FILE CONTROL SHEET

PROPERTY ADDRESS 6344 VILLA ROSA

APP. NO.	PROJECT DESCRIPTION	ACTION TAKEN	DATE CLEARED
SPR 7267	Garage/Skylights/entry	Clrd	5/13/93
HIS 2003 00035	Historic Data	Input	1.22.03

file

RANCHO PALOS VERDES

6 May 1997

Mrs. Nancy Moore
6344 Villa Rosa Dr.
Rancho Palos Verdes, CA 90275

SUBJECT: Fee Waiver Request and Appeal of Outdoor Seating/Dining Area at the Mobil Station at 28103 Hawthorne Boulevard

Dear Mrs. Moore:

We are in receipt of your letter of 6 May 1997, requesting a fee waiver and the appeal of the Planning Commission's action approving an outdoor seating/dining area at the Mobil station and convenience store. Your receipt is enclosed. The fee waiver request has been agendized for the City Council's review on 20 May 1997. The appeal of the Planning Commission's action will be agendized for the first available City Council meeting after the fee waiver request is decided upon.

Your appeal letter makes reference to several items in addition to the outdoor seating/dining area. Most of these are related to the on-going 6-month review of Conditional Use Permit No. 182. As we have discussed previously, these items are not yet "ripe" for appeal because the Planning Commission has not yet adopted a resolution to memorialize the various project modifications which have been discussed (i.e., noise, lighting, landscaping, etc.). Once the Commission adopts a resolution, it will be separately appealable to the City Council.

Also, your letter mentions appealing a "proposed" hand carwash at the Mobil station. Again, as we have discussed previously, Mr. Myers is not currently permitted to operate a carwash under the conditions of Conditional Use Permit No. 182, and he has not submitted an application for a revision to Conditional Use Permit No. 182 to establish a carwash on the site. The City Council cannot hear an appeal of an activity which has not been applied for, nor can they take action to prevent Mr. Myers from submitting an application for a carwash on the site at some future date (assuming that a carwash is still a conditionally permitted use at the time of submittal).

To summarize, the <u>only</u> appeal action currently under consideration is for the outdoor seating/dining area approved by the Planning Commission on 22 April 1997. The issues

related to the 6-month review of Conditional Use Permit No. 182 will be separately appealable after the Planning Commission takes final action (currently anticipated for 13 May 1997). Finally, the City cannot consider any appeal action related to a possible future application for a hand carwash on the site, unless and until such an application is submitted by Mr. Myers and acted upon by the Planning Commission.

If you have any questions or need additional information, please feel free to contact me at (310) 377-6008.

Sincerely,

Kit Fox, AICP
Assistant Planner

enclosure

cc: Carolynn Petru, Director of Planning, Building and Code Enforcement

RANCHO
PALOS VERDES

05/06/97 RPV

9*#
D132210
AMT 700.00
CHEK 700.00

0929A000 13:02
CITY HALL

FEE RECEIPT FORM

PALOS VERDES

30940 HAWTHORNE BOULEVARD
RANCHO PALOS VERDES, CA 90274
(310) 377-6008

TELEPHONE

CITY ZIP

JOB ADDRESS
OR TRACT NO.:

VALIDATION
(OFFICE
USE ONLY)

RECEIPT FOR	AMOUNT	ACCOUNT OR TRUST FUND	RECEIPT FOR	AMOUNT	ACCOUNT OR TRUST FUND
PLANNING APPLICATION _____ # _____			☐ PLAN CHECK FEE _____ (Type)		
DOCUMENT/PRINTING			☑ OTHER		
PARKLAND FEE Project # _____			☐ OTHER		
DUMPING DEPOSIT			ENVIRONMENTAL EXCISE TAX		
BUSINESS LICENSE			Check No.	TOTAL	
PENALTY					
BOND DEPOSIT					
Calculated by	Received by				

FORM 1110 4/92

WHITE - Finance YELLOW - Building PINK - File GOLD - Owner

93 1112060

RECORDING REQUESTED BY:

City of Rancho Palos Verdes

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
4 MIN. PAST 8 A.M. JUN 11 1993

WHEN RECORDED RETURN TO:

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

FEE $14
4

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, Kenneth Moore and Nancy Moore (hereinafter "Owners") is/are the Owner(s) of the real property (the "Property") known as 6344 VILLA ROSA, Rancho Palos Verdes, California, as more fully described as Lot 73 of Tract No. 25106 in the City of Rancho Palos Verdes as per Book 7578 Page 031 and Parcel(s) 025 on the records of the County of Los Angeles Assessor's Office; and

WHEREAS, Owners have received SPR# 7267 permit from the City of Rancho Palos Verdes (the "City"); and

WHEREAS, the City is the owner of VILLA ROSA, which is adjacent to the Property; and

WHEREAS, in order to satisfy the provisions of Section 17.02.040B.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 17.02.040B.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 17.02.040B.4.

NOW, THEREFORE, in consideration of the City's approval of SPR 7267 permit, Owner(s) hereby agree as follows:

1. Owner(s) covenants and agrees 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 17.020.040B.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, shoreline, 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 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 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 VILLA ROSA 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.

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 Owner(s) or a termination thereof 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.

IN WITNESS WHEREOF, the undersigned have executed this Covenant to Maintain Property to Protect Views as of the 25 ***day of*** May, ***1993***

Kenneth Moore

Kenneth Moore
(Type or Print Name Under Signature)

Nancy Moore
(Type of Print Name Under Signature)

(Forms #8 - Covenant. Vie)

93 1112060

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Los Angeles

93 1112060

On 5-25-93 (DATE) before me, S. Gellman (NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"),

personally appeared Kenneth Moore and Nancy Moore (NAME(S) OF SIGNER(S)),

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

OFFICIAL SEAL
S. GELLMAN
Notary Public-California
LOS ANGELES COUNTY
My Commission Expires
August 5, 1994

WITNESS my hand and official seal.

S Gellman
SIGNATURE OF NOTARY

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

☐ INDIVIDUAL
☐ CORPORATE OFFICER(S) _____ TITLE(S)
☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

OPTIONAL SECTION

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

TITLE OR TYPE OF DOCUMENT _____

NUMBER OF PAGES _____ DATE OF DOCUMENT _____

SIGNER(S) OTHER THAN NAMED ABOVE _____

RANCHO PALOS VERDES

FEE RECEIPT FORM

30940 HAWTHORNE BOULEVARD
RANCHO PALOS VERDES, CA 90274
(310) 377-6008

RECEIVED OF PAYER: Kenneth Moore TELEPHONE 544-9784

ADDRESS: 6344 Villa Nova CITY Rancho Palos Verde ZIP 90274

JOB OWNER: Same JOB ADDRESS OR TRACT NO.:

OWNER'S ADDRESS: Same

9*#
D132210
AMT 35.00
CHEK 35.00
5013A000 10:00
05/26/93 RFV

VALIDATION (OFFICE USE ONLY)

RECEIPT FOR	AMOUNT	ACCOUNT OR TRUST FUND	RECEIPT FOR	AMOUNT	ACCOUNT OR TRUST FUND
PLANNING APPLICATION _____ # _____			☐ PLAN CHECK FEE _____ (Type)		
DOCUMENT/PRINTING			☒ OTHER View Covenant Fee	$35.00	132210
PARKLAND FEE Project # _____			☐ OTHER _____		
DUMPING DEPOSIT			ENVIRONMENTAL EXCISE TAX		
BUSINESS LICENSE			Check No. 1197	TOTAL $35.00	
PENALTY					
BOND DEPOSIT					
Calculated by CP	Received by [signature]				

FORM 1110 4/92

WHITE - Finance YELLOW - Building PINK - File GOLD - Owner

92076

RANCHO PALOS VERDES

FEE RECEIPT FORM

30940 HAWTHORNE BOULEVARD
RANCHO PALOS VERDES, CA 90274
(310) 377-6008

RECEIVED OF PAYER: A. B. PEARSON CONST. TELEPHONE 316-6967

ADDRESS: 4417 SEPULVEDA BLVD CITY TORRANCE ZIP 90505

JOB OWNER: K. MOORE JOB ADDRESS OR TRACT NO.: 25106

OWNER'S ADDRESS: 6344 VILLA ROJA

VALIDATION (OFFICE USE ONLY) 05/13/93 RPV

9*#
D132310
AMT 617.76
CHEK 617.76
4778A000 8:48

RECEIPT FOR	AMOUNT	ACCOUNT OR TRUST FUND	RECEIPT FOR	AMOUNT	ACCOUNT OR TRUST FUND
PLANNING APPLICATION ____ # ____			☒ PLAN CHECK FEE ADDT'N (Type)	617.76	1-32310
DOCUMENT/PRINTING			☐ OTHER ____		
PARKLAND FEE Project # ____			☐ OTHER ____		
DUMPING DEPOSIT			ENVIRONMENTAL EXCISE TAX		
BUSINESS LICENSE			Check No. 2197	TOTAL $ 617.76	
PENALTY					
BOND DEPOSIT					
Calculated by	Received by				

FORM 1110 4/92

WHITE - Finance YELLOW - Building PINK - File GOLD - Owner

CITY OF RANCHO PALOS VERDES

PLANNING CLEARANCE

PROJECT LOCATION: 6344 VILLA ROSA

LOT AND TRACT NO.: 73/25106

OWNER'S NAME: MOORE

AND ADDRESS: SAME

PROJECT NO.: SPR 7267

PROJECT DESCRIPTION: NEW GARAGE/SKYLIGHTS/ENTRY (770 ϕ)

Approval is granted subject to the following conditions:

1. MAX. HT. OF ADDITIONS SHALL NOT EXCEED 16'-0" AS MEASURED FROM ADJACENT GRADE.
2. MIN. 2 CAR GARAGE SHALL BE MAINTAINED.
3. MIN. SETBACKS SHALL BE MAINTAINED: 20'-0" FRONT YARD, 5'-0" SIDE YARD
4. MIN. 50% OPEN SHALL BE MAINTAINED
5. SKYLIGHTS NOT TO EXCEED RIDGE HEIGHT
6. NO GRADING ALLOWED W/THIS APPROVAL
7. MAX. EAVE PROJECTION INTO REQ'D. SETBACKS SHALL NOT EXCEED 4" FOR EACH 1'-0" OF REQ'D SETBACK.

Landscape Covenant Submitted 5/26/93 CP

☒ 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: FABIO de FREITAS
For Director of Environmental Services
City of Rancho Palos Verdes

City of Rancho Palos Verdes S
30940 Hawthorne Boulevard
(310) 377-6008

Dated: 5/13/93
APPROVAL VOID AFTER 180 DAYS

ES 101/3/92

☒ Ministerial ☐ Discretionary

SITE PLAN REVIEW APPLICATION NUMBER 7267

APPLICANT/CONTRACTOR:

(Name): A.B. PEARSON CONST.

(Address): 4417 SEPULVEDA BLVD.
TORRANCE CA. 90505

Phone: Work: (310) 316-6967
Home: (310) 377-6544

LANDOWNER:

(Name): Kenneth & Nancy Moore

(Address): 6344 Villa Rosa Dr.
Rancho Palos Verdes, CA 90274

Phone: Work: (310) 781-8759
Home: (310) 544-9784

Project Location: 6344 Villa Rosa Dr., RPV 90274

Project Description: New garage / skylights / entry

GENERAL INFORMATION

Existing Development

2780 1. Square footage of existing structure **footprint** (including any covered or enclosed patios and garage).

640 2. Square footage of driveways and parking areas.

7240 3. Square footage of lot.

2820 4. Square footage of existing lot coverage [line 1 + line 2].

64% 5. Percentage of existing open space. [100% - (line 4 divided by line 3)].

Proposed Development

12'0 6. Maximum height of project, measured from the highest point of existing grade covered by the structure to ridge.

12'6 7. Maximum height of project, measured from the finished grade adjacent to the lowest foundation to ridge.

770 8. Square footage of proposed new floor area.
A. First Story = 770
B. Second Story = –

770 9. Square footage of proposed new structure footprint.

340 10. Square footage of driveways and parking areas.

3290 11. Square footage of new lot coverage [line 1 + line 9 + line 10].

53% 12. Percentage of new open space [100% - (line 11 divided by line 3)].

GRADING INFORMATION

Are any of the following conditions proposed? _____ Yes X No. If yes, a separate Grading Application is required.

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

Does the project involve any work, activity, or encroachment in the public right-of-way or public drainage structure? WIDEN APPROACH.
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.

Jane B. Pewyn and Kenneth Von

Signature of Applicant/Contractor — Signature of Landowner

Dated: 5-12-93 — Dated: 5/12/93

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. _____
(initials)

_____
Staff Signature

RANCHO PALOS VERDES

FEE RECEIPT FORM

30940 HAWTHORNE BOULEVARD
RANCHO PALOS VERDES, CA 90274
(310) 377-6008

RECEIVED OF PAYER: A. B. PEARSON CONST. TELEPHONE 310-316-6967

ADDRESS: 4417 SEPULVEDA BLVD CITY TORRANCE ZIP 90505

JOB OWNER: K. MOORE JOB ADDRESS OR TRACT NO.: 25106

OWNER'S ADDRESS: 6344 VILLA ROJA

VALIDATION (OFFICE USE ONLY) 05/13/93 RPV

9*#
D132210
AMT 65.00
CHEK 65.00
4776A000 8:34

RECEIPT FOR	AMOUNT	ACCOUNT OR TRUST FUND	RECEIPT FOR	AMOUNT	ACCOUNT OR TRUST FUND
PLANNING APPLICATION SPR # 7267	$65.00	1-32210	☐ PLAN CHECK FEE _____ (Type)		
DOCUMENT/PRINTING			☐ OTHER _____		
PARKLAND FEE Project # _____			☐ OTHER _____		
DUMPING DEPOSIT			ENVIRONMENTAL EXCISE TAX		
BUSINESS LICENSE			Check No. 1189.	TOTAL $65.00	
PENALTY					
BOND DEPOSIT					
Calculated by FABS	Received by				

FORM 1110 4/92

WHITE - Finance YELLOW - Building PINK - File GOLD - Owner

RANCHO PALOS VERDES

COMPLETE, SIGN & RETURN

STATEMENT OF CONFORMANCE WITH
FIRE WARNING ORDINANCES

The undersigned Albert G Handschumacher
(typed or printed)

hereby declare(s) that (I) (we) are the owner(s) of the hereinafter legally described real property located in the City of Rancho Palos Verdes, County of Los Angeles, State of California:

173 TR 25106

as recorded in Book 679, page 90-92, Records of Los Angeles County, known as

6344 Villa Rosa Drive, City of Rancho Palos Verdes, and
Street Address

declare that the dwelling unit(s) located at said real property (is) (are) legally equipped with fire warning devices as required in the Rancho Palos Verdes Municipal Code, Title 15, Chapter 15.04, Section 15.04.120 and Title 8, Chapter 8.08, Section 8.08.010.

Owner: [signature] Owner: _____
Signature Signature

Owner: _____ Owner: _____
Signature Signature

Date: 5/15/89

RANCHO PALOS VERDES

FEE RECEIPT FORM

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

RECEIVED OF PAYER: Megan McRae TELEPHONE 3776203

ADDRESS: 6344 Villa Rosa CITY R PV ZIP 90274

JOB OWNER: JOB ADDRESS OR TRACT NO.:

OWNER'S ADDRESS:

VALIDATION (OFFICE USE ONLY) 06/30/89 RPV

3*H
D137210
AMT 62.20
CHEK 62.20
2114A000 16:27

RECEIPT FOR	AMOUNT	ACCOUNT OR TRUST FUND	RECEIPT FOR	AMOUNT	ACCOUNT OR TRUST FUND
PLANNING APPLICATION ____ # ____			☐ PLAN CHECK FEE ____ (Type)		
DOCUMENT/PRINTING			☐ OTHER ____		
PARKLAND FEE Project # ____			☐ OTHER ____		
DUMPING DEPOSIT			ENVIRONMENTAL EXCISE TAX		
BUSINESS LICENSE			Check No. 26	TOTAL $ 62.20	
PENALTY	62.20	1-372			
BOND DEPOSIT					

Calculated by JP Received by

FORM 1110 11/86

WHITE - Finance YELLOW - Building PINK - File GOLD - Owner