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2923 Vista del Mar

| APPLICATION NO. | PROJECT DESCRIPTION | ACTION TAKEN | DATE CLEARED | |
|-------------------------------------|--|-------------------|-----------------|--|
| ZON2006- 00237 (CUP Rev., GR) | New SFR | PC approved | 9/11/07 | |
| ZON2009- 00343 (SPR) | 3 A/C units | Cleared | 8/27/09 | |
| ZON2010- 00255 (MEP) | 6'-tall fence in front-yard setback area | Director approved | 8/19/10 | |
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| Application Number | r: ZON2010-00255 (MEP) | |
|--|----------------------------|---|
| Related Application | s: none | |
| Date Received: 7/1 | 5/2010 | |
| Fee Received: \$1,6 | | |
| Name (Landowner) | | |
| Project Address: 2 | | |
| | ENVIRONMENTAL REQUIREMENTS | |
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| | CEQA STATUS: | |
| | | |
| | STAFF ACTION | |
| 7/12/10 | Inc. 1 offer Seab | |
| 7/20/10 | Inc. Letter | |
| 7 21/10 | complete. | |
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| | PLANNING COMMISSION ACTION | |
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| | CITY COLINCII ACTION | |
| | CITY COUNCIL ACTION | |
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COMMUNITY DEVELOPMENT DEPARTMENT

August 20, 2010

NOTICE OF DECISION

NOTICE IS HEREBY GIVEN that the City of Rancho Palos Verdes has **approved**, **with conditions**, a request for a Minor Exception Permit (ZON2010-00255), allowing a 6' high fence along the front property line with a 6' high electronic gate.

LOCATION:

2923 Vista Del Mar

APPLICANT/LANDOWNER:

PV Homes

Said decision is subject to the conditions of approval set forth in the attached Exhibit 'A.'

This decision may be appealed, in writing, to the Planning Commission. The appeal shall set forth the grounds for appeal and any specific action being requested by the appellant. Any appeal letter must be filed within fifteen (15) calendar days of the date of this notice, or by 4:30 PM on Tuesday, September 7, 2010. A \$2,255.00 appeal fee must accompany any appeal letter. If no appeal is filed timely, the Director's decision will be final at 5:30 PM on Tuesday, September 7, 2010.

If you have any questions regarding this permit, please contact So Kim, Assistant Planner, at (310) 544-5228 or via e-mail at sok@rpv.com.

Joel Rojas, AICP

Community Development Director

Attachment:

Stamped Plans
Planning Clearance
Staff Report & Exhibit 'A'

Certification of Acceptance of Project Conditions of Approval

FOIR J.R.

Cc: PV Homes, 717 Yarmouth Road, PVE, CA 90274



August 20, 2010

PV Homes 717 Yarmouth Road Palos Verdes Estates, CA 90274

SUBJECT: MINOR EXCEPTION PERMIT (CASE NO. ZON2010-00255) 2923 VISTA DEL MAR

Dear PV Homes:

On August 19, 2010, the Director approved the above referenced application. Attached is a copy of the Planning Clearance for your files. Since you have no interested parties involved with your project, you may submit your plans to Building and Safety Division to begin the plan check process immediately.

Additionally, I have attached the Certification of Acceptance of Project Conditions of Approval. This certification must be signed by the property owners and returned to me before you submit to building plan check or November 19, 2010, whichever comes first.

Lastly, I would like to note that the City is always interested in improving its customer service and has created a Customer Service Survey (attached). If you have any comments or suggestions for improvement, please complete the attached survey and return it to the City.

It has been a pleasure to work with you. Good luck with your project.

If you have questions, or would like to discuss your project in further detail, please feel free to contact me at (310) 544-5228 or sok@rpv.com.

Sincerely,

So Kim

Assistant Planner

Gregory Pfost, Deputy Planning Director CĆ:

Project File



Certification of Acceptance of Project Conditions of Approval

| Project:winor | Exception Permit (Case | 140. ZUNZU 10-002331 | |
|--------------------------|----------------------------|-------------------------|--------------------------|
| Project Location: | 2923 Vista Del Mar | | |
| Approval Date: | | , | |
| | | | |
| | | | • |
| I. PV Homes, the | property owner for the ab | oove-mentioned project | t, hereby certify that I |
| have read, underst | tand, and accept all condi | tions of approval appli | cable to this project. |
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| Representative of | PV Homes | Date | |
| | | | |

(Note: This certification must be signed and returned to the City of Rancho Palos Verdes Department of Planning, Building and Code Enforcement at 30940 Hawthorne Boulevard, Rancho Palos Verdes, CA 90275, by November 19, 2010, whichever occurs first.)



MEMORANDUM

TO: JOEL ROJAS, COMMUNITY DEVELOPMENT DIRECTOR

FROM: SO KIM, ASSISTANT PLANNER &

DATE: AUGUST 17, 2010

SUBJECT: MINOR EXCEPTION PERMIT (CASE NO. ZON2010-00255) FOR

2923 VISTA DEL MAR (Applicant/Owner – PV HOMES)

RECOMMENDATION

Staff recommends that the Community Development Director conditionally approve the requested Minor Exception Permit (Case No. ZON2010-00255).

BACKGROUND

On July 15, 2010, staff received a Minor Exception Permit application (Case No. ZON2010-00255) requesting a 6' high fence along the front property line, where the Development Code limits the height to 42". After completing an initial review of the application, staff deemed the application incomplete on July 20, 2010. After receiving the remaining necessary information, staff deemed the project complete on July 21, 2010. On July 28, 2010, notice of the pending application was sent to adjacent property owners. No correspondence was received by staff.

SITE & PROJECT DESCRIPTION

The subject site is a 23,936ft² pad lot within a residential planned development (tract no. 32991), zoned RS-1 (residential). This parcel is an upsloping lot located on the north side of Vista Del Mar, a public street accessed via Palos Verdes Drive East. This lot is currently under construction for a 7.528ft² two-story residence with a basement, a 777ft² garage and a swimming pool.

The applicant is proposing to obtain a Minor Exception Permit to allow a 6' high fence along the front property line with 6' tall pilasters and a 6' tall electronic gate across the driveway, where the Development Code limits the height to 42".

ENVIRONMENTAL ASSESSMENT

Staff has reviewed the proposed application for compliance with the California Environmental Quality Act (CEQA). Upon completion of this review, it has been determined that this request is categorically exempt from CEQA, pursuant to Guideline Section No. 15303 (New Construction or Conversion of Small Structures).

Categorical Exemptions are projects, which have been determined not to have a significant effect on the environment and have been exempted from the requirements of the California Environmental Quality Act. Section 15303 (Class 3 Exemption) allows accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences. It is staff's opinion that the project site meets these provisions and therefore qualifies for a Class 3 exemption.

CODE CONSIDERATIONS AND ANALYSIS

The Director may grant Minor Exception Permits authorizing the construction of fences, walls or hedges which require a Minor Exception Permit pursuant to Section 17.76.030 (Fences, Walls, and Hedges). Per Development Code Section 17.76.030(D)(1)(b): Fences higher than 42" and up to 6' in height located in the front and street-side setback areas; provided, the area between the street and any such fence is landscaped" shall be permitted with a Minor Exception Permit. The Director may grant a Minor Exception Permit only upon a finding (in **bold**) that:

- 1. The requested minor exception is warranted by practical difficulties; or
- 2. The requested minor exception is warranted by an unnecessary hardship; or
- 3. The requested minor exception is necessary to avoid inconsistencies with the general intent of the Development Code.

The subject property is within a City created tract (no. 32991), recorded in 1980. There are a total of 11 lots within this tract, of which 6 are improved with a residence and the rest remains vacant. The properties to the north of Vista Del Mar are upsloping lots while the properties along the south are downsloping lots, most of which contain extreme slopes along the street of access (Vista Del Mar). Due to the topography of the lots, all of the developed lots, with exception to one, have long driveways leading to the building pad. Staff believes that the existing high slopes along the street may create an unsafe condition for those pedestrians traversing along Vista Del Mar. A visual survey of Vista Del Mar confirmed that four of the six developed properties have 6' tall fences along the front property line and a fifth property has a 6' tall fence along the side property line for safety purposes. Additionally, the wrought iron fencing would help provide a barrier and add more protection to the residents using the street. Furthermore, constructing a 6' tall fence with an electronic gate along the front property line would be compatible with the existing improvements along Vista Del Mar. In conclusion, staff believes that the existing topography poses a practical difficulty; and thus the requested minor exception is warranted.

In addition to the finding noted above, the Development Code section 17.76.030.D (2) requires the Director to use the following criteria (in **bold**) in assessing a Minor Exception Permit application for a fence/wall:

a. The height of the fence, wall or hedge will not be detrimental to the public safety and welfare;

The height and location of the combination wall improves the safety of the pedestrians and is an improvement to the public safety and welfare.

b. The line of sight over or through the fence is adequate for safety and does not significantly impair a view from the viewing area of an adjacent parcel as defined in Section 17.02.040 (Single-Family Residential Districts) of the Development Code;

There are no views that would be blocked by the new fence at the proposed location. More specifically, the general view is in the southerly direction and the proposed fence is located to the north, against an existing ascending slope.

c. On corner lots, intersection visibility as identified in Section 17.48.070 (Lots, Setbacks, Open Space Area and Building Height) of this title is not obstructed; and

The subject site is not a corner lot and therefore an intersection visibility triangle area does not exist.

d. The height of the retaining wall portion does not exceed the grading limits set forth in Section 17.76.040 (Grading Permit) of his title.

The proposed project does not involve a retaining wall.

CONCLUSION

Based on the above discussion, staff is concluding that all of the required findings can be met to warrant the proposed request. Therefore, recommends that the Community Development Director conditionally approve the Minor Exception Permit (Case No. ZON2010-00255).

ALTERNATIVES

The alternatives available for consideration by the Community Development Director include:

- 1. Approve the Minor Exception Permit (Case No. ZON2010-00255), subject to the conditions of approval as set forth in Exhibit "A" (Staff's Recommendation).
- 2. Identify any issues of concern and direct the applicant to re-design and resubmit the application; or,
- 3. Deny, without prejudice, the Minor Exception Permit (Case No. ZON2010-00255).

Approved pursuant to Alternative No. 1.

Accepted:

Dated:

1-1940

Jo

Joel Rojas \
Community Development Director

ATTACHMENTS

- A. Conditions of approval
- B. Project Plans

Exhibit "A" Conditions of Approval Case No. ZON2010-00255 (Minor Exception Permit) 2923 Vista Del Mar

General

- 1. Prior to the submittal of plans into Building and Safety plan check, the applicant and the property owner shall submit to the City a statement, in writing, that they have read, understand, and agree to all conditions of approval contained in this decision. Failure to provide said written statement within ninety (90) days following the date of this approval shall render this approval null and void.
- 2. Prior to conducting any work in the public right of way, such as for curb cuts, dumpsters, temporary improvements and/or permanent improvements, the applicant shall obtain an encroachment permit from the Director of Public Works.
- 3. Approval of this permit shall not be construed as a waiver of applicable and appropriate zoning regulations, or any Federal, State, County and/or City laws and regulations. Unless otherwise expressly specified, all other requirements of the City of Rancho Palos Verdes Municipal Code shall apply.
- 4. The Community Development Director is authorized to make minor modifications to the approved plans and any of the conditions of approval if such modifications will achieve substantially the same results as would strict compliance with the approved plans and conditions. Otherwise, any substantive change to the project shall require approval of a revision by the final body that approved the original project, which may require new and separate environmental review.
- 5. The project development on the site shall conform to the specific standards contained in these conditions of approval or, if not addressed herein, shall conform to the residential development standards of the City's Municipal Code, including but not limited to height, setback and lot coverage standards.
- 6. Failure to comply with and adhere to all of these conditions of approval may be cause to revoke the approval of the project pursuant to the revocation procedures contained in Section 17.86.060 of the City's Municipal Code.
- 7. If the applicant has not submitted an application for a building permit for the approved project or not commenced the approved project as described in Section 17.86.070 of the City's Municipal Code within 180 days of the final effective date of this decision, approval of the project shall expire and be of no further effect unless, prior to expiration, a written request for extension is filed with the Community Development Department and approved by the Director.
- 8. In the event that any of these conditions conflict with the recommendations and/or requirements of another permitting agency or City department, the stricter standard shall apply.

- 9. Unless otherwise designated in these conditions, all construction shall be completed in substantial conformance with the plans stamped APPROVED by the City with the effective date of this decision.
- 10. The construction site and adjacent public and private properties and streets shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes. Such excess material may include, but not be limited to: the accumulation of debris, garbage, lumber, scrap metal, concrete asphalt, piles of earth, salvage materials, abandoned or discarded furniture, appliances or other household fixtures.
- 11. Permitted hours and days for construction activity are 7:00 AM to 7:00 PM, Monday through Saturday, with no construction activity permitted on Sundays or on the legal holidays specified in Section 17.96.920 of the Rancho Palos Verdes Development Code. Trucks shall not park, queue and/or idle at the project site or in the adjoining public rights-of-way before 7:00 AM, Monday through Saturday, in accordance with the permitted hours of construction stated in this condition.
- 12. All grading, landscaping and construction activities shall exercise effective dust control techniques, either through screening and/or watering.
- 13. All construction sites shall be maintained in a secure, safe, neat and orderly manner. Temporary portable bathrooms shall be provided on a construction site if required by the City's Building Official. Said portable bathrooms shall be subject to the approval of the City's Building Official and shall be placed in a location that will minimize disturbance to the surrounding property owners.

Project Specific Conditions:

14. This approval is for a 6' tall fence along the front property line with 6' tall pilasters and a 6' tall electronic fence across the driveway.



COMMUNITY DEVELOPMENT DEPARTMENT

July 28, 2010

NOTICE

NOTICE IS HEREBY GIVEN that the City of Rancho Palos Verdes has received a request for a Minor Exception Permit (Case No. ZON2010-00255).

LOCATION:

2923 Vista Del Mar

APPLICANT/

LANDOWNER:

PV Homes

PROPOSED PROJECT - A request to allow the construction of a 6' tall fence along the front

property line where the Code limits the height to 42".

Pursuant to Section 17.66.050 of the Rancho Palos Verdes Municipal Code (RPVMC), one of the following findings must be made to grant the Minor Exception Permit:

a. The requested minor exception is warranted by practical difficulties; or

b. The requested minor exception is warranted by an unnecessary hardship; or

c. The requested minor exception is necessary to avoid inconsistencies with the general intent of this title.

The applications and plans are on file with the Community Development Department at City Hall, 30940 Hawthorne Boulevard, Ranchos Palos Verdes, and are available for review between the hours of 7:30 a.m. to 5:30 a.m., Monday through Thursday, and from 7:30 a.m. to 4:30 p.m., Friday. If you should have any concerns regarding this request, please communicate them, in writing, to City Staff by Thursday, August 12, 2010. By doing so, you will ensure that your comments are taken into consideration when a decision is made on the proposed project. Only those who have submitted written comments prior to the end of the notification period (August 12, 2010) will receive notification of the Director's decision and a copy of the Staff Report. The decision will be made shortly after the fifteen (15) day notification period has expired. This decision may be appealed, in writing, to the Planning Commission. The appeal shall set forth the grounds for appeal and any specific action being requested by the appellant. The appeal letter must be filed within fifteen (15) days of the staff's decision and must be accompanied by a \$2,255.00 appeal fee.

If you have any questions regarding this application, please contact Assistant Planner So Kim, at (310) 544-5228, or via e-mail at sok@rpv.com for further information.

Sincerely.

Joel Rojas, AICP

Community Development Director

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



PLANNING, BUILDING, & CODE ENFORCEMENT

July 21, 2010

PV Homes 717 Yarmouth Road Palos Verdes Estates, CA 90274

SUBJECT:

MINOR EXCEPTION PERMIT (CASE NO. ZON2010-00255) 2923 VISTA DEL MAR

Dear PV Homes:

Thank you for submitting revised plans on July 21, 2010 for processing. Pursuant to State Law, the City's Staff completed a preliminary review of the application and determined that the information submitted is generally complete to begin processing the application. Please note that the City may require further information in order to clarify, amplify, correct, or otherwise supplement existing or future data. If the City requires such additional information, it is strongly suggested that you supply it in a timely manner in order to avoid any delay in the processing of the application.

If you have questions, or would like to discuss your project in further detail, please feel free to contact me at (310) 544-5228 or sok@rpv.com.

Sincerely

So Kim **Assistant Planner**

CC:

Gregory Pfost, Deputy Planning Director

Project File



PLANNING, BUILDING, & CODE ENFORCEMENT

July 20, 2010

PV Homes 717 Yarmouth Road Palos Verdes Estates, CA 90274

SUBJECT:

MINOR EXCEPTION PERMIT (CASE NO. ZON2010-00255)
2923 VISTA DEL MAR

Dear PV Homes:

Thank you for submitting the above referenced application on July 15, 2010. Pursuant to State Law, staff has completed the preliminary review of your application within the prescribed 30-day period. Unfortunately, due to missing information and/or inconsistencies between the project plans and submitted application, it has been determined that the application is incomplete.

The following information that must be supplied and/or complied with before the City can deem your application complete and begin processing:

Based on our conversation, the project application is for a 6' tall fence with pilaster along the front property line. However, the site plan only shows a proposal for an automatic entry gate. Please submit 3 copies of the revised site plan that shows the location of the entire proposal.

Please be aware, as this project is processed, it may lead to a need to clarify or supply new information based upon staff's comments and your responses to staff.

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

If you have questions, or would like to discuss your project in further detail, please feel free to contact me at (310) 544-5228 or sok@rpv.com.

Sincerely,

So Kim

Assistant Planner

cc: Gregory Pfost, Deputy Planning Director Project File

July 19, 2010

PV Homes 717 Yarmouth Rd. Palos Verdes Estates, CA 90274

Subject:

ZON2010-00255 (MEP)

Project Address:

2923 Vista Del Mar

Dear PV Homes:

On July 15, 2010, the application listed above was submitted to the Community Development Department for processing. Your application has been assigned to So Kim, who will be the project planner responsible for processing your application through the planning permit stage. Within 30 days of the date of submittal, the project planner will conduct a preliminary review of your application to determine if the information provided is generally complete or needs to be augmented in any way. The project planner will notify you in writing as to the status of your application before or shortly after that time. If there are items that still need to be provided in order to make the application submittal complete, it is advised that you supply these items to the project planner in a timely manner in order to avoid any delay in the processing of the application.

The Community Development Department looks forward to working with you on your proposed project. If you have any questions regarding your application submittal, please feel free to contact Ms. Kim at (310) 544-5228.

Joel Roias

Community Development Director

ĆC:

Project Planner

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RANCHO PALOS VERDES

Department of Planning, Building & Code Enforcement

| MINOR EXCEPTION PERMIT APPLICATION ZON ZOLG-COZST |
|---|
| APPLICANT/CONTRACTOR |
| (Name) PV Homes |
| (Address) 717 Yarmouth Rd Palos Verdes Estates (A |
| Telephone: Home 210 698 4545 |
| LANDOWNER |
| (Name) PV Homes |
| (Address) 717 Yarmouth Rd Palos Verdes Estates, CA |
| Telephone: Home Work 310 698 4545 |
| Project Location: 2923 Vista Del Mar |
| Project Description: 6 tall tubular steel fence |
| Describe in detail the type and nature of the minor exception requested. Be specific. |
| We are requesting on allowance for a 6 |
| tall tubular steel fence along the front property |
| line. The fence will be 68% open. Neighboring |
| properties have similar fences existing. |
| |
| Explain why this exception is necessary. We are proposing a tence that will be narmonious |
| with the architecture of the residence and consistent |
| with other properties in the neighborhood |

| General Info | rmatio | <u>n</u> | | | | | | |
|---------------|----------|--|--|-------------------------|--|---------------------|--|--|
| NA | _ 1. | Maximum height of project, measured from top of lowest foundation wall to ridge. | | | | | | |
| 0 | 2. | Square footage of p | roject. (fer | ice) | | | | |
| NA | _ 3. | If addition, square for covered or enclosed | | ting struc | cture footprint (includ | ing any | | |
| 4160 | 4. | (impervious surfaces less than 500 squa | Square footage of driveways, parking areas, and impervious surfaces (impervious surfaces less than 5 feet in width and/or one patio area less than 500 square feet in area shall be excluded from the lot coverage calculation). | | | | | |
| 23,940 | | Square footage of lo | ot. | | | | | |
| NA | 6. | Percentage of exist | ing open spac | ce. | | | | |
| 64 % | | Percentage of open | space after of | developr | nent. | | | |
| with this app | olicatio | ry, under penalty of p | | | tion and materials su | bmitted | | |
| Dated: | 7- | 10 -10 | Da | ited: | AN/10 | | | |
| CONTRACT | TORS | PLEASE READ AND | INITIAL: | | | | | |
| business li | icense | t in order to perform must be obtained ling permit from the | from the Cit | y's Fina | ance Department p | rdes, a prior to | | |
| | | | (initials) | m. | <u>) </u> | | | |
| | | 1. | Lot ty | ype: | | | | |
| Staff Signa | ture | | _ | Upslop Downsi Pad | | | | |
| Date Accep | oted | | | , au | | | | |

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Check: 1898
Date: 7/15/10 01 Recpt no: 203
CHECK \$1694.00
4082 PAY TO THE ORDER OF 4082
BANK OF AMERICA
NATIONAL TRUST AND SAVINGS ASSOCIATION
FOR DEPOSIT ONLY
CITY OF RANCHO PALOS VERDES
12152 - 80220

CITY OF RANCHO PALOS VERDES
*** CUSTOMER RECEIPT ***

Oper: NANCYV Type; RG Drawer: 1 Date: 7/15/10 01 Receipt no: 203

Description Quantity Amount
PZ PLANNING & ZONING

1.00 \$1690.00

MARTIN DESIGN ASSO

DP PLANNING DATA PROCESSING
1.00 \$4.00

ZON 10 00255

Tender detail
CK CHECK 1899 \$1694.00
Total tendered \$1694.00
Total payment \$1694.00

Trans date: 7/15/10 Time: 10:33:08

*** THANK YOU FOR YOUR PAYMENT ***

30940 HAWTHORNE BLVD RANCHO PALOS VERDES CA 90275 (310)377-0360



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

Fees Associated With Case #: ZON2010-00255

OWN
CHHABRIA, RAJU & PHILOMINA
717 YARMOUTH RD
PALOS VERDES ESTATES, CA 90274

| Fee Type | Start . Date | End | Dept: Fig. Description | Revenue Code Account Number | ∷ i.Gi By | eated Date 2-3 | Amount | Due s |
|-------------|-----------------|------------|------------------------|------------------------------|--------------|----------------|----------|----------|
| MEP | 5/18/2009 | 12/31/2020 | Minor Exception Permit | 132210 | RC | 7/15/2010 | 1,690.00 | 1,690.00 |
| ТА | 5/18/2000 | 10/04/0000 | | Subtotal for Reve | enue Ac | ct. 132210 | 1,690.00 | |
| IA | 5/18/2009 | 12/31/2020 | Data Processing Fee | 322-40 | RC | 7/15/2010 | 4.00 | 4.00 |
| | | | · | Subtotal for Reve | enue Ac | ct. 322-40 | 4.00 | |

Total Due: \$1,694.00

For Office Use Only

Receipt No. _____ Check No. ____



CITY OF RANCHO PALOS VERDES PLANNING CLEARANCE

Planning, Building and Code Enforcement Department Planning Division

30940 Hawthorne Blvd.

Rancho Palos Verdes, CA 90275

(310) 544-5228 FAX: (310) 544-5293 E-mail: planning@rpv.com

PERMIT NO.: ZON2009-00343

APPLIED: 8/27/2009 ISSUED: 8/27/2009

EXPIRES: 2/23/2010

SITE ADDRESS: 2923 VISTA DEL MAR

ASSESSOR'S PARCEL NO.: 7564025009

PROJECT DESCRIPTION: three new a/c unit to the side of a new SFR.

OWNER/APPLICANT

HASSANI, MAJID M & MARYAM D 2923 VISŤA DEL MAR RANCHO PALOS VERDES CA 90275

PRIMARY CONTACT

OCEAN VIEW DEVELOPMENT 1124 GRANVIA ALTAMIRA PALOS VERDES ESTATES CA 90274

TYPE OF USE: Accessory Structure/Use, Residential

ZONING: RS-1 (Single-Fam. 1 DU/ac)

APPLICATION TYPE(S): Site Plan Review

| FEES | | | | | |
|------|----|-----------|---------|--|--|
| Туре | Ву | Date | Amount | | |
| DATA | RC | 8/27/2009 | \$4.00 | | |
| SPR | RC | 8/27/2009 | \$67.50 | | |
| | | Total: | \$71.50 | | |
| | | • | | | |

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CONDITIONS OF APPROVAL

Unless modified in the future by another discretionary City approval, the approved project shall maintain the following minimum setbacks:

25' front vard

25' rear yard

10' side yard

Construction of the approved project shall substantially comply with the plans originally stamped APPROVED on August 27, 2009 and with the RS-1 district and site development standards of the Rancho Palos Verdes **Development Code.**

In the event that a Planning Division and a Building Division requirement are in conflict, the stricter standard shall apply.

The construction site and adjacent public and private properties and streets shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes. Such excess material may include, but not be limited to: the accumulation of debris, garbage, lumber, scrap metal, concrete asphalt, piles of earth, salvage materials, abandoned or discarded furniture, appliances or other household fixtures.



CITY OF RANCHO PALOS VERDES PLANNING CLEARANCE

Planning, Building and Code Enforcement Department Planning Division

30940 Hawthorne Blvd.

Rancho Palos Verdes, CA 90275

(310) 544-5228 FAX: (310) 544-5293 E-mail: planning@rpv.com

PERMIT NO.: ZON2009-00343

APPLIED: 8/27/2009 ISSUED: 8/27/2009

EXPIRES: 2/23/2010

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

This approval is for three new a/c unit to the side of an existing SFR.

The proposed A/C unit shall comply with the required side and/or rear setbacks.

The proposed A/C unit shall be screened from view from adjacent public right-of-way with foliage or other appropriate screening.

Units will be energy star rated - Goodman model gsc13060-1 and gsc13036-1.

The City strongly urges the applicant for this project to contact the Homeowners' Association or local Art Jury, if any, to gain any additional approvals that may be required before applying for a building permit. A list of Homeowners' Associations is on file with the Planning, Building and Code Enforcement Department of Rancho Palos Verdes.

For Director of Planning, Building and Code Enforcement

Date

THIS APPROVAL SHALL BE NULL AND VOID AFTER <u>February 23, 2010</u> UNLESS THE APPROVED PLANS ARE SUBMITTED TO BUILDING AND SAFETY TO INITIATE THE "PLAN CHECK" REVIEW PROCESS. THIS APPROVAL SHALL ALSO BECOME NULL AND VOID IF AFTER INITIATING THE "PLAN CHECK" REVIEW PROCESS OR RECEIVING A BUILDING PERMIT TO BEGIN CONSTRUCTION, SAID PERMIT OR "PLAN CHECK" IS ALLOWED TO EXPIRE OR IS WITHDRAWN BY THE APPLICANT.

AUG 27 2009

| MINOR SITE PLAN REVIEW APPLICATION | ZON ZOOM -00343 |
|--|---|
| APPLICANT/CONTRACTOR: | LANDOWNER: REVIEWED BY TO GET |
| Name: Ocean View Development, INC. | Name: PACOS Verder Homes, LLC |
| Address: 1124 GRANVIA AGAMIRA | Address: 717 Yurmouth Rd. |
| PAlos Voides Est. CA. 90274 | Magaza palos Voide Est. CA. 90274 |
| Phone: 310-971-3652 | Phone: 310 - 698 - 4545 |
| Email: FEWMICE (W) AOL. C.M | Email: Raju Builds @ Yahno. COM |
| Project Location: 2923 Vista dal Ma | V, R.P.V. 90275 |
| Project Description: | |
| GENERAL | INFORMATION |
| Maximum height of project, measured from highest point of the structure. | the finished grade adjacent to the structure to the |
| Square footage of project. | |
| 3. Distance of project to property lines: Front: 4. Are any of the following conditions proposed? • Total volume of earth to be moved (sum of Height of fill or depth of cut is 3 feet or greatly seen a separate Grading Application is required. | Yes XNo cut and fill) is 20 cubic yards or greater. |
| structure? Yes No | oachment in the public right-of-way or in a public drainage /orks Department prior to issuance of building permits. |
| Does the proposed project involve an addition or struct used as a gathering space and viewing area (i.e., dec | ture which is 120 square feet or more in size <u>and</u> which can be ks, covered patios)? YES NO |
| If the answer is "yes" to this question, a foliage analys of the Site Plan Review Application to determine if exceeds 16 feet or the ridgeline of the primary resider | any existing foliage on the applicant's property, which |
| | e information and materials submitted with this application |
| are true and correct. | 1 -14 2/.60 |
| Signature of Applicant/Contractor | Signature of Landowner |
| Dated: 8/25/09 | Dated: \$\\2909 |
| CONTRACTORS PLEASE READ AND INITIAL: | |
| I UNDERSTAND that in order to perform work in the obtained from the City's Finance Department prior to Division. (initials) | City of Rancho Palos Verdes, a business license <u>must</u> be obtaining a building permit from the Building and Safety |
| Manufacte | # : GSC 13060-1 (1) |
| Model | # : GSC 13060-1 (1) |
| | GSC 13036-1 (2) |
| | |

\$71.50



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

Fees Associated With Case #: ZON2009-00343

OWN HASSANI, MAJID M & MARYAM D 2923 VISTA DEL MAR RANCHO PALOS VERDES, CA 90275

APL

PALOS VERDESW HOMES LLC 717 YARMOUTH RD. PALOS VERDES ESTATES, CA 90274

APL

OCEAN VIEW DEVELOPMENT 1124 GRANVIA ALTAMIRA PALOS VERDES ESTATES, CA 90274 PAID AUG 27 '09

| Fee Type | Start . Date | End Date | Dept Description | Trans Code | Revenue Account Numb | cr | eated | Amount | Due +: |
|-------------|--------------|-------------|--------------------------|---------------|----------------------|----------------|-------------------------|---------------------|--------|
| SPR | 5/18/2009 | 12/31/2020 | Site Plan Review (Minor) | :. sq | 132210 | RC | 8/27/2009 | 67.50 | 67.50 |
| DATA | 5/18/2009 | 12/31/2020 | Data Processing Fee | , | Subtotal f | or Revenue Acc | et. 132210 8/27/2009 | 67.50 | 4.00 |
| | ,e, 26, 260, | 12/01/2020 | But Hoossing Fee | | - | or Revenue Acc | | 4.00 4.00 | 4.00 |

For Office Use Only

Receipt No. _____ Check No. ____

Total Due:

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ZON 09 343

| Tender detail CK CHECK | 148 | 971.50 | |
|---------------------------|-----|---------|--|
| Total tendered | ••• | \$71.58 | |
| Total payment | | \$71.50 | |

Trans date: 8/27/09 Time: 10:53:43

*** THANK YOU FOR YOUR PAYMENT ***

30940 HAWTHORNE BLVD RANCHO PALOS VERDES CA 90275 (310)377-0360

* .

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PROJECT CONTROL SHEET

| Application Number: ZON | N2006 - 00237 (CUP) (CUP) |
|---|--|
| Related Applications: G1 | ading |
| Date Received: 5/1/06 | Fee Received: \$2613.60 |
| Name (Landowner): _sur | nil and Chanda Khanna |
| Project Address: 2923 | |
| 5/24/06 | ENVIRONMENTAL REQUIREMENTS Jolonguese 11 |
| 8/20/07 | Consume |
| 0/00/07 | consult |
| | CEQA STATUS: Drewer |
| | STAFF ACTION |
| 5-5-06 | Submittal Letter Sent. All |
| 8/15/16 | ADD'L INFO SURMITED |
| 917/07 | R = 0 |
| 11/1/07 | Project close out |
| 1/21/09 | 1st MINON MOTE MARKEY - 0.5% NOTE CONTRACT (32.5% TOTAL) |
| 12/10/09 | 200 11 " " - 6.47. APPIL BOT CONTRACE (32.99. TOTAL) |
| | |
| <u> Darin Managani</u> sa n | |
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| I I I I I I I I I I I I I I I I I I I | |
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| | PLANNING COMMISSION ACTION |
| 9/11/07 | APP'D (P.C. NAM 2007-60) |
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| 110 110 110 110 110 | <u> </u> |
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| | CITY COUNCIL ACTION |
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W:\Forms\PIng\misc\Project Control Sheet.doc



MEMORANDUM

TO: ADDRESS FILE (2923 VISTA DEL MAR)

FROM: KIT FOX, ASSOCIATE PLANNER

DATE: 10 DECEMBER 2009

SUBJECT: SECOND MINOR MODIFICATION TO PLANNING CASE

NO. ZON2006-00237

Staff has approved a request to enlarge the approved swimming pool, resulting in roughly one hundred one square feet (101 SF) of additional lot coverage and sixteen cubic yards (16 CY) of additional grading. This equates to an increase in lot coverage of four-tenths percent (0.4%), resulting in an overall lot coverage of roughly 32.9% for the approved project. As requested by the Director, the abutting property owners have indicated in writing that they do not object to this modification.



Kit Fox

From: Joel Rojas [joelr@rpv.com]

Sent: Friday, July 10, 2009 1:57 PM

To: 'Kit Fox'

Cc: 'Luis'

Subject: RE: 2923 VISTA DEL MAR

Kit

I spoke to Luis this morning about this. I told him that I thought the change would qualify as a minor modification but I had a bit of concern with the second incremental increase in the PC approved lot coverage. He said that he had planned on getting the surrounding neighbors' buyoff on the new pool location. I told him that if the surrounding neighbors were all fine with it, I would feel more comfortable in determining it a minor modification. Luis was fine with that and so he's going to get the neighbors' sign off. Once we get that, we can process the minor modification. Joel

From: Kit Fox [mailto:kitf@rpv.com] Sent: Monday, July 06, 2009 1:44 PM

To: 'Joel Rojas' Cc: 'Luis'

Subject: FW: 2923 VISTA DEL MAR

Hi Joel:

I need your input as to whether or not this constitutes a minor modification. The PC approved the house and pool in 2007 with 1899 CY of grading and 32% lot coverage (i.e., 7% more than otherwise allowed for upslope lots in Seacliff Hills). The relocated pool will reduce overall grading by 23 CY, but will increase lot coverage by 150 SF (about 0.5%). Just this past January, we approved a minor modification to widen the driveway by 2', increasing overall lot coverage to about 32.5%. This current modification would increase lot coverage to about 33%. At the PC hearing, there were concerns raised about the approved location of the pool, particularly the equipment encroaching into the side-yard setback on the west side. The revised pool location would be above and behind the house, closer to the existing residences to the north and east, but not encroaching into any setbacks. However, as you know, the PC has recently been critical of proposals to increase lot coverage in Seacliff Hills.

Could you look over the attached plan and get back to Luis DeMoraes as to whether or not this needs to go back to the PC? Thanks!

Kit Fox. AICP

Associate Planner
City of Rancho Palos Verdes
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
T: (310) 544–5228
F: (310) 544–5293
E: kitf@rpv.com

From: Luis [mailto:Luis@envirotechno.com]
Sent: Friday, July 03, 2009 10:37 AM

To: Kit Fox

Cc: rajubuilds@gmail.com; fewmike@aol.com

Subject: 2923 VISTA DEL MAR

Hi Kit.

I hope you had a nice holiday.

Please see attached a diagram for the proposed relocation of the pool area at 2923 Vista del Mar.

I took your suggestion on reducing the grading and area of the hardscape and this is what I have proposed:

Original grading: 130 Cu.Yds Proposed revised Grading: 107 Cu.Yds. - Reduction of 23 Cu Yds. from original

Hardscape area: 650 square footage original proposed pool and deck 800 square footage proposed with new pool location

150 square footage increase as a result of required access. - net increase of hardscape

I hope the numbers are close enough that you can approve that administratively. I will ask Raju to obtain the rear and upward neighbors signature on this plan. I know that the neighbor below was always concerned with the pool being so close to her property. With this proposal, it would be far away from everyone and we can mitigate any privacy concerns (which I don't think there are any) with an agreed landscape plan.

Please let me know what you think.

Thank you for your consideration,

Luis de Moraes - Principal

ENVIROTECHNO ARCHITECTURE INC.

Westside Office: 6101 West Centinela Avenue, Suite 160 • Culver City, California 90230 • Tel: 310/216-0844

Fax: 310/216-0854

email: design@envirotechno.com website: envirotechno.com

♦ SIGNATURE® 300 **Standard Colors**

KYNAR 500® HYLAR 5000®

Low Gloss Colors

- Final color selection should be made from actual color chips.
- For the most current information available, visit our website at www.mbci.com.
- See product selection chart for gauge and color availability.
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- Signature® is a registered trademark of NCI Group, Inc. KYNAR 500° is a registered trademark of Arkema, Inc. HYLAR 5000° is a registered trademark of Solvay Solexis.



HARBOR BLUE

SR.28 SRI 29

COLONIAL RED

SR .34 SRI 37

SLATE GRAY

SR .37 SRI 41

BROWNSTONE

SR .47 SRI 54

SR .63 SRI 76

SR .46 SRI 53

SR .28 SRI 29



PACIFIC BLUE MEDIUM BRONZE SR.29 SRI 31 SR .33 SRI 36





MIDNIGHT BRONZE SR .29 SRI 31



SNOW WHITE





SPRUCE

EVERGLADE

SR .33 SRI 36

SCARLET RED

SR .42 SRI 47

HUNTER GREEN SR .35 SRI 38

CLASSIC GREEN

NATURAL PATINA SR .41 SRI 47



SIGNATURE® 300 Metallic

KYNAR 500® HYLAR 5000®

Low Gloss Colors



COPPER METALLIC SR .45 SRI 51



SILVER METALLIC SR .55 SRI 64



❖ SIGNATURE® 200 **Standard Colors**

SILICONIZED POLYESTER

Polar White is a Straight Polyester.



BURNISHED SLATE SR .28 SRI 29



POLAR WHITE SR .58 SRI 69

KOKO BROWN

SR .28 SRI 29



CHARCOAL GRAY SR .28 SRI 29



LIGHT STONE



FERN GREEN

SR 28 SRI 29

SR .50 SRI 58



COAL BLACK SR .30 SRI 31

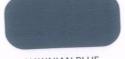


RUSTIC RED

SR .36 SRI 40







Oklahoma City, OK 800-597-6224 Omaha, NE 800-458-6224 Phoenix, AZ 888-533-6224

Rome, NY 800-559-6224 Salt Lake City, UT 800-874-2404 San Antonio, TX 800-598-6224 Tampa, FL Sales Office 800-359-6224

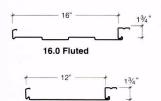


Houston, TX 877-713-6224 Adel, GA 888-446-6224 Atlanta, GA 877-512-6224 Atwater, CA 800-829-9324

Dallas, TX 800-653-6224 Indianapolis, IN 800-735-6224 Lubbock, TX 800-758-6224 Memphis, TN 800-206-6224

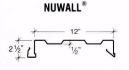
Richmond, VA 800-729-6224

DESIGNER® SERIES

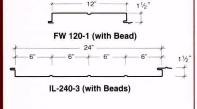


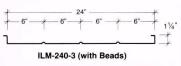
SHADOWRIB™ 16"

12.0 Flat

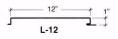


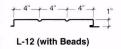
WALL/LINER PANELS





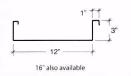
ARTISAN® SERIES





8" and 10" also available

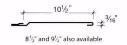
CLASSIC® SERIES



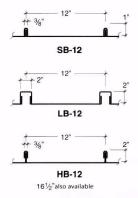
QWIKLOK™



FLEXLOC®

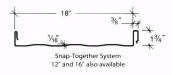


CRAFTSMAN™ SERIES

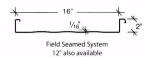


Standing Seam Vertical Leg

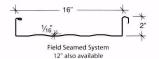
LOKSEAM®



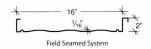
BATTENLOK® HS



SUPERLOK®



CURVED BATTENLOK®



Trapezoidal Leg



Field Seamed System 12" and 18" also available

What is





Solar reflectivity or reflectance is the ability of a material to reflect solar energy from its surface back into the atmosphere. The SR value is a number from 0 to 1.0. A value of 0 indicates that the material absorbs all solar energy and a value of 1.0 indicates total reflectance. Energy Star requires an SR value of 0.25 or higher for steep slope (above 2:12) roofing and an SR value of 0.65 or higher for low slope (2:12 or less) roofing. For more information, please go to www.energystar.gov.

What is

Solar Reflectance Index (SRI)?

The SRI is used to determine compliance with LEED requirements and is calculated according to ASTM E 1980 using values for reflectance and emissivity. Emissivity is a material's ability to release absorbed energy. To meet LEED requirements, a roofing material must have an SRI of 29 or higher for steep slope (above 2:12) roofing and an SRI value of 78 or higher for low slope (2:12 or less) roofing. For more information, please go to www.usgbc.org.

| SIGNATURE" 300 - KYNAR 500"/HYLAR 5000" | | | |
|---|-----|-------|--|
| | SR# | SRI # | |
| HARBOR BLUE | .28 | 29 | |
| COLONIAL RED | .34 | 37 | |
| MEDIUM BRONZE | .33 | 36 | |
| PACIFIC BLUE | .29 | 31 | |
| HUNTER GREEN | .35 | 38 | |
| SNOW WHITE | .65 | 79 | |
| SLATE GRAY | .37 | 41 | |
| ALMOND | .63 | 76 | |
| MIDNIGHT BRONZE | .29 | 31 | |
| CLASSIC GREEN | .28 | 29 | |
| EVERGLADE | .33 | 36 | |
| BROWNSTONE | .47 | 54 | |
| TUNDRA | .46 | 53 | |
| SPRUCE | .36 | 40 | |
| NATURAL PATINA | .41 | 47 | |
| SCARLET RED | .42 | 47 | |

| SIGNATURE" 300 META | LLIC - KYNAR 500°/ | HYLAR 5000" | |
|---------------------|--------------------|-------------|--|
| | SR# | SRI# | |
| COPPER METALLIC | .45 | 51 | |
| SILVER METALLIC | .55 | 64 | |

| | SR # | SRI # |
|-----------------|------|-------|
| BURNISHED SLATE | .28 | 29 |
| POLAR WHITE | .58 | 69 |
| CHARCOAL GRAY | .28 | 29 |
| LIGHT STONE | .50 | 58 |
| HAWAIIAN BLUE | .32 | 35 |
| RUSTIC RED | .36 | 40 |
| KOKO BROWN | .28 | 29 |
| FERN GREEN | .28 | 29 |
| COAL BLACK | .30 | 31 |



MEMORANDUM

TO:

ADDRESS FILE (2923 VISTA DEL MAR)

FROM:

KIT FOX, ASSOCIATE PLANNER

DATE:

21 JANUARY 2009

SUBJECT:

MINOR MODIFICATION TO PLANNING CASE NO. ZON2006-00237

Staff has approved a request to widen the approved driveway by two feet (2'-0"), resulting in roughly one hundred thirty square feet (130 SF) of additional lot coverage. This equates to an increase of one-half percent (0.5%), resulting in an overall lot coverage of roughly 32.5% for the approved project.

STAFF CITYOF RANCHO PALOS VERDES REPORT



PROJECT SITE

DR

PLANNING, BUILDING, & CODE ENFORCEMENT

TO:

CHAIRMAN AND MEMBERS

OF THE PLANNING

COMMISSION

FROM:

DIRECTOR OF PL

BUILDING & CODE

ENFORCEMENT

DATE:

SEPTEMBER 11, 2007

SUBJECT:

CASE NO. ZON2006-00237

(C.U.P. REVISION & GRADING

PERMIT)

PROJECT

ADDRESS:

2923 VISTA DEL MAR

APPLICANT:

LUIS DEMORAES

6101 W. CENTINELA AVE. #160

CULVER CITY, CA 90230

PHONE:

(310) 216-0844

LANDOWNER: SUNIL & CHANDA KHANNA

10593 LOST HILLS AVE.

SHADOW HILLS, CA 91040

PHONE:

(818) 352-0664

STAFF COORDINATOR:

THOMAS GUIDE MAP COORDINATES: 823-F6

KIT FOX, AICP, ASSOCIATE PLANNER

REQUESTED ACTION: ALLOW A DEVIATION FROM THE APPROVED BUILDING FOOTPRINT FOR

LOT 9 OF TRACT NO. 32991 (SEACLIFF HILLTOP) AND CONDUCT 1,899 CUBIC YARDS OF GRADING FOR THE CONSTRUCTION OF A 7,348-SQUARE-

FOOT 3-STORY SINGLE-FAMILY RESIDENCE

RECOMMENDATION: ADOPT P.C. RESOLUTION NO. 2007-, CONDITIONALLY APPROVING THE

REQUESTED CONDITIONAL USE PERMIT REVISION AND GRADING PERMIT

(CASE NO. ZON2006-00237)

REFERENCES:

ZONING:

RS-1/RPD

LAND USE:

VACANT

CODE SECTIONS:

17.02.030(B), 17.40.040, 17.40.060, 17.60.050(A), 17.76.040(E), CONDITIONAL

USE PERMIT NO. 23, SEACLIFF HILLS DEVELOPMENT GUIDELINES

GENERAL PLAN:

RESIDENTIAL <1 DU/ACRE

TRAILS PLAN:

N/A



September 11, 2007

SPECIFIC PLAN:

N/A

CEQA STATUS:

CATEGORICALLY EXEMPT (SECTION 15303)

ACTION DEADLINE:

OCTOBER 19, 2007

PLANNING COMMISSIONERS WITHIN 500-FOOT NOTIFICATION RADIUS:

NONE

BACKGROUND

On May 1, 2006, the applicants, Sunil and Chanda Khanna, submitted a conditional use permit revision and grading permit application (Planning Case No. ZON2006-00237) to the Department of Planning, Building and Code Enforcement. The request was for approval of a revision to the provisions of Conditional Use Permit No. 23 to deviate from the approved building footprint for Lot 9 of Tract No. 32991 (Seacliff Hilltop) and conduct 1,899 cubic yards of grading for the construction of a 7,348-square-foot 3-story single-family residence on an upslope lot. The application was deemed incomplete on May 24, 2006, pending the submittal of additional information, corrections to the project plans, conceptual geotechnical approval and construction of the silhouette. Additional information to complete the application was submitted on August 15, 2006, and August 17, 2007. The application was subsequently deemed complete on August 20, 2007.

SITE AND PROJECT DESCRIPTION

The subject property is a vacant 23,940-square-foot upslope lot. The site is surrounded by vacant residential lots to the west and south; and developed residential lots to the east and north. The site land use and zoning designations are Residential ≤1 DU/acre and RS-1, respectively. The lot is a part of the *Seacliff Hilltop* community, which was approved as a part of a residential planned development (RPD) pursuant to Conditional Use Permit No. 23 in 1977.

The proposed project requests approval of 1,899 cubic yards of grading for the construction of a 7,348-square-foot 3-story single-family residence on an upslope lot. The proposed residence would have a maximum height of eight feet six inches (8'-6") as measured from the highest existing grade covered by the proposed structure, and thirty feet (30'-0") as measured from the lowest finished grade covered by the structure. The table below depicts the project's consistency with the RS-1 zoning regulations and the Seacliff Hills Development Guidelines. In cases where there are differences between the zoning regulations and the Guidelines, the stricter standard has been applied.

| Developmen Standard | t l | Existing | Permitted | Proposed |
|------------------------|-----|----------|-------------------------------------|------------------------------------|
| Maximum Heig | nt | N/A | 16'-0" upslope/ 30'-0" downslope | 8'-6" upslope/ 30'-0" downslope |

September 11, 2007

| Development Standard | Existing Permitted | | Proposed | |
|--------------------------|--------------------|---|----------------------|--|
| Maximum Lot Coverage | 0% | 25% upslope lots/ 30% downslope lots | 32% (upslope lot) | |
| Minimum Front Setback | N/A | 25' average/ 20' minimum | 70'-8" | |
| Minimum Rear Setback | N/A | 25' average/ 20' minimum | 85'-9" | |
| Minimum Side Setbacks | N/A | 10' each side | 10' east 15' west | |
| Required Parking | N/A | 3 spaces | 3 spaces | |

It should be noted that lot coverage is calculated differently in the *Seacliff Hilltop* community than it is elsewhere in the City. In addition to the building footprint and driveway/parking areas, all other surface improvements are included as lot coverage, as are any unimproved areas that are disturbed by site grading but not restored to the preconstruction topography.

CODE CONSIDERATIONS AND ANALYSIS

Revision to Conditional Use Permit No. 23

Conditional Use Permit No. 23 (CUP 23) established approved building footprints and limits of grading for all of the lots in the Seacliff Hills community (Tract Nos. 32574, 32991 and 34834). The subject property is Lot 9 of Tract No. 32991, which is now known as Seacliff Hilltop. CUP 23 also established the development standards for the community. Any development proposal that deviates from the approved building footprint, limits of grading or development standards requires the approval of a revision to CUP 23. Most existing homes in the Seacliff Hills community required revisions to CUP 23. In considering a conditional use permit revision, RPVDC Section 17.60.050(A) requires the Planning Commission to make the following findings in reference to the property and project under consideration (RPVDC language is **boldface**, followed by Staff's analysis in normal type):

1. The site is adequate in size and shape to accommodate the proposed use and for all of the yards, setbacks, walls, fences, landscaping and other features required by this title or by conditions imposed under this section to integrate said use with those on adjacent land and within the neighborhood.

Pursuant to CUP 23, this lot was originally approved for a 3,910-square-foot, multi-level single-family residence resulting in 16-percent lot coverage. The proposed 7,348-square-foot, 3-story single-family residence is located in roughly the same position and orientation on the lot as the originally-approved residence, but would result in 32-percent lot coverage.

September 11, 2007

The maximum permitted lot coverage for an upslope lot such as this is twenty-five percent (25%) under CUP 23 and the *Seacliff Hills* Development Guidelines. However, the following table summarizes the consistency of the surrounding properties with the maximum lot coverage requirements under CUP 23 and the *Seacliff Hills* Development Guidelines.

| Addr. | Slope | Max. Coverage | App'd. Coverage | Year(s) | CUP 23 Rev. | Notes |
|-------|-------|------------------|--------------------|----------|----------------|--|
| 2903 | Up | 25% | 25.5% | '82, '84 | No | Pool added in '84 exceeded maximum coverage |
| 2909 | Up | 25% | 29.2% | '83, '84 | No | None |
| 2912 | Down | 30% | 35.0% | · '87 | Yes | Approved as proposed |
| 2930 | Down | 30% | 37.1% | '05 | Yes | Request for 50% denied on appeal to City Council |
| 2938 | Down | 30% | 32.4% | '95 | Yes | Approved on second appeal to Planning Commission |
| 2950 | Down | 30% | 43.0% | '96 | Yes | Approved as proposed |

As depicted above, all of the other developed properties in the immediate neighborhood exceed the allowable lot coverage, either because they were built before the adoption of the *Seacliff Hills* Development Guidelines in 1986, or because revisions to CUP 23 were later granted by the Planning Commission or City Council. All of these properties appear adequate to accommodate their existing improvements, so Staff believes that the subject property is similarly adequate to accommodate the proposed project. Aside from the issue of lot coverage, the proposed project meets all of the required setbacks and development standards for this lot. Therefore, Staff believes that this finding can be made for the proposed project.

2. The site for the proposed use relates to streets and highways sufficient to carry the type and quantity of traffic generated by the subject use.

The subject property is served by an existing public street (Vista del Mar) that serves all eleven (11) lots in the Seacliff Hilltop community and connects to Palos Verdes Drive East. The proposed project will not alter the nature of traffic generated by the lot as compared to the originally-approved residence. Therefore, Staff believes that this finding can be made for the proposed project.

3. In approving the subject use at the specific location, there will be no significant adverse effect on adjacent property or the permitted use thereof.

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Shortly after the submittal of this application, several neighbors submitted a letter in June 2006 expressing concern about aspects of the project (see attachments). These concerns included lot coverage, view impacts, architectural style and setbacks. Staff's responses to the neighbors" concerns are as follows:

- With respect to lot coverage, as discussed above, all of the developed lots in the immediate neighborhood exceed the maximum lot coverage requirements established by CUP 23 and the Seacliff Hills Development Guidelines. Staff believes that the proposed project does not result in excessive development of the subject property.
- With respect to view impacts upon properties at 2903 and 2909 Vista del Mar (Lots 7 and 8, respectively, of Tract No. 32991), as discussed below, the proposed project falls within the "by right" height limit for upslope lots. Furthermore, the grading associated with the proposed project results in a lower structure than could be built "by right" without the proposed grading.
- With respect to architectural style and setbacks, as discussed below, Staff believes that the proposed project is compatible with the character of the immediate neighborhood. The Seacliff Hills Development Guidelines specifically identify terraced, flat roofs as one of the preferred roof designs. Although the proposed project employs a contemporary style of architecture, the existing homes in the immediate neighborhood do not present a single, uniform architectural style or theme. In addition, the proposed project fully complies with the required setbacks for the lot.

Since the time that the neighbors submitted their letter, the project has been significantly revised and reduced in size, as is summarized in a recent letter from the project architect (see attachments). Nevertheless, Staff is recommending the imposition of several conditions of approval to address the neighbors' concerns, including certification of lot coverage, structure size, setbacks and building height; limitations on the reflectivity of the proposed roof material and glazing; and submittal of a landscape plan. Therefore, Staff believes that this finding can be made for the proposed project.

4. The proposed use is not contrary to the General Plan.

The General Plan land use designation for the subject property is Residential, ≤1 DU/acre. The development and improvement of single-family residences are among the primary permitted uses within this land use designation. This is also reflected in Housing Activity Policy No. 3 of the General Plan (p. 78), which calls upon the City to "[encourage] and assist in the maintenance and improvement of all existing residential neighborhoods so as to maintain optimum local standards of housing quality and design." Staff believes that the proposed project implements this policy. Therefore, Staff believes that this finding can be made for the proposed project.

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5. If the site of the proposed use is within any of the overlay control districts established by Chapter 17.40 (Overlay Control Districts) of Title 17, the proposed use complies with all applicable requirements of that chapter.

All eleven (11) lots in the *Seacliff Hilltop* community are subject to the Natural (OC-1) and Urban Appearance (OC-3) overlay control districts, as established pursuant to Sections 17.40.040 and 17.40.060, respectively, of the City's Development Code.

- A. Natural (OC-1) Overlay Control District The purpose of the OC-1 District is to maintain and enhance land and water areas necessary for the survival of valuable land and marine-based wildlife and vegetation; and enhance watershed management, control storm drainage and erosion, and control the water quality of both urban runoff and natural water bodies within the City. Projects within the OC-1 District are subject to review for consistency with specified performance criteria to ensure that they will not:
 - Cover or alter the land surface configuration by moving earth on more than ten percent of the total land area of the portion of the parcel within the district, excluding the main structure and access;
 - ii. Alter the course, carrying capacity or gradient of any natural watercourse or drainage course which can be calculated to carry over one hundred cubic feet per second once in ten years;
 - iii. Fill, drain or alter the shape or quality of any water body, spring or related natural spreading area of greater than one acre;
 - iv. Develop otherwise permitted uses within fifty feet of the edge of a watercourse or drainage course which can be calculated to carry more than five hundred cubic feet per second once in ten years;
 - v. Clear the vegetation from more than twenty percent of the area of the portion of the parcel within the district, or remove by thinning more than twenty percent of the vegetation on the parcel, excluding dead material and excluding those brush clearance activities necessary for fire protection;
 - vi. Use herbicides to control or kill vegetation;
 - vii. Remove vegetation within a designated wildlife habitat area;
 - viii. Cover more than twenty percent of a parcel known to contain sand, gravel or other materials which may aid in natural beach replenishment;
 - ix. Alter the characteristics of the surface soils so as to allow surface water to stand for over twelve hours; make the soil inadequate as a bearing surface

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for pedestrian, equestrian, bicycle or motorized emergency vehicle access; make the soil unstable and subject to sliding, slipping, or water or wind erosion;

- x. Result in chemicals, nutrients or particulate contaminants or siltation being discharged, by stormwater or other runoff, into a natural or manmade drainage course leading to the ocean or any other natural or manmade body of water;
- xi. Propose a sewer or waste water disposal system involving the spreading, injecting or percolating of effluent into the ocean or into the soil of a natural or manmade drainage course, if alternative locations are available;
- xii. Alter, penetrate, block or create erosion or significant change of the area within one hundred feet of an ocean beach or top edge of an ocean bluff or cliff;
- xiii. Alter, penetrate, block or create erosion on the shoreline measured at mean high tide or alter the characteristics of the intertidal marine environment;
- xiv. Alter, dredge, fill or penetrate by drilling, the ocean floor within the jurisdiction of the city; or
- xv. Alter any land area which has previously experienced massive downslope movement, so as to reactivate or create conditions which could lead to the reactivation of downslope movement.

With the exception of lot coverage, the project will not propose any activities that are contrary to the provisions of the OC-1 District. The OC-1 performance criteria recommend no more than 10-percent coverage, while CUP 23 allows 25-percent coverage on upslope lots such as the subject property, and the project proposes 32-percent coverage. As discussed above, none of the existing homes in the immediate neighborhood are consistent with this performance criterion. Therefore, Staff believes that the proposed project is generally consistent with the performance criteria of the OC-1 District, as they have been enforced in the past in this area.

B. <u>Urban Appearance (OC-3) Overlay Control District</u> – The purpose of the OC-3 District is to preserve, protect and maintain land and water areas, structures and other improvements which are of significant value because of their recreational, aesthetic and scenic qualities, as defined in the Visual Aspects portion of the General Plan and the Corridors Element of the Coastal Specific Plan; preserve, protect and maintain significant views and vistas from major public view corridors and public lands and waters within the City which characterize the City's appearance as defined in the Visual Aspects portion of the General Plan and the Corridors Element of the Coastal Specific Plan; ensure that site planning, grading

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and landscape techniques, as well as improvement planning, design and construction will preserve, protect and enhance the visual character of the City's predominant land forms, urban form, vegetation and other distinctive features, as identified in the General Plan and the Coastal Specific Plan; and preserve, protect and maintain significant views of and from slope areas within the community which characterize the City's dominant land form appearance. Projects within the OC-3 District are subject to review for consistency with specified performance criteria to ensure that they will not:

- i. Result in the change in elevation of the land or construction of any improvement which would block, alter or impair major views, vistas or viewsheds in existence from designated view corridors, view sites or view points at the dates of adoption of the General Plan and the Coastal Specific Plan in such a way as to materially and irrevocably alter the quality of the view as to arc (horizontal and vertical), primary orientation or other characteristics;
- ii. Cause the removal or significant alteration of structural focal points and natural focal points, as defined and designated in the General Plan;
- iii. Cause the mass and finish grading or any topographic alteration which results in uniform, geometrically terraced building sites which are contrary to the natural land forms, which would substantially detract from the scenic and visual quality of the City, which would be contrary to the grading criteria contained in Section 17.76.040 (Grading Permit) or which would substantially change the natural characteristics of a drainage course, identified natural vegetation or wildlife habitat area;
- iv. Create site plans, building or other improvement designs which would result in other significant changes to the natural topography or which would prevent or hinder the use of naturalized minimum grading techniques to restore an area to its natural contours;
- v. Grade any area or remove vegetation from such an area without replacing such areas with properly drained, impervious surfaces or suitable vegetation within six months of the commencement of such activities;
- vi. Propose the use of any vegetative materials which are not compatible with the visual, climatic, soil and ecological characteristics of the City or which require excessive water;
- vii. Create a cut or embankment with a slope greater than three feet horizontal to one foot vertical (3:1) and more than fifteen feet in total elevation which is located adjacent to a publicly maintained right-of-way or area unless an agreement with the City for the vegetation and perpetual maintenance of such slope at no cost to the City is executed and bonded; and

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viii. Result in changes in topography or the construction of improvements which would block, alter or otherwise materially change significant views, vistas and viewshed areas available from major private residential areas of the community which characterize the visual appearance, urban form and economic value of these areas.

As described above, the proposed project will not result in adverse impacts upon public or private views, nor will it result in alteration of a significant topographic or visual feature in the neighborhood. As such, Staff believes that the proposed project is consistent with the performance criteria of the OC-3 District.

Based upon the foregoing discussion, Staff believes that this finding can be made for the proposed project.

6. Conditions regarding any of the requirements listed above which the Planning Commission finds to be necessary to protect the health, safety and general welfare, have been imposed.

As discussed above, Staff recommends imposing a number of conditions of approval to ensure the consistency of the project with the *Seacliff Hills* Development Guidelines and the OC-1 and OC-3 overlay control districts, as well as to address neighbors' concerns. Therefore, Staff believes that this finding can be made for the proposed project.

For all of the above-mentioned reasons, Staff believes that the requested conditional use permit revision is warranted.

Grading Approval

The RS-1 zoning district standards for upslope lots such as the subject property establish a maximum height limit of sixteen feet (16') measured from the existing grade at the highest point on the lot covered by the structure to the ridgeline of the structure; and thirty feet (30') measured from the point where the lowest foundation meets finished grade. The proposed project is consistent with this building height envelope, so no height variation is required. Also, pursuant to Sections 17.02.040(B)(1)(c) and 17.02.040(B)(2) of the Rancho Palos Verdes Development Code (RPVDC), new homes on upslope lots must include an 8-foottall vertical step within the footprint of the building, and the facade of that portion of the downslope side of the house that exceeds sixteen feet (16'-0") above finished grade must be setback at least one foot (1'-0") horizontally from the closest portion of the house to the front property line for each foot of building height in excess of sixteen feet (16'-0"), up to a maximum of fourteen feet (14'-0"). The proposed residence is consistent with both of these standards.

In considering a grading permit application, RPVDC Section 17.76.040(E) requires the Planning Commission to evaluate the project against at least nine (9) criteria (RPVDC language is **boldface**, followed by Staff's analysis in normal type):

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1. The grading does not exceed that which is necessary for the permitted primary use of the lot.

Based upon the underlying RS-1 zoning designation, the primary permitted use of the property is for single-family residential development. Most of the proposed grading is for cut (1,615 CY) that is mostly within the building footprint. A comparatively small amount of fill (284 CY) is proposed, more than half of which is proposed for the exterior patios and the driveway in the front-yard setback area. The total grading quantity (1,899 CY) is above the 1,000-cubic-yard threshold established by the *Seacliff Hills* Development Guidelines. However, the additional grading allows the residence to be set lower into the lot, thereby minimizing view impacts and helping to camouflage the building's apparent bulk and mass. Therefore, Staff believes that this criterion has been met for the proposed project.

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

The proposed project falls within the "by right" height limit for upslope lots. The highest point of the roof will be only eight feet six inches (8'-6") higher than the highest point of existing grade covered by the structure. The adjacent residences at 2903 and 2909 Vista del Mar are at the same or higher elevations, so the proposed project should have no significant impact upon their views. Finally, the grade within the building footprint is being lowered such that the residence will be lower than a similar structure that could have been built in the same location based upon the preconstruction grade. Therefore, Staff believes that this criterion has been met for the proposed project.

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

The existing "natural" contours of the project site are largely the result of past grading for the development of the Seacliff Hills neighborhood and the construction of the existing roadway. With the exception of the building footprint, the driveway and some fill at the front of the house, the topography of the remainder of the site will remain unaltered. Therefore, Staff believes that this criterion has been met for the proposed project.

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

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As mentioned above, the existing "natural" contours of the project site are largely the result of human alteration in the past. There are no significant natural topographic features that would be disturbed by the proposed grading. Therefore, Staff believes that this criterion has been met for the proposed project.

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

Pursuant to RPVDC Section 17.02.040(A)(6), "neighborhood character" is defined as encompassing the following three project characteristics (RPVDC language is **boldface**, followed by Staff's analysis in normal type):

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

Compatibility with neighborhood character is based on a comparison to the other structures in the immediate neighborhood, which is generally comprised of the twenty (20) nearest properties. In this case, however, there are only six (6) nearby homes that are subject to the same underlying zoning regulations. The table below summarizes the properties and structures that comprise the immediate neighborhood, which serve as the basis for the neighborhood compatibility analysis.

| Address | Lot Size | Structure Size | No. of Stories |
|-----------------------|-----------|----------------|----------------|
| Addiesa | Lot 0120 | | no. or otorico |
| 2903 Vista del Mar | 43,650 SF | 7,875 SF | 2 |
| 2909 Vista del Mar | 22,430 SF | 5,662 SF | 2 |
| 2912 Vista del Mar | 29,030 SF | 7,350 SF | 2 |
| 2930 Vista del Mar | 18,680 SF | 7,204 SF | 2 |
| 2938 Vista del Mar | 17,250 SF | 5,797 SF | 2 |
| 2950 Vista del Mar | 13,550 SF | 6,365 SF | 2 |
| Average | 24,063 SF | 6,709 SF | |
| Subject Site-Existing | 23,940 SF | | |
| Subject Site-Proposed | 23,940 35 | 7,348 SF | 3 |

Note: The structure sizes include garages, and were obtained from building permits on file in the Department of Planning, Building and Code Enforcement.

Staff conducted an analysis of the immediate neighborhood, and found that it is comprised entirely of 2-story residences, ranging in size from 5,662 square feet to 7,875 square feet, with an average structure size of 6,709 square feet. The proposed project will result in a 7,348-square-foot residence, which is:

- 639 square feet (or 10%) larger than the average home; and,
- 527 square feet (or 7%) smaller than the largest home.

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The proposed residence would be the third largest home in the neighborhood, falling within the range of existing home sizes. In addition, the design and placement of the house tends to set it back into the existing slope, which helps to reduce its apparent size. Although the proposed project exceeds the 25-percent lot coverage standard for upslope lots, as discussed above, Staff believes that this is not out of character with other homes in the immediate neighborhood. Therefore, Staff believes that the resulting structure size and lot coverage will not be out of character with the immediate neighborhood.

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

As mentioned above, the immediate neighborhood is comprised of 2-story homes. They have mainly been built as individual custom homes over the past twenty (20) years. The existing homes exhibit a wide range of contemporary architectural styles and exterior finishes, with no single predominant style. The proposed residence employs a contemporary palette of exterior materials and finishes: scored concrete, cut stone, wood, glass and a flat metal roof. The *Seacliff Hills* Development Guidelines specifically identify terraced, flat roofs as one of the preferred roof designs. Staff believes that the contemporary style of the residence contributes positively to the diversity of styles in the immediate neighborhood. As such, Staff believes that the project is consistent with the immediate neighborhood in terms of the architectural style, design, materials and finishes proposed.

In terms of bulk and mass, the front facades of the proposed second and thirds floors are stepped back horizontally from the first floor, as required pursuant to RPVDC Section 17.02.040(B)(2) discussed above. This area is utilized as a deck area off the living room. The facades incorporate a variety of finish materials and horizontal elements that enhance the general articulation of the facades and further reduce their apparent bulk and mass. As such, Staff believes that the project is consistent with the immediate neighborhood in terms of its apparent bulk and mass.

c. Front-, side-, and rear-yard setbacks.

According to the Development Code, structures in the RS-1 district shall maintain minimum 20-foot front, 10-foot side and 20-foot rear setbacks. The proposed project meets or exceeds these minimum setbacks on all sides. This is consistent with the existing pattern of development in the neighborhood. As such, Staff does not believe that the project will deviate from the established pattern of setbacks in the immediate neighborhood.

In summary, Staff believes that the proposed project is compatible with the character of the six (6) nearest homes in the immediate neighborhood in terms of its size, scale, bulk and mass, lot coverage, architectural style and setbacks. Therefore, Staff believes that this criterion has been met for the proposed project.

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

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

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

The proposed project does not involve modifications to streets or other public infrastructure. Therefore, this criterion is not applicable to the proposed project.

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

There is no evidence of sensitive species or habitat on the subject property. Therefore, this criterion is not applicable to the proposed project.

9. The grading conforms to the City's standards for grading on slopes, creation of new slopes, heights of retaining walls, and maximum driveway steepness.

RPVDC Section 17.76.040(E)(9) establishes criteria for grading on slopes, depths of cut and fill, creation of new slopes, heights of retaining walls, and maximum driveway steepness. The table below summarizes the project's consistency with the criteria of RPVDC Section 17.76.040(E)(9).

| Development Standard | Grading Criteria | Proposed |
|---|---|---|
| Construction on slopes over 35% steepness | Permitted on vacant lots created prior to the City's incorporation, based upon a finding that the grading will not threaten public health, safety and welfare [§ 17.76.040(E)(9)(a)] | Not applicable |
| Maximum finished slopes | 35% steepness, unless next to a driveway where 67% steepness is permitted [§ 17.76.040(E)(9)(b)] | No new slopes of 35% proposed |
| Maximum depth of cut or fill | 5' depth, unless based upon a finding that unusual topography, soil conditions, previous grading or other circumstances make such grading reasonable and necessary [§ 17.76.040(E)(9)(c)] | 11' cut and 6' fill proposed [NOT CONSISTENT] |

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| Development Standard | Grading Criteria | Proposed |
|--------------------------|---|--|
| Restricted grading areas | No grading on slopes over 50% steepness [§ 17.76.040(E)(9)(d)] | None proposed |
| | One 8'-tall upslope wall [§ 17.76.040(E)(9)(e)(i)] | One (1) 8-foot-tall wall proposed |
| | One 3½'-tall downslope wall [§ 17.76.040(E)(9)(e)(ii)] | One (1) 8-foot-tall wall proposed [NOT CONSISTENT] |
| Potaining walls | One 3½'-tall up- or downslope wall in each sideyard [§ 17.76.040(E)(9)(e)(iii)] | None proposed |
| Retaining walls | One 5'-tall up- or downslope wall adjacent to driveway [§ 17.76.040(E)(9)(e)(iv)] | One (1) upslope and one (1) down- slope wall proposed [NOT CONSISTENT] |
| | Retaining walls within building footprint may exceed 8' [§ 17.76.040(E)(9)(e)(v)] | 10' wall proposed |
| Driveways | 20% maximum slope permitted, with a single 10'-long section up to 22% [§ 17.76.040(E)(9)(f)(i)] | 20% slope proposed |
| | 67% slopes permitted adjacent to driveways [§ 17.76.040(E)(9)(f)(ii)] | None proposed |

The proposed project is consistent with many of these criteria, but is inconsistent with the criteria related to the maximum depth of cut; the height of downslope retaining walls; and the number and height of retaining walls adjacent to the driveway. The proposed 11-foot depth of cut and 6-foot depth of fill may be approved, based upon a finding that unusual topography, soil conditions, previous grading or other circumstances make such grading reasonable and necessary. Given the slope of the legal City-created lot, Staff believes that the existing topography and previous grading warrant approval of an increased depth of cut and fill because they allow the house to be set lower into the lot, thereby minimizing view impacts and helping to camouflage the building's apparent bulk and mass.

The remaining deviations from the grading standards of RPVDC Section 17.76.040(E)(9) may be approved by the Planning Commission based upon the following additional exception findings articulated in RPVDC Section 17.76.040(E)(10):

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

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As described above, Staff believes that all of the other eight (8) findings for approval of this application can be made.

b. The approval is consistent with the purposes set forth in subsection A of this section;

Among the stated purposes of the City's grading regulations are to "[permit] reasonable development of land..."; to "[ensure] that the development of each parcel of land...occurs in a manner harmonious with adjacent lands..."; and to "[ensure] that each project complies with the goals and polices of the General Plan...." Staff believes that the proposed grading and retaining walls are consistent with these purposes because they will allow reasonable use of the property, will not adversely affect surrounding properties, and will be consistent with the Residential <1 DU/acre land use designation for the area.

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

One (1) upslope and one (1) downslope retaining wall are proposed adjacent to the driveway, each varying in height up to eight feet (8'-0"). An 8-foot-tall downslope retaining wall is proposed adjacent to the motorcourt at the front of the house. These walls are necessary to create the driveway and provide access to the 1st-level garage of the house. Landscaping will be provided to soften the appearance of these walls from the street wherever possible. Some of the other homes in the immediate neighborhood that have been built on downslope lots have similar walls along their driveways, although they are less visible because they are generally below street level. Nevertheless, Staff believes that the approval of the proposed project will not constitute a grant of special privileges that would be inconsistent with the limitations placed upon other properties in the vicinity.

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

The City's geotechnical consultant has granted conceptual approval of the project, and additional review and analysis will be required before the soil engineering report for the grading, retaining walls and structure is granted final approval for construction. The applicant will also be required to obtain a building permit for the project, including the review of site drainage. Therefore, Staff believes that the requested deviations will not be detrimental to public safety or to other property.

For all of the above-mentioned reasons, Staff believes that granting the requested grading permit is warranted.

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ADDITIONAL INFORMATION

Foliage Analysis

The subject property is a vacant lot. Staff believes that none of the existing foliage that might remain on the site after construction of the proposed residence would result in significant view impairment, so no foliage trimming is recommended as a condition of approval for this application.

Public Notification

On August 22, 2007, notices were mailed to the property owner, the applicant, seventeen (17) other property owners within a 500-foot radius of the project site, and the Seacliff Hilltop homeowners' association. Public notice of this application was published in the Palos Verdes *Peninsula News* on August 25, 2007. As of the date that this report was completed, Staff had received no additional comments from any notified property owners or any other interested parties. An earlier letter of concern from surrounding neighbors was received on June 2, 2006, and is addressed in the report above.

CEQA Compliance

The proposed project involves the construction of one single-family residence on an existing vacant lot. As such, Staff determined that this project is categorically exempt (Class 3 – New Construction or Conversion of Small Structures) from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15303(a) of the CEQA Guidelines.

Permit Streamlining Act Compliance

The application for Planning Case No. 2006-00237 was deemed complete for processing on August 20, 2007. Since the project has been determined to be exempt from the provisions of CEQA (see discussion above), the Permit Streamlining Act requires a decision in this matter to be rendered within sixty (60) days of the date that the application was deemed complete. As such, the decision deadline for this application is October 19, 2007.

CONCLUSION

Based upon the discussion above, Staff recommends conditional approval of the requested conditional use permit revision and grading approval (Planning Case No. ZON2006-00237).

ALTERNATIVES

In addition to the Staff recommendation, the following alternatives are available for the Planning Commission's consideration:

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- 1. Approve the conditional use permit revision and grading approval with modifications, and direct Staff to prepare an appropriate P.C. Resolution and conditions of approval for Planning Commission consideration at the next meeting.
- 2. Deny the conditional use permit revision and grading approval without prejudice, and direct Staff to prepare an appropriate P.C. Resolution for Planning Commission consideration at the next meeting.
- 3. Identify any issues of concern with the proposed project, provide Staff and/or the applicant with direction in modifying the project, and continue the public hearing to a date certain.

Please note that it will be necessary to obtain an extension of the action deadline from the project applicant if this project is continued beyond the current October 19, 2007, action deadline.

Attachments:

Draft P.C. Resolution No. 2007-___ Public correspondence Project plans

P.C. RESOLUTION NO. 2007-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO PALOS VERDES APPROVING A CONDITIONAL USE PERMIT REVISION AND GRADING PERMIT (CASE NO. ZON2006-00237) FOR A NEW 7,348-SQUARE-FOOT 3-STORY SINGLE-FAMILY RESIDENCE AND 1,899 CUBIC YARDS OF RELATED GRADING, LOCATED AT 2923 VISTA DEL MAR

WHEREAS, on July 12, 1977, Conditional Use Permit No. 23 (CUP 23) was approved by the Planning Commission to establish the *Seacliff Hills* community as a residential planned development (RPD), which included the approval of specific building footprints and limits of grading for each of the fifty-seven (57) approved residential lots; and,

WHEREAS, on May 1, 2006, the applicants, Sunil and Chanda Khanna, submitted an application for a revision to CUP 23 and a grading permit (Case No. ZON2006-00237) to allow the development of a new single-family residence on a vacant upslope lot in the Seacliff Hilltop community which deviated from the approved building footprint and limits of grading; and,

WHEREAS, on August 20, 2007, the application was deemed complete for processing by Staff; and,

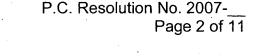
WHEREAS, pursuant to the provisions of the California Environmental Quality Act, Public Resources Code Sections 21000 et. seq. ("CEQA"), the State's CEQA Guidelines, California Code of Regulations, Title 14, Section 15000 et. seq., the City's Local CEQA Guidelines, and Government Code Section 65962.5(f) (Hazardous Waste and Substances Statement), Staff found no evidence that the approval of the requested conditional use permit revision and grading permit would have a significant effect on the environment and, therefore, the proposed project has been found to be categorically exempt (Section 15303(a)); and,

WHEREAS, after notice issued pursuant to the requirements of the Rancho Palos Verdes Development Code, the Planning Commission held a duly noticed public hearing on September 11, 2007, 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: The Planning Commission makes the following findings of fact with respect to the request for a revision to Conditional Use Permit No. 23 to deviate from the approved building footprint and limits of grading for Lot 9 of Tract No. 32991 in the *Seacliff Hilltop* community:

- A. The site for the intended use is adequate in size and shape to accommodate said use. Pursuant to CUP 23, this lot was originally approved for a 3,910-square-foot, multi-level single-family residence resulting in 16-percent lot coverage. The proposed 7,348-square-foot, 3-story single-family residence is located in roughly the same position and orientation on the lot as the originally-approved residence, but would result in 32-percent lot coverage. The maximum permitted lot coverage for an upslope lot such as this is twenty-five percent (25%). However, all of the other developed properties in the immediate neighborhood exceed the allowable lot coverage, either because they were built before the adoption of the Seacliff Hills Development Guidelines, or because revisions to CUP 23 were later granted by the Planning Commission or City Council. The proposed project meets all of the required setbacks for this lot.
- B. The site for the proposed use relates to streets and highways properly designed to carry the type and quantity of traffic generated by the subject use. The subject property is served by an existing public street (Vista del Mar) that serves all eleven (11) lots in the *Seacliff Hilltop* community and connects to Palos Verdes Drive East. The proposed project will not alter the nature of traffic generated by the lot as compared to the originally-approved residence.
- C. There will be no significant adverse effect on adjacent property or permitted uses. Several neighbors have expressed concern about aspects of the project, including lot coverage, view impacts, architectural style and setbacks. In response to these concerns, the project has been significantly revised and reduced in size. In addition, conditions of approval to address the neighbors' concerns will be imposed, including certification of lot coverage, structure size, setbacks and building height; limitations on the reflectivity of the proposed roof material and glazing; and submittal of a landscape plan.
- D. The proposed use is not contrary to the General Plan. The General Plan land use designation for the subject property is Residential, ≤1 DU/acre. The development and improvement of single-family residences are among the primary permitted uses within this land use designation. This is also reflected in Housing Activity Policy No. 3 of the General Plan (p. 78), which calls upon the City to "[encourage] and assist in the maintenance and improvement of all existing residential neighborhoods so as to maintain optimum local standards of housing quality and design."
- E. All eleven (11) lots in the Seacliff Hilltop community are subject to the Natural (OC-1) and Urban Appearance (OC-3) overlay control districts, as established pursuant to Sections 17.40.040 and 17.40.060, respectively, of the City's Development Code. With the exception of lot coverage, the project will not propose any activities that are contrary to the provisions of the OC-1 and OC-3 Districts. The OC-1 performance criteria recommend no more than 10-percent coverage, while CUP 23 allows 25-percent coverage on upslope lots such as the subject property, and the project

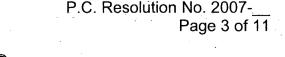


proposes 32-percent coverage. However, none of the existing homes in the immediate neighborhood are consistent with this performance criterion.

F. Conditions have been imposed to protect the health, safety and general welfare, which include a number of conditions of approval to ensure the consistency of the project with the *Seacliff Hills* Development Guidelines and the OC-1 and OC-3 overlay control districts, as well as to address neighbors' concerns, as identified in Exhibit 'A' attached hereto.

<u>Section 2:</u> The Planning Commission makes the following findings of fact with respect to the request for a grading approval for 1,899 cubic yards of grading associated with the construction of a 7,348-square-foot 3-story single-family residence:

- A. The grading does not exceed that which is necessary for the permitted primary use of the lot. Based upon the underlying RS-1 zoning designation, the primary permitted use of the property is for single-family residential development. Most of the proposed grading is for cut (1,615 CY) that is mostly within the building footprint. A comparatively small amount of fill (284 CY) is proposed, more than half of which is proposed for the exterior patios and the driveway in the front-yard setback area. The total grading quantity (1,899 CY) is above the 1,000-cubic-yard threshold established by the Seacliff Hills Development Guidelines. However, the additional grading allows the residence to be set lower into the lot, thereby minimizing view impacts and helping to camouflage the building's apparent bulk and mass.
- B. The proposed grading and/or related construction does not significantly adversely affect the visual relationships with nor the views from the "viewing area" of neighboring properties. The proposed project falls within the "by right" height limit for upslope lots. The highest point of the roof will be only eight feet six inches (8'-6") higher than the highest point of existing grade covered by the structure. The adjacent residences at 2903 and 2909 Vista del Mar are at the same or higher elevations, so the proposed project should have no significant impact upon their views. Finally, the grade within the building footprint is being lowered such that the residence will be lower than a similar structure that could have been built in the same location based upon the preconstruction grade.
- C. The nature of the grading minimizes disturbance to the natural contours and finished contours are reasonably natural. The existing "natural" contours of the project site are largely the result of past grading for the development of the Seacliff Hills neighborhood and the construction of the existing roadway. With the exception of the building footprint, the driveway and some fill at the front of the house, the topography of the remainder of the site will remain unaltered.
- D. The grading takes into account the preservation of natural topographic features and appearances by means of land sculpturing so as to blend any man-made or



manufactured slope into the natural topography. As mentioned above, the existing "natural" contours of the project site are largely the result of human alteration in the past. There are no significant natural topographic features that would be disturbed by the proposed grading.

- E. The proposed project is compatible with the character of the six (6) nearest homes in the immediate neighborhood in terms of its size, scale, bulk and mass, lot coverage, architectural style and setbacks.
- F. The proposed project is not a new residential tract, so the required finding that the grading includes provisions for the preservation and introduction of plant materials so as to protect slopes from soil erosion and slippage and minimize the visual effects of grading and construction on hillside areas is not applicable in this case.
- G. The proposed project does not involve modifications to streets or other public infrastructure, so the required finding that the grading utilizes street designs and improvements which serve to minimize grading alternatives and harmonize with the natural contours and character of the hillside is not applicable in this case.
- H. There is no evidence of sensitive species or habitat on the subject property, so the required finding that the grading would not cause excessive and unnecessary disturbance of the natural landscape or wildlife habitat through removal of vegetation is not applicable in this case.
- I. The grading conforms to certain City standards for grading on slopes, creation of new slopes, heights of retaining walls, and maximum driveway steepness. Specifically, new slopes will not exceed 35-percent steepness; only one 8-foot-tall upslope retaining wall is proposed; and the maximum driveway slope will not exceed 20-percent steepness.
- J. Pursuant to Section 17.76.040(E)(9)(c) of the Rancho Palos Verdes Development Code, the proposed 11-foot depth of cut and 6-foot depth of fill is reasonable and necessary to allow the house to be set lower into the lot, thereby minimizing view impacts and helping to camouflage the building's apparent bulk and mass.
- K. Deviations from certain City standards for the number and height of retaining walls adjacent to the driveway and the height of the downslope retaining wall in the front yard are warranted. Specifically, one (1) upslope and one (1) downslope retaining wall are proposed adjacent to the driveway, each varying in height up to eight feet (8'-0"). An 8-foot-tall downslope retaining wall is proposed adjacent to the motorcourt at the front of the house. These deviations are warranted because:
 - i. The criteria of subsections (E)(1) through (E)(8) of RPVDC Section 17.76.040(E) are satisfied.



- ii. The approval is consistent with the purposes set forth in subsection A of the City's grading regulations, which stated purpose is to "[permit] reasonable development of land..."; to "[ensure] that the development of each parcel of land...occurs in a manner harmonious with adjacent lands..."; and to "[ensure] that each project complies with the goals and polices of the General Plan...." The proposed grading and retaining walls are consistent with these purposes because they will allow reasonable use of the property, will not adversely affect surrounding properties, and will be consistent with the Residential <1 DU/acre land use designation for the area.
- iii. Departure from the standards in subsection (E)(9) will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity. One (1) upslope and one (1) downslope retaining wall are proposed adjacent to the driveway, each varying in height up to eight feet (8'-0"). An 8-foot-tall downslope retaining wall is proposed adjacent to the motorcourt at the front of the house. These walls are necessary to create the driveway and provide access to the 1st-level garage of the house. Landscaping will be provided to soften the appearance of these walls from the street wherever possible. Some of the other homes in the immediate neighborhood that have been built on downslope lots have similar walls along their driveways, although they are less visible because they are generally below street level.
- iv. Departure from the standards of subsection (E)(9) will not be detrimental to the public safety nor to other property. The City's geotechnical consultant has granted conceptual approval of the project, and additional review and analysis will be required before the soil engineering report for the grading, retaining walls and structure is granted final approval for construction. The applicant will also be required to obtain a building permit for the project, including the review of site drainage.

Section 3: Any interested person aggrieved by this decision or by any portion of this decision may appeal to the City Council. Pursuant to Sections 17.60.060 and 17.76.040(H) of the Rancho Palos Verdes Municipal Code, any such appeal must be filed with the City, in writing, setting forth the grounds of the appeal and any specific actions requested by the appellant, and accompanied by the appropriate appeal fee, no later than fifteen (15) days following September 11, 2007, the date of the Planning Commission's final action.

<u>Section 4:</u> For the foregoing reasons and based on information and findings contained in the Staff Reports, minutes, and records of the proceedings, the Planning Commission hereby approves Case No. ZON2006-00237 for a conditional use permit revision and grading approval for a new 7,348-square-foot 3-story single-family residence and 1,899 cubic yards of related grading, located at 2923 Vista del Mar, subject to the



P.C. Resolution No. 2007-

| conditions of approval | contained in t | the attached | Exhibit 'A', | attached | hereto a | and mad | de a |
|------------------------|----------------|---------------|--------------|--------------|----------|---------|------|
| part hereof, which are | necessary to | protect the p | ublic health | n, safety, a | and welf | are. | |

| day of Se | eptember 20 |
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| Bill G | Bill Gerstner Chairman |

Joel Rojas, AICP
Director of Planning, Building
and Code Enforcement; and,
Secretary to the Planning Commission



EXHIBIT 'A' CONDITIONS OF APPROVAL FOR PLANNING CASE NO. ZON2006-00237 (Khanna, 2923 Vista del Mar)

General Conditions:

- 1. Prior to the submittal of plans into Building and Safety plan check, the applicant and the property owner shall submit to the City a statement, in writing, that they have read, understand, and agree to all conditions of approval contained in this Resolution. Failure to provide said written statement within ninety (90) days following date of this approval shall render this approval null and void.
- 2. Approval of this permit shall not be construed as a waiver of applicable and appropriate zoning regulations, or any Federal, State, County and/or City laws and regulations. Unless otherwise expressly specified, all other requirements of the City of Rancho Palos Verdes Municipal Code shall apply.
- 3. This approval is for the construction of a 7,348-square-foot 3-story single-family residence and 1,899 cubic yards of related grading. The Director of Planning, Building and Code Enforcement is authorized to make minor modifications to the approved plans and any of the conditions of approval if such modifications will achieve substantially the same results as would strict compliance with the approved plans and conditions. Otherwise, any substantive change to the project shall require approval of a revision to the conditional use permit and/or grading permit by the Planning Commission and shall require new and separate environmental review.
- 4. All project development on the site shall conform to the specific standards contained in these conditions of approval or, if not addressed herein, in the RS-1 district development standards and the OC-1 and OC-3 overlay control district performance criteria of the City's Municipal Code.
- 5. Failure to comply with and adhere to all of these conditions of approval may be cause to revoke the approval of the project by the Planning Commission after conducting a public hearing on the matter.
- 6. If the project has not been established (i.e., building permits obtained) within one year of the final effective date of this Resolution, or if construction has not commenced within one hundred eighty (180) days of the issuance of building permits, approval of the project shall expire and be of no further effect unless, prior to expiration, a written request for extension is filed with the Department of Planning, Building and Code Enforcement and approved by the Director.



Otherwise, a conditional use permit revision and/or grading permit revision must be approved prior to further development.

- 7. In the event that any of these conditions conflict with the recommendations and/or requirements of another permitting agency or City department, the stricter standard shall apply.
- 8. Unless otherwise designated in these conditions, all construction shall be completed in substantial conformance with the plans stamped APPROVED by the City with the effective date of this Resolution.
- 9. The construction site and adjacent public and private properties and streets shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes. Such excess material may include, but not be limited to: the accumulation of debris, garbage, lumber, scrap metal, concrete asphalt, piles of earth, salvage materials, abandoned or discarded furniture, appliances or other household fixtures.
- 10. Permitted hours and days for construction activity are 7:00 AM to 7:00 PM, Monday through Saturday, with no construction activity permitted on Sundays or on the legal holidays specified in Section 17.96.920 of the Rancho Palos Verdes Development Code. Trucks and other construction vehicles shall not park, queue and/or idle at the project site or in the adjoining public rights-of-way before 7:00 AM, Monday through Saturday, in accordance with the permitted hours of construction stated above.
- 11. A minimum 3-car garage shall be maintained, with each required parking space being individually accessible and maintaining minimum unobstructed dimensions of 9' in width and 20' in depth, with minimum 7' vertical clearance.
- 12. Any fence located between the front property line and the closest portion of the house shall be limited to forty-two inches (42") in height, unless an application for a minor exception permit for a taller fence (6-foot-tall maximum) is approved by the Director of Planning, Building and Code Enforcement in conjunction with the site landscape plan.
- 13. All site landscaping and other improvements shall be installed and maintained in compliance with the applicable performance criteria of the Natural (OC-1) and Urban Appearance (OC-3) Overlay Control Districts.
- 14. Exterior residential lighting shall be in compliance with the standards of Section 17.56.030 of the Rancho Palos Verdes Development Code, and shall not exceed 2,000 W incandescent (or equivalent). No single lighting fixture may exceed 150 W incandescent (or equivalent).



15. The applicant shall obtain an encroachment permit from the Director of Public Works for any other temporary or permanent improvements or activities within the public right-of-way of Vista del Mar.

Condition Use Permit Revision Conditions:

- 16. This approval is for a 7,348-square-foot, 3-story single-family residence. BUILDING AREA CERTIFICATION REQUIRED, to be provided by a licensed land surveyor or civil engineer prior to building permit final.
- 17. The maximum ridgeline of the approved project is 154.50'. BUILDING HEIGHT CERTIFICATION REQUIRED, to be provided by a licensed land surveyor or civil engineer prior to roof sheathing inspection.
- 18. The approved residence shall maintain setbacks of 70'-8" front, 85'-9" rear, 15' north side and 10' south side. BUILDING SETBACK CERTIFICATION REQUIRED, to be provided by a licensed land surveyor or civil engineer prior to foundation forms inspection.
- 19. The approved project shall maintain a maximum of 32% lot coverage as calculated pursuant to the *Seacliff Hills* Development Guidelines. Maximum hardscape coverage within the 20-foot front-yard setback area shall not exceed 50%.
- 20. Prior to Building Permit issuance, the applicant shall submit a site landscape plan for the review and approval of the Director of Planning, Building and Code Enforcement. Said plan shall include any proposed walls or fences in accordance with the Seacliff Hills Development Guidelines. The landscape plan should be designed to:
 - a. Screen buildings from Vista del Mar;
 - b. Soften architectural features;
 - c. Improve the transition between open space areas and buildings;
 - d. Stabilize slopes;
 - e. Emphasize the use of drought-tolerant plantings; and,
 - f. Protect views from nearby properties.

All project site landscaping shall be installed within ninety (90) days of building permit final.



- 21. The swimming pool and spa shall be located no less than three feet (3'-0") from the northerly side property line. SETBACK CERTIFICATION REQUIRED, to be provided by a licensed land surveyor or civil engineer prior to foundation forms inspection. The pool and spa equipment shall be located at least ten feet (10'-0") from the northerly side property line unless manufacturers' specifications are provided that demonstrate that the equipment will not generate noise in excess of 65 dBA at the property line, in which case the equipment may be located no less than three feet (3'-0") from the northerly side property line. Pool fencing shall be provided in accordance with the requirements of the Building Code.
- 22. Prior to Building Permit issuance, the applicant shall provide samples of the proposed glazing and roofing materials for the review and approval of the Director of Planning, Building and Code Enforcement. The applicant shall employ glazing and roof materials that are not excessively bright or reflective, to the satisfaction of the Director.
- 23. Aside from site improvements explicitly approved by these conditions of approval, any future request for additions, accessory structures or additional grading that increase the lot coverage for the site shall require the approval of a further revision to Conditional Use Permit No. 23 by the Planning Commission, and shall be subject to new and separate environmental review.

Grading Approval Conditions:

24. The permitted grading quantities shall be as follows:

| Area | Cut | Fill | Total Earth Movement | Net Earth Movement |
|----------------------|----------|--------|-------------------------|-----------------------|
| House Footprint | 1,240 CY | 109 CY | 1,349 CY | <1,131 CY> |
| Outside Footprint | 375 CY | 175 CY | 550 CY | <200 CY> |
| Total | 1,615 CY | 284 CY | 1,899 CY | <1,331 CY> |

The maximum depth of cut shall be 11 feet and the maximum depth of fill shall be 6 feet. ROUGH AND FINAL GRADE CERTIFICATION REQUIRED.

- 25. The applicant shall furnish the City with copies of landfill receipts for the approved export of 1,331 cubic yards of material prior to Building Permit final.
- 26. Haul routes used to transport soil exported from the project site shall be approved by the Director of Public Works.



- 27. The maximum height of the upslope retaining wall in the rear yard shall not exceed 8 feet in height. The maximum height of the downslope retaining wall in the front yard shall not exceed 8 feet in height. The maximum heights of the two (2) retaining walls adjacent to the driveway shall vary from 2 feet up to 8 feet. All retaining walls visible form the street shall be landscaped with shrubs and/or vines, to the maximum extent practicable.
- 28. Maximum new slopes shall not exceed 67% adjacent to the driveway and 35% elsewhere on the property.
- 29. Prior to the issuance of a grading permit by the City's Building Official, the applicant shall obtain final approval of the grading plan from the City's geotechnical consultant. The applicant shall be responsible for the preparation and submittal all soil engineering and/or geology reports required by the City's geotechnical consultant in order to grant such final approval.
- 30. Maximum driveway slopes shall not exceed 20 percent.

3255 Parkhurst Drive Rancho #alos Verdes, CA 90275 31 May 2006

Kit Fox, Project Planner City of Rancho Palos Verdes 30940 Hawthorne Blvd. Rancho Palos Verdes, CA 90275

Dear Mr. Fox,

Re: Project # ZON2006-00237 Proposed Khanna Residence 2923 Vista Del Mar Rancho Palos Verdes, CA 90275

Yesterday, I spoke with Eduardo Schonborn of the Planning Office concerning the Seacliff Hills Development Guidelines as of September 26, 1986 (Conditional Use Permit 23), and the above noted project. He advised me that you are the designated planner for this project and since you will not be in the office until next week suggested that I write to you concerning certain issues pertaining to the project.

Four members of the Seacliff Hilltop Homeowners Association met on May 12th with Mr. and Mrs. Khanna and their architect Luis de Moreas. We viewed and discussed the plans and drawings he had drawn of the proposed Khanna residence to be built on Lot 9 of Tract #32991 (2923 Vista Del Mar). We voiced concerns of the size of the residence, 7500 sq. ft. on a lot approximately 1/3rd acre, and were told that at the price of the land it only made sense to build the largest house possible. Questions were asked about the huge amount of glass, the flat metal roof, the use of concrete facings and the proximity to side setbacks as well as where the three stakes that had been placed on the lot were located on the drawings. The architect left copies of the plans with us and asked that we get back to him with any further comments or questions.

On May 21st five members met to get some perspective as to what impact the residence as it is designed and its position on the lot would have on views from existing homes and the impact on properties yet to be developed and on the neighborhood of Vista Del Mar as a whole. A letter listing our concerns was mailed on May 23, 2006. [Copy enclosed.] From Mr. de Moreas' remarks our understanding, naive though it may have been, was that he would take into consideration any concerns we might have before submitting his application to your office. Mr. Schonborn advised me that the application was submitted on May 24th but that it was deemed incomplete.

RECEIVED

Yours very truly,

Dorian B. Dunlavey Dorian B. Dunlavey

Enc.

JUN 22006

PLANNING, BUILDING &

(29)

Seacliff Hilltop Homeowners Association

May 22, 2006

Mr. Luis de Moreas Envirotech 6101 W. Centinela Ave. Suite 160 Culver City, CA 90230

Dear Luis:

We appreciate the effort you are making to review your plans regarding the Khanna residence in our neighborhood. Five homeowners met this week to review your plans and discuss concerns we have for the proposed residence.

Homeowners represented include:

- Lot #1 = Melton
- Lot # 2 Hanger
- Lot #7 DeNardo
- Lot #8 Anderson
- Lots #10 & 11 Dunlavey

There are a number of concerns agreed to by all attending this meeting:

- The increase of lot coverage by 40% over the code, to 35% total coverage. This results in a significantly larger home, with increased blockage of view corridors and decreased views by neighboring properties. This was the primary concern of all attending, with the feeling that the major design parameter may be to build the largest possible home. We are concerned that this is simply too large a residence for the size of the lot.
- Lots # 7 and 8 will have a significant impact on their views.
- We are concerned that the proposed residence is not architecturally consistent with or compatible to the surrounding homes.
 - o The flat metal roof is not in keeping with the peaked roofs for the neighboring homes, which further impacts the views, and appears to be a method to maximize square footage on the lot.
 - o The 3 floor height from the front of the proposed residence is not in keeping with the design of other homes.
 - We are concerned with the divergence from the norm of materials used in the neighborhood primarily stucco siding and tile roofs.
 - O There also is a real concern over the "look" of the many concrete facings on the building.
 - o Some concern over the large amount of glass at the front of the building which may cause reflection into the homes across the street.

- The close proximity of the swimming pool to lot #10 we believe it is three feet from the lot line.
- Overall close proximity of the building structure to lots # 8 and 10.
- We are concerned with the large number of trees of an unknown type in the drawing and their further potential impact on neighboring views.

We also think it would be advisable to place two more stakes to further show the footprint of the home.

All of us desire to be good neighbors, and are anxious to welcome the Khanna's to our neighborhood. We hope you will take our concerns into your planning to make this process as easy as possible for all of us.

Sincerely,

Dorothy and Frank Melton

MALL DENON

Elizabeth and Mike DeNardo

Dorian Dunlavey

Vicki and Dwight Hanger

Sami and Al Anderson



September 3, 2007

Sea Cliff Hills Homeowners Association In care of Mr. & Mrs. Hanger

Re: 2923 Vista del Mar Dear Mr. & Mrs. Hanger, RECEIVED

SEP 0 4 2007

PLANNING, BUILDING & CODE ENFORCEMENT

It was a pleasure talking to you the other day.

As requested, please find below, a list of the changes included in our latest proposal to the city, concerning the design of Mr. & Mrs. Khana's Residence.

1. The current proposed square footage has dropped from 8,647 sq.ft. to 6,571 sq.ft. (approximately 24 %).

| Original –Feb | 23, 2006 | Revised Apr 25 ^{th,} 2006 | Revised Current Apr 21st, 2007 |
|---------------------------------|--------------|------------------------------------|--------------------------------|
| First Floor Area | 3,880 sq.ft. | 3,693 sq.ft. | 3,693 sq.ft. |
| Second Floor Area | 2,900 sq.ft. | 2,843 sq.ft. | 2,843 sq.ft. |
| Basement Floor Area | | 1,004 sq.ft. | 35 sq.ft. |
| Total Area | 8,647 sq.ft. | 7,540 sq.ft. | 6,571 sq.ft. |
| Garage Floor Area | 902 sq.ft. | 815 sq.ft. | 777 sq.ft. |
| Gross Floor Area: (inc. garage) | 9,549 sq.ft. | 8,355 sq.ft. | 7,348 sq.ft. |

- The entire structure was lowered 5.5'. The original maximum elevation was 160.00 and it is currently 154.50.
 As a result of lowering the project, additional grading export will be required; and taller retaining walls inside of the home at garage level will be needed. Ultimately, this change could cost Mr. & Mrs. Khana, over \$100,000.00
- 3. There will be no trees over 16' and any proposed tree locations will be reviewed with neighbors in order not to impede any views and provide/or maintain privacy. This proposal does not include any provisions for landscaping.
- 4. Relative to any solar reflection of the glass from the front façade, we will be meeting with glass manufacturers to mitigate that concern.



5. In terms of the exterior materials, we are considering stucco and stone accents for the garden walls, fireplace and entry wall and possible a gravel roof.

In closing, my clients and I have made more than reasonable efforts to accommodate everyone's concerns in hope that you can support our project.

For any further questions, do not hesitate to call me

Luis de Moraes Principal



September 3, 2007

Sea Cliff Hills Homeowners Association In care of Mr. & Mrs. Hanger

Re: 2923 Vista del Mar Dear Mr. & Mrs. Hanger, RECEIVED

SEP 0 4 2007

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Luis de Moraes Principal

Palos Verdes Peninsula News 500 Silver Spur Rd Ste 300 Rancho Palos Verdes CA 90275

Proof of Publication

(2015.5 C.C.P)

STATE OF CALIFORNIA, COUNTY OF LOS ANGELES

I am a citizen of the United States, and a resident of the county aforesaid; I am over the age of eighteen years; and I am not a party to or interested in the notice published. I am the chief legal advertising clerk of the publisher of the

PALOS VERDES PENINSULA NEWS

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

August 25

All in the year 2007

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

Dated at Rancho Palos Verdes, California, this

25th day of August 2007

Signature

P.V.P. News No. 8635

NOTICE

August 22, 2007

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rancho Palos Verdes will conduct a public hearing on Tuesday, September 11, 2007, at 7:00 PM at Hesse Park Community Building, 29301 Hawthorne Boulevard, Rancho Palos Verdes, to consider:

Case No. ZON2006-00237 (Conditional Use Permit Revision and Grading Permit): A request to revise the provisions of Conditional Use Permit No. 23 to deviate from the approved building footprint for Lot 9 of Tract No.

32991 (Seacliff Hilltop) and conduct 1,899 cubic yards of grading for the construction of a 7,348-square-foot 3-story single-family residence on an upslope lot. The proposed residence would have a maximum height of eight feet six inches (8'-6") as measured from the highest existing grade covered by the proposed structure, and thirty feet (30'-0") as measured from the lowest finished grade covered by the structure.

Location:

2923 Vista del Mar

(Thomas Guide 823-F6)

Owners:

Sunil & Chanda Khanna

Applicant:

Luis DeMoraes, Envirotechno

All interested parties are invited to submit written comments and to attend and give testimony. If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to our Staff by Tuesday, September 4, 2007. By doing so, you will ensure that your comments are taken into consideration for the Staff analysis of the project. Written comments that are submitted after September 4, 2007, will be given to the Planning Commission on the night of the meeting.

Only those who have submitted written comments at or prior to, and/or given testimony at the public hearing will receive notification of the decision. The Planning Commission's decision may then be appealed, in writing and accompanied by the applicable appeal fee, to the City Council. The appeal letter must set forth the grounds of the appeal and any specific actions requested by the appellant.

If you would like the opportunity to review the project application and plans, they are on file in the Planning, Building, and Code Enforcement Department at 30940 Hawthorne Boulevard, Rancho Palos Verdes, and are available for review from 7:30 AM to 5:30 PM Mondays through Thursdays, and from 7:30 AM to 4:30 PM on Fridays.

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.

If you have any questions concerning this application, please contact Associate Planner Kit Fox at (310) 544-5228, or via e-mail at kitt@rpv.com.

Joel Rojas, AICP Director of Planning, Building, and Code Enforcement

NOTE: STATE GOVERNMENT CODE SECTION 65009 NOTICE: If you challenge this application in court, you may be limited to raising only those issues you or someone else raised 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.

Published in the Palos Verdes Peninsula News on August 25, 2007.



PLANNING, BUILDING, & CODE ENFORCEMENT

August 22, 2007

NOTICE

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rancho Palos Verdes will conduct a public hearing on Tuesday, September 11, 2007, at 7:00 PM at Hesse Park Community Building, 29301 Hawthorne Boulevard, Rancho Palos Verdes, to consider:

Case No. ZON2006-00237 (Conditional Use Permit Revision and Grading Permit): A request to revise the provisions of Conditional Use Permit No. 23 to deviate from the approved building footprint for Lot 9 of Tract No. 32991 (Seacliff Hilltop) and conduct 1,899 cubic yards of grading for the construction of a 7,348-square-foot 3-story single-family residence on an upslope lot. The proposed residence would have a maximum height of eight feet six inches (8'-6") as measured from the highest existing grade covered by the proposed structure, and thirty feet (30'-0") as measured from the lowest finished grade covered by the structure.

Location: 2923 Vista del Mar (Thomas Guide 823-F6)

Owners: Sunil & Chanda Khanna

Applicant: Luis DeMoraes, Envirotechno

All interested parties are invited to submit written comments and to attend and give testimony. If you have any comments or concerns about the proposed project, <u>please communicate those thoughts in writing to our Staff by Tuesday, September 4, 2007</u>. By doing so, you will ensure that your comments are taken into consideration for the Staff analysis of the project. Written comments that are submitted after September 4, 2007, will be given to the Planning Commission on the night of the meeting.

Only those who have submitted written comments at or prior to, and/or given testimony at the public hearing will receive notification of the decision. The Planning Commission's decision may then be appealed, in writing and accompanied by the applicable appeal fee, to the City Council. The appeal letter must set forth the grounds of the appeal and any specific actions requested by the appellant.

NOTICE: ZON2006-00237 (CUP Rev./GR)

August 22, 2007

If you would like the opportunity to review the project application and plans, they are on file in the Planning, Building, and Code Enforcement Department at 30940 Hawthorne Boulevard, Rancho Palos Verdes, and are available for review from 7:30 AM to 5:30 PM Mondays through Thursdays, and from 7:30 AM to 4:30 PM on Fridays.

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.

If you have any questions concerning this application, please contact Associate Planner Kit Fox at (310) 544-5228, or via e-mail at *kitf@rpv.com*.

Joel Rojas, AICP

Director of Planning, Building

and Code Enforcement

NOTE: STATE GOVERNMENT CODE SECTION 65009 NOTICE: If you challenge this application in court, you may be limited to raising only those issues you or someone else raised 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.

Please publish in the Palos Verdes Peninsula News on Saturday, August 25, 2007.



PLANNING, BUILDING, & CODE ENFORCEMENT

20 August 2007

Luis DeMoraes Envirotechno 6101 W. Centinela Ave., Suite 160 Culver City, CA 90230

SUBJECT:

Planning Case No. ZON2006-00237 (Conditional Use Permit Revision and

Grading Approval)

PROJECT ADDRESS:

2923 Vista del Mar

Lus-Dear Mr. DeMoraes:

On 1 May 2006, the application listed above was submitted to the Planning, Building and Code Enforcement Department for processing. Additional information was submitted on 15 August 2006 and 17 August 2007. Pursuant to State Law, the City's Staff completed a preliminary review of the application on 20 August 2007, and determined that the information submitted is generally complete to begin processing the application. Please note that the City may require further information in order to clarify, amplify, correct, or otherwise supplement existing or future data. If the City requires such additional information, it is strongly suggested that you supply same in a timely manner in order to avoid any delay in the processing of the application.

If you have any further questions regarding the processing of your application after receiving this notice, please feel free to call me at (310) 544-5228 or contact me via e-mail at kitf@rpv.com.

Sincerely,

Kit Fox, AICP

Associate Planner

cc: Joel Rojas, Director of Planning, Building and Code Enforcement Greg Pfost, Deputy Planning Director

Sunil & Chanda Khanna, 10543 Lost Trail Ave., Shadow Hills, CA 91040

Project file (ZON2006-00237)

M:\Projects\ZON2006-00237 (Khanna, 2923 Vista del Mar)\20070820_DeMoraes_Complete.doc



Peninsula Land Survey, Inc. Donald J. Loose

210 S. Francisca Avenue Redondo Beach, California 90277

310 406 0939 Office 310 971 1121 Mobile

dloose@psurvey.com www.psurvey.com





AUG 17 2007

SILHOUETTE CERTIFICATION FORM MENT

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

| I have measured the location and height (including the | e color d | emarca | tion) of the |
|---|-------------|----------|---------------------------------------|
| silhouette posts located at the project site (address) 29, | 23 VIST | A DE | LMAR |
| on (date) August 17, | 1007 | and I | have found |
| that the project silhouette accurately depicts the location a | ind height | (includ | ing the color |
| demarcation) of the proposed structure presented on the | architect | ıral pla | ns prepared |
| by (name of architectural firm) ENVIROTECHNO | | | on |
| (date) AUGUST 14, 2007 for the proposed project | currently t | eing co | onsidered by |
| the City of Rancho Palos Verdes (Planning Case No. | · · · · · · | |). [|
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| Signature Open R Tabet | | | · |
| · · · · · · · · · · · · · · · · · · · | | | |
| LSYRCE 7129 | | | · · · · · · · · · · · · · · · · · · · |
| LS/RCE 7129 Date | | | |

Revised: March 12, 2007

W:\Forms\Ping\apps\SiLHOUETTE CRITERIA.doc





2903 Vista del Mar



2909 Vista del Mar



2912 Vista del Mar



2930 Vista del Mar



2938 Vista del Mar



2950 Vista del Mar

Subject Property





2923 Vista del Mar

M:\Projects\ZON2006-00237 (Khanna, 2923 Vista del Mar)\Nearest homes photos.doc



Planning, Building and Code Enforcement Department

Planning Division

30940 Hawthorne Blvd.

Rancho Palos Verdes, CA 90275

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

PERMIT NO.: ZON2006-00237

APPLIED: 5/1/2006

ISSUED: 9/11/2007

EXPIRES: 9/11/2008

SITE ADDRESS: 2923 VISTA DEL MAR

ASSESSOR'S PARCEL NO.: 7564025009

PROJECT DESCRIPTION: New 7.348 SF 3-story SFR, pool and spa with

1,899 CY of related grading

OWNER/APPLICANT

KHANNA, SUNIL & CHANDA 10593 LOST HILLS AVE SHADOW HILLS CA 91040

PRIMARY CONTACT

LUIS DE MORAES 6101 W CENTINELA AVE, STE 160

CULVER CITY CA 90230

TYPE OF USE: Residential, New Constr. (Single-Family) ZONING: RPD-Resid. Planned Devel.

APPLICATION TYPE(S): Conditional Use Permit

Permit Revision Grading Approval

Neighborhood Compatibility Analysis

Foliage Analysis

| | | FEES | <u>,</u> | - · · · · · · · · · · · · · · · · · · · |
|------|----|----------|----------|---|
| Туре | Ву | Date | | Amount |
| DATA | SK | 5/1/2006 | | \$3.60 |
| CUPR | SK | 5/1/2006 | | \$780.00 |
| NCA | SK | 5/1/2006 | | . \$1,180.00 |
| FOL | SK | 5/1/2006 | | \$143.00 |
| GRST | SK | 5/1/2006 | | \$507.00 |
| | | | Total: | \$2,613.60 |

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CONDITIONS OF APPROVAL

- 1. Prior to the submittal of plans into Building and Safety plan check, the applicant and the property owner shall submit to the City a statement, in writing, that they have read, understand, and agree to all conditions of approval contained in this Resolution. Failure to provide said written statement within ninety (90) days following date of this approval shall render this approval null and void.
- 2. Approval of this permit shall not be construed as a waiver of applicable and appropriate zoning regulations, or any Federal, State, County and/or City laws and regulations. Unless otherwise expressly specified, all other requirements of the City of Rancho Palos Verdes Municipal Code shall apply.
- 3. This approval is for the construction of a 7,348-square-foot 3-story single-family residence and 1,899 cubic yards of related grading. The Director of Planning, Building and Code Enforcement is authorized to make minor modifications to the approved plans and any of the conditions of approval if such modifications will achieve substantially the same results as would strict compliance with the approved plans and conditions. Otherwise, any substantive change to the project shall require approval of a revision to the



Planning, Building and Code Enforcement Department Planning Division 30940 Hawthorne Blvd.

Rancho Palos Verdes, CA 90275

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

PERMIT NO.: ZON2006-00237

APPLIED: 5/1/2006 ISSUED: 9/11/2007

EXPIRES: 9/11/2008

conditional use permit and/or grading permit by the Planning Commission and shall require new and separate environmental review.

- 4. All project development on the site shall conform to the specific standards contained in these conditions of approval or, if not addressed herein, in the RS-1 district development standards and the OC-1 and OC-3 overlay control district performance criteria of the City's Municipal Code.
- 5. Failure to comply with and adhere to all of these conditions of approval may be cause to revoke the approval of the project by the Planning Commission after conducting a public hearing on the matter.
- 6. If the project has not been established (i.e., building permits obtained) within one year of the final effective date of this Resolution, or if construction has not commenced within one hundred eighty (180) days of the issuance of building permits, approval of the project shall expire and be of no further effect unless, prior to expiration, a written request for extension is filed with the Department of Planning, Building and Code Enforcement and approved by the Director. Otherwise, a conditional use permit revision and/or grading permit revision must be approved prior to further development.
- 7. In the event that any of these conditions conflict with the recommendations and/or requirements of another permitting agency or City department, the stricter standard shall apply.
- 8. Unless otherwise designated in these conditions, all construction shall be completed in substantial conformance with the plans stamped APPROVED by the City with the effective date of this Resolution.
- 9. The construction site and adjacent public and private properties and streets shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes. Such excess material may include, but not be limited to: the accumulation of debris, garbage, lumber, scrap metal, concrete asphalt, piles of earth, salvage materials, abandoned or discarded furniture, appliances or other household fixtures.
- 10. Permitted hours and days for construction activity are 7:00 AM to 7:00 PM, Monday through Saturday, with no construction activity permitted on Sundays or on the legal holidays specified in Section 17.96.920 of the Rancho Palos Verdes Development Code. Trucks and other construction vehicles shall not park, queue and/or idle at the project site or in the adjoining public rights-of-way before 7:00 AM, Monday through Saturday, in accordance with the permitted hours of construction stated above.
- 11. A minimum 3-car garage shall be maintained, with each required parking space being individually accessible and maintaining minimum unobstructed dimensions of 9' in width and 20' in depth, with minimum 7' vertical clearance.
- 12. Any fence located between the front property line and the closest portion of the house shall be limited to forty-two inches (42") in height, unless an application for a minor exception permit for a taller fence (6 -foot-tall maximum) is approved by the Director of Planning, Building and Code Enforcement in conjunction with the site landscape plan.
- 13. All site landscaping and other improvements shall be installed and maintained in compliance with the applicable performance criteria of the Natural (OC-1) and Urban Appearance (OC 3) Overlay Control Districts.
- 14. Exterior residential lighting shall be in compliance with the standards of Section 17.56.030 of the Rancho Palos Verdes Development Code, and shall not exceed 2,000 W incandescent (or equivalent). No single



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Rancho Palos Verdes, CA 90275

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

PERMIT NO.: ZON2006-00237

APPLIED: 5/1/2006 ISSUED: 9/11/2007

EXPIRES: 9/11/2008

lighting fixture may exceed 150 W incandescent (or equivalent).

- 15. The applicant shall obtain an encroachment permit from the Director of Public Works for any other temporary or permanent improvements or activities within the public right-of-way of Vista del Mar.
- 16. The stockpiling, rough cutting and preparation of raw stone for the exterior veneer of the structure shall not be permitted on the subject property. The storage and cutting of finished stone shall be permitted on site only for the final fitting and installation of the stone veneer. The use of a minimal number of stonecutting saws shall be permitted, provided that such saws are located immediately adjacent to the areas where the stone veneer is being applied, and as far as possible from nearby residences.
- 17. This approval is for a 7,348-square-foot, 3-story single-family residence. BUILDING AREA CERTIFICATION REQUIRED, to be provided by a licensed land surveyor or civil engineer prior to building permit final.
- 18. The maximum ridgeline of the approved project is 154.50'. BUILDING HEIGHT CERTIFICATION REQUIRED, to be provided by a licensed land surveyor or civil engineer prior to roof sheathing inspection.
- 19. The approved residence shall maintain setbacks of 70'-8" front, 85'-9" rear, 15' north side and 10' south side. BUILDING SETBACK CERTIFICATION REQUIRED, to be provided by a licensed land surveyor or civil engineer prior to foundation forms inspection.
- 20. The approved project shall maintain a maximum of 32% lot coverage as calculated pursuant to the Seacliff Hills Development Guidelines. Maximum hardscape coverage within the 20-foot front-yard setback area shall not exceed 50%.
- 21. Prior to Building Permit issuance, the applicant shall submit a site landscape plan for the review and approval of the Director of Planning, Building and Code Enforcement. Said plan shall include any proposed walls or fences in accordance with the Seacliff Hills Development Guidelines. The landscape plan should be designed to:
- a. Screen buildings from Vista del Mar;
- b. Soften architectural features;
- c. Improve the transition between open space areas and buildings;
- d. Stabilize slopes;
- e. Emphasize the use of drought-tolerant plantings; and,
- f. Protect views from nearby properties.

All project site landscaping shall be installed within ninety (90) days of building permit final.

- 22. The swimming pool and spa shall be located no less than three feet (3'-0") from the northerly side property line. SETBACK CERTIFICATION REQUIRED, to be provided by a licensed land surveyor or civil engineer prior to foundation forms inspection. The pool and spa equipment shall be located at least ten feet (10'-0") from the northerly side property line unless manufacturers' specifications are provided that demonstrate that the equipment will not generate noise in excess of 65 dBA at the property line, in which case the equipment may be located no less than three feet (3'-0") from the northerly side property line. Pool fencing shall be provided in accordance with the requirements of the Building Code.
- 23. Prior to Building Permit issuance, the applicant shall provide samples of the proposed glazing and



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ISSUED: 9/11/2007 EXPIRES: 9/11/2008

roofing materials for the review and approval of the Director of Planning, Building and Code Enforcement. The applicant shall employ glazing and roof materials that are not excessively bright or reflective, to the satisfaction of the Director.

24. Aside from site improvements explicitly approved by these conditions of approval, any future request for additions, accessory structures or additional grading that increase the lot coverage for the site shall require the approval of a further revision to Conditional Use Permit No. 23 by the Planning Commission, and shall be subject to new and separate environmental review.

25. The permitted grading quantities shall be as follows:

Area Cut Fill Total Earth Movement Net Earth Movement House Footprint 1,240 CY 109 CY 1,349 CY <1,131 CY> Outside Footprint 375 CY 175 CY 550 CY <200 CY> Total 1,615 CY 284 CY 1,899 CY <1,331 CY>

The maximum depth of cut shall be 11 feet and the maximum depth of fill shall be 6 feet. ROUGH AND FINAL GRADE CERTIFICATION REQUIRED.

- 26. The applicant shall furnish the City with copies of landfill receipts for the approved export of 1,331 cubic yards of material prior to Building Permit final.
- 27. Haul routes used to transport soil exported from the project site shall be approved by the Director of Public Works.
- 28. The maximum height of the upslope retaining wall in the rear yard shall not exceed 8 feet in height. The maximum height of the downslope retaining wall in the front yard shall not exceed 8 feet in height. The maximum heights of the two (2) retaining walls adjacent to the driveway shall vary from 2 feet up to 8 feet. All retaining walls visible form the street shall be landscaped with shrubs and/or vines, to the maximum extent practicable.
- 29. Maximum new slopes shall not exceed 67% adjacent to the driveway and 35% elsewhere on the property.
- 30. Prior to the issuance of a grading permit by the City's Building Official, the applicant shall obtain final approval of the grading plan from the City's geotechnical consultant. The applicant shall be responsible for the preparation and submittal all soil engineering and/or geology reports required by the City's geotechnical consultant in order to grant such final approval.
- 31. Maximum driveway slopes shall not exceed 20 percent.

The City strongly urges the applicant for this project to contact the Homeowners' Association or local Art Jury, if any, to gain any additional approvals that may be required before applying for a building permit. A list of Homeowners' Associations is on file with the Planning, Building and Code Enforcement Department of Rancho Palos Verdes.

For Director of Planning, Building and Code Enforcement

Date



Planning, Building and Code Enforcement Department

Planning Division

30940 Hawthorne Blvd.

Rancho Palos Verdes, CA 90275

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

PERMIT NO.: ZON2006-00237

APPLIED: 5/1/2006

ISSUED: 9/11/2007

EXPIRES: 9/11/2008

THIS APPROVAL SHALL BE NULL AND VOID AFTER <u>September 11, 2008</u> UNLESS THE APPROVED PLANS ARE SUBMITTED TO BUILDING AND SAFETY TO INITIATE THE "PLAN CHECK" REVIEW PROCESS. THIS APPROVAL SHALL ALSO BECOME NULL AND VOID IF AFTER INITIATING THE "PLAN CHECK" REVIEW PROCESS OR RECEIVING A BUILDING PERMIT TO BEGIN CONSTRUCTION, SAID PERMIT OR "PLAN CHECK" IS ALLOWED TO EXPIRE OR IS WITHDRAWN BY THE APPLICANT.



Certification of Acceptance of Project Conditions of Approval

| Project. Fianning Case No. ZONZ000-0023 | (COL Kevision of Grading Fernit) |
|---|--|
| Project Location: 2923 Vista del Mar | |
| Approval Date: 11 September 2007 | |
| | |
| I, LUIS DE MORATIO | , the property owner an d applicant for |
| the above-mentioned project, hereby certify the | |
| conditions of approval applicable to this project | ct. |
| | |
| | |
| | |
| | • |
| | |
| fm° | 12-8-07 |
| Signature of Property Owner/Applicant | Date |
| | , - |

(Note: This certification must be signed and returned to the City of Rancho Palos Verdes Department of Planning, Building and Code Enforcement at 30940 Hawthorne Boulevard, Rancho Palos Verdes, CA 90275, prior to submittal into Building and Safety plan check, or by 10 December 2007, whichever occurs first.)

P.C. RESOLUTION NO. 2007-60

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO PALOS VERDES APPROVING A CONDITIONAL USE PERMIT REVISION AND GRADING PERMIT (CASE NO. ZON2006-00237) FOR A NEW 7,348-SQUARE-FOOT 3-STORY SINGLE-FAMILY RESIDENCE AND 1,899 CUBIC YARDS OF RELATED GRADING, LOCATED AT 2923 VISTA DEL MAR

WHEREAS, on July 12, 1977, Conditional Use Permit No. 23 (CUP 23) was approved by the Planning Commission to establish the *Seacliff Hills* community as a residential planned development (RPD), which included the approval of specific building footprints and limits of grading for each of the fifty-seven (57) approved residential lots; and.

WHEREAS, on May 1, 2006, the applicants, Sunil and Chanda Khanna, submitted an application for a revision to CUP 23 and a grading permit (Case No. ZON2006-00237) to allow the development of a new single-family residence on a vacant upslope lot in the Seacliff Hilltop community which deviated from the approved building footprint and limits of grading; and,

WHEREAS, on August 20, 2007, the application was deemed complete for processing by Staff; and,

WHEREAS, pursuant to the provisions of the California Environmental Quality Act, Public Resources Code Sections 21000 *et. seq.* ("CEQA"), the State's CEQA Guidelines, California Code of Regulations, Title 14, Section 15000 *et. seq.*, the City's Local CEQA Guidelines, and Government Code Section 65962.5(f) (Hazardous Waste and Substances Statement), Staff found no evidence that the approval of the requested conditional use permit revision and grading permit would have a significant effect on the environment and, therefore, the proposed project has been found to be categorically exempt (Section 15303(a)); and,

WHEREAS, after notice issued pursuant to the requirements of the Rancho Palos Verdes Development Code, the Planning Commission held a duly noticed public hearing on September 11, 2007, 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:

<u>Section 1:</u> The Planning Commission makes the following findings of fact with respect to the request for a revision to Conditional Use Permit No. 23 to deviate from the approved building footprint and limits of grading for Lot 9 of Tract No. 32991 in the Seacliff Hilltop community:

- A. The site for the intended use is adequate in size and shape to accommodate said use. Pursuant to CUP 23, this lot was originally approved for a 3,910-square-foot, multi-level single-family residence resulting in 16-percent lot coverage. The proposed 7,348-square-foot, 3-story single-family residence is located in roughly the same position and orientation on the lot as the originally-approved residence, but would result in 32-percent lot coverage. The maximum permitted lot coverage for an upslope lot such as this is twenty-five percent (25%). However, all of the other developed properties in the immediate neighborhood exceed the allowable lot coverage, either because they were built before the adoption of the Seacliff Hills Development Guidelines, or because revisions to CUP 23 were later granted by the Planning Commission or City Council. The proposed project meets all of the required setbacks for this lot.
- B. The site for the proposed use relates to streets and highways properly designed to carry the type and quantity of traffic generated by the subject use. The subject property is served by an existing public street (Vista del Mar) that serves all eleven (11) lots in the Seacliff Hilltop community and connects to Palos Verdes Drive East. The proposed project will not alter the nature of traffic generated by the lot as compared to the originally-approved residence.
- C. There will be no significant adverse effect on adjacent property or permitted uses. Several neighbors have expressed concern about aspects of the project, including lot coverage, view impacts, architectural style and setbacks. In response to these concerns, the project has been significantly revised and reduced in size. In addition, conditions of approval to address the neighbors' concerns will be imposed, including certification of lot coverage, structure size, setbacks and building height; limitations on the reflectivity of the proposed roof material and glazing; and submittal of a landscape plan.
- D. The proposed use is not contrary to the General Plan. The General Plan land use designation for the subject property is Residential, <1 DU/acre. The development and improvement of single-family residences are among the primary permitted uses within this land use designation. This is also reflected in Housing Activity Policy No. 3 of the General Plan (p. 78), which calls upon the City to "[encourage] and assist in the maintenance and improvement of all existing residential neighborhoods so as to maintain optimum local standards of housing quality and design."
- E. All eleven (11) lots in the Seacliff Hilltop community are subject to the Natural (OC-1) and Urban Appearance (OC-3) overlay control districts, as established pursuant to Sections 17.40.040 and 17.40.060, respectively, of the City's Development Code. With the exception of lot coverage, the project will not propose any activities that are contrary to the provisions of the OC-1 and OC-3 Districts. The OC-1 performance criteria recommend no more than 10-percent coverage, while CUP 23 allows 25-percent coverage on upslope lots such as the subject property, and the project

proposes 32-percent coverage. However, none of the existing homes in the immediate neighborhood are consistent with this performance criterion.

F. Conditions have been imposed to protect the health, safety and general welfare, which include a number of conditions of approval to ensure the consistency of the project with the Seacliff Hills Development Guidelines and the OC-1 and OC-3 overlay control districts, as well as to address neighbors' concerns, as identified in Exhibit 'A' attached hereto.

Section 2: The Planning Commission makes the following findings of fact with respect to the request for a grading approval for 1,899 cubic yards of grading associated with the construction of a 7,348-square-foot 3-story single-family residence:

- A. The grading does not exceed that which is necessary for the permitted primary use of the lot. Based upon the underlying RS-1 zoning designation, the primary permitted use of the property is for single-family residential development. Most of the proposed grading is for cut (1,615 CY) that is mostly within the building footprint. A comparatively small amount of fill (284 CY) is proposed, more than half of which is proposed for the exterior patios and the driveway in the front-yard setback area. The total grading quantity (1,899 CY) is above the 1,000-cubic-yard threshold established by the Seacliff Hills Development Guidelines. However, the additional grading allows the residence to be set lower into the lot, thereby minimizing view impacts and helping to camouflage the building's apparent bulk and mass.
- B. The proposed grading and/or related construction does not significantly adversely affect the visual relationships with nor the views from the "viewing area" of neighboring properties. The proposed project falls within the "by right" height limit for upslope lots. The highest point of the roof will be only eight feet six inches (8'-6") higher than the highest point of existing grade covered by the structure. The adjacent residences at 2903 and 2909 Vista del Mar are at the same or higher elevations, so the proposed project should have no significant impact upon their views. Finally, the grade within the building footprint is being lowered such that the residence will be lower than a similar structure that could have been built in the same location based upon the preconstruction grade.
- C. The nature of the grading minimizes disturbance to the natural contours and finished contours are reasonably natural. The existing "natural" contours of the project site are largely the result of past grading for the development of the Seacliff Hills neighborhood and the construction of the existing roadway. With the exception of the building footprint, the driveway and some fill at the front of the house, the topography of the remainder of the site will remain unaltered.
- D. The grading takes into account the preservation of natural topographic features and appearances by means of land sculpturing so as to blend any man-made or

manufactured slope into the natural topography. As mentioned above, the existing "natural" contours of the project site are largely the result of human alteration in the past. There are no significant natural topographic features that would be disturbed by the proposed grading.

- E. The proposed project is compatible with the character of the six (6) nearest homes in the immediate neighborhood in terms of its size, scale, bulk and mass, lot coverage, architectural style and setbacks.
- F. The proposed project is not a new residential tract, so the required finding that the grading includes provisions for the preservation and introduction of plant materials so as to protect slopes from soil erosion and slippage and minimize the visual effects of grading and construction on hillside areas is not applicable in this case.
- G. The proposed project does not involve modifications to streets or other public infrastructure, so the required finding that the grading utilizes street designs and improvements which serve to minimize grading alternatives and harmonize with the natural contours and character of the hillside is not applicable in this case.
- H. There is no evidence of sensitive species or habitat on the subject property, so the required finding that the grading would not cause excessive and unnecessary disturbance of the natural landscape or wildlife habitat through removal of vegetation is not applicable in this case.
- 1. The grading conforms to certain City standards for grading on slopes, creation of new slopes, heights of retaining walls, and maximum driveway steepness. Specifically, new slopes will not exceed 35-percent steepness; only one 8-foot-tall upslope retaining wall is proposed; and the maximum driveway slope will not exceed 20-percent steepness.
- J. Pursuant to Section 17.76.040(E)(9)(c) of the Rancho Palos Verdes Development Code, the proposed 11-foot depth of cut and 6-foot depth of fill is reasonable and necessary to allow the house to be set lower into the lot, thereby minimizing view impacts and helping to camouflage the building's apparent bulk and mass.
- K. Deviations from certain City standards for the number and height of retaining walls adjacent to the driveway and the height of the downslope retaining wall in the front yard are warranted. Specifically, one (1) upslope and one (1) downslope retaining wall are proposed adjacent to the driveway, each varying in height up to eight feet (8'-0"). An 8-foot-tall downslope retaining wall is proposed adjacent to the motorcourt at the front of the house. These deviations are warranted because:
 - i. The criteria of subsections (E)(1) through (E)(8) of RPVDC Section 17.76.040(E) are satisfied.

- ii. The approval is consistent with the purposes set forth in subsection A of the City's grading regulations, which stated purpose is to "[permit] reasonable development of land..."; to "[ensure] that the development of each parcel of land...occurs in a manner harmonious with adjacent lands..."; and to "[ensure] that each project complies with the goals and polices of the General Plan...." The proposed grading and retaining walls are consistent with these purposes because they will allow reasonable use of the property, will not adversely affect surrounding properties, and will be consistent with the Residential ≤1 DU/acre land use designation for the area.
- Departure from the standards in subsection (E)(9) will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity. One (1) upslope and one (1) downslope retaining wall are proposed adjacent to the driveway, each varying in height up to eight feet (8'-0"). An 8-foot-tall downslope retaining wall is proposed adjacent to the motorcourt at the front of the house. These walls are necessary to create the driveway and provide access to the 1st-level garage of the house. Landscaping will be provided to soften the appearance of these walls from the street wherever possible. Some of the other homes in the immediate neighborhood that have been built on downslope lots have similar walls along their driveways, although they are less visible because they are generally below street level.
- iv. Departure from the standards of subsection (E)(9) will not be detrimental to the public safety nor to other property. The City's geotechnical consultant has granted conceptual approval of the project, and additional review and analysis will be required before the soil engineering report for the grading, retaining walls and structure is granted final approval for construction. The applicant will also be required to obtain a building permit for the project, including the review of site drainage.

<u>Section 3:</u> Any interested person aggrieved by this decision or by any portion of this decision may appeal to the City Council. Pursuant to Sections 17.60.060 and 17.76.040(H) of the Rancho Palos Verdes Municipal Code, any such appeal must be filed with the City, in writing, setting forth the grounds of the appeal and any specific actions requested by the appellant, and accompanied by the appropriate appeal fee, no later than fifteen (15) days following September 11, 2007, the date of the Planning Commission's final action.

<u>Section 4:</u> For the foregoing reasons and based on information and findings contained in the Staff Reports, minutes, and records of the proceedings, the Planning Commission hereby approves Case No. ZON2006-00237 for a conditional use permit revision and grading approval for a new 7,348-square-foot 3-story single-family residence and 1,899 cubic yards of related grading, located at 2923 Vista del Mar, subject to the

conditions of approval contained in the attached Exhibit 'A', attached hereto and made a part hereof, which are necessary to protect the public health, safety, and welfare.

PASSED, APPROVED, AND ADOPTED this $\underline{11}^{\text{th}}$ day of September 2007, by the following vote:

AYES:

Commissioners Karp, Knight, Lewis, Ruttenberg and Tetreault,

Vice Chairman Perestam and Chairman Gerstner

NOES:

none

ABSTENTIONS:

none

ABSENT:

none

RECUSALS:

none

Bill Gerstner Chairman

Joel Rojas, AIOP

Director of Planning, Building and Code Enforcement; and,

Secretary to the Planning Commission

9/11/07

EXHIBIT 'A' CONDITIONS OF APPROVAL FOR PLANNING CASE NO. ZON2006-00237 (Khanna, 2923 Vista del Mar)

General Conditions:

- 1. Prior to the submittal of plans into Building and Safety plan check, the applicant and the property owner shall submit to the City a statement, in writing, that they have read, understand, and agree to all conditions of approval contained in this Resolution. Failure to provide said written statement within ninety (90) days following date of this approval shall render this approval null and void.
- 2. Approval of this permit shall not be construed as a waiver of applicable and appropriate zoning regulations, or any Federal, State, County and/or City laws and regulations. Unless otherwise expressly specified, all other requirements of the City of Rancho Palos Verdes Municipal Code shall apply.
- 3. This approval is for the construction of a 7,348-square-foot 3-story single-family residence and 1,899 cubic yards of related grading. The Director of Planning, Building and Code Enforcement is authorized to make minor modifications to the approved plans and any of the conditions of approval if such modifications will achieve substantially the same results as would strict compliance with the approved plans and conditions. Otherwise, any substantive change to the project shall require approval of a revision to the conditional use permit and/or grading permit by the Planning Commission and shall require new and separate environmental review.
- 4. All project development on the site shall conform to the specific standards contained in these conditions of approval or, if not addressed herein, in the RS-1 district development standards and the OC-1 and OC-3 overlay control district performance criteria of the City's Municipal Code.
- 5. Failure to comply with and adhere to all of these conditions of approval may be cause to revoke the approval of the project by the Planning Commission after conducting a public hearing on the matter.
- 6. If the project has not been established (i.e., building permits obtained) within one year of the final effective date of this Resolution, or if construction has not commenced within one hundred eighty (180) days of the issuance of building permits, approval of the project shall expire and be of no further effect unless, prior to expiration, a written request for extension is filed with the Department of Planning, Building and Code Enforcement and approved by the Director.

Otherwise, a conditional use permit revision and/or grading permit revision must be approved prior to further development.

- 7. In the event that any of these conditions conflict with the recommendations and/or requirements of another permitting agency or City department, the stricter standard shall apply.
- 8. Unless otherwise designated in these conditions, all construction shall be completed in substantial conformance with the plans stamped APPROVED by the City with the effective date of this Resolution.
- 9. The construction site and adjacent public and private properties and streets shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes. Such excess material may include, but not be limited to: the accumulation of debris, garbage, lumber, scrap metal, concrete asphalt, piles of earth, salvage materials, abandoned or discarded furniture, appliances or other household fixtures.
- 10. Permitted hours and days for construction activity are 7:00 AM to 7:00 PM, Monday through Saturday, with no construction activity permitted on Sundays or on the legal holidays specified in Section 17.96.920 of the Rancho Palos Verdes Development Code. Trucks and other construction vehicles shall not park, queue and/or idle at the project site or in the adjoining public rights-of-way before 7:00 AM, Monday through Saturday, in accordance with the permitted hours of construction stated above.
- 11. A minimum 3-car garage shall be maintained, with each required parking space being individually accessible and maintaining minimum unobstructed dimensions of 9' in width and 20' in depth, with minimum 7' vertical clearance.
- 12. Any fence located between the front property line and the closest portion of the house shall be limited to forty-two inches (42") in height, unless an application for a minor exception permit for a taller fence (6-foot-tall maximum) is approved by the Director of Planning, Building and Code Enforcement in conjunction with the site landscape plan.
- 13. All site landscaping and other improvements shall be installed and maintained in compliance with the applicable performance criteria of the Natural (OC-1) and Urban Appearance (OC-3) Overlay Control Districts.
- 14. Exterior residential lighting shall be in compliance with the standards of Section 17.56.030 of the Rancho Palos Verdes Development Code, and shall not exceed 2,000 W incandescent (or equivalent). No single lighting fixture may exceed 150 W incandescent (or equivalent).

- The applicant shall obtain an encroachment permit from the Director of Public Works for any other temporary or permanent improvements or activities within the public right-of-way of Vista del Mar.
- The stockpiling, rough cutting and preparation of raw stone for the exterior veneer of the structure shall not be permitted on the subject property. The storage and cutting of finished stone shall be permitted on site only for the final fitting and installation of the stone veneer. The use of a minimal number of stonecutting saws shall be permitted, provided that such saws are located immediately adjacent to the areas where the stone veneer is being applied, and as far as possible from nearby residences.

Condition Use Permit Revision Conditions:

- 17. This approval is for a 7,348-square-foot, 3-story single-family residence. BUILDING AREA CERTIFICATION REQUIRED, to be provided by a licensed land surveyor or civil engineer prior to building permit final.
- 18. The maximum ridgeline of the approved project is 154.50'. BUILDING HEIGHT CERTIFICATION REQUIRED, to be provided by a licensed land surveyor or civil engineer prior to roof sheathing inspection.
- 19. The approved residence shall maintain setbacks of 70'-8" front, 85'-9" rear, 15' north side and 10' south side. BUILDING SETBACK CERTIFICATION REQUIRED, to be provided by a licensed land surveyor or civil engineer prior to foundation forms inspection.
- 20. The approved project shall maintain a maximum of 32% lot coverage as calculated pursuant to the *Seacliff Hills* Development Guidelines. Maximum hardscape coverage within the 20-foot front-yard setback area shall not exceed 50%.
- 21. Prior to Building Permit issuance, the applicant shall submit a site landscape plan for the review and approval of the Director of Planning, Building and Code Enforcement. Said plan shall include any proposed walls or fences in accordance with the Seacliff Hills Development Guidelines. The landscape plan should be designed to:
 - a. Screen buildings from Vista del Mar,
 - b. Soften architectural features;
 - c. Improve the transition between open space areas and buildings;
 - d. Stabilize slopes;

- e. Emphasize the use of drought-tolerant plantings; and,
- f. Protect views from nearby properties.

All project site landscaping shall be installed within ninety (90) days of building permit final.

- 22. The swimming pool and spa shall be located no less than three feet (3'-0") from the northerly side property line. SETBACK CERTIFICATION REQUIRED, to be provided by a licensed land surveyor or civil engineer prior to foundation forms inspection. The pool and spa equipment shall be located at least ten feet (10'-0") from the northerly side property line unless manufacturers' specifications are provided that demonstrate that the equipment will not generate noise in excess of 65 dBA at the property line, in which case the equipment may be located no less than three feet (3'-0") from the northerly side property line. Pool fencing shall be provided in accordance with the requirements of the Building Code.
- 23. Prior to Building Permit issuance, the applicant shall provide samples of the proposed glazing and roofing materials for the review and approval of the Director of Planning, Building and Code Enforcement. The applicant shall employ glazing and roof materials that are not excessively bright or reflective, to the satisfaction of the Director.
- 24. Aside from site improvements explicitly approved by these conditions of approval, any future request for additions, accessory structures or additional grading that increase the lot coverage for the site shall require the approval of a further revision to Conditional Use Permit No. 23 by the Planning Commission, and shall be subject to new and separate environmental review.

Grading Approval Conditions:

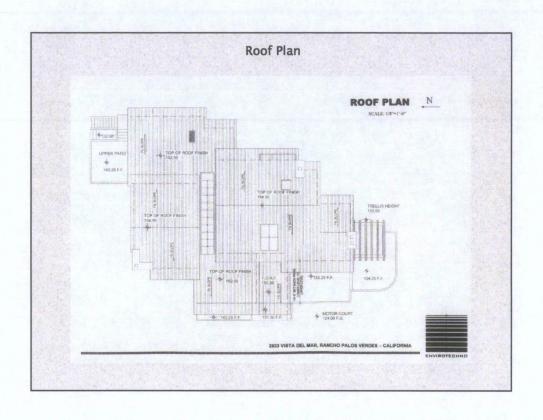
25. The permitted grading quantities shall be as follows:

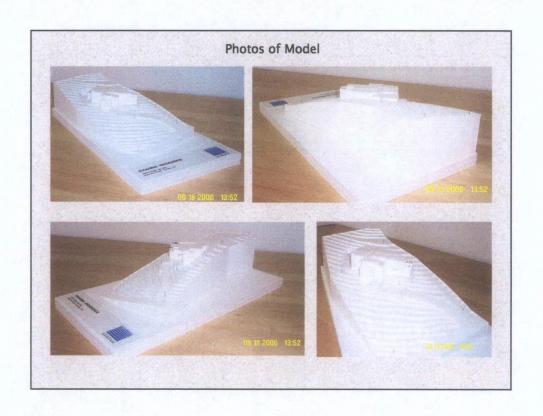
| Area | Cut | Fill | Total Earth Movement | Net Earth Movement |
|----------------------|----------|--------|-------------------------|-----------------------|
| House Footprint | 1,240 CY | 109 CY | 1,349 CY | <1,131 CY> |
| Outside Footprint | 375 CY | 175 CY | 550 CY | <200 CY> |
| Total | 1,615 CY | 284 CY | 1,899 CY | <1,331 CY> |

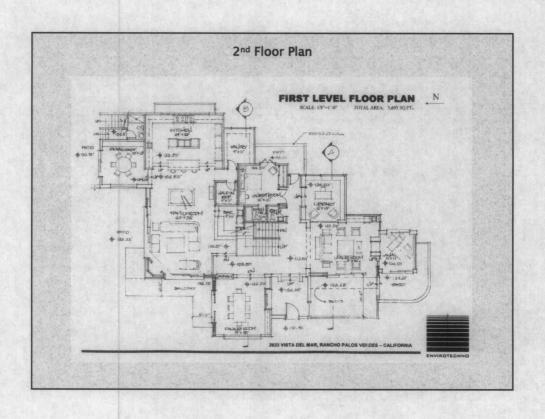
The maximum depth of cut shall be 11 feet and the maximum depth of fill shall be 6 feet. ROUGH AND FINAL GRADE CERTIFICATION REQUIRED.

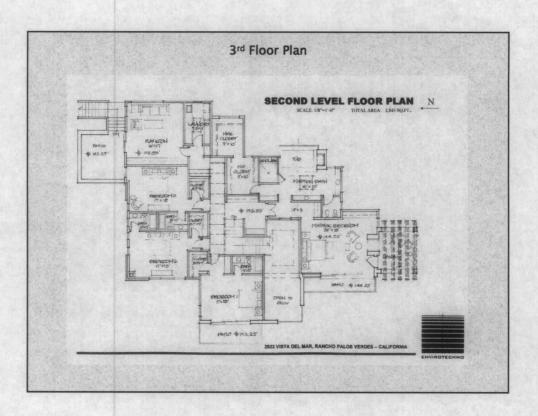
P.C. Resolution No. 2007-60 Page 10 of 11

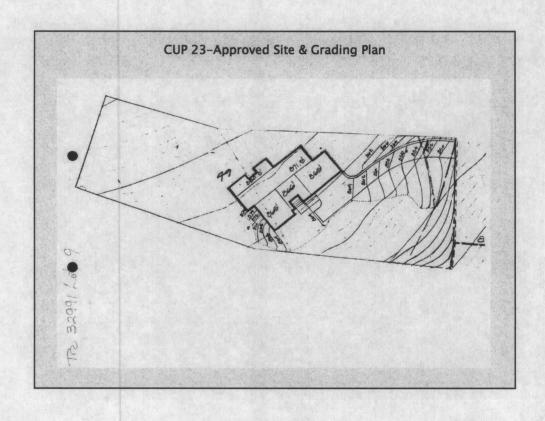
- 26. The applicant shall furnish the City with copies of landfill receipts for the approved export of 1,331 cubic yards of material prior to Building Permit final.
- 27. Haul routes used to transport soil exported from the project site shall be approved by the Director of Public Works.
- 28. The maximum height of the upslope retaining wall in the rear yard shall not exceed 8 feet in height. The maximum height of the downslope retaining wall in the front yard shall not exceed 8 feet in height. The maximum heights of the two (2) retaining walls adjacent to the driveway shall vary from 2 feet up to 8 feet. All retaining walls visible form the street shall be landscaped with shrubs and/or vines, to the maximum extent practicable.
- 29. Maximum new slopes shall not exceed 67% adjacent to the driveway and 35% elsewhere on the property.
- 30. Prior to the issuance of a grading permit by the City's Building Official, the applicant shall obtain final approval of the grading plan from the City's geotechnical consultant. The applicant shall be responsible for the preparation and submittal all soil engineering and/or geology reports required by the City's geotechnical consultant in order to grant such final approval.
- 31. Maximum driveway slopes shall not exceed 20 percent.

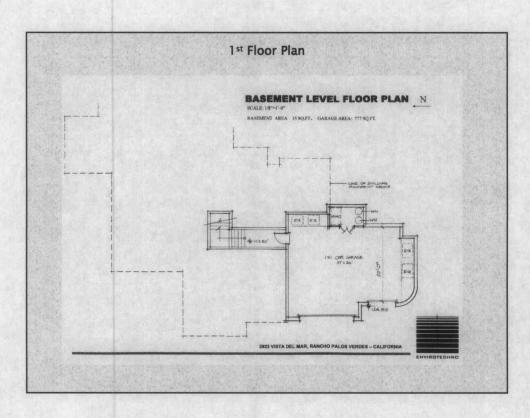














Item No. 5

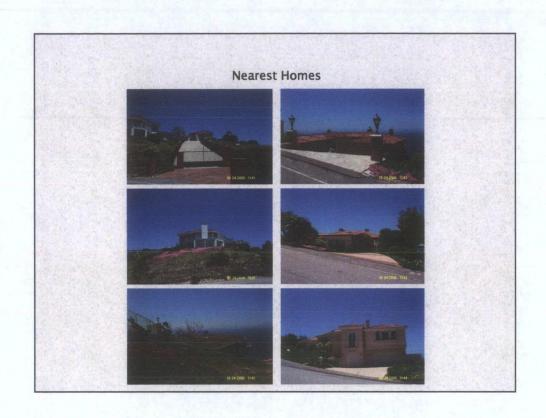
September 11, 2007

Conditional Use Permit Revision & Grading Permit
(Planning Case No. ZON2006-00237):
2923 Vista del Mar,
Sunil & Chanda Khanna, Owners/
Luis DeMoraes/Envirotechno, Applicant



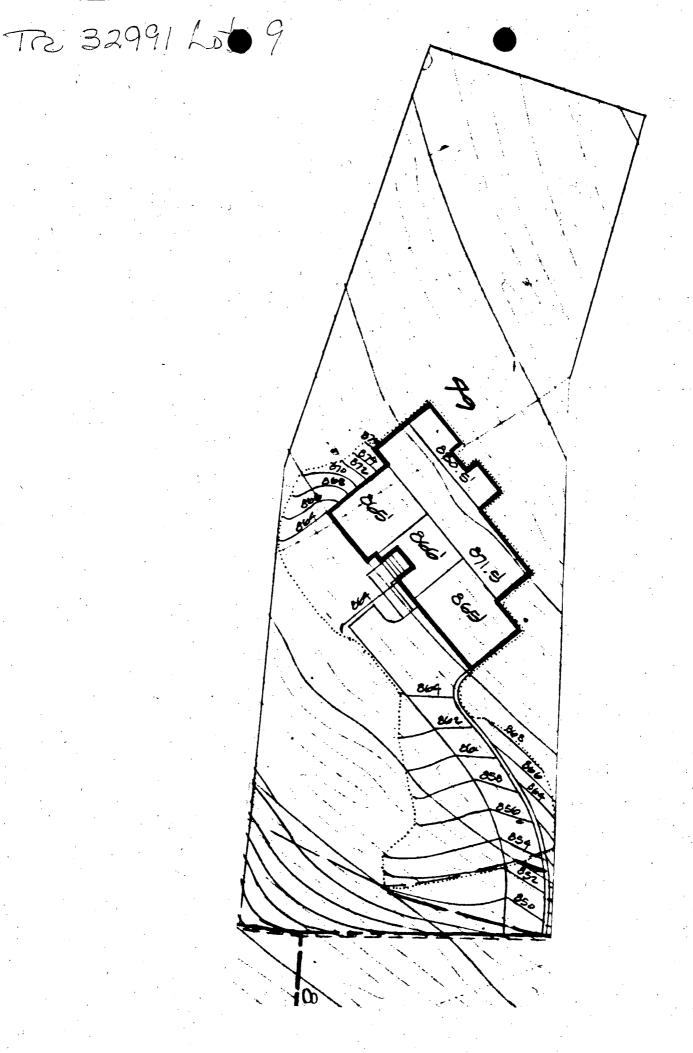






CUP 23 Revision Comparison Table

| Address | Slope | Maximum Coverage | Approved. Coverage | Year(s) | CUP 23 Revision | Notes |
|---------|-------|---------------------|-----------------------|----------|--------------------|--|
| 2903 | Up | 25% | 25.5% | '82, '84 | No | Pool added in '84 exceeded maximum coverage |
| 2909 | Up | 25% | 29.2% | '83, '84 | No | None |
| 2912 | Down | 30% | 35.0% | '87 | Yes | Approved as proposed |
| 2930 | Down | 30% | 37.1% | '05 | Yes | Request for 50% denied on appeal to City Council |
| 2938 | Down | 30% | 32.4% | '95 | Yes | Approved on second appear to Planning Commission |
| 2950 | Down | 30% | 43.0% | '96 | Yes | Approved as proposed |



TRACT # - 32991 LOT # - 9 ADDRESS - 2923 YISTA DEL MAR LCT SIZE- 23,382

MODEL.

REVISION

87% 18%

83 10/15 107

271 12' FOCTPRINT

SGUARE FOOTHE HOUSE GARAGE

TOTAL

DIFFERANCE

OPEN SPACE AVERAGE SLOPE MAXIMUM SLOPE

C.Y. EARTH MOVED

SETBACKS

FROHT

SIDES

PEAR

HE16HTS

FROM RIDGE TO TOP OF LOWEST FOUNDATION FRONKIPGE HIGHEST POINT OF DEVELOPMENT

MO APPLICATIONS



PLANNING, BUILDING, & CODE ENFORCEMENT

14 September 2006

Luis DeMoraes Envirotechno 6101 W. Centinela Ave., Suite 160 Culver City, CA 90230

Subject:

Planning Case No. ZON2006-00237 (Conditional Use Permit Revision and

Grading Approval)

Address:

2923 Vista del Mar

Dear Mr. DeMoraes:

Thank you for submitting additional information for the above-mentioned application on 15 August 2006. Pursuant to State Law, Staff has completed a preliminary review of the application listed above within the prescribed 30-day review period. Unfortunately, the City finds that due to certain missing information and/or inconsistencies between the project plans and submitted application, the application is not complete. The missing information and/or requirements listed on the attached pages must be supplied and/or complied with before the City can deem your application complete to begin processing.

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

If you have any questions or need additional information, please feel free to contact me at (310) 544-5228 or via e-mail at *kitf@rpv.com*.

Sincerely

Kit Fox, AICP

Associate Planner

cc: Greg Pfost, Deputy Planning Director

Sunil & Chanda Khanna, 10543 Lost Trail Ave., Shadow Hills, CA 91040

Project file (ZON2006-00237)

Luis DeMoraes 14 September 2006 Page 2

Project Description: Construction of a new, 7,348-square-foot 3-story single-family residence including a pool and spa, patio terraces, up- and downslope

retaining walls and 1,899 cubic yards of related grading.

Additional Information/Requirements:

Based on a preliminary review of the proposed project, several items must be addressed or clarified before the application can be deemed complete. Therefore, to ensure processing of the application is performed in a timely manner, please provide the following additional information or address the concerns listed below:

- 1. An application proposing a new, single-family residence on a vacant lot requires the approval of a geology report before the application can be deemed complete for processing. We understand that the initial report submitted on 15 August 2006 has been review but not yet approved in concept for Planning purposes. This application cannot be deemed complete for processing until the geology report is approved in concept for Planning purposes.
- 2. Please proceed with the erection of the temporary framework silhouette of the proposed residence. The location, height and demarcation of the silhouette will need to be certified by a registered civil engineer, land surveyor or architect.

Issues of Concern:

Staff has identified the following issues of concern with the proposed project. Staff raises these issues to give you an opportunity to consider project alternatives, and to alert you to the possibility that the project may not receive a favorable recommendation. However, if you choose not to address or respond to these issues of concern, it will not prevent your application from being deemed complete:

3. In assessing neighborhood compatibility for a proposed new residence, Staff typically compares the project to the nearest twenty (20) homes in terms of the size and scale of surrounding residences; bulk, mass, architectural style and materials; and front-, side- and rear-yard setbacks. However, in this case, the immediate neighborhood consists of the six (6) existing homes on Vista del Mar, which are the only nearby homes that are subject to the same zoning and development standards as the subject property. With respect to size and scale, Staff has reviewed our permit records for these homes to compare the size of this project to the size of other homes in the immediate neighborhood. Based upon this comparison, it appears that although the proposed project will be larger than the average home in the area, it will be only the third largest home in the immediate neighborhood. As currently proposed, it would be 10% larger than the average home (6,709 SF) but and 1% smaller than the next largest home (7,350 SF). As such, the project

Luis DeMoraes 14 September 2006 Page 3

appears to be compatible with the surrounding neighborhood in terms of its size and scale.

With respect to bulk, mass, architectural style and materials, it appears that the proposed project proposes a rather boxy, contemporary architectural style with multiple flat roof elements. The Seacliff Hills Development Guidelines specify multiple flat-roofs as acceptable, even though the surrounding homes display various interpretations of contemporary Mediterranean architecture (i.e., stucco exteriors, hipped and gabled tile roofs, etc.) Staff remains concerned that the basic forms of the house and retaining walls <u>may</u> result in a bulky or massive appearance for the proposed project. In addition, the unusual materials proposed (i.e., standing seam metal roof, scored concrete and stone tile cladding, etc.) are not found in any of the surrounding homes. Staff remains concerned that the project includes certain aesthetic elements that <u>may</u> be inconsistent with the homes in the surrounding neighborhood.

With respect to setbacks, we note that the proposed project observes the required setbacks established by the Seacliff Hills Development Guidelines and Conditional Use Permit No. 23. This appears to be consistent with the existing pattern of development in the neighborhood.

Please note that these comments are based on the submitted plans, and that additional comments or clarification may result from modified plans. Further note that submittal of an application does not guarantee approval, since all applications are reviewed in accordance with specific findings. Nonetheless, if you have any questions regarding the comments above, or wish to discuss this project in further detail, please contact me at (310) 544-5228 or via e-mail at kitf@rpv.com.



PLANNING, BUILDING, & CODE ENFORCEMENT

27 September 2007

Luis DeMoraes Envirotechno 6101 W. Centinela Ave., Suite 160 Culver City, CA 90230

SUBJECT: Planning Case No. ZON2006-00237 (Khanna, 2923 Vista del Mar)

Dear Mr. DeMoraes:

On 26 September 2007 the appeal period for Planning Case No. ZON2006-00237 expired, with no appeal filed within the required 15-day period. Therefore, the plans will be cleared and may be submitted to the Building and Safety Division for Plan Check. Please call and set up an appointment with me to stamp and clear your plans prior to submittal for plan check.

Please note that this Planning approval will become null and void after 180 days (6 months) from the date the plans are stamped unless the stamped plans are submitted to Building and Safety to initiate the plan check review process. This Planning approval will also become null and void if after initiating the plan check review process or receiving a Building Permit to begin construction, said permit or plan check is allowed to expire or is withdrawn by the applicant. The plans must be stamped and permits obtained within one (1) year of the Planning Commission decision, or no later than 11 September 2008.

In addition, Condition No. 1 of P.C. Resolution No. 2007-60 for Planning Case No. ZON2006-00237 requires you to submit to the City a statement, in writing, that you have read, understand, and agree to all conditions of approval for the project (see enclosed certificate of acknowledgement). Failure to provide said written statement within ninety (90) days of the Planning Commission's decision shall render your approval null and void. If you need additional copies of P.C. Resolution No. 2007-60, please let me know as soon as possible. The deadline for compliance with this condition is 10 December 2007.

If you have any questions or need additional information, please feel free to contact me at (310) 544-5228 or via e-mail at *kitf@rpv.com*.

Sincerely.

Kit Fox, AICP Associate Planner

enclosure

cc: Sunil & Chanda Khanna, 10543 Lost Trail Ave., Shadow Hills, CA 91040 Project file (ZON2006-00237)

M:\Projects\ZON2006-00237 (Khanna, 2923 Vista del Mar)\20070927_DeMoraes_Closeout.doc

3255 Parkhurst Drive Rancho Falos Verdes, CA 90275 31 May 2006

Kit Fox, Project Planner City of Rancho Palos Verdes 30940 Hawthorne Blvd. Rancho Palos Verdes, CA 90275

Dear Mr. Fox,

Re: Project # ZON2006-00237 Proposed Khanna Residence 2923 Vista Del Mar Rancho Palos Verdes, CA 90275

Yesterday, I spoke with Eduardo Schonborn of the Planning Office concerning the Seacliff Hills Development Guidelines as of September 26, 1986 (Conditional Use Permit 23), and the above noted project. He advised me that you are the designated planner for this project and since you will not be in the office until next week suggested that I write to you concerning certain issues pertaining to the project.

Four members of the Seacliff Hilltop Homeowners Association met on May 12th with Mr. and Mrs. Khanna and their architect Luis de Moreas. We viewed and discussed the plans and drawings he had drawn of the proposed Khanna residence to be built on Lot 9 of Tract #32991 (2923 Vista Del Mar). We voiced concerns of the size of the residence, 7500 sq. ft. on a lot approximately 1/3rd acre, and were told that at the price of the land it only made sense to build the largest house possible. Questions were asked about the huge amount of glass, the flat metal roof, the use of concrete facings and the proximity to side setbacks as well as where the three stakes that had been placed on the lot were located on the drawings. The architect left copies of the plans with us and asked that we get back to him with any further comments or questions.

On May 21st five members met to get some perspective as to what impact the residence as it is designed and its position on the lot would have on views from existing homes and the impact on properties yet to be developed and on the neighborhood of Vista Del Mar as a whole. A letter listing our concerns was mailed on May 23, 2006. [Copy enclosed.] From Mr. de Moreas' remarks our understanding, naive though it may have been, was that he would take into consideration any concerns we might have before submitting his application to your office. Mr. Schonborn advised me that the application was submitted on May 24th but that it was deemed incomplete.

RECEIVED

Yours very truly,

Dorian B. Dunlavey

Enc.

JUN 2 2006

PLANNING, BUILDING &

Seacliff Hilltop Homeowners Association

May 22, 2006.

Mr. Luis de Moreas Envirotech 6101 W-Centinela Ave. Suite 160 Culver City, CA 90230

Dear Luis:

We appreciate the effort you are making to review your plans regarding the Khanna residence in our neighborhood. Five homeowners met this week to review your plans and discuss concerns we have for the proposed residence.

Homeowners represented include:

- Lot #1 = Melton
- Lot #2 Hanger
- Lot #7 DeNardo
- Lot #8 Anderson
- Lots #10 & 11 Dunlavey

There are a number of concerns agreed to by all attending this meeting:

- The increase of lot coverage by 40% over the code, to 35% total coverage. This results in a significantly larger home, with increased blockage of view corridors and decreased views by neighboring properties. This was the primary concern of all attending, with the feeling that the major design parameter may be to build the largest possible home. We are concerned that this is simply too large a residence for the size of the lot.
- Lots # 7 and 8 will have a significant impact on their views.
- We are concerned that the proposed residence is not architecturally consistent with or compatible to the surrounding homes.
 - The flat metal roof is not in keeping with the peaked roofs for the neighboring homes, which further impacts the views, and appears to be a method to maximize square footage on the lot.
 - The 3 floor height from the front of the proposed residence is not in keeping with the design of other homes.
 - We are concerned with the divergence from the norm of materials used in the neighborhood – primarily stucco siding and tile roofs.
 - There also is a real concern over the "look" of the many concrete facings on the building.
 - O Some concern over the large amount of glass at the front of the building which may cause reflection into the homes across the street.

- The close proximity of the swimming pool to lot #10 we believe it is three feet from the lot line.
- Overall close proximity of the building structure to lots # 8 and 10.
- We are concerned with the large number of trees of an unknown type in the drawing and their further potential impact on neighboring views.

We also think it would be advisable to place two more stakes to further show the footprint of the home.

All of us desire to be good neighbors, and are anxious to welcome the Khanna's to our neighborhood. We hope you will take our concerns into your planning to make this process as easy as possible for all of us.

Sincerely,

Dorothy and Frank Melton

Chabel Soldelo

Elizabeth and Mike DeNardo

Sami and Al Anderson

Dorian B. Dunlavey
Dorian Dunlavey



PLANNING, BUILDING, & CODE ENFORCEMENT

24 May 2006

Luis DeMoraes Envirotechno 6101 W. Centinela Ave., Suite 160 Culver City, CA 90230

Subject:

Planning Case No. ZON2006-00237 (Conditional Use Permit Revision and

Grading Approval)

Address:

2923 Vista del Mar

WIS

Dear Mr. DeMoraes:

Thank you for submitting the above-mentioned application on 1 May 2006. Pursuant to State Law, Staff has completed a preliminary review of the application listed above within the prescribed 30-day review period. Unfortunately, the City finds that due to certain missing information and/or inconsistencies between the project plans and submitted application, the application is <u>not complete</u>. The missing information and/or requirements listed on the attached pages must be supplied and/or complied with before the City can deem your application complete to begin processing.

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

If you have any questions or need additional information, please feel free to contact me at (310) 544-5228 or via e-mail at *kitf@rpv.com*.

Sincerely,

Kit Fox, AICP

Associate Planner

CC:

Greg Pfost, Deputy Planning Director

Sunil & Chanda Khanna, 10543 Lost Trail Ave., Shadow Hills, CA 91040

Project file (ZON2006-00237)

Luis DeMoraes 24 May 2006 Page 2

7,348 2 + BASEMENT

Project Description: Construction of a new, 8,355-square-foot 3-story single-family residence including a pool and spa, patio terraces, up- and downslope retaining walls and 990 cubic yards of related grading.

Additional Information/Requirements:

Based on a preliminary review of the proposed project, several items must be addressed or clarified before the application can be deemed complete. Therefore, to ensure processing of the application is performed in a timely manner, please provide the following additional information or address the concerns listed below:

- 1. The site plan should be revised as follows:
 - Va. Please indicate the minimum horizontal separation between all retaining walls and adjacent planter walls. At least three feet (3'-0") of separation must be provided or the separate walls will be considered a single wall for the purpose of measuring their height.
 - At least three feet (3'-0") must be provided between the side property line and the closest water line of the proposed pool or spa. This includes the proposed "reservoir" basin for the infinity edge pool. Please revise the site plan as needed. Also, please depict the location of the proposed pool equipment and any other outdoor mechanical equipment. Such equipment must also maintain a minimum setback of at least three feet (3'-0") from any side or rear property line. However, if such equipment is located within a required side- or rear-yard setback area, manufacturer's specifications must be provided to demonstrate that the noise level of the equipment will not exceed 65 dBA at the property line.
 - There appear to be a number of minor encroachments upon both sideyard setback areas of the house. It is not entirely clear if these are eaves, portions of the building, balconies, fireplaces, etc.
 No ENCROACHMENTS
- d. On an upslope pad lot such as this, the building height is measured from the highest existing grade covered by the existing or proposed structure to the highest ridgeline (i.e., the "high" benchmark elevation), and from the lowest point where the foundation or slab meets finished grade to the highest ridgeline (i.e., the "low" benchmark elevation). The maximum building height may not exceed sixteen feet (16'-0") above the high benchmark or thirty feet (30'-0") above the low benchmark, whichever results in the lower absolute elevation. The critical benchmark elevations must be clearly identified on the site plan, although they appear to be proposed to be 146.00' and 130.00'. However, based upon the proposed site topography, the low benchmark

REVISIONS TO DESIGN HAVE ADDRESSED SUCH CONCERN SEE PLOOK PLAN + EVENATIONS actually appears to be about 128.50', thereby resulting in a building height of thirty-one feet six inches (31'-6"). This is not permitted without the approval of a variance. Please clarify the location of these benchmark elevations and the maximum downslope height of the building.

- We assume that the existing chain-link perimeter fence will not remain after the development of the property. The Development Code does not permit the use of chain-link fencing in the front yard, nor does it permit walls or fences in the front yard in excess of forty-two inches (42") in height. The site plan should include the location, height and materials of any proposed perimeter fences and walls.
- f. There are what appear to be the remains of a drainage swale and diverter near the southwest corner of the property. Do you intend to remove this, repair it or replace it with new site drainage structures?
- g. The elevation of the pool is shown as 130.00'. We assume that this is the water surface. However, the grading plan shows this elevation as 136.75'. Which is correct?
- h. The "APPROVED FUTURE RESIDENCE" identified on the adjacent vacant lot (i.e., 2935 Vista del Mar) should be identified (if at all) as "APPROVED BUILDING FOOTPRINT." There are no City-approved plans for a residence on this adjacent property.
- The grading plan should be revised as follows:
 - Please provide top- and bottom-of-wall call outs for all proposed retaining walls and planter walls.
 - b. Please indicate the maximum slope of the driveway. Also, the driveway contours on the grading plan appear to differ slightly from those on the site plan.
 - c. Please provide cross sections through the house, motorcourt and driveway, depicting retaining walls, foundations and areas of cut and fill within and outside the proposed building footprint.
 - d. Please indicate and calculate the area of the limit of grading within and outside the proposed building footprint. Graded areas include all portions of the site that will not retain or be returned to pre-construction grade once the project is completed.

Luis DeMoraes 24 May 2006 Page 4

- e. Please indicate the existing contours and proposed lowest finished floor elevations within the building footprint.
- ✓ f. Please call out the locations of the benchmark building height measurement elevations discussed in Comment 1d above.
- Jestimate of the grading plan and site plan in that many of the planter walls adjacent to the retaining walls for the motorcourt and entry stairway are not depicted on the grading plan. These plans should be fully consistent with on another.
- 3. The floor plans should be revised as follows:
 - ✓ a. The curved wall of the garage on the basement level is not consistent with the site plan and grading plan. REVISED ON AU.
 - b. Please indicate the minimum depth of the proposed "short" stall in the garage. Each garage space must be at least twenty-feet (20'-0") deep and eighteen feet (18'-0") wide, with seven feet (7'-0") of vertical clearance.
 - There appear to be small (perhaps sunken) patios or courtyards adjacent to the lounge(?) and maid's room on the basement level, but these do not appear to be clearly depicted on the site or grading plans.
 - d. The corner fireplace in the family room does not appear to extend up through the bedroom above, although it appears on the elevations and roof plan as doing so.
 - e. What is the rectangular area outside the kitchen window (possibly a light well)? It is not clearly depicted on the site or grading plans.
 - f. Are we correct in understanding that the bathroom under the stairs at the rear of the house is a pool bath, accessible only from the outdoor patio area?
 - g. Are we correct in understanding that the tub in the master bathroom is cantilevered? It appears to be so, based upon the 1st-level floor plan.
 - h. Please indicate the locations of the proposed skylights on the 2nd-level floor plan. SHOWN ON SECOND WELL PLAN
 - Pursuant to Section 17.02.040(B)(2) of the Rancho Palos Verdes Development Code (see enclosures):

[on] lots which slope uphill from the street of access and where the height of a structure is in excess of sixteen feet above the point where the lowest foundation or slab meets the ground, areas in excess of the sixteen foot height limit shall be set back one foot from the exterior building facade of the first story, most parallel and closest to the front property line, for every foot of height in excess of sixteen feet, as measured from the point where the lowest foundation or slab meets the ground.

- Based upon the proposed floor plans and a maximum 30-foot building height, the 1st- and 2nd-level floor plans must be revised so as to be set back at least fourteen feet (14'-0") horizontally from the portion of the facade of the garage/basement level that is closest to the front property line.
- The Seacliff Hills Development Guidelines require that each upper floor (i.e., above the lowest finish floor) needs to provide a 20% open space area for articulation of the front facade, relative to the floor below. These open spaces may be covered or open decks or roof areas. Please provide the necessary dimensions and calculations for the 1st- and 2nd-level floor plans to demonstrate compliance with this guideline.
- 3. The elevations should be revised as follows:
 - a. Please indicate the maximum height of the proposed chimneys above the roof surface. Although chimneys are permitted to exceed the building height limit, the City generally discourages them from exceeding the minimum height required to meet Building Code requirements. SHOWN ON EXEMPLES
 - b. Please indicate the location of the "high" and "low" benchmark elevations discussed in Comment 1d above. SHOWN ON SITE FUNDS TELEVATIONS
 - c. Please provide an elevation, rendering or photographic simulation of the proposed project as viewed from the street, which depicts the proposed driveway, motorcourt, retaining walls and planter walls, as well as the proposed house. MODEL TO FOLLOW
- 4. Please provide a comparative site plan depicting the building footprint, driveway and limit of grading originally approved for this lot pursuant to Condition Use Permit No. 23 (see enclosures), and the same project features as currently proposed.
- 5. The information on the conditional use permit revision application form should be revised as follows:



- a. According to the County Assessor's maps, the subject property is 23,940 square feet, not 23,382 square feet (Line 1).
- b. The square footage of proposed new floor area should include the garage, thereby totaling 8,355 square feet, not 7,540 square feet (Line 8).
- c. Based upon Comments 5a and 5b above, the square footage of new lot coverage and percentage of new open space should be 8,183 square feet and 66%, respectively (Lines 11 and 12). Pursuant to Conditional Use Permit No. 23, the permitted lot coverage and percentage of open space for this site are 5,985 square feet and 75%, respectively.
- 6. The information on the grading approval application form should be revised as follows:
- a. The lot size and percentage open space figures (Lines 6 and 8) should be consistent with Comment 5 above.
 - b. There are slight discrepancies between the grading plans and the application form. The plan lists 985 cubic yards of grading, with a maximum depth of cut of twelve feet (12'-0") and a maximum depth of fill of ten feet (10'-0"). However, the application form lists 990 cubic yards of grading, with a maximum depth of cut of eleven feet (11'-0") and a maximum depth of fill of six feet (6'-0").
- 7. The conditional use permit revision component of this application requires Planning Commission review. Please provide a vicinity map and two (2) sets of mailing labels for all properties within a 500-foot radius of the subject property.
 - 8. An application proposing a new, single-family residence on a vacant lot requires the approval of a geology report before the application can be deemed complete for processing. Three (3) copies of said report and an application fee of \$1,500.00 should be submitted to the City's Building and Safety Division to initiate this review.
 - 9. The erection of a temporary framework silhouette of the proposed residence will be required before the application is deemed complete for processing. We note that three (3) story poles have already been erected on the site. However, please refrain from erecting the complete silhouette until all of the other additional information to complete the application has been provided. The location, height and demarcation of the silhouette will need to be certified by a registered civil engineer, land surveyor or architect.

Issues of Concern:

Staff has identified the following issues of concern with the proposed project. Staff raises these issues to give you an opportunity to consider project alternatives, and to alert you to the possibility that the project may not receive a favorable recommendation. However, if you choose not to address or respond to these issues of concern, it will not prevent your application from being deemed complete:

10. In assessing neighborhood compatibility for a proposed new residence, Staff typically compares the project to the nearest twenty (20) homes in terms of the size and scale of surrounding residences; bulk, mass, architectural style and materials; and front-, side- and rear-yard setbacks. However, in this case, the immediate neighborhood consists of the six (6) existing homes on Vista del Mar, which are the only nearby homes that are subject to the same zoning and development standards as the subject property. With respect to size and scale, Staff has reviewed our permit records for these homes to compare the size of this project to the size of other homes in the immediate neighborhood. Based upon this comparison, it appears that the proposed project will be significantly larger than the average home in the area. As proposed, it would be 25% larger than the average home (6,709 SF) and 6% larger than the next largest home (7,875 SF). As such, the project may be incompatible with the surrounding neighborhood in terms of its size and scale. You may wish to consider reducing the overall size of the project.

With respect to bulk, mass, architectural style and materials, it appears that the proposed project proposes a rather boxy, contemporary architectural style with multiple flat roof elements. By comparison, the surrounding homes are smaller and display various interpretations of contemporary Mediterranean architecture (i.e., stucco exteriors, hipped and gabled tile roofs, etc.) Staff is concerned that the basic forms of the house and the multiple, tall retaining walls <u>may</u> result in an excessively bulky and massive appearance for the proposed project. In addition, the unusual materials proposed (i.e., standing seam metal roof, scored concrete and stone tile cladding, etc.) are not found in any of the surrounding homes. Staff is concerned that the project includes certain aesthetic elements that <u>may</u> be inconsistent with the homes in the surrounding neighborhood. You may wish to consider revising the project to reduce its apparent bulk and mass, and to employ a more traditional palette of exterior finishes and materials.

With respect to setbacks, we note that the proposed project observes the required setbacks established by the Seacliff Hills Development Guidelines and Conditional Use Permit No. 23. This appears to be consistent with the existing pattern of development in the neighborhood.

- 11. With respect to the requested conditional use permit revision, Staff is not particularly concerned that the project would deviate from the building footprint approved under Conditional Use Permit No. 23, since most of the homes in the Seacliff Hills community were not built to these footprints. However, Staff is concerned about the request to increase the maximum lot coverage from 25% to 34%. Staff believes that the large size of the home and the large amount of fill proposed for the new driveway and motorcourt are significant contributing factors that are driving this request for increased lot coverage. In addition, as discussed in Comment 2j above, Staff is concerned that the proposed project is not consistent with the guideline calling for increased articulation of front facades of the upper floors. You may wish to consider revising the project to address these concerns.
- 12. With respect to the requested grading approval, even if it can be demonstrated that the proposed house will not exceed the 16'/30' building height envelope, impairment of views from surrounding residences is still a potentially significant issue. Pursuant to RPVDC Section 17.76.040(E)(2), the Planning Commission must find that:

[the] proposed grading and/or related construction does not significantly adversely affect the visual relationships with nor the views from the "viewing area" of neighboring properties.

However, in cases where fill is placed on a lot such that the resulting structure will create more view impairment than a structure that could have been built in the same location on the lot to the maximum building height described in RPVDC Section 17.02.040(B) with the proposed fill, any resulting view impairment might be found to be potentially significant and could, therefore, be grounds for denial of the project. Also, Staff will also be assessing view impacts related to proposed changes to the existing grade (i.e., for the driveway and motorcourt) as well as the proposed house. You may wish to consider reducing the amount, location and depth of fill for the proposed project.

Please note that these comments are based on the submitted plans, and that additional comments or clarification may result from modified plans. Further note that submittal of an application does not guarantee approval, since all applications are reviewed in accordance with specific findings. Nonetheless, if you have any questions regarding the comments above, or wish to discuss this project in further detail, please contact me at (310) 544-5228 or via e-mail at kitf@rpv.com.



PLANNING, BUILDING, & CODE ENFORCEMENT

24 May 2006

Luis DeMoraes Envirotechno 6101 W. Centinela Ave., Suite 160 Culver City, CA 90230

Subject:

Planning Case No. ZON2006-00237 (Conditional Use Permit Revision and

Grading Approval)

Address:

2923 Vista del Mar

Dear Mr. DeMoraes:

Thank you for submitting the above-mentioned application on 1 May 2006. Pursuant to State Law, Staff has completed a preliminary review of the application listed above within the prescribed 30-day review period. Unfortunately, the City finds that due to certain missing information and/or inconsistencies between the project plans and submitted application, the application is not complete. The missing information and/or requirements listed on the attached pages must be supplied and/or complied with before the City can deem your application complete to begin processing.

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

If you have any questions or need additional information, please feel free to contact me at (310) 544-5228 or via e-mail at *kitf@rpv.com*.

Sincerely.

Kit Fox, AICP

Associate Planner

CC:

Greg Pfost, Deputy Planning Director

Sunil & Chanda Khanna, 10543 Lost Trail Ave., Shadow Hills, CA 91040

Project file (ZON2006-00237)

Project Description: Construction of a new, 8,355-square-foot 3-story single-family residence including a pool and spa, patio terraces, up- and downslope retaining walls and 990 cubic yards of related grading.

Additional Information/Requirements:

Based on a preliminary review of the proposed project, several items must be addressed or clarified before the application can be deemed complete. Therefore, to ensure processing of the application is performed in a timely manner, please provide the following additional information or address the concerns listed below:

- 1. The site plan should be revised as follows:
 - a. Please indicate the minimum horizontal separation between all retaining walls and adjacent planter walls. At least three feet (3'-0") of separation must be provided or the separate walls will be considered a single wall for the purpose of measuring their height.
 - b. At least three feet (3'-0") must be provided between the side property line and the closest water line of the proposed pool or spa. This includes the proposed "reservoir" basin for the infinity edge pool. Please revise the site plan as needed. Also, please depict the location of the proposed pool equipment and any other outdoor mechanical equipment. Such equipment must also maintain a minimum setback of at least three feet (3'-0") from any side or rear property line. However, if such equipment is located within a required side- or rear-yard setback area, manufacturer's specifications must be provided to demonstrate that the noise level of the equipment will not exceed 65 dBA at the property line.
 - c. There appear to be a number of minor encroachments upon both sideyard setback areas of the house. It is not entirely clear if these are eaves, portions of the building, balconies, fireplaces, etc.
 - d. On an upslope pad lot such as this, the building height is measured from the highest existing grade covered by the existing or proposed structure to the highest ridgeline (i.e., the "high" benchmark elevation), and from the lowest point where the foundation or slab meets finished grade to the highest ridgeline (i.e., the "low" benchmark elevation). The maximum building height may not exceed sixteen feet (16'-0") above the high benchmark or thirty feet (30'-0") above the low benchmark, whichever results in the lower absolute elevation. The critical benchmark elevations must be clearly identified on the site plan, although they appear to be proposed to be 146.00' and 130.00'. However, based upon the proposed site topography, the low benchmark

actually appears to be about 128.50', thereby resulting in a building height of thirty-one feet six inches (31'-6"). This is not permitted without the approval of a variance. Please clarify the location of these benchmark elevations and the maximum downslope height of the building.

- e. We assume that the existing chain-link perimeter fence will not remain after the development of the property. The Development Code does not permit the use of chain-link fencing in the front yard, nor does it permit walls or fences in the front yard in excess of forty-two inches (42") in height. The site plan should include the location, height and materials of any proposed perimeter fences and walls.
- f. There are what appear to be the remains of a drainage swale and diverter near the southwest corner of the property. Do you intend to remove this, repair it or replace it with new site drainage structures?
- g. The elevation of the pool is shown as 130.00'. We assume that this is the water surface. However, the grading plan shows this elevation as 136.75'. Which is correct?
- h. The "APPROVED FUTURE RESIDENCE" identified on the adjacent vacant lot (i.e., 2935 Vista del Mar) should be identified (if at all) as "APPROVED BUILDING FOOTPRINT." There are no City-approved plans for a residence on this adjacent property.
- 2. The grading plan should be revised as follows:
 - a. Please provide top- and bottom-of-wall call outs for all proposed retaining walls and planter walls.
 - b. Please indicate the maximum slope of the driveway. Also, the driveway contours on the grading plan appear to differ slightly from those on the site plan.
 - c. Please provide cross sections through the house, motorcourt and driveway, depicting retaining walls, foundations and areas of cut and fill within and outside the proposed building footprint.
 - d. Please indicate and calculate the area of the limit of grading within and outside the proposed building footprint. Graded areas include all portions of the site that will not retain or be returned to pre-construction grade once the project is completed.

- e. Please indicate the existing contours and proposed lowest finished floor elevations within the building footprint.
- f. Please call out the locations of the benchmark building height measurement elevations discussed in Comment 1d above.
- g. There are discrepancies between the grading plan and site plan in that many of the planter walls adjacent to the retaining walls for the motorcourt and entry stairway are not depicted on the grading plan. These plans should be fully consistent with on another.
- 3. The floor plans should be revised as follows:
 - a. The curved wall of the garage on the basement level is not consistent with the site plan and grading plan.
 - b. Please indicate the minimum depth of the proposed "short" stall in the garage. Each garage space must be at least twenty-feet (20'-0") deep and eighteen feet (18'-0") wide, with seven feet (7'-0") of vertical clearance.
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 - h. Please indicate the locations of the proposed skylights on the 2nd-level floor plan.
 - i. Pursuant to Section 17.02.040(B)(2) of the Rancho Palos Verdes Development Code (see enclosures):

[on] lots which slope uphill from the street of access and where the height of a structure is in excess of sixteen feet above the point where the lowest foundation or slab meets the ground, areas in excess of the sixteen foot height limit shall be set back one foot from the exterior building facade of the first story, most parallel and closest to the front property line, for every foot of height in excess of sixteen feet, as measured from the point where the lowest foundation or slab meets the ground.

Based upon the proposed floor plans and a maximum 30-foot building height, the 1st- and 2nd-level floor plans must be revised so as to be set back at least fourteen feet (14'-0") horizontally from the portion of the facade of the garage/basement level that is closest to the front property line.

- j. The Seacliff Hills Development Guidelines require that each upper floor (i.e., above the lowest finish floor) needs to provide a 20% open space area for articulation of the front facade, relative to the floor below. These open spaces may be covered or open decks or roof areas. Please provide the necessary dimensions and calculations for the 1st- and 2nd-level floor plans to demonstrate compliance with this guideline.
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 - a. Please indicate the maximum height of the proposed chimneys above the roof surface. Although chimneys are permitted to exceed the building height limit, the City generally discourages them from exceeding the minimum height required to meet Building Code requirements.
 - b. Please indicate the location of the "high" and "low" benchmark elevations discussed in Comment 1d above.
 - c. Please provide an elevation, rendering or photographic simulation of the proposed project as viewed from the street, which depicts the proposed driveway, motorcourt, retaining walls and planter walls, as well as the proposed house.
- 4. Please provide a comparative site plan depicting the building footprint, driveway and limit of grading originally approved for this lot pursuant to Condition Use Permit No. 23 (see enclosures), and the same project features as currently proposed.
- 5. The information on the conditional use permit revision application form should be revised as follows:

- a. According to the County Assessor's maps, the subject property is 23,940 square feet, not 23,382 square feet (Line 1).
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- c. Based upon Comments 5a and 5b above, the square footage of new lot coverage and percentage of new open space should be 8,183 square feet and 66%, respectively (Lines 11 and 12). Pursuant to Conditional Use Permit No. 23, the permitted lot coverage and percentage of open space for this site are 5,985 square feet and 75%, respectively.
- 6. The information on the grading approval application form should be revised as follows:
 - a. The lot size and percentage open space figures (Lines 6 and 8) should be consistent with Comment 5 above.
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- 8. An application proposing a new, single-family residence on a vacant lot requires the approval of a geology report before the application can be deemed complete for processing. Three (3) copies of said report and an application fee of \$1,500.00 should be submitted to the City's Building and Safety Division to initiate this review.
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Issues of Concern:

Staff has identified the following issues of concern with the proposed project. Staff raises these issues to give you an opportunity to consider project alternatives, and to alert you to the possibility that the project may not receive a favorable recommendation. However, if you choose not to address or respond to these issues of concern, it will not prevent your application from being deemed complete:

10. In assessing neighborhood compatibility for a proposed new residence, Staff typically compares the project to the nearest twenty (20) homes in terms of the size and scale of surrounding residences; bulk, mass, architectural style and materials; and front-, side- and rear-yard setbacks. However, in this case, the immediate neighborhood consists of the six (6) existing homes on Vista del Mar, which are the only nearby homes that are subject to the same zoning and development standards as the subject property. With respect to size and scale, Staff has reviewed our permit records for these homes to compare the size of this project to the size of other homes in the immediate neighborhood. Based upon this comparison, it appears that the proposed project will be significantly larger than the average home in the area. As proposed, it would be 25% larger than the average home (6,709 SF) and 6% larger than the next largest home (7,875 SF). As such, the project may be incompatible with the surrounding neighborhood in terms of its size and scale. You may wish to consider reducing the overall size of the project.

With respect to bulk, mass, architectural style and materials, it appears that the proposed project proposes a rather boxy, contemporary architectural style with multiple flat roof elements. By comparison, the surrounding homes are smaller and display various interpretations of contemporary Mediterranean architecture (i.e., stucco exteriors, hipped and gabled tile roofs, etc.) Staff is concerned that the basic forms of the house and the multiple, tall retaining walls may result in an excessively bulky and massive appearance for the proposed project. In addition, the unusual materials proposed (i.e., standing seam metal roof, scored concrete and stone tile cladding, etc.) are not found in any of the surrounding homes. Staff is concerned that the project includes certain aesthetic elements that may be inconsistent with the homes in the surrounding neighborhood. You may wish to consider revising the project to reduce its apparent bulk and mass, and to employ a more traditional palette of exterior finishes and materials.

With respect to setbacks, we note that the proposed project observes the required setbacks established by the Seacliff Hills Development Guidelines and Conditional Use Permit No. 23. This appears to be consistent with the existing pattern of development in the neighborhood.

- 11. With respect to the requested conditional use permit revision, Staff is not particularly concerned that the project would deviate from the building footprint approved under Conditional Use Permit No. 23, since most of the homes in the Seacliff Hills community were not built to these footprints. However, Staff is concerned about the request to increase the maximum lot coverage from 25% to 34%. Staff believes that the large size of the home and the large amount of fill proposed for the new driveway and motorcourt are significant contributing factors that are driving this request for increased lot coverage. In addition, as discussed in Comment 2j above, Staff is concerned that the proposed project is not consistent with the guideline calling for increased articulation of front facades of the upper floors. You may wish to consider revising the project to address these concerns.
- 12. With respect to the requested grading approval, even if it can be demonstrated that the proposed house will not exceed the 16'/30' building height envelope, impairment of views from surrounding residences is still a potentially significant issue. Pursuant to RPVDC Section 17.76.040(E)(2), the Planning Commission must find that:

[the] proposed grading and/or related construction does not significantly adversely affect the visual relationships with nor the views from the "viewing area" of neighboring properties.

However, in cases where fill is placed on a lot such that the resulting structure will create more view impairment than a structure that could have been built in the same location on the lot to the maximum building height described in RPVDC Section 17.02.040(B) with the proposed fill, any resulting view impairment might be found to be potentially significant and could, therefore, be grounds for denial of the project. Also, Staff will also be assessing view impacts related to proposed changes to the existing grade (i.e., for the driveway and motorcourt) as well as the proposed house. You may wish to consider reducing the amount, location and depth of fill for the proposed project.

Please note that these comments are based on the submitted plans, and that additional comments or clarification may result from modified plans. Further note that submittal of an application does not guarantee approval, since all applications are reviewed in accordance with specific findings. Nonetheless, if you have any questions regarding the comments above, or wish to discuss this project in further detail, please contact me at (310) 544-5228 or via e-mail at kitf@rpv.com.

PLANNING, BUILDING, & CODE ENFORCEMENT

May 4, 2006

Sunil and Chanda Khanna 10543 Los Trail Avenue Shadow Hills. CA 91040

Subject:

ZON2006-00237 (CUP, GR)

Project Address:

2923 Vista Del Mar

Dear Mr. And Mrs. Khanna:

On May 1, 2006, the applications listed above were submitted to the Planning, Building, and Code Enforcement Department for processing. Your applications have been assigned to Kit Fox, who will be the project planner responsible for processing your applications through the planning permit stage. Within 30 days of the date of submittal, the project planner will conduct a preliminary review of your applications to determine if the information provided is generally complete or needs to be augmented in any way. The project planner will notify you in writing as to the status of your applications before or shortly after that time. If there are items that still need to be provided in order to make the application submittal complete, it is advised that you supply these items to the project planner in a timely manner in order to avoid any delay in the processing of the applications.

The Planning, Building, and Code Enforcement Department looks forward to working with you on your proposed project. If you have any questions regarding your application submittal, please feel free to contact Kit at (310) 544-5228.

Sincerely,

Joel Rojas

Director of Planning, Building, and

Code Enforcement

cc: Project Planner

Luis De Moraes, 6101 W. Centinela Ave., Suite 160, Culver City, CA 90230

W:\Forms\PIng\misc\submit.let.doc

Environmental Setting Report

The 23,382 square feet upslope site is located in the hills of the SeaCliff Hills area below the existing Marymount College (photos provided in the booklet attached). The site has never been developed but has been pre-approved for the development of a Single family residence consistent with the current proposal. The proposed pad is placed at the location of the previously approved pad and the building is oriented parallel to the topography in order to minimize grading.

The residence footprint (approx. 3,600 sq.ft.) is consistent with all the residences around and the building gross square footage is consistent with any new developments in the area.

Client and Architect have spent quite a bit of time working with the neighbors in order to minimize the impact and comply with all required development standards for the SeaCliff Hills Homes Association.

The project has been pushed back as much as possible in order to protect the view for the neighbor on the East, but kept as far and as low as possible from the neighbor to the North to protect their view. The outdoor area was placed to the West to protect the neighbor's privacy and as a request from the two adjacent neighbors.

The building has been placed at the originally approved elevation, which was based on the maximum grading allowed 1,000 cu.ft. for cutting into the hill and the maximum driveway slope relative to the street. Other than the proposed project most of the site shall be cleaned up and maintained per its original natural conditions.

RECEIVED

MAY 01 2006

PLANNING, BUILDING & CODE ENFORCEMENT



MAY 01 2006

PLANNING, BUILDING & CODE ENFORCEMENT

CONDITIONAL USE PERMIT APPLICATION NO. ZON 2006-00237

| | And the second s |
|---------------------------------|--|
| APPLICANT/CONTRA | CTOR: LANDOWNER: |
| (Name): LUIG DE | MORAEO (Name): MR.E MRO. KHANNA |
| (Address): 6101 W.C | SUITE 160 ENTINELA AVAddress): 10543 LOST TRAIL AVENU |
| | 1-CA-90230 SHADON HILD, CA. 91040 |
| Phone: Work: (310_ Home: () | 216-0844 Phone: Work: (). Home: 8(18) 352-0664 |
| Project Location: _20 | 123 VISTA DEL MAR |
| Project Description: | NEW SINGLE FAMILY REGIDENCE |
| Lot & Tract Number: | LOT 9 - TRACT 32991 |
| Current Zoning: | 6-1 |
| | GENERAL INFORMATION |
| Existing Developmen | t |
| | Square footage of existing structure <u>footprint</u> (including any covered or enclosed patios and garage). |
| | Square footage of driveways and parking areas. |
| 140 23.38I 3. | Square footage of lot or parcel. |
| Ø 4. | Square footage of existing lot coverage [line 1 + line 2]. |
| 0 % 5. | Percentage of existing open space. [100% - (line 4 divided by line 3)]. |
| Proposed Developme | ent (PLEASE COMPLETE ONLY IF A NEW STRUCTURE IS PROPOSED) |
| <u>151</u> 6. <u>301</u> 7. | Maximum height of project, measured from the highest point of existing grade covered by the structure to ridge. Maximum height of project, measured from the finished grade adjacent to the lowest foundation to ridge. |

| 8355 |
|---|
| 7.540.00 8. Square footage of proposed new floor area. A. First Story = 3,693 B. Second Story= 2,843 BAGEMENT - 1,004 +815 GAMENT |
| 3,693 9. Square footage of proposed new structure footprint. |
| 3,693 9. Square footage of proposed new structure footprint. 3,110 10. Square footage of driveways and parking areas. + 180 190 190 190 190 190 190 190 190 190 19 |
| 3\63 6805 11. Square footage of new lot coverage [line 1 + line 9 + line 10]. |
| Percentage of new open space [100% - (line 11 divided by line 3)]. |
| GRADING INFORMATION |
| Are any of the following conditions proposed? X Yes No If yes, a separate Grading Application is required. |
| * Total volume of earth to be moved (cut and fill) is 20 c.y. or greater. |
| Height of fill or 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? |
| If so, you must obtain approval from the Public Works Department prior to issuance of construction permits. |
| Describe in detail the nature of the proposed use or development: |
| NEW SINGLE FAMILY REGIDENCE WINEW DRIVEWAY |
| |
| Burden of Proof Statements |
| Explain how the site for the proposed use is adequate in size and shape to accommodate the use. |
| THE SITE HOS BEEN PRE-APPROVED FOR THE |
| DEVELOPMENT OF A SINGLE FAMILY REGIDENCE. |
| WARRINT PROPOSAL IS CONSISTENT WITH PRIOR |
| PRELIMINIARY APPROMIL |

| 2. | Explain how the site for the proposed use relates to streets and highways properly designed to carry the type and quantity of traffic generated by the subject use. |
|-----|---|
| | NO IMPACT |
| 3. | Explain how the proposed use at this specific location will have no significant adverse effect on adjacent properties or the permitted use thereof. |
| | NO IMPACT ON ADJACENT DRIVEWAYS OR STREET |
| | |
| 4. | Explain how the proposed use is not contrary to the General Plan. APPROVAL FOR THIS TYPE OF DEVELOPMENT HAS BEEN GRANTED |
| | I HEREBY CERTIFY, under penalty of perjury, that the information and materials submitted with this application are true and correct. and |
| Dat | Signature of Applicant/Contractor Signature of Landowner Dated: 4-28-06 Dated: 4 |
| | 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 |

W:\Forms\PIng\apps\Conditional Use Permit.doc

updated 7/01

PLANNING, BUILDING, & CODE ENFORCEMENT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The California Environmental Protection Agency (Cal/EPA) has compiled lists of Hazardous Waste and Substances Sites for the entire State of California. Although the current list for the City of Rancho Palos Verdes (reproduced below) is based upon data retrieved from the Cal/EPA web site on September 16, 2003, you should be aware that these lists are revised periodically. Pursuant to Government Code Section 65962.5(f), before the City can accept an application as complete, the applicant must consult the list and indicate whether the project and any alternatives are located on a site, which is included on any such list, and shall specify any list.

IMPACT CITY: RANCHO PALOS VERDES

| <u>. </u> | | | RWQCB | CASE |
|--|--|---------------------------------------|----------|--------|
| STREET ADDRESS | CURRENT USE | FORMER USE | CASE NO. | STATUS |
| 3860 CREST ROAD | FAA radar site | Same | R-13308 | Closed |
| 5656 CREST ROAD | Demolished | Unocal service station | I-06500 | Open |
| 5837 CREST ROAD | Cal. Water offices | Same | R-05395 | Open |
| 5841 CREST ROAD | Verizon facility | Same | R-12296 | Closed |
| 28103 HAWTHORNE BOULEVARD | Mobil service station | Same | R-01504 | Open |
| 28732 HIGHRIDGE ROAD | Hilltop Automotive | Unocal service station | I-06434 | Closed |
| 96 NARCISSA DRIVE | Residence | Same | R-23219 | Closed |
| 6100 PALOS VERDES DRIVE SOUTH | Residence (1 Sea Cove Drive) | Shell service station | R-36348 | Closed |
| 6124 PALOS VERDES DRIVE SOUTH | Fire Station No. 53 | Same | R-12757 | Closed |
| 6560 PALOS VERDES DRIVE SOUTH | Two residences (32504 & 32508 Seawolf Drive) | Chevron service station | R-14832 | Closed |
| 6600 PALOS VERDES DRIVE SOUTH | Partially demolished | Marineland and Texaco service station | R-01409 | Closed |
| 31200 PALOS VERDES DRIVE WEST | Unocal service station | Same | I-11074 | Closed |
| 31501 PALOS VERDES DRIVE WEST | Point Vicente Interpretive Center | U.S. Military rifle range | N/A | Open |
| 27501 WESTERN AVENUE | Green Hills Memorial Park | Same | R-12803 | Open |
| 29421 WESTERN AVENUE | Chevron service station | Same | I-15523 | Closed |
| 29505 WESTERN AVENUE | Shopping center | Mobil service station | R-03558 | Open |
| 29701 WESTERN AVENUE | Shopping center | Unocal service station | R-05958 | Closed |

In the event that the project site and any alternatives proposed in the application are <u>not</u> contained on the Cal/EPA lists, please certify that fact as provided below. I have consulted the lists compiled pursuant to Section 65962.5 of the Government Code and hereby certify that the development project and any alternatives proposed in this application are <u>not</u> contained on these lists.

| (A. alianah) | (Signature) | (Date) |
|--------------|-------------|--------|
| (Applicant) | (0.5 | |

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

If the development project and any alternatives proposed in this application \underline{are} contained on the CAL/EPA lists, please complete the following statement.

| 1. | Name of Applicant: LUIS DE MORAES |
|----------|---|
| 2. | Address: 6101 W. CENTINELA AVE - SUITE 160- CULVER CITY CA |
| z. 3. | Phone Number: Day (310 - 216 - 0844 Evening (310) - 488 - 8769 90230 |
| 4. | Address of Site (Street name and number if available, and ZIP code): |
| | 2923 VISTA DEL MAR |
| 5. | Local Agency (City/County):RPV |
| 6. | Assessor's Book, Page, and Parcel Number: VT - 9 - TRACT 32991 |
| 7. | Specify any list pursuant to Section 65962.5 of the Government Code: |
| 8. | Regulatory Identification Number: |
| 9. | Date of List: |
| | WIO DE MORAEO YM. 4-28-06 |
| | |
| (Appli | (Date) |
| (Appli | (Date) |
| | icant) (Signatufe) (Date) |
| | (Signature) (Date) FOR STAFF USE ONLY FOR STAFF USE ONLY Section 65962 5 of the Government Code and hereby certify that the |
| | FOR STAFF USE ONLY ave consulted the lists compiled pursuant to Section 65962.5 of the Government Code and hereby certify that the velopment project and any alternatives proposed in this application are located on a site which: (check one) |
| I ha | FOR STAFF USE ONLY ave consulted the lists compiled pursuant to Section 65962.5 of the Government Code and hereby certify that the velopment project and any alternatives proposed in this application are located on a site which: (check one) Is not included in these lists. Is included in these lists, and the project applicant has completed the statement required by Section 65962.5(f) |

Hazardous Waste and Substances Statement Page 2 of 2

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

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

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

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

VICINITY MAP

The purpose of the vicinity map is to clearly show all properties within the required radius of the subject lot (applicant). The vicinity map must clearly show the required radius line, dimensioned and drawn from the exterior boundaries of the subject lot, as shown below. All neighboring properties (including lots outside R.P.V. city limits) which fall completely within, partially within or are just touched by the radius line, must be consecutively numbered and the names and the within, partially within or are just touched by the radius line, must be consecutively numbered and the names and the within, partially within or are just touched by the radius line, must be consecutively numbered and the names and the within, partially within or are just touched by the radius line, must be consecutively numbered and the names and the within, partially within or are just touched by the radius line, must be consecutively numbered and the names and the within, partially within or are just touched by the radius line, must be consecutively numbered and the names and the within, partially within or are just touched by the radius line, dimensioned and drawn from the exterior boundaries of the subject lot, as shown below. Please devise your own consecutive numbering and the names and the names and the within, partially within or are just touched by the radius line, dimensioned and drawn from the exterior boundaries of the subject lot, as shown below. Please devise your own consecutive numbers and the names and the within, partially within or are just touched by the radius line, dimensioned and drawn from the exterior boundaries of the subject lot, dimensioned and drawn from the exterior boundaries of the subject lot, dimensioned and drawn from the exterior boundaries of the subject lot, dimensioned and drawn from the exterior boundaries of the subject lot, dimensioned and drawn from the exterior boundaries of the subject lot, dimensioned and drawn from the lots outside R.P.V. city limits and the subject lot, dimensioned and dr

PROPERTY OWNERS MAILING LIST

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

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

SAMPLE MAILING LABELS

Harold Jackson 773 Graylog RPV, CA 90275 Malcolm Hill 4117 Greenwood Meadow Torrance, CA 90503

SAMPLE VICINITY MAPS

"Adjacent Properties"

Map Makers and Ownership Listing Services that may prepare radius maps and mailing lists

Blue Energy P.O. Box 3305 Palos Verdes Peninsula, CA 90274 (310) 465-1825 Attn: Natalie Kay

G.C. Mapping 711 Mission St., Suite D So. Pasadena, CA 91030 (626) 441-1080 Attn: Gilbert Castro

JPL Zoning Services, Inc. 6263 Van Nuys Blvd. Van Nuys, CA 91401-2711 (818) 781-0016 (818) 781-0929 (FAX) Attn: Maria Falasca

Kimberly Wendell P.O. Box 264 Los Alamitos, CA 90720 (562) 431-9634 (562) 431-9634 (FAX)

Nieves & Associates 115 So. Juanita Ave. Redondo Beach, CA 90277 (310) 543-3090

NotificationMaps.com 23412 Moulton Parkway, Ste. 140 Laguna Hills, CA 92653 (866) 752-6266 www.notificationmaps.com Attn: Martin Parker Ownership Listing Service P.O. Box 890684 Temecula, CA 92589 (800) 499-8064 (951) 699-8064 (FAX) Attn: Cathy McDermott

Sir Speedy Mapping Service 1073 Kendall Drive San Gabriel, CA 91775 (626) 281-6274 Attn: James Chang

Srour & Associates, LLC 1001 Sixth Street, Suite 110 Manhattan Beach, CA 90266 (310) 372-8433 Attn: Elizabeth Srour

Susan W. Case 917 Glenneyre St., Ste. 7 Laguna Beach, CA 92651 (949) 494-6105 (949) 494-7418

T-Square Mapping Service 969 So. Raymond Ave., Floor 2 Pasadena, CA 91105 (626) 403-1803 (626) 403-2972 (FAX) Attn: Darla Hammond

Westcoast Mapping 5147 W. Rosecrans Hawthorne, CA 90250 (310) 973-4619



PLANNING, BUILDING, & CODE ENFORCEMENT

CERTIFICATION OF PROPERTY OWNERS' MAILING LIST

| | nt Name | | | • | | | | |
|--|--|--|---|--|---|------------------------|-----------------------|--------------------|
| Subject | Property Add | ress <u>29</u> | 20 V | STA DELY | AR_ | | | |
| Notice I | Radius Require | ed | | | | | | |
| Numbe | of property o | wners to be | notified | | | | | |
| | nora' mailina lis | et has been n | renared in | the subject prope accordance with heet." I also unde | the City or Instand the | of Ranch at if more | o Paios than 20 | veraes % of the |
| Development notices are information and certified | returned by the price not complete. | oost office aft that I will hav ⁄ a Title Com | er mailing o ve to submit pany or oth | lue to incorrect ad t a new property o er professional m | aress ınta wners' lis | rmation, t that has | or it the s been p | aaaress repared |
| Development notices are information and certified | returned by the p is not complete, I as accurate by | oost office aft that I will hav ⁄ a Title Com | er mailing o ve to submit pany or oth | lue to incorrect ad t a new property o | aress ınta wners' lis | rmation, t that has | or it the s been p | aaaress repared |
| Development notices are information and certified | returned by the p is not complete, I as accurate by | oost office aft that I will hav ⁄ a Title Com | er mailing o ve to submit pany or oth | lue to incorrect ad t a new property o | aress ınta wners' lis | rmation, t that has | or it the s been p | aaaress repared |
| Development notices are information and certified | returned by the p is not complete, I as accurate by | oost office aft that I will hav ⁄ a Title Com | er mailing o ve to submit pany or oth | lue to incorrect ad t a new property o | aress ınta wners' lis | rmation, t that has | or it the s been p | aaaress repared |
| Development notices are information and certified the project in | returned by the pis not complete, it as accurate by notice will have | post office aft that I will hav a Title Com to be re-mail | er mailing o ve to submit pany or oth | lue to incorrect ad t a new property o | dress info wners' lis ailing list | rmation, t that has | or it the s been p | aaaress repared |
| Development notices are information and certified the project in | returned by the p is not complete, I as accurate by | post office aft that I will hav a Title Com to be re-mail | er mailing o ve to submit pany or oth | lue to incorrect ad t a new property o er professional m | dress info wners' lis ailing list | rmation, t that has | or it the s been p | aaaress repared |
| Development notices are information and certified the project in | returned by the pis not complete, it as accurate by notice will have | post office aft that I will hav a Title Com to be re-mail | er mailing o ve to submit pany or oth | lue to incorrect ad t a new property o er professional m | dress info wners' lis ailing list | rmation, t that has | or it the s been p | aaaress repared |
| Development notices are information and certified the project in | returned by the pis not complete, as accurate by notice will have | post office aft that I will hav a Title Com to be re-mail | er mailing o ve to submit pany or oth | lue to incorrect ad t a new property o er professional m | dress info wners' lis ailing list | rmation, t that has | or it the s been p | aaaress repared |

City of Rancho Palos Verdes ENVIRONMENTAL INFORMATION FORM



| (To be completed by City Staff) | |
|---|---|
| Date Filed: | Case No. |
| (To be completed by applicant) General Information | |
| APPLICANT/CONTRACTOR | LANDOWNER |
| LUIS DE MORAES | MR. É MRO. KHANNA |
| Name Summe 160 | Name |
| GIOI W. CENTINE LA AVE | 10543 LOST TRAIL AVE. Address |
| Address | |
| CHUER CITY CA - 90230 | SHADOW HILLS, CA-91040 |
| City/State/Zip | City/State/Zip |
| (310) 216-0844 (310) 488-8769 | (818) 352-0664 () Home Phone Work Phone |
| Home Phone Work Phone | Home Phone Work Phone |
| Project/Site Information | |
| Address of project: 2929 VIOTA | DEL MAR |
| Assessor's Parcel Number: LOT 9 - TR | RACT 32991 |
| | 5-1 Existing Zoning: R6-1 |
| List and Describe any other related permits and including those required by City, Regional, State | other public approvals required for this project, e, and Federal agencies: |
| | |
| | 1 |
| | |
| | |
| | |
| | |

| Project Description |
|---|
| Proposed use of the property (please provide a detailed description): |
| NEW SINGUE FAMILY RESIDENCE |
| WINEW DRIVEWAY |
| |
| Site Size: 23,382 Project Square Footage: 7,540 |
| Number of floors of construction: 2+ BANE MENT Amount of off-street parking provided: 3 |
| Proposed Phasing: |
| Anticipated Incremental Development: |
| If this is a residential project, please indicate the number of units, schedule of unit sizes, range of sale prices or rents, and household sizes expected: |
| SINGLE FAMILY REGIDENCE |
| |
| |
| If this is a commercial project, please indicate the type of project, whether neighborhood, city or regionally oriented, square foot of sales area, and loading facilities. |
| N/A |
| |
| |
| If this is an industrial project, please indicate the type of project, estimated employment per shift and loading facilities: |
| N/A |
| |
| |

If this is an institutional project, please indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project:

| 1 | VA | | |
|---------------------|--------------------------|------------------|---|
| | 41 | | |
| | | | |
| <u> </u> | | | |
| If the pr Zone C | oject invol hange app | ves a licatio | City discretionary permit (such as Variance, Conditional Use Permit, or n, etc.) please indicate why these applications are required: |
| | | | |
| | | | |
| Are any | of the foll | owing on sepa | items applicable to the project or its effects? (for any items checked yes, arate sheet of paper) |
| <u>YES</u> | <u>NO</u> | | |
| | <u>×</u> | 1. | Change in existing feature of any bays, tidelands, beaches, hills, or substantially alter ground contours. |
| <u> </u> | | 2. | Change in scenic views or vistas from existing residential areas, or public lands or roads |
| <u> </u> | X | 3. | Change in pattern, scale, or character of general area of project. |
| | <u>×</u> | 4. | Produce significant amounts of solid waste or litter. |
| · | <u>×</u> | 5. | Change in dust, ash, smoke, fumes, or odors in vicinity. |
| | <u>X</u> | 6. | Change in ocean, bay, lake, stream, ground water quality or quantity, or alteration of existing drainage patterns |
| | | 7. | Substantially change in existing noise or vibration levels in the vicinity. |
| X | - | 8. | Site is on filled land or on slope of 10% or more. |
| | X | 9. | Use or dispose of potentially hazardous materials, such as toxic substances, flammables, or explosives. |

| Environ Page 4 | mental Infor | mation Form | |
|--|--|---|--|
| | <u>X</u> 1 | Substantially change fire, water, sewage, e | the demand for municipal services (i.e. police, tc.). |
| | <u>X</u> 1 | Substantially increase natural gas, etc.). | e fossil fuel consumption (i.e. electricity, oil, |
| · | _X1 | 2. Relationship to a larg | er project or a series of projects. |
| Environ | mental Setti | inģ | |
| or sceni of said s polaroid On a se plants a land use shops of | information of a spects. A structures. Plus photos will be parate page, and animals, as (residential, department significant s | n topography, soil stability dditionally, please describ lease attach photographs be accepted) please describe the surround any cultural, historical commercial, etc.), intensitores, etc.) and the scale of | ct site, as it exists before the project. Please y, plants and animals, and any cultural, historical, be any existing structures on the site, and the use of the site and the structures (snapshots or bunding properties. Please include information on y, or scenic aspects. Please indicate the type of ty of the land use (single-family, multi-family, of development (height, frontage, setbacks, etc.). On the shots or polaroid photos will be accepted) |
| applicar and sub a site w | nt must consu omit a signed hich is includ | Ilt the lists prepared pursustatement indicting wheth | es can accept this application as complete, the lant to Section 65962.5 of the Government Code er the project and any alternatives are located on hall specify any list (Please see attached t). |
| Evaluat | tion of Envir | onmental Impacts: Plea | se complete the attached Exhibit "A" |
| Certific | ation | | |
| and info | rmation requ | iired for this initial evaluati | above and in the attached exhibits present the data on to the best of my ability, and that the facts, and correct to the best of my knowledge and |
| | YM | $\gamma \gamma^{\circ}$ | LUID DE MORAED |
| | Sig | nature | Print Name |
| | MR.EN | 1RG KHANNA | 4-28-06 |
| | · · · · · · | For | Date |

ENVIRONMENTAL INFORMATION FORM EXHIBIT "A"

Evaluation of Environmental Impacts: Please check of level of impact for each question. In comment box, please provide reasons and supporting evidence for the section (attach additional pages if necessary).

| C. C. C. C. C. C. | ues and Supporting Information urces | Sources | Potentially Significant Issues | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-------------------|---|-------------|--------------------------------------|--|---------------------------------------|--------------|
| 1. | LAND USE AND PLANNING. Would the | proposal: | | | | |
| a) | Conflict with any applicable land use plan, policy, or regulation including, but not limited to the general plan, specific plan, local coastal plan, or zoning ordinance? | | · | | | X |
| b) | Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project? | | | | | × |
| c) | Be incompatible with existing land use in the vicinity? | | | | · | X |
| d) | Conflict with any applicable habitat conservation plan or natural community conservation plan? | | | | · · · · · · · · · · · · · · · · · · · | X |
| е) | Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? | | | | | X |
| Co | mments: | | | , | | • |
| | | | | | | |
| 2. | POPULATION AND HOUSING. Would | the proposa | 1. | | 1 7 7 A | |
| a) | Cumulatively exceed official regional or local population projections? | | | | : | × |
| b) | Induce substantial growth in an area either directly or indirectly (e.g. through projects in an undeveloped area or major infrastructure)? | | | | | X |
| c) | Displace existing housing, especially affordable housing? | | | · | | X |

| Issues and Supporting Information Sources | Sources | Potentially Significant⊯ Issues | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---------|---------------------------------------|--|------------------------------------|--------------|
| d) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | | · | , | | X |
| Comments: | | , | | | |
| | | | | | |
| 3. GEOLOGY AND SOILS. Would the pro | posal: | | | | |
| Expose people or structure to potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | | |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? | | | | | X |
| ii) Strong seismic ground shaking? | | ., | | · | |
| iii) Seismic-related ground failure, including liquefaction? iv) Landslides? | | | | | X |
| b) Result in substantial soil erosion or the loss of topsoil? | | | | | X |
| c) Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse? | | | | | X |
| d) Be located on expansive soil, as defined in the Uniform Building Code, thus creating substantial risks to life or property? | | | | , | X |

| | 4.00 | ues and Supporting Information urces | Sources | Potentially Significant Issues | Potentially. Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|------|--|-----------|--------------------------------------|---|------------------------------------|--------------|
| | e) | Have soils incapable or adequately supporting the use of septic tanks or alternative wastewater disposal systems, where sewers are not available for the disposal of wastewater? | | | | | X |
| Ī | Co | mments: | | | | | |
| | | | | | | | |
| 500 500 500 500 500 500 500 500 500 500 | 4: | HYDROLOGY AND WATER QUALITY. | Would the | oroposal: | T | | |
| | a) | Violate any water quality standard or wastewater discharge requirements? | | | | | X |
| | b) | Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater? | | | | | X |
| | c) | Substantially alter the existing drainage pattern of the site or areas, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on or off site? | | | | | X |
| | d) | Substantially alter the existing drainage pattern of the site or areas including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or off site? | | | | | X |
| | e) | Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? | | <i>:</i> | | | 入 |
| | f) | Otherwise substantially degrade water quality? | | | | | X |

| Issues and Supporting Information Sources | Sources | Potentially Significant Issues | Potentially Significant Unless Mitigation Incorporated | Less Than Significant: Impact | No Impact |
|--|-------------------------------|--------------------------------------|--|-------------------------------------|--------------|
| g) Place housing within a 100-year flood hazard area, as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate map or other flood hazard delineation map? | | | | | |
| h) Place within a 100-year flood hazard area, structures which would impede or redirect flood flows? | | | | | |
| i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam? | | | | | X |
| j) Expose people or property to inundation by seiche, tsunami, or mudflow? | | | | | X |
| k) Have construction impact on storm water runoff? | | • | | V | |
| Have post construction activity impact on storm water runoff? | | | | | |
| Comments: | ours V Standard Standard Ave. | regional and a second | | | |
| a) Violate any air quality standard or contribute to an existing or projected air quality violation? | | | | | X |
| b) Expose sensitive receptors to substantial pollutant concentrations? | | | | | X |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)? | | | | | X |
| d) Create objectionable odors affecting a substantial number of people? | | | | | <i>X</i> |

| 1.000 | ues and Supporting Information urces | Sources | Potentially Significant Issues | Potentially. Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-------|--|--------------|--------------------------------------|---|------------------------------------|--------------|
| e) | Conflict with or obstruct the implementation of any applicable air quality plan? | | | | | X |
| Co | mments: | | | | | |
| | • | | | | | |
| 6: | TRANSPORTATION/CIRCULATIONW | ould the pro | oposal: | | | T. |
| a) | Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system? | | , | | | X |
| b) | Exceed either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? | | | | | X |
| c) | Result in inadequate emergency access or inadequate access to nearby uses? | | | | | X |
| d) | Result in insufficient parking capacity on-site or off-site? | · | | | | X |
| e) | Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | | | | | X |
| f) | Conflicts with adopted policies, plans, or programs supporting alternative transportation (e.g. bus turnouts, bicycle racks)? | | | | | X |
| g) | Substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment? | | | | | X |
| C | omments: | | • | | | |
| | | | 1 | | | |

| Issues and Supporting Information Sources | Sources | Potentially Significant Issues | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No impact |
|--|--------------|--------------------------------------|--|------------------------------------|--------------|
| 7. BIOLOGICAL RESOURCES. Would the | e proposal i | result in: | 100 年 T 1511 | | |
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of fish and Game or US Fish and Wildlife Service? | | | | | X |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? | | | | | X |
| c) Have a substantial adverse effect on federally protected wetlands, as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc), through direct removal, filling, hydrological interruption, or other means? | | | | | X |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites | | | | | X |
| e) Conflict with any local polices or ordinances protecting biological resources, such as tree preservation policy or ordinance? | | | | | X |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan or Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | | | | | X |
| Comments: | | | | | |

| | ues and Supporting Information urces | Sources | Potentially Significant Issues | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-----------|---|-------------|--------------------------------------|--|------------------------------------|--------------|
| -8. | ENERGY AND MINERAL RESOURCES | . Would the | proposal: | | | 是不可屬 |
| | Conflict with adopted energy , conservation plans? | | | | | |
| b) | Use non-renewable resources in a wasteful and inefficient manner? | | | | | X |
| c) | Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State? | | : | | | X |
| c) | Result in the loss of availability of a locally important mineral resource recovery site delineated on a local General Plan, Specific Plan, or other land use plan? | | | · | | X |
| 9. | HAZARDS AND HAZARDOUS MATERI | AL. Would | the proposal ir | volve: | | |
| -1959/23F | Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous material? | | | | | X |
| b) | Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | | | | | X |
| c) | Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of and existing or proposed school? | | | | | X |
| d) | Be located on a site, which is included on a list of hazardous materials sites complied pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment? | | | | | X |

| | ues and Supporting Information urces | Sources | Potentially Significant | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-------|---|---------|-------------------------|--|------------------------------------|--------------|
| | For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | | | | | × |
| f) | For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | | | | | X |
| g) | Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan? | , | | | • | /X |
| h) | Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | | | | | X |
| Co | mments: | - | <u>.</u> | | | |
| 10 | NOISE Would the proposal result in | | | | | |
| 389.1 | Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies? | | | | | X |
| b) | Exposure of persons to or generation of excessive groundbourne vibration or groundbourne noise levels? | | | | | X |
| c) | A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | 5 | | | | X |
| d) | A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | | | | | X |

| Issues and Supporting Information Sources | Sources | Potentially Significant Issues | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|-----------|--------------------------------------|--|------------------------------------|--|
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project expose people residing or working in the project area to excessive noise levels? | | | | | . X |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | | | · · | | × |
| Comments: | | | | | |
| | • | | | | |
| | | | · / | avere a meropyton Calvara Flora | and the second s |
| -11 PUBLIC SERVICES. | | | | | |
| a) Would the project result in substantial adverse physical impacts associated with the provisions of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services: | | | | | |
| i) Fire protection? | | | | | X |
| ii) Police protection? | | | · | | X |
| iii) Schools? | | | | | X |
| iv) Parks? | _ | | | | X |
| v) Other public facilities? | | | | | $\perp X_{\perp}$ |
| Comments: | | | | | |
| 12. UTILITIES AND SERVICE SYSTEMS. | Would the | project: | | | Paragram son fr |
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | | | | | X |

| Issues and Supporting Information Sources | Sources | Potentially Significant Issues | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--|--------------------------------------|--|------------------------------------|--------------|
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | | | | | X |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | | | | | X |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | | | | | X |
| e) Result in a determination by the wastewater treatment provider, which serves or may serve the project, that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | | | | | X |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | | | | | X |
| g) Comply with federal, state, and local statures and regulations related to solid waste? | | | · | | X |
| Comments: | | | | | |
| 13. AESTHETICS. Would the proposal: | Desertion of the second of the | | | | |
| a) Have a substantial effect on a scenic vista? | , | | | | X |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historical buildings, within a state scenic highways? | | | | | λ |

| Issues and Supporting Information Sources | Sources | Potentially Significant Issues | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|-----------|---|--|------------------------------------|--------------|
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | | | | | X |
| d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? | | | | | X |
| Comments: | | | | | |
| | | | | • | |
| | j. | | | | |
| | | 1 | 2 () | | |
| 14. CULTURAL RESOURCES. Would the | proposal: | | | | |
| a) Cause a substantial adverse change in | | Section 1997 Commission of the Section Constitution | | | |
| the significance of a historical resource as defined in §15064.5 of the State CEQA Guidelines? | | | | | X |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the State CEQA Guidelines? | | | | | X |
| Directly or indirectly destroy a unique paleontological resource or site or unique geological feature? | | | | | X |
| e) Disturbed any human remains, including those interred outside of formal cemeteries? | | | | | X |
| Comments: | | | , | ** | |
| | | | | - | |
| | | • | | | . , |
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| | | • , | | | |
| | | | ٠. | | |
| | • | | • | | |

| Issues and Supporting Information Sources | Sources | Potentially Significant Issues | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--|--------------------------------------|--|------------------------------------|--------------|
| 15. RECREATION | 12 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | | | | |
| a) Would the project increase the use of neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated? | | , | | | X |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment? | | | | | X |
| Comments: | | | | | |
| | 100 Charles | | | | |
| 16 AGRICULTURE RESOURCES: Would | the project | | | | |
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resource Agency, to non-agricultural use? | | | | | X |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | | | | | X |
| c) Involve other changes in the existing environment that, due to their location or nature, could result in conversion of Farmland, to a non-agricultural use? | | | | | X |
| Comments: | | | | | |
| | | : | | | |
| | | | | | |

| 17. MANDATORY FINDINGS OF SIGNIFIC | ANCE: | | | 100 C | |
|---|---|---|-----|----------|----------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory,? | | | | | X |
| Comments: | • | | • • | | |
| | | | · | | |
| | | · | | | · . |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable | | | | | × |
| future projects)? | <u>L. </u> | | | <u> </u> | <u> </u> |
| Comments: | | | | | - |
| c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly? | | | | | X |
| Comments: | | | | | |
| | . *•. | | | | |
| | | | | | |

| 18. SOU | RGE REFI | ERENCES | | | 200g 10 | | 15 - 10 - 10 - 10 - 10 - 10 - 10 - 10 - | - 14 E | 7 7 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | |
|---------|----------|--|---|-------------|------------|------|---|--------|---|---|
| 1 | | West Day 1997 - American World Street Communication Commun | | | | - | | • | | |
| . 2 | | | | <u></u> | | | | | | |
| 3 | 1 | | - | | | | | | | |
| - 4 | T . | | | | | | | | | |
| 5 | | | | | | | | | | |
| 6 | | | | | ,,, | · | | | | |
| 7 | | | | | | | | | | _ |

w:/forms/Environmental Information Form

STORM WATER PLANNING PROGRAM PRIORITY PROJECT CHECKLIST



RANCHO PALOS VERDES

| Project Name OF ALCE | Owner warne | Developer Name |
|------------------------------------|----------------|-------------------|
| Project Address 2007 1000 001 NAC | Owner Address | Developer Address |
| Project Address 2923 VISTA DELMAR | A C C C C C | |
| Check/Tract Number 2 2 2 2 2 1 | Owner Phone | Developer Phone |
| Check/Track Number 9 - TRAGE 32991 | (010) 552-0001 | |

| Part 1 - Type of Project | Yes | No |
|--|-------|-------------|
| Does the proposed project fall into one of the following categories? | - | - |
| 1) Ten or more unit homes, including single and multiple family homes, condominiums, apartments etc." | | <u> </u> |
| 2) An industrial or commercial development with 100,000 square feet or more of impervious surface* | | <i>></i> |
| 3) An automotive service facility | | × |
| 4) A retail gasoline outlet | - | X |
| 5) A restaurant | | × |
| 6) A parking lot with either 5,000 square feet of impervious surface or with 25 or more parking spaces* | | X |
| 7) Single family hillside - *(one acre or more of surface area) | | X |
| 9) Podavalopment projects as defined on back* | | × |
| 9) Project located in, adjacent to or discharging directly to an ESA (defined on back) AND creates 2,500 | | <u> X</u> |
| square feet or more of impervious surface area | ith a | |

If any of the boxes in Part 1 is checked "Yes", this project will require the preparation of a Standard Urban Stormwater Mitigation Plan (SUSMP) along with a Maintenance Agreement and Transfer (defined on back)

*Numerical Criteria will apply.

Part 2 - Project Specific Concerns

| Does the proposed project include any of the following elements? | | | | | Yes | No |
|---|----|--------------|--------------|--------------|---------|----|
| Vehicle or equipment fueling areas (retail or private) | | | | | | X |
| 2) Vehicle or equipment maintenance areas, including repair or washin | ng | | | | | X |
| Commercial or industrial waste handling or storage | | | | | ļ | × |
| Outdoor handling or storage of hazardous materials | | | | | ļ | K |
| 5) Outdoor manufacturing areas | | <u>.</u> | | | - | X |
| 6) Outdoor food handling or processing | | | <u> </u> | · · · | \perp | X |
| 7) Outdoor animal care, confinement, or slaughter | | · . | | | - | K |
| 8) Outdoor horticulture activities | | | 01 | | _ | |

If any of the boxes in Part 2 is checked "Yes", this project will require the preparation of a Site Specific Stormwater Mitigation Plan (SSSMP) along with a Maintenance Agreement and Transfer (defined on back).

If boxes in Parts 1 and 2 are both checked "Yes", a combined urban stormwater plan will need to be submitted.

LUB DE MORAED

Applicant Name /

Applicant Title

Applicant Signature

Date

cc: One copy of document to Public Works

Form HKA-PC-rev.5/02

Definitions:

<u>Pervious surfaces</u> are those that allow storm water runoff to percolate through. pical pervious surfaces include: grass, gravel, concrete pavers, and some specially designed asphalts.

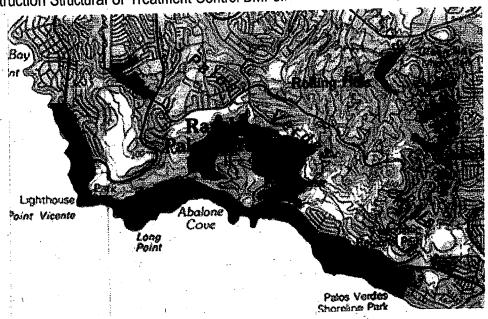
Hillside means property where the slope is 25% or greater and where grading contemplates cut or fill slopes.

Redevelopment means land-disturbing activity that results in the creation, addition, or replacement of 5,000 square feet or more of impervious surface area on an already developed site. Redevelopment includes, but is not limited to the expansion of a building footprint; addition or replacement of a structure; replacement of impervious surface area that is not part of a routine maintenance activity; and land disturbing activities related to structural or impervious surfaces. It does not include routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of facility, nor does it include modifications to existing single family structures, or emergency construction activities required to immediately protect public health and safety.

Environmentally Sensitive Areas (ESAs) means an area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which would be easily disturbed or degraded by human activities and developments. Also, an area designated by the City as approved by the Regional Water Quality Control Board. (See picture below)

Maintenance Agreement and Transfer: All developments subject to SUSMP and site specific plan requirements provide verification of maintenance provisions for Structural and Treatment Control BMPs, including but not limited to legal agreements, covenants, CEQA mitigation requirements, and or conditional use permits. Verification at a minimum shall include:

- The developer's signed statement accepting responsibility for maintenance until the responsibility is legally transferred; and either
- A signed statement from the public entity assuming responsibility for Structural or Treatment Control BMP maintenance and that it meets all local agency design standards; or
- Written conditions in the sales or lease agreement, which requires the recipient to assume responsibility for maintenance and conduct a maintenance inspection at least once a year; or
- Written text in project conditions, covenants and restrictions (CCRs) for residential properties assigning maintenance responsibilities to the Home Owners Association for maintenance of the Structural and Treatment Control BMPs; or
- Any other legally enforceable agreement that assigns responsibility for the maintenance of postconstruction Structural or Treatment Control BMPs.



STOR WATER PLANNING PROGREM PRIORITY DEVELOPMENT/REDEVELOPMENT PROJECTS

Form

RANCHO PALOS VERDES

| Project Name KHANNA REDIDENCE Project Location 2923 VIGTA DEL MIR | General Project |
|---|---|
| Company Name | Certification |
| Address Contact Name / Title Phone / FAX/Email | A completed original of this form must accompany all SUSMP submittals |
| Best Management Practices (BMPs) have been incorporated into the following goals: |) |
| Minimize impacts from storm water runoff on the biological integril in accordance with requirements under CEQA (Cal. Pub. Resource CWA § 402(p), CWA § 404, CZARA § 6217(g), ESA § 7, and locations | rces code 3 2 1100), caac 3 10000, caac 3 0 10, |
| 2) Maximize the percentage of permeable surfaces to allow more per | colation of storm water into the ground. |
| 3) Minimize the amount of storm water directed to impermeable surfa | aces and to the MS4. |
| Minimize pollution emanating from parking lots through the use of housekeeping practices. | of appropriate Treatment Control BMPs and good |
| 5) Properly design and maintain Treatment Control BMPs in a manne | er that does not promote breeding of vectors. |
| Provide for appropriate permanent measures to reduce stort development site. | m water pollutant loads in stormwater from the |
| I certify that this Standard Urban Storm Water Mitigation Plan and all supervision in accordance with a system designed to ensure that quinformation submitted. The information contained herein is, to the becomplete. | isitied beisolilei broberry gatrici, and overeste are |
| Property Owner / Developer (signature) Property Owner / I | Developer (printed) Title Date |
| Property Owner / Developer (Signature) | |

Post Construction / Maintenance Certification

Proper operation of Best Management Practices (BMPs) is an important component of reducing pollutants in urban and storm water runoff. As the responsible party, I certify that the BMPs will be implemented, monitored and maintained to ensure their continued effectiveness. In the event of a property transfer, the new owner will be notified of the BMPs in use at this site and must include written conditions in the sales or lease agreement, which requires the recipient to assume responsibility for maintenance and conduct a maintenance inspection at least once a year.

| | | • | |
|---|--------------------------|-------|------|
| Property Owner (signature) | Property Owner (printed) | Title | Date |
| , | | | |

Signatory requirements:

This section shall be signed by the landowner. If the landowner is not an individual, the signatures may be from a corporate officer, a manager if the authority to sign has been delegated to the manager, a general partner, or a sole proprietor.

Planning Best Management Practices

| BMP Name | BMP Identification No. and Name | Check if to be used |
|---|--|--|
| Car Wash Facility | SC3, Vehicle and Equipment Washing and Steam Cleaning | |
| Constructed Wetlands | TC3, Constructed Wetlands | |
| Control of Impervious Runoff | Not applicable | |
| Efficient Irrigation | Not applicable | |
| Energy Dissipaters | ESC40, Outlet Protection | |
| Extended Detention Basins | TC5, Extended Detention Basin | |
| Infiltration Basins | TC1, Infiltration | |
| Infiltration Trenches | TC1, Infiltration | |
| Inlet Trash Racks | Not applicable | and the second s |
| Landscape Design | ESC2, Preservation of Existing Vegitation; ECS10, Seeding and Planting; ESC11, Mulching | |
| Linings for Urban Runoff Conveyance Channels | Not applicable | |
| Materials Management | SC5, Outdoor Loading/Unloading of Materials; SC6, Outdoor Container, Storage of Liquids; SC8 Outdoor Storage of Raw Materials, Products and By-Products | |
| Media Filtration | TC6, Media Filtration | |
| Motor Fuel Concrete Dispensing Areas | SC2, Vehicle and Equipment Fueling | a Nongoules, experience commence in description of Comments and Commen |
| Motor Fuel Dispensing Area Canopy | SC2, Vehicle and Equipment Fueling | e de la companya de l |
| Oil/Water Separators and Water Quality Inlets | TC7, Oil/Water Separators and Water Quality Inlets | |
| Outdoor Storage | SC6, Outdoor Container Storage of Liquids; SC8, Outdoor Storage of Raw Materials, Products and By-Products | |
| Porous Pavement and Alternative Surfaces | TC1, Infiltration | |
| Protect Slopes and Channels | ECS40, Outlet Protection; ESC42, Slope Roughening and Terracing | |
| Self-Contained Areas for Vehicle or Equipment Washing, Steam Cleaning, Maintenance, Repair, or Material Processing | SC3, Vehicle and Equip. Washing and Steam Cleaning; SC4, Vehicle and Equipment Maintenance and Repair; SC7, Outdoor Process Equipment Operations and Maint. | |
| Storm Drain System Stenciling and Signage | SC30, Storm Drain Systems Signs | |
| Trash Container Areas | SC9, Waste Handling and Disposal | |
| Vegetated Swales and Strips | TC4, Bio-Filters | , . |
| Wet Ponds | TC2, Wet Pond | |

Please refer to the California Storm Water Best Management Practice Handbooks for more information.

GRADING APPROVAL APPLICATION NUMBER # _ ZON 2006 - 002 97

| APPLICANT/CONTRACTOR: | |
|---|-------------------------|
| LUIG DE MORAEO | |
| (Name) | |
| 6101 W. CENTINELA AVE - SUITE 160 | |
| (Address) | |
| WIVER CITY - CA. 90230 | <u> </u> |
| Telephone: Home 310 216-0844 Work | |
| LANDOWNER: | |
| MR. E MRO KHANNA (Name) | ·• |
| 10543 LOST TRAIL AVENUE | |
| (Address) Telephone: Home <u>818-352-0664</u> Work | · |
| Lot and Tract No: 9 - TRACT - 32991 | |
| Project Location: 2923 VISTA DEL MAR | • |
| Project Description: NEW SINGLE FAMILY RESIDENCE | . • |
| General Information: | |
| 7 30 1. Maximum height of project, measured from top to lowest for wall to ridge. | ındation |
| 2. Maximum height of project above finished grade. | , and the second second |
| 3,693 3. Square footage of project. (Building footprint) | |
| 4. If addition, square footage of existing structure (including an | ıy |
| | Page 11 |

| | 3,110 | covered or enclosed patios). 5. Square footage of driveways and parking areas. |
|-------------|--|--|
| 93991 | 23,382 | covered or enclosed patios). 5. Square footage of driveways and parking areas. 6. Square footage of lot. |
| | | 7. Percentage of existing open space. |
| | 647066% | 8. Percentage of open space after development. |
| | Grading Inform | ation: |
| | Lot Type: | Pad Upslope Downslope |
| 12 | of 111 | 1. Maximum depth of cut. |
| O | 657.4 | O. Total cubic yards of cut. |
| • | | 617.5°A. Under the building (excluding footings). |
| | | 399 B. Outside of building footprint. |
| \b <u>'</u> | 1/W 61 | Maximum height of fill. 4. Total cubic yards of fill. |
| CAN | 332.50 | 4. Total cubic yards of fill. |
| ,4 | م پ ^{مار} | A. Under the building. |
| NOW. | Con the contract of the contra | 332.50B. Outside of building footprint. |
| , 140 | 989 90 | 5. Total volume of earth to be moved. |
| | | 617.50 A. Under the building (sum of lines 2A & 4A). |
| | | 37.2.40 _B . Outside of building footprint (sum of lines 2B & 4B). |
| | NA | 6. Maximum percentage of created slopes. |
| | 23% | 7. Total average slope of site. |
| 11 | 71 | 8. Maximum height of downslope retaining wall. |
| (' |) 71 | 9. Maximum height of upslope retaining wall. |
| 9.5 | 1. 20% | 10. Maximum percentage grade of driveway. |
| اکسی | 15% | 11 Maximum percentage of existing slope. |

| Does the project involve any work, activity, or encroachment in the public right-of-way or public drainage structure? If so, you must obtain approval from the Public Works Department prior to issuance of construction permits. |
|---|
| Does the project require any off-site grading (remedial, contour, utilities, etc.) or stockpile of excavated materials? If so, provide a written explanation as to why it is necessary, the quantity, and length of time the stockpile will remain. Also, delineate on a plan the limits of off-site grading and/or stockpile. If off-site grading is required provide proof of landowner approval. |
| Information to Determine if a Foliage Analysis is Necessary |
| Does the proposed project involve an addition or structure which is 120 square feet or more in size and which can be used as a gathering space and viewing area (i.e., decks, covered patios)? |
| Does the proposed project involve an addition or structure which consists of 120 square feet or more of habitable space (i.e., room expansions additions, conversions)? |
| If the answer is "no" to both questions, the proposed project is exempt from the "foliage removal" requirements, and a foliage analysis of the applicant's property is not necessary |
| If the answer is "yes" to either question, a foliage analysis must be conducted by Staff prior to approval of the Grading Permit Application to determine if any existing foliage on the applicant's property, which exceeds 16 feet or the ridgeline of the primary residence whichever is lower, impairs a view from any surrounding properties. |
| Voluntary Neighborhood Compatibility Pre-application Step |
| Was the voluntary Neighborhood Compatibility Pre-application step completed? |

A) Yes B) No

If yes, please include the Neighborhood Compatibility Consultation Form (NC-F) at the time of application submittal.

COMPLIANCE WITH CHAPTER 70 OF THE CITY BUILDING CODE

Upon approval of the application by the Director of Planning or Planning Commission, the application must still conform to all conditions imposed by Chapter 70 of the City Building Code, including all required fees, and approval by the Director is not final until approval has been granted by the City Engineer.

Continued on next page

CONTRACTORS PLEASE READ AND INITIAL

I UNDERSTAND that a City business license is required for all work performed in the City of Rancho Palos Verdes. This license is obtainable from the City's Finance Department prior to obtaining a building permit from the Building and Safety Division.

| (initials) | |
|-----------------------------------|------------------------|
| Signature of Applicant/Contractor | Signature of Landowner |
| Dated: 4-28-06 | Dated: 4/28/06 . |
| Staff Signature: | |
| Date Received: | |

W:\Forms\PIng\apps\Grading Application.doc Revised: 06-15-05

lily

SROUR & ASSOCIATES, LLC

Business and Real Estate Development Services
1001 Sixth Street, Suite 110, Manhattan Beach, CA 90266

e-mail address: srourllc@esrour.com 310/372-8433 • Fax: 310/372-8894

June 27, 2006

PROPERTY OWNERSHIP INFORMATION

Property address: 2923 VISTA DEL MAR, RANCHO PALOS VERDES

Legal description: Lot 9, Tract #32991

APN: 7564-025-009

PREPARED FOR: ENVIROTECHNO ATTN: LUIS DE MORAES 6101 W. Centinela Ave, Ste. #160 Culver City, Ca 90230

ATTACHMENTS:

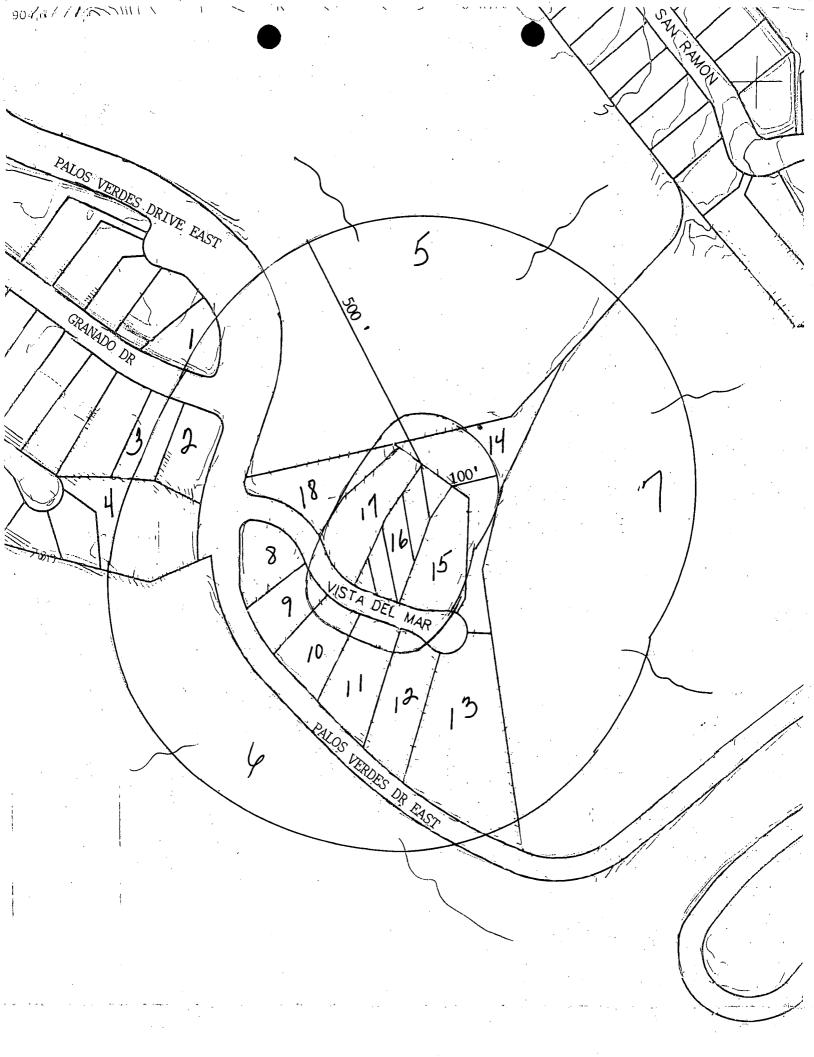
Notarized affidavit dated June 27, 2006
Two copies of the map depicting 500'/ 100' radius
List of property owners and mailing addresses keyed to the radius map
Duplicate sets of mailing labels to all owners
File copy for city, client and architect

CERTIFIED PROPERTY OWNERS' LIST

AFFIDAVIT

STATE OF CALIFORNIA COUNTY OF LOS ANGELES

| the names and addr County of Los Ang | declare under penalty of perjury, that the attached list contains esses of all persons who are shown on the latest available assessment roll of the geles as owners of the subject property and as owners of the property within a feet from the exterior boundaries of property legally described as |
|---|---|
| Property address: | 2923 Vista Del Mar, Rancho Palos Verdes |
| APN #: | 7564-025-009 |
| Legal description: | Lot 9, Tract #32991 |
| | |
| | |
| Date: June 27, 2 | 2006 |
| | Signed: Jane Kobzell |
| Subscribed and swo | orn to before me this 27th day of June, 2006 |
| Elica | hepy (. Some |
| Notary Public | |



500 / 100 FOOT RADIUS MAP KEYED TO PROPERTY OWNERSHIP LIST

2923 VISTA DEL MAR, RANCHO PALOS VERDES Lot 9, Tract #32991 June 27, 2006

PREPARED FOR: ENVIROTECHNO ATTN: LUIS DE MORAES 6101 W. Centinela Ave, Ste. #160 Culver City, Ca 90230 PREPARED BY: SROUR & ASSOCIATES, LLC 1001 Sixth Street, Suite 110 Manhattan Beach, CA 90266 (310) 372-8433 1 7558-017-006 Lakis Trust 31165 Palos Verdes Dr E Rancho Palos Verdes Ca 90275-6249

4 7558-017-047 Roger Dunn 3207 Seaclaire Dr Rch Palos Vrd Ca 90275-6255

7 7564-024-901 Rancho Palos Verdes City

10 7564-025-003 Modisette W & A 2006 Trust 2930 Vista Del Mar Rancho Palos Verdes Ca 90275-6270

13 7564-025-006 Daad Makhlouf 3637 S Meyler St San Pedro Ca 90731-6429

16 7564-025-009 Sunil & Chanda Khanna 10593 Lost Hills Ave Shadow Hills Ca 91040

Sea Cliff Hill Top HOA Vicki Hanger 2938 Vista Del Mar Rancho Palos Verdes, CA 90275 2 7558-017-007 Cherine & Jill Medawar 3001 Crownview Dr Rancho Palos Verdes Ca 90275-6411

5 7564-024-002 Marymount Palos Verdes College 30800 Palos Verdes Dr E Rch Palos Vrd Ca 90275-6273

8 7564-025-001 Franklin D & Dorothy M Melton 2950 Vista Del Mar-Rch Palos Vrd Ca 90275-6270

11 7564-025-004 Arosi Enterprises Inc 1300 E Imperial Ave El Segundo Ca 90245-2622

14 7564-025-007 John M & Elizabeth C Denardo 2903 Vista Del Mar Rch Palos Vrd Ca 90275-6270

17 7564-025-010 Dean & Dorian Dunlavey 3255 Parkhurst Dr Rch Palos Vrd Ca 90275-6389

Srour & Associates, LLC 1001 Sixth Street, Ste. #110 Manhattan Beach CA 90266 3 7558-017-008 Willie & Donna Bao 31287 Ganado Dr Rancho Palos Verdes Ca 90275

6 7564-024-900 Rancho Palos Verdes City

9 7564-025-002 Dwight L Hanger 2938 Vista Del Mar Rch Palos Vrd Ca 90275-6270

12 7564-025-005 Chuan C & Mei I Liu 332 W Gardena Blvd Gardena Ca 90248-2739

15 7564-025-008 Alan E & Sarah Anderson 2909 Vista Del Mar Rch Palos Vrd Ca 90275-6270

18 7564-025-011 Dorian B Dunlavey 3255 Parkhurst Dr Rch Palos Vrd Ca 90275-6389

Envirotechno Attn: Luis De Moraes 6101 W. Centinel Ave. #160 Culver City Ca 90230 7558-017-006 Lakis Trust 31165 Palos Verdes Dr E Rancho Palos Verdes Ca 90275-6249

7558-017-047 Roger Dunn 3207 Seaclaire Dr Rch Palos Vrd Ca 90275-6255

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Envirotechno Attn: Luis De Moraes 6101 W. Centinel Ave. #160 Culver City Ca 90230

P-\WORD\MAPPING\RPV\2923 Vista doc

Check: 6498
Date: 5/01/06 01 Recpt no: 4326
CHECK 41761.20
4082 PAY TO THE ORDER OF 4082
BANK OF AMERICA
NATIONAL TRUST AND SAVINGS ASSOCIATION
FOR DEPOSIT ONLY
CITY OF RANCHO PALOS VERDES
12152 - 80220

CITY OF RANCHO PALOS VERDES

*** CUSTOMER RECEIPT ***

Oper: NANCYV Type: RG Drawer: 1
Date: 5/01/06 01 Receipt no: 4326

Description Quantity Amount
PZ PLANNING & ZONING
1.00 \$2610.00
SUNIL KHANNA
DP PLANNING DATA PROCESSING

1.00

\$3.60

ZDN 06 00237

Tender detail
CK CHECK 6488 \$1761.20
CC CREDIT CARD \$852.40
Total tendered \$2613.60
Total payment \$2613.60

Trans date: 5/01/06 Time: 9:45:09

*** THANK YOU FOR YOUR PAYMENT ***

30940 HANTHORNE BLVD RANCHO PALOS VERDES CA 90275 (310) 377-0360 City of Rancho Palos Verdes 30940 Hawthorne Blvd. Rancho Palos Verdes, CA 90275

Fees Associated With Case #: ZON2006-00237

5/1/2006 9:30:31AM

PAID MAY 1 'OG

OWN KHANNA, SUNIL & CHANDA 10593 LOST HILLS AVE SHADOW HILLS, CA 91040

APL
LUIS DE MORAES
6101 W. CENTINELA AV #160
CULVER CITY, CA 90230

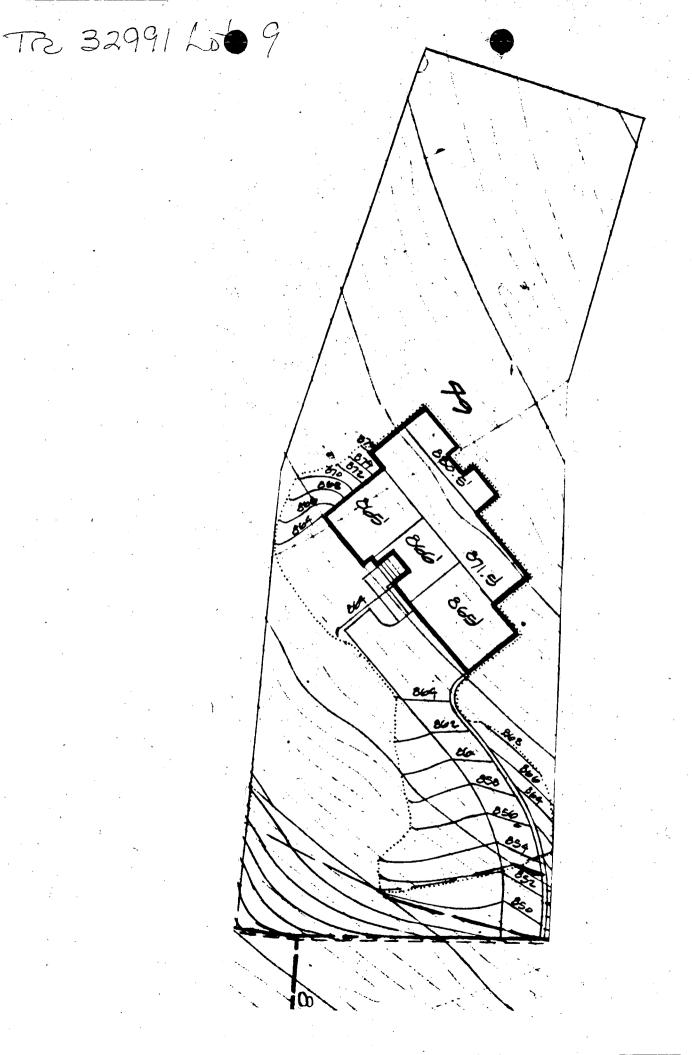
| Fee Thype | Sterid Date | Jandl. Date | Dept : Description | Thens Revenue Code Account Number | Der By | reated Date | Amount | Dre C |
|--------------|----------------|----------------|--------------------------------|------------------------------------|---------------|----------------|----------|----------|
| CUPR | 4/24/2006 | 4/23/2007 | CUP Revision | 132210 | SK | 5/1/2006 | 780.00 | 780.00 |
| NCA | 4/18/2005 | 4/23/2007 | Neigh. Compatability Analysis | 132210 | SK | 5/1/2006 | 1,180.00 | 1,180.00 |
| FOL | 4/24/2006 | 4/23/2007 | Foliage Analysis | 132210 | . SK | 5/1/2006 | 143.00 | 143.00 |
| GRST | 4/24/2006 | 4/23/2007 | Grading Approval (Major-Staff) | 132210 | SK | 5/1/2006 | 507.00 | 507.00 |
| | | * | | Subtotal | for Revenue A | cct. 132210 | 2,610.00 | , |
| DATA | 4/24/2006 | 4/23/2007 | Data Processing Fee | 322-40 | SK | 5/1/2006 | 3.60 | 3.60 |
| | | | | Subtotal | for Revenue A | cct. 322-40 | 3.60 | |

Total Due:

\$2,613.60

For Office Use Only

Receipt No. _____ Check No. ____



TRACT # - 32991 #- 9 LOT ADDRESS - 2923 YISTA DEL MAR LCT SIZE- 23,382

12'

REVISION

MODEL 2314 · FOCTPRINT 1620 SGUARE FOCTAGE 3283 HOUSE 627 GARAGE 3910 TOTAL DIFFERANCE 87% OPEN SPACE 18% AVERAGE SLOPE MAXIMUM SLOPE C.Y. EARTH MOVED SETBACKS 83 FRONT SIDES 10/15 PEAR 107 HE16HTS FROM RIDGE TO TOP LOWEST FOUNDATION ,271 FRONTINGE HIGHEST POINT

> MO APPLICATIONS

OF DEVELOPMENT



CITY OF RANCHO PALOS VERDES PLANNING CLEARANCE

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

ISSUED: 8/20/2010 EXPIRES: 2/16/2011

PERMIT NO.: ZON2010-00255

APPLIED: 7/15/2010

(310) 544-5228 FAX: (310) 544-5293 E-mail: planning@rpv.com

SITE ADDRESS: 2923 VISTA DEL MAR

ASSESSOR'S PARCEL NO.: 7564025009

PROJECT DESCRIPTION: 6' tall fence along the front property line with 6'

NOTES:

tall pilasters and an electronic gate

OWNER/APPLICANT
CHHABRIA, RAJU & PHILOMINA
717 YARMOUTH RD
PALOS VERDES ESTATES CA 90274

TYPE OF USE: Accessory Structure/Use, Residential **ZONING:** RS-1 (Single-Fam. 1 DU/ac)

APPLICATION TYPE(S): Minor Exception Permit

| | | FEES | |
|------|----|-----------|-----------------|
| Туре | Ву | Date | Amount |
| DATA | RC | 7/15/2010 | \$4.00 |
| MEP | RC | 7/15/2010 | \$1,690.00 |
| | | To | tal: \$1,694.00 |

| NOTEO. | | | |
|--------|------|------|--|
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CONDITIONS OF APPROVAL

- 1. Prior to the submittal of plans into Building and Safety plan check, the applicant and the property owner shall submit to the City a statement, in writing, that they have read, understand, and agree to all conditions of approval contained in this decision. Failure to provide said written statement within ninety (90) days following the date of this approval shall render this approval null and void.
- 2. Prior to conducting any work in the public right of way, such as for curb cuts, dumpsters, temporary improvements and/or permanent improvements, the applicant shall obtain an encroachment permit from the Director of Public Works.
- 3. Approval of this permit shall not be construed as a waiver of applicable and appropriate zoning regulations, or any Federal, State, County and/or City laws and regulations. Unless otherwise expressly specified, all other requirements of the City of Rancho Palos Verdes Municipal Code shall apply.
- 4. The Community Development Director is authorized to make minor modifications to the approved plans and any of the conditions of approval if such modifications will achieve substantially the same results as would strict compliance with the approved plans and conditions. Otherwise, any substantive change to the project shall require approval of a revision by the final body that approved the original project, which may require new and separate environmental review.



CITY OF RANCHO PALOS VERDES PLANNING CLEARANCE

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

APPLIED: 7/15/2010 ISSUED: 8/20/2010 EXPIRES: 2/16/2011

PERMIT NO.: ZON2010-00255

(310) 544-5228 FAX: (310) 544-5293 E-mail: planning@rpv.com

- 5. The project development on the site shall conform to the specific standards contained in these conditions of approval or, if not addressed herein, shall conform to the residential development standards of the City's Municipal Code, including but not limited to height, setback and lot coverage standards.
- 6. Failure to comply with and adhere to all of these conditions of approval may be cause to revoke the approval of the project pursuant to the revocation procedures contained in Section 17.86.060 of the City's Municipal Code.
- 7. If the applicant has not submitted an application for a building permit for the approved project or not commenced the approved project as described in Section 17.86.070 of the City's Municipal Code within 180 days of the final effective date of this decision, approval of the project shall expire and be of no further effect unless, prior to expiration, a written request for extension is filed with the Community Development Department and approved by the Director.
- 8. In the event that any of these conditions conflict with the recommendations and/or requirements of another permitting agency or City department, the stricter standard shall apply.
- 9. Unless otherwise designated in these conditions, all construction shall be completed in substantial conformance with the plans stamped APPROVED by the City with the effective date of this decision.
- 10. The construction site and adjacent public and private properties and streets shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes. Such excess material may include, but not be limited to: the accumulation of debris, garbage, lumber, scrap metal, concrete asphalt, piles of earth, salvage materials, abandoned or discarded furniture, appliances or other household fixtures.
- 11. Permitted hours and days for construction activity are 7:00 AM to 7:00 PM, Monday through Saturday, with no construction activity permitted on Sundays or on the legal holidays specified in Section 17.96.920 of the Rancho Palos Verdes Development Code. Trucks shall not park, queue and/or idle at the project site or in the adjoining public rights-of-way before 7:00 AM, Monday through Saturday, in accordance with the permitted hours of construction stated in this condition.
- 12. All grading, landscaping and construction activities shall exercise effective dust control techniques, either through screening and/or watering.
- 13. All construction sites shall be maintained in a secure, safe, neat and orderly manner. Temporary portable bathrooms shall be provided on a construction site if required by the City's Building Official. Said portable bathrooms shall be subject to the approval of the City's Building Official and shall be placed in a location that will minimize disturbance to the surrounding property owners.

Project Specific Conditions:

14. This approval is for a 6' tall fence along the front property line with 6' tall pilasters and a 6' tall electronic fence across the driveway.

The City strongly urges the applicant for this project to contact the Homeowners' Association or local Art Jury, if any, to gain any additional approvals that may be required before applying for a building permit. A list of Homeowners' Associations is on file with the Planning, Building and Code Enforcement Department of Rancho Palos Verdes.



PLANNING CLEARANCE

Community Development Department Planning Division 30940 Hawthorne Blvd. Rancho Palos Verdes, CA 90275 PERMIT NO.: ZON2010-00255 APPLIED: 7/15/2010 ISSUED: 8/20/2010 EXPIRES: 2/16/2011

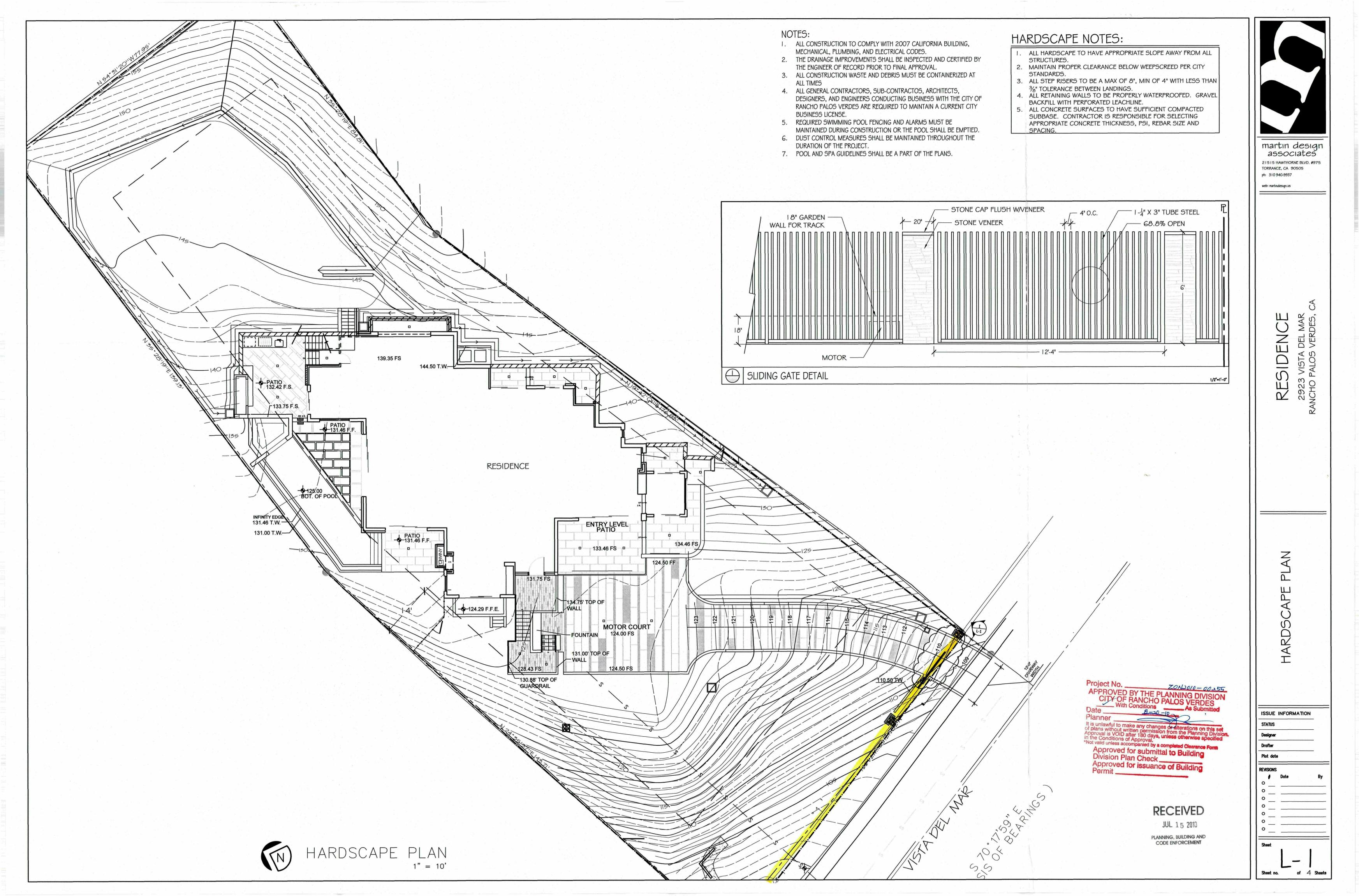
(310) 544-5228 FAX: (310) 544-5293 E-mail: planning@rpv.com

8-20-10

For Community Development Director

Date

THIS APPROVAL SHALL BE NULL AND VOID AFTER <u>February 16, 2011</u> UNLESS THE APPROVED PLANS ARE SUBMITTED TO BUILDING AND SAFETY TO INITIATE THE "PLAN CHECK" REVIEW PROCESS. THIS APPROVAL SHALL ALSO BECOME NULL AND VOID IF AFTER INITIATING THE "PLAN CHECK" REVIEW PROCESS OR RECEIVING A BUILDING PERMIT TO BEGIN CONSTRUCTION, SAID PERMIT OR "PLAN CHECK" IS ALLOWED TO EXPIRE OR IS WITHDRAWN BY THE APPLICANT.



SURVEY W/ PROPOSED RESIDENCE

COUNTY ASSESSOR'S MAP

