that approving the Mandal addition will result in everybody in that neighborhood requesting changes to their homes. "It is going to create a divisiveness in the community."

Mayor Douglas Hinchliffe said "a resident of this city has a right, so long as it complies with our codes, to build on to their house up to 16 feet. If that should happen to block your view—for the purposes of our codes—you do not have a view."

Councilman Robert Ryan said because the Mandal project complied with city codes, "I can't see any way (to stop the addition) without the city getting in a whole lot of trouble."

Councilwoman Jacki Bacharach said that although portions of views will be blocked, there will still be significant views from the nearby properties.

Councilman John McTaggart said "We're stuck with the code we all had a part in designing, and can't find a way out of it."

Councilman Melvin Hughes characterized the stark stucco wall of the addition as "dismal architecture," and the City Council unanimously voted to deny the opposition appeal and instructed the staff to work with the Mandals and his neighbors to redesign the wall of the addition most adjacent to his nearest neighbor to add windows to break up the starkness of the structure.



RECORDING REQUESTED BY:  
City of Rancho Palos Verdes

WHEN RECORDED RETURN TO:  
City of Rancho Palos Verdes  
Planning Department  
30940 Hawthorne Boulevard  
Rancho Palos Verdes, CA 90274

RECORDED IN OFFICIAL RECORDS.  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA

1 MIN. 10 A.M. MAY 15 1991  
PAST.

FEE \$ 15.00 D

COVENANT TO MAINTAIN PROPERTY TO PROTECT VIEWS

Conditional use permit, variance, height variation, building permit, or other entitlement to construct a structure or to add livable area to a structure.

WHEREAS, Ashis Kumar Mandal and \_\_\_\_\_

\_\_\_\_\_ (hereinafter "Owners") is/are the  
Owner (s) of the real property (the "Property") known as

29035 WARNICK ROAD, Rancho Palos Verdes,  
California, as more fully described as Lot \_\_\_\_\_ of Tract  
No. \_\_\_\_\_ in the City of Rancho Palos Verdes as per Book 7583  
Page 030 and Parcel(s) 003 on the records of  
the County of Los Angeles Assessors Office; and

WHEREAS, Owners have received H.V. # 695  
permit from the City of Rancho Palos Verdes (the "City"); and

WHEREAS, the City is the owner of WARNICK RD.  
\_\_\_\_\_ Street, which is adjacent to the  
Property; and

WHEREAS, in order to satisfy the provisions of Section  
17.02.040 B. 4. of the Rancho Palos Verdes Municipal Code, said

permit contains a condition requiring Owners to agree to maintain all trees and other foliage on the Property in a manner so as to protect views from other properties in a manner consistent with Municipal Code Section 17.02.040 B. 4., and

WHEREAS, in consideration for receiving said permit, Owners are willing to execute this Covenant and to undertake the maintenance obligations provided herein, for the purpose of protecting the views from other properties in the City of Rancho Palos Verdes in a manner consistent with Municipal Code Section 17.02.040 B. 4.

NOW, THEREFORE, in consideration of the City's approval of H.V. # 695 permit, Owners hereby agree as follows:

1. Owners covenant and agree to keep and maintain all trees and foliage on the Property to prevent such trees and foliage from growing to a height that exceeds the lesser of (a) sixteen feet, or (b) the ridge line of the primary structure on the Property, to the extent such foliage and trees would impair a view from the viewing area of other property. To this end, Owners covenant and agree to trim, prune or (if necessary) remove, in accordance with the provisions of Municipal Code Section 17.020.040 B. 4. as needed from time to time, all trees and foliage on the Property to prevent such trees and foliage from exceeding such maximum height to the extent such foliage would impair a view from the viewing area of other property.



2. For purposes of this Covenant, a view shall be defined as follows and shall include both "near views" and "far views":

(a) A "near view" is defined as a scene located on the Palos Verdes Peninsula including, but not limited to, a valley, ravine, equestrian trail, pastoral environment or any natural setting.

(b) A "far view" is defined as a scene located off of the Palos Verdes Peninsula including, but not limited to the ocean, Los Angeles basin, city lights at night, harbor, Vincent Thomas Bridge, shore line or offshore islands.

(c) View shall not include vacant land that is developable under the City Code, distant mountain areas not normally visible, nor the sky, either above distant mountain areas or above the height of offshore islands.

(d) View may extend in any horizontal direction (360 degrees of horizontal arc) and shall be considered as a single view even if broken into segments by foliage, structures or other interference.

3. For the purposes of this Covenant, "viewing area" shall be defined in a manner consistent with the provisions of Municipal Code Section 17.02.040 A. 16., which provisions are summarized below:

(a) The area of the structure (excluding bathrooms, hallways, garages, or closets) or lot (excluding setback areas) where the Owners and the City determine the best and most important view exists. The finished floor elevation of any

91 710407

viewing area must be at or above existing grade adjacent to the exterior wall of the part of the building nearest to the viewing area.

4. This Covenant shall run with the land and shall be a burden upon the Property and shall be for the benefit of all real property located in the City of Rancho Palos Verdes, County of Los Angeles, State of California, including but not limited to WARNICK ROAD Street owned by the City, which is adjacent to the Property.

5. This Covenant may be enforced only by the following persons or entities:

a. The City of Rancho Palos Verdes, its successors-in-interest and its assigns; or

b. The owner of any residential real property in the City of Rancho Palos Verdes whose view from the viewing area of the structure is impaired by trees or foliage in excess of the maximum height specified above in Section 1 of this Covenant.

6. Notwithstanding anything provided herein to the contrary, the burdens of this Covenant may be terminated and abandoned by the City Council of City at any time by execution and recordation of a notice abandoning this Covenant.

91 710407

7. The covenants and obligations of Owners contained in this instrument shall be binding upon Owners, their successors and assigns, only during their respective periods of ownership of the Property.

8. This instrument contains the entire agreement of the Owners relating to the rights herein granted and the obligations herein assumed. Any oral representations or modifications concerning this instrument shall be of no force or effect except for a subsequent modification in writing signed by the then current Owners or for a termination hereof executed by the City.

9. In the event of any controversy, claim, or dispute relating to this instrument or the breach thereof, the prevailing party shall be entitled to recover from the losing party reasonable attorney's fees and costs.

10. In the event that there is more than one individual owner of the Property, the obligations set forth herein shall be the joint and several obligations of each Owner.



ASHIS KUMAR MANDAL  
(Type or Print Name Under Signature)

-6-

CHANG 541963B

Application Number: HEIGHT VARIATION NO. 695  
Related Applications: N/A  
Date Received: August 10, 1990 Fee Received: \$305.00 377 1807 (Hm)  
603 4538 (WK)  
Name (landowner): Mr. Ashis Mandal  
Project Address: 29035 Warnick Road

ENVIRONMENTAL REQUIREMENTS

Date

8-21-90

INCOMPLETE (NEED ACCURATE MAILING LIST)

NEIGHBORHOOD CONSULTATION IS COMPLETE.

9-5-90

COMPLETE. EXCEPT FRAME VERIFICATION

STAFF ACTION

9/26/90

Notices mailed.

10/31/90

DECISION

notices mailed to: m/m  
m/m William Dudman  
m/m James Hood  
m/m Chang  
Mrs. Jean Wang

11/14/90

GRACE CHANG, et al, appealed director's decision to P.C.

EC OR PC ACTION

JAN 22, 1991

P.C. denied appeal, thereby approving project

FEB. 4, 1991

P.C. adopted Resolution No 91-6

FEB. 18, 1991

GRACE CHANG, et al, appealed P.C. decision to C.C.

COUNCIL ACTION

APRIL 16, 1991

C.C. denied appeal, thereby approving H.V. #695

CITY OF RANCHO PALOS VERDES

PLANNING CLEARANCE

PROJECT LOCATION: 29035 WARNICK RD  
LOT AND TRACT NO.: 148 / 28053  
OWNER'S NAME: MANDAL  
AND ADDRESS: SAME  
PROJECT NO.: H.V. 695  
PROJECT DESCRIPTION: FIRST & SECOND STORY ADDITIONS

Approval is granted subject to the following conditions:

- ① MAX. HT. OF ADDITION NOT TO EXCEED 22'-2" AS MEASURED FROM EXISTING, ADJACENT GRADE.
- ② A COVENANT TO PROTECT VIEWS SHALL BE COMPLETED, NOTARIZED, & SUBMITTED PRIOR TO ISSUANCE OF FINAL BLDG. PERMITS.
- ③ MIN. SETBACKS SHALL BE MAINTAINED: 5'-0" ~~RE~~ SIDE YARD
- ④ MAX. ALLOWABLE EAVE PROJECTION: 4" FOR EACH 1'-0" OF REQUIRED SETBACK
- ⑤ NO GRADING HAS BEEN APPROVED W/THIS PERMIT

☒ BUILDING PERMIT REQUIRED.

THIS FORM, ALONG WITH THE TWO COPIES OF THE APPROVED PLANS, MUST BE SUBMITTED WHEN APPLYING FOR A BUILDING PERMIT.

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. Homeowners Associations are on file with the Environmental Services Department of Rancho Palos Verdes.

Dump Deposit Required No

Dump Deposit  
Receipt No.: \_\_\_\_\_

By: FAB & FREITAS  
For Director of Environmental Services  
City of Rancho Palos Verdes

City of Rancho Palos Verdes  
30940 Hawthorne Boulevard  
(213) 377-0360

Dated: 5/30/91  
APPROVAL VOID AFTER 180 DAYS



Application Number: HEIGHT VARIATION NO. 695-APPEAL

Related Applications: \_\_\_\_\_

Date Received: 11/14/90 Fee Received: \$235

Name (landowner): Grace Chang et al - Applicant 29031 Warnick

Project Address: 29035 Warnick

**ENVIRONMENTAL REQUIREMENTS**

Date

_____	_____
_____	_____
_____	_____

**STAFF ACTION**

_____	_____
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12/20/90  
2/5/91

Notices mailed  
sent letter

**EC OR PC ACTION**

1/22/91

APPROVED w/ MODIFICATION TO CONDITION

**COUNCIL ACTION**

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Application Number: HEIGHT VARIATION NO. 695-APPEAL TO CITY COUNCIL

Related Applications: \_\_\_\_\_

Date Received: 2/18/91 Fee Received: \$235

Name (landowner): Grace Chang - 29031 Warnick

Project Address: Ashis Mandale - 29035 Warnick

ENVIRONMENTAL REQUIREMENTS

Date

_____	_____
_____	_____
_____	_____

STAFF ACTION

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EC OR PC ACTION

_____	_____
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COUNCIL ACTION

_____	_____
_____	_____
_____	_____
_____	_____

May 1, 1991

Mr. Fabio de Freitas  
Assistant Planner  
City of Rancho Palos Verdes  
30940 Hawthorne Blvd  
Rancho Palos Verdes, CA 90274-5391

SUBJECT: H.V. No. 695

Dear Mr. Freitas:

Regarding the two alternatives for the window treatment you sent us for our review, we would reluctantly accept the one labeled "Idea #2", ie. the one with a single 3' x 5' window. One window is definitely less of an evil than two. Of course we would rather there not be a window at all.

While we are accepting the fact that there will be an addition and a window, fair play will dictate that the window should at most be translucent. In other words the addition would benefit from the transmission of light from that direction, but our privacy will not be further violated.

We have been treated most unfairly in this matter so far. We hope that this window issue will be resolved in an equitable manner.

Sincerely,

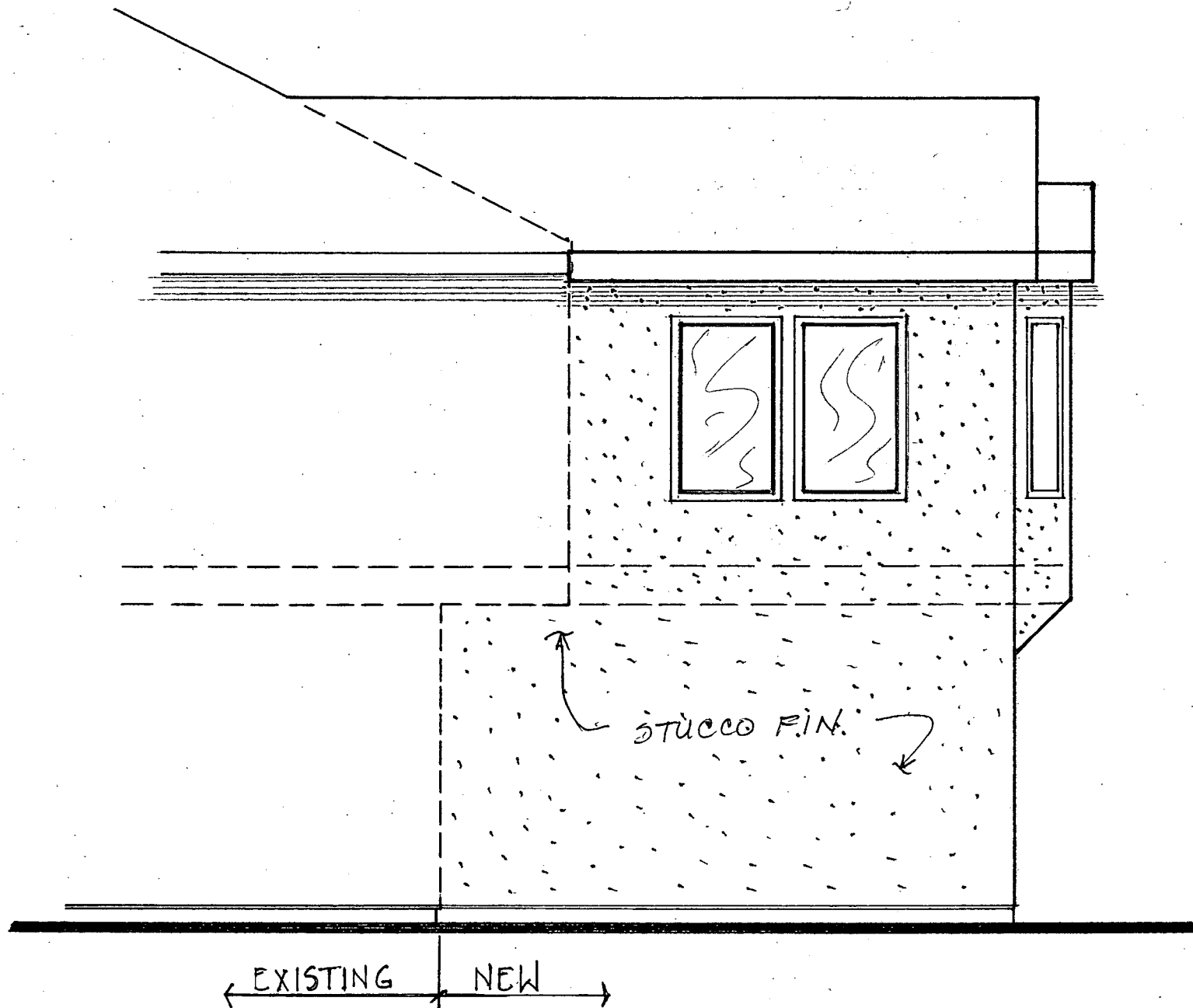
*Y. Y. Chang*  
*Grace So Chang*  
Y. Y. and Grace Chang

RECEIVED

MAY 02 1991

ENVIRONMENTAL SERVICES





IDEA #1 ELEVATION "N"

EXIST. MASTER BEDRM.

ADDITION

3'0" x 5'0"

3'0" x 5'0"

3'0" x 5'0"

3'0" x 5'0"

3'0" x 4'0" w/built-in mini-blinds

TUB

W/C

LAV.

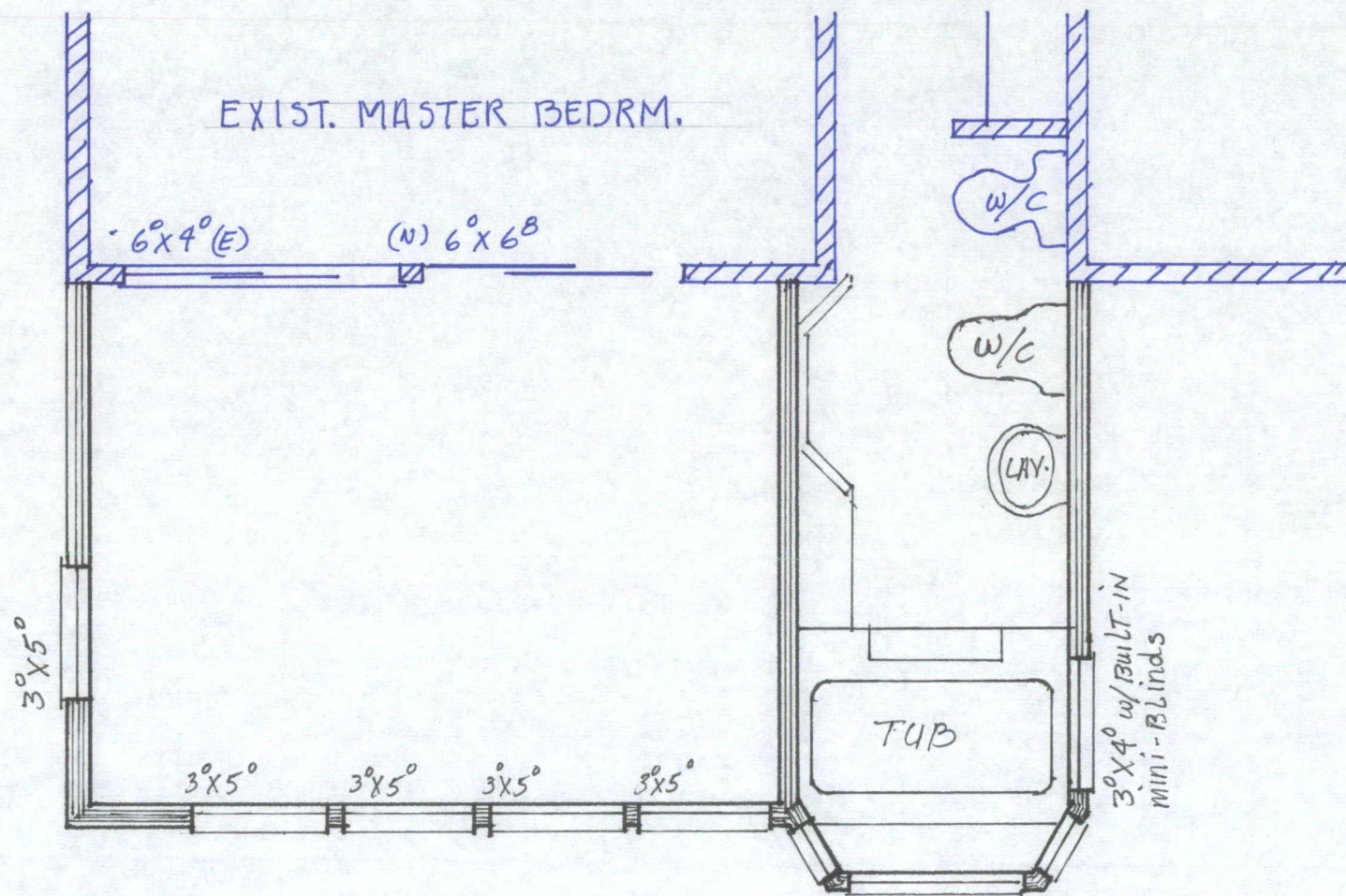
MIRROR

SHELF

STEP

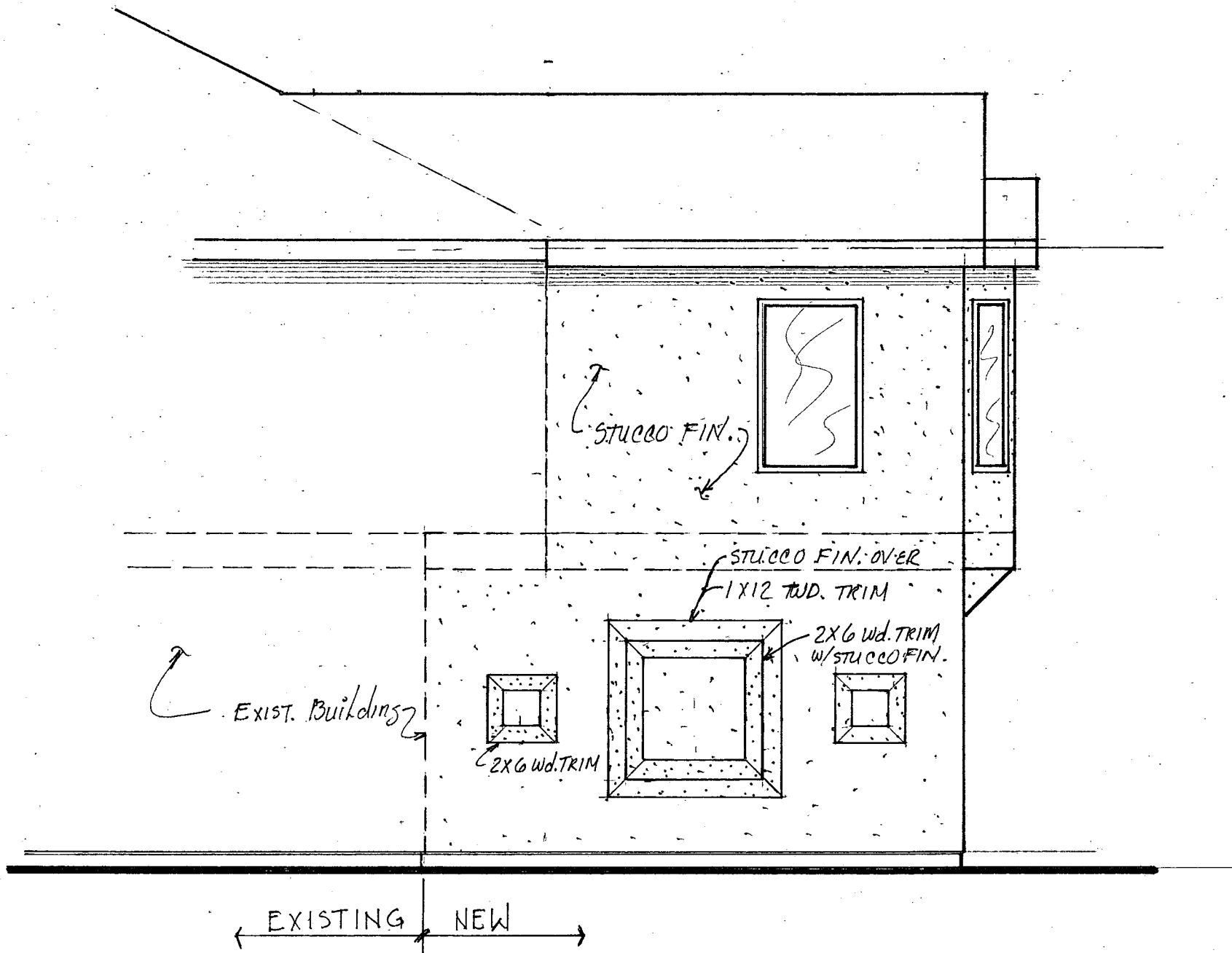
N ← S

IDEA #1



IDEA #2





IDE A #2 ELEVATION "N"

SCALE: 1/4" = 1'-0"



RANCHO PALOS VERDES

Mayor DOUGLAS M. HINCHLIFFE  
Mayor Pro Tem JACKI BACHARACH  
Councilman MELVIN W. HUGHES  
Councilman JOHN M. McTAGGART  
Councilman ROBERT E. RYAN

April 18, 1991

Mr. and Mrs. Y.Y. Chang  
29031 Warnick Road  
Rancho Palos Verdes, CA. 90274

SUBJECT: H.V. No. 695

Dear Mr. and Mrs. Chang:

On April 16, 1991, the City Council of the City of Rancho Palos Verdes denied your appeal of Height Variation No. 695, thereby approving the project.

The Council added a condition to the approval to allow windows on the north and south sides of the addition. The applicant has submitted two acceptable alternatives for the window treatment/placement for your review.

These plans are now available for your review along with any other interested parties. I ask that you call me at 377-6008 to set up an appointment to review these alternatives no later than Friday May 2, 1991. I will be stamping the applicant's plans on May 3, 1991 and would appreciate your input.

Sincerely,

Fabio de Freitas  
Assistant Planner



RANCHO PALOS VERDES

Mayor DOUGLAS M. HINCHLIFFE  
Mayor Pro Tem JACKI BACHARACH  
Councilman MELVIN W. HUGHES  
Councilman JOHN C. McTAGGART  
Councilman ROBERT E. RYAN

April 18, 1991

Mr. and Mrs. Y.Y. Chang  
29031 Warnick Road  
Rancho Palos Verdes, CA 90274

Dear Mr. and Mrs. Chang:

On April 16, 1991, the City Council denied your appeal of Height Variation No. 695 to allow first and second story additions at 29035 Warnick Road.

Should you have any questions, please do not hesitate to call me at (213) 377-6008.

Sincerely,

Fabio de Freitas  
Assistant Planner

FdF:ps

Enclosure



## RANCHO PALOS VERDES

Mayor DOUGLAS M. HINCHLIFFE  
Mayor Pro Tem JACKI BACHARACH  
Councilman MELVIN W. HUGHES  
Councilman JOHN C. McTAGGART  
Councilman ROBERT E. RYAN

April 18, 1991

Mr. and Mrs. Ashis Mandal  
29033 Warnick Road  
Rancho Palos Verdes, CA 90274

Dear Mr. and Mrs. Mandal:

On April 16, 1991, the City Council approved your application for Height Variation No. 695 to allow first and second story additions at 29035 Warnick Road. The approval is subject to the conditions in the attached Resolution and Exhibit "A".

Also enclosed is a landscape covenant which must be submitted with the required recording fee prior to building permit issuance. A check for \$15 made out to the L.A. County Recorder's Office is required. If a separate notary sheet is used, an additional \$2 fee is required.

As a condition of approval, the Council has directed you to relocate the windows on the north and south sides of the addition and allow interested parties to comment on the placement. Once this placement has been decided upon, your plans may be stamped. Please call and set up an appointment with me to stamp and clear your plans prior to submittal for plan check. Planning approval is valid for 180 days.

Should you have any questions, please do not hesitate to call me at (213) 377-6008.

Sincerely,

Fabio de Freitas  
Assistant Planner

FdF:ps

Enclosure



## RANCHO PALOS VERDES

Mayor DOUGLAS M. HINCHLIFFE  
Mayor Pro Tem JACKI BACHARACH  
Councilman MELVIN W. HUGHES  
Councilman JOHN C. McTAGGART  
Councilman ROBERT E. RYAN

May 10, 1991

Celina Gonzalez  
8050 E. Florence Ave., Su. 26  
Downey, CA. 90240

**SUBJECT: H.V. 695**

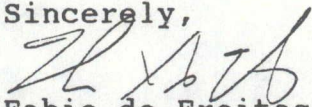
Dear Celina:

Enclosed is a copy of the plan that the Chang's and their neighbors have chosen.

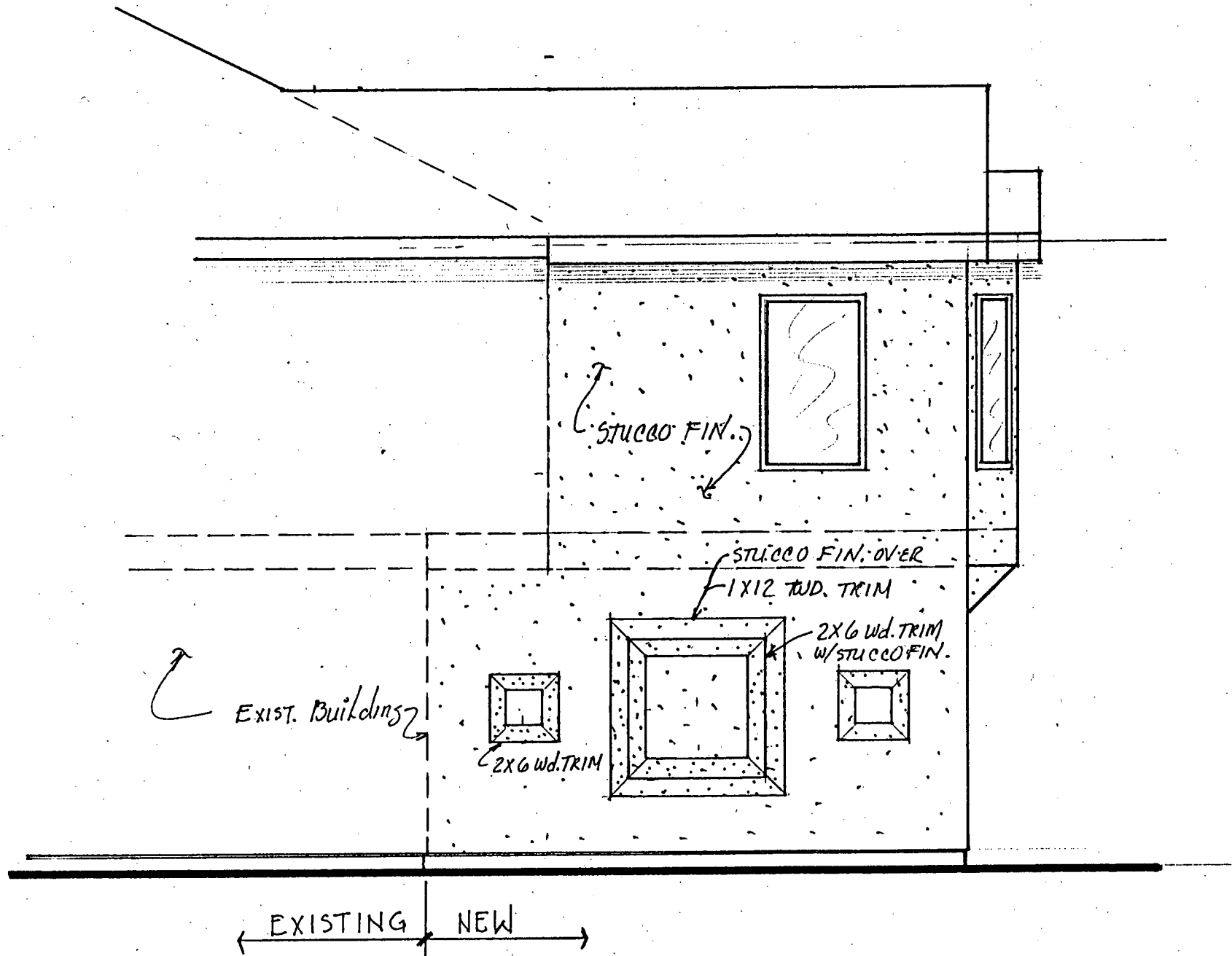
Please note that the window material should be translucent in nature. Also, the Director of Environmental Services recommends that the window on the north side should be as small as possible. I have checked with our Building and Safety Division, and have been informed that the smallest, standard window is 2'-6" wide.

I hope this information will be helpful to you in finalizing Dr. Mandal's plans. Please contact me at 377-6008 for an appointment so that I'm available to stamp the plans in order to move forward with this project.

Sincerely,

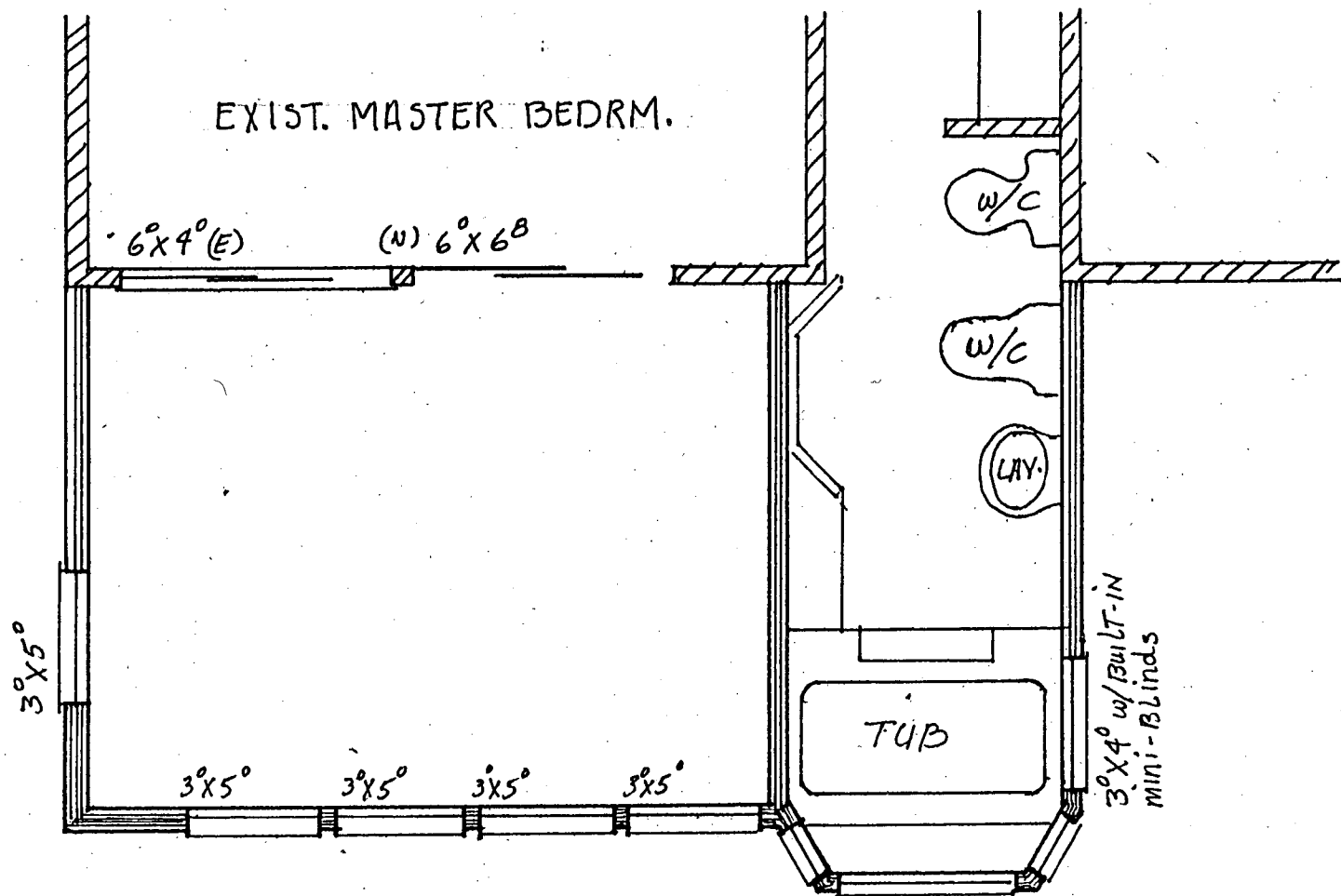
  
Fabio de Freitas  
Assistant Planner

Enclosure



IDEA #2 ELEVATION "N"

SCALE: 1/4" = 1'-0"



IDEA #2



RESOLUTION NO. 91-17

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO PALOS VERDES DENYING THE APPEAL OF HEIGHT VARIATION NO. 695 THEREBY APPROVING THE PROJECT AT 29035 WARNICK RD.

WHEREAS, October 31, 1990, the Director of Environmental Services approved Height Variation No. 695 for first and second story additions (to a maximum height of 21'-2") at 29035 Warnick Road; and

WHEREAS, on November 14, 1990, Ms. Grace Chang, et al, filed an appeal within 15 days of the decision of the Director of Environmental Services to the Planning Commission; and

WHEREAS, on January 22, 1991, the Planning Commission denied the appeal, thereby approving the project, with modified conditions; and

WHEREAS, on February 4, 1991, Resolution No. 91-6 was adopted; and

WHEREAS, on February 18, 1991, Ms. Grace Chang, et al, filed an appeal within 15 days of the adoption of the Planning Commission resolution to the City Council; and

WHEREAS, after notice pursuant to the City's Development Code, on April 16, 1991, the City Council held a public hearing, at which time all interested parties were given an opportunity to be heard and present evidence.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RANCHO PALOS VERDES DOES HEREBY FIND, DETERMINE AND RESOLVE AS FOLLOWS:

Section 1: That pursuant to Section 17.02.040 of the Development Code, the applicant has complied with provisions set forth for early neighborhood consultation, in that he discussed the proposed project with the neighbors at a scheduled open house and obtained signatures from those who attended.

Section 2: That the applicant has constructed a temporary space frame of the outline of the proposed addition, the height and location of which were verified by Staff.

Section 3: That the structure does not significantly impair a view or vista from public property (parks, major thoroughfare, bikeway, walkway, equestrian trail, etc.) which has been identified in the City's General Plan, Coastal Specific Plan or City approved viewing area.

Section 4: That the proposed structure is not located on a ridge or promontory.

Section 5: That there is no significant cumulative view impact caused by granting the application since views from the residences on the east side of Warnick Road already are impaired by the existing homes on the west side of the street and it has been determined that views from the properties on the west side of the street would be impaired by structures at 16 feet.

Section 6: That the proposed structure has been designed and situated in such a manner as to minimize view obstruction in that the applicant has utilized the level, buildable area of the rear yard and will not encroach into any of the minimum required setbacks. The applicant's intention for the second story addition is to expand the existing master bedroom and create a master bedroom suite. In that the master bedroom is located at the rear of the house, there is no other alternative location for expansion other than what has been proposed.

Section 7: That based upon view analyses performed by Staff, the portion of the proposed structure under 16 feet, when considered exclusive of existing foliage, would significantly impair a primary view from the viewing areas at 29031 Warnick Road and 29041 Warnick Road. However, these views are unprotected by the Development Code. Since the views will be impaired by the structure under 16 feet, there is no justification in denying the applicant's request with respect to view impairment because the proposed second story addition will not exacerbate the view impairment that would be caused by the portion of the proposal under 16 feet.

Section 8: That based upon analysis of the surrounding vicinity, the proposed structure will be compatible with the neighborhood. The addition will take place at the rear of the property and will not be seen by passersby on the street. In that the residence will appear as if it has not been modified, that the square footage after development will only slightly exceed the average square footage of area, and materials used throughout the neighborhood will be utilized in the applicant's proposal, the City Council finds that the project will be compatible with the immediate neighborhood character.

Section 9: That the proposed project complies with all other Development Code requirements.

**Section 10:** For the foregoing reasons and based on information and findings included in the Staff report and evidence presented at the public hearing, the City Council of the City of Rancho Palos Verdes hereby denies the appeal of Height Variation No. 695, thereby upholding the Planning Commission's approval of the first and second story additions at 29035 Warnick Road, subject to the conditions contained in Exhibit "A".

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MAYOR

ATTEST:

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Jo Purcell  
City Clerk

STATE OF CALIFORNIA                   )  
COUNTY OF LOS ANGELES               ) ss  
CITY OF RANCHO PALOS VERDES         )

I, JO PURCELL, City Clerk of the City Council of the City of Rancho Palos Verdes, hereby certify that the above Resolution No. 91-17 was duly and regularly passed and adopted by the said City Council at a regular meeting thereof held on the 16th day of April 1991.

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CITY CLERK  
CITY OF RANCHO PALOS VERDES

Conditions of Approval for  
Height Variation No. 695

- 1) Maximum height of addition shall not exceed a height of 21'-2".
- 2) A covenant to protect views shall be completed, notarized, and submitted prior to the issuance of building permits.
- 3) Minimum rear and side yard setbacks must be maintained: 5'-0"; sideyard, 15'-0"; rear yard.
- 4) Maximum allowable eave projections shall not exceed 4" for each 1'-0" of required setback.
- 5) The applicant shall be allowed windows on the north and south elevations of the second story addition to be reviewed and approved by the Department of Environmental Services.



# MEMORANDUM

RANCHO PALOS VERDES

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL  
FROM: DIRECTOR OF ENVIRONMENTAL SERVICES  
DATE: APRIL 16, 1991  
SUBJECT: HEIGHT VARIATION NO. 695-APPEAL AT 29035 WARNICK ROAD

Staff Coordinator: Fabio de Freitas, Assistant Planner

## RECOMMENDATION

Deny the appeal, thereby approving Height Variation No. 695 with conditions.

## BACKGROUND

On October 31, 1990, the Director of Environmental Services administratively approved Height Variation No. 695 with conditions. The applicant, Mr. Ashis Mandal, is requesting a second story addition to the existing residence which would measure 21'-2" above adjacent, existing grade. Staff had made the determination that the applicant's request met all of the criteria set forth in Section 17.02.040 of the City's Development Code, and thus approved the project.

On November 14, 1990, the appellant, Ms. Grace Chang, 29031 Warnick Road, et al, submitted an appeal of the Director's decision. The appeal letter submitted by Ms. Chang, and signed by several other neighbors in the area, expressed opposition to the proposal based on their concerns that the project would severely impact views from several properties on the west side of Warnick Road, in particular those properties at 29031 and 29041 Warnick Road. The letter also stated concerns of invasion of privacy to several of the adjacent properties and that the proposal is incompatible with the surrounding neighborhood.

On January 22, 1991, the item was brought before the Planning Commission, at which time the Commission denied the appeal, thereby upholding the Director's approval, with modified conditions. At the Commission's February 4, 1991 meeting, the resolution for Height Variation No 695 was adopted.

On February 18, 1991, Ms. Chang submitted an appeal of the Commission's decision, and the item is now before the Council.

## DISCUSSION

The appellant, Ms. Grace Chang, (along with thirty nine (39) \*\*\* additional parties whose signatures were included with the letter) have appealed the Commission's decision for the same reasons as mentioned previously. These concerns, again are those of view impairment and neighborhood incompatibility.

The Planning Commission and Staff have utilized the guidelines which were adopted by the City Council to implement Section 17.02.040 of the Development Code when these issues were addressed at the January 22nd hearing (Staff report attached).

With regard to the concern of view impairment, there is no doubt that a portion of the ocean and Catalina Island views enjoyed from 29031 Warnick Road and a portion of the ocean and Santa Monica Bay views enjoyed from 29041 Warnick Road will be impaired by the proposed structure. However, these views will be impacted by the portion of the addition which is below 16 feet. Views below 16 feet are not protected views. The property owner at 29031 Warnick Road also contends that the Catalina Island view enjoyed from her bedroom will also be impaired by the proposal. However, this bedroom cannot be considered a viewing area because it is located on the second floor of the residence.

The appellant's letter of appeal also raises the issue of cumulative view impairment. In addressing this concern, the same analysis as used in the above mentioned view impairment issue, must be used here also. If similar additions were added to consecutive homes on the west side of Warnick Road, because these homes are all situated on the same pad elevations, these additions would impair views from adjacent properties. However, the same type of impairment would result, that is, views would be impaired by the structures under 16 feet. And again, views which are impaired under 16 feet, are not protected views.

In addressing the issue that the proposal will not maintain the character of the neighborhood, Staff has performed a survey of the immediate area (Warnick Road) which is comprised of twenty eight homes. Of these twenty eight residences, twenty three are either split level or two story homes.

These residences (including that of the applicant's) are very similar, tract style homes which incorporate a variety of exterior finishes including colored stucco, wood panel, concrete block, and natural stone. The applicant will not be introducing any new materials or utilize any foreign design features which will be uncommon to the area. Thus, in terms of architectural style, the applicant's proposal is compatible with the homes in the vicinity.

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\*\*\* Of the 39 additional parties who signed the appeal letter, 31 residents do not live within the 500 foot vicinity.

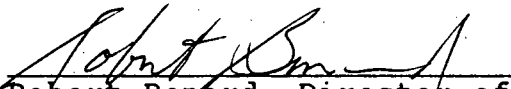
A review of the City's building permits reveals that the homes on Warnick Road range in area from 1,825 sq. ft. to 2,941 sq. ft. (avg.: 2,420 sq. ft.). The 307 additional square feet to the lower level will increase the footprint of the applicant's structure to 2,764 sq. ft, which is well within the range for this area. By adding this additional footprint area, the remaining open space will be 59%. The required minimum open space for the applicant's RS-4 zoned lot is 50%, so conceivably the applicant could obtain approval for even more additional area at the lower level than he has requested without exceeding the allowed lot coverage. Therefore, it was the Commission's opinion that the additional 300 sq. ft. would not create a structure which would be out of character with the neighborhood in terms of scale and mass.

The applicant's proposal will not encroach further into either the front or side yard setbacks. Therefore, the open space between structures will not be affected. The appellant had expressed concerns of invasion of privacy caused by the proposal. Although this is not a criteria for review under Section 17.02.040, the applicant has removed the windows on both the north and south sides of the addition to alleviate this concern.

#### CONCLUSION

The Planning Commission has determined that the appellant's appeal was not sustainable. The Commission has determined that the applicant's proposal meets all of the criteria set forth in Section 17.02.040 of the City's Development Code and therefore approved the project.

Respectfully submitted,

  
Robert Benard, Director of  
Environmental Services

Reviewed:

\_\_\_\_\_  
Paul D. Bussey  
City Manager

#### ATTACHMENTS

Resolution No. 91-  
P.C. Resolution No. 91-6  
January 22, 1991 Staff report to Planning Commission  
October 29, 1990 Staff report to Director  
Appeal letter





# RANCHO PALOS VERDES

Mayor DOUGLAS M. HINCHLIFFE  
Mayor Pro Tem JACKI BACHARACH  
Councilman MELVIN W. HUGHES  
Councilman JOHN M. McTAGGART  
Councilman ROBERT E. RYAN

March 28, 1991

Ms. Grace Chang  
29031 Warnick Road  
Rancho Palos Verdes, CA 90274

SUBJECT: Height Variation No. 695-Appeal

Dear Ms. Chang:

Please be advised that your item (referenced above) is scheduled to be heard by the City Council on Tuesday, April 16, 1991 at 7:30 p.m. in the City Council Chambers, Hesse Park, located at 29301 Hawthorne Blvd., Rancho Palos Verdes.

A copy of the staff report for this item and the agenda can be picked up at the City Clerk's Office after 4:00 p.m. on Friday before the scheduled meeting. Please call us to let us know if you wish to pick them up; otherwise they will be mailed to you with expected delivery by Monday before the meeting.

Also, please be prepared to accommodate visits by City Council Members over the weekend or on Monday or Tuesday prior to the meeting.

Should you have any questions or require additional information, please contact me at (213) 377-6008.

Sincerely,

Fabio de Freitas  
Assistant Planner

FDF:mk

cc: Ashis Mandal



## RANCHO PALOS VERDES

Mayor DOUGLAS M. HINCHLIFFE  
Mayor Pro Tem JACKI BACHARACH  
Councilman MELVIN W. HUGHES  
Councilman JOHN M. McTAGGART  
Councilman ROBERT E. RYAN

February 21, 1991

Ms. Grace Chang  
29031 Warnick  
Rancho Palos Verdes, CA 90274

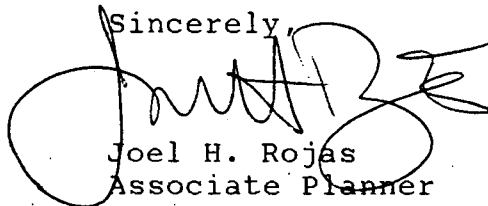
SUBJECT: Height Variation No. 695 - Appeal to City Council  
29035 Warnick

Dear Ms. Chang:

On February 18, 1991, the application listed above was submitted to the Environmental Services Department for processing. The application was determined to be complete on February 21, 1991. Fabio de Freitas is the planner that has been assigned to work on this project and will be contacting you to schedule a site visit and/or discuss the staff evaluation of the project.

If you have any further questions about the processing of your application after receiving this notice, please direct your inquiries to Fabio at 377-6008.

Sincerely,



Joel H. Rojas  
Associate Planner

JHR:pg

cc: Ashis Mandale

February 12, 1991

The City Council  
City of Rancho Palos Verdes  
30940 Hawthorne Boulevard  
Rancho Palos Verdes, CA 90274

Dear Councilpersons:

RECEIVED  
FEB 18 1991

RE: HEIGHT VARIATION NUMBER 695  
LOCATION: 29035 WARNICK ROAD  
APPLICANT: MR ASHIS MANDALE

ENVIRONMENTAL SERVICES

We have been advised by the Environmental Services Department that our appeal of Height Variation Number 695 has been denied by the Planning Commission. We, the undersigned resident homeowners of the City of Rancho Palos Verdes and of various properties in the neighborhood of this proposed addition, most strongly and vigorously object to this two story addition, and appeal to the City Council to reverse the Environmental Services Department's decision and prohibit the execution of the subject height variation for the proposed addition.

The proposed addition is extremely obstructive and visually polluting, and will impact severely the Catalina Island, Malibu, and ocean views from several properties located on the west side of Warnick Road. Indeed, this proposed addition is so obstructive that we do not consider it possible that the applicant can fulfill Condition Number 2 of the Environmental Services Department Approval Notice viz., "A covenant to protect views shall be completed, notarized, and submitted prior to the issuance of building permits."

The Staff Report from the Director of Environmental Services dated January 22, 1991, states that there are no alternative areas available for expansion of the applicant's master bedroom. After viewing the blueprint of the proposed addition, we believe that he can expand into another space within the existing structure. A less intrusive addition onto the front of his home would also surely serve his purpose equally well. He should not be allowed to expand into his backyard primarily because it improves his view and the value of his property, which is achieved at the expense of the views and values of his neighbors' properties.

The Staff Report claims that, since the proposed addition will not be visible from the street of access or residences on the east side of Warnick Road, similar additions in this area will not result in a cumulative loss of views. We wonder why the city planner did not consider the residences on the west side of Warnick Road. In order for the residents at 29031 Warnick Road, the immediate neighbor to the north of the applicant, to recover the Catalina island view if the proposed addition is made, they will be forced to apply and make a similar addition. That would then significantly impair the views of their north side immediate neighbor at 29025 Warnick Road. We are sure this "chain reaction" will cause significant cumulative view impairment.

The Staff Report also states that since the proposed addition will not be visible from the street, it is compatible with the neighborhood. However, the tract is designed in such a way that every house on the west side of Warnick Road has similar 180 degree view and similar sense of spaciousness. With a two story extension of 14 feet into the applicant's backyard, the proposed addition would be like a big divider that would destroy this most important design factor of the tract, and hence cause a significant incompatibility to the houses on the west side of Warnick Road.

Based upon the above reasons, we would strongly urge you to approve our appeal of Height Variation Number 695, and deny the proposed two story addition. Our check in the amount of \$235.00 in payment of the appeal fee is enclosed.

Yours sincerely,

Residents of the City of Rancho Palos Verdes, signatures attached hereto.

cc: Environmental Services Department, Mr. R. Bernard  
Environmental Services Department, Mr. F. de Freitas

Grace S F Chang  
(GRACE S. F. CHANG)

29031 WARNICK RD.  
RANCHO P. V., CA. 90274

William Dudman  
Margaret Dudman  
(William Dudman; Margaret Dudman)

29021 Warnick Rd  
RPV CA 90274

J. N. Hood  
(J. N. Hood)

29025 Warnick Road  
Rancho Palos Verdes.

V. Culjat  
(V. CULJAT)

6554 Madeline Cove Dr  
R. P. V. 90274

K. Culjat  
(K. Culjat)

6554 Madeline Cove Dr  
R. P. V., CA 90274

Karen Hood  
(KAREN HOOD)

29025 WARNICK RD.  
RANCHO Palos Verdes. CA



Tim Flynn  
(TIM FLYNN)

29034 WARNICK RD, RPV

Tom Wang  
(Tom Wang)

29041 Warnick Rd, RPV

Joseph Wang  
(Joseph Wang)

29043 Spruce grove, RPV

o Mary Ann Grip 5937 ARMAGA Spring Rd # C  
(MARY ANN GRIP) R. P. V. CA. 90274

o F.S. CHANG 5006 Delacroix Rd.  
(F.S. CHANG) R. P. V. CA. 90274

Robert Grip 5937 Armaga Spring Rd #C  
(Robert Grip) R. P. V. CA 90274

Denise ~~Joel~~ Sperber 29014 Warmack Rd, RPV  
Joel Sperber 29014 Warmack Rd, RPV  
(Denise sperber)  
(Joel Sperber)



• Paul C. Lam  
(PAUL C. LAM)

28522 Quail Hill Dr.  
Rancho Palos Verdes, CA 90274

• Carl Forbrich  
(CARL A. FORBRICH, JR.)

29516 BERNICE DR  
RANCHO PALOS VERDES, CA 90274

• ~~Chao~~  
Zun-Lun, Sun.  
(YUAN YUAN SUN)

30332 GRANADO R.P.V. CA 90274

• Chao, Chung-Chao  
(CHAO, CHUNG CHAO)

30332 GRANADO R.P.V. CA 90274

~~Henry C. Yu~~  
(HENRY C. YU)

~~29 QUARTERHORSE LANE  
ROLLING HILLS ESTATES, CA 90274~~

~~Paul C. Lam~~  
(PAUL C. LAM)

~~29 QUARTERHORSE LANE  
ROLLING HILLS ESTATES, CA 90274~~

• Michael C. Lam  
(MICHAEL C. LAM)

27642 WARRIOR DR  
RANCHO PALOS VERDES, CA 90274

• Arnold Lee  
(ARNOLD LEE)

27662 WARRIOR DR.  
R.P.V. CA 90274

• Veronica Sin  
(Veronica Sin)

28323 COVERIDGE DR. R.P.V. 90274



Yew-yuet Chang  
(Y. Y. Chang)

29031 Warnick Road  
Rancho P.V. CA 90274

Vinnie ayL  
(Vinnie Liu)

29024 Warnick Rd.  
R.P.V., Ca. 90274

Anmin Lo  
(ANMIN LIU)

29024 WARNICK Rd  
R.P.V. Ca 90274

Chang Jean Wang  
(CHANG Jean WANG)

29041 Warnick Rd  
R.P.V. Ca 90274

Wei H. Kao  
(Wei H. Kao)

29007 Warnick Rd.  
R.P.V., Ca. 90274

Marina Kao  
(Marina Kao)



Betty Yu  
(Betty Yu)

29535 Oceanport Rd. R.P.V. 90274

Shirley T Ho  
(Shirley Ho)

5632 Scotwood DR. R.P.V. CA 90274

Grace Chiang  
(GRACE CHIANG)

6462 Parklynn Dr. R.P.V. CA 90274



• Wendy Lee 29514 DRIFTWOOD L  
(Wendy Lee) R P V , Ca 90274

Christie Lam 28522 Quailhill Dr. R.P.V.  
(CHRISTIE LAM)

• Teresa Chew 27125 Grayslake Dr. R.P.V.  
(TERESA CHEW)

• David Liu 28615 Quailhill Dr., R.P.V.  
(DAVID LIU)

~~Misty Acker~~ ~~RA RAE~~  
City (Lam)  
5323 Whitefox Dr R.P.V.

• Helen Wan  
(Helen WAN)

• Jin Liao 6775 Verde Ridge R.P.V. CA 90274  
(Jim Liao)

• Belle Liao 6775 Verde Ridge R.P.V. CA 90274  
(Belle Liao)

• SEAN CHEW 27125 GRAYSLAKE RD, R.P.V.  
(SEAN CHEW)

• HELEN LEUNG 6124 SCOTMIST DR., R.P.V.  
LEWIS LEUNG

• Judy Gu 5832 Sunmist Dr. R.P.V.  
(Judy Gu)



Lucille L. Wang  
(Lucille L. Wang)

28822 Loma Dr. R.P.V., Ca. 90274

Eva-Chung  
(Eva Chang)

5006 Delacroix Rd. R.P.V. 90274

Rebecca Y. Lee  
(Rebecca Y. Lee)

28103 Braidwood Dr. R.P.V. 90274

Samuel M. Lee  
(Samuel M. Lee)

28103 Braidwood Dr. R.P.V. 90274

(Victor Kao)

5248 Sunny Point Place, R.P.V. 90274

(Tony Yw) 5658 Ravenspur Dr. #206 R.P.V. CA. 90274

W. H. Fong 6863 VERDE RIDGE RD., R.P.V. 90274  
(W. H. Fong)

Xi ping Zou

5644 Ravenspur Dr. Apt 203

(XI PING ZOU)

R. P. V. CA 90274

Yvonne Zou  
(Yvonne Zou)

5644 Ravenspur Dr. Apt 203

R. P. V. CA 90274

DAVID ~~TAI~~ TAI

28310 TRAILRIDERS Dr.

R. P. V. CA 90274

RAE KING 28011 SANTONA DR. R.P.V. CA 90274.



(Esther Wun)

Esther Wun - 28705 Stonewest Rd. R.P.V. CA 90274

Grace Chen 28313 Lomo Dr. R.P.V. Ca. 90274  
(Grace chen)

Alex Chen 28313 Lomo Dr. R.P.V. Ca. 90274

John Sun 5644 Ravenspur Dr. #208, R.P.V., Ca 90274



Based upon the above reasons, we would strongly urge you to approve our appeal of Height Variation Number 695, and deny the proposed two story addition. Our check in the amount of \$235.00 in payment of the appeal fee is enclosed.

Yours sincerely,

Residents of the City of Rancho Palos Verdes, signatures attached hereto.

cc: Environmental Services Department, Mr. R. Bernard  
Environmental Services Department, Mr. F. de Freitas

JOHN S. LONG  
5910 OCEAN TERRACE DR.  
R.P.V. CA 90874

Marilyn Long  
5910 Ocean Terrace Dr.  
RPV, Ca 90274



RANCHO PALOS VERDES

Mayor DOUGLAS M. HINCHLIFFE  
Mayor Pro Tem JACKI BACHARACH  
Councilman MELVIN W. HUGHES  
Councilman JOHN M. McTAGGART  
Councilman ROBERT E. RYAN

February 5, 1991

Ms. Grace Chang  
29031 Warnick  
Rancho Palos Verdes, CA 90274

Dear Ms. Chang:

On February 4, 1991, the Planning Commission denied your appeal of application for Height Variation No. 695 thereby upholding the Director of Environmental Services approval decision to allow a second story addition at 29035 Warnick Road.

The decision is final unless appealed, to the City Council in writing with a filing fee of \$235.00 and 10 sets of plans within fifteen (15) calendar days starting the day after the Commission's decision. Should no appeal be filed, the plans will be cleared and may be submitted to the Building and Safety Division for plan check on February 20, 1991. Please call and set up an appointment with me to stamp and clear your plans prior to submittal for plan check. Planning approval is valid for 180 days.

Should you have any questions, please do not hesitate to call me at (213) 377-6008.

Sincerely,

Fabio de Freitas  
Assistant Planner

FdF:mk

Enclosure

cc: Ashis Mandal



MINUTES  
PLANNING COMMISSION SPECIAL MEETING  
FEBRUARY 4, 1991

*Approved*  
*[Signature]*  
2.26.91

The meeting was called to order at 7:40pm by Chairman Von Hagen at Ladera Linda Community Center, 32201 Forrestal.

**PRESENT** Von Hagen, McNulty, Hotchkiss, Katherman

**ABSENT** Brooks

Also present were Director of Environmental Services Robert Benard, Planning Administrator Curtis Williams, and Senior Planner Carolynn Petru.

**COMMUNICATIONS**

Chairman Von Hagen acknowledged a letter from June Lipshuts concerning the Long Point project, as well as a communication from the City Manager of Palos Verdes Estates requesting they be kept apprised of the status of the same project.

**CONSENT CALENDAR**

A. P.C. Resolution No. 91-\_\_ (Height Variation No. 695)

B. P.C. Resolution No. 91-\_\_ (Minor Exception Permit No. 407)

Commissioner McNulty moved, seconded by Commissioner Hotchkiss and carried without objection, to approve the Consent Calendar.

**PUBLIC HEARINGS**

A. **CONDITIONAL USE PERMIT**  
NO. 136, COASTAL PERMIT  
NO. 52, GRADING NO. 1246,  
LOT LINE ADJUSTMENT  
NO. 38, ENVIRONMENTAL  
ASSESSMENT NO. 540  
Long Point

Senior Planner Carolynn Petru presented the comprehensive staff report regarding the Monaghan Company's request to approve a 425-room hotel, conference/community center, spa/fitness center, two freestanding restaurants and a

nine-hole golf course. Staff's recommendation is to open the public hearing on the project applications, accept public testimony and consider the merits of the project. Staff also requested direction from the Commission on various aspects of the project. Chairman Von Hagen complimented Planner Petru on the outstanding job she had done on the staff report. Commissioner Hotchkiss asked for clarification from staff regarding the traffic statistics in the EIR. The public hearing was opened.

Joan Hanley, 3037 Deluna Drive, Director of Public Affairs for the Monaghan Company, introduced Robert Spence, a new partner in the



MINUTES

PLANNING COMMISSION MEETING

JANUARY 22, 1990

*Approved*  
*2/12/91*  
*J. Ben...*

The meeting was called to order at 7:33pm by Chairman Von Hagen at Hesse Community Park, 29301 Hawthorne Boulevard.

**PRESENT** Von Hagen, McNulty, Hotchkiss, Katherman,  
Brooks (arrived 7:36pm)

**ABSENT** None

Also present were Director of Environmental Services Robert Benard, Associate Planner Joel Rojas, and Assistant Planner Fabio de Freitas.

**COMMUNICATIONS**

Chairman Von Hagen acknowledged a letter from Mesa Palos Verdes Homeowners Association regarding the Marriott Lifecare Center, and a memo from Director Benard regarding Minor Exception Permit No. 407.

**CONSENT CALENDAR**

- A. Minutes of 12/11/90
- B. Minutes of 1/8/91
- C. P. C. Resolution No. 91-04 (MEP No. 399)
- D. P. C. Resolution No. 91-05 (MEP No. 380)
- E. MISCELLANEOUS HEARING (SITE PLAN REVIEW NO. 5778)

Commissioner McNulty moved, seconded by Commissioner Katherman and carried without objection, to approve the Consent Calendar.

**PUBLIC HEARINGS**

- A. **HEIGHT VARIATION NO. 695 -- APPEAL**  
**29035 Warnick**  
The staff report was presented by Assistant Planner Fabio de Freitas regarding the appellant's request to overturn approval of a second story addition. Staff's recommendation is to deny the appeal, thereby upholding staff's decision. The public hearing was opened.

Y. Y. Chang, 29031 Warnick, appellant, presented a written statement, a model and a drawing illustrating his viewpoint that the proposed project would create view impairment to his second



PLANNING COMMISSION MEETING  
January 22, 1991

story master bedroom, as well as loss of privacy and cumulative view impact. Mr. Chang also stated that it would force him to build his own addition to regain his view, thereby impacting other neighbors.

Director Benard commented that under the Code, a second story cannot be designated as a viewing area.

Grace Chang, 29031 Warnick, co-appellant, also spoke in favor of the appeal, objecting to the size of the new wall, loss of privacy and view.

Jim Hood, 29025 Warnick, presented a written statement and spoke in support of the appeal, and suggested the applicant build the addition in another area.

Karen Hood, 29025 Warnick, also expressed objection to the project and stated she had not received notice of the Height Variation. Commissioner Brooks stated she had visited the site and asked about a similar addition nearby. Mrs. Hood stated it was a smaller addition that did not impact any views.

Wendy Nieh, 29040 Warnick, spoke in favor of the appeal, and added that home values would be adversely affected by the possible view loss.

Vera Culjat, 6554 Madeline Cove, supported the appeal, stating she feared a negative precedent.

An Min Liu, 29024 Warnick, also stated her objection to the project.

Denise Sperber, 29014 Warnick, expressed support for the appeal.

Tom Wang, 29041 Warnick, also spoke against the project, and suggested a smaller 16' addition.

Chang Jean Wang, 29041 Warnick, also spoke against the project.

Ashis Kumar Mandal, 29035 Warnick, applicant, presented a written statement, and spoke against the appeal, stating he had held two open houses to explain the project to neighbors. Mr. Mandal also noted that several nearby residences had undergone similar expansions, and said he felt his project was well within City requirements, and did not impact his neighbors views or privacy adversely.

Celina Gonzales, 8952 Cypress Avenue, Downey, project architect, stated they would be willing to remove the second story windows to mitigate any perceived impact on the neighbors privacy. Commissioner Katherman asked the staff if a case could be made for cumulative impact if the other neighbors were to build similar additions to restore their views. Director Benard explained that the cumulative impact was defined as multiple projects taken

P.C. RESOLUTION NO. 91-6

A RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF RANCHO PALOS VERDES DENYING THE  
APPEAL OF HEIGHT VARIATION NO. 695 THEREBY  
APPROVING THE PROJECT AT 29035 WARNICK ROAD.

WHEREAS, the applicant, Mr. Ashis Mandal, has requested a Height Variation to allow a first and second story addition at 29035 Warnick Road at a proposed height of 21'-2", measured pursuant to Section 17.02.040 of the Development Code; and

WHEREAS, on October 31, 1990, the Director of Environmental Services approved Height Variation No. 695 for a first and second story addition at 29035 Warnick Road; and

WHEREAS, on November 14, 1990, Ms. Grace Chang, et al, filed an appeal within 15 days of the decision of the Director of Environmental Services Director to the Planning Commission; and

WHEREAS, after notice pursuant to the City's Development Code, a public hearing was held on January 22, 1991, at which time all interested parties were given an opportunity to be heard and present evidence.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF RANCHO PALOS VERDES DOES HEREBY FIND, DETERMINE AND RESOLVE AS FOLLOWS:

Section 1: That pursuant to Section 17.02.040 of the Development Code guidelines, the applicant has complied with the provisions set forth for early neighborhood consultation, in that they discussed the proposed project with the neighbors at a scheduled open house.

Section 2: That the applicant constructed a temporary space frame of the outline of the proposed addition; the height and location of which were verified by Staff.

Section 3: That the structure does not significantly impair a view or vista from public property (parks, major thoroughfare, bikeway, walkway, equestrian trail, etc.) which has been identified in the City's General Plan, Coastal Specific Plan or City approved viewing area.

Section 4: That the proposed structure is not located on a ridge or promontory.

Section 5: That there is no significant cumulative impact caused by granting the application since views from the residences on the east side of Warnick Road are impaired by the existing homes on the west side of the street and it has been determined that views from the properties on the west side of the street are impaired by structures at 16 feet.

Section 6: That the proposed structure has been designed and situated in such a manner as to minimize view obstruction in that the applicant has utilized the level, buildable area of the rear yard and will not encroach into any of the minimum required setbacks. The applicant's intention for the second story addition is to expand the existing master bedroom and create a master bedroom suite. In that the master bedroom is located at the rear of the house, there is no other alternative location for expansion other than what has been proposed.

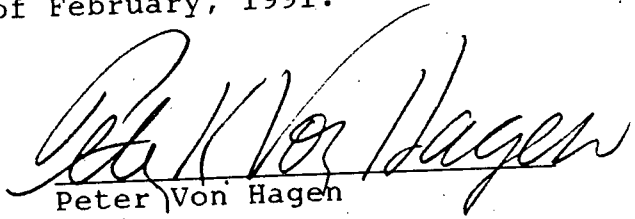
Section 7: That based upon view analyses performed by Staff, the portion of the proposed structure under 16 feet, when considered exclusive of existing foliage, does significantly impair a primary view from the viewing areas at 29031 Warnick Road. However, these views are unprotected by the Development Code. Since the views will be impaired by the structure under 16 feet, there is no justification in denying the applicant's request with respect to view impairment.


Section 8: That based upon analysis of the surrounding vicinity, the proposed structure will be compatible with the neighborhood. The addition will take place at the rear of the property and will not be seen by passersby on the street. In that the residence will appear as if it has not been modified, and that the square footage after development will only slightly exceed the average square footage of area, Staff feels that project will maintain the general characteristics of the existing neighborhood.

Section 9: That the proposed project complies with all other Development Code requirements.

Section 10: For the foregoing reasons and based on information and findings included in the Staff report and evidence presented at the public hearing, the Planning Commission of the City of Rancho Palos Verdes hereby denies the appeal of Height Variation No. 695, thereby upholding the Director's approval the first and second story additions at 29035 Warnick Road.

APPROVED, and ADOPTED this 4th day of February, 1991.

  
Peter Von Hagen  
Chairperson

  
Robert Benard, Director of  
Environmental Services and  
Secretary to the Commission

Conditions of Approval for  
Height Variation No. 695

- 1) Maximum height of addition shall not exceed a height of 21'-2".
- 2) A covenant to protect views shall be completed, notarized, and submitted prior to the issuance of building permits.
- 3) Minimum rear and side yard setbacks must be maintained: 5'-0"; sideyard, 15'-0"; rear yard.
- 4) Maximum allowable eave projections shall not exceed 4" for each 1'-0" of required setback.
- 5) The applicant shall remove the two proposed 3 foot windows on the north and south elevations of the second story addition.

P.C. RESOLUTION NO. 91-

A RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF RANCHO PALOS VERDES DENYING THE  
APPEAL OF HEIGHT VARIATION NO. 695 THEREBY  
APPROVING THE PROJECT AT 29035 WARNICK ROAD.

WHEREAS, the applicant, Mr. Ashis Mandal, has requested a Height Variation to allow a first and second story addition at 29035 Warnick Road at a proposed height of 21'-2", measured pursuant to Section 17.02.040 of the Development Code; and

WHEREAS, on October 31, 1990, the Director of Environmental Services approved Height Variation No. 695 for a first and second story addition at 29035 Warnick Road; and

WHEREAS, on November 14, 1990, Ms. Grace Chang, et al, filed an appeal within 15 days of the decision of the Director of Environmental Services Director to the Planning Commission; and

WHEREAS, after notice pursuant to the City's Development Code, a public hearing was held on January 22, 1991, at which time all interested parties were given an opportunity to be heard and present evidence.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF RANCHO PALOS VERDES DOES HEREBY FIND, DETERMINE AND RESOLVE AS FOLLOWS:

Section 1: That pursuant to Section 17.02.040 of the Development Code guidelines, the applicant has complied with the provisions set forth for early neighborhood consultation, in that they discussed the proposed project with the neighbors at a scheduled open house.

Section 2: That the applicant constructed a temporary space frame of the outline of the proposed addition; the height and location of which were verified by Staff.

Section 3: That the structure does not significantly impair a view or vista from public property (parks, major thoroughfare, bikeway, walkway, equestrian trail, etc.) which has been identified in the City's General Plan, Coastal Specific Plan or City approved viewing area.

Section 4: That the proposed structure is not located on a ridge or promontory.



Section 5: That there is no significant cumulative impact caused by granting the application since views from the residences on the east side of Warnick Road are impaired by the existing homes on the west side of the street and it has been determined that views from the properties on the west side of the street are impaired by structures at 16 feet.

Section 6: That the proposed structure has been designed and situated in such a manner as to minimize view obstruction in that the applicant has utilized the level, buildable area of the rear yard and will not encroach into any of the minimum required setbacks. The applicant's intention for the second story addition is to expand the existing master bedroom and create a master bedroom suite. In that the master bedroom is located at the rear of the house, there is no other alternative location for expansion other than what has been proposed.

Section 7: That based upon view analyses performed by Staff, the portion of the proposed structure under 16 feet, when considered exclusive of existing foliage, does significantly impair a primary view from the viewing areas at 29031 Warnick Road. However, these views are unprotected by the Development Code. Since the views will be impaired by the structure under 16 feet, there is no justification in denying the applicant's request with respect to view impairment.

Section 8: That based upon analysis of the surrounding vicinity, the proposed structure will be compatible with the neighborhood. The addition will take place at the rear of the property and will not be seen by passersby on the street. In that the residence will appear as if it has not been modified, and that the square footage after development will only slightly exceed the average square footage of area, Staff feels that project will maintain the general characteristics of the existing neighborhood.

Section 9: That the proposed project complies with all other Development Code requirements.

Section 10: For the foregoing reasons and based on information and findings included in the Staff report and evidence presented at the public hearing, the Planning Commission of the City of Rancho Palos Verdes hereby denies the appeal of Height Variation No. 695, thereby upholding the Director's approval the first and second story additions at 29035 Warnick Road.

APPROVED, and ADOPTED this <sup>4</sup>22nd day of <sup>February</sup>~~January~~, 1991.

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Peter Von Hagen  
Chairperson

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Robert Benard, Director of  
Environmental Services and  
Secretary to the Commission

Conditions of Approval for  
Height Variation No. 695

- 1) Maximum height of addition shall not exceed a height of 21'-2".
- 2) A covenant to protect views shall be completed, notarized, and submitted prior to the issuance of building permits.
- 3) Minimum rear and side yard setbacks must be maintained: 5'-0"; sideyard, 15'-0"; rear yard.
- 4) Maximum allowable eave projections shall not exceed 4" for each 1'-0" of required setback.

5)

MEMORANDUM



RANCHO PALOS VERDES

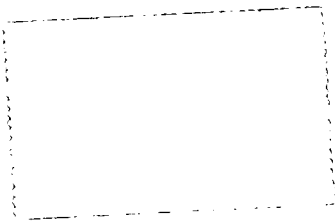
TO: PLANNING COMMISSION  
FROM: DIRECTOR OF ENVIRONMENTAL SERVICES  
DATE: FEBRUARY 4, 1991  
SUBJECT: HEIGHT VARIATION NO. 695 - APPEAL

Height Variation No. 695 - Appeal was heard on January 22, 1991, at which time, after several motions, the Commission approved the Staff recommendation to deny the appeal, thereby approving the project (with conditions).

There were questions as to whether or not the procedures taken prior to the final actions were valid and appropriate. Upon discussion with the City Attorney, it has been determined that the actions taken were procedurally correct.

The attached resolution reflects the final action taken by the Commission, which was to deny the appeal, thereby upholding the Director's approval decision, with modified conditions.

RB:FF:pg



MINUTES  
PLANNING COMMISSION MEETING  
JANUARY 22, 1990

*Approved*  
*2/12/91*  
*[Signature]*

The meeting was called to order at 7:33pm by Chairman Von Hagen at Hesse Community Park, 29301 Hawthorne Boulevard.

**PRESENT** Von Hagen, McNulty, Hotchkiss, Katherman, Brooks (arrived 7:36pm)

**ABSENT** None

Also present were Director of Environmental Services Robert Benard, Associate Planner Joel Rojas, and Assistant Planner Fabio de Freitas.

**COMMUNICATIONS**

Chairman Von Hagen acknowledged a letter from Mesa Palos Verdes Homeowners Association regarding the Marriott Lifecare Center, and a memo from Director Benard regarding Minor Exception Permit No. 407.

**CONSENT CALENDAR**

- A. Minutes of 12/11/90
- B. Minutes of 1/8/91
- C. P. C. Resolution No. 91-04 (MEP No. 399)
- D. P. C. Resolution No. 91-05 (MEP No. 380)
- E. MISCELLANEOUS HEARING (SITE PLAN REVIEW NO. 5778)

Commissioner McNulty moved, seconded by Commissioner Katherman and carried without objection, to approve the Consent Calendar.

**PUBLIC HEARINGS**

- A. **HEIGHT VARIATION NO. 695 -- APPEAL**  
29035 Warnick

The staff report was presented by Assistant Planner Fabio de Freitas regarding the appellant's request to overturn approval of a second story addition. Staff's recommendation is to deny the appeal, thereby upholding staff's decision. The public hearing was opened.

Y. Y. Chang, 29031 Warnick, appellant, presented a written statement, a model and a drawing illustrating his viewpoint that the proposed project would create view impairment to his second



PLANNING COMMISSION MEETING  
January 22, 1991

story master bedroom, as well as loss of privacy and cumulative view impact. Mr. Chang also stated that it would force him to build his own addition to regain his view, thereby impacting other neighbors.

Director Benard commented that under the Code, a second story cannot be designated as a viewing area.

Grace Chang, 29031 Warnick, co-appellant, also spoke in favor of the appeal, objecting to the size of the new wall, loss of privacy and view.

Jim Hood, 29025 Warnick, presented a written statement and spoke in support of the appeal, and suggested the applicant build the addition in another area.

Karen Hood, 29025 Warnick, also expressed objection to the project and stated she had not received notice of the Height Variation. Commissioner Brooks stated she had visited the site and asked about a similar addition nearby. Mrs. Hood stated it was a smaller addition that did not impact any views.

Wendy Nieh, 29040 Warnick, spoke in favor of the appeal, and added that home values would be adversely affected by the possible view loss.

Vera Culjat, 6554 Madeline Cove, supported the appeal, stating she feared a negative precedent.

An Min Liu, 29024 Warnick, also stated her objection to the project.

Denise Sperber, 29014 Warnick, expressed support for the appeal.

Tom Wang, 29041 Warnick, also spoke against the project, and suggested a smaller 16' addition.

Chang Jean Wang, 29041 Warnick, also spoke against the project.

Ashis Kumar Mandal, 29035 Warnick, applicant, presented a written statement, and spoke against the appeal, stating he had held two open houses to explain the project to neighbors. Mr. Mandal also noted that several nearby residences had undergone similar expansions, and said he felt his project was well within City requirements, and did not impact his neighbors views or privacy adversely.

Celina Gonzales, 8952 Cypress Avenue, Downey, project architect, stated they would be willing to remove the second story windows to mitigate any perceived impact on the neighbors privacy. Commissioner Katherman asked the staff if a case could be made for cumulative impact if the other neighbors were to build similar additions to restore their views. Director Benard explained that the cumulative impact was defined as multiple projects taken



together at one time.

Commissioner McNulty stated he would support the appeal, because he felt this project was not compatible with the neighborhood. He also said he felt the view had been carefully designed into each home in the tract, and that this project would disrupt that design, as well as encourage others to build similar additions.

Commissioner Hotchkiss stated he could not make the findings to support the appeal, agreeing that it would change the neighborhood, but that this was not an appropriate application of neighborhood compatibility. Director Benard noted that under the Code, the definition of neighborhood compatibility included such criteria as style, but did not include views. Commissioner McNulty said he felt the design to maximize the view was a style.

Commissioner Brooks stated she would like to uphold the appeal, but could not make the findings under the Code. Both Ms. Brooks and Commissioner Katherman stated they wanted to see some design compromise to minimize the privacy and view impacts.

Commissioner Hotchkiss moved to adopt the staff recommendation to deny the appeal, and Chairman Von Hagen seconded the motion, which failed 2-3, with Commissioners Katherman, Brooks and McNulty dissenting.

Commissioner McNulty moved to uphold the appeal, seconded by Commissioner Katherman, and passed 3-2 with Chairman Von Hagen and Commissioner Hotchkiss dissenting.

Commissioner Katherman then requested a motion to reconsider, Commissioner Hotchkiss seconded, and the motion passed 4-1, with Commissioner McNulty dissenting.

The question to uphold the appeal and deny the project was then called again, and this time failed 1-4, with only Commissioner McNulty assenting.

Commissioner Hotchkiss then moved to adopt staff recommendation to deny the appeal, amending the motion to require that both side windows on the addition be removed. Commissioner Brooks seconded the motion, and it passed 3-2, with Commissioners McNulty and Katherman dissenting.

~~B. CODE AMENDMENT NO. 30  
View Restoration~~

~~Director Benard presented the staff report regarding the amendment of the view restoration and preservation provisions of the Development Code, and the request to conduct a public hearing and recommend adoption of the proposed ordinance by City Council. Mr. Benard also noted that the recommendations had been developed jointly with the View Restoration Committee. The public hearing was opened.~~

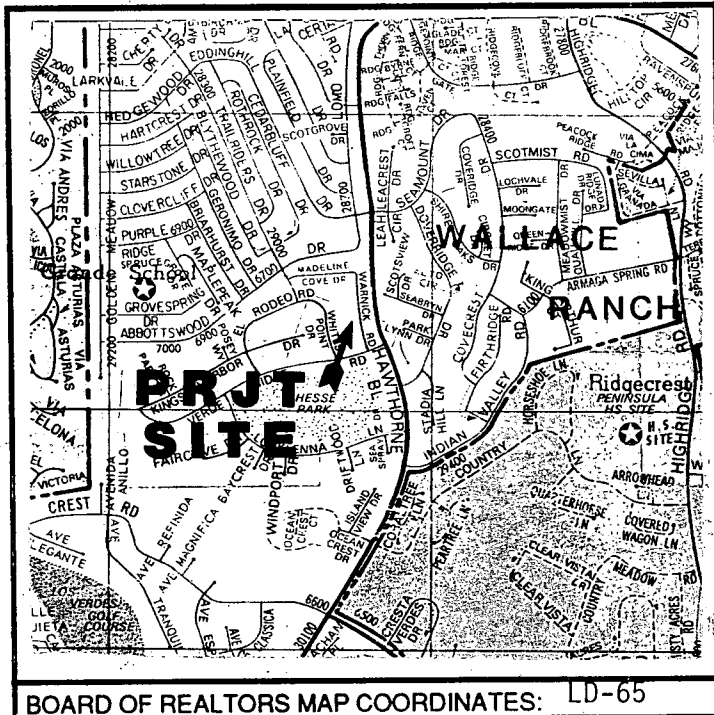
~~John Sharkey, 30320 Avenida de Calma, presented a written~~



# STAFF REPORT



RANCHO PALOS VERDES



TO: PLANNING COMMISSION

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES

DATE: JANUARY 22, 1991

SUBJECT: HEIGHT VARIATION 695-APPEAL

PROJECT ADDRESS: 29035 WARNICK ROAD

APPELLANT: GRACE CHANG, ET. AL.  
29031 WARNICK ROAD

LANDOWNER: ASHIS MANDAL  
29035 WARNICK ROAD

STAFF COORDINATOR: FABIO DE FREITAS  
ASSISTANT PLANNER

REQUESTED ACTION: OVERTURN THE DIRECTOR'S APPROVAL OF HEIGHT VARIATION NO. 695,  
TO ALLOW A SECOND STORY ADDITION AT 29035 WARNICK ROAD.

RECOMMENDATION: DENY THE APPEAL, THEREBY UPHOLDING THE DIRECTOR'S DECISION.

## REFERENCES:

ZONING: RS-4

LAND USE: RESIDENTIAL

CODE SECTIONS: 17.02.040

GENERAL PLAN: RESIDENTIAL

TRAILS PLAN: N/A

SPECIFIC PLAN: N/A

CEQA STATUS: CATEGORICALLY EXEMPT CLASS III

ACTION DEADLINE: FEBRUARY 29, 1991

### BACKGROUND

On October 31, 1990, the Director of Environmental Services administratively approved Height Variation No. 695 with conditions. The applicant, Mr. Ashis Mandal, is requesting a second story addition, to the existing residence, which would measure 21'-2" above adjacent, existing grade. Staff had made the determination that the applicant's request met all of the criteria set forth in Section 17.02.040 of the City's Development Code, and thus approved the project.

On November 14, 1990, the Director's decision was appealed by the appellant, Ms. Grace Chang. The appeal letter submitted by Ms. Chang, and signed by several other neighbors in the immediate vicinity expressed opposition to the approved proposal based on their concerns that the project would severely impact views from several properties on the west side of Warnick Road and in particular those properties at 29031 and 29041 Warnick Road. The letter also stated concerns of invasion of privacy to several of the adjacent properties and that the proposal was incompatible with the surrounding neighborhood.

### SITE AND PROJECT DESCRIPTION

The subject property is a 6793 square foot, generally flat pad lot (with a downsloping transitional (extreme) slope at the rear of the property which is undevelopable). It is located in an RS-4 zoned area of the City which requires a minimum open space percentage of 50% to be maintained. The applicant, as well as adjacent property owners on the west side of Warnick Road, enjoy views of the ocean, Catalina Island, the Peninsula Coastline, and the Santa Monica Bay Coastline.

The project consists of additions to both the lower and upper levels of the existing two story residence at the rear of the property. A twelve foot expansion of the family room on the lower level is proposed to create a "bonus" room, and a similar expansion of the master bedroom on the upper level is proposed for an addition to the master bedroom and an enclosed balcony. The maximum height of the proposed addition will be 21'-2" above existing, adjacent grade. Even though the applicant's lot is significantly substandard in terms of area when compared with newly created RS-4 zoned lots, (must contain a minimum of 10,000 sq. ft.), the remaining open space after development (55%) will be in compliance with the criteria set forth in the Development Code.

### CRITERIA AND ANALYSIS

The Director of Environmental Services and the Planning Commission must use the following criteria set forth in Section 17.02.040 of the City's Development Code when evaluating Height Variation requests:

- 1) That the applicant has complied with the early neighbor consultation process established by the City.

On July 6, 1990, the applicant sent an "open house" invitation letter to all residences within a 500 foot radius from the applicant's property (94 properties) to inform those interested parties of their proposal and allow for any input. Six parties signed the Early Neighborhood Consultation form.

- 2) That the structure does not significantly impair a view from public property (parks, major thoroughfares, bike ways, walkways, equestrian trails) which has been identified in the City's General Plan, Coastal Specific Plan, or City designated viewing areas.

The proposed first and second story additions will not significantly impair a view from public property or City designated viewing areas.

- 3) That the proposed structure is not located on a ridge or a promontory.

The proposed structure is not located on a ridge or a promontory.

- 4) That the structure is designated and situated in such a manner as to minimize impairment of a view.

The proposed first and second story additions have been situated on the level, buildable, area of the rear yard and will not encroach into any of the required minimum setbacks. After development, the property will maintain an open space of 55%. The applicant's request reflects his desire to expand the existing master bedroom on the second floor, at the rear of the residence. Therefore, there are no alternative areas of the lot available for expansion of the master bedroom.

- 5) That there is no significant cumulative view impairment caused by granting the application.

The proposed additions will occur at the rear of the applicant's property, thus the structure will not be visible from the street of access or residences on the east side of Warnick Road. Similar additions in this area will not result in a cumulative loss of views.

- 6) The proposed structure, when considered exclusive of existing foliage, does not significantly impair a view from the viewing area of another parcel located in a portion of a structure which was constructed without a height variation or variance, or which would not have required a height variation or variance when originally constructed had this section as approved by the voters on November 7, 1989, been in effect at the time the structure was constructed.

Based on several view analyses performed by Staff, it has been determined that the proposed structure, when considered exclusive of existing foliage, does not significantly impair views from the viewing areas of another parcel as specified above.

The appellant contends that the proposed second story addition will block her views (and views from several other properties on Warnick Road) of Catalina Island and the ocean. It is apparent that the structure will eliminate these views from the property at 29031 Warnick Road. **However, the impairment occurs from the structure at sixteen (16) feet.** The applicant has situated the addition (which is at a lower height than the existing ridgeline) at the rear of the property, on the buildable, level area of the rear yard to accomodate a bedroom expansion on the second floor. If the applicant had only requested a single story addition (to a maximum height of 16 feet), the same amount of view impairment would occur as is the case with the applicant's two story proposal.

The viewing areas at the property at 29031 Warnick Road, have been determined to be from the living room/dining room area, (which, along with the applicant's addition, is at the rear of the property) from which the views will be impaired by the proposed structure at 16 feet. Views which are obstructed by residential construction below 16 feet are not protected views.

- 7) **That the proposed structure complies with all other code requirements.**

The proposed structure does comply with all other code requirements.

- 8) **That the proposed structure is compatible with the immediate neighborhood character.**

The appellant has also appealed the decision on the grounds that the proposed structure will be incompatible with the existing neighborhood.

The majority of the homes (23 of 28) along Warnick Road (including the applicant's) are either two story or split level, very similar, tract style homes which incorporate a variety of exterior building finishes including colored stucco, wood panel, concrete block, and natural stone.

The proposed 300 square feet (approximate) of additional footprint to the existing structure will not seem overwhelming or imposing in this predominantly multi-level area. The average square footage of the homes in the immediate area is 2420 sq. ft., (with a range between 1825 sq. ft. and 2941 sq. ft.). The square footage of the applicant's residence after the additions will be 2637 square feet.

Because the additions will take place at the rear of the property, and the added roof will be lower than the existing ridgeline, it will not appear (from the street) that there has been any modification to the existing residence. Because of the above mentioned reasons, Staff feels that the project will maintain the character of the neighborhood.

#### ADDITIONAL INFORMATION

The appellant has also appealed the decision to the Commission since she is concerned that the proposed project will create an invasion of privacy.

The Development Code does not address this concern with reference to Height Variation applications.

#### CONCLUSION

The proposed first and second story additions at 29035 Warnick Road will not significantly impair views above 16 feet from the property immediately to the north (29031 Warnick Rd.), or from any of the surrounding properties. The project will not have a cumulative affect on views and the proposal will be compatible with the existing neighborhood.

#### ALTERNATIVES

- 1) Deny the appellant's appeal of Height Variation No. 695 , thereby upholding the Director's approval of the project, subject to the conditions in Exhibit "A" of the attached resolution.
- 2) Approve the appellant's appeal of Height Variation No. 695, thereby overturning the Director's decision and denying the project.

Height Variation No. 695-Appeal  
January, 22, 1991

**RECOMMENDATION**

Alternative No. 1

**ATTACHMENTS**

Application  
P.C. Resolution No. 90-  
Appeal letter  
Staff report to Director





RANCHO PALOS VERDES

Mayor MELVIN W. HUGHES

Mayor Pro Tem JOHN C. McTAGGART

Councilman DOUGLAS M. HINCHLIFFE

Councilman ROBERT E. RYAN

Councilwoman JACKI BACHARACH

December 20, 1990

NOTICE

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rancho Palos Verdes will conduct a public hearing on Tuesday, January 22, 1991, at 7:30 p.m. at the Hesse Park Community Building, 29301 Hawthorne Boulevard, Rancho Palos Verdes to consider:

Height Variation No. 695 Appeal; an appeal of the Director of Environmental Services' decision to allow a second story addition at 29035 Warnick Road.

Location: 29035 Warnick Road.

Appellant: Grace Chang, et. al.

All interested parties are invited to submit written comments and to attend and give testimony. Applications and plans are on file with the Environmental Services Department at City Hall, 30940 Hawthorne Boulevard. Contact Fabio de Freitas at (213) 377-6008 for further information.

Robert Benard  
Director of Environmental Services

RB:FF:pg

January 22, 1991

The Planning Commission  
City of Rancho Palos Verdes  
30940 Hawthorne Boulevard  
Rancho Palos Verdes, CA 90274

Dear Commissioners:

RE: HEIGHT VARIATION NUMBER 695  
LOCATION: 29035 WARNICK ROAD  
APPLICANT: MR ASHIS MANDALE

RECEIVED  
JAN 22 1991

ENVIRONMENTAL SERVICES

My name is Y. Y. Chang. My wife, Grace Chang, and I are the joint owners of the property located at 29031 Warnick Road, Rancho Palos Verdes. Our property is the first property to the north of Mr. Mandale's property at 29035 Warnick Road.

We have read the Staff Report from the Director of Environmental Services dated January 22, 1991. We found that several key analyses and findings contained in this report are either incorrect or inaccurate. Therefore, we object to its findings and to the Director's consequent recommendation that our Appeal should be denied. Our objections to the statements contained in the Staff Report are summarized in the following. These objections are listed in the order of the Height Variation evaluation criteria referred in the Staff Report, Pages 3, 4, and 5.

- 1) That the applicant has complied with the early neighbor consultation process established by the city.

The Staff Report states that on July 6, 1990, the applicant sent an "open house" invitation letter to all residents within a 500 feet radius from the applicant's property to inform those interested parties of their proposal and allow for any input. The fact is that many immediate neighbors of the applicant did not receive this letter at all. Among them are the applicant's immediate neighbor to the south at 29041 Warnick Road; our neighbors to the north at 29025, and 29021. Just like us, they would be severely affected by this proposed addition; however, they did not receive any letter from the applicant, and they were surprised when we talked to them about this proposed two story addition.

- 4) That the structure is designated and situated in such a manner as to minimize impairment of a view.

The proposed two story addition will completely block our significant Catalina island view. We can view about 85% of Catalina island from our master bedroom, living room, and dining area. The proposed addition will completely block this Catalina island view. The Staff Report states that there are no alternative areas available for expansion of the master bedroom. After viewing the blueprint of the proposed addition during the applicant's "open house", we believe that he can expand into another space within the existing structure. A less intrusive addition onto the front of his home would also surely serve his purpose equally well. He should not be allowed to expand into his backyard primarily because it improves his view and the value of his property, which is achieved at the expense of the views and values of their neighbors' properties.



- 5) That there is no significant cumulative view impairment caused by granting the application.

The report claims that, since the proposed addition will not be visible from the street of access or residences on the east side of Warnick Road, similar additions in this area will not result in a cumulative loss of views. I wonder why the city planner did not consider the residences on the west side of Warnick Road. In order for us to recover the Catalina island view if the proposed addition is made, my wife and I will be forced to apply and make a similar addition. That would then significantly impair the views of our north side immediate neighbor at 29025 Warnick Road. We are sure this "chain reaction" will cause significant cumulative view impairment.

- 6) The proposed structure, when considered exclusive of existing foliage, does not significantly impair a view from the viewing area of another parcel located in a portion of a structure ....

The Staff Report states that the viewing areas at the property at 29031 Warnick Road, have been determined to be from the living room/dining room area, from which the viws will be impaired by the proposed structure at 16 feet. According to City Code, Section 17.02.040, item 16, "viewing area" shall be that area of the structure where the owner and city determine the best and most important view exists.

Since the Catalina view and other views are the most significant and most complete by looking from our master bedroom, and our whole family spend lots of free time enjoying these views from this room, it is no question to us that we get the best and most important view from our master bedroom. However, when the assistant city planner responsible for the application of this Height Variation case came to talk to us, he never asked us where we think our best and most important view exists. When we suggested to him to look at the view from our master bedroom, he simply kept quiet, and did not even want to discuss this with us. We understand that in the event the city and owner cannot agree on the viewing area, the decision of the city shall control, and the property owner may appeal city's determination. What I believe is wrong is that this particular assistant city planner did not even want to discuss our viewing area with us before he made his decision, even though we own and live at this property.

*Photo Viewing after 16'*

Once the proposed two story addition is made, the Cataline island view would be completely blocked from both our master bedroom, and the living room, dining area. We enjoy the Cataline island view very much, and as a housemaker, my wife spends lots of her time in the master bedroom. It would be unfair for somebody to take this significant view away from us, just so that they can gain a much better view for themselves.

- 8) That the proposed structure is compatible with the immediate neighborhood character.

The Staff Report claims that since the proposed addition will not be visible from the street, it is compatible with the neighborhood. However, to those immediate neighbors who spend lots of their time in their backyards and west side rooms of their houses, the addition would be very obtrusive. Under the current configuration of the houses on the west side of Warnick Road, there is no structure extended into any backyard south of 29025 Warnick Road. We believe that the original developer made an effort in designing this way so that every house on the west side of Warnick Road can enjoy similar views and spaces. The proposed addition would cause a significant incompatibility looking from the backyards of those houses, since it would look very much like a big divider that has the effect of destroying not only the sense of spaciousness, but also the uniform house configurations.

ADDITIONAL INFORMATION

The Staff Report also states that the Development Code does not address our concern of privacy invasion. However, Code 17.02.040, Section A, Item 10 states that "privacy" means reasonable protection from intrusive visual observation. From the windows of the proposed two story addition, people would be able to look into our master bedroom ( which would be only about 25 feet away from the north side windows of the proposed addition ), living room, dining area, backyard, and several neighbors' rooms and backyards. We are afraid that we would be forced to close all the curtains on the west side of our house, and hence lose our great Malibu and ocean views also.

Finally, we would also like to point out to you that this proposed addition is so obstructive that we do not consider it possible that the applicants can fulfill Condition Number 2 of the Approval for this addition, "A covenant to protect views shall be completed, notarized, and submitted prior to the issuance of building permits."

Based upon the above reasons, I would strongly urge you to approve our appeal of Height Variation Number 695, and deny the proposed two story addition.

Sincerely,

*Yen-Yui Chang*  
*Grace Chang*

Y. Y. Chang,                  Grace Chang  
Joint Owners  
29031 Warnick Road  
Rancho Palos Verdes, CA 90274

BY HAND

RECEIVED  
NOV 14 1990

November 14, 1990

The Planning Commission  
City of Rancho Palos Verdes  
30940 Hawthorne Boulevard  
Rancho Palos Verdes, Ca. 90274

ENVIRONMENTAL SERVICES

Dear Commissioners:

RE: HEIGHT VARIATION NUMBER 695  
LOCATION: 29035 WARNICK ROAD  
APPLICANTS: MR AND MRS ASHIS MANDAL

We have been advised by the Director of Environmental Services that the subject height variation for a single and second story addition to the Mandal residence has been approved. We, the undersigned resident homeowners of various properties adjacent to this residence, most strongly and vigorously object to this addition and appeal to the Planning Commission to reverse the Environmental Services Department's decision and to prohibit the execution of the subject height variation for the proposed addition.

The proposed addition extends for approximately the full height of the residence; for approximately half the width of the rear of the residence and, most significantly; **for a distance (depth) of some 13 feet 6 inches outward from the rear, exterior wall of the residence.** It is, therefore, extremely obstructive and visually polluting and will impact severely the view from several properties located on the western side of Warnick Road and in particular those properties located at 29031 and 29041 Warnick Road which are immediately adjacent to the Mandal residence. Indeed, this proposed addition is so obstructive that we do not consider it possible that Applicants can fulfill Condition Number 2 of the Environmental Services Department Approval Notice viz., "A covenant to protect views shall be completed, notarized, and submitted prior to the issuance of building permits".

The proposed addition, designed as it is with windows on every exterior wall, is grossly invasive of the privacy of several of the adjacent residences, in particular those at 29025, 29031, 29041, and 29045 Warnick Road is without precedent in its immediate neighborhood and is totally incompatible with other residences in the general neighborhood. If permitted, this addition will not only destroy the vital sense of spaciousness and privacy we now enjoy but will also impact negatively on the value of the surrounding homes, particularly those immediately adjacent to Applicants' residence. Permission to build this addition would set



a dangerous, precedent which may encourage other homeowners to extend their residences to the detriment of their neighbors and the neighborhood in general.

Other, less offensive, alternatives are open to Applicants should they require additional space. They should not, **they must not**, be permitted to build this selfishly conceived, unneighborly and offensive addition which serves only to enhance their view and property value at the expense of the views and property values of their neighbors and which detracts from our enjoyment of our properties and our neighborhood. We urge you, therefore, to reverse the Environmental Services Department's decision.

Our check in the amount of \$235.00 in payment of the appeal fee is enclosed as are certain drawings and photographs in support of this appeal.

Yours sincerely,

Residents of Warnick Road, signatures attached hereto.

cc: Environmental Services Dept., Mr. R. Bernard  
Environmental Services Dept., Mr. F. de Freitas

Chang Jean Wang  
29041 Warnick Rd  
R. P. V. Ca. 90274

Hsueh Chang, Yow-Yieh Chang  
29031 WARNICK RD.  
R. P. V. CA. 90274

J. N. Hood, R. J. Hood  
29075 Warnick Road  
Rancho Palos Verdes

Donna J. Swayle  
29024 Warnick Rd  
R. P. V. Ca 90274

Alfred Nieh  
29040 Warnick Rd.  
R P V, Ca. 90274

Sam Flynn

Mary Flynn

29034 Warnick Rd  
Rancho Palos Verdes, CA

Wei H. Kao

Marina I. Kao

29007 Warnick Rd.

Rancho Palos Verdes, Ca

Mr + Mrs J. Sperber  
29014 Warnick Rd  
RPV, CA 90274

RECEIVED  
JAN 22 1991

January 21 1991

ENVIRONMENTAL SERVICES

Robert Benard  
Director of Environmental Services  
City of Rancho Palos Verdes  
30940 Hawthorne Boulevard  
Rancho Palos Verdes  
California 90274-5391

Re: Height Variation No. 695 - Appeal

Dear Mr. Benard:

On October 31, 1990, you informed me that the city of Rancho Palos Verdes approved plans for single story and second story additions to my house, located on 29035 Warnick Road. Your subsequent notice of December 20 mentioned that a public hearing would occur on January 22, 1991. At this time, I am submitting my comments on this matter prior to the public hearing.

Firstly, prior to submission of the plans for the first story and second story addition, my wife and I held two open house sessions for early neighborhood consultation. Also, the architect, Celina Gonzalez, was available at both sessions to review the plans with our neighbors. Of the eight appellants, only two (Grace Chang and Chang Jean Wang) came to the open house while the other six (J.N. Hood, F. Flynn, A. Liu, W. Kao, W. Nieh, and J. Sperber) were noticeably absent from these two sessions.

Secondly, I have owned this property since September 1973 and am adding to the existing structure for my personal needs. The project has been approved and complies with the city's area and height restrictions, being less than twenty-six feet in height and maintaining a sideyard and a rearyard of more than five feet and fifteen feet, respectively. The plan also complies with the provision of number of square feet or percentage of the total lot to be utilized by the covered structure.

Thirdly, a number of houses in the area have been remodelled. These houses include Dudman residence at 29021 Warnick Road (lot # 7583-030-001) and, more recently, the house of Mr. Flynn's-- one of the appellants-- on 29034 Warnick Road (7583-02-001). Another

house is being completely rebuilt on 6607 Abbottswood Drive, west of 6605 Abbottswood Drive. Several other extensive remodeling projects have been completed or are in the process of construction in our city.

In conclusion, this project is entirely consistent with the master plan of the city of Rancho Palos Verdes and refusal of second story additions would cause hardship on my personal needs.

With best regards, I remain

Sincerely,

*Ashis K. Mandal*

Ashis K. Mandal  
29035 Warnick Road  
Rancho Palos Verdes  
California 90274



RECEIVED  
JAN 22 1991

James N. Hood  
29025 Warnick Road  
Rancho Palos Verdes, CA 90274

January 22, 1991

ENVIRONMENTAL SERVICES

The Planning Commission  
City of Rancho Palos Verdes  
30940 Hawthorne Boulevard  
Rancho Palos Verdes, CA 90274

Commissioners:

REGARDING: HEIGHT VARIATION 695 - APPEAL  
LOCATION: 29035 WARNICK ROAD  
APPLICANTS: MR. AND MRS. ASHIS MANDAL

My name is James Hood and I am joint owner of the property located at 29025 Warnick Road, Rancho Palos Verdes. This property is situated on the same - western - side of Warnick Road as the subject property and is the second property to the north of that property. The property of Mr. and Mrs. Chang is located between my property and the Mandal residence. Together with Mr. and Mrs. Chang and several other neighborhood residents I joined in signing a letter dated November 14, 1990 appealing the decision by the Director of Environmental Services to approve the subject height variation.

I have read the Staff Report from the Director of Environmental Services dated January 22, 1991 and the City Guidelines and Procedures for Preservation of Views dated June 6, 1990. I object strongly to the findings of that Report and to the Director's consequent recommendation that our Appeal should be denied. In particular, I object to the following statements contained in that Report:

- 4) That the structure is designated (sic) and situated in such a manner as to minimize impairment of view.

The impact of this additional structure on my near view is minimal. However, the impact of this additional structure on the near and far views of my neighbors Mr. and Mrs. Chang is significant. From personal observation I can attest that, regardless of whether the Changs and the City determine that the best and most important view exists from either the first or second storey of their residence, the Chang's far view of Catalina Island will be some 95% blocked completely by this proposed addition. Furthermore, this paragraph states that "there are no alternative areas of the lot available for expansion of the master bedroom." It is not my place to determine how much living space the Mandal's require nor how much should be allocated to the master bedroom. However, if they must expand this latter area, expansion by addition to the existing

structure is not their sole alternative. Expansion into another room within the existing structure or a less intrusive addition onto the front of their home would surely serve their purpose equally well. I suggest to you that they wish to expand into their rear yard primarily because it improves their view and the value of their property which can only be achieved at the expense of the views and values of their neighbors' properties.

- 5) That there is no significant cumulative view impairment caused by granting the application.

The Guidelines state, inter alia, that "cumulative view impairment shall be determined by: . . . (b) considering the amount of view impairment that would be caused by the construction on other parcels of structures similar to the proposed structure." The Mandal addition will impact my near view, albeit slightly. If Mr. and Mrs. Chang are subsequently permitted to build a similar addition based on the same reasoning the Director has applied to the Mandal addition, my near and far views will be cumulatively, and more severely, impacted.

- 6) The proposed structure, . . . been in effect at the time the structure was constructed.

The Report states that "if the applicant had only requested a single storey addition (to a maximum height of 16 feet), the same amount of view impairment would occur as is the case with the applicant's two storey proposal." The Report goes on to state that "Views which are obstructed by residential construction below 16 feet are not protected views." I am unfamiliar with Code requirements for structural additions of less than 16 feet in height but I find it hard to believe that the Code would permit the unrestricted building of such additions without thought for their impact on their surroundings. I find it harder to accept the Director's argument that if it's alright to build to 16 feet it's alright also to build to 21 feet 02 inches.

- 8) That the proposed structure is compatible with the immediate neighbor character.

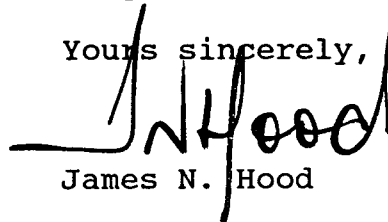
I refer to the second paragraph of the Director's statement on this issue. Contrary to what is stated the bulk and mass of the structure resulting from the additional footprint will completely overshadow and overwhelm both the Chang residence and the Wang residence on the other side. It will not only "seem imposing" it will totally dominate the neighboring rear yards in a neighborhood where the space between the properties is in the order of ten feet only.

In his third paragraph the Director emphasizes how little effect the proposed addition will have on the character of the neighborhood **as seen from the street**. He ignores totally the other criteria as defined in paragraph 8 of the Guidelines and specifically "(b) open space between structures, the apparent bulk or mass of the structure" and, in the final paragraph "Increases in scale or height or decreases in setbacks or open space may be considered incompatible." The proposed addition fails, and fails dismally, to meet the requirement of this paragraph. Furthermore, there are 14 residences on the western side of Warnick Road only one of which has any addition in the rear yard which neither impairs the view of any other resident nor overwhelms its neighbor with its bulk and mass. The proposed addition to the Mandal residence is without precedent. If precedent is established by permitting this addition the neighborhood character may be irrevocably changed for the worse.

Privacy is not one of the eight criteria which form the basis for review of Height Variations. Perhaps it should be. The Report is equally silent on this issue. However, Section 17.02.040 of the City's Municipal Code, Section A, (Definitions) item 10 states, "'Privacy' means reasonable protection from intrusive visual observation." All three walls of the proposed addition have windows which overlook directly the rear yards of the Mandals' neighbors. Neither I nor my neighbors is, therefore, protected from intrusive visual observation as the Code demands.

The homes on the western side of Warnick Road were built some 22 years ago. They were designed and situated deliberately to maximize the superb view from each residence while retaining a high degree of privacy for its occupants. This, for us, is the neighborhood character and this is why most of us purchased homes on this street. The Mandals' addition will destroy, for its immediate neighbors, the sense of spaciousness and privacy we now enjoy and will adversely impact the value of our homes. I urge you to uphold our Appeal and deny this Height Variation.

Yours sincerely,

A handwritten signature in black ink, appearing to read "J. N. Hood", written over a horizontal line.

James N. Hood

JNH:cf

WILLIAM R. DUDMAN  
219021 WARNICK ROAD  
RANCHO PALOS VERDES, CA 90274

20 JANUARY 1991

TO THE PLANNING COMMISSION  
CITY OF RANCHO PALOS VERDES

I WISH TO SUBMIT A WRITTEN COMMENT IN SUPPORT OF THE APPEAL OF THE CHANG FAMILY, REGARDING A PROPOSED ADDITION AT 29035 WARNICK ROAD. THE CHANGS LIVE NEXT DOOR TO THE PROPOSED ADDITION, AND I LIVE TWO HOUSES FURTHER NORTH.

I HAVE PERSONALLY VIEWED THE PLANS OF THE PROPOSED ADDITION. I HAVE ALSO VIEWED THE FRAMEWORK (OUTLINE) OF THE PROPOSED ADDITION FROM THE CHANG PROPERTY. THE PROPOSED ADDITION DRASTICALLY AFFECTS THE VIEW FROM THE CHANG HOME. I AM SURE THAT THE PROPOSED ADDITION WOULD ALSO ADVERSLY AFFECT THE VALUE OF THE CHANG PROPERTY TO SERIOUS EXTENT.

I WISH TO CLARIFY MY OWN INTEREST IN THIS PARTICULAR CASE. ALTHOUGH MY OWN VIEW WOULD NOT BE SERIOUSLY AFFECTED, THE ADDITION WOULD BE QUITE VISIBLE FROM MY FAMILY ROOM AND MASTER BEDROOM, AS WELL AS FROM ANYWHERE ON MY PROPERTY OUTSIDE, TO THE REAR OF MY HOUSE. LOOKING SOUTH FROM MY FAMILY ROOM JUST NOW, THE FRAME OF THE PROPOSED ADDITION PROTRUDES INTO THE VIEW ALONG THE BACK OF THE HOUSES TO ABOUT THE SAME EXTENT OF THE NEIGHBORING PATIO COVERS. THE DIFFERENCE IS, OF COURSE, THAT ONE CAN SEE THROUGH THE FRAMEWORK OF THE PATIO COVERS. THE PROPOSED ADDITION WOULD BE A SOLID WALL WHICH WILL PERMANENTLY ALTER THE VIEW. MY PRIMARY OBJECTION TO THE PROPOSED ADDITION IS ON BEHALF OF THE CHANGS. THEIR PROPERTY WOULD BE SERIOUSLY AFFECTED.

THE EXTENT TO WHICH THE CHANG'S VIEW FROM THEIR PROPERTY WOULD BE ADVERSLY AFFECTED, OVER THEIR LEGITIMATE OBJECTIONS, IS UNACCEPTABLE TO ME. WHEN I ADDED TO THE REAR OF OUR OWN HOME, I FIRST DETERMINED THAT THERE WERE NO OBJECTIONS BY ANY OF THE NEIGHBORS WHO COULD POSSIBLY BE AFFECTED. ONLY THEN DID I PROCEED WITH THE ACTUAL PLANS, PERMITS AND CONSTRUCTION.

I URGE THE PLANNING COMMISSION TO DECIDE IN FAVOR OF THE CHANG APPEAL, AND DENY THE APPLICATION FOR A PROPOSED ADDITION AT 29035 WARNICK ROAD

SINCERELY,



WILLIAM R. DUDMAN





- IMPAIR CATALINA ISLAND VIEW
- INCOMPATIBLE WITH NEIGHBORS
- INVASIVE OF PRIVACY





RANCHO PALOS VERDES

Mayor MELVIN W. HUGHES

Mayor Pro Tem JOHN C. McTAGGART

Councilman DOUGLAS M. HINCHLIFFE

Councilman ROBERT E. RYAN

Councilwoman JACKI BACHARACH

October 31, 1990

NOTICE

NOTICE IS HEREBY GIVEN that the City of Rancho Palos Verdes has approved a request for Height Variation No. 695.

Location: 29035 Warnick Road

Applicant: Ashis Mandal

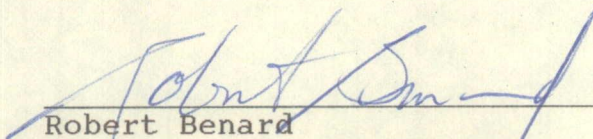
Said approval is for the requested height variation for a single story and second story addition.

The approval is conditioned upon the following:

1. Maximum height of addition shall not exceed a height of 21'-2".
2. A covenant to protect views shall be completed, notarized, and submitted prior to the issuance of building permits.
3. Minimum rear and side yard setbacks must be maintained: 5'-0"; sideyard, 15'-0"; rear yard.
4. Maximum allowable eave projections shall not exceed 4" for each 1'-0" of required setback.

Any interested person may appeal this decision in writing to the Planning Commission within fifteen calendar (15) days of this notice. Said appeal must be accompanied by \$235.00 appeal fee. Planning approval is valid for 180 days from the end of the appeal period.

If you have any questions concerning this matter, please contact Fabio de Freitas at 377-6008 of this office.

  
Robert Benard

Director of Environmental Services

RB:FDF:mk

# MEMORANDUM



# RANCHO PALOS VERDES

TO: BOB  
FROM: FABIO  
DATE: OCTOBER 29, 1990  
SUBJECT: HEIGHT VARIATION NO. 695  
29035 WARNICK RD.

## BACKGROUND

The applicants Mr. Ashis Mandal submitted Height Variation No. 695 to be processed on August 9, 1990. Due to the lack of names on the mailing list the application was not deemed complete until September 5, 1990. The temporary frame was inspected and verified of the correct height on September 25, 1990 and the notices to commence the thirty day comment period were mailed on September 26, 1990.

## SITE AND PROJECT DESCRIPTION

The subject property is a 6793 square foot, generally flat pad lot (with a downsloping transitional (extreme) slope at the rear of the property). It is located in an RS-4 zoned area of the City which requires a minimum open space percentage of 50% to be maintained.

The project consists of additions to both the lower and upper levels of the existing two story residence at the rear of the property. A twelve foot expansion of the family room on the lower level is proposed to create a "bonus" room, and a similar expansion of the master bedroom on the upper level is proposed for an addition to the master bathroom and an enclosed balcony. The maximum height of the proposed addition will be 21'-2" above existing, adjacent grade. The remaining open space percentage after development (additions) will be reduced from the existing 70% to 55% open space.

## ANALYSIS

### VIEW ANALYSIS

Warnick Road runs parallel to Hawthorne Boulevard in a north/south configuration. Any possible views from residences on the east side of Warnick Rd. are completely blocked by homes on the west side of the street, therefore view analyses were only necessary from properties on the same side of the street as the applicant's lot. Residents on the west side of the street enjoy views of the Pacific Ocean, Catalina Island to the southwest, and the coastline up to Malibu to the northwest.

The following is a list of properties from which view analyses were performed along with the findings:

ADDRESS	FINDING
29025 Warnick Rd. ***	No significant view impairment
29031 Warnick Rd. ***	No significant view impairment
29041 Warnick Rd. ***	No significant view impairment

\*\*\* Indicates properties from which letters of concern were received.

The above mentioned properties are all situated at or approximately at the same pad elevations as the subject property. Due to this fact, views from these three properties (29025, 29031, & 29041 Warnick) would be blocked by a single story addition at 16 feet. The property most affected by the addition will be the adjacent property to the north, 29031 Warnick. The residents here will completely lose their view of Catalina Island from their living room/dining room area. However, this view is below 16 feet and the Development Code does not protect views from development to the 16 foot height, therefore denial of this project based on the significant view impairment above 16 feet is not possible.

#### CUMULATIVE VIEW IMPACT

Again, because views from those homes on the east side of Warnick Road are blocked by the residents on the opposite side of the street, the proposed second story addition will not cause significant view impairment nor will there be any cumulative view impact.

#### NEIGHBORHOOD COMPATIBILITY

The majority of the homes (23 out of 28) along Warnick Road (including the applicant's) are either two-story or split level, very similar, tract style homes which incorporate a variety of exterior building finishes including colored stucco, wood panel, concrete block and natural stone.

The proposed 300 square feet (approximate) of additional footprint to the existing structure will not seem overwhelming or imposing in this predominantly multilevel area (average square footage: 2420 sq. ft.; range from 1825 to 2941 sq. ft.). The square footage of the applicant's residence after the additions will be 2637 square feet.



Because the addition will take place at the rear of the property and the added roof will be lower than the existing ridgeline, it will not appear (from the street) that there has been any modification to the existing residence. Because of the above mentioned reasons, Staff feels that the project will maintain the character of the neighborhood.

#### ADDITIONAL INFORMATION

Staff has received four letters of concern from property owners within the immediate area of the subject lot. The following is a list of those property owners who submitted letters along with their concerns:

29021 Warnick Rd.: Mr. William Dudman expressed the following concerns: view impairment from his property, view impairment from 29031 Warnick.

29025 Warnick Rd.: Mr. and Mrs. James Hood expressed the following concerns: the addition will be obtrusive and unsightly, block a portion of their view to the south, will be an invasion of their privacy, and is incompatible.

29031 Warnick Rd.: Mr. and Mrs. Y. Chang expressed the following concerns: loss of privacy, suffer a sense of "encroachment", loss of Catalina Island view.

29041 Warnick Rd.: Mrs. C. Jean Wang expressed concerns that the addition will cause a loss of privacy, that they will "suffer a sense of encroachment", and will lose a portion of their ocean and Malibu views.

#### CONCLUSION

The proposed first and second story additions at 29035 Warnick Rd. will not significantly impair views above 16 feet from the property immediately to the north (29031 Warnick Rd.), or from any of the surrounding properties. The project will not have a cumulative affect on views and the proposal will be compatible with the neighborhood.

#### RECOMMENDATION

Approve Height Variation No. 695 subject to the following conditions:

- 1) The maximum height of the second story addition shall not exceed 21'-2" (as measured pursuant to Section 17.02.040 of the Development Code).
- 2) A Landscape Covenant shall be completed, notarized, and submitted prior to the issuance of building permits.

Height Variation No. 95  
29035 Warnick Road

- 3) The minimum side yard setbacks and rear yard setback must be maintained: side yard; 5'-0", rear yard; 15'-0".
- 4) The maximum allowable eave projections shall not exceed 4 inches for each 1 foot of required setback distance.

Approved: \_\_\_\_\_

Robert Benard

Director of Environmental Services

Date: \_\_\_\_\_

10/31/90

**ORDINANCE NO. 263 - DISPOSAL OF RESIDENTIAL SOLID WASTE (1301)**

Adopted ORDINANCE NO. 263 OF THE CITY OF RANCHO PALOS VERDES REGARDING CHARGES FOR THE DISPOSAL OF RESIDENTIAL SOLID WASTE AND AMENDING THE RANCHO PALOS VERDES MUNICIPAL CODE. (Councilman Hughes voting "No".)

**LEGISLATION: AB883 (BOLAND) AND SB508 (L. GREENE) (306)**

Adopted the League's position in opposing both of these bills.

**RESOLUTION NO. 91-15 REGISTER OF DEMANDS**

Adopted RESOLUTION NO. 91-15 ALLOWING CERTAIN CLAIMS AND DEMANDS AND SPECIFYING FUNDS FROM WHICH THE SAME ARE TO BE PAID.

The motion to approve the consent calendar carried on the following roll call vote:

AYES: BACHARACH, HUGHES, McTAGGART, RYAN, AND MAYOR HINCHLIFFE

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**PUBLIC HEARINGS:**

**HEIGHT VARIATION NO. 695 APPEAL (1804)**

The Mayor opened the Public Hearing on this appeal opposing a proposed second story addition to an existing residence. The City Clerk announced that notice of this Public Hearing had been published.

Director Benard presented the staff memorandum of April 16th and the recommendation to deny the appeal, thereby approving Height Variation No. 695 with conditions.

Speaking in opposition to this proposed addition were the following residents: Y.Y. & Grace Chang, 29031 Warnick Road; Karen & James Hood, 29025 Warnick Road; Jen Kung, 28219 Seamount Drive; David Mantrom, 29108 Warnick Road; Tony Yu, 5658 Ravenspur Drive; Wendy Nieh, 29040 Warnick Road; Chang Jean Wang, 29041 Warnick Road; Wei H. Kao, 29007 Warnick Road; Mary Flynn, 29034 Warnick Road; William R. Dudman, 29021 Warnick Road; Xi-Ping Zou, 5644 Ravenspur Drive, #203; John Sun, 5644 Ravenspur Drive, #208; Eva Chang, 5006 Delacroix Road; and, Teresa Sun, 28717 Trailriders Drive. Their objections centered mainly on the view obstruction resulting from this structure, reduction in their property value because of the reduced view; and, the lack of compatability with the remainder of the neighborhood.

The property owner, Ashis Mandal, 29035 Warnick Road, read a prepared statement containing reasons why he felt the project complied with the City's Development Code. (Mr. Mandal's letter is on file with



the City Clerk's office.) The architect for this project, Celina Gonzalez, 8050 E. Florence Avenue, Downey, presented drawings of the proposed project and responded to Council's questions about the location of the addition and whether it could be changed to mitigate the view impact on the neighbors. Ms. Gonzalez explained why the proposed location was the best and added that the house was below the average size for the houses in that neighborhood.

Director Benard summarized the action taken on this project by the Planning Commission: that the project was originally denied but later when it was proposed to eliminate the windows and thus relieve the concern about loss of privacy of the next door neighbor, the project was then approved.

Planning Commission Chairman, Peter Von Hagen, explained that the majority of the Commission agreed with the staff report that the application did meet the criteria of the Development Code and that they did try to deal with the issue of privacy by eliminating the windows in the project.

Bob McNulty, 19 Mustang Road, also representing the Planning Commission said that he felt that the developer placed the houses on these lots to take advantage of the view that was available and that the proposed addition would be incompatible with the neighborhood.

The Council then discussed the issue of compatibility and the fact that it could not be considered as a reason for denial but rather should be considered in the design of the proposed project.

Councilwoman Bacharach moved, seconded by Councilman Hughes and carried to close the Public Hearing.

Additional Council comments and inquiries clarified the fact that the property owner had the right to build an addition to his house that would be as high as sixteen feet and, if that did block the view of his neighbor, it had to be allowed because it was within the limits of the Development Code.

City Attorney Lynch further clarified the Development Code Section 17.02.040 and opined that the only time that the issue of neighborhood compatibility can be invoked is when somebody is building a structure that exceeds sixteen feet in height.

Additional Council comments centered on the fact that compatibility could not be used as a reason for denying the project; rather it was a tool to bring additions into conformance with the neighborhood; that the appellant's view in this case was not completely obstructed; and, that any structure such as this proposed project could be built with an over-the-counter permit even if it did block views. Additional Council comments centered on installation of windows to ameliorate the appearance of the wall and the use of a translucent window to insure the privacy of the neighbors and that the proposed resolution should contain such a requirement.



Councilman Hughes moved, seconded by Councilman Ryan to adopt as amended RESOLUTION NO. 91-17 DENYING THE APPEAL OF HEIGHT VARIATION NO. 695 THEREBY APPROVING THE PROJECT AT 29035 WARNICK ROAD. The motion carried unanimously.

#### **RECESS AND RECONVENE**

At 9:35 P.M. the Mayor declared a recess. At 9:45 P.M. the meeting reconvened.

#### **AUDIENCE QUESTIONS:**

Responding to the Mayor's call for audience questions was John Sharkey, 30320 Avenida de Calma, who presented a prepared statement regarding the financial responsibility of developers. He inquired what the City required of developers to assure that a project would be completed.

Staff responded that the City has adequate bonding to cover off-site improvements, completion of the grading, and completion of landscaping. Staff further indicated that a meeting had been planned for April 17th with the developer to discuss the status of the project.

Al Esser, 71 Crest Road East, Rolling Hills, presented a written statement regarding the construction of an impervious drainage plan and specification for the Abalone Cove, Portuguese Bend, and Klondike Canyon landslide areas. (Mr. Esser requested that his report be distributed to the City Council.)

Lois Larue, 3136 Barkentine Road, presented a written statement regarding development agreements and how they must be consistent with the General Plan. (This statement is on file with the City Clerk's office.)

#### **ORDINANCE NO. 264 - VIEW RESTORATION COMMITTEE AS A PLANNING COMMISSION FOR LIMITED PURPOSES (1801)**

The Mayor declared the public hearing open on this proposed ordinance to designate the View Restoration Committee as a planning commission in connection with view restoration matters. The City Clerk reported that notice had been published.

Director Benard presented the staff report of April 16th and the recommendation to adopt this proposed ordinance.

Speaking in opposition to the adoption of this ordinance were the following residents: Lois Larue, 3136 Barkentine Rd., who suggested that the View Restoration Committee decisions be appealable to the City Council.

John Sharkey, 30320 Avenida de Calma, stated his objections to the adoption of this ordinance and presented a written statement.

20 August, 1990

Mr. Robert Benard  
Director of Environmental Services  
City of Rancho Palos Verdes  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, California 90274

RECEIVED  
SEP 04 1990

ENVIRONMENTAL SERVICES

Dear Mr. Benard:

We understand that Mr. and Mrs. Ashis Mandale, our next door neighbors at 29035 Warnick Road, are planning a two story addition attached to their existing dwelling. This addition will be taller than sixteen (16) feet.

Several of our neighbors and we were invited to review their proposed addition plans. Also, Mr. and Mrs. Mandale have already set up a frame of their proposed addition.

After careful reviews of their addition plans, and careful viewings of the frame they have set up, we found that their addition will have three major adverse effects on us. We therefore object to the proposed addition.

1. First of all, with the extended second floor overlooking our backyard (as well as several neighbors' backyards), our living room, dining room, and kitchen, we will not only lose our privacy, we will also suffer a sense of "encroachment" due to the overbearing presence of the additional two story structure.
2. Secondly, with the extended position of their additional second story, we will no longer have privacy in our master bedroom, master bathroom, and guest bedroom on our second floor. We are afraid we will have to close all the curtains on the west side of our second floor rooms, and hence lose our great Malibu and ocean views.
3. Most importantly, their two story addition will completely block our fantastic Catalina Island view. We can now see about 80% of Catalina Island from our rooms upstairs, living room and kitchen downstairs, and our backyard. This nice view is the most important reason why we moved from the east side of the Palos Verdes hill to our current house several years ago. With the loss of the Catalina Island view, we will not only lose our scenic enjoyment, our house value will also be greatly depreciated.

We would appreciate very much if you would consider our serious objections, and deny Mr. and Mrs. Mandale's application for the dwelling addition permit. We believe that Mr. and Mrs. Mandale, within limits, have the right to do what they think is good for them. However, we do not believe that the city of Rancho Palos Verdes should allow any home owner to significantly damage the living environment and house values of the neighbors.

For your information, we have attached a copy of the invitation letter to review Mr. and Mrs. Mandale's floor plan for their proposed two story addition, and schematic illustrations of their addition's impact on the neighborhood.

If you have any questions, please do not hesitate to write or call us at (213)541-9638. Thank you very much for your attention to this matter.

Sincerely,

*Yon-Yin Chang*

*Grace Chang*

Y.Y. Chang and Grace Chang  
29031 Warnick Road  
Rancho Palos Verdes  
California 90274





PROPOSED  
ADDITION

WARNICK

29031

29035

BACKYARD

LOSS  
OF  
PRIVACY

29031

29035

LOSS  
OF  
VIEWS

29031

29035

CATALINA  
VIEW

MALIBU  
VIEW



30 August, 1990

Mr. Robert Benard  
Director of Environmental Services  
City of Rancho Palos Verdes  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, CA 90274

Dear Mr. Benard:

We have been informed by Mr. and Mrs. Ashis Mandale, our next door neighbors at 29035 Warnick Road, that they are planning a two story addition to their existing house. This addition will be taller than sixteen feet. We have also been invited to review their proposed addition plans. Mr. and Mrs. Mandale have also set up a frame of their proposed addition.

After careful reviews of their addition plans, and viewings of the frame they have set up, we found that their addition will cause some adverse effects on us. With their extended second floor overlooking our backyard, our living room, dining room, and kitchen, we will lose our privacy. We will also suffer a sense of encroachment due to the overbearing presence of their added two story structure. More seriously, with their extension, we will no longer have privacy in our second floor rooms, and we will have to close all the curtains on the ocean side of our second floor rooms, and thus lose the Malibu and ocean views.

Because of these adverse effects, we strongly object to Mr. and Mrs. Mandale's proposed addition. We would appreciate very much if you would consider our serious objections when you evaluate Mr. and Mrs. Mandale's application for the addition permit.

Sincerely,



C. Jean Wang  
29041 Warnick Road  
Rancho Palos Verdes  
CA 90274

RECEIVED  
SEP 13 1990

ENVIRONMENTAL SERVICES

Mr. and Mrs. James N. Hood  
29025 Warnick Road  
Rancho Palos Verdes, CA 90274

October 8, 1990

City of Rancho Palos Verdes  
Environmental Services Department  
30940 Hawthorne Boulevard  
Rancho Palos Verdes, CA 90274

RECEIVED  
OCT 9 1990

Attention: Mr. Fabio de Freitas, Planner

Gentlemen:

ENVIRONMENTAL SERVICES

RE: HEIGHT VARIATION AT 29035 WARNICK ROAD  
MR. AND MRS. ASHIS MANDAL RESIDENCE

We are joint owners of the property located at 29025 Warnick Road (Los Angeles County Tax Assessor's ID. Number 7583 030 005) the second house to the North of the Mandal's residence on the same (western) side of Warnick Road.

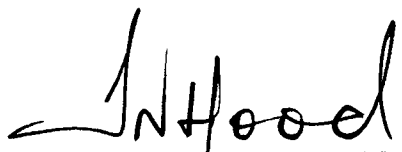
We object most strongly to the height variation being requested by Mr. and Mr. Mandal and the resulting obtrusion of this two-story addition some fourteen (14) feet outward from the rear outside wall of their residence.

This proposed addition:

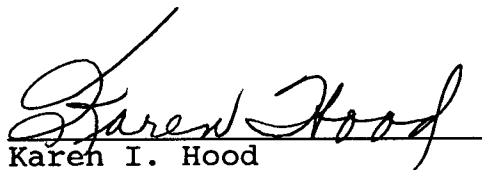
- i) is obtrusive and unsightly and will partially block our view to the South
- ii) is invasive of our privacy in that the proposed second story window on the northern side of the addition will overlook directly our rear yard
- iii) is totally incompatible with homes in the immediately surrounding neighborhood and would destroy completely that vital sense of spaciousness and privacy we now enjoy and to which we attach such value.

We urge you, therefore, to deny this height variation for a two-story addition being requested by Mr. and Mrs. Mandal.

Yours sincerely,



James N. Hood  
Owner



Karen I. Hood  
Owner

RECEIVED  
OCT 20 1990

Robert Benard  
Director, Environmental Services  
~~City Council~~  
Rancho Palos Verdes

ENVIRONMENTAL SERVICES

25 OctOBER 1990

Regarding the proposed addition to the Mandel home at 29035 Warnick Road.

I object to the proposed addition.

I have reviewed the plans, as invited by the applicants. I have also viewed the silhouette frame structure which outlines the proposed structure.

I consider that the proposed structure presents an obstruction to the view from my lot.

Even more strongly, I must object to the view obstruction which is presented by the proposed addition to my neighbors at 29031 Warnick Road. I know that they object strongly, and I have viewed the proposed blockage of their view, which I consider to be absolutely unconscionable. I could not rest if I did not strenuously object to the complete obliteration of a neighbor's view by a proposed addition to another neighbor's home.

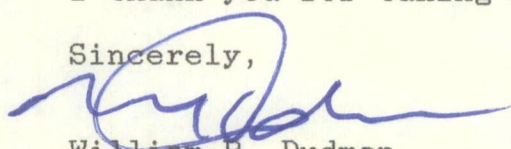
The proposed addition has been compared by the Mandels to our own addition some four years ago. In case this should again be mentioned by the Mandels, I would like to point out that:

- o the addition did not even procede to the planning stage without obtaining clearance from the neighbors which might have been affected

- o the addition does not, in fact, block a valuable view from my neighbors' lots

I thank you for taking my comments into consideration.

Sincerely,



William R. Dudman  
29021 Warnick Road  
RPV, CA 90274

5413427



## RANCHO PALOS VERDES

Mayor MELVIN W. HUGHES

Mayor Pro Tem JOHN C. McTAGGART

Councilman DOUGLAS M. HINCHLIFFE

Councilman ROBERT E. RYAN

Councilwoman JACKI BACHARACH

### NOTICE

The City of Rancho Palos Verdes has received a request for a height variation for the following project:

A first and second story addition (to a height of 21'2") at 29035 Warnick Road.

Applicant: Mr. and Mrs. Ashis Mandal.

The height variation procedure is designed to process applications for the construction of new houses or additions to existing structures taller than sixteen (16) feet but not to exceed the maximum height of twenty six (26) feet when measured as defined in Section 17.02.040 of the Municipal Code (as amended by Proposition M.)

The City's primary concerns in reviewing a height variation are the impact of the structure on the views from neighboring properties and from public areas, its cumulative impact on the affected properties, and compatibility of the proposed structure with existing surrounding uses. (See Municipal Code Section 17.02.040)

In accordance with the Development Code, the applicant must have attempted to contact you prior to submitting an application to inform you of his/her intentions and allow you to view the building plans for this project. If you would like the opportunity to review these plans further, they are on file in the Environmental Services Department at 30940 Hawthorne Boulevard, Rancho Palos Verdes. In addition, a frame structure (silhouette) has been constructed on the site to outline the height and bulk of the proposed project. This frame will be in place throughout the duration of the comment period to better assist you and the City to assess any project impacts.

These procedures have been adopted to help you to determine what, if any, effect the project will have on your property. If you have any questions or concerns about this structure, you should communicate those concerns in writing to our staff within thirty (30) days of the date of this notice. By doing so, you will ensure that your comments are taken into consideration when a decision is made on the project. The decision will not be made until after the thirty day notification period has expired. ONLY THOSE WHO HAVE SUBMITTED WRITTEN COMMENTS WILL RECEIVE NOTIFICATION OF THE DECISION. The decision may then be appealed, in writing, to the Planning Commission.

(OVER)



Fabio de Freitas is the planner assigned to this project. If you have any questions regarding this application or the City's height variation procedures, please do not hesitate to call Fabio at (213) 377-6008.

Sincerely,



Robert Benard  
Director of  
Environmental Services

RB:FF:pg

Dated: September 26, 1990  
Project No: Height Variation No. 695

NOTE: STATE GOVERNMENT CODE SECTION 65009 NOTICE:  
If you challenge this height variation in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Rancho Palos Verdes at, or prior to, the public hearing.

205

Folio

Planning Commission

City Council  
Rancho Palos Verdes

25 Oct0BER 1990

Regarding the proposed addition to the Mandel home at 29035 Warnick Road.

I object to the proposed addition.

I have reviewed the plans, as invited by the applicants. I have also viewed the silhouette frame structure which outlines the proposed structure.

I consider that the proposed structure presents an obstruction to the view from my lot.

Even more strongly, I must object to the view obstruction which is presented by the proposed addition to my neighbors at 29031 Warnick Road. I know that they object strongly, and I have viewed the proposed blockage of their view, which I consider to be absolutely unconscionable. I could not rest if I did not strenuously object to the complete obliteration of a neighbor's view by a proposed addition to another neighbor's home.

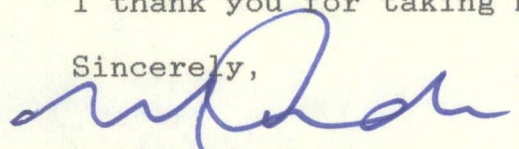
The proposed addition has been compared by the Mandels to our own addition some four years ago. In case this should again be mentioned by the Mandels, I would like to point out that:

- o the addition did not even procede to the planning stage without obtaining clearance from the neighbors which might have been affected

- o the addition does not, in fact, block a valuable view from my neighbors' lots

I thank you for taking my comments into consideration.

Sincerely,



William R. Dudman  
29021 Warnick Road  
RPV, CA 90274

19 October, 1990

Mr. Fabio de Freitas  
Planner  
City of Rancho Palos Verdes  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, CA 90274

Dear Mr. de Freitas:

We understand that Mr. and Mrs. Ashis Mandale, our next door neighbors at 29035 Warnick Road, are planning a two story addition attached to their existing dwelling. This addition will be taller than sixteen (16) feet.

After careful reviews of their addition plans, we found that their addition will have the following major adverse effects on us. We therefore strongly object to their proposed addition.

1. First of all, with the extended second floor overlooking our backyard (as well as several neighbors' backyards), our living room, dining room, and kitchen, we will not only lose our privacy, we will also suffer a sense of encroachment due to the overbearing presence of their additional two story structure.
2. Secondly, with the extended position of their additional second story, we will no longer have privacy in our master bedroom, and guest bedroom on our second floor. We are afraid we will have to close all the curtains on the west side of our second floor rooms, and hence lose our great Malibu and ocean views.
3. Thirdly, the planned extension is totally incompatible with the houses in the immediately surrounding neighborhood, and would completely destroy that vital sense of spaciousness we and our neighbors enjoy, and the house value attached to it.
4. Most importantly, their two story addition will completely block our Catalina island view. We can now see about 80% of Catalina island from our living room, dining room, kitchen, and backyard, and the bedrooms upstairs. This nice view is the most important reason we moved to our current house several years ago. With the loss of the Catalina island view, and other views, we will not only lose our scenic enjoyment, our house value will also be greatly depreciated.

We do not believe that the city of Rancho Palos Verdes should allow any home owner to significantly damage the living environment and house values of the neighborhood.

RECEIVED  
OCT 24 1990

ENVIRONMENTAL SERVICES

Sincerely,

*Y.Y. Chang*  
*Grace S.F. Chang*

Y.Y. Chang and Grace Chang  
29031 Warnick Road  
Rancho Palos Verdes  
California 90274

cc: Mr. Robert Benard  
Director, Environmental Services  
City of Rancho Palos Verdes

30 August, 1990

Mr. Robert Benard  
Director of Environmental Services  
City of Rancho Palos Verdes  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, CA 90274

RECEIVED  
OCT 29 1990

ENVIRONMENTAL SERVICES

Dear Mr. Benard:

We have been informed by Mr. and Mrs. Ashis Mandale, our next door neighbors at 29035 Warnick Road, that they are planning a two story addition to their existing house. This addition will be taller than sixteen feet. We have also been invited to review their proposed addition plans. Mr. and Mrs. Mandale have also set up a frame of their proposed addition.

After careful reviews of their addition plans, and viewings of the frame they have set up, we found that their addition will cause some adverse effects on us. With their extended second floor overlooking our backyard, our living room, dining room, and kitchen, we will lose our privacy. We will also suffer a sense of encroachment due to the overbearing presence of their added two story structure. More seriously, with their extension, we will no longer have privacy in our second floor rooms, and we will have to close all the curtains on the ocean side of our second floor rooms, and thus lose the Malibu and ocean views.

Because of these adverse effects, we strongly object to Mr. and Mrs. Mandale's proposed addition. We would appreciate very much if you would consider our serious objections when you evaluate Mr. and Mrs. Mandale's application for the addition permit.

Sincerely,

*Chang Jean Wang*

C. Jean Wang  
29041 Warnick Road  
Rancho Palos Verdes  
CA 90274





## RANCHO PALOS VERDES

Mayor MELVIN W. HUGHES

Mayor Pro Tem JOHN C. McTAGGART

Councilman DOUGLAS M. HINCHLIFFE

Councilman ROBERT E. RYAN

Councilwoman JACKI BACHARACH

### NOTICE

The City of Rancho Palos Verdes has received a request for a height variation for the following project:

A first and second story addition (to a height of 21'2") at 29035 Warnick Road.

Applicant: Mr. and Mrs. Ashis Mandal.

The height variation procedure is designed to process applications for the construction of new houses or additions to existing structures taller than sixteen (16) feet but not to exceed the maximum height of twenty six (26) feet when measured as defined in Section 17.02.040 of the Municipal Code (as amended by Proposition M.)

The City's primary concerns in reviewing a height variation are the impact of the structure on the views from neighboring properties and from public areas, its cumulative impact on the affected properties, and compatibility of the proposed structure with existing surrounding uses. (See Municipal Code Section 17.02.040)

In accordance with the Development Code, the applicant must have attempted to contact you prior to submitting an application to inform you of his/her intentions and allow you to view the building plans for this project. If you would like the opportunity to review these plans further, they are on file in the Environmental Services Department at 30940 Hawthorne Boulevard, Rancho Palos Verdes. In addition, a frame structure (silhouette) has been constructed on the site to outline the height and bulk of the proposed project. This frame will be in place throughout the duration of the comment period to better assist you and the City to assess any project impacts.

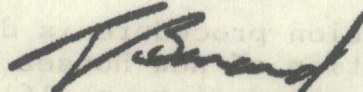
These procedures have been adopted to help you to determine what, if any, effect the project will have on your property. If you have any questions or concerns about this structure, you should communicate those concerns in writing to our staff within thirty (30) days of the date of this notice. By doing so, you will ensure that your comments are taken into consideration when a decision is made on the project. The decision will not be made until after the thirty day notification period has expired. ONLY THOSE WHO HAVE SUBMITTED WRITTEN COMMENTS WILL RECEIVE NOTIFICATION OF THE DECISION. The decision may then be appealed, in writing, to the Planning Commission.

(OVER)



Fabio de Freitas is the planner assigned to this project. If you have any questions regarding this application or the City's height variation procedures, please do not hesitate to call Fabio at (213) 377-6008.

Sincerely,



Robert Benard  
Director of  
Environmental Services

RB:FF:pg

Dated: September 26, 1990  
Project No: Height Variation No. 695

NOTE: STATE GOVERNMENT CODE SECTION 65009 NOTICE:  
If you challenge this height variation in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Rancho Palos Verdes at, or prior to, the public hearing.



HEIGHT VARIATION PERMIT APPLICATION NUMBER 695

APPLICANT/CONTRACTOR:

MR. A. Mandale  
(name)

29035 WARNICK Rd.  
(address)

Rancho Palos Verdes, CA 90274

Telephone: Home (213) 377-1807 Work (213) 603-4538

Project Location: 29035 WARNICK Rd.

Project Description: Two Story Addition To Exist. Two Story Dwelling.

General Information:

~~28%~~ 21'-10" APROX. 1. Maximum height of project, measured from the  
21'-2" PER PUMPS highest point of existing grade covered by the  
structure to ridge.

~~28%~~ 21'-10" APROX. 2. Maximum height of project, measured from the  
21'-2" PER PUMPS finished grade adjacent to the lowest  
foundation to ridge.

614.17 SQ.FT. 3. Square footage of new floor area.

2022.82 4. If addition, square footage of existing  
w/GARAGE structure footprint (including any covered or  
enclosed patios).

2636.99 SQ.FT. 5. Square footage of structure footprint after new  
w/GARAGE construction.

435.26 SQ.FT. 6. Square footage of driveways and parking areas.

6793.20 sq.FT. 7. Square footage of lot.

70% APROX. 8. Percentage of existing open space.

61% ± 9. Percentage of open space after development.

55% INCL. DRIVEWAY

JL

RECEIVED  
AUG - 9 1990

PERMITTING DEPARTMENT

2022

307

435

2764/6793 = 41% L.C.

59% O.S.

Grading Information:

If any of the following conditions are proposed, a Grading Application is required.

- o Total volume of earth to be moved (sum of cut and fill) is 20 cubic yards or greater.
- o Height of fill is 3 feet or greater.
- o Depth of cut is 3 feet or greater.

0 1. Total volume of earth to be moved (sum of cut and fill, in cubic yards).

0 2. Maximum height of fill.

0 3. Maximum depth of cut.

Does the project involve any work, activity, or encroachment in the public right-of-way or public drainage structure? NO  
If so, you must obtain approval from the Public Works Department prior to issuance of construction permits.

I HEREBY CERTIFY, under penalty of perjury, that the information and materials submitted with this application are true and correct.

Asli's Lawn Mowel  
Signature of Applicant/Contractor

and

Asli's Lawn Mowel X  
Signature of Landowner

Dated: 8-10-90

Dated: 8-10-90

CONTRACTORS PLEASE READ AND INITIAL:

I UNDERSTAND that in order to perform work in the City of Rancho Palos Verdes, a business license must be obtained from the City's Finance Department prior to obtaining a building permit from the Building and Safety Division.

A.K.M. X  
(initials)

\_\_\_\_\_  
Staff Signature

Date Accepted: \_\_\_\_\_

LOT TYPE:

\_\_\_\_\_  
Upslope

\_\_\_\_\_  
Downslope

\_\_\_\_\_  
Pad

\_\_\_\_\_  
Other



FENCES, WALLS, AND HEDGES PERMIT NUMBER \_\_\_\_\_

APPLICANT/CONTRACTOR:

MR. & MRS. A. MADDAL  
(name)

29035 WANNICK Rd.  
(address)

RANCHO PALOS VERDES, CA 90274

Telephone: Home (213) 377-1807 Work ( ) \_\_\_\_\_

LANDOWNER:

SAME AS ABOVE.  
(name)

\_\_\_\_\_  
(address)

\_\_\_\_\_  
Telephone: Home (213) 377-1807 Work ( 213 ) 603-4538 MR MADDAL  
742-1530 MRS. MADDAL

Project Location: 29035 WANNICK Rd.

Project Description: TWO STORY ADDITION.

General Information:

5'-0" 1. Maximum height of fences, walls, or hedges.

2 2. Linear length of the proposed fence, wall, or hedge.  
12'-0" LINEAR OF 5'-0" HIGH & 54'-0" LINEAR OF 4'-4" HIGH.

Grading Information:

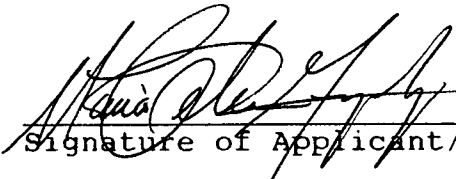
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- \* Depth of cut is 3 feet or greater.

- 0 1. Total volume of earth to be moved (sum of cut and fill, in cubic yards).
- 0 2. Maximum height of fill.
- 0 3. Maximum depth of cut.

Does the project involve any work, activity, or encroachment in the public right-of way or a public drainage structure? NO  
If so, you must obtain approval from the Public Works Department prior to issuance of construction permits.

I hereby certify, under penalty of perjury, that the information and materials submitted with this application are true and correct.

 and Ashis Kumar Mandal X  
Signature of Applicant/Contractor Signature of Landowner

Dated: 8-7-90 Dated: 8-10-90

CONTRACTORS PLEASE READ AND INITIAL:

I UNDERSTAND that in order to perform work in the City of Rancho Palos Verdes, a business license must be obtained from the City's Finance Department prior to obtaining a building permit from the Building and Safety Division.

A.M. OWNER  
(Initials)

6/90

LD:pg

# Drafttech Design Co.

PLANNING • DESIGN •

8050 E. FLORENCE AVE., SUITE #26  
DOWNEY, CA 90240  
(213) 928-5016

July 6, 1990

RECEIVED  
JUL 06 1990

ENVIRONMENTAL SERVICES

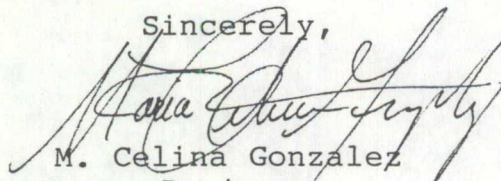
## EARLY NEIGHBOR CONSULTATION "OPEN HOUSE"

Dr. Ashis Mandale and his respectful wife invite you to their "Open House" on Saturday July 14, 1990. Between 1:00 P.M. to 4:00 P.M. at their Residence located at 29035 Warnick Road. The purpose is to display plans of the proposed Two Story Addition attached to the rear of their existing Two Story Dwelling. The addition height will not exceed the existing dwelling height of 25 Feet.

Section 17.02.040 (C)(1)(a) of the municipal code requires that for all proposed additions taller than sixteen (16) Feet, the applicant should file a request for a height variation permit. Therefore, it was established by the city council to consult with the owners of properties or neighbors located within 500 Feet of the proposed addition.

Should you have any questions or wish not to attend the "Open House", please feel free to call or write to the above address, thank you.

Sincerely,

  
M. Celina Gonzalez  
Designer

cg/pg

c/t Dr. Mandale.

Letter sent  
to all properties  
within 500' radius  
JHR  
OK FOR EARLY  
NEIGHBORHOOD  
CONSULTATION



RANCHO PALOS VERDES

WAIVER FOR TEMPORARY FRAME

I, DR. ASHIS K. MANDAL, am the owner of property located at 29035 Warnick Rd. in the City of Rancho Palos Verdes and wish to apply to the City for permission to construct a two story addition with a maximum height of 22'-0" located at the rear side of my lot facing West of Warnick Rd.

I understand that, pursuant to Section 17.02.040(C)(1)(c), 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.

Ashis Kumar Mandal  
Signature

6-29-90  
Date



7/14/90

NOTICE OF PROPOSED ADDITION  
(EARLY NEIGHBORHOOD CONSULTATION)

29035 Warnick Rd.  
(ADDRESS)

The following homeowners were notified of our intent to apply for a Height Variation Permit to add a second story to a maximum height of 22'±0" at the above address. By signing this notice, the undersigned only acknowledge that they have been consulted with; however the signatures do not signify approval of any kind.

<u>LOT #</u>	<u>PRINTED NAME</u>	<u>SIGNATURE</u>
(5)	Karen Hood	Karen Hood
(4)	YOW-YIET/ Chang	Yow-yiet Chang
(2)	2 1/4 at 5pm CHANG Jean WANG	Chang Jean Wang

we saw the plans 12x22 feet building expansion, we oppose the addition building to block our ocean view. I am right side next door neighbor Mrs Chang Jean Wang north side next door neighbor Yow-yiet Chang city planning advisor <sup>us</sup> to note above  
Chang Jean Wang  
Yow-yiet Chang



NOTICE OF PROPOSED ADDITION  
(EARLY NEIGHBORHOOD CONSULTATION)

29035 Warnick Rd.

(ADDRESS)

7/21/90

The following homeowners were notified of our intent to apply for a Height Variation Permit to add a second story to a maximum height of 22'-0" at the above address. By signing this notice, the undersigned only acknowledge that they have been consulted with; however the signatures do not signify approval of any kind.

LOT #

PRINTED NAME

SIGNATURE

7585-020-01B TSAI, Johnny & Susan

*Susan Tsai*

7583-030-006 William & Dudman,

*William Dudman*

The NARASIMHAN Family.

*Radhika Narasimhan*

This is the 3<sup>rd</sup> go  
round for consultations

---

this is a list with  
the sum of all  
Neighborhood Consultations

THIS IS IT.

ated, the City <sup>3</sup> should be  
the portion of the Loop rail that  
e in Tract No. 38206

of vacating the public streets  
is appropriate to permit a  
main entrance to monitor traffic.  
ces are permitted at the main  
as possible in an effort to  
and semi-rural character of area  
er tan install another  
if the streets are privatized, a  
appropriate since this secondary  
o the public trails.



EARLY NEIGHBOR CONSULTATION LIST"

(Rancho Palos Verdes, Ca 90274)

THIS IS  
THE LATEST.

7583-019-001

- (11) GRAY L. GORS, 6522 Abbottswood Dr.
- (12) ROBERT & LILLIAM ANGELO, 6514 Abbottswood Rd. DR
- (13) Resident, 6508 Abbottswood Rd.
- (26) Resident, 5545 Madeline Cove Rd.
- (27) Resident, 6545 Madeline Cove Rd.
- (28) RALPH & DANA HARVEY, 6533 Madeline Cove Rd.
- (29) Resident, 6527 Madeline Cove Rd.
- (30) BAHRAM & MAHASTI MOHIT, 6519 Madeline Cove Rd.
- (31) LESLIE & MAROMA THOMSON, 6513 Madeline Cove Rd.
- (32) CHEN-YANG & CHAD-YONG HUANG, 6507 Madeline Cove Rd.
- (33) JOSEPH & GAYLE FLEISHON, 6501 Madeline Cove Rd.
- (34) JOHN & MARY ROLLER, 29000 Warnick Rd.

7583-029-001

- (1) NEAL & TERRY SCHNEIER, 29004 Warnick Rd.
- (2) ROBERT & DONA COOPER, 29008 Warnick Rd.
- (3) JOEL & DENISE SPERBER, 29014 Warnick Rd.
- (4) PAMELA A. HUNTER, 29014 Warnick Rd.
- (5) ANMIN & BINNIE LIU, 29024 Warnick Rd.
- {6} BOYD SALVAGE, GAIL HYLAND, 29028 Warnick Rd. DR.
- (7) TIMOTHY, SANTORO, MARY FLYNN, 29034 Warnick Rd.

Cont. "EARLY NEIGHBOR CONSULTATION LIST"

\*(Rancho Palos Verdes, Ca 90274)

7583-029-001

(8) BILL & WENDY NIEH, 29040 Warnick Rd.

(9) HAWARD & MARY RUZI, 707 Silver Spur Rd. No. 102

#10 ★ (11) JOHN GERIE HAESLER, 1001 Via Romero

(12) ROLAND & TURAN ILSSEN, 6847 Abbottswood Rd.

(14) Resident 29132 Warnick Rd.

(13) ROBERT & SHIRLEY KAMININSKI, 29126 Warnick Rd.

(15) DORIS C. SCHULTZ, 88 Cottonwood Cir.

Rolling Hills Est., Ca 90274 (6503 W. Verde Ridge Rd.)

16) CECIL & ROSINA MARTENSEN, 6509 Verde Ridge Rd.

(17) TZONG-CHWAN & YU-MEI CHENG, 6523 Verde Ridge Rd.

(18) ESTHER SUSKIM, 6529 Verde Ridge Rd.

(19) STUART E. SALOT, 29135 Warnick R

(20) JOHN & LILY LEE, 29129 Warnick Rd.

(21) ROBERT & RITA WARLE, 29123 Warnick Rd.

(22) JIN-SHUH & CHI-FEN HUNG, 29119 Warnick Rd.

(23) GEORGE & SYLVIA WATSON, 29113 Warnick Rd.

(24) Resident, 29109 Warnick Rd. Returned 10/18/90

(25) WILLIAM P. CHRISTIANSON, 29126 Whites Point Dr.

→ (26) HELEN & MICHAEL KAWACHI, 29132 Whites Point Dr.

(27) WILLIAM B. FALLIS, 29202 Whites Point Dr.

(29) WESLEY & CAROLE MASON, 29214 Whites Point Dr

(28) Resident, 3234 Park Hurst Dr.

(30) SIMON & EILEEN YU, 29220 Whites Point Dr.

(31) SAMUEL LING LIN, 6535 Verde Ridge Rd.

(10) DAVID & JULIE MANTRON, 29108 Warnick Rd.

Cont.'s " EARLY NEIGHBOR CONSULTATION LIST"

(Rancho Palos Verdes, Ca 90274)

7583-030-001

- (1) WILLIAM & SALLY HARD, 29103 Warnick Rd.
- (2) CHANG J. WANG, 29041 Warnick Rd
- (3) ASHIS & MINA MANDALE 29035 Warnick Rd.
- {4) YOW YIEH & GRACE CHANG, 29031 Warnick Rd.
- 5) JAMES & KAREN HOOD, 29103 Warnick Rd.
- {6) WILLIAM & MARGARET DUDMAN, 29021 Warnick Rd.
- (7) JEFF JR. & CAROLIN CALLAHAN, 29015 Warnick Rd.
- (8) WEIH & MARINA KAO, 29007 Warnick Rd.
- (9) MICHITAKA & TSUNeko NODA, 6520 Madeline Cove Dr.
- (10) ISAAC & DIANNE RANDALL, 6528 Madeline Cove Dr.
- (11) SAAD & MARY GEORGE, 6534 Madeline Cove Dr.
- (12) HARRY & FERN WARD, 6540 Madeline Cove Dr.
- (13) TAKASHI & MARCIA WATANABE, 6548 Madeline Cove Dr.
- (14) KRUND & VERA CULJAT, 6554 Madeline Cove Dr.
- (15) PADMA M. NARASIMHAN, 6604 Madeline Cove Dr.
- (23) MICHAEL J DEMOTT, 6625 El Rodeo Rd.
- (24) LEE & BETTY PORTE, 6619 El Rodeo Rd.
- (25) DAVID & JOAN LIU, 6615 El Rodeo Rd.
- (26) BYUNG CHUL & DUOCK KIM, 6607 El Rodeo Rd.
- (27) Resident , 6601 El Rodeo Rd.
- (28) GERND & NANCY PERRY, 29100 Whites Point Dr.
- (29) DAVID & CHRISTINE EPPARD, 29106 Whites Point Dr.
- (30) Resident , 29110 Whites Points Dr.

Cont.'s "EARLY NEIGHBOR CONSULTATION LIST"

(Rancho Palos Verdes, Ca 90274)

7583-030-001

- (31) ROLAND & TURANT ILSSEN, 6847 Abbottswood Dr.
- (32) BARTLEY & VIRGINIA FUREY, 29122 Whites Point Dr.

7583-031-001

- (1) *Resident*, 29203 Whites Point Dr.
- (2) MICHAEL & INGER BRUCE, 29135 Whites Point Dr.
- (3) BRANHAM & MARTHA HEPNER, 29129 Whites Points Dr.
- (4) YOUNG & SOON KIM, 29123 Whites Points Dr.
- (5) CHRIS & DOROTHY BUSCH, 29117 Whites Points Dr.
- (6) *Resident*, 29109 Whites Points Dr.
- (7) WILLIAM & PEARL BAKER, 6616 El Rodeo Rd.
- (8) KENNETH & MARGARET ZUCKERMAN, 6622 El Rodeo Rd.
- (9) PAUL & SANDRA HAYASE, 6632 El Rodeo Rd.
- (28) STANLEY & KAREN MARCUS, 6605 W. King Harbor Dr.
- (29) LAWRENCE & DOROTHEA WEEKS, 6701 King Harbor Dr.
- (30) TOSHIZO YAJIMA, 6700 Kings Harbor Dr.

7585-016-001

- (1) HENRY & GUILLERMINA BERMUDEZ, 6454 Seabryn Dr.
- (2) JOE & EULALIA MARTINEZ, 6440 Seabryn Dr.
- (3) VIRGIL E. ANGLIN, 6432 Seabryn Dr.
- (12) ROBERT & KATHY FORD, 6429 Parklynn Dr.
- (13) FELIX & PAULA PANG, 6433 Parklynn Dr.
- (14) JAMES & BARBARA BAUSCH, 6435 Parklynn Dr.
- (15) KEVIN, MARIN, MADELEINE FINN, 6447 Parklynn Dr.



Cont's EARLY NEIGHBOR CONSULTATION LIST"

(Rancho Palos Verdes, Ca 90274)

7583-030-001

(16) Rice, Frank C. & Cynthia L., 6616 Madeline Cove Dr.

~~74~~ <sup>(17)</sup>  
<sup>(21)</sup> (22) Emon, Akhtar H. & Rashida H., 6631 El Rodeo Rd.

7583-031-001

(10) Kirsch, Karen L., 4060 Calle Del Sol, Thousand Oaks,  
Ca 91360 (6638 El Rodeo Rd.)

(27) Lo, Chun M. & Shut, 6711 W. Kings Harbor Dr.

7585-020-001

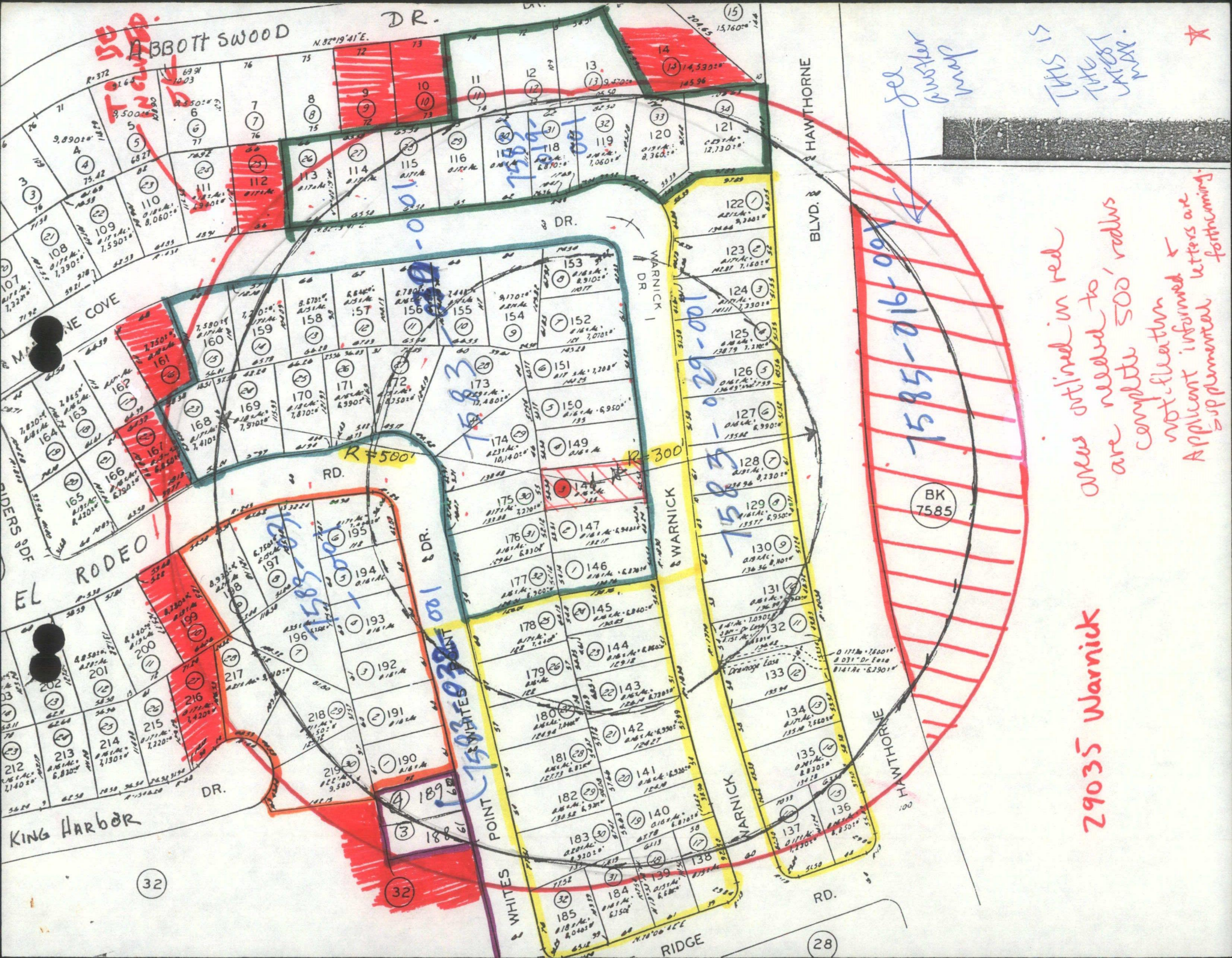
(14) *Resident*, 28933 Scotsview Dr.

(15) Koyama, Ryan Y. & Sachiko, 28925 Scotsview Dr.

(16) Hiebert, Gladwin & Polly, 28917 Scotsview Dr.

(18) Tsai, Johnny L. & Susan C., 28833 Leah Cir.





this is the 1st map.

see master map

areas outlined in red are needed to complete 500' radius not filtration Applicant informed supplemental letters are forthcoming.

29035 Warnick

BK 7585

7585-016-00

ABBOTT SWOOD

DR.

HAWTHORNE BLVD.

WARNICK DR.

WARNICK

WARNICK

RIDGE

DR.

WHITE POINT

EL RODEO

KING HARBOR

MAINE COVE

DR.

DR.

DR.

DR.

DR.

DR.

DR.

DR.

DR.

DR.

DR.

DR.

DR.

DR.

DR.

DR.

DR.

DR.

DR.

DR.





RANCHO PALOS VERDES

FEE RECEIPT FORM

30940 HAWTHORNE BOULEVARD  
RANCHO PALOS VERDES, CA 90274  
(213) 377-6008

RECEIVED OF  
PAYER:

*Ashis Manchaf*

TELEPHONE

*377-18007*

ADDRESS:

*29035 Warwick*

CITY

*R.P.V.*

ZIP

JOB OWNER:

*Dame*

JOB ADDRESS  
OR TRACT NO.:

*29035 Warwick*

OWNER'S ADDRESS:

VALIDATION  
(OFFICE  
USE ONLY)

08/10/90 RPV

3##  
D137200  
\$AMT\$ 305.00  
CHEK 305.00  
3492A000 10:55

RECEIPT FOR	AMOUNT	ACCOUNT OR TRUST FUND	RECEIPT FOR	AMOUNT	ACCOUNT OR TRUST FUND
PLANNING APPLICATION <i>HV # 695</i>	<i>305.-</i>	<i>1-37200</i>	<input type="checkbox"/> PLAN CHECK FEE _____ (Type)		
DOCUMENT/PRINTING	<i>"</i>		<input type="checkbox"/> OTHER _____		
PARKLAND FEE Project # _____			<input type="checkbox"/> OTHER _____		
DUMPING DEPOSIT			ENVIRONMENTAL EXCISE TAX		
BUSINESS LICENSE			Check No. <i>1471</i>	TOTAL <i>305.00</i>	
PENALTY					
BOND DEPOSIT					
Calculated by <i>B.I.D.</i>	Received by <i>(Signature)</i>				





RANCHO PALOS VERDES

FEE RECEIPT FORM

30940 HAWTHORNE BOULEVARD  
RANCHO PALOS VERDES, CA 90274  
(213) 377-6008

RECEIVED OF  
PAYER:

GRACE CHANG

TELEPHONE

541-7636

ADDRESS:

29031 WARNICK RD.

CITY

RPV

ZIP

CA

JOB OWNER:

JOB ADDRESS  
OR TRACT NO.:

OWNER'S ADDRESS:

VALIDATION  
(OFFICE  
USE ONLY)

11/14/90 RPV

D137200

\$AMT\$ 235.00

CHEK 235.00

6049A000 15:06

RECEIPT FOR	AMOUNT	ACCOUNT OR TRUST FUND	RECEIPT FOR	AMOUNT	ACCOUNT OR TRUST FUND
PLANNING APPLICATION <u>HV</u> # <u>695 APPEAL</u>	<u>\$235.00</u>	<u>1-37200</u>	<input type="checkbox"/> PLAN CHECK FEE _____ (Type)		
DOCUMENT/PRINTING			<input type="checkbox"/> OTHER _____		
PARKLAND FEE Project # _____			<input type="checkbox"/> OTHER _____		
DUMPING DEPOSIT			ENVIRONMENTAL EXCISE TAX		
BUSINESS LICENSE			Check No. <u>919.</u>	TOTAL <u>\$235.00</u>	
PENALTY					
BOND DEPOSIT					
Calculated by <u>Foto</u>	Received by <u>MB.</u>				





RANCHO PALOS VERDES

## FEE RECEIPT FORM

30940 HAWTHORNE BOULEVARD  
RANCHO PALOS VERDES, CA 90274  
(213) 377-6008

RECEIVED OF

PAYER: GRACE CHANGTELEPHONE (213) 541-9658ADDRESS: 29031 WARNICK Rd.CITY R. P. V.ZIP 90274

JOB OWNER: \_\_\_\_\_

JOB ADDRESS  
OR TRACT NO.: \_\_\_\_\_

OWNER'S ADDRESS: \_\_\_\_\_

VALIDATION  
(OFFICE  
USE ONLY)

02/18/91 RPV

D137200

\$AMT\$ 235.00

CHEK 235.00

9385A000 10:11

RECEIPT FOR	AMOUNT	ACCOUNT OR TRUST FUND	RECEIPT FOR	AMOUNT	ACCOUNT OR TRUST FUND
PLANNING APPLICATION <u>HV</u> # <u>695</u> <u>Appeal</u> <u>to RC</u> <u>537</u> <u>23500</u>	<u>23500</u>	<u>1-37200</u>	<input type="checkbox"/> PLAN CHECK FEE _____ (Type)		
DOCUMENT/PRINTING			<input type="checkbox"/> OTHER _____		
PARKLAND FEE Project # _____			<input type="checkbox"/> OTHER _____		
DUMPING DEPOSIT			ENVIRONMENTAL EXCISE TAX		
BUSINESS LICENSE			Check No. <u>1018</u>	TOTAL <u>23500</u>	<u>1-37200</u>
PENALTY					
BOND DEPOSIT					
Calculated by <u>MAL</u>	Received by <u>CH</u>				





RANCHO PALOS VERDES

FEE RECEIPT FORM

30940 HAWTHORNE BOULEVARD  
RANCHO PALOS VERDES, CA 90274  
(213) 377-0360

RECEIVED OF PAYER: ASHIS KUMAR MANDAL TELEPHONE \_\_\_\_\_

ADDRESS: 29035 WARNICK Rd. CITY RANCHO P.V. ZIP 90274

JOB OWNER: \_\_\_\_\_ JOB ADDRESS OR TRACT NO.: \_\_\_\_\_

OWNER'S ADDRESS: 29035 WARNICK Rd.

VALIDATION  
(OFFICE  
USE ONLY)

05/30/91 RPV

D137100

\$AMT\$ 464.00

1##

CHEK 464.00

2212A000 9:56

RECEIPT FOR	AMOUNT	ACCOUNT OR TRUST FUND	RECEIPT FOR	AMOUNT	ACCOUNT OR TRUST FUND
PLANNING APPLICATION # _____			<input checked="" type="checkbox"/> PLAN CHECK FEE <u>Actl.</u> (Type)	<u>464.00</u>	<u>1-37100</u>
DOCUMENT/PRINTING			<input type="checkbox"/> OTHER _____		
PARKLAND FEE Project # _____			<input type="checkbox"/> OTHER _____		
DUMPING DEPOSIT			ENVIRONMENTAL EXCISE TAX		
BUSINESS LICENSE			Check No. <u>1786.</u>	TOTAL <u>\$464.00</u>	
PENALTY					
BOND DEPOSIT					
Calculated by _____	Received by <u>[Signature]</u>				





RANCHO PALOS VERDES

# FEE RECEIPT FORM

30940 HAWTHORNE BOULEVARD  
RANCHO PALOS VERDES, CA 90274  
(213) 377-6008

RECEIVED OF  
PAYER:

DRAFTTECH DESIGN Co.

TELEPHONE 928-5016

ADDRESS:

8050 E. FLORENCE AVE.

CITY

Downey, CA

ZIP

90240

JOB OWNER:

DR. A. MANDALE <sup>STE #26</sup>

JOB ADDRESS  
OR TRACT NO.:

OWNER'S ADDRESS:

29035 WARNICK Rd.

VALIDATION  
(OFFICE  
USE ONLY)

07/06/90 RPV

3\*#  
D134130  
\$AMT\$ 10.00  
CHEK 10.00  
2543A000 15:36

RECEIPT FOR	AMOUNT	ACCOUNT OR TRUST FUND	RECEIPT FOR	AMOUNT	ACCOUNT OR TRUST FUND
PLANNING APPLICATION # _____			<input type="checkbox"/> PLAN CHECK FEE _____ (Type)		
DOCUMENT/PRINTING <del>10.00</del>			<input checked="" type="checkbox"/> OTHER <u>Early Neighbor Consultation Mailing</u>	<u>10.00</u>	<u>134130</u> <del>137410</del>
PARKLAND FEE Project # _____			<input type="checkbox"/> OTHER _____		
DUMPING DEPOSIT			ENVIRONMENTAL EXCISE TAX		
BUSINESS LICENSE			Check No. <u>0304</u>	TOTAL <u>10.00</u>	
PENALTY					
BOND DEPOSIT					
Calculated by <u>OR</u>	Received by <u>Ban</u>				