FILE CONTROL SHEET

PROPERTY ADDRESS 2822 Vista Mesa

PP. NO.	PROJECT DESCRIPTION	ACTION TAKEN	DATE CLEARED
SPR 7797	384 Sq. Ft. Addition	Clrd.	2/12/96 Can
GR 2080	Retaining Wall and Grading (12/7/98) (Excavation)	Administratively Withdrawn	2/3/99
		17	



Application Number: _	GRADING PERMIT NO. 2080
Related Applications:	
Date Received:12	/7/98 Fee Received: \$585.00
Name(Landowner):	Mr. and Mrs. Moromisato
	2822 Vista Mesa Drive
1	
!	ENVIRONMENTAL REQUIREMENTS
Date	
	CEQA STATUS:
· · · · · · · · · · · · · · · · · · ·	STAFF ACTION
12-9-98	Submittal letter sent
1-5-99	Complete letter sint
2-4-99	Reguest for refund
<i>y</i>	PLANNING COMMISSION ACTION
	CITY COUNCIL ACTION
· .	•
N:\GROUP\PLANNING\	EODMC/DDO ICOM



February 4, 1999

Mr. and Mrs. Moromisato 2822 Vista Mesa Drive Rancho Palos Verdes, CA 90275

SUBJECT: GRADING PERMIT NO. 2080 / 2822 VISTA MESA DRIVE

Dear Mr. and Mrs. Moromisato,

I am writing to inform you that the Planning Department has recently reviewed your after the fact grading application request to allow for the construction of a thirty-two (32) inch high retaining wall and eight (8) cubic yards of excavation at the toe of an extreme slope (2:1). Pursuant to Section 17.76.040.C of the Development Code, Staff has determined that the proposed project is exempt from review by the Planning Department. Therefore, Staff has prepared a refund request for \$780.00, the filing fees paid for the grading application and the after the fact penalty fee, that will be sent to you within the next four (4) to six (6) weeks.

It should be noted that the proposed project is considered a Code Enforcement Violation with the City in that the proposed improvements were constructed without City approvals. Although it has been determined that approvals by the Planning Department is not required, that does not preclude you from having to obtain building permits for the proposed retaining wall and grading. Please note that the Division of Code Enforcement will maintain a violation against your property until a building permit is obtained from Building and Safety for the unpermitted construction. For further information regarding the Building and Safety submittal requirements, please contact Michelle Reid at 310-541-7702, ext. 244.

If you should have any questions, please feel free to contact me at 310-377-6008, ext. 224.

Sincerel

Ara Michael Mihrenian Associate Planner

c. Wade Davenport, Senior Code Enforcement Officer Address File



MEMORANDUM

TO:

MATT BURTON, ACCOUNTING MANAGER

FROM:

ARA MIHRANIAN, ASSOCIATE PLANNER

CC:

JOEL ROJAS, DIRECTOR OF PLANNING, BUILDING

AND CODE ENFORCEMENT.

DATE:

FEBRUARY 3, 1999

SUBJECT:

REFUND OF FILING FEE AND PENALTY FEE FOR

GRADING PERMIT NO. 2080 (2822 VISTA MESA DR.)

On December 7, 1998, an application for Grading Permit No. 2080 was submitted to the Planning Department to legalize the construction of a 32" high retaining wall and eight (8) cubic yards of excavation on an extreme slope (2:1). The applicant, Jim Takata of Takata Landscaping, paid \$390 for the grading permit and an additional \$390 for an after the fact penalty fee on behalf of the property owners, Mr. And Mrs. Moromisato. Staff reviewed the subject application and determined that the proposed project does not require approvals from the Planning Department, Pursuant to Section 17.76.040.C of the Development Code, but requires permits from Building and Safety. Therefore, Staff is requesting that the planning application be closed out and a <u>full</u> refund of \$780 be returned to the applicant. Please make the check payable and mail it to:

Takata Landscape Attn: Jim Takata 24212 S. Eshelman Lomita, CA 90717

PLANNING, BUILDING & CODE ENF. BATCH # DOC #	***
VENDOR #	10
INVOICE #	Y
INVOICE DATE 2.3.99	1269
GROSS AMT \$ \$ 780.00	27,
P.O. #	
ACCT #11-32210 AMT \$390	
ACCT #21. 2 2220 AMT \$ \$390	

If you have any questions, please contact me at ext. 224.

Thank you.

Attachment

Receipts for application fee and after the fact penalty fee

c. Street file (2822 Vista Mesa Drive)



2999

RAYCHO PALOS VERDES			RAN	30940 HAWTHORNI CHO PALOS VERD (10) 377-6008 FAX	ESMCA 90275-53
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RANCHO PALOS VERDES RECEIVED OF PAYER: TA	t1<17A	Mosco	APIN TELEPHONE: 310.539.	1563	((310) 377-8659
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January 5, 1999

Mr. and Mrs. Moromisato 2822 Vista Mesa Drive Rancho Palos Verdes, CA 90275

SUBJECT:

GRADING NO. 2080

PROJECT ADDRESS:

2822 VISTA MESA DRIVE

Dear Mr. and Mrs. Moromisato:

On **December 7, 1998** plans for the subject application listed above were submitted to the Planning, Building and Code Enforcement Department for the processing of a new retaining wall and 16 cubic yards of grading (combined cut and fill). Pursuant to State Law, City Staff has completed a preliminary review of the application and determined on **January 5, 1999** 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 the information 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) 377-6008, ext. 224.

Ara Michael Mihranian Associate Planner

Sincere

cc: Joel Rojas, Director of Planning, Building and Code Enforcement
David Snow, Principal Planner
Project File



December 9, 1998

Mr. & Mrs. Moromisato 2822 Vista Mesa Drive Rancho Palos Verdes, CA 90275

Subject:

GRADING PERMIT NO. 2080

Project Address:

2822 Vista Mesa Drive

Dear Mr. and Mrs. Moromisato:

On December 7, 1998, the application listed above was submitted to the Planning, Building, and Code Enforcement Department for processing. Your application has been assigned to Ara Mihranian, 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 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 Ara at (310) 377-6008.

Sincerely,

Joel Rojas

Director of Planning, Building, and

Code Enforcement

CC:

Project Planner Takata Landscape

N \GROUP\PLANNING\FORMS\SUBMIT.LET

RECEIVED

DEC 0 7 1998

PLANNING, BUILDING & CODE ENF.



DEPARTMENT OF PLANNING, BUILDING, AND CODE ENFORCEMENT

GRADING APPROVAL APPLICATION NUMBER # 2080

APPLICANT/CONTRACTOR:
TAKATA LANDSCAPE (JIM TAKATA)
(Name)
24212 S. ESHELMAN AVE.
(Address)
LOMITA CA 90717
Telephone: Home
LANDOWNER:
MR. & MRS, MOROMISATO (Name)
2822 VISTO MESA DR.
(Address) Telephone: Home Work
Lot and Tract No:
Project Location: 2822 VISTA MESA DR.
Project Description: RETAINING WALL & GRADING (EXCAVATION)
General Information: HOUSE
General Information: ALL. 32 1. Maximum height of project, measured from top to lowest foundation wall to ridge.
2. Maximum height of project above finished grade.
120 3. Square footage of project. (Building footprint) 60 Long Roversus
QUERALL 120 SQ FT. WALL 18 22 24 " SE 16"
30940 HAWTHORNE BOLLI EVARD / RANCHO PALOS VERDES CA 90375-5301

DEPT. NO (310) 377-6008 FAX NO. (310) 377-8659

MAIN CITY HALL NO. (310) 377-0360 FAX NO. (310) 377-9868

,	NONE 4.	If addition, square footage of existing structure (including any covered or enclosed patios).
	1440 5.	Square footage of driveways and parking areas.
	10432 \$ 6.	Square footage of lot.
	7.	Percentage of existing open space.
	_100 OPE18.	Percentage of open space after development.
	Grading Information	1
U		Maximum depth of cut.
	8 YDS 2.	Cubic yards of cut.
,	NONE	A. Under the building (excluding footings).
	NONE	B. Outside of building footprint.
	3,2" 3.	Maximum height of fill.
_	4.	Cubic yards of fill. TRANSPORTED OFF-SITE
`	NONE	A. Under the building.
	NONE	B. Outside of building footprint.
:	5.	Total volume of earth to be moved.
	NONE	A. Under the building (sum of lines 2A & 4A).
	NONE	B. Outside of building footprint (sum of lines 2B & 4B).
	2 70/ 6.	Maximum percentage of created slopes.
	2 TO 1 7.	Total average slope of site.
	6 FT, 8.	Maximum height of downslope retaining wall.
	<i>32''</i> 9.	Maximum height of upslope retaining wall.
		DRIVE A 9 PT.
		400/RES= Page 6 3211

DANIN TO STRICT Maximum percentage grade of driveway. SLOPE, 50% 11. Maximum percentage of existing slope.	
SLOPE 50% 11. Maximum percentage grade of driveway.	
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 Publi Works Department prior to issuance of construction permits.	С
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.	s
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.	
CONTRACTORS PLEASE READ AND INITIAL OG 1939 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: 11/24/98 Dated: 11/24/98	
Staff Signature:	
Date Received:	
LOT TYPE: Upslope Downslope Pad	

N:\GROUP\PLANNING\FORMS\APPLICAT\GRADING,APP

RANCHO PALOS VERDES RECEIVED OF

30940 HAWTHORNE BOULEVARD RANCHO PALOS VERDES, CA 90275-5391 (310) 377-6008 • FAX (310) 377-8659

DATE: PAYER:	0.43 63		TELEPHONE:	
ADDRESS: 24212 5 . ESHOU	MAN M	CITY:	MITA CA. ZIP: 9071	2
JOB OWNER: MR. HMS. MOROM	SATO	JOB ADDR OR TRACT	NO : 2822 VISTA MESA DR	B132210 SANTS 399,1
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MEMORANDUM

TO:

FINANCE DEPARTMENT

FROM:

BUILDING AND SAFETY

DATE:

OCTOBER 19, 1998

SUBJECT:

GEOLOGY TRUST DEPOSIT REFUND - 2822 VISTA MESA DR

TRUST DEPOSIT NUMBER:

Geo TD 2719

OWNER'S NAME:

Moromisato

PROJECT LOCATION:

2822 Vista Mesa Dr

LAST BILLING DATE:

6/96

SEND REFUND TO:

Moromisato

2822 Vista Mesa Drive

Rancho Palos Verdes, CA 90275

FEE RECEIPT FORM

3201

30940 HAWTHORNE BOULEVARD RANCHO PALOS VERDES, CA 90275-5391 (310) 377-6008 • FAX (310) 377-8659

ADDRESS: JOB OWNER: OWNER'S ADDRESS:	- mai A	CITY:	ESS NO.: 2227 Jan	ZIP: 901	7 D1_ \$A CH	9*# 32220 MT* 195.00 EK 195.00 35A000 16:37
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FEE RECEIPT FORM

RANCHO PALOS VERDES
RECEIVED OF

IOB OWNED: SHARROW J. MOVOWISCHO

JOB ADDRESS 2822 DISTAINES A DR.

OWNER'S ADDRESS 2822 VISTA MESA DR.

VALIDATION (OFFICE USE ONLY)

04/18/96 RPV

D802052 \$AMT\$ 900.00

30940 HAWTHORNE BOULEVARD RANCHO PALOS VERDES, CA 90275-5391 (310) 377-6008 FAX (310) 377-8659

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RECORDING REQUESTED BY:

City of Rancho Palos Verdes

WHEN RECORDED RETURN TO:

City of Rancho Palos Verdes
Planning, Building, and Code Enforcement
30940 Hawthorne Boulevard
Rancho Palos Verdes, CA 90275
NO RECORDING FEE PURSUANT TO
GOVERNMENT CODE SECTION 27383

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

10:41 AM MAR 14 1996

FREE 15

COVENANT TO MAINTAIN PROPERTY TO PROTECT VIEWS

Conditional Use Permit, Variance, Height Variation, Building Permit, or other entitlement to construct a structure or to add livable area to a structure.

WHEREAS, FRED MOROMISA	TO and SHARRON J	T. MORONISTO
(hereinafter "Owners") is/are the Owner(s) of the 2822 Vista Mesa		
more fully described as Lot 42 of Tract Verdes as per Book 7561	No. 20802 in the City	y of Rancho Palos
그 생각이 하지막 생각이 있다면 하는 사람이 되었다. 그 그리고 아니라 아니는 사람이 되었다면 하는데 그리고 살아왔다.	ne County of Los Angeles	
whereas, Owners have received	SPR# 7797	
permit from the City of Rancho Palos Verdes WHEREAS, the City is the owner of	(the "City"); and	Drive, which
is adjacent to the Property; and WHEREAS, in order to satisfy the property.	rovisions of Section 17	.02.040B.4. of the

WHEREAS, in order to satisfy the provisions of Section 17.02.040B.4. of the Rancho Palos Verdes Municipal Code, said permit contains a condition requiring Owners to agree to maintain all trees and other foliage on the Property in a manner so as to protect views from other properties in a manner consistent with Municipal Code Section 17.02.040B.4.; and

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

NOW, THEREFORE, in consideration of the City's approval of SPR 7797 permit, Owner(s) hereby agree as follows:

- 1. Owner(s) covenants and agrees to keep and maintain all trees and foliage on the Property to prevent such trees and foliage from growing to a height that exceeds the lesser of (a) sixteen feet, or (b) the ridge line of the primary structure on the Property, to the extent such foliage and trees would impair a view from the viewing area of other property. To this end, Owners covenant and agree to trim, prune, or (if necessary) remove, in accordance with the provisions of Municipal Code Section 17.020.040B.4. as needed from time to time, all trees and foliage on the Property to prevent such trees and foliage from exceeding such maximum height to the extent such foliage would impair a view from the viewing area of other property.
- 2. For purposes of this Covenant, a view shall be defined as follows and shall include both "near views" and "far views":
- (a) A "near view" is defined as a scene located on the Palos Verdes Peninsula including, but not limited to a valley, ravine, equestrian trail, pastoral environment or any natural setting.
- (b) A "far view" is defined as a scene located off of the Palos Verdes Peninsula including, but not limited to the ocean, Los Angeles basin, city lights at night, harbor, Vincent Thomas Bridge, shoreline, or offshore islands.
- (c) View shall not include vacant land that is developable under the City Code, distant mountain areas not normally visible, nor the sky, either above distant mountain areas or above the height of offshore islands.
- (d) View may extend in any horizontal direction (360 degrees of horizontal arc) and shall be considered as a single view even if broken into segments by foliage, structures or other interference.

- 3. For the purposes of this Covenant, "viewing area" shall be defined in a manner consistent with the provisions of Municipal Code Section 17.02.040 A. 16., which provisions are summarized below:
- (a) The area of the structure (excluding bathrooms, hallways, garages, or closets) or lot (excluding setback areas) where the Owners and the City determine the best and most important view exists. The finished floor elevation of any viewing area must be at or above existing grade adjacent to he exterior wall of the part of the building nearest to the viewing area.
- 4. This Covenant shall run with the land and shall be burden upon the Property and shall be for the benefit of all real property located in the City of Rancho Palos Verdes, County of Los Angeles, State of California, including but not limited to Vista Mesa Drive owned by the City, which is adjacent to the Property.
 - 5. This Covenant may be enforced only by the following persons or entities:
- (a) The City of Rancho Palos Verdes, its successors-in-interest and its assigns; or
- (b) The owner of any residential real property in the City of Rancho Palos Verdes whose view from the viewing area of the structure is impaired by trees or foliage in excess of the maximum height specified above in Section 1 of this Covenant.
- 6. Notwithstanding anything provided herein to the contrary, the burdens of this Covenant may be terminated and abandoned by the City Council of City at any time by execution and recordation of a notice abandoning this Covenant.
- 7. The covenants and obligations of Owners contained in this instrument shall be binding upon Owners, their successors and assigns, only during their respective periods of ownership of the Property.
- This instrument contains the entire agreement of the Owners relating to the rights herein granted and the obligations herein assumed. Any oral representations or modifications concerning this instrument shall be of no force or effect except for a subsequent modification in writing signed by the then current Owner(s) or a termination

4

thereof executed by the City.

- 9. In the event of any controversy, claim, or dispute relating to this instrument or the breach thereof, the prevailing party shall be entitled to recover from the losing party reasonable attorney's fees and costs.
- 10. In the event that there is more than one individual owner of the Property, the obligations set forth herein shall be the joint and several obligations of each Owner.

IN WITNESS WHEREOF, the undersig	gned have executed this Covenant	t to Maintain
Property to Protect Views as of the 12th	day of February	_, 1996
Sharron Moronixelo	d	
SHARRON J. MOROMISATO		
(Type or Print Name Under Signature)		
Just Mowment		
(Type or Print Name Under Signature)		
Accepted and Acknowledged:		
(Authorized City Representative)	2 <u>Flb. 12, 19</u> Date	76
assistant Plan	ner	

M:\USERS\CARLAM\WPWIN60\COVENANT.VIE

California	
State of California	
county of Xos angelis	
On 2/12/96 before me,	SARA FERDMAN NOTARY PUBLIC'
personally appeared Sharm + NAME(S) OF	Ful Moromisato
personally known to me - OR -	proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he/she/their authorized capacity(ies), and that by his her/their signature(s) on the instrument the person(s) or the person(s) acted, executed the instrument.
SARA FERDMAN COMM. # 991965 Notary Public — California	TNESS my hand and official seal.
LOS ANGELES COUNTY My Comm. Expires APR 19, 1997	SIGNATURE OF NOTARY
LOS ANGELES COUNTY	
LOS ANGELES COUNTY My Comm. Expires APR 19, 1997 OPTIC Though the data below is not requ	ONAL uired by law, it may prove valuab
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Though the data below is not required to persons relying on the document attachment to this form. CAPACITY CLAIMED BY SIGNER INDIVIDUAL CORPORATE OFFICER	DESCRIPTION OF ATTACHED DOCUMENT Covenant to maintain Property to Protect Views TITLE OR TYPE OF DOCUMENT
Though the data below is not required to persons relying on the document attachment to this form. CAPACITY CLAIMED BY SIGNER INDIVIDUAL CORPORATE OFFICER TITLE(S) PARTNER(S) LIMITED	DESCRIPTION OF ATTACHED DOCUMENT Covenant to maintain Property to Protect
Though the data below is not required to persons relying on the document attachment to this form. CAPACITY CLAIMED BY SIGNER INDIVIDUAL CORPORATE OFFICER TITLE(S) PARTNER(S) LIMITED GENERAL ATTORNEY-IN-FACT TRUSTEE(S) GUARDIAN/CONSERVATOR OTHER:	DESCRIPTION OF ATTACHED DOCUMENT Covenant to maintain Property to Protect Views TITLE OR TYPE OF DOCUMENT
Though the data below is not required to persons relying on the document attachment to this form. CAPACITY CLAIMED BY SIGNER INDIVIDUAL CORPORATE OFFICER TITLE(S) PARTNER(S) LIMITED GENERAL ATTORNEY-IN-FACT TRUSTEE(S) GUARDIAN/CONSERVATOR	DESCRIPTION OF ATTACHED DOCUMENT Covenant to maintain Property to Protect Views TITLE OR TYPE OF DOCUMENT



CITY OF RANCHO PALOS VERDES PLANNING CLEARANCE

Page of

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

PROJECT LOCATION				
PROJECT NO.: SPR 7797 PAMINISTERIAL DISCRETIONARY PROJECT DESCRIPTION: 384 Sq. ft addition Approval is granted subject to the following conditions: Nax ht. of addition shall not exceed 16 feet as measured from the high elevation covered from structure, as shown on approved plans Coverant to Protect News Shall be submitted (done in 2/12/56).	PROJECT	LOCATION 2822 V	ista Mesa Dr.	LOT NO.: TRACT NO.:
Approval is granted subject to the following conditions: Mays ht. of ordition shall not exceed 16 feet as measured from the high elevation covered from structure, as shown in approved plans. Coverant to Protect News Shall be submitted (done in 2/12/16).	OWNER'S	NAME/ADDRESS Fred	T. Moromisat	70
Approval is granted subject to the following conditions: Nax ht. of addition shall not exceed 16 feet as measured from the high elevation covered from structure, as shown on approved plans. Coverant to Protect News Shall be submitted (done in 2/12/56).	PROJECT	NO .: SPR 77	97	MINISTERIAL □ DISCRETIONARY
Approval is granted subject to the following conditions: Nax ht. of addition shall not exceed 16 feet as measured from the high elevation covered from structure, as shown on approved plans. Coverant to Protect News Shall be submitted (done in 2/12/56).	PROJECT	DESCRIPTION: 384 S	sq. ft addition	
Povenant to Protect Views shall be submittled (done in 2/12/16).				
overant to Protect News Shall be Submittled (dure in 2/12/56).	lax ht. of	oddition shall not in covered from str	exceed 16 feet where, as shown	t as measured from the high
	2	1 0 tot Mouse of	hall be submitted	Pod (done on 2/12/86).
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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.			e on the with the Hainn	ing, building, and code Emoreement
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*THIS APPROVAL SHALL BE NULL AND VOID AFTER 180 DAYS FROM THE DATE NOTED 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.

SITE PLAN REVIEW AN	PPLICATION NUMBER
APPLICANT/CONTRACTOR:	LANDOWNER:
(Name): FRED T MORDMISA	(Name): FRED T. MOROMISATO
	(Address): 2822 DISTA MESA DR
and the state of the	7275 RANCHO ANOS VERDES, CA 90275
Phone: Work: (8%) <u>266-5848</u> Home: (316) <u>548-648</u> 4	ان محقود المراجع
Project Location: 3822 17514 A	MESA DR. Rancho PU, CA. 90215
Project Description: Room ADDIT	
GENE	RAL INFORMATION
Existing Development 2507 1. Square footage of enclosed patios and	existing structure <u>footprint</u> (including any covered or I garage).
1090 1440 1 2 Square footage of c	Iriveways and parking areas.
10,432 0 3. Square footage of le	ot.
3597 3.947 4. Square footage of e	existing lot coverage [line 1 + line 2].
34.5 41.8% 5. Percentage of exist	ing open space. [100% - (line 4 divided by line 3)].
(၅၆) ∕ခ Proposed Development	to a manage and the state of the state of the state of
	project, measured from the highest point of existing ne structure to ridge.
7. Maximum height of to the lowest found	project, measured from the finished grade adjacent ation to ridge.
8. Square footage of page 4. First Story =	proposed new floor area.
	= 1/A
<u>394</u> 9. Square footage of	proposed new structure <u>footprint</u> .
1010 1440 10. Square footage of	driveways and parking areas.
3981 433 11. Square footage of	new lot coverage [line 1 + line 9 + line 10].

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

Total volume of earth to be mo	ved (sum of cut and fill, in cubic yards).
Maximum height of fill.	
Maximum depth of cut.	
If any aspect of the proposed project involves cubic yards or greater, a 3 foot cut or greater,	earth movement (sum of cut and fill) of 20
Application is required.	of a 5 foot fill of greater, a separate creating
Removal of Foliage as Condition of Permit	Issuance
Projects involving 120 square feet of area or re (room expansions, additions) or involve a stru- space and viewing area (decks, covered pation Foliage as Condition of Permit Issuance" require property owner's preferable option for satisfying application instructions for an explanation of the	octure which can be used as a gathering os), are subject to the City's "Removal of uirements. Please indicate below the ng these requirements. Please refer to the
Not Applicable	
Foliage Analysis of the subjec	t property (\$110 fee)
X Submittal of a Landscape Cov	renant (\$35 fee)
Public Right-Of-Way Encroachment	
Does the project involve any work, activity, or public drainage structure?	and the second of the second o
If so, you must obtain approval from the Publiconstruction permits.	lic Works Department prior to issuance of
I HEREBY CERTIFY, under penalty of perjur submitted with this application are true and c	y, that the information and materials correct.
and	And Moroment
TOP OF THE STATE O	Signature of Landowner
Dated:	Dated: FEB 12 1996
CONTRACTORS PLEASE READ AND INIT	TAL:
I UNDERSTAND that in order to perform wo business license <u>must</u> be obtained from the building permit from the Building and Safety	City's Finance Department prior to obtaining a
building permit from the building and early	(initials)

FEE RECEIPT FORM

RANCHO PALOS VERDES

30940 HAWTHORNE BOULEVARD RANCHO PALOS VERDES, CA 90275-5391 (310) 377-6008 FAX (310) 377-8659

[DATE: 2/12/96 PAYER: PAYER: T. MORON ISATO TELEPHONE: 310)548-6484							
1	ADDRESS: 2822 DISTA MESA DR. CITY: RAW HO PALOS LEROIS ZIP: 90275 9*							
J	JOB OWNER:		JOB ADDR OR TRACT	NO: \$AMT\$ 605.88				
OWNER'S ADDRESS: 2822 U157A MESA DR. R.P.V. 90715 VALIDATION (OFFICE USE ONLY) VALIDATION (OFFICE USE ONLY) *AMT \$ D132230								
-	RECEIPT FOR	AMOUNT	ACCOUNT OR TRUST FUND	RECEIPT FOR AMOUNT ACCOUNT OR TRUST FUND				
	PLANNING APPLICATION(S) # # # # # # # #	65.00	1-35510	PLAN CHECK FEE ALL TYPE 4605 88 132310				
	RESEARCH FEES Address File Geology File Radius Map Other:			TRUST DEPOSIT				
	Document/Printing			ENVIRONMENTAL EXCISE TAX				
	Covenant Processing VICTU	35.00	H32230	Cash Deheck No. 5899 TOTAL: # 70588				
	Penalty (\$ x 2)		-	Deheck No.				

Received by

Calculated by