FILE CONTROL SHEET

PROPERTY	ADDRESS
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3750 VIGILANCE

APP. NO.	PROJECT DESCRIPTION	ACTION TAKEN	DATE CLEARED
APP. NO. 2011/2016-	PROJECT DESCRIPTION 1,306 & Add from 150% Dono to SFR	ACTION TAKEN Pirector Approx	12/20/2017
14 gil			
	•		

COMMUNITY DEVELOPMENT DEPARTMENT

May 31, 2017

Phu Nguyen 3750 Vigilance Drive Rancho Palos Verdes, CA 90275

SUBJECT:

SITE PLAN REVIEW WITH NEIGHBORHOOD COMPATIBILITY AND FOLIAGE

ANALYSIS

CASE NO. ZON2016-00510 3750 VIGILANCE DRIVE

Dear Phu Nguyen,

As you are aware, your application has been deemed incomplete on January 13, 2017 due to insufficient information. Attached is the list of additional information/requirements that must be supplied to the City before Staff can deem your application complete and begin processing.

Additionally, your application has been reassigned to me as Ms. Lugo is no longer with the City. I look forward to working with you. If you have questions, or would like to discuss your project in further detail, please feel free to contact me at (310) 544-5225 or ianaya@rpvca.gov.

Sincerely,

Irving Ahaya

Assistant Planner

CC:

Ara Mihranian, Director of Community Development

So Kim, Deputy Director/Planning Manager

Project File

Additional Information/Requirements:

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

- 1. As more than 50% of the existing walls are proposed to be demolished, a geotechnical report must be reviewed and conceptually approved by the City Geologist before the application can be deemed complete. Please contact the Building and Safety Division for more information 310-541-7244.
- 2. Please submit three (3) full-size sets of plans once the in-concept approval is received from Building and Safety.
- 3. As required by the Neighborhood Compatibility application, a silhouette shall be erected, certified by a licensed architect or engineer, depicting the proposed project. Once the silhouette has been constructed, please submit the required Silhouette Certification Form that was included with the original application.

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

- Due to the fact that you are adding new habitable area, review of your plans will be required by LA County Fire. Given the number of requirements imposed by the LA County Fire, Staff would recommend that you submit your plans to the Fire Prevention Division at the County of Los Angeles Fire Department, located at 4475 W. El Segundo Blvd., Hawthorne, CA 90250-4411 to ensure that you are aware of their requirements. You can call them at (310) 973-3044 to discuss submittal requirements.
- 2. As your project includes an addition over 120 square feet in area, a foliage analysis is required. Staff will conduct a foliage analysis as part of the project analysis. This may require the trimming of trees throughout your property prior to issuance of a Building Permit.
- 3. As your project includes an addition over 25% (1,125 SF proposed) of the original square footage of the residential structure, Neighborhood Compatibility Analysis is required as part of the project analysis in terms of architectural design, bulk and scale to the surrounding neighborhood.

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



November 9, 2017

RANCHO PALOS VERDES COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE

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

SITE PLAN REVIEW WITH NEIGHBORHOOD COMPATIBILITY (CASE NO. ZON2017-00156): A request to demolish 65% of the existing single-family residence to accommodate the construction of 1,306ft² of single-story additions to the front, side, and rear façades. The request includes a new roof increasing the overall structure height from 15' to 16.6' (as measured from lowest adjacent grade to the top of the highest roof ridgeline), one new skylight, an interior remodel, a new a/c unit in the west side yard, façade remodel, and ancillary site improvements.

LOCATION:

3750 Vigilance Drive

APPLICANT/LANDOWNER:

Phu Thanh Nguyen

Pursuant to the provisions of the Rancho Palos Verdes Municipal Code (RPVMC), no public hearing is required for this project. However, Section 17.02.030.B of the RPVMC requires a finding of "Neighborhood Compatibility" for the proposed addition. In making such a finding, the City will review the proposed project relative to the following criteria for the immediate neighborhood: 1) scale of surrounding residences; 2) architectural style and materials; and 3) front, side, and rear yard setbacks.

The reason you are receiving this notice is because your property is located within 500' of the proposed project. A temporary frame structure (silhouette) has been constructed on the project site outlining the height and bulk of the proposed project. This frame will be in place throughout the duration of the public comment period to better assist you and the City in assessing any potential project impacts. Only those who have submitted written comments will receive notification of the decision.

If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to Associate Planner, Irving Anaya by Monday, November 27, 2017. By doing so, you will ensure that your comments are taken into consideration for the staff analysis of the project. Please note that written materials, including emails, submitted to the City are public records and may be posted on the City's website. Accordingly, you may wish to omit personal information from your written materials as it may become part of the public record. Only those who have submitted written comments will receive notification of the decision. The Director's decision may then be appealed, in writing, to the Planning Commission.

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

Please note that City Hall offices will be closed on Thursday, November 23 and Friday, November 24, 2017 in observance of Thanksgiving Holiday.

If you have any questions regarding this application, please contact Irving Anaya at (310) 544-5225 or yia-email_at_ianaya@rpvca.gov for further information.

Ara Mihranian, AICP

Director of Community Development

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 in written correspondence delivered to the City of Rancho Palos Verdes during the public review period described in this notice.

PLEASE PUBLISH IN THE PENINSULA NEWS ON THURSDAY, NOVEMBER 9, 2017.

COMMUNITY DEVELOPMENT DEPARTMENT

May 24, 2017

Phu Nguyen 3750 Vigilance Drive Rancho Palos Verdes, CA 90275

SUBJECT:

SITE PLAN REVIEW WITH NEIGHBORHOOD COMPATIBILITY AND FOLIAGE

ANALYSIS

CASE NO. ZON2016-00510 3750 VIGILANCE DRIVE

Dear Phu Nguyen:

As you are aware, your application has been deemed incomplete on January 13, 2017 due to insufficient information. Attached is the list of additional information/requirements that must be supplied to the City before Staff can deem your application complete and begin processing.

Additionally, your application has been reassigned to me as Ms. Lugo is no longer with the City. I look forward to working with you. If you have questions, or would like to discuss your project in further detail, please feel free to contact me at (310) 544-5225 or ianaya@rpvca.gov.

Sincerely.

CC:

Irving Anaya/
Assistant Planner

Assistant Flanner

Ara Mihranian, Director of Community Development

So Kim, Deputy Director/Planning Manager

Project File

Additional Information/Requirements:

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

- 1. As more than 50% of the existing walls are proposed to be demolished, a geotechnical report must be reviewed and conceptually approved by the City Geologist before the application can be deemed complete. Please contact the Building and Safety Division for more information 310-541-7244.
- 2. Please submit three (3) full-size sets of plans once the in-concept approval is received from Building and Safety.
- 3. As required by the Neighborhood Compatibility application, a silhouette shall be erected, certified by a licensed architect or engineer, depicting the proposed project. Once the silhouette has been constructed, please submit the required Silhouette Certification Form that was included with the original application.

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

- Due to the fact that you are adding new habitable area, review of your plans will be required by LA County Fire. Given the number of requirements imposed by the LA County Fire, Staff would recommend that you submit your plans to the Fire Prevention Division at the County of Los Angeles Fire Department, located at 4475 W. El Segundo Blvd., Hawthorne, CA 90250-4411 to ensure that you are aware of their requirements. You can call them at (310) 973-3044 to discuss submittal requirements.
- 2. As your project includes an addition over 120 square feet in area, a foliage analysis is required. Staff will conduct a foliage analysis as part of the project analysis. This may require the trimming of trees throughout your property prior to issuance of a Building Permit.
- 3. As your project includes an addition over 25% (1,125 SF proposed) of the original square footage of the residential structure, Neighborhood Compatibility Analysis is required as part of the project analysis in terms of architectural design, bulk and scale to the surrounding neighborhood.

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



RANCHO PALOS VERDES

30940 HAWTHORNE BOULEVARD RANCHO PALOS VERDES, CA 90275-5391

ADDRESS CORRECTION REQUESTED

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Phu Nguyen 3750 Vigilance Drive Rancho Palos Verdes, CA 90275

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Certification of Acceptance of Project Conditions of Approval

Project:

ZON2016-00510

Project Location:

3750 Vigilance Drive

Approval Date:

December 20, 2017

I, Phu Thanh Nguyen, the property owner(s) for the above-mentioned project, hereby certify that I have read, understand, and accept all conditions of approval contained in Exhibit "A".

Signature of Property Owner

Date

Note: This certification must be signed and returned to the Community Development Department (Attn: Irving Anaya) at 30940 Hawthorne Boulevard, Rancho Palos Verdes, CA 90275. Failure to provide this certification within 90-days following the date of approval or prior to Building & Safety Division's Plan Check submittal, whichever comes first, shall render the approval null and void.



December 20, 2017

NOTICE OF DECISION

NOTICE IS HEREBY GIVEN that the Director of Community Development of the City of Rancho Palos Verdes has **approved**, **with conditions**, a request for a Site Plan Review application to demolish 65% of the existing single-family residence to accommodate the construction of 1,306ft² single-story additions, interior remodel, and additional ancillary site improvements, subject to the Conditions of Approval contained in the attached Exhibit "A" (Case No. ZON2016-00510).

LOCATION: 3750 Vigilance Drive

APPLICANT/PROPERTY OWNER: Phu Thanh Nguyen

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 approval date, or by 5:30 PM on Monday, January 15, 2018. A \$2,275.00 appeal fee must accompany any appeal letter. If no appeal is filed in a timely manner, the Director's decision will be final at 5:30 PM on Monday, January 15, 2018.

If you would like the opportunity to review the approved plans, they are on file in the Community Development Department at 30940 Hawthorne Boulevard, Rancho Palos Verdes, and are available for review from 7:30 AM to 5:30 PM Monday through Thursday, and from 7:30 AM to 4:30 PM Friday. Please note that City Hall offices will be closed between Monday, December 25, 2017 and Monday, January 1, 2018 in observance of the holidays.

If you have any questions regarding this application, please contact Irving Anaya, Associate Planner at (310) 544-5225 or via e-mail at ianaya@rpvca.gov for further information.

Ara Mihranian, AICP

Director of Community Development

Enclosure:

Exhibit A-Conditions of Approval

Cc: 3745 Vigilance Drive, Rancho Palos Verdes, CA 90275

Project File

EXHIBIT "A" CONDITIONS OF APPROVAL CASE NO. ZON2016-00510 (SITE PLAN REVIEW)

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 Exhibit "A". Failure to provide said written statement within ninety (90) days following the date of this approval shall render this approval null and void.
- 2. The Applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, lawsuits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures) (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project.
- 3. Prior to conducting any work in the public right of way, such as for curb cuts, dumpsters, temporary improvements and/or permanent improvements, the Applicant shall obtain an encroachment permit from the Director of Public Works.
- 4. Approval of this permit shall not be construed as a waiver of applicable and appropriate zoning regulations, or any Federal, State, County and/or City laws and regulations. Unless otherwise expressly specified, all other requirements of the City of Rancho Palos Verdes Municipal Code shall apply.
- 5. Pursuant to Section 17.78.040, the Director of Community Development is authorized to make minor modifications to the approved plans and any of the conditions of approval if such modifications will achieve substantially the same results as would strict compliance with the approved plans and conditions. Substantial changes to the project shall be considered a revision and require approval by the final body that approved the original project, which may require new and separate environmental review and public notification.
- 6. The project development on the site shall conform to the specific standards contained in these conditions of approval or, if not addressed herein, shall conform to the residential development standards of the City's Municipal Code, including but not limited to height, setback and lot coverage standards.
- 7. Failure to comply with and adhere to all of these conditions of approval may be cause to revoke the approval of the project pursuant to the revocation procedures contained in Section 17.86.060 of the City's Municipal Code or administrative citations as described in Section 1.16 of the City's Municipal Code.
- 8. If the Applicant has not submitted an application for a building permit for the approved project or not commenced the approved project as described in Section 17.86.070 of the City's Municipal Code within 180 days of the final effective date of this Notice of Decision, approval

of the project shall expire and be of no further effect unless, prior to expiration, a written request for extension is filed with the Community Development Department and approved by the Director. 9. In the event that any of these conditions conflict with the recommendations and/or requirements of another permitting agency or City department, the stricter standard shall apply. 10. Unless otherwise designated in these conditions, all construction shall be completed in substantial conformance with the plans stamped APPROVED by the City with the effective date of this approval. 11. This approval is only for the items described within these conditions and identified on the stamped APPROVED plans and is not an approval of any existing illegal or legal non-conforming structures on the property, unless the approval of such illegal or legal non-conforming structure is specifically identified within these conditions or on the stamped APPROVED plans. 12. The construction site and adjacent public and private properties and streets shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes. Such excess material may include, but not be limited to: the accumulation of debris, garbage, lumber, scrap metal, concrete asphalt, piles of earth, salvage materials, abandoned or discarded furniture, appliances or other household fixtures. 13. All construction sites shall be maintained in a secure, safe, neat and orderly manner, to the satisfaction of the City's Building Official. All construction waste and debris resulting from a construction, alteration or repair project shall be removed on a weekly basis by the contractor or property owner. Existing or temporary portable bathrooms shall be provided during construction. Portable bathrooms shall be placed in a location that will minimize disturbance to the surrounding property owners, to the satisfaction of the City's Building Official. 14. Construction projects that are accessible from a street right-of-way or an abutting property and which remain in operation or expect to remain in operation for over 30 calendar days shall provide temporary construction fencing, as defined in Section 17.56.050(C) of the Development Code. Unless required to protect against a safety hazard, temporary construction fencing shall not be erected sooner than 15 days prior to commencement of construction. 15. Permitted hours and days for construction activity are 7:00 AM to 6:00 PM, Monday through Friday, 9:00AM to 5:00PM on Saturday, with no construction activity permitted on Sundays or on the legal holidays specified in Section 17.96.920 of the Rancho Palos Verdes Development Code. During demolition, construction and/or grading operations, trucks shall not park, queue and/or idle at the project site or in the adjoining street rights-of-way before 7AM Monday through Friday and before 9AM on Saturday, in accordance with the permitted hours of construction stated in this condition. When feasible to do so, the construction contractor shall provide staging areas on-site to minimize off-site transportation of heavy construction equipment. These areas shall be located to maximize the distance between staging activities and neighboring properties, subject to approval by the building official. Exterior residential lighting shall comply with the standards of Section 17.56.030 of the Rancho 16. Palos Verdes Development Code. No outdoor lighting is permitted where the light source is directed toward or results in direct illumination of a parcel of property or properties other than that upon which such light source is physically located. 17. For all grading, landscaping and construction activities, the Applicant shall employ effective dust control techniques, either through screening and/or watering.

18. This approval shall allow the demolition of 65% of the existing interior and exterior walls or existing square footage. 19. PRIOR TO ISSUANCE OF BUILDING PERMITS all applicable soils/geotechnical reports, if required by the Building and Safety Division, shall be approved by the City's Geologist. 20. If construction projects that are accessible from a street right-of-way or an abutting property and which remain in operation or expect to remain in operation for over 30 calendar days, the Applicant shall provide temporary construction fencing, as defined in Section 17.56.050(C) of the Development Code. 21. Maximum hardscape coverage within the 20-foot front-yard setback area shall not exceed 50%. 22. Roof eaves may project into the required setback not more than six inches for each foot of the required setback; provided that there are no vertical supports within the required setback areas. **Project Specific Conditions:** 23. This approval allows the construction of 1,306ft² additions and site improvements to an existing single-family residence resulting in a total structure size of 3,738ft² (garage included) consisting of: A. 1,126ft² along the rear and east façade; B. 180ft² along the front façade; C. Façade remodel; D. Install one skylight on the roof; E. New AC unit along west façade. BUILDING AREA CERTIFICATION REQUIRED, to be provided by a licensed land surveyor or civil engineer PRIOR TO THE FRAMING INSPECTION. 24. The height of the approved addition shall be as depicted on the stamped APPROVED plans and in no case shall the maximum height extend above a height of 16.63', as measured from the lowest finished grade covered by the structure (elev. 92.64') to the highest roof ridgeline (elev. 109.27'); and a height of 15.68' as measured from the highest elevation of the existing grade covered by the structure (elev. 93.59') to the highest roof ridgeline (elev. 109.27'). BUILDING HEIGHT CERTIFICATION REQUIRED, to be provided by a licensed land surveyor or civil engineer PRIOR TO ROOF SHEATHING INSPECTION, based on the above mentioned instructions. 25. Unless modified by the approval of future planning applications, the approved project shall maintain a maximum of 42% lot coverage. 26. The approved additions shall maintain minimum setbacks of 20' front, 36'-4" rear, 24' east side, and 9'-7" west side yard (9'-7" proposed). BUILDING SETBACK CERTIFICATION REQUIRED, shall be provided by a licensed land surveyor or civil engineer PRIOR TO FOUNDATION FORMS INSPECTION. 27. The proposed A/C unit shall comply with the required side and/or rear setbacks.



December 20, 2017

Phu Thanh Nguyen 3750 Vigilance Drive Rancho Palos Verdes, CA 90275

SUBJECT: SITE PLAN REVIEW WITH NEIGHBORHOOD COMPATIBILITY

CASE NO. ZON2016-00510 3750 VIGILANCE DRIVE

Dear Applicant:

On December 20, 2017, the Director of Community Development conditionally approved a request for a Site Plan Review application to demolish 65% of the existing single-family residence to accommodate the construction of 1,306ft² single-story additions, interior remodel, and additional ancillary site improvements, subject to the Conditions of Approval contained in the attached Exhibit "A" (Case No. ZON2016-00510).

Enclosed is a copy of the Notice of Decision, Staff Report and Exhibit 'A' Conditions of Approval for your files.

Additionally, I have enclosed the Certification of Acceptance of Project Conditions of Approval. This certification shall be signed and returned to the Planning Department.

If you have any questions, please feel free to call me at (310) 544-5225.

Sincerely

irving Anaya

Associate Planner

cc: Project File



MEMORANDUM

TO: ARA MIHRANIAN, DIRECTOR OF COMMUNITY DEVELOPMENT

FROM: IRVING ANAYA, ASSOCIATE PLANNER

DATE: DECEMBER 20, 2017

SUBJECT: SITE PLAN REVIEW (CASE NO. ZON2016-00510) FOR PROPERTY

LOCATED AT 3750 VIGILANCE DRIVE (APPLICANT/LANDOWNER:

PHU THANH NGUYEN)

RECOMMENDATION

Approve a Site Plan Review to demolish 65% of the existing single-family residence to accommodate the construction of 1,306ft² single-story additions, interior remodel, and additional ancillary site improvements, subject to the Conditions of Approval contained in the attached Exhibit "A".

BACKGROUND

On October 21, 2016, the Applicant submitted a Site Plan Review application, requesting approval to demolish 65% of the existing residence, 1,306ft² of single-story additions, interior remodel, and additional ancillary site improvements.

On November 8, 2016, after reviewing the initial submittal of the project plans and application, Staff deemed the application incomplete due to missing information and lack of an in-concept approval from the City's Geologist. After submittal of additional information on several occasions, Staff deemed the application complete for processing on November 1, 2017, setting the action deadline to December 31, 2017.

On November 9, 2017, a public notice was mailed to all property owners within a 500-foot radius and published in the *Palos Verdes Peninsula News*. Staff received one correspondence in response to the public notice which is attached and discussed under the "Code Consideration and Analysis" Section below.

SITE DESCRIPTION

The subject property is a 13,460ft² pad lot, improved with a 2,012ft² single-story residence with a 420ft² attached garage (2,432ft² total existing). The subject site is surrounded by single family residences and the General Plan land use and zoning designations are Residential 2-4 D.U./AC and Single-Family Residential 3 D.U./AC (RS-3), respectively.

December 20, 2017

PROJECT DESCRIPTION

The proposed project is a request for the following:

• Demolish 65% of the existing interior and exterior walls;

- Construct 1,306ft² of single-story additions (1,126ft² along the rear and east façades and 180ft² along the front façade) resulting in a total structure size of 3,738ft² (garage included);
- Façade remodel;
- Install one skylight on the roof;
- New AC unit along the west façade.

The proposed structure will be 15.68' in height, as measured from the highest elevation of the existing grade covered by the structure (elev. 93.59') to the highest roof ridgeline (elev. 109.27'); and 16.63' in height, as measured from the lowest finished grade adjacent to the structure (elev. 92.64') to the highest roof ridgeline (elev. 109.27')

A summary of the critical project statistics for the RS-3 zoning district is as follows:

Table No. 1

	CODE	EXISTING	PROPOSED
CRITERIA	REQUIREMENT	RESIDENCE /	RESIDENCE
Lot Size	13,000ft²	13.460ft²	No change
Structure Size	N/A	2,432ft²	3,738ft²
Setbacks			
Front	20'-0"	20'-0"	No Change
Sides	5'-0"	9'-7" (west) 24'-0" (east)	No Change No Change
; Rear	15'-0"	62'-0"	36'-4"
Lot Coverage (%)	45% Max	29%	42%
Enclosed Parking	2 spaces	2 spaces	No Change
Structure Height			
Lowest finished grade adjacent to the building foundation/slab.	20'	14.58'	16.63'
Highest existing grade adjacent to the building foundation/slab.	16'	13.63'	15.68'

CODE CONSIDERATION AND ANALYSIS

Site Plan Review

The Site Plan Review procedure enables the Director to check development proposals for conformity with the provisions of the Code and for the manner in which they are applied, when no other applications are required. Pursuant to Rancho Palos Verdes Development Code (RPVDC)

December 20, 2017

§17.02.030.B (Neighborhood Compatibility), an addition to an existing single-family residence that results in greater than 750ft² shall be compatible with the character of the immediate neighborhood. As the proposed project involves an addition greater than 750ft² and more than 50% demolition to the existing residence, an analysis of Neighborhood Compatibility is required, which is typically processed under a Site Plan Review.

Neighborhood Compatibility is achieved when a new home or addition is designed in a manner that blends in with the characteristics of the immediate neighborhood. Pursuant to RPVDC §17.02.030.B.3, neighborhood character means the existing characteristics in terms of the following: a) the scale of surrounding residences b) architectural styles and materials of the surrounding area, and c) the front, side, and rear yard setbacks. The Code language is noted in boldface below, followed by Staff's analysis in normal type:

(1) 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 of the proposed project to other existing structures located within the immediate area. The immediate neighborhood is comprised of the twenty (20) closest properties. Table No. 2 below compares the lot size, structure size and number of stories of the residences found within the immediate neighborhood.

Table No. 2: Neighborhood Compatibility Analysis Matrix

ADDRESS	LOT SIZE	STRUCTURE SIZE	Number of Stories
3703 Vigilance Drive	13,732	2,630	2
3704 Vigilance Drive	11,688	3,283	2
3711 Vigilance Drive	13,771	2,714	2
3712 Vigilance Drive	12,080	2,795	2
3719 Vigilance Drive	15,561	3,053	2
3720 Vigilance Drive	13,961	3,224	2
3729 Vigilance Drive	14,617	3,028	2
3730 Vigilance Drive	13,930	2,847	2
3737 Vigilance Drive	13,339	2,714	2
3742 Vigilance Drive	13,707	2,816	2
3745 Vigilance Drive	13,822	2,557	2
3753 Vigilance Drive	12,520	2,415	2
32236 Phantom Drive	12,736	2,714	2
32237 Phantom Drive	10,595	2,922	1
32245 Phantom Drive	10,987	2,588	1
32253 Phantom Drive	11,762	2,218	1
32256 Phantom Drive	11,661	2,400	1
32261 Phantom Drive	12,571	2,406	1
32268 Phantom Drive	12,933	2,218	1
32282 Phantom Drive	11,735	2,218	1
Average	12,885	2,688	2
3750 Vigilance Existi	ng 13,460	2,432	1

December 20, 2017

ADDRESS		LOT SIZE	STRUCTURE SIZE	Number of Stories
Drive				
	Proposed		3,738	1

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

As reflected in Table No. 2 above, the immediate neighborhood is comprised of structures that range in size from 2,218ft² to 3,283ft², with an average structure size of 2,688ft². In addition, 7 of the 20 homes within the immediate neighborhood are single-story structures. Although the proposed residence (3,738ft²) will be the largest in the immediate neighborhood, the proposed mass and scale are proportionate to the surrounding homes by constructing most of the additions along the rear of the residence and not readily visible from the street. The additions to the east side of the existing residence will fill in a recessed area behind the garage, maintaining the same width footprint of the structure, and will also not be readily visible from the street. The proposed additions at the front façade will be recessed from the existing garage, providing visual articulation along the front (street-facing) façade. Additionally, the proposed residence remains single-story in height.

The proposed project complies with the maximum lot coverage in the RS-3 zoning district (45%) at a proposed 42%. Based on an aerial survey, the immediate neighborhood contains properties of similar lot size and lot coverage that comprises of patio covers, sunrooms, and impervious surfaces. As such, Staff believes that the proposed project will be compatible with the character of the neighborhood in terms of scale, structure size and lot coverage.

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

The immediate neighborhood is comprised predominantly of California Ranch style homes that incorporate other design elements and façade treatments more commonly found in other architectural styles. The proposed project is consistent with the architectural style and materials of the existing immediate neighborhood. As proposed, the architectural design will incorporate similar hip roof design with asphalt shingle material, similar to other neighboring homes. Although the structure's façade will consist of cement plaster finish instead of a stucco finish found on other residences, the Applicant is proposing to incorporate wood siding along 75% of the front façade, which is common within the immediate neighborhood. In terms of the project's bulk and mass, much of the additions will be constructed along the rear of the residence. As the additions to the east side of the residence will fill in a recessed area behind the garage, the structure will maintain the existing width of the residence, which will not be readily visible from the street. The proposed front additions are separated into two areas at varied setbacks to provide façade articulation, which reduces the apparent mass of the residence.

In terms of structure height, the subject property, as a pad lot, is permitted to be constructed within a 16'/20' building envelope. As proposed, the height of the residence will comply with the Development Code's "by-right" height standards for a pad lot. The scope of work includes the

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construction of a new roof that will increase the structure height's envelope from 13.63'/14.58' to 15.68'/16.63'. During the public commenting period, the property owner at 3745 Vigilance Drive raised concerns about potential views being impaired by the increased roof height. Staff visited the property and found that a portion of the neighbor's ocean view would be impacted by the proposed project. However, as the proposed addition is within the 16'/20' "by right" height envelope, the City's view ordinance (RPVDC Section 17.02.040) and views are not assessed despite any impairment. In terms of open space between structures, no changes are proposed as the existing side yard setbacks will be maintained.

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

According to the Development Code, structures shall maintain the following minimum setbacks: 20' front yard, 5' interior side yard, and 15' rear yard. As previously noted, no changes are proposed to the existing setbacks, except for the rear yard setback. The proposed addition along the rear will reduce the rear setback from 62' to 36'-4", as measured to the closest point of the addition. Based on an aerial survey, the proposed setbacks are compatible with immediate neighborhood.

Based on the above analysis, the proposed project is compatible with the immediate neighborhood in terms of scale, architectural style, and setbacks. Staff believes that neighborhood compatibility has been achieved by the proposed project and this finding can be made.

ADDITIONAL INFORMATION

Environmental Assessment

Staff has determined that the proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA), under Article 19, Section 15301 (Existing Facilities) of the California *Guidelines for Implementation of the CEQA*. Specifically, the project includes a negligible expansion of the existing residence.

Foliage Analysis

On May 24, 2017, Staff conducted a foliage analysis and determined that no existing foliage on the property significantly impairs protected views from surrounding properties.

CONCLUSION

Based on the above discussion, Staff believes that the proposed project complies with the applicable standards of the City's Development Code and is compatible with the immediate neighborhood. Therefore, Staff recommends that the Director of Community Development approve a Site Plan Review to allow the Applicant to demolish 65% of the existing single-family residence to accommodate the construction of 1,306ft² single-story additions, interior remodel, and additional ancillary site improvements, subject to the Conditions of Approval contained in the attached Exhibit "A" (Case No. ZON2016-00510).

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ALTERNATIVES

The following alternatives to Staff's recommendation are available for the Director to consider:

- 1) Identify any issues of concern with the proposed project, provide Staff and/or the Applicant with direction in modifying the project, and request that the Applicant redesign and resubmit.
- 2) Deny, without prejudice, the Site Plan Review application (Case No. ZON2016-00510).

Approved pursuant to Staff's recommendation:

Ara Mihranian, AICP

Director of Community Development

Date: 12-20-17

Attachments:

- Exhibit "A" Conditions of Approval
- Proposed Project Plans

December 20, 2017

EXHIBIT "A" CONDITIONS OF APPROVAL CASE NO. ZON2016-00510 (SITE PLAN REVIEW)

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 Exhibit "A". Failure to provide said written statement within ninety (90) days following the date of this approval shall render this approval null and void.
- 2. The Applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, lawsuits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures) (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project.
- 3. Prior to conducting any work in the public right of way, such as for curb cuts, dumpsters, temporary improvements and/or permanent improvements, the Applicant shall obtain an encroachment permit from the Director of Public Works.
- 4. Approval of this permit shall not be construed as a waiver of applicable and appropriate zoning regulations, or any Federal, State, County and/or City laws and regulations. Unless otherwise expressly specified, all other requirements of the City of Rancho Palos Verdes Municipal Code shall apply.
- Pursuant to Section 17.78.040, the Director of Community Development is authorized to make minor modifications to the approved plans and any of the conditions of approval if such modifications will achieve substantially the same results as would strict compliance with the approved plans and conditions. Substantial changes to the project shall be considered a revision and require approval by the final body that approved the original project, which may require new and separate environmental review and public notification.
- 6. The project development on the site shall conform to the specific standards contained in these conditions of approval or, if not addressed herein, shall conform to the residential development standards of the City's Municipal Code, including but not limited to height, setback and lot coverage standards.

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7. Failure to comply with and adhere to all of these conditions of approval may be cause to revoke the approval of the project pursuant to the revocation procedures contained in Section 17.86.060 of the City's Municipal Code or administrative citations as described in Section 1.16 of the City's Municipal Code.

- 8. If the Applicant has not submitted an application for a building permit for the approved project or not commenced the approved project as described in Section 17.86.070 of the City's Municipal Code within 180 days of the final effective date of this Notice of Decision, approval of the project shall expire and be of no further effect unless, prior to expiration, a written request for extension is filed with the Community Development Department and approved by the Director.
- In the event that any of these conditions conflict with the recommendations and/or requirements of another permitting agency or City department, the stricter standard shall apply.
- 10. Unless otherwise designated in these conditions, all construction shall be completed in substantial conformance with the plans stamped APPROVED by the City with the effective date of this approval.
- 11. This approval is only for the items described within these conditions and identified on the stamped APPROVED plans and is not an approval of any existing illegal or legal non-conforming structures on the property, unless the approval of such illegal or legal non-conforming structure is specifically identified within these conditions or on the stamped APPROVED plans.
- 12. The construction site and adjacent public and private properties and streets shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes. Such excess material may include, but not be limited to: the accumulation of debris, garbage, lumber, scrap metal, concrete asphalt, piles of earth, salvage materials, abandoned or discarded furniture, appliances or other household fixtures.
- 13. All construction sites shall be maintained in a secure, safe, neat and orderly manner, to the satisfaction of the City's Building Official. All construction waste and debris resulting from a construction, alteration or repair project shall be removed on a weekly basis by the contractor or property owner. Existing or temporary portable bathrooms shall be provided during construction. Portable bathrooms shall be placed in a location that will minimize disturbance to the surrounding property owners, to the satisfaction of the City's Building Official.
- 14. Construction projects that are accessible from a street right-of-way or an abutting property and which remain in operation or expect to remain in operation for over 30 calendar days shall provide temporary construction fencing, as defined in Section 17.56.050(C) of the Development Code. Unless required to protect against a safety hazard, temporary construction fencing shall not be erected sooner than 15 days prior to commencement of construction.

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- 15. Permitted hours and days for construction activity are 7:00 AM to 6:00 PM, Monday through Friday, 9:00AM to 5:00PM on Saturday, with no construction activity permitted on Sundays or on the legal holidays specified in Section 17.96.920 of the Rancho Palos Verdes Development Code. During demolition, construction and/or grading operations, trucks shall not park, queue and/or idle at the project site or in the adjoining street rights-of-way before 7AM Monday through Friday and before 9AM on Saturday, in accordance with the permitted hours of construction stated in this condition. When feasible to do so, the construction contractor shall provide staging areas on-site to minimize off-site transportation of heavy construction equipment. These areas shall be located to maximize the distance between staging activities and neighboring properties, subject to approval by the building official.
- 16. Exterior residential lighting shall comply with the standards of Section 17.56.030 of the Rancho Palos Verdes Development Code. No outdoor lighting is permitted where the light source is directed toward or results in direct illumination of a parcel of property or properties other than that upon which such light source is physically located.
- 17. For all grading, landscaping and construction activities, the Applicant shall employ effective dust control techniques, either through screening and/or watering.
- 18. This approval shall allow the demolition of 65% of the existing interior and exterior walls or existing square footage.
- 19. **PRIOR TO ISSUANCE OF BUILDING PERMITS** all applicable soils/geotechnical reports, if required by the Building and Safety Division, shall be approved by the City's Geologist.
- 20. If construction projects that are accessible from a street right-of-way or an abutting property and which remain in operation or expect to remain in operation for over 30 calendar days, the Applicant shall provide temporary construction fencing, as defined in Section 17.56.050(C) of the Development Code.
- 21. Maximum hardscape coverage within the 20-foot front-yard setback area shall not exceed 50%.
- 22. Roof eaves may project into the required setback not more than six inches for each foot of the required setback; provided that there are no vertical supports within the required setback areas.

Project Specific Conditions:

- 23. This approval allows the construction of 1,306ft² additions and site improvements to an existing single-family residence resulting in a total structure size of 3,738ft² (garage included) consisting of:
 - A. 1,126ft² along the rear and east façade;
 - B. 180ft² along the front façade;

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C. Façade remodel;

D. Install one skylight on the roof;

E. New AC unit along west façade.

BUILDING AREA CERTIFICATION REQUIRED, to be provided by a licensed land surveyor or civil engineer **PRIOR TO THE FRAMING INSPECTION**.

- 24. The height of the approved addition shall be as depicted on the stamped APPROVED plans and in no case shall the maximum height extend above a height of 16.63', as measured from the lowest finished grade covered by the structure (elev. 92.64') to the highest roof ridgeline (elev. 109.27'); and a height of 15.68' as measured from the highest elevation of the existing grade covered by the structure (elev. 93.59') to the highest roof ridgeline (elev. 109.27'). **BUILDING HEIGHT CERTIFICATION REQUIRED**, to be provided by a licensed land surveyor or civil engineer **PRIOR TO ROOF SHEATHING INSPECTION**, based on the above mentioned instructions.
- 25. Unless modified by the approval of future planning applications, the approved project shall maintain a maximum of 42% lot coverage.
- 26. The approved additions shall maintain minimum setbacks of 20' front, 36'-4" rear, 24' east side, and 9'-7" west side yard (9'-7" proposed). **BUILDING SETBACK CERTIFICATION REQUIRED**, shall be provided by a licensed land surveyor or civil engineer **PRIOR TO FOUNDATION FORMS INSPECTION**.
- 27. The proposed A/C unit shall comply with the required side and/or rear setbacks.





Date Received: 10/2	21/2016
Fee Received: \$22	73.00
	Phu Nguyen and Nhi Vo
Project Address 3	3750 Vigilance Drive
ENVIRONMENTAL	REQUIREMENTS
) 40/04/0046	STAFF ACTION
10/21/2016	Application Submitted Submittal Letter Mailed Race and DQ5 Mg
)_19/9/4	Prop Franciste His by Nov. A
11.8.16	Tremotete the mailed
11310	and Iromplete He mailed.
31615	Cologa Andres andred
5/24/17	Reassignment letter Sent
5/3/17	
(() 1 2017	Complete Ceffer
12/20/2011	Director September
	PLANNING COMMISSION ACTION
	CITY COUNCIL ACTION

RECEIVED To: City of RPV. NOV 2 2 2017 **COMMUNITY DEVELOPMENT** Dear Mr. Irving Anaya My have is Barry Kashfian I level at 3745 vigilance RPV. 90275 I oppare to hight increase at 3750 Vigilance it blocks my O Ceon View From Breakfast table in my Living Room Regard Barry Kashfian Hand Delivered Wednesday 11/22/2017

RECEIVED
NOV 2 2 2017
COMMUNITY DEVELOPMENT
DEPARTMENT



30940 Hawthorne Boulevard Rancho Palos Verdes, CA 90275-5391 address correction requested Hand Delivered!

Hasler 11/08/2017 \$000.45

ZIP 90275 011E11673559

OFFICIAL PUBLIC

From

7564-014-020 Barry B Kashfian 3745 Vigilance Dr Rancho Palos Verdes Ca 90275-6127

0023

<u> Դրեգոյիլը իլիիիիի փորիութիրիին այն Որուբին լում հ</u>

If you have any questions regarding this application, please contact Irvin RECENTES 10) 544-5225 or yia-email_at_ianaya@rpvca.gov for further information.

NOV 2 2 2017

Ara-Mihranian, AICP
Director of Community Development

COMMUNITY DEVELOPMENT DEPARTMENT

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 in written correspondence delivered to the City of Rancho Palos Verdes during the public review period described in this notice.

PLEASE PUBLISH IN THE PENINSULA NEWS ON THURSDAY, NOVEMBER 9, 2017.

Dem Mr. Anaya. Please be adused that the Silhouette indicates That a Part of The Ocean Viewe from the breakfast table in my living Room will be blocked When I moved here the View from my Living Room was a mayor reason to perchase This house. Sorry I have to offace to The heigt in Grease of 3750 vigilance drive.





Google Maps 374 Vigilance Dr

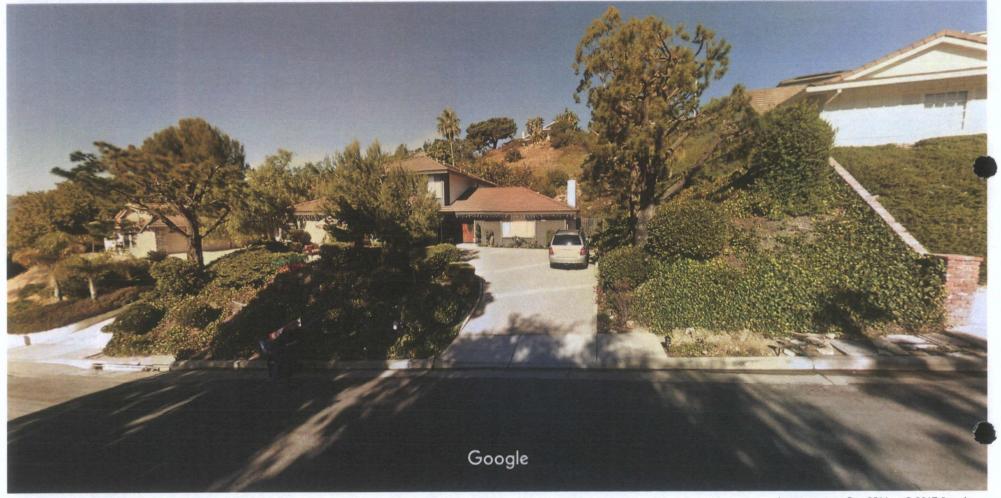


Image capture: Dec 2011 © 2017 Google

Rancho Palos Verdes, California



Street View - Dec 2011



aly

SROUR & ASSOCIATES, LLC

Real Estate Development Services
1001 Sixth Street, Suite 110, Manhattan Beach, CA 90266
email address: srourllc@esrour.com
310/372-8433 • Fax: 310/372-8894

June 1, 2016

PROPERTY OWNERSHIP INFORMATION

PROPERTY ADDRESS:

3750 Vigilance Drive, Rancho Palos Verdes

APN:

7564-016-019

LEGAL DESCRIPTION:

Lot 100, Tract No. 26834 as recorded in Map Book 691,

Pages 3-8 in the office of the Los Angeles County Recorder

PREPARED FOR:

Phu Thanh Nguyen 22330 Meyler St., #9 Torrance, CA 90502

ATTACHMENTS:

Notarized affidavit dated June 1, 2016
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 and client

RECEIVED

OCT 2 1 2016

COMMUNITY DEVELOPMENT
DEPARTMENT

CERTIFED PROPERTY OWNERS' LIST

<u>AFFIDAVIT</u>

STATE OF CALIFORNIA COUNTY OF LOS ANGELES

declare under penalty of perjury, that the attached list contains the names and addresses of all persons who are shown on the latest available assessment roll of the County of Los Angeles as owners of the subject property and as owners of the property within a distance of 500 feet from the exterior boundaries of property legally described as follows:
Property address: 3750 Vigilance Drive, Rancho Palos Verdes
APN #: 7564-016-019
Legal description: Lot 100, Tract No. 26834, as recorded in
Mar Book 691, Rages 3-8 in the office of the
Los Angeles County Recorder
Date: 6 1 2016 Signed: M. Slan
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.
Subscribed and sworn to (or affirmed) before me on this
20 16, by Maria Isla , proved to me on the basis of satisfactory evidence to be the person who appeared before me.
FRANCENE B. URALMAN Commission No. 2097298 NOTARY PUBLIC - AGLIFORNIA LOS ANGELES COUNTY My Comm. Exp. February 12, 2019



500' / 100' FOOT RADIUS MAP KEYED TO PROPERTY OWNERSHIP LIST

3750 VIGILANCE DRIVE, RANCHO PALOS VERDES
Lot 100, Tract No. 26834, as recorded in Map Book 691, Pages 3-8 in the Office
of the Los Angeles County Recorder

APN 7564-016-019
June 1, 2016

PREPARED FOR:

Phu Thanh Nguyen, 22330 Meyler St., #9 Torrance, CA 90502

PREPARED BY:

SROUR & ASSOCIATES, LLC 1001 Sixth Street, Suite 110 Manhattan Beach, CA 90266 (310) 372-8433

_		
7564-012-023	7564-012-024	7564-012-025
Dienan N & Hanh V Tran	Sidney & Sheila M Weiss	Richard S Park
32452 Sea Raven Dr Rancho Palos Verdes Ca 90275-6121	32444 Sea Raven Dr Rancho Palos Verdes Ca 90275-6121	32434 Sea Raven Dr Rancho Palos Verdes Ca 90275-6121
Rancho Faios Verdes Ca 902/3-0121	Rancho Paios Verdes Ca 902/3-0121	Rancho Palos Verdes Ca 902/3-0121
⁴ 7564-012-026	5	6
Nancy A Perrin	7564-012-027 Roger J & Sandra M Valeri	7564-012-028 Nneka Akubuilo
32428 Sea Raven Dr	32420 Sea Raven Dr	32412 Sea Raven Dr
Rancho Palos Verdes Ca 90275-6121	Rancho Palos Verdes Ca 90275-6121	Rancho Palos Verdes Ca 90275-6121
7	8	9
7564-012-029	7564-012-030	7564-012-031
Paul J & Irene N Henrikson 32404 Sea Raven Dr	Klatt Rpv House Trust 32350 Sea Raven Dr	James E & Renee L Bowman 25391 Willow Ct
Rancho Palos Verdes Ca 90275-6121	Rancho Palos Verdes Ca 90275-6119	New Prague Mn 56071-7826 R005
10		12
7564-012-032	7564-012-033	7564-012-034
Humphreys Lisa M Trust 32281 Phantom Dr	YOUSEFF NABIL S (TE)/SAPP YOUSEFF 32303 Phantom Dr	Donald Hirami 32311 Phantom Dr
Rancho Palos Verdes Ca 90275-6110	Rancho Palos Verdes Ca 90275-6112	Rancho Palos Verdes Ca 90275-6112
13 7564-012-035	14 7564-012-036	15 7564-012-037
Edmudo C Hummel	Patricia A Grey	Michael A & Helen Norona
32317 PHANTOM DR Rancho Palos Verdes Ca 90275-6112	32325 Phantom Dr Rancho Palos Verdes Ca 90275-6112	10701 Sonoma Rdg Eden Prairie Mn 55347-1168 C012
Nation 1 alos voldes Ca 90273-0112	Nancho i alos veides Ca 90273-0112	Edeli France Will 33347-1100 C012
¹⁶ 7564-012-038	17 7564-012-039	18 7564-013-013
Baldelli John F (te)	Donald J Corsaro	Edwin E & Georgette Jenkins
32343 Phantom Dr	2709 Paseo Del Mar	32326 Sea Raven Dr
Rancho Palos Verdes Ca 90275-6112	Palos Verdes Estates Ca 90274-4315	Rancho Palos Verdes Ca 90275-6119
19	20	21
7564-013-014 Emeric & Ruthann M Rodich	7564-013-015 Jackson Fleck Stephanie (te)	7564-013-016 Coddington Bradley R (te)
32318 Sea Raven Dr	32308 Sea Raven Dr	32254 Sea Raven Dr
Rancho Palos Verdes Ca 90275-6119	Rancho Palos Verdes Ca 90275-6119	Rancho Palos Verdes Ca 90275-6117
22	23	24
7564-013-017	7564-013-018	7564-013-019
Wayne A & Carolyn Maunder 32242 SEA RAVEN DR	Robert F & Cecilia A Brink 32236 Sea Raven Dr	Warren & Patricia Warhol 32228 Sea Raven Dr
Rancho Palos Verdes Ca 90275-6117	Rancho Palos Verdes Ca 90275-6117	Rancho Palos Verdes Ca 90275-6117
25	26	27
7564-013-020	7564-013-021	7564-013-022
Janice C Campbell	· Virginia Groves	Stanley Kritzer
22629 Ellinwood Dr Torrance Ca 90505-3323 C002	32216 Sea Raven Dr Rancho Palos Verdes Ca 90275-6117	3832 Pirate Dr Rancho Palos Verdes Ca 90275-6164
²⁸ 7564-013-023	²⁹ 7564-013-024	³⁰ 7564-013-025
Houman Shafiezadeh	Felice & Paula A Spinosa	Colleen R Moon
3822 Pirate Dr	3814 Pirate Dr	32219 Phantom Dr
Rancho Palos Verdes Ca 90275-6164	Rancho Palos Verdes Ca 90275-6164	Rancho Palos Verdes Ca 90275-6110

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21	,	22
31 7564-013-026	³² 7564-013-027	33 7564 012 028
		7564-013-028
Meadows Family Trust	Thomas H & Karen S Smith	Carcy L Chan
32227 Phantom Dr	32237 PHANTOM DR	Po Box 3734
Rancho Palos Verdes Ca 90275	Rancho Palos Verdes Ca 90275	Alhambra Ca 91803-0734 B008
34	35	36
7564-013-029	7564-013-030	7564-013-031
Patricia A Richardson	Agnew Charles V (te)	Florence M Fenton
2308 Valdivia Way	32261 Phantom Dr	32267 Phantom Dr
Burlingame Ca 94010-5430 C034	Rancho Palos Verdes Ca 90275-6110	Rancho Palos Verdes Ca 90275-6110
37	38	39
7564-013-032	7564-014-001	7564-014-002
Raza Iqbal	Jo Ann Bowlus	John J Fleming
21865 Cardiff Dr	3507 Vigilance Dr	3519 Vigilance Dr
Yorba Linda Ca 92887-2608 C054	Rancho Palos Verdes Ca 90275-6123	Rancho Palos Verdes Ca 90275-6123
40	41	42
7564-014-003	7564-014-004	7564-014-005
Kuehl Hans H (te)	Ershig Don K (te)	Smith Richard V (te)
3527 Vigilance Dr	3537 Vigilance Dr	3545 Vigilance Dr
Rancho Palos Verdes Ca 90275-6123	Rancho Palos Verdes Ca 90275-6123	Rancho Palos Verdes Ca 90275-6123
43	44	45
7564-014-006	7564-014-007	7564-014-008
Charles N Hargraves	J & L Vista Breeze Llc	Donald W & Carolyn S Bell
3555 Vigilance Dr	1701 Via Montemar	3571 VIGILANCE DR
Rancho Palos Verdes Ca 90275-6123	Palos Verdes Estates Ca 90274-1257	Rancho Palos Verdes Ca 90275-6125
Rancho Faios Veides Ca 902/3-0123	Tulos Veldes Estates eu 7027 i 1257	
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46 7564-014-013 Alvin & Carolyn J Lowi 3663 Vigilance Dr Rancho Palos Verdes Ca 90275-6125	47 7564-014-014 Randal A Messe 3675 Vigilance Dr Rancho Palos Verdes Ca 90275-6125 50 7564-014-017	7564-014-015 Angelow Angel G (te) 3703 Vigilance Dr Rancho Palos Verdes Ca 90275-6127 51 7564-014-018 Raymond J & Maria T Hussain
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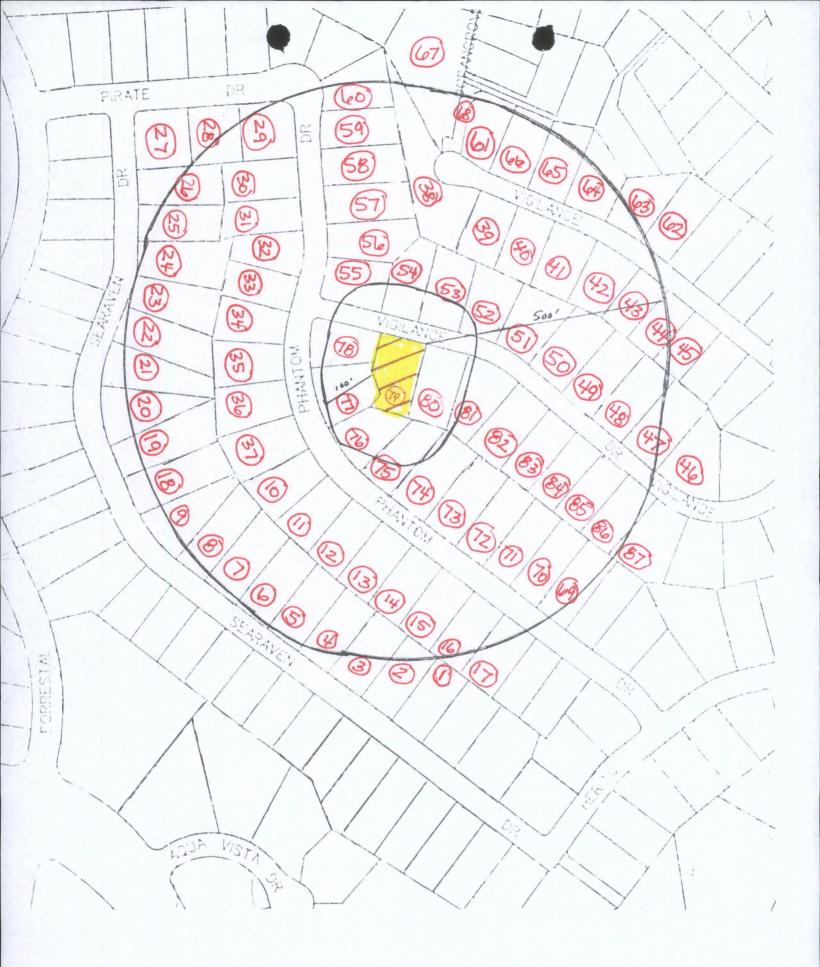
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7564-013-014 Emeric & Ruthann M Rodich 32318 Sea Raven Dr Rancho Palos Verdes Ca 90275-6119	7564-013-015 Jackson Fleck Stephanie (te) 32308 Sea Raven Dr Rancho Palos Verdes Ca 90275-6119	7564-013-016 Coddington Bradley R (te) 32254 Sea Raven Dr Rancho Palos Verdes Ca 90275-6117
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Patricia A Richardson	Agnew Charles V (te)	Florence M Fenton				
2308 Valdivia Way	32261 Phantom Dr	32267 Phantom Dr				
Burlingame Ca 94010-5430 C034	Rancho Palos Verdes Ca 90275-6110	Rancho Palos Verdes Ca 90275-6110				
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Raza Iqbal	Jo Ann Bowlus	John J Fleming				
21865 Cardiff Dr	3507 Vigilance Dr	3519 Vigilance Dr				
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Charles N Hargraves	J & L Vista Breeze Llc	Donald W & Carolyn S Bell				
3555 Vigilance Dr	1701 Via Montemar	3571 VIGILANCE DR				
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Alvin & Carolyn J Lowi	Randal A Messe	Angelow Angel G (te)				
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Michael W Hansen	Eleanore G Russell	Raymond J & Maria T Hussain				
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John A & Viramontes Nadine Sestich	Tammy L Howard	Sandra O Carter				
32236 Phantom Dr Rancho Palos Verdes Ca 90275-6111	32232 Phantom Dr Rancho Palos Verdes Ca 90275-6111	32226 Phantom Dr Rancho Palos Verdes Ca 90275-6111				
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Vartkes & Jean Barsam	Bernard Phillip J Iii (te)	Good-brauer Family Trust				
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1-800-GO-AVERY	Repliez à la hachure afin de l'évéler le rébord Pop-up ^{MC} révéler le rebord Pop-up ^{MC}	Étiquettes faciles à peler Utilises le gabarit AVERY® 5160®
7564-015-014 Megan C & Michael P Keane 3508 Vigilance Dr Rancho Palos Verdes Ca 90275-6124	7564-015-034 Jerome L & Marcia G Hebert 3552 Vigilance Dr Rancho Palos Verdes Ca 90275-6124	7564-015-035 Pearson Family 1993 Trust 3546 Vigilance Dr Rancho Palos Verdes Ca 90275-6124
7564-015-036 Steven G & Kerry A Lapine 3538 VIGILANCE DR Rancho Palos Verdes Ca 90275-6124	7564-015-037 Michael & Leanne Stavrakis 3528 Vigilance Dr Rancho Palos Verdes Ca 90275-6124	Joseph M & Michelle Bjazevich 3518 Vigilance Dr Rancho Palos Verdes Ca 90275-6124
67 7564-015-039 John & Marlis Wachli 30915 Oceangrove Dr Rancho Palos Verdes Ca 90275-6138	7564-015-041 Oceangrove Environmental Assn 32256 Phantom Dr Rancho Palos Verdes Ca 90275-6167	7564-016-009 Costley William T Iii (te) 32352 Phantom Dr Rancho Palos Verdes Ca 90275-6113
70 7564-016-010 Gregory J & Nini B Aldrete 32346 Phantom Dr Rancho Palos Verdes Ca 90275-6113	71 7564-016-011 Ronald & Sheila Williams 32340 Phantom Dr Rancho Palos Verdes Ca 90275-6113	72 7564-016-012 Darlene Felando 3507 Palo Vista Dr Rancho Palos Verdes Ca 90275-6157
73 7564-016-013 Janet Todosiev 32326 Phantom Dr Rancho Palos Verdes Ca 90275-6113	74 7564-016-014 Attila P & Mary A Toth 32316 Phantom Dr Rancho Palos Verdes Ca 90275-6113	75 7564-016-015 Herbert & Joan M Stark 32306 Phantom Dr Rancho Palos Verdes Ca 90275-6113
7564-016-016 7564-016-016 Michael Trullinger 32282 Phantom Dr Rancho Palos Verdes Ca 90275-6167	77 7564-016-017 FRANK ELAINE M (TE) /ELAINE ROBERT & FRANK 32268 Phantom Dr Rancho Palos Verdes Ca 90275-6167	78 7564-016-018 Carl A & Edwina Mangiameli 32256 Phantom Dr Rancho Palos Verdes Ca 90275-6167
79 7564-016-019 Phu Nguyen 3750 Vigilance Dr Rancho Palos Verdes Ca 90275-6128	7564-016-020 Terrell M & Rebecca Taylor 3742 Vigilance Dr Rancho Palos Verdes Ca 90275-6128	7564-016-021 Thomas A & Marie B Norcio 3730 Vigilance Dr Rancho Palos Verdes Ca 90275-6128
7564-016-022 R Gene & Lynne J Dewey 3720 VIGILANCE DR Rancho Palos Verdes Ca 90275-6128	7564-016-023 James J & Lisa E Lehman 3712 Vigilance Dr Rancho Palos Verdes Ca 90275-6128	7564-016-024 Rachel J & R E Trust Diffendal 3704 Vigilance Dr Rancho Palos Verdes Ca 90275-6128
7564-016-025 Monica Sandoval 3678 Vigilance Dr Rancho Palos Verdes Ca 90275-6126	7564-016-026 Susan G Wilcox 3670 Vigilance Dr Rancho Palos Verdes Ca 90275-6126	7564-016-027 Eugene A Muntean 3664 Vigilance Dr Rancho Palos Verdes Ca 90275-6126
Srour & Associates 1001 6 th Street, Suite 110 Manhattan Beach, CA 90266	Blayne Imata, Architect 844 W. 148 th Place Gardena, CA 90247	Ladera Linda Homeowners Assn. 3538 Vigilance Dr Rancho Palos Verdes, CA 90275
AVERV® 5160®	A Bend along line to expose Pop-up Edge TM	Easy Peel® Labels Use Avery® Template 5160®



500' / 100' FOOT RADIUS MAP KEYED TO PROPERTY OWNERSHIP LIST

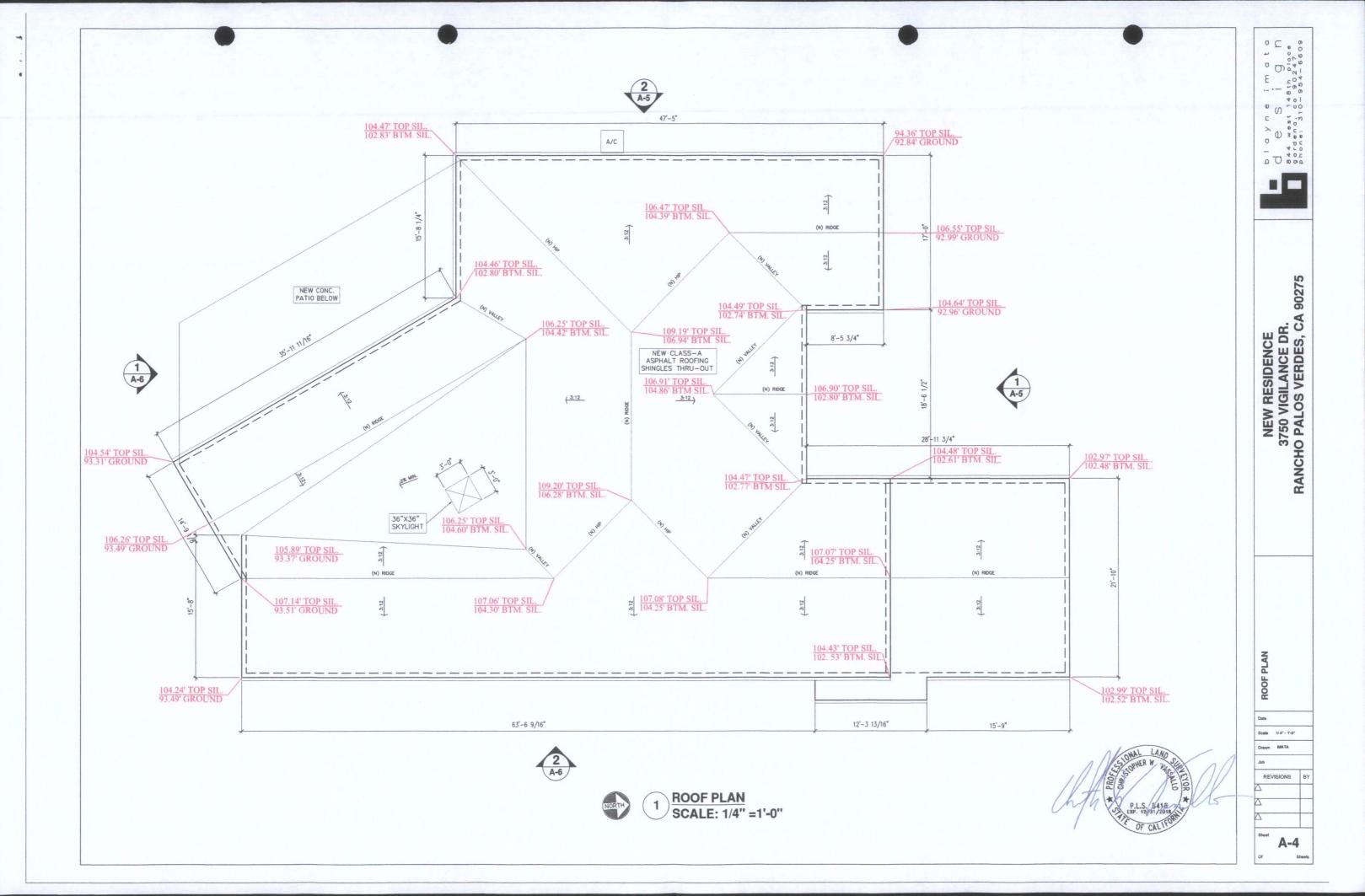
3750 VIGILANCE DRIVE, RANCHO PALOS VERDES
Lot 100, Tract No. 26834, as recorded in Map Book 691, Pages 3-8 in the Office
of the Los Angeles County Recorder
APN 7564-016-019
June 1, 2016

PREPARED FOR:

Phu Thanh Nguyen, 22330 Meyler St., #9 Torrance, CA 90502

PREPARED BY:

SROUR & ASSOCIATES, LLC 1001 Sixth Street, Suite 110 Manhattan Beach, CA 90266 (310) 372-8433





OCT 04 2017



COMMUNITY DEVELOPMENT DEPARTMENT

SILHOUETTE CERTIFICATION FORM

THIS CERTIFICATION FORM MUST BE COMPLETED 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 INFORMATION WILL RENDER THE MISSING **SUBJECT** APPLICATION "INCOMPLETE" FOR PROCESSING.

i nave meas	ured the location a	nd neight tinc	iduling the color t	demarcation) of the
silhouette pos	ts located at the proj	ect site (addres	ss) 3750 Vigi	lance Drive
Rancho Pa	alos Verdes on (date)09	/27/2017	and I have found
that the project	ct silhouette accurate	ely depicts the	location and heigh	t (including the color
demarcation)	of the proposed stru	ucture presente	ed on the architec	tural plans prepared
by (name of a	architectural firm)	Blayne Ima	ata Design	or
(date)0	2/28/2017 f	or the propose	d project currently	being considered by
the City of Ra	ncho Palos Verdes (Planning Case	No).
0'				
Signature	(M) 11. (a	me a		
LS/RCE	L\$8418			
Date	10/3/2017			

Revised: June 2, 2003

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



Palos Vodes Peninsula News

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

PROOF OF PUBLICATION

(201 5.5 C.C.P.)

STATE OF CALIFORNIA

County of Los Angeles,

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the chief legal advertising clerk of the publisher of the

PALOS VERDES PENINSULA NEWS

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

November 09,

all in the year

2017

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

Rolling Hills Estates,

California

Dated at

this 09th

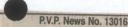
of

November, 2017

Signature RECEIVED

NOV 1 4 2017

COMMUNITY DEVELOPMENT



NOTICE

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

SITE PLAN REVIEW WITH NEIGHBORHOOD COMPATIBILITY (CASE NO. ZON2017-00156): A request to demolish 65% of the existing single-family residence to accommodate the construction of 1,306ft² of single-story additions to the front, side, and rear façades. The request includes a new roof increasing the overall structure height from 15' to 16.6' (as measured from lowest adjacent grade to the top of the highest roof ridgeline), one new skylight, an interior remodel, a new a/c unit in the west side yard, façade remodel, and ancillary site improvements.

LOCATION:

3750 Vigilance Drive

APPLICANT/LANDOWNER:

Phu Thanh Nguyen

Pursuant to the provisions of the Rancho Palos Verdes Municipal Code (RPVMC), no public hearing is required for this project. However, Section 17.02.030.B of the RPVMC requires a finding of "Neighborhood Compatibility" for the proposed addition. In making such a finding, the City will review the proposed project relative to the following criteria for the immediate neighborhood: 1) scale of surrounding residences; 2) architectural style and materials; and 3) front, side, and rear yard setbacks.

The reason you are receiving this notice is because your property is located within 500' of the proposed project. A temporary frame structure (silhouette) has been constructed on the project site outlining the height and bulk of the proposed project. This frame will be in place throughout the duration of the public comment period to better assist you and the City in assessing any potential project impacts. Only those who have submitted written comments will receive notification of the decision.

If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to Associate Planner, Irving Anaya by Monday, November 27, 2017. By doing so, you will ensure that your comments are taken into consideration for the staff analysis of the project. Please note that written materials, including emails, submitted to the City are public records and may be posted on the City's website. Accordingly, you may wish to omit personal information from your written materials as it may become part of the public record. Only those who have submitted written comments will receive notification of the decision. The Director's decision may then be appealed, in writing, to the Planning Commission.

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

Please note that City Hall offices will be closed on Thursday, November 23 and Friday, November 24, 2017 in observance of Thanksgiving Holiday.

If you have any questions regarding this application, please contact Irving Anaya at (310) 544-5225 or via email at ianaya@rpvca.gov for further information.

Ara Mihranian, AICP Director of Community Development

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 in written correspondence delivered to the City of Rancho Palos Verdes during the public review period described in this notice.

Published in the Palos Verdes Peninsula News on November 9, 2017.



November 9, 2017

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PLEASE PUBLISH IN THE PENINSULA NEWS ON THURSDAY, NOVEMBER 9, 2017.



July 5, 2017

Phu Nguyen 3750 Vigilance Drive Rancho Palos Verdes, CA 90275

SUBJECT:

SITE PLAN REVIEW, NEIGHBORHOOD COMPATIBILITY, FOLIAGE ANALYSIS

CASE NO. ZON2016-00510

3750 VIGILANCE

Dear Mr. Nguyen,

Thank you for submitting the applications referenced above for the property located at 3750 Vigilance Drive (Case No. ZON2016-00510). The additional information was submitted on June 6, 2017. Pursuant to State Law, Staff has completed the review of your application within the prescribed 30-day period. Unfortunately, due to missing information and/or inconsistencies between the project plans and submitted application, it has been determined that the application is **incomplete**.

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

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

If you have any questions, or would like to discuss your project in further detail, please feel free to contact me at (310) 544-5225, or via email at ianaya@rpvca.gov.

Sincerely,

Cc:

Irving Anaya (/ Assistant Planner

Ara Mihranian, Community Development Director So Kim, Deputy Director/Planning Manager

Additional Information/Requirements:

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

- 1. As more than 50% of the existing walls are proposed to be demolished, a geotechnical report must be reviewed and conceptually approved by the City Geologist before the application can be deemed complete. Please contact the Building and Safety Division for more information 310-541-7244.
- 2. As required by the Neighborhood Compatibility application, a silhouette shall be erected, certified by a licensed architect or engineer, depicting the proposed project. Once the silhouette has been constructed, please submit the required Silhouette Certification Form that was included with the original application. Please do not construct the silhouette until further notice, in case any modifications to the design are made.



May 24, 2017

Phu Nguyen 3750 Vigilance Drive Rancho Palos Verdes, CA 90275

SUBJECT:

SITE PLAN REVIEW WITH NEIGHBORHOOD COMPATIBILITY AND FOLIAGE

ANALYSIS

CASE NO. ZON2016-00510 3750 VIGILANCE DRIVE

Dear Phu Nguyen:

As you are aware, your application has been deemed incomplete on January 13, 2017 due to insufficient information. Attached is the list of additional information/requirements that must be supplied to the City before Staff can deem your application complete and begin processing.

Additionally, your application has been reassigned to me as Ms. Lugo is no longer with the City. I look forward to working with you. If you have questions, or would like to discuss your project in further detail, please feel free to contact me at (310) 544-5225 or ianaya@rpvca.gov.

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Irving Anaya/
Assistant Planner

cc: Ara Mihranian, Dir

Ara Mihranian, Director of Community Development So Kim, Deputy Director/Planning Manager

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Items to Note / Miscellaneous Information:

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- 2. As your project includes an addition over 120 square feet in area, a foliage analysis is required. Staff will conduct a foliage analysis as part of the project analysis. This may require the trimming of trees throughout your property prior to issuance of a Building Permit.
- 3. As your project includes an addition over 25% (1,125 SF proposed) of the original square footage of the residential structure, Neighborhood Compatibility Analysis is required as part of the project analysis in terms of architectural design, bulk and scale to the surrounding neighborhood.

May 31, 2017

Phu Nguyen 3750 Vigilance Drive Rancho Palos Verdes, CA 90275

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Mercy Lugo

From:

Mercy Lugo

Sent:

Friday, April 28, 2017 2:18 PM

To:

'Blayne Imata'

Cc:

phu nguyen; Phu Nguyen

Subject:

RE: 3750 Vigilance Dr.

Good afternoon,

I reviewed the revised plans and the height dimensions/datum points are within the 16/20 building envelope. The only remaining items needed to deem the submittal complete is the "In-concept" approval from the city's Geologist and the silhouette. As I recommended to Mr. Nguyen, once you receive the In-concept approval, then move forward with the silhouette. As a precaution, in case changes to the plans are required by the city's geologist.

Once you receive the in-concept approval, please provide three (3) revised full size set of drawings. The only revised set I have is the emailed version sent to me 2/28.

Thank you,

Mercy Lugo Assistant Planner City of Rancho Palos Verdes (310)544-5237

From: Blayne Imata [mailto:blayneimata@hotmail.com]

Sent: Tuesday, February 28, 2017 9:36 AM To: Mercy Lugo <MercyL@rpvca.gov>

Cc: phu nguyen <phu206@yahoo.com>; Phu Nguyen <phu206@gmail.com>

Subject: 3750 Vigilance Dr.

Hi Mercy,

Attached are revised drawings as per our discussion yesterday regarding clarification of height datum. Changes are reflected on sheets A-5 and A-6.

Please let me know if you require any additional information.

Thank you, Sincerely, Blayne

January 13, 2017

Phu Nguyen 3750 Vigilance Drive Rancho Palos Verdes, CA 90275

SUBJECT:

SITE PLAN REVIEW, NEIGHBORHOOD COMPATIBILITY & FOLIAGE ANALYSIS

CASE NO. ZON2016-00510 3750 VIGILANCE DRIVE

Dear Phu Nguyen,

Thank you for resubmitting the requested information for the property located at 3750 Vigilance Drive on December 13, 2016 (Case No. ZON2016-00510). Pursuant to State Law, Staff has completed the review of your application within the prescribed 30-day period. Unfortunately, due to missing information and/or inconsistencies between the project plans and submitted application, it has been determined that the application is incomplete.

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

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

If you have any questions, or would like to discuss your project in further detail, please feel free to contact me at (310) 544-5237, or via email at mercyl@rpvca.gov.

Sincerely,

Mercy Lugo
Assistant Planner

. .

Cc:

Ata Mihranian, Community Development Director

So Kim, Senior Planner

January 13, 2017 Page 2

Additional Information/Requirements:

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

On sheet A-5 (attached), the elevation datum points provided indicate the highest roof ridgeline as 118.85', with an overall structure height that exceeds the 16/20 building envelope permitted by right (see Figure 3 of the attached Height Variation handout) by the City of Rancho Palos Verdes Municipal Code. If the structure height proposed is over 16 feet, a Height Variation Permit will be required with an additional fee of \$2,800. Please verify and confirm if the information provided on sheet A-5 is correct.

As more than 50% of the existing walls are proposed to be demolished, a geotechnical report must be reviewed and conceptually approved by the City Geologist before the application can be deemed complete. Please contact the Building and Safety Division for more information 310-541-7244.

Additionally, it appears that your project is located within the City's Hillside Setback. <u>Please be aware that you will be required to comply with the City's required hillside setbacks (Section 17.48.030(C), unless an alternate setback is approved by the building official prior to deeming your application complete for processing. Typically, this can be achieved through recommendations by your Geologist and approval by the City's Geologist agreeing that the design of the project will not impact slope stability.</u>

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

Items to Note / Miscellaneous Information:

- 1. Due to the fact that you are adding new habitable area, review of your plans will be required by LA County Fire. Given the number of requirements imposed by the LA County Fire, Staff would recommend that you submit your plans to the Fire Prevention Division at the County of Los Angeles Fire Department, located at 4475 W. El Segundo Blvd., Hawthorne, CA 90250-4411 to ensure that you are aware of their requirements. You can call them at (310) 973-3044 to discuss submittal requirements.
- 2. As your project includes an addition over 120 square feet in area, a foliage analysis is required. Staff will conduct a foliage analysis as part of the project analysis. This may require the trimming of trees throughout your property prior to issuance of a Building Permit.
 - As your project includes an addition over 25% (1,125 SF proposed) of the original square footage of the residential structure, Neighborhood Compatibility Analysis is required as part of the project analysis in terms of architectural design, bulk and scale to the surrounding neighborhood.

January 13, 2017 Page 3



November 8, 2016

Phu Nguyen 3750 Vigilance Drive Rancho Palos Verdes, CA 90275

SUBJECT: SITE PLAN REVIEW, NEIGHBORHOOD COMPATIBILITY & FOLIAGE ANALYSIS

CASE NO. ZON2016-00510 3750 VIGILANCE DRIVE

Dear Phu Nguyen.

Thank you for submitting the applications referenced above for the property located at 3750 Vigilance Drive (Case No. ZON2016-00510). The applications were submitted on **October 21, 2016.** Pursuant to State Law, Staff has completed the review of your application within the prescribed 30-day period. Unfortunately, due to missing information and/or inconsistencies between the project plans and submitted application, it has been determined that the application is incomplete.

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

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

If you have any questions, or would like to discuss your project in further detail, please feel free to contact me at (310) 544-5237, or via email at mercyl@rpvca.gov.

Sincerely,

Mercy Lugo
Assistant Planner

Cc: Ara M

Ara Mihranian, Community Development Director

So Kim, Senior Planner

November 8, 2016 Page 2

Additional Information/Requirements:

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

1. Please provide the following project data information title page of the project plans:

The lot size on Sheet A-1 (Site Information) is incorrect. Parcel records show a lot size of 13,460 SF. Please revise project data information on site plan (Sheet A-1) to reflect correct lot size.

When more than 50% of the existing interior and exterior walls are removed, the proposed scope of work is considered a new residence. As it appears, you are demolishing more than 50% of total interior and exterior walls. Please revise architectural plans to read "New Residence" instead of "Addition and Alterations."

Please clarify if deck area on Sheet A-3 is existing or proposed. Revise plans to include setback dimensions to existing/proposed deck area and the deck square footage to Sheet A-1 architectural plans, under Site Information Data. Also include elevation/section details of deck showing the structure height, as measured from grade to top of railing, if proposed.

Please identify any new skylight(s) on the Roof Plan (Sheet A-4) and Elevation Plan (Sheet A-5).

Please show existing 10' easement along east side yard of property, as shown on Tract No. 26834 (attached.)

Please show existing driveway apron on site plan.

Identify the top of slope in rear yard and the percentage of slope.

H. It appears that your project is located within the City's Hillside Setback. Please be aware that you will be required to comply with the City's required hillside setbacks (Section 17.48.030(C), unless an alternate setback is approved by the building official prior to deeming your application complete for processing. Typically, this can be achieved through recommendations by your Geologist and approval by the City's Geologist agreeing that the design of the project will not impact slope stability.

Please identify exterior lighting on architectural plans, if proposed.

Please indicate on site plan if mechanical equipment (such as an A/C unit) is proposed.

Please provide the "lowest <u>finished</u> grade elevation datum point adjacent to the structure" and the "highest <u>existing</u> grade elevation datum point adjacent to the structure" on both the site

November 8, 2016 Page 3

plan and elevations. Please also include the elevation datum point of the highest ridgeline. This information is necessary, as staff will determine the structure's height with these elevation datum points.

Please include a demolition plan with the demolition calculations (shown on Sheet A-1) indicating the total walls that are proposed to be removed. When more than 50% of the existing interior and exterior walls are removed, all non-conformities will be required to be brought into compliance with the City's current Development Code standards. As such, Staff will require the existing garage to comply with current code ONLY if the proposed scope of work consists of demolishing more than 50% of total interior and exterior walls. If so, please provide garage dimensions (width and depth), as measured from interior walls. An enclosed parking space shall have an unobstructed ground space of no less than nine feet in width by twenty feet in depth, as measured from interior walls.

As more than 50% of the existing walls are proposed to be demolished, a geotechnical report must be reviewed and conceptually approved by the City Geologist before the application can be deemed complete. Please contact the Building and Safety Division for more information 310-541-7244.

As required by the Neighborhood Compatibility application, a silhouette shall be erected, certified by a licensed architect or engineer, depicting the proposed project. Once the silhouette has been constructed, please submit the required Silhouette Certification Form that was included with the original application. Please do not construct the silhouette until further notice, in case any modifications to the design are made.

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

- 1. Due to the fact that you are adding new habitable area, review of your plans will be required by LA County Fire. Given the number of requirements imposed by the LA County Fire, Staff would recommend that you submit your plans to the Fire Prevention Division at the County of Los Angeles Fire Department, located at 4475 W. El Segundo Blvd., Hawthorne, CA 90250-4411 to ensure that you are aware of their requirements. You can call them at (310) 973-3044 to discuss submittal requirements.
- 2. As your project includes an addition over 120 square feet in area, a foliage analysis is required. Staff will conduct a foliage analysis as part of the project analysis. This may require the trimming of trees throughout your property prior to issuance of a Building Permit.
- 3. As your project includes an addition over 25% (1,125 SF proposed) of the original square footage of the residential structure, Neighborhood Compatibility Analysis is required as part of the project analysis in terms of architectural design, bulk and scale to the surrounding neighborhood.

October 25, 2016

COMMUNITY DEVELOPMENT DEPARTMENT

Phu Nguyen 3750 Vigilance Drive Rancho Palos Verdes, CA 90275

Subject: ZON2016-00510 (SPR)

Project Address: 3750 Vigilance Drive

Dear Phu Nguyen,

On October 21, 2016, the application listed above was submitted to the Community Development Department for processing. Your application has been assigned to Ms. Mercy Lugo, 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. Lugo at (310) 544-5237 or via e-mail at mercyl@rpvca.gov.

Ara M. Mihranian, AICP

Community Development Director

CC:

Project Planner

So Kim, Senior Planner



Community Development Department

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

UNIFORM PLANNING AP	PLICATION	
Planning Case No: 20201	06510	(To be assigned by City Staff)
Project Address: 3750 ViG	FLANCE DR, RP	V CA 90275
APPLICATION(S) (Please check all that ap	ply):	
Site Plan Review Major	☐ Grading Permit	☐ Height Variation
☐ Extreme Slope Permit	☐ Fence, Wall and Hedge Permit	☐ Revision/Amendment
Coastal Permit Appealable or Non-appealable?	☐ Minor Exception Permit	☐ Variance
☐ Landslide Moratorium Exception	☐ Geologic Investigation Permit	☐ Conditional Use Permit
Other Application:		37.8
Additional Reviews: Neighborho	od Compatibility Analysis	Foliage Analysis
PROPERTY OWNER: Name PHU T NGUYEN Address 3750 VIGILANCE DR CityRANCHO PALOS VIRDEState A Zip Telephone 7/4306/1873	APPLICANT: Name	COMMUNITY DEVELOPMENT DEPARTMENT State Zip
Email Phy206@ Yahoo con	<u> </u>	
City Business License No. (Required for arc	chitects and design professionals)	Z. St. Ac. a.
PROJECT DESCRIPTION (Use addit THERIS) REMODEL, AS ADD +125 S.F. OF NEW 2,434 SF. SINGLE FAMILY DE LAUNTRY AND UTILITY ROOM	DITION AND REFRAM	AREA TO EXISTING

PROJECT INFORMATION (fill in as applicable)

A. EXISTING	G DEVELOPMENT								
13819	_ 1. Square footage of	Lot							
2434	_ 2. Square footage of	total existin	ig floor ar	ea:					
	First Story 2023	Se	cond Sto	y N/A		Garage_	All	Other_	N/A-
2434	_ 3. Square footage of	existing str	ucture <u>fo</u>	otprint (incl	uding any	accessory	structures, a	ttached or d	etached)
1436	_ 4. Square footage of (EXEMPT: imperviou	driveways, is surfaces le	parking a	areas and in feet in width	npervious and/or one	s surfaces e patio area	as less than 5	600 square f	eet in areas)
3870	_ 5. Square footage of	existing lot	coverage	e [line A3 + lin	ne A4]				
28%	_ 6. Percentage of exis	sting lot cov	erage [lin	e A5 ÷ line A	1 x 100]				
12'	_7. Height of existing highest ridgeline								
B. PROPOS	ED Development								
4125	1, 200 _ 1. Square footage of	proposed r	new floor	area:					
	First Story #25	1,76g Se	cond Stor	y N/A		Garage_	NA	Other_ (access	sory/structures
2559	_ 2. TOTAL square foo	otage of stru	icture <u>foc</u>	tprint (exis	ting + ne	w)	V		1
1936	_ 3. TOTAL square for (EXEMPT: imperviou								
5495	_4. TOTAL square foo	otage of pro	posed lot	coverage [l	ine B2 + li	ne B3]			
39%-	_5. Percentage of nev	v lot covera	ge [line B4	+ line A1 x	100]				
16	_ 6. Height of propose highest ridgeline								
487	_ 7. Linear feet of exis (If demolishing 25%			rior walls	3	17_Lir	near feet of v	valls to be	demolished
C. GRADIN	G INFORMATION	6510							
Cubic yards o	of: Fill		+ (Cut		_ =	TOTAL		
Maximum hei	ght of: Fill		. (Cut (to bottor	m of footin	g)			
Cubic yards o	of: Import		. [Export					
D. HEIGHT	VARIATION EARLY	NEIGHBO	ORHOOI	CONSUL	TATION	N PROCE	ESS		
	_1. Number of individu	ial parcels u	ınder sep	arate owne	rship with	nin 500 fo	ot radius of	subject pa	rcel
	_2. Number of individu	al parcels	inder sep	arate owne	rship with	in 100 fo	ot radius of	subject pa	rcel
	_3. Number of total sig	natures wit	hin 500 fo	oot radius	V.	Perce	entage of tota	al (D1 ÷ D3 :	x 100)
	_4. Number of total sig	natures wit	hin 100 fo	oot radius		Perce	entage of tota	al (D2 ÷ D4 :	x 100)

INFORMATION TO DETERMINE IF A FOLIAGE ANALYSIS IS NECESSARY

1. Does the proposed project involve an addition or structure which is 120 square feet or more in size and which can be used as a gathering space and viewing area (i.e., decks, covered patios)? Yes X
2. Does the proposed project involve an addition or structure which consists of 120 square feet or more of habitable space (i.e., room expansions, additions, conversions)? Yes No
If the answer is "yes" to either question, a foliage analysis must be conducted by staff to determine if any existing foliage on the applicant's property which exceeds 16 feet or the ridgeline of the primary residence, whichever is lower, impairs a view from any surrounding properties.
PROJECT SILHOUETTE WAIVER (Required for Neighborhood Compatibility Analysis & Height Variation)
I, PHU TNGUYEN, am the owner of property located at 3750 VIGILAUCE DR, RPV (property owner) (project address)
in the City of Rancho Palos Verdes and wish to apply to the City for permission to construct:
4 1,263 S. F. ADDITING TO AN EXISTING 2,434 S. F. SINGLE FAMILY PRETURE W/W BOOF (brief project description)
I understand that, pursuant to Section 17.02.040(C)(1)(d), I must construct and maintain a temporary frame as a visual aid for evaluating the impacts of the proposed structure. I hereby waive any claim against the City of Rancho Palos Verdes for any damage or injury caused by the construction of the frame or by any subsequent failure of the frame.
Property Owner Signature:
HAZARDOUS WASTE & SUBSTANCE/STATEMENT (REQUIRED FOR ALL PROJECTS)
Pursuant to California Government Code Section 65962.5(f), before a city can accept as complete an application for any development project which will be used by any person, the applicant shall consult the lists sent to the appropriate city or county and shall submit a signed statement to the city indicating whether the project and any alternatives located on a site that is included on any of the lists compiled and shall specify any list.
The California Environmental Protection Agency (Cal/EPA) has compiled lists of Hazardous Waste and Substances Sites for the entire State of California, which identifies the following site in Rancho Palos Verdes (as of 8/22/2012):
31501 Palos Verdes Dr W
I have consulted the most current lists compiled pursuance to Section 65962.5 of the Government Code and hereby certify that the development project and any alternatives proposed in this application are <u>not</u> contained on these lists.
Property Owner Signature: ///////
PROPERTY OWNER'S CERTIFICATION (REQUIRED) I hereby certify, under penalty of perjury, that the information and materials herein and submitted with this application are true and correct. I also understand that projects involving new construction and additions or tear-down rebuilds will require approvals from the Los Angeles County Fire Department.
Property Owner Signature



*Fees for re

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

Fees Associated With Case #: ZON2016-00510

OWN

PHU NGUYEN 3750 VIGILANCE DR

RANCHO PALOS VERDES, CA 90275

OWN

NHI VO

3750 VIGILANCE DR

RANCHO PALOS VERDES, CA 90275

Fee Type	Start Date	End Date	Dept Des	cription	Trans Code	Revenue Account Number	Cr By	eated Date	Amount	Due	
SPRM	11/8/2010	12/31/2020	Site Plan Review	w (Major)		132210	OS	10/21/2016	326.00	326.00	
NCA	11/8/2010	12/31/2020	Neigh. Compati	Neigh. Compatibility Analysis		Neigh. Compatibility Analysis 132210		OS	10/21/2016	1,727.00	1,727.00
FOL	11/8/2010	12/31/2020	Foliage Analysis	Foliage Analysis		132210	OS	10/21/2016	198.00	198.00	
						Subtotal for Re	evenue Acc	et. 132210	2,251.00		
DATA	5/18/2009	12/31/2020	Data Processing	g Fee		322-40	OS	10/21/2016	4.00	4.00	
						Subtotal for Re	evenue Acc	et. 322-40	4.00		
HIST	5/18/2009	12/31/2020	Historic Propert	ty Data Fee		322-50	OS	10/21/2016	18.00	18.00	
						Subtotal for Re	evenue Acc	et. 322-50	18.00		

\$2,273.00 **Total Due:**

For Office Use Only Check No. Time: 13:17:26 THANK YOU FOR YOUR PAYMENT *** NANCW 10/21/16 01 Description PZ ZON 16 510 PHU NGOVEN PP Fans

Page 1 of 1

t:\Forms\CaseFeesV2.rpt





November 1, 2017

Phu Nguyen 3750 Vigilance Drive Rancho Palos Verdes, CA 90275

SUBJECT:

COMPLETENESS LETTER CASE NO. ZON2016-00510 3750 VIGILANCE DRIVE

Dear Mr. Nguyen:

Thank you for submitting additional information on October 4, 2017, to the Planning Division for processing. Pursuant to State Law, the City's Staff completed a preliminary review of the application and determined that the information submitted is generally complete to begin processing the application. Please note that the City may require further information in order to clarify, amplify, correct, or otherwise supplement existing or future data. If the City requires such additional information, it is strongly suggested that you supply it in a timely manner in order to avoid any delay in the processing of the application.

If you have questions, or would like to discuss your project in further detail, please feel free to contact me at (310) 544-5225 or via email at ianaya@rpvca.gov.

Sincerely,

Irving Anaya

Associate Planner

cc: Ara Mihranian, Director of Community Development

So Kim, Deputy Director/Planning Manager



SILHOUETTE CERTIFICATION FORM

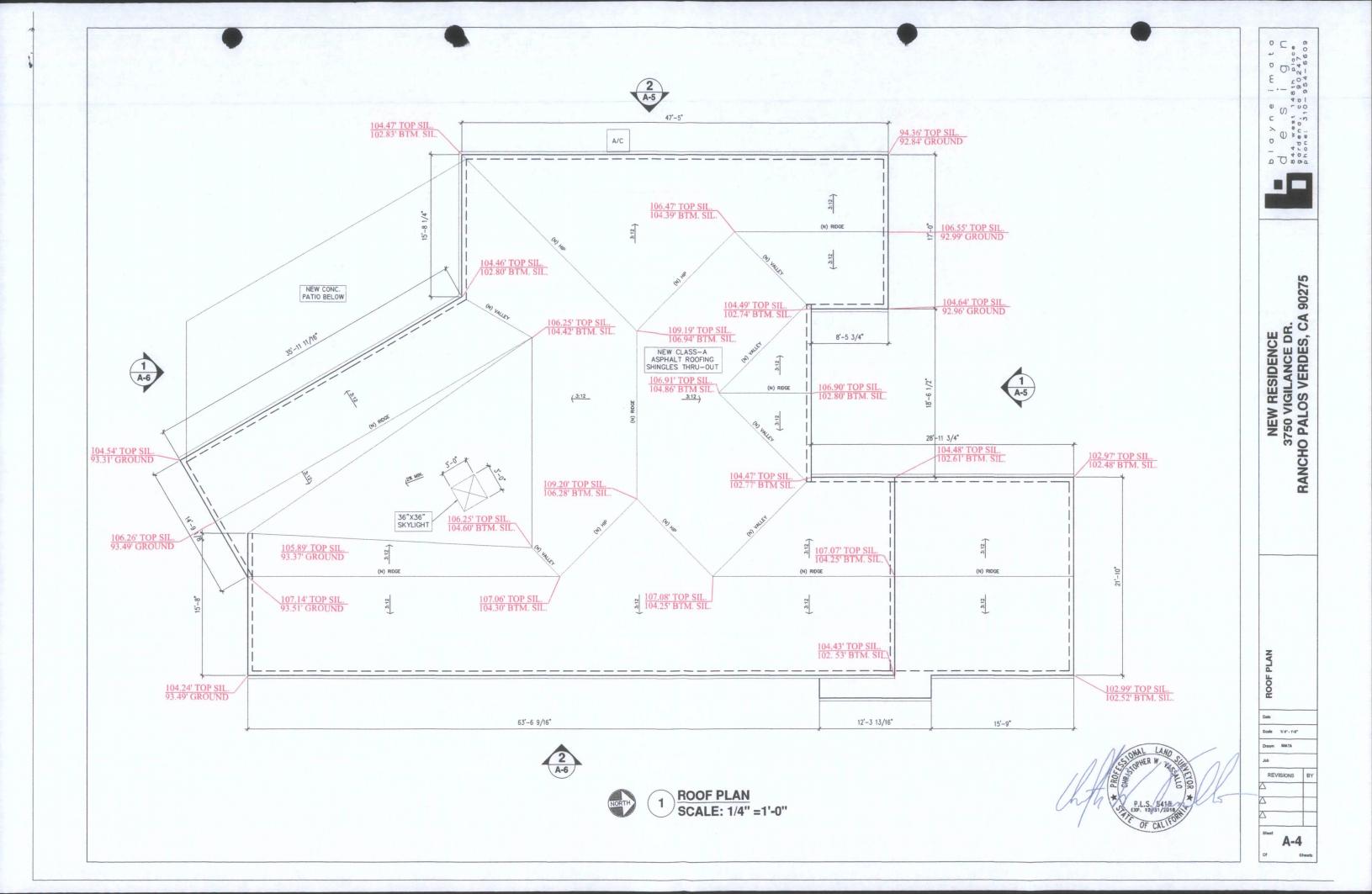
THIS CERTIFICATION FORM MUST BE COMPLETED LICENSED/REGISTERED ENGINEER OR ARCHITECT. THIS FORM MUST BEAR AN ORIGINAL WET STAMP AND SIGNATURE IN ORDER TO BE VALID. THIS FORM MUST ALSO BE ACCOMPANIED BY A SITE PLAN THAT IDENTIFIES THE LOCATION OF THE SILHOUETTE POSTS, THE EXISTING GRADE OR SUPPORTING STRUCTURE 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 nave mea	isured the location and heig	gnt (including the color (demarcation) of the
silhouette po	osts located at the project site	(address) 3750 Vigi	lance Drive
Rancho I	Palos Verdes on (date)	09/27/2017	and I have found
that the proj	ect silhouette accurately depi	cts the location and heigh	t (including the color
demarcation) of the proposed structure p	oresented on the architec	tural plans prepared
by (name of	architectural firm) Blayı	ne Imata Design	on
(date)	02/28/2017 for the p	proposed project currently	being considered by
the City of R	Rancho Palos Verdes (Plannin	g Case No.).
Signature	lhth W. Van Us		
LS/RCE	LS8418	-	
Date	10/3/2017		

Revised: June 2, 2003

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







CITY RECORDS

	Street Address	Lot Size	Structure size	garage	# of Stories	
1	3703 Vigilance Dr	13,732	2,630	2	2	,
2	3704 Vigilance Dr	11,688	3,283	2	2	
3	3711 Vigilance Dr	13,771	2714	2	2	
4	3712 Vigilance Dr	12,080	No SF	2	2	
5	3719 Vgilance Dr	15,561	3,053	2	2	
6	3720 Vigilance Dr	13,961	No SF+600	2	2	
7	3729 Vigilance Dr	14,617	3,028	2	2	
8	3730 Vigilance Dr	13,930	2,847	2	2	
9	3737 Vigilance Dr	13,339	2,714	2	2	
10	3742 Vigilance Dr	13,707	2,816	2	2	
11	3745 Vigilance Dr	13,822	2,557	2	2	
12	3753 Vigilance Dr	12,520	2,415	, 2	2	
13	32236 Phantom Dr	12,736	2,714	No Garage	2	
14	32237 Phantom Dr	10,595	2,922	2	1	
15	32245 Phantom Dr	10,987	2,588	2	1	
16	32253 Phantom Dr	11,762	2,218	2	1	
17	32256 Phantom Dr	11,661	2,400	2	1	
18	32261 Phantom Dr	12,571	2,406	2	1	
19	32268 Phantom Dr	12,933	2,218	2	. 1	
20	32282 Phantom Dr	11,735	2,218	2	1	

12,885 2,652

13,711 2 2,023

Average

Proposed

Existing

2 1.631578947

3703 Vigilanec 19754 +2986 +360 \$ 2,263 \$ + 368 \$ = 2,630\$ 2) 3704 Vigilance 2,5094 + 4184 + 3604= 2,9234 + 3604= 3,2834 3) 3711 Vigilance 2,3544 + 3604 = 2,7144 4) 3712 Vigilance No 4 5)3719 Vigilance 2,500 + 1930 +360 +360 +360 +360530 6) 3720 Vigilance No \$ + 600\$ 1)3729 Vigilance 2,3544 + (684 + 21500\$ +168\$ +360\$ = 3,028\$ 8) 3730 Vigilance 2,487 \$ +300 + 28474

Records

9) 3737 Sigilance

2,3544 + 3604 = 2,7144

2542 Visilance

10) 3742 Vigilance
No \$ +230\$ +600\$ 2 2,816\$
Add Convert.

1) 3745 Vigrance 1975\$\phi + 222\$\phi + 360\$\phi = \frac{21557}{256}

2,055 p + 360 ep = 2,415 p
25to

13) 32236 Phantom Dr 2,354 \$ +255 +360 \$= 240. No garage 27,744

2,006\$ 400\$ + 516\$ = 136. 21922\$

17984 + 400 of + 3904 = T2,5884

16) 32253 Phentom
18536 + 3606= 12,2186

[7] 32256 Phonton
21040\$ +360\$ = 2,400\$

9 3703 Vigilare (5) 32261 Phentom)
2,006\$ + 400\$ = [2,406\$] 1975 12908 1309 6 2,263 6 = 363 6 = 236304 (9) 32268 Phantomini SMTS (0) 2) 3704 lightence 1,858 of +360 d = [2,2184]
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20) 32232 Phonton -4078+1887+4B0216 25% 29754 + 3604 = 32834 5) 3711 Vigilance (\$ bit 42 = \$400 \$ + \$ bassic (8586 1360 \$ 2 212186) 8 D 3715 (igilance No of (3) 32230 Phanton The 23230 Phanton The 23230 Panage 2300 Panage 27500 + 1936 +H(2) No of the lease 7) 37 29 digrance 13 32245 Frankom 40. 2,357 4 6 158 4 + 158 4 + 582018 + 1036 + 3606 + 310186 10) 32253 pronton 1850 + 360 pc 2,2184 \$ 3780 vigolone Jup 6 409 4 18212 (1) 32256 Floundon. 21040 = 300 d = 21400d



COMMUNITY DEVELOPMENT DEPARTMENT

August 30, 2017

Phu Nguyen 3750 Vigilance Drive Rancho Palos Verdes, CA 90275

SUBJECT:

INCOMPLETE LETTER CASE NO. ZON2016-00510 3750 VIGILANCE

Dear Mr. Nguyen,

Thank you for submitting the applications referenced above for the property located at 3750 Vigilance Drive (Case No. ZON2016-00510). The additional information (in-concept approval) from the City's Geologist was completed on July 31, 2017. Pursuant to State Law, Staff has completed the review of your application within the prescribed 30-day period. Unfortunately, due to missing information and/or inconsistencies between the project plans and submitted application, it has been determined that the application is **incomplete**.

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

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

If you have any questions, or would like to discuss your project in further detail, please feel free to contact me at (310) 544-5225, or via email at ianaya@rpvca.gov.

Sincerely.

Cc:

Irving Ahaya Assistant Planner

Ara Mihranian, Community Development Director So Kim, Deputy Director/Planning Manager

Project File

August 30, 2017 Page 2

Additional Information/Requirements:

A review of associated materials has determined that the following additional information will be required in order to achieve project completeness of your project application. Upon submittal of a complete application, Staff will be able to continue processing your application for a final decision:

 As required by the Neighborhood Compatibility application, a silhouette shall be erected, certified by a licensed architect or engineer, depicting the proposed project. At this time, please construct the silhouette. Once the silhouette has been constructed, please submit the required Silhouette Certification Form that was included with the original application. Category 2 P.N. 97082-2650

CITY OF RANCHO PALOS VERDES GEOTECHNICAL INVESTIGATION REPORT REVIEW CHECKLIST

April 27, 2017 Date Received: Date of Report: April 18, 2017 **CSS** Engineering Consultant:

Date Completed: Geo#: Their Job No.:

May 11, 2017 G17-00004

Signed By: Carlos H. Alvarado License/Expiration Date:

CSS 17024 PE 19857 Exp 9/30/17

Applicant Name:

Phu Nguyen

Legend:

N = No

Site Address:

3750 Vigilance Drive

Y = Yes

Rancho Palos Verdes. CA

NA = Not Applicable

Lot/Tract No.:

A.P.N.:

7564-016-019

Proposed Project:

One story additions with raised floors at rear, side and front of existing residence

Project Information /Background:

Y/N Review of existing City files

Reference to grading/foundation plans by date Y/N Subsurface investigation

Reference to site(s) by street address Y/N

Grading or remedial grading proposed Y/N

Geologic Hazards:

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

Y/N

Supporting Analysis/Data:

Recommendations For:

Y/N/NA	Slope stability calculations	Y/N/NA	Foundations
Y/N/NA	Shear strength values	Y/N/NA	Retaining walls
Y/N/NA	Other laboratory data	Y/N/NA	Foundation setbacks
Y/N/NA	Seismic coefficients/parameters SDC= D	Y/N/NA	Slabs
Y/N/NA	Seismic loading	Y/N/NA	Flatwork
Y/N/NA	Boring/trench logs	Y/N/NA	Grading
Y/N/NA	Liquefaction study	Y/N/NA	Pools/spas
Y/N/NA	Calculations supporting recommendations	Y/Ñ/NA	Slope/bluff setbacks
Y/N/NA	Reference list	Y/N/NA	Temporary excavations

Geologic Map/Cross-Sections:

Y/N	Accurate topographic base extending sufficiently offsite	NΑ	Proposed topography
Y/N	Surficial drainage	Y/N	Slope gradients
Y/N	Existing structures	YN	Proposed structures
Y/N	Boring/trenches plotted	Y/N	Legend, scale, north arrow
Y/N	Geologic contacts/data illustrated	Ÿ/N	Location of cross-section(s) shown
Y/N	Consistency with adjoining data/maps	Y/N	Illustrate setbacks, if any
Y/N	Cross-Sections sufficient in number, location and detail	Y/N	Proposed excavations

Category 2 P.N. 97082-2650

CITY OF RANCHO PALOS VERDES GEOTECHNICAL INVESTIGATION REPORT REVIEW CHECKLIST

•	Report Closure:
YA	Statement as to the adequacy of the site for the intended use
Y/N	Statement that proposed development will not adversely impact adjoining sites
Y/N	Section 107A.3, Chapter 15 Safety Hazard statement
NA	Signature of C.E.G.
Y/N	Signature of R.C.E. or G.E.
	Recommended Actions:
Pla	nning Department:
	In Concept Approval for Planning Purposes
Bui	lding and Safety:
	Report Approved Conditional Approval (See Below) X Additional Input Required
Iten	ns requiring response/further evaluation:
1.	Please clarify recommendations for site drainage. Refer to Section 1804.4 of the 2016 CBC as warranted.
2.	During our site visit it was observed that the existing driveway and concrete walks were distressed. Are they to be replaced? If so please provide minimum recommendations for such.
3.	Several potential geologic hazards have not been addressed by the report (see checklist). Please briefly summarize the geotechnical hazards (* on previous page) as they pertain to the proposed subject site improvements. Reference previous work where appropriate. If the hazard does not pertain to the site, please indicate such.
4.	Please provide a Safety Hazard statement as required by 15.18.090 Section 107A.3 of Chapter 15 of the Rancho Palos Verdes Municipal Code.
5.	Please provide a complete reference list for the submitted report.
6.	Please provide foundation setback recommendations relative to slopes in accordance with Section 1808.7 of the 2016 CBC.
Add	ditional Comments/Conditions of Approval (no response required):
7.	Expansion potential and sulfate content should be confirmed through testing, subsequent to any grading and prior to construction.
8.	Note to City Staff: Staff should confirm that the Consultant (R.C.E./G.E.) has signed the final dated grading/foundation plans, thereby verifying the plans' geotechnical conformance with the Consultant's original report and associated addenda.

9. An as built geotechnical report should be prepared by the project geotechnical consultant following grading/construction of the subject site improvements. The report should include the results of all field density testing, depth of reprocessing and recompaction, as well as a map depicting the limits of grading, locations of all density testing, and conditions exposed

during grading/excavation.

CITY OF RANCHO PALOS VERDES GEOTECHNICAL INVESTIGATION REPORT REVIEW CHECKLIST

Limitations:

Our review is intended to determine if the submitted report(s) comply with City of Rancho Palos Verdes Codes and generally accepted geotechnical practices within the local area. The scope of our services for this third party review has been limited to a brief site visit and a review of the above referenced report and associated documents, as supplied by the City of Rancho Palos Verdes. Re-analysis of reported data and/or calculations and preparation of amended construction or design recommendations are specifically not included within our scope of services. Our review should not be considered as a certification, approval or acceptance of the consultant's work, nor is it meant as an acceptance of liability for final design or construction recommendations made by the geotechnical consultant of record or the project designers or engineers.

James M. Lancaster, Jr., C.E.G. 1927 Expires 6/30/18

KLING CONSULTING GROUP, INC.

Mercy Lugo

From:

Sandra Ishman

Sent:

Thursday, May 11, 2017 11:51 AM

To:

Mercy Lugo

Subject:

FW: Geology review for 3750 Vigilance - G17-00004

Attachments:

Vigilance 3750 additional info 5 11 17.pdf

Mercy, here's what was sent to Phu. See attached geo review

Sandra Ishman, Permit Technician City of Rancho Palos Verdes Building and Safety Division 310-265-7800 sandrai@rpvca.gov

From: Sandra Ishman

Sent: Thursday, May 11, 2017 11:50 AM

To: 'phu206@yahoo.com' <phu206@yahoo.com>; 'nunez.eng@verizon.net' <nunez.eng@verizon.net>

Subject: Geology review for 3750 Vigilance - G17-00004

Hi Phu and Nunez, attached are the geology review results for 3750 Vigilance Dr. under case #G17-00004 please let us know if you have any questions.

Thank you,

Sandra Ishman, Permit Technician City of Rancho Palos Verdes Building and Safety Division 310-265-7800 sandrai@rpvca.gov

~ Planner Informal Checklist ~

	(*This checklist is to help guide Planners. In addition to this checklist, Planners shall wortfy all projects against the Municipal code) ress: Zone: Lot Size: t No: Project Description:
1.	Determine is 3 full sets of plans were submitted with the applications (i.e. site plan, elevations and floor plans per submittal requirements)
2.	Are all applications completed filled out and signed by the property owner (as listed on the assessor page). (If not, must get verification of new owner)
3.	Did applicant provide 2 sets of adhesive mailing labels with the project plans and Applications(s) for: • All residents within 500' radius (plus 100' radius for HV)
1	• The local HOA if applicable Determine if Hillside Property (average slope greater than 5%; no pad) (M.C. 17.02) Y
 4. 5. 	Is the project located in a special district, adjacent to NCCP, ESA, Equestrian, etc. Y N
	If yes, which
6.	Is project located in the Coastal Zone (Appealable/Non-Appealable) (M.C. 17.72)
7.	If applicable, is the location of the Coastal Setback Line indicated?
8.	Check Tract Map and/or APN page for easements, etc.
9.	Are there any extreme slopes (over 35%) on the property? If so, is the top/toe of slope depicted Make sure structures are not on extreme slope
10.	Is Grading involved: (M.C. 17.76) Cubic yards affected Retaining wall heights
11.	Insure the proper setbacks are maintained (M.C. 17.48) Front Yard Interior Side Yard Rear Yard Required: Proposed: Proposed: Required: Proposed: Proposed: Required: Proposed: Proposed:
12.	20'x18' two-car garage req. for new residence (M.C. 17.02) • Three-car garage for 5,000 sq.ft. or more
13.	Are any of the interior/exterior walls being demolished (M.C. 17.84) • If yes, how much (% of total walls)
14.	Any new fences/walls/combo walls located within the front/streets yard (M.C. 17.76) • 30" max within intersection visibility triangle • 3'-6" max. between front/street side PL and front setback • Up to 7'-0" outside of front setback • When slope 2'-0" in side or rear setback, Fence Wall Permit required • Additional fence/wall req. per Code
15.	Are there any minor structures or accessory structures required (M.C. 17.48) • Describe
16.	Are there any decks or balconies over 30" (M.C. 17.02 & 17.48 & 17.76) • Decks over extreme slope = Extreme Slope Permit • Decks/Balconies attached to house require Privacy finding
17.	What is the proposed Lot Coverage (M.C. 17.48) • See Code for definition of Lot Coverage
18.	Overall Height of project From lowest finished grade to highest ridgeline From highest existing grade to highest ridgeline (or avg. elevation of SB line for downslope lots) All accessory structures outside of setbacks – 12 feet max.
19.	Is a Height Variation Required? If yes Has the applicant met either signature requirement for "Early Neighbor Consultation" (see application requirements)
	iner Sign Off: Date: Diagram D
Not	Demons more than Co

30940 Hawthorne Boulevard Rancho Palos Verdes, CA 90275-5391 address correction requested

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Phu Nguyen 3750 Vigilance Drive Rancho Palos Vordos CA 90275

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Certification of Acceptance of Project Conditions of Approval

Project:

ZON2016-00510

Project Location:

3750 Vigilance Drive

Approval Date:

December 20, 2017

I, Phu Thanh Nguyen, the property owner(s) for the above-mentioned project, hereby certify that I have read, understand, and accept all conditions of approval contained in Exhibit "A".

Signature of Property Owner

Date

Note: This certification must be signed and returned to the Community Development Department (Attn: Irving Anaya) at 30940 Hawthorne Boulevard, Rancho Palos Verdes, CA 90275. Failure to provide this certification within 90-days following the date of approval or prior to Building & Safety Division's Plan Check submittal, whichever comes first, shall render the approval null and void.



December 20, 2017

NOTICE OF DECISION

NOTICE IS HEREBY GIVEN that the Director of Community Development of the City of Rancho Palos Verdes has **approved**, **with conditions**, a request for a Site Plan Review application to demolish 65% of the existing single-family residence to accommodate the construction of 1,306ft² single-story additions, interior remodel, and additional ancillary site improvements, subject to the Conditions of Approval contained in the attached Exhibit "A" (Case No. ZON2016-00510).

LOCATION: 3750 Vigilance Drive

APPLICANT/PROPERTY OWNER: Phu Thanh Nguyen

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 approval date, or by 5:30 PM on Monday, January 15, 2018. A \$2,275.00 appeal fee must accompany any appeal letter. If no appeal is filed in a timely manner, the Director's decision will be final at 5:30 PM on Monday, January 15, 2018.

If you would like the opportunity to review the approved plans, they are on file in the Community Development Department at 30940 Hawthorne Boulevard, Rancho Palos Verdes, and are available for review from 7:30 AM to 5:30 PM Monday through Thursday, and from 7:30 AM to 4:30 PM Friday. Please note that City Hall offices will be closed between Monday, December 25, 2017 and Monday, January 1, 2018 in observance of the holidays.

If you have any questions regarding this application, please contact Irving Anaya, Associate Planner at (310) 544-5225 or via e-mail at ianaya@rpvca.gov for further information.

Ara Mihranian, AICP

Director of Community Development

Enclosure:

Exhibit A-Conditions of Approval

Cc: 3745 Vigilance Drive, Rancho Palos Verdes, CA 90275

Project File

EXHIBIT "A" CONDITIONS OF APPROVAL CASE NO. ZON2016-00510 (SITE PLAN REVIEW)

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 Exhibit "A". Failure to provide said written statement within ninety (90) days following the date of this approval shall render this approval null and void.
- 2. The Applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, lawsuits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures) (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project.
- 3. Prior to conducting any work in the public right of way, such as for curb cuts, dumpsters, temporary improvements and/or permanent improvements, the Applicant shall obtain an encroachment permit from the Director of Public Works.
- 4. Approval of this permit shall not be construed as a waiver of applicable and appropriate zoning regulations, or any Federal, State, County and/or City laws and regulations. Unless otherwise expressly specified, all other requirements of the City of Rancho Palos Verdes Municipal Code shall apply.
- 5. Pursuant to Section 17.78.040, the Director of Community Development is authorized to make minor modifications to the approved plans and any of the conditions of approval if such modifications will achieve substantially the same results as would strict compliance with the approved plans and conditions. Substantial changes to the project shall be considered a revision and require approval by the final body that approved the original project, which may require new and separate environmental review and public notification.
- 6. The project development on the site shall conform to the specific standards contained in these conditions of approval or, if not addressed herein, shall conform to the residential development standards of the City's Municipal Code, including but not limited to height, setback and lot coverage standards.
- 7. Failure to comply with and adhere to all of these conditions of approval may be cause to revoke the approval of the project pursuant to the revocation procedures contained in Section 17.86.060 of the City's Municipal Code or administrative citations as described in Section 1.16 of the City's Municipal Code.
- 8. If the Applicant has not submitted an application for a building permit for the approved project or not commenced the approved project as described in Section 17.86.070 of the City's Municipal Code within 180 days of the final effective date of this Notice of Decision, approval

of the project shall expire and be of no further effect unless, prior to expiration, a written request for extension is filed with the Community Development Department and approved by the Director. In the event that any of these conditions conflict with the recommendations and/or 9. requirements of another permitting agency or City department, the stricter standard shall apply. 10. Unless otherwise designated in these conditions, all construction shall be completed in substantial conformance with the plans stamped APPROVED by the City with the effective date of this approval. 11. This approval is only for the items described within these conditions and identified on the stamped APPROVED plans and is not an approval of any existing illegal or legal non-conforming structures on the property, unless the approval of such illegal or legal non-conforming structure is specifically identified within these conditions or on the stamped APPROVED plans. 12. The construction site and adjacent public and private properties and streets shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes. Such excess material may include, but not be limited to: the accumulation of debris, garbage, lumber, scrap metal, concrete asphalt, piles of earth, salvage materials, abandoned or discarded furniture, appliances or other household fixtures. 13. All construction sites shall be maintained in a secure, safe, neat and orderly manner, to the satisfaction of the City's Building Official. All construction waste and debris resulting from a construction, alteration or repair project shall be removed on a weekly basis by the contractor or property owner. Existing or temporary portable bathrooms shall be provided during construction. Portable bathrooms shall be placed in a location that will minimize disturbance to the surrounding property owners, to the satisfaction of the City's Building Official. Construction projects that are accessible from a street right-of-way or an abutting property and 14. which remain in operation or expect to remain in operation for over 30 calendar days shall provide temporary construction fencing, as defined in Section 17.56.050(C) of the Development Code. Unless required to protect against a safety hazard, temporary construction fencing shall not be erected sooner than 15 days prior to commencement of construction. 15. Permitted hours and days for construction activity are 7:00 AM to 6:00 PM, Monday through Friday, 9:00AM to 5:00PM on Saturday, with no construction activity permitted on Sundays or on the legal holidays specified in Section 17.96.920 of the Rancho Palos Verdes Development Code. During demolition, construction and/or grading operations, trucks shall not park, queue and/or idle at the project site or in the adjoining street rights-of-way before 7AM Monday through Friday and before 9AM on Saturday, in accordance with the permitted hours of construction stated in this condition. When feasible to do so, the construction contractor shall provide staging areas on-site to minimize off-site transportation of heavy construction equipment. These areas shall be located to maximize the distance between staging activities and neighboring properties, subject to approval by the building official. 16. Exterior residential lighting shall comply with the standards of Section 17.56.030 of the Rancho Palos Verdes Development Code. No outdoor lighting is permitted where the light source is directed toward or results in direct illumination of a parcel of property or properties other than that upon which such light source is physically located. 17. For all grading, landscaping and construction activities, the Applicant shall employ effective dust control techniques, either through screening and/or watering.

18. This approval shall allow the demolition of 65% of the existing interior and exterior walls or existing square footage. 19. PRIOR TO ISSUANCE OF BUILDING PERMITS all applicable soils/geotechnical reports, if required by the Building and Safety Division, shall be approved by the City's Geologist. 20. If construction projects that are accessible from a street right-of-way or an abutting property and which remain in operation or expect to remain in operation for over 30 calendar days, the Applicant shall provide temporary construction fencing, as defined in Section 17.56.050(C) of the Development Code. 21. Maximum hardscape coverage within the 20-foot front-yard setback area shall not exceed 50%. 22. Roof eaves may project into the required setback not more than six inches for each foot of the required setback; provided that there are no vertical supports within the required setback areas. **Project Specific Conditions:** 23. This approval allows the construction of 1,306ft² additions and site improvements to an existing single-family residence resulting in a total structure size of 3,738ft2 (garage included) consisting of: A. 1,126ft² along the rear and east façade; B. 180ft² along the front façade; C. Façade remodel; D. Install one skylight on the roof; E. New AC unit along west facade. BUILDING AREA CERTIFICATION REQUIRED, to be provided by a licensed land surveyor or civil engineer PRIOR TO THE FRAMING INSPECTION. 24. The height of the approved addition shall be as depicted on the stamped APPROVED plans and in no case shall the maximum height extend above a height of 16.63', as measured from the lowest finished grade covered by the structure (elev. 92.64') to the highest roof ridgeline (elev. 109.27'); and a height of 15.68' as measured from the highest elevation of the existing grade covered by the structure (elev. 93.59') to the highest roof ridgeline (elev. 109.27'). BUILDING HEIGHT CERTIFICATION REQUIRED, to be provided by a licensed land surveyor or civil engineer PRIOR TO ROOF SHEATHING INSPECTION, based on the above mentioned instructions. 25. Unless modified by the approval of future planning applications, the approved project shall maintain a maximum of 42% lot coverage. 26. The approved additions shall maintain minimum setbacks of 20' front, 36'-4" rear, 24' east side, and 9'-7" west side yard (9'-7" proposed). BUILDING SETBACK CERTIFICATION REQUIRED, shall be provided by a licensed land surveyor or civil engineer PRIOR TO FOUNDATION FORMS INSPECTION. 27. The proposed A/C unit shall comply with the required side and/or rear setbacks.



December 20, 2017

Phu Thanh Nguyen 3750 Vigilance Drive Rancho Palos Verdes, CA 90275

SUBJECT: SITE PLAN REVIEW WITH NEIGHBORHOOD COMPATIBILITY

CASE NO. ZON2016-00510 3750 VIGILANCE DRIVE

Dear Applicant:

On December 20, 2017, the Director of Community Development conditionally approved a request for a Site Plan Review application to demolish 65% of the existing single-family residence to accommodate the construction of 1,306ft² single-story additions, interior remodel, and additional ancillary site improvements, subject to the Conditions of Approval contained in the attached Exhibit "A" (Case No. ZON2016-00510).

Enclosed is a copy of the Notice of Decision, Staff Report and Exhibit 'A' Conditions of Approval for your files.

Additionally, I have enclosed the Certification of Acceptance of Project Conditions of Approval. This certification shall be signed and returned to the Planning Department.

If you have any questions, please feel free to call me at (310) 544-5225.

Sincerely,

Trving Ahaya

Associate Planner

cc: Project File



MEMORANDUM

TO: ARA MIHRANIAN, DIRECTOR OF COMMUNITY DEVELOPMENT

FROM: IRVING ANAYA, ASSOCIATE PLANNER

DATE: DECEMBER 20, 2017

SUBJECT: SITE PLAN REVIEW (CASE NO. ZON2016-00510) FOR PROPERTY

LOCATED AT 3750 VIGILANCE DRIVE (APPLICANT/LANDOWNER:

PHU THANH NGUYEN)

RECOMMENDATION

Approve a Site Plan Review to demolish 65% of the existing single-family residence to accommodate the construction of 1,306ft² single-story additions, interior remodel, and additional ancillary site improvements, subject to the Conditions of Approval contained in the attached Exhibit "A".

BACKGROUND

On October 21, 2016, the Applicant submitted a Site Plan Review application, requesting approval to demolish 65% of the existing residence, 1,306ft² of single-story additions, interior remodel, and additional ancillary site improvements.

On November 8, 2016, after reviewing the initial submittal of the project plans and application, Staff deemed the application incomplete due to missing information and lack of an in-concept approval from the City's Geologist. After submittal of additional information on several occasions, Staff deemed the application complete for processing on November 1, 2017, setting the action deadline to December 31, 2017.

On November 9, 2017, a public notice was mailed to all property owners within a 500-foot radius and published in the *Palos Verdes Peninsula News*. Staff received one correspondence in response to the public notice which is attached and discussed under the "Code Consideration and Analysis" Section below.

SITE DESCRIPTION

The subject property is a 13,460ft² pad lot, improved with a 2,012ft² single-story residence with a 420ft² attached garage (2,432ft² total existing). The subject site is surrounded by single family residences and the General Plan land use and zoning designations are Residential 2-4 D.U./AC and Single-Family Residential 3 D.U./AC (RS-3), respectively.

December 20, 2017

PROJECT DESCRIPTION

The proposed project is a request for the following:

• Demolish 65% of the existing interior and exterior walls;

- Construct 1,306ft² of single-story additions (1,126ft² along the rear and east façades and 180ft² along the front façade) resulting in a total structure size of 3,738ft² (garage included):
- · Façade remodel;
- Install one skylight on the roof;
- New AC unit along the west façade.

The proposed structure will be 15.68' in height, as measured from the highest elevation of the existing grade covered by the structure (elev. 93.59') to the highest roof ridgeline (elev. 109.27'); and 16.63' in height, as measured from the lowest finished grade adjacent to the structure (elev. 92.64') to the highest roof ridgeline (elev. 109.27')

A summary of the critical project statistics for the RS-3 zoning district is as follows:

Table No. 1

	CODE	EXISTING	PROPOSED
CRITERIA	REQUIREMENT	RESIDENCE	RESIDENCE
Lot Size	13,000ft²	13.460ft²	No change
Structure Size	N/A	2,432ft²	3,738ft²
Setbacks			
Front	20'-0"	20'-0"	No Change
Sides	5'-0"	9'-7" (west) 24'-0" (east)	No Change No Change
Rear	15'-0"	62'-0"	36'-4"
Lot Coverage (%)	45% Max	29%	42%
Enclosed Parking	2 spaces	2 spaces	No Change
Structure Height			
Lowest finished grade adjacent to the building foundation/slab.	20'	14.58'	16.63
Highest existing grade adjacent to the building foundation/slab.	16'	13.63'	15.68'

CODE CONSIDERATION AND ANALYSIS

Site Plan Review

The Site Plan Review procedure enables the Director to check development proposals for conformity with the provisions of the Code and for the manner in which they are applied, when no other applications are required. Pursuant to Rancho Palos Verdes Development Code (RPVDC)

December 20, 2017

§17.02.030.B (Neighborhood Compatibility), an addition to an existing single-family residence that results in greater than 750ft² shall be compatible with the character of the immediate neighborhood. As the proposed project involves an addition greater than 750ft² and more than 50% demolition to the existing residence, an analysis of Neighborhood Compatibility is required, which is typically processed under a Site Plan Review.

Neighborhood Compatibility is achieved when a new home or addition is designed in a manner that blends in with the characteristics of the immediate neighborhood. Pursuant to RPVDC §17.02.030.B.3, neighborhood character means the existing characteristics in terms of the following: a) the scale of surrounding residences b) architectural styles and materials of the surrounding area, and c) the front, side, and rear yard setbacks. The Code language is noted in boldface below, followed by Staff's analysis in normal type:

(1) 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 of the proposed project to other existing structures located within the immediate area. The immediate neighborhood is comprised of the twenty (20) closest properties. Table No. 2 below compares the lot size, structure size and number of stories of the residences found within the immediate neighborhood.

Table No. 2: Neighborhood Compatibility Analysis Matrix

ADDRESS	LOT SIZE	STRUCTURE SIZE	Number of Stories
3703 Vigilance Drive	13,732	2,630	2
3704 Vigilance Drive	11,688	3,283	2
3711 Vigilance Drive	13,771	2,714	2
3712 Vigilance Drive	12,080	2,795	2
3719 Vigilance Drive	15,561	3,053	2
3720 Vigilance Drive	13,961	3,224	2
3729 Vigilance Drive	14,617	3,028	2
3730 Vigilance Drive	13,930	2,847	2
3737 Vigilance Drive	13,339	2,714	2
3742 Vigilance Drive	13,707	2,816	2
3745 Vigilance Drive	13,822	2,557	2
3753 Vigilance Drive	12,520	2,415	2
32236 Phantom Drive	12,736	2,714	2
32237 Phantom Drive	10,595	2,922	1
32245 Phantom Drive	10,987	2,588	1
32253 Phantom Drive	11,762	2,218	1
32256 Phantom Drive	11,661	2,400	1
32261 Phantom Drive	12,571	2,406	1
32268 Phantom Drive	12,933	2,218	1
32282 Phantom Drive	11,735	2,218	1
Average	12,885	2,688	2
3750 Vigilance Existing	13,460	2,432	1

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ADDRESS		LOT SIZE	STRUCTURE SIZE	Number of Stories
Drive				
	Proposed		3,738	1

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

As reflected in Table No. 2 above, the immediate neighborhood is comprised of structures that range in size from 2,218ft² to 3,283ft², with an average structure size of 2,688ft². In addition, 7 of the 20 homes within the immediate neighborhood are single-story structures. Although the proposed residence (3,738ft²) will be the largest in the immediate neighborhood, the proposed mass and scale are proportionate to the surrounding homes by constructing most of the additions along the rear of the residence and not readily visible from the street. The additions to the east side of the existing residence will fill in a recessed area behind the garage, maintaining the same width footprint of the structure, and will also not be readily visible from the street. The proposed additions at the front façade will be recessed from the existing garage, providing visual articulation along the front (street-facing) façade. Additionally, the proposed residence remains single-story in height.

The proposed project complies with the maximum lot coverage in the RS-3 zoning district (45%) at a proposed 42%. Based on an aerial survey, the immediate neighborhood contains properties of similar lot size and lot coverage that comprises of patio covers, sunrooms, and impervious surfaces. As such, Staff believes that the proposed project will be compatible with the character of the neighborhood in terms of scale, structure size and lot coverage.

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

The immediate neighborhood is comprised predominantly of California Ranch style homes that incorporate other design elements and façade treatments more commonly found in other architectural styles. The proposed project is consistent with the architectural style and materials of the existing immediate neighborhood. As proposed, the architectural design will incorporate similar hip roof design with asphalt shingle material, similar to other neighboring homes. Although the structure's façade will consist of cement plaster finish instead of a stucco finish found on other residences, the Applicant is proposing to incorporate wood siding along 75% of the front façade, which is common within the immediate neighborhood. In terms of the project's bulk and mass, much of the additions will be constructed along the rear of the residence. As the additions to the east side of the residence will fill in a recessed area behind the garage, the structure will maintain the existing width of the residence, which will not be readily visible from the street. The proposed front additions are separated into two areas at varied setbacks to provide façade articulation, which reduces the apparent mass of the residence.

In terms of structure height, the subject property, as a pad lot, is permitted to be constructed within a 16'/20' building envelope. As proposed, the height of the residence will comply with the Development Code's "by-right" height standards for a pad lot. The scope of work includes the

December 20, 2017

construction of a new roof that will increase the structure height's envelope from 13.63'/14.58' to 15.68'/16.63'. During the public commenting period, the property owner at 3745 Vigilance Drive raised concerns about potential views being impaired by the increased roof height. Staff visited the property and found that a portion of the neighbor's ocean view would be impacted by the proposed project. However, as the proposed addition is within the 16'/20' "by right" height envelope, the City's view ordinance (RPVDC Section 17.02.040) and views are not assessed despite any impairment. In terms of open space between structures, no changes are proposed as the existing side yard setbacks will be maintained.

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

According to the Development Code, structures shall maintain the following minimum setbacks: 20' front yard, 5' interior side yard, and 15' rear yard. As previously noted, no changes are proposed to the existing setbacks, except for the rear yard setback. The proposed addition along the rear will reduce the rear setback from 62' to 36'-4", as measured to the closest point of the addition. Based on an aerial survey, the proposed setbacks are compatible with immediate neighborhood.

Based on the above analysis, the proposed project is compatible with the immediate neighborhood in terms of scale, architectural style, and setbacks. Staff believes that neighborhood compatibility has been achieved by the proposed project and this finding can be made.

ADDITIONAL INFORMATION

Environmental Assessment

Staff has determined that the proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA), under Article 19, Section 15301 (Existing Facilities) of the California *Guidelines for Implementation of the CEQA*. Specifically, the project includes a negligible expansion of the existing residence.

Foliage Analysis

On May 24, 2017, Staff conducted a foliage analysis and determined that no existing foliage on the property significantly impairs protected views from surrounding properties.

CONCLUSION

Based on the above discussion, Staff believes that the proposed project complies with the applicable standards of the City's Development Code and is compatible with the immediate neighborhood. Therefore, Staff recommends that the Director of Community Development approve a Site Plan Review to allow the Applicant to demolish 65% of the existing single-family residence to accommodate the construction of 1,306ft² single-story additions, interior remodel, and additional ancillary site improvements, subject to the Conditions of Approval contained in the attached Exhibit "A" (Case No. ZON2016-00510).

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ALTERNATIVES

The following alternatives to Staff's recommendation are available for the Director to consider:

- 1) Identify any issues of concern with the proposed project, provide Staff and/or the Applicant with direction in modifying the project, and request that the Applicant redesign and resubmit.
- 2) Deny, without prejudice, the Site Plan Review application (Case No. ZON2016-00510).

Approved pursuant to Staff's recommendation:

Ara Mihranian, AICP

Director of Community Development

Date: 12-20-17

Attachments:

- Exhibit "A" Conditions of Approval
- Proposed Project Plans

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EXHIBIT "A" CONDITIONS OF APPROVAL CASE NO. ZON2016-00510 (SITE PLAN REVIEW)

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 Exhibit "A". Failure to provide said written statement within ninety (90) days following the date of this approval shall render this approval null and void.
- 2. The Applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, lawsuits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures) (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project.
- 3. Prior to conducting any work in the public right of way, such as for curb cuts, dumpsters, temporary improvements and/or permanent improvements, the Applicant shall obtain an encroachment permit from the Director of Public Works.
- 4. Approval of this permit shall not be construed as a waiver of applicable and appropriate zoning regulations, or any Federal, State, County and/or City laws and regulations. Unless otherwise expressly specified, all other requirements of the City of Rancho Palos Verdes Municipal Code shall apply.
- 5. Pursuant to Section 17.78.040, the Director of Community Development is authorized to make minor modifications to the approved plans and any of the conditions of approval if such modifications will achieve substantially the same results as would strict compliance with the approved plans and conditions. Substantial changes to the project shall be considered a revision and require approval by the final body that approved the original project, which may require new and separate environmental review and public notification.
- 6. The project development on the site shall conform to the specific standards contained in these conditions of approval or, if not addressed herein, shall conform to the residential development standards of the City's Municipal Code, including but not limited to height, setback and lot coverage standards.

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7. Failure to comply with and adhere to all of these conditions of approval may be cause to revoke the approval of the project pursuant to the revocation procedures contained in Section 17.86.060 of the City's Municipal Code or administrative citations as described in Section 1.16 of the City's Municipal Code.

- 8. If the Applicant has not submitted an application for a building permit for the approved project or not commenced the approved project as described in Section 17.86.070 of the City's Municipal Code within 180 days of the final effective date of this Notice of Decision, approval of the project shall expire and be of no further effect unless, prior to expiration, a written request for extension is filed with the Community Development Department and approved by the Director.
- 9. In the event that any of these conditions conflict with the recommendations and/or requirements of another permitting agency or City department, the stricter standard shall apply.
- 10. Unless otherwise designated in these conditions, all construction shall be completed in substantial conformance with the plans stamped APPROVED by the City with the effective date of this approval.
- 11. This approval is only for the items described within these conditions and identified on the stamped APPROVED plans and is not an approval of any existing illegal or legal non-conforming structures on the property, unless the approval of such illegal or legal non-conforming structure is specifically identified within these conditions or on the stamped APPROVED plans.
- 12. The construction site and adjacent public and private properties and streets shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes. Such excess material may include, but not be limited to: the accumulation of debris, garbage, lumber, scrap metal, concrete asphalt, piles of earth, salvage materials, abandoned or discarded furniture, appliances or other household fixtures.
- 13. All construction sites shall be maintained in a secure, safe, neat and orderly manner, to the satisfaction of the City's Building Official. All construction waste and debris resulting from a construction, alteration or repair project shall be removed on a weekly basis by the contractor or property owner. Existing or temporary portable bathrooms shall be provided during construction. Portable bathrooms shall be placed in a location that will minimize disturbance to the surrounding property owners, to the satisfaction of the City's Building Official.
- 14. Construction projects that are accessible from a street right-of-way or an abutting property and which remain in operation or expect to remain in operation for over 30 calendar days shall provide temporary construction fencing, as defined in Section 17.56.050(C) of the Development Code. Unless required to protect against a safety hazard, temporary construction fencing shall not be erected sooner than 15 days prior to commencement of construction.

December 20, 2017

- 15. Permitted hours and days for construction activity are 7:00 AM to 6:00 PM, Monday through Friday, 9:00AM to 5:00PM on Saturday, with no construction activity permitted on Sundays or on the legal holidays specified in Section 17.96.920 of the Rancho Palos Verdes Development Code. During demolition, construction and/or grading operations, trucks shall not park, queue and/or idle at the project site or in the adjoining street rights-of-way before 7AM Monday through Friday and before 9AM on Saturday, in accordance with the permitted hours of construction stated in this condition. When feasible to do so, the construction contractor shall provide staging areas on-site to minimize off-site transportation of heavy construction equipment. These areas shall be located to maximize the distance between staging activities and neighboring properties, subject to approval by the building official.
- 16. Exterior residential lighting shall comply with the standards of Section 17.56.030 of the Rancho Palos Verdes Development Code. No outdoor lighting is permitted where the light source is directed toward or results in direct illumination of a parcel of property or properties other than that upon which such light source is physically located.
- 17. For all grading, landscaping and construction activities, the Applicant shall employ effective dust control techniques, either through screening and/or watering.
- 18. This approval shall allow the demolition of 65% of the existing interior and exterior walls or existing square footage.
- 19. **PRIOR TO ISSUANCE OF BUILDING PERMITS** all applicable soils/geotechnical reports, if required by the Building and Safety Division, shall be approved by the City's Geologist.
- 20. If construction projects that are accessible from a street right-of-way or an abutting property and which remain in operation or expect to remain in operation for over 30 calendar days, the Applicant shall provide temporary construction fencing, as defined in Section 17.56.050(C) of the Development Code.
- 21. Maximum hardscape coverage within the 20-foot front-yard setback area shall not exceed 50%.
- 22. Roof eaves may project into the required setback not more than six inches for each foot of the required setback; provided that there are no vertical supports within the required setback areas.

Project Specific Conditions:

- 23. This approval allows the construction of 1,306ft² additions and site improvements to an existing single-family residence resulting in a total structure size of 3,738ft² (garage included) consisting of:
 - A. 1,126ft² along the rear and east façade;
 - B. 180ft² along the front façade;

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C. Façade remodel;

D. Install one skylight on the roof;

E. New AC unit along west façade.

BUILDING AREA CERTIFICATION REQUIRED, to be provided by a licensed land surveyor or civil engineer **PRIOR TO THE FRAMING INSPECTION**.

- 24. The height of the approved addition shall be as depicted on the stamped APPROVED plans and in no case shall the maximum height extend above a height of 16.63', as measured from the lowest finished grade covered by the structure (elev. 92.64') to the highest roof ridgeline (elev. 109.27'); and a height of 15.68' as measured from the highest elevation of the existing grade covered by the structure (elev. 93.59') to the highest roof ridgeline (elev. 109.27'). **BUILDING HEIGHT CERTIFICATION REQUIRED**, to be provided by a licensed land surveyor or civil engineer **PRIOR TO ROOF SHEATHING INSPECTION**, based on the above mentioned instructions.
- 25. Unless modified by the approval of future planning applications, the approved project shall maintain a maximum of 42% lot coverage.
- The approved additions shall maintain minimum setbacks of 20' front, 36'-4" rear, 24' east side, and 9'-7" west side yard (9'-7" proposed). **BUILDING SETBACK CERTIFICATION REQUIRED**, shall be provided by a licensed land surveyor or civil engineer **PRIOR TO FOUNDATION FORMS INSPECTION**.
- 27. The proposed A/C unit shall comply with the required side and/or rear setbacks.



Related Applications:_ Date Received: 10/21	
	/2016
F F : 1 400F	72010
Fee Received: \$2273	3.00
Name (Landowner): P	hu Nguyen and Nhi Vo
Project Address 37	'50 Vigilance Drive
ENVIRONMENTAL R	EQUIREMENTS
400400	STAFF ACTION
10/21/2016	Application Submitted
10/20/16	Submittal Letter Mailed Reveal DB5
11.8.110	The south to mail and
11121	and Iromolete the mailed.
2/11/10	Eleca And co ambted
5/24/17	Reassignment letter Sent
5/3//17	transfer as to
(1/1/2017	Complete Vettor
12/20/2017	Director Proporoval
10/10/00	- Vision 1 Planto
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	PLANNING COMMISSION ACTION
A STATE OF THE STA	
	CITY COUNCIL ACTION

To: City of RPV. NOV 2 2 2017 **COMMUNITY DEVELOPMENT** Dear Mr. Irving Anaya My have is Barry Kashfian I level at 3745 vigilance RPV. 90275 I oppare to hight increase at 3750 Vigilance it blocks my O Ceon View From Breakfast table in my Living Room Regard Barry Kashfian Hand Delivered Wednesday 11/22/2017

COMMUNITY DEVELOPMENT DEPARTMENT RECEIVED

RANCHO PALOS VERDES

30940 Hawthorne Boulevard Rancho Palos Verdes, CA 90275-5391 address correction requested

Hasler

011E11673559

⁵³ 7564-014-020 Barry B Kashfian 3745 Vigilance Dr Rancho Palos Verdes Ca 90275-6127

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If you have any questions regarding this application, please contact Irving ECENE 310) 544-5225 or yia-email_at_ianaya@rpvca.gov for further information.

NOV 2 2 2017

Ara Mihrahian, AICP
Director of Community Development

COMMUNITY DEVELOPMENT DEPARTMENT

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.

PLEASE PUBLISH IN THE PENINSULA NEWS ON THURSDAY, NOVEMBER 9, 2017.

Dear Mr. Anaya. Please be adused that the Silhouette indicates That a Part of The Ocean Viewe from the breakfast table in my living Room will be blocked When I moved here the View from my Living Room Was a mayor treason to perchase This house. Sorry I have to offace to The heigtingrease of 3750 vigilance drive.





Google Maps 374 Vigilance Dr



Image capture: Dec 2011 © 2017 Google

Rancho Palos Verdes, California



Street View - Dec 2011



SROUR & ASSOCIATES, LLC

Real Estate Development Services
1001 Sixth Street, Suite 110, Manhattan Beach, CA 90266
email address: srourllc@esrour.com
310/372-8433 • Fax: 310/372-8894

June 1, 2016

PROPERTY OWNERSHIP INFORMATION

PROPERTY ADDRESS:

3750 Vigilance Drive, Rancho Palos Verdes

APN:

7564-016-019

LEGAL DESCRIPTION:

Lot 100, Tract No. 26834 as recorded in Map Book 691, Pages 3-8 in the office of the Los Angeles County Recorder

PREPARED FOR:

Phu Thanh Nguyen 22330 Meyler St., #9 Torrance, CA 90502

ATTACHMENTS:

Notarized affidavit dated June 1, 2016
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 and client

RECEIVED

OCT 2 1 2016

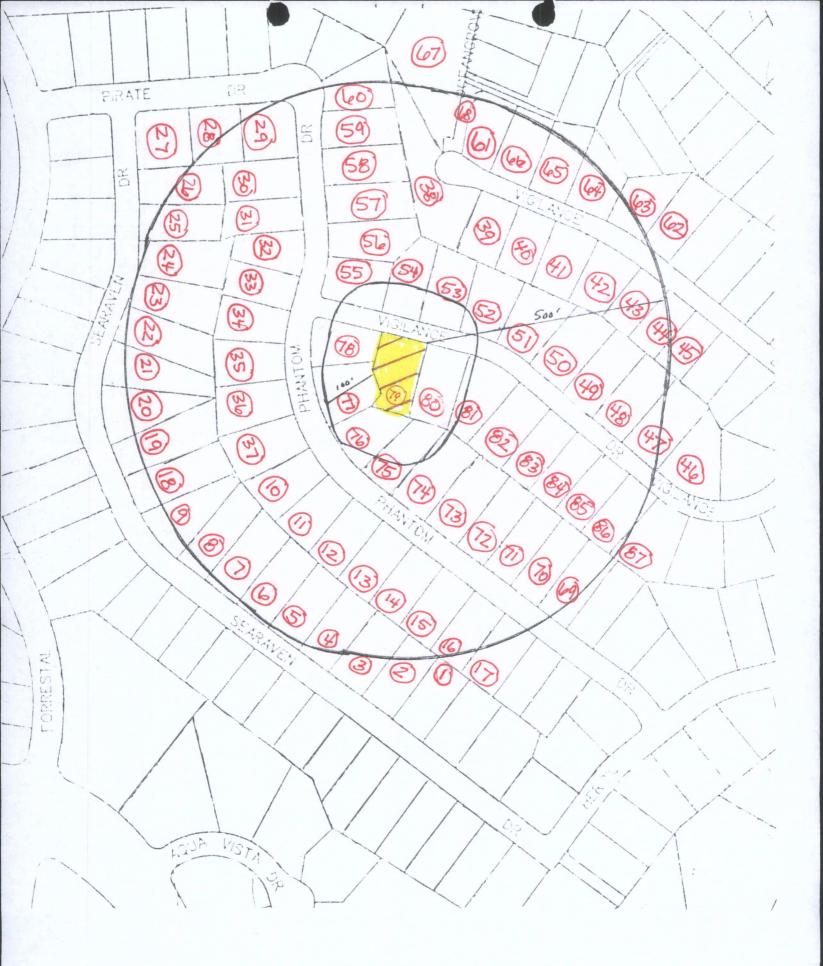
COMMUNITY DEVELOPMENT
DEPARTMENT

CERTIFED PROPERTY OWNERS' LIST

<u>AFFIDAVIT</u>

STATE OF CALIFORNIA COUNTY OF LOS ANGELES

declare under penalty of perjury, that the attached list contains the names and addresses of all persons who are shown on the latest available assessment roll of the County of Los Angeles as owners of the subject property and as owners of the property within a distance of 500 feet from the exterior boundaries of property legally described as follows:
Property address: 3750 Vigilance Prive, Rancho Palos Verdes
APN #: 7564-016-019
Legal description: Lot 100, Tract No. 26834, as recorded in
Map Book 691, Pages 3-8 in the office of the
Los Angeles County Recorder
Date: 6 1 2616 Signed: M. Slan
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.
Subscribed and sworn to (or affirmed) before me on this
20 16, by Maria Islas, proved to me on the basis of satisfactory evidence to be the person who appeared before me.
FRANCENE B. URALMAN Commission No. 2097298 Co



500' / 100' FOOT RADIUS MAP KEYED TO PROPERTY OWNERSHIP LIST

3750 VIGILANCE DRIVE, RANCHO PALOS VERDES
Lot 100, Tract No. 26834, as recorded in Map Book 691, Pages 3-8 in the Office
of the Los Angeles County Recorder
APN 7564-016-019
June 1, 2016

PREPARED FOR:

Phu Thanh Nguyen, 22330 Meyler St., #9 Torrance, CA 90502

PREPARED BY:

SROUR & ASSOCIATES, LLC 1001 Sixth Street, Suite 110 Manhattan Beach, CA 90266 (310) 372-8433

7564-012-023	² 7564-012-024	3 7564 012 025
Dienan N & Hanh V Tran		7564-012-025
32452 Sea Raven Dr	Sidney & Sheila M Weiss 32444 Sea Raven Dr	Richard S Park 32434 Sea Raven Dr
Rancho Palos Verdes Ca 90275-6121	Rancho Palos Verdes Ca 90275-6121	Rancho Palos Verdes Ca 90275-6
Rancho Falos Veides Ca 902/3-0121	Rancho Palos Verdes Ca 902/3-0121	Rancho Paios Verdes Ca 902/3-0
4	5	6
7564-012-026	7564-012-027	7564-012-028
Nancy A Perrin	Roger J & Sandra M Valeri	Nneka Akubuilo
32428 Sea Raven Dr	32420 Sea Raven Dr	32412 Sea Raven Dr
Rancho Palos Verdes Ca 90275-6121	Rancho Palos Verdes Ca 90275-6121	Rancho Palos Verdes Ca 90275-6
7.	8	9
7564-012-029	7564-012-030	7564-012-031
Paul J & Irene N Henrikson	Klatt Rpv House Trust	James E & Renee L Bowman
32404 Sea Raven Dr	32350 Sea Raven Dr	25391 Willow Ct
Rancho Palos Verdes Ca 90275-6121	Rancho Palos Verdes Ca 90275-6119	New Prague Mn 56071-7826 R00
10	11	12
7564-012-032	7564-012-033	7564-012-034
Humphreys Lisa M Trust	YOUSEFF NABIL S (TE)/SAPP YOUSEFF	Donald Hirami
32281 Phantom Dr	32303 Phantom Dr	32311 Phantom Dr
Rancho Palos Verdes Ca 90275-6110	Rancho Palos Verdes Ca 90275-6112	Rancho Palos Verdes Ca 90275-6
13	14	15
7564-012-035	7564-012-036	7564-012-037
Edmudo C Hummel	Patricia A Grey	Michael A & Helen Norona
32317 PHANTOM DR	32325 Phantom Dr	10701 Sonoma Rdg
Rancho Palos Verdes Ca 90275-6112	Rancho Palos Verdes Ca 90275-6112	Eden Prairie Mn 55347-1168 C0
16	17	18
7564-012-038	7564-012-039	7564-013-013
Baldelli John F (te)	Donald J Corsaro	Edwin E & Georgette Jenkins
32343 Phantom Dr	2709 Paseo Del Mar	32326 Sea Raven Dr
Rancho Palos Verdes Ca 90275-6112	Palos Verdes Estates Ca 90274-4315	Rancho Palos Verdes Ca 90275-6
19	20	21
7564-013-014	7564-013-015	7564-013-016
Emeric & Ruthann M Rodich	Jackson Fleck Stephanie (te)	Coddington Bradley R (te)
32318 Sea Raven Dr	32308 Sea Raven Dr	32254 Sea Raven Dr
Rancho Palos Verdes Ca 90275-6119	Rancho Palos Verdes Ca 90275-6119	Rancho Palos Verdes Ca 90275-6
22	23	24
7564-013-017	7564-013-018	7564-013-019
Wayne A & Carolyn Maunder	Robert F & Cecilia A Brink	Warren & Patricia Warhol
32242 SEA RAVEN DR	32236 Sea Raven Dr	32228 Sea Raven Dr
Rancho Palos Verdes Ca 90275-6117	Rancho Palos Verdes Ca 90275-6117	Rancho Palos Verdes Ca 90275-6
25	26	27
7564-013-020	7564-013-021	7564-013-022
Janice C Campbell	· Virginia Groves	Stanley Kritzer
22629 Ellinwood Dr	32216 Sea Raven Dr	3832 Pirate Dr
Torrance Ca 90505-3323 C002	Rancho Palos Verdes Ca 90275-6117	Rancho Palos Verdes Ca 90275-6
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7564-013-023	7564-013-024	7564-013-025
Houman Shafiezadeh	Felice & Paula A Spinosa	Colleen R Moon
3822 Pirate Dr	3814 Pirate Dr	32219 Phantom Dr
Rancho Palos Verdes Ca 90275-6164	Rancho Palos Verdes Ca 90275-6164	Rancho Palos Verdes Ca 90275-6

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1564-013-029			
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Vorba Linda Ca 92887-2608 C054 Rancho Palos Verdes Ca 90275-6123 Rancho Palos Verdes Ca 90275-6123			
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Alvin & Carolyn J Lowi 3663 Vigilance Dr 3675 Vigilance Dr 3703 Vigilance Dr Rancho Palos Verdes Ca 90275-6125 Rancho Palos Verdes Ca 90275-6125 Rancho Palos Verdes Ca 90275-6125 Rancho Palos Verdes Ca 90275-6127 Rancho Palos Verdes Ca 90275-6111 Rancho Palos Verdes Ca 90275-61	46	47	48
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Michael W Hansen Eleanore G Russell Raymond J & Maria T Hussain 3711 Vigilance Dr 3719 Vigilance Dr 3729 Vigilance Dr Rancho Palos Verdes Ca 90275-6127 Rancho Palos Verdes Ca 90275-6127 Rancho Palos Verdes Ca 90275-6127 52 53 54 7564-014-019 7564-014-020 7564-014-021 Shizuye E Knipe Barry B Kashfian Tim & Yu M M Leckenby 3737 Vigilance Dr 3745 Vigilance Dr 3753 Vigilance Dr Rancho Palos Verdes Ca 90275-6127 Rancho Palos Verdes Ca 90275-6127 Rancho Palos Verdes Ca 90275-6127 55 56 57 7564-014-022 7564-014-023 7564-014-024 John A & Viramontes Nadine Sestich 32232 Phantom Dr 32236 Phantom Dr Rancho Palos Verdes Ca 90275-6111 Rancho Palos Verdes Ca 90275-6111 Rancho Palos Verdes Ca 90275-6111 58 59 60 7564-014-025 7564-014-026 7564-014-027 Vartkes & Jean Barsam Bernard Phillip J Iii (te) Good-brauer Family Trust 17181 Sims Ln 32210 Phantom Dr 32202 Phantom Dr			
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Shizuye E Knipe Barry B Kashfian Tim & Yu M M Leckenby 3737 Vigilance Dr 3745 Vigilance Dr 3753 Vigilance Dr Rancho Palos Verdes Ca 90275-6127 Rancho Palos Verdes Ca 90275-6127 Rancho Palos Verdes Ca 90275-6127 55 56 57 7564-014-022 7564-014-023 7564-014-024 John A & Viramontes Nadine Sestich 32232 Phantom Dr 32232 Phantom Dr Rancho Palos Verdes Ca 90275-6111 Rancho Palos Verdes Ca 90275-6111 Rancho Palos Verdes Ca 90275-6111 58 59 60 7564-014-025 7564-014-026 7564-014-027 Vartkes & Jean Barsam Bernard Phillip J Iii (te) Good-brauer Family Trust 17181 Sims Ln 32210 Phantom Dr 32202 Phantom Dr			
3737 Vigilance Dr 3745 Vigilance Dr 3753 Vigilance Dr Rancho Palos Verdes Ca 90275-6127 Rancho Palos Verdes Ca 90275-6127 55 56 57 7564-014-022 7564-014-023 7564-014-024 John A & Viramontes Nadine Sestich Tammy L Howard Sandra O Carter 32236 Phantom Dr 32232 Phantom Dr 32226 Phantom Dr Rancho Palos Verdes Ca 90275-6111 Rancho Palos Verdes Ca 90275-6111 Rancho Palos Verdes Ca 90275-6111 58 59 60 7564-014-025 7564-014-026 7564-014-027 Vartkes & Jean Barsam Bernard Phillip J Iii (te) Good-brauer Family Trust 17181 Sims Ln 32210 Phantom Dr 32202 Phantom Dr			
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John A & Viramontes Nadine Sestich 32236 Phantom Dr Rancho Palos Verdes Ca 90275-6111 S8 S9 7564-014-025 Vartkes & Jean Barsam 17181 Sims Ln Tammy L Howard 32232 Phantom Dr 32226 Phantom Dr Rancho Palos Verdes Ca 90275-6111 Rancho Palos Verdes Ca 90275-6111 S9 60 7564-014-025 Good-brauer Family Trust 32210 Phantom Dr 32202 Phantom Dr			
32236 Phantom Dr 32232 Phantom Dr 32226 Phantom Dr Rancho Palos Verdes Ca 90275-6111 Rancho Palos Verdes Ca 90275-6111 58 59 60 7564-014-025 7564-014-026 7564-014-027 Vartkes & Jean Barsam Bernard Phillip J Iii (te) Good-brauer Family Trust 17181 Sims Ln 32210 Phantom Dr 32202 Phantom Dr			
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7564-014-025 7564-014-026 7564-014-027 Vartkes & Jean Barsam Bernard Phillip J Iii (te) Good-brauer Family Trust 17181 Sims Ln 32210 Phantom Dr 32202 Phantom Dr	Rancho Palos Verdes Ca 90275-6111	Rancho Palos Verdes Ca 90275-6111	Rancho Palos Verdes Ca 90275-6111
7564-014-025 7564-014-026 7564-014-027 Vartkes & Jean Barsam Bernard Phillip J Iii (te) Good-brauer Family Trust 17181 Sims Ln 32210 Phantom Dr 32202 Phantom Dr	58	59	60
Vartkes & Jean BarsamBernard Phillip J Iii (te)Good-brauer Family Trust17181 Sims Ln32210 Phantom Dr32202 Phantom Dr			
		Bernard Phillip J Iii (te)	
Huntington Beach Ca 92649-4323 Rancho Palos Verdes Ca 90275-6111 Rancho Palos Verdes Ca 90275-6111			
	Huntington Beach Ca 92649-4323	Rancho Palos Verdes Ca 90275-6111	Rancho Palos Verdes Ca 90275-6111

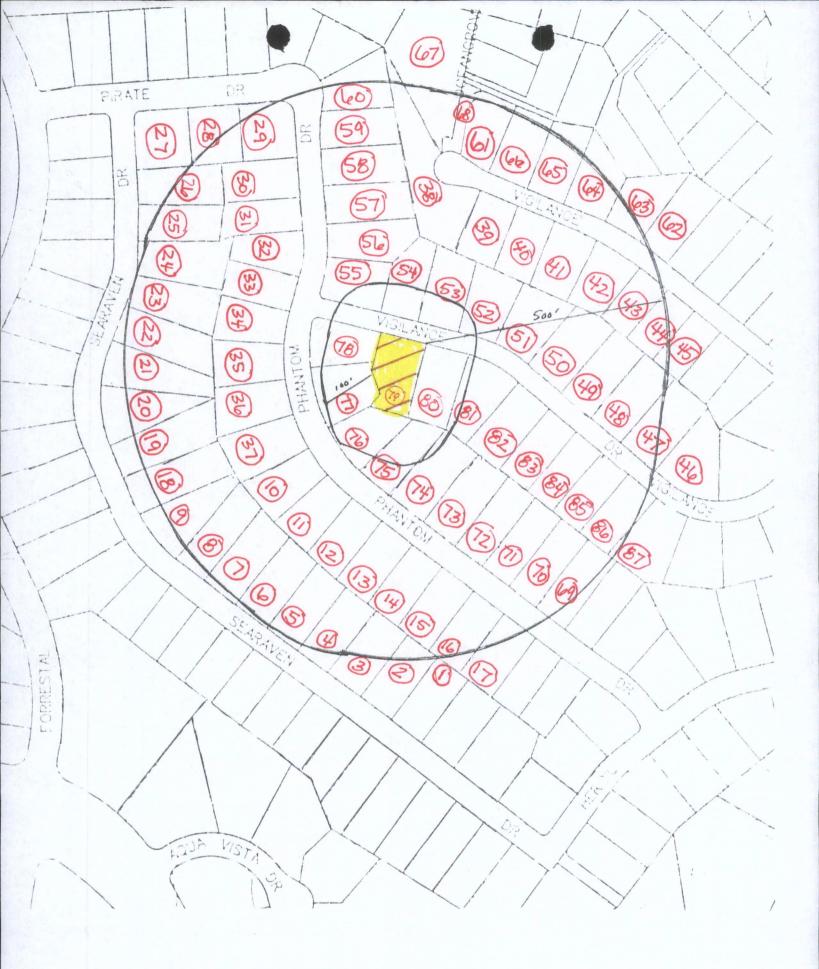
61 7564-015-014	62 7564-015-034	63 7564-015-035
Megan C & Michael P Keane	Jerome L & Marcia G Hebert	Pearson Family 1993 Trust
3508 Vigilance Dr	3552 Vigilance Dr	3546 Vigilance Dr
Rancho Palos Verdes Ca 90275-6124	Rancho Palos Verdes Ca 90275-6124	Rancho Palos Verdes Ca 90275-6124
⁶⁴ 7564-015-036	65 7564-015-037	⁶⁶ 7564-015-038
Steven G & Kerry A Lapine	Michael & Leanne Stavrakis	Joseph M & Michelle Bjazevich
3538 VIGILANCE DR	3528 Vigilance Dr	3518 Vigilance Dr
Rancho Palos Verdes Ca 90275-6124	Rancho Palos Verdes Ca 90275-6124	Rancho Palos Verdes Ca 90275-6124
67	68	69
7564-015-039	7564-015-041	7564-016-009
John & Marlis Wachli 30915 Oceangrove Dr	Oceangrove Environmental Assn 32256 Phantom Dr	Costley William T Iii (te) 32352 Phantom Dr
Rancho Palos Verdes Ca 90275-6138	Rancho Palos Verdes Ca 90275-6167	Rancho Palos Verdes Ca 90275-6113
70	71	72
7564-016-010	7564-016-011	7564-016-012
Gregory J & Nini B Aldrete	Ronald & Sheila Williams	Darlene Felando
32346 Phantom Dr	32340 Phantom Dr	3507 Palo Vista Dr
Rancho Palos Verdes Ca 90275-6113	Rancho Palos Verdes Ca 90275-6113	Rancho Palos Verdes Ca 90275-6157
73	74	75
7564-016-013	7564-016-014	7564-016-015 Herbert & Joan M Stark
Janet Todosiev 32326 Phantom Dr	Attila P & Mary A Toth 32316 Phantom Dr	32306 Phantom Dr
Rancho Palos Verdes Ca 90275-6113	Rancho Palos Verdes Ca 90275-6113	Rancho Palos Verdes Ca 90275-6113
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76 7564 016 016	77 7564 016 017	78 7564-016-018
7564-016-016	7564-016-017	7564-016-018
	7564-016-017 FRANK ELAINE M (TE) /ELAINE ROBERT & FRANK	`
7564-016-016 Michael Trullinger	7564-016-017 FRANK ELAINE M (TE) /ELAINE ROBERT & FRANK 32268 Phantom Dr	7564-016-018 Carl A & Edwina Mangiameli
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	7564-013-014 Emeric & Ruthann M Rodich 32318 Sea Raven Dr Rancho Palos Verdes Ca 90275-6119	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	7564-013-015 Jackson Fleck Stephanie (te) 32308 Sea Raven Dr Rancho Palos Verdes Ca 90275-611	9	7564-013-016 Coddington Bradley R (te) 32254 Sea Raven Dr Rancho Palos Verdes Ca 90275-6117
	7564-013-017 Wayne A & Carolyn Maunder 32242 SEA RAVEN DR Rancho Palos Verdes Ca 90275-6117	\ \	7564-013-018 Robert F & Cecilia A Brink 32236 Sea Raven Dr Rancho Palos Verdes Ca 90275-611	7	7564-013-019 Warren & Patricia Warhol 32228 Sea Raven Dr Rancho Palos Verdes Ca 90275-6117
-	7564-013-020 Janice C Campbell 22629 Ellinwood Dr Torrance Ca 90505-3323 C002	<u> </u>	7564-013-021 Virginia Groves 32216 Sea Raven Dr Rancho Palos Verdes Ca 90275-611	7	7564-013-022 Stanley Kritzer 3832 Pirate Dr Rancho Palos Verdes Ca 90275-6164
	7564-013-023 Houman Shafiezadeh 3822 Pirate Dr Rancho Palos Verdes Ca 90275-6164		7564-013-024 Felice & Paula A Spinosa 3814 Pirate Dr Rancho Palos Verdes Ca 90275-616	54	7564-013-025 Colleen R Moon 32219 Phantom Dr Rancho Palos Verdes Ca 90275-6110
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Patricia A Richardson	Agnew Charles V (te)	Florence M Fenton
2308 Valdivia Way	32261 Phantom Dr	32267 Phantom Dr
Burlingame Ca 94010-5430 C034	Rancho Palos Verdes Ca 90275-6110	Rancho Palos Verdes Ca 90275-6110
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Yorba Linda Ca 92887-2608 C054	Rancho Palos Verdes Ca 90275-6123	Rancho Palos Verdes Ca 90275-6123
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Charles N Hargraves 3555 Vigilance Dr	J & L Vista Breeze Llc 1701 Via Montemar	Donald W & Carolyn S Bell 3571 VIGILANCE DR
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Alvin & Carolyn J Lowi	Randal A Messe	Angelow Angel G (te)
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Michael W Hansen	Eleanore G Russell	Raymond J & Maria T Hussain
3711 Vigilance Dr	3719 Vigilance Dr	3729 Vigilance Dr
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Shizuye E Knipe	Barry B Kashfian	Tim & Yu M M Leckenby
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John A & Viramontes Nadine Sestich	Tammy L Howard	Sandra O Carter
32236 Phantom Dr Rancho Palos Verdes Ca 90275-6111	32232 Phantom Dr Rancho Palos Verdes Ca 90275-6111	32226 Phantom Dr Rancho Palos Verdes Ca 90275-6111
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Vartkes & Jean Barsam 17181 Sims Ln	Bernard Phillip J Iii (te) 32210 Phantom Dr	Good-brauer Family Trust 32202 Phantom Dr
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	7564-015-036 Steven G & Kerry A Lapine 3538 VIGILANCE DR Rancho Palos Verdes Ca 90275-6124	7564-015-037 Michael & Leanne Stavrakis 3528 Vigilance Dr Rancho Palos Verdes Ca 90275-6124	Joseph M & Michelle Bjazevich 3518 Vigilance Dr Rancho Palos Verdes Ca 90275-6124
	7564-015-039 John & Marlis Wachli 30915 Oceangrove Dr Rancho Palos Verdes Ca 90275-6138	7564-015-041 Oceangrove Environmental Assn 32256 Phantom Dr Rancho Palos Verdes Ca 90275-6167	7564-016-009 Costley William T Iii (te) 32352 Phantom Dr Rancho Palos Verdes Ca 90275-6113
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1	Srour & Associates 1001 6 th Street, Suite 110 Manhattan Beach, CA 90266	Blayne Imata, Architect 844 W. 148 th Place Gardena, CA 90247	Ladera Linda Homeowners Assn. 3538 Vigilance Dr Rancho Palos Verdes, CA 90275
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500' / 100' FOOT RADIUS MAP KEYED TO PROPERTY OWNERSHIP LIST

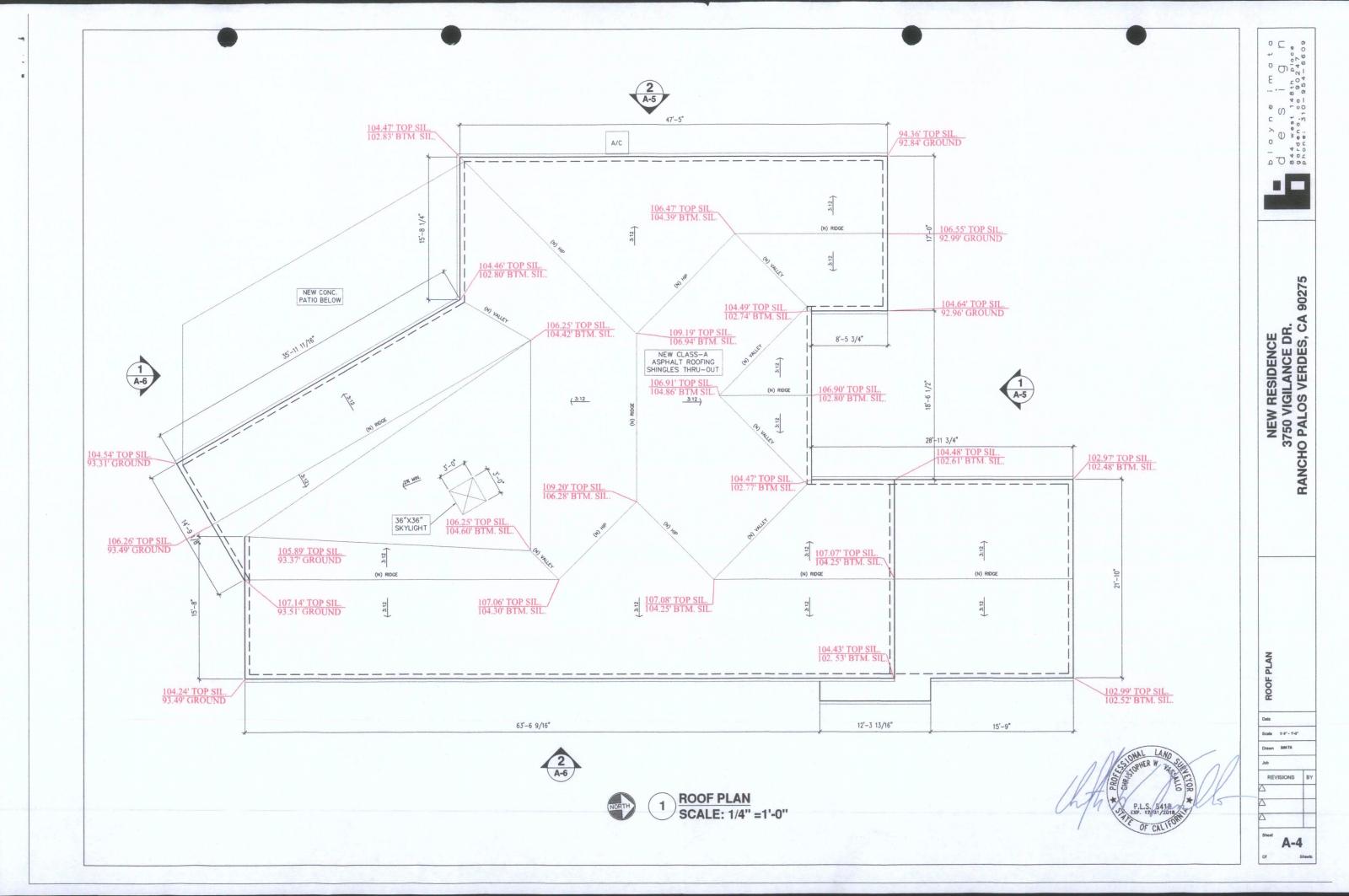
3750 VIGILANCE DRIVE, RANCHO PALOS VERDES
Lot 100, Tract No. 26834, as recorded in Map Book 691, Pages 3-8 in the Office
of the Los Angeles County Recorder
APN 7564-016-019
June 1, 2016

PREPARED FOR:

Phu Thanh Nguyen, 22330 Meyler St., #9 Torrance, CA 90502

PREPARED BY:

SROUR & ASSOCIATES, LLC 1001 Sixth Street, Suite 110 Manhattan Beach, CA 90266 (310) 372-8433





OCT **04** 2017



COMMUNITY DEVELOPMENT DEPARTMENT

SILHOUETTE CERTIFICATION FORM

THIS CERTIFICATION **FORM** MUST BE COMPLETED 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 INFORMATION WILL RENDER THE **APPLICATION** SUBJECT "INCOMPLETE" FOR PROCESSING.

I have measured the location and height (including the color demarcation) of the
silhouette posts located at the project site (address) 3750 Vigilance Drive
Rancho Palos Verdes on (date)09/27/2017 and I have found
that the project silhouette accurately depicts the location and height (including the color
demarcation) of the proposed structure presented on the architectural plans prepared
by (name of architectural firm) Blayne Imata Design on
(date) 02/28/2017 for the proposed project currently being considered by
the City of Rancho Palos Verdes (Planning Case No).
Signature Ath Wands
LS/RCE LS8418
Date 10/3/2017

Revised: June 2, 2003

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



Palos Vædes Peninsula News

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

PROOF OF PUBLICATION

(201 5.5 C.C.P.)

STATE OF CALIFORNIA

County of Los Angeles,

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the chief legal advertising clerk of the publisher of the

PALOS VERDES PENINSULA NEWS

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

November 09,

all in the year

2017

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

Rolling Hills Estates, C

California

Dated at

this 09th

of

November, 2017

Signature RECEIVE

NOV 1 4 2017

COMMUNITY DEVELOPMENT



P.V.P. News No. 13016

NOTICE

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

SITE PLAN REVIEW WITH NEIGHBORHOOD COMPATIBILITY (CASE NO. ZON2017-00156): A request to demolish 65% of the existing single-family residence to accommodate the construction of 1,306ft² of single-story additions to the front, side, and rear façades. The request includes a new roof increasing the overall structure height from 15' to 16.6' (as measured from lowest adjacent grade to the top of the highest roof ridgeline), one new skylight, an interior remodel, a new a/c unit in the west side yard, façade remodel, and ancillary site improvements.

LOCATION:

3750 Vigilance Drive

APPLICANT/LANDOWNER:

Phu Thanh Nguyen

Pursuant to the provisions of the Rancho Palos Verdes Municipal Code (RPVMC), no public hearing is required for this project. However, Section 17.02.030.B of the RPVMC requires a finding of "Neighborhood Compatibility" for the proposed addition. In making such a finding, the City will review the proposed project relative to the following criteria for the immediate neighborhood: 1) scale of surrounding residences; 2) architectural style and materials; and 3) front, side, and rear yard setbacks.

The reason you are receiving this notice is because your property is located within 500' of the proposed project. A temporary frame structure (silhouette) has been constructed on the project site outlining the height and bulk of the proposed project. This frame will be in place throughout the duration of the public comment period to better assist you and the City in assessing any potential project impacts. Only those who have submitted written comments will receive notification of the decision.

If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to Associate Planner, Irving Anaya by Monday, November 27, 2017. By doing so, you will ensure that your comments are taken into consideration for the staff analysis of the project. Please note that written materials, including emails, submitted to the City are public records and may be posted on the City's website. Accordingly, you may wish to omit personal information from your written materials as it may become part of the public record. Only those who have submitted written comments will receive notification of the decision. The Director's decision may then be appealed, in writing, to the Planning Commission.

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

Please note that City Hall offices will be closed on Thursday, November 23 and Friday, November 24, 2017 in observance of Thanksgiving Holiday.

If you have any questions regarding this application, please contact Irving Anaya at (310) 544-5225 or via email at ianaya@rpvca.gov for further information.

Ara Mihranian, AICP Director of Community Development

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 in written correspondence delivered to the City of Rancho Palos Verdes during the public review period described in this notice.

Published in the Palos Verdes Peninsula News on November 9, 2017.



November 9, 2017

NOTICE

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

SITE PLAN REVIEW WITH NEIGHBORHOOD COMPATIBILITY (CASE NO. ZON2017-00156): A request to demolish 65% of the existing single-family residence to accommodate the construction of 1,306ft² of single-story additions to the front, side, and rear façades. The request includes a new roof increasing the overall structure height from 15' to 16.6' (as measured from lowest adjacent grade to the top of the highest roof ridgeline), one new skylight, an interior remodel, a new a/c unit in the west side yard, façade remodel, and ancillary site improvements.

LOCATION: 3750 Vigilance Drive

APPLICANT/LANDOWNER: Phu Thanh Nguyen

Pursuant to the provisions of the Rancho Palos Verdes Municipal Code (RPVMC), no public hearing is required for this project. However, Section 17.02.030.B of the RPVMC requires a finding of "Neighborhood Compatibility" for the proposed addition. In making such a finding, the City will review the proposed project relative to the following criteria for the immediate neighborhood: 1) scale of surrounding residences; 2) architectural style and materials; and 3) front, side, and rear yard setbacks.

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Ara Mihranian, AICP

Director of Community Development

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PLEASE PUBLISH IN THE PENINSULA NEWS ON THURSDAY, NOVEMBER 9, 2017.



COMMUNITY DEVELOPMENT DEPARTMENT

July 5, 2017

Phu Nguyen 3750 Vigilance Drive Rancho Palos Verdes, CA 90275

SUBJECT:

SITE PLAN REVIEW, NEIGHBORHOOD COMPATIBILITY, FOLIAGE ANALYSIS

CASE NO. ZON2016-00510

3750 VIGILANCE

Dear Mr. Nguyen,

Thank you for submitting the applications referenced above for the property located at 3750 Vigilance Drive (Case No. ZON2016-00510). The additional information was submitted on June 6, 2017. Pursuant to State Law, Staff has completed the review of your application within the prescribed 30-day period. Unfortunately, due to missing information and/or inconsistencies between the project plans and submitted application, it has been determined that the application is **incomplete**.

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

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

If you have any questions, or would like to discuss your project in further detail, please feel free to contact me at (310) 544-5225, or via email at ianaya@rpvca.gov.

Sincerely,

Irving Anaya (/ Assistant Planner

Cc: Ara Mihrani

Ara Mihranian, Community Development Director So Kim, Deputy Director/Planning Manager Project File

Additional Information/Requirements:

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

- 1. As more than 50% of the existing walls are proposed to be demolished, a geotechnical report must be reviewed and conceptually approved by the City Geologist before the application can be deemed complete. Please contact the Building and Safety Division for more information 310-541-7244.
- 2. As required by the Neighborhood Compatibility application, a silhouette shall be erected, certified by a licensed architect or engineer, depicting the proposed project. Once the silhouette has been constructed, please submit the required Silhouette Certification Form that was included with the original application. Please do not construct the silhouette until further notice, in case any modifications to the design are made.



COMMUNITY DEVELOPMENT DEPARTMENT

May 24, 2017

Phu Nguyen 3750 Vigilance Drive Rancho Palos Verdes, CA 90275

SUBJECT:

SITE PLAN REVIEW WITH NEIGHBORHOOD COMPATIBILITY AND FOLIAGE

ANALYSIS

CASE NO. ZON2016-00510 3750 VIGILANCE DRIVE

Dear Phu Nguyen:

As you are aware, your application has been deemed incomplete on January 13, 2017 due to insufficient information. Attached is the list of additional information/requirements that must be supplied to the City before Staff can deem your application complete and begin processing.

Additionally, your application has been reassigned to me as Ms. Lugo is no longer with the City. I look forward to working with you. If you have questions, or would like to discuss your project in further detail, please feel free to contact me at (310) 544-5225 or ianaya@rpvca.gov.

Sincerely,

Irving Anaya/
Assistant Planner

CC:

Ara Mihranian, Director of Community Development

So Kim, Deputy Director/Planning Manager

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Items to Note / Miscellaneous Information:

- 1. Due to the fact that you are adding new habitable area, review of your plans will be required by LA County Fire. Given the number of requirements imposed by the LA County Fire, Staff would recommend that you submit your plans to the Fire Prevention Division at the County of Los Angeles Fire Department, located at 4475 W. El Segundo Blvd., Hawthorne, CA 90250-4411 to ensure that you are aware of their requirements. You can call them at (310) 973-3044 to discuss submittal requirements.
- 2. As your project includes an addition over 120 square feet in area, a foliage analysis is required. Staff will conduct a foliage analysis as part of the project analysis. This may require the trimming of trees throughout your property prior to issuance of a Building Permit.
- 3. As your project includes an addition over 25% (1,125 SF proposed) of the original square footage of the residential structure, Neighborhood Compatibility Analysis is required as part of the project analysis in terms of architectural design, bulk and scale to the surrounding neighborhood.

COMMUNITY DEVELOPMENT DEPARTMENT

May 31, 2017

Phu Nguyen 3750 Vigilance Drive Rancho Palos Verdes, CA 90275

SUBJECT:

SITE PLAN REVIEW WITH NEIGHBORHOOD COMPATIBILITY AND FOLIAGE

ANALYSIS

CASE NO. ZON2016-00510 3750 VIGILANCE DRIVE

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Irving Ahaya

Assistant Planner

cc. Ara Mihranian, Director of Community Development

So Kim, Deputy Director/Planning Manager

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COMMUNITY DEVELOPMENT DEPARTMENT

May 31, 2017

Phu Nguyen 3750 Vigilance Drive Rancho Palos Verdes, CA 90275

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SITE PLAN REVIEW WITH NEIGHBORHOOD COMPATIBILITY AND FOLIAGE

ANALYSIS

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Sincerely,

Irving Ahaya

Assistant Planner

CC:

Ara Mihranian, Director of Community Development

So Kim, Deputy Director/Planning Manager

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May 31, 2017

Phu Nguyen 3750 Vigilance Drive Rancho Palos Verdes, CA 90275

SUBJECT:

SITE PLAN REVIEW WITH NEIGHBORHOOD COMPATIBILITY AND FOLIAGE

ANALYSIS

CASE NO. ZON2016-00510 3750 VIGILANCE DRIVE

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Sincerely,

Irving Ahaya

Assistant Planner

CC:

Ara Mihranian, Director of Community Development

So Kim, Deputy Director/Planning Manager

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COMMUNITY DEVELOPMENT DEPARTMENT

May 24, 2017

Phu Nguyen 3750 Vigilance Drive Rancho Palos Verdes, CA 90275

SUBJECT:

SITE PLAN REVIEW WITH NEIGHBORHOOD COMPATIBILITY AND FOLIAGE

ANALYSIS

CASE NO. ZON2016-00510 3750 VIGILANCE DRIVE

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Sincerely,

Irving Anaya(/

Assistant Planner

CC:

Ara Mihranian, Director of Community Development

So Kim, Deputy Director/Planning Manager

Additional Information/Requirements:

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Mercy Lugo

From:

Mercy Lugo

Sent:

Friday, April 28, 2017 2:18 PM

To:

'Blayne Imata'

Cc:

phu nguyen; Phu Nguyen

Subject:

RE: 3750 Vigilance Dr.

Good afternoon,

I reviewed the revised plans and the height dimensions/datum points are within the 16/20 building envelope. The only remaining items needed to deem the submittal complete is the "In-concept" approval from the city's Geologist and the silhouette. As I recommended to Mr. Nguyen, once you receive the In-concept approval, then move forward with the silhouette. As a precaution, in case changes to the plans are required by the city's geologist.

Once you receive the in-concept approval, please provide three (3) revised full size set of drawings. The only revised set I have is the emailed version sent to me 2/28.

Thank you,

Mercy Lugo Assistant Planner City of Rancho Palos Verdes (310)544-5237

From: Blayne Imata [mailto:blayneimata@hotmail.com]

Sent: Tuesday, February 28, 2017 9:36 AM To: Mercy Lugo <MercyL@rpvca.gov>

Cc: phu nguyen <phu206@yahoo.com>; Phu Nguyen <phu206@gmail.com>

Subject: 3750 Vigilance Dr.

Hi Mercy,

Attached are revised drawings as per our discussion yesterday regarding clarification of height datum.

Changes are reflected on sheets A-5 and A-6.

Please let me know if you require any additional information.

Thank you, Sincerely, Blayne



January 13, 2017

Phu Nguyen 3750 Vigilance Drive Rancho Palos Verdes, CA 90275

SUBJECT:

SITE PLAN REVIEW, NEIGHBORHOOD COMPATIBILITY & FOLIAGE ANALYSIS

CASE NO. ZON2016-00510 3750 VIGILANCE DRIVE

Dear Phu Nguyen,

Thank you for resubmitting the requested information for the property located at 3750 Vigilance Drive on December 13, 2016 (Case No. ZON2016-00510). Pursuant to State Law, Staff has completed the review of your application within the prescribed 30-day period. Unfortunately, due to missing information and/or inconsistencies between the project plans and submitted application, it has been determined that the application is incomplete.

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

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

If you have any questions, or would like to discuss your project in further detail, please feel free to contact me at (310) 544-5237, or via email at mercyl@rpvca.gov.

Sincerely,

Mercy Lugo Assistant Planner

Cc:

Ala Mihranian, Community Development Director

So Kim, Senior Planner

January 13, 2017 Page 2

Additional Information/Requirements:

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

On sheet A-5 (attached), the elevation datum points provided indicate the highest roof ridgeline as 118.85', with an overall structure height that exceeds the 16/20 building envelope permitted by right (see Figure 3 of the attached Height Variation handout) by the City of Rancho Palos Verdes Municipal Code. If the structure height proposed is over 16 feet, a Height Variation Permit will be required with an additional fee of \$2,800. Please verify and confirm if the information provided on sheet A-5 is correct.

As more than 50% of the existing walls are proposed to be demolished, a geotechnical report must be reviewed and conceptually approved by the City Geologist before the application can be deemed complete. Please contact the Building and Safety Division for more information 310-541-7244.

Additionally, it appears that your project is located within the City's Hillside Setback. <u>Please be aware that you will be required to comply with the City's required hillside setbacks (Section 17.48.030(C), unless an alternate setback is approved by the building official prior to deeming your application complete for processing. Typically, this can be achieved through recommendations by your Geologist and approval by the City's Geologist agreeing that the design of the project will not impact slope stability.</u>

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

Items to Note / Miscellaneous Information:

- 1. Due to the fact that you are adding new habitable area, review of your plans will be required by LA County Fire. Given the number of requirements imposed by the LA County Fire, Staff would recommend that you submit your plans to the Fire Prevention Division at the County of Los Angeles Fire Department, located at 4475 W. El Segundo Blvd., Hawthorne, CA 90250-4411 to ensure that you are aware of their requirements. You can call them at (310) 973-3044 to discuss submittal requirements.
- 2. As your project includes an addition over 120 square feet in area, a foliage analysis is required. Staff will conduct a foliage analysis as part of the project analysis. This may require the trimming of trees throughout your property prior to issuance of a Building Permit.
 - As your project includes an addition over 25% (1,125 SF proposed) of the original square footage of the residential structure, Neighborhood Compatibility Analysis is required as part of the project analysis in terms of architectural design, bulk and scale to the surrounding neighborhood.

January 13, 2017 Page 3

COMMUNITY DEVELOPMENT DEPARTMENT

November 8, 2016

Phu Nguyen 3750 Vigilance Drive Rancho Palos Verdes, CA 90275

SUBJECT: SITE PLAN REVIEW, NEIGHBORHOOD COMPATIBILITY & FOLIAGE ANALYSIS

CASE NO. ZON2016-00510 3750 VIGILANCE DRIVE

Dear Phu Nguyen,

Thank you for submitting the applications referenced above for the property located at 3750 Vigilance Drive (Case No. ZON2016-00510). The applications were submitted on **October 21, 2016.** Pursuant to State Law, Staff has completed the review of your application within the prescribed 30-day period. Unfortunately, due to missing information and/or inconsistencies between the project plans and submitted application, it has been determined that the application is incomplete.

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

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

If you have any questions, or would like to discuss your project in further detail, please feel free to contact me at (310) 544-5237, or via email at mercyl@rpvca.gov.

Sincerely,

Mercy Wugo
Assistant Planner

Assistant Flamier

Cc: Ara Mihranian, Community Development Director

So Kim, Senior Planner

November 8, 2016 Page 2

Additional Information/Requirements:

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

1. Please provide the following project data information title page of the project plans:

The lot size on Sheet A-1 (Site Information) is incorrect. Parcel records show a lot size of 13,460 SF. Please revise project data information on site plan (Sheet A-1) to reflect correct lot size.

When more than 50% of the existing interior and exterior walls are removed, the proposed scope of work is considered a new residence. As it appears, you are demolishing more than 50% of total interior and exterior walls. Please revise architectural plans to read "New Residence" instead of "Addition and Alterations."

Please clarify if deck area on Sheet A-3 is existing or proposed. Revise plans to include setback dimensions to existing/proposed deck area and the deck square footage to Sheet A-1 architectural plans, under Site Information Data. Also include elevation/section details of deck showing the structure height, as measured from grade to top of railing, if proposed.

Please identify any new skylight(s) on the Roof Plan (Sheet A-4) and Elevation Plan (Sheet A-5).

Please show existing 10' easement along east side yard of property, as shown on Tract No. 26834 (attached.)

Please show existing driveway apron on site plan.

• Identify the top of slope in rear yard and the percentage of slope.

H. It appears that your project is located within the City's Hillside Setback. Please be aware that you will be required to comply with the City's required hillside setbacks (Section 17.48.030(C), unless an alternate setback is approved by the building official prior to deeming your application complete for processing. Typically, this can be achieved through recommendations by your Geologist and approval by the City's Geologist agreeing that the design of the project will not impact slope stability.

Please identify exterior lighting on architectural plans, if proposed.

Please indicate on site plan if mechanical equipment (such as an A/C unit) is proposed.

Please provide the "lowest <u>finished</u> grade elevation datum point adjacent to the structure" and the "highest <u>existing</u> grade elevation datum point adjacent to the structure" on both the site

November 8, 2016 Page 3

plan and elevations. Please also include the elevation datum point of the highest ridgeline. This information is necessary, as staff will determine the structure's height with these elevation datum points.

Please include a demolition plan with the demolition calculations (shown on Sheet A-1) indicating the total walls that are proposed to be removed. When more than 50% of the existing interior and exterior walls are removed, all non-conformities will be required to be brought into compliance with the City's current Development Code standards. As such, Staff will require the existing garage to comply with current code ONLY if the proposed scope of work consists of demolishing more than 50% of total interior and exterior walls. If so, please provide garage dimensions (width and depth), as measured from interior walls. An enclosed parking space shall have an unobstructed ground space of no less than nine feet in width by twenty feet in depth, as measured from interior walls.

As more than 50% of the existing walls are proposed to be demolished, a geotechnical report must be reviewed and conceptually approved by the City Geologist before the application can be deemed complete. Please contact the Building and Safety Division for more information 310-541-7244.

As required by the Neighborhood Compatibility application, a silhouette shall be erected, certified by a licensed architect or engineer, depicting the proposed project. Once the silhouette has been constructed, please submit the required Silhouette Certification Form that was included with the original application. Please do not construct the silhouette until further notice, in case any modifications to the design are made.

Items to Note / Miscellaneous Information:

- 1. Due to the fact that you are adding new habitable area, review of your plans will be required by LA County Fire. Given the number of requirements imposed by the LA County Fire, Staff would recommend that you submit your plans to the Fire Prevention Division at the County of Los Angeles Fire Department, located at 4475 W. El Segundo Blvd., Hawthorne, CA 90250-4411 to ensure that you are aware of their requirements. You can call them at (310) 973-3044 to discuss submittal requirements.
- 2. As your project includes an addition over 120 square feet in area, a foliage analysis is required. Staff will conduct a foliage analysis as part of the project analysis. This may require the trimming of trees throughout your property prior to issuance of a Building Permit.
- 3. As your project includes an addition over 25% (1,125 SF proposed) of the original square footage of the residential structure, Neighborhood Compatibility Analysis is required as part of the project analysis in terms of architectural design, bulk and scale to the surrounding neighborhood.



October 25, 2016

COMMUNITY DEVELOPMENT DEPARTMENT

Phu Nguyen 3750 Vigilance Drive Rancho Palos Verdes, CA 90275

Subject: ZON2016-00510 (SPR)
Project Address: 3750 Vigilance Drive

Dear Phu Nguyen,

On October 21, 2016, the application listed above was submitted to the Community Development Department for processing. Your application has been assigned to Ms. Mercy Lugo, 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. Lugo at (310) 544-5237 or via e-mail at mercyl@rpvca.gov.

Ara M. Mihranian, AICP

Community Development Director

CC:

Project Planner

So Kim, Senior Planner



Community Development Department

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

Planning Case No: 20~201	16-00510	(To be assigned by City Staff
Project Address: 3750 V	IGILANCE DR RP	V CA 90275
PPLICATION(S) (Please check all that	apply):	
Site Plan Review Major	Grading Permit	☐ Height Variation
Extreme Slope Permit	☐ Fence, Wall and Hedge Permit	☐ Revision/Amendment
Coastal Permit Appealable or Non-appealable?	☐ Minor Exception Permit	☐ Variance
☐ Landslide Moratorium Exception	☐ Geologic Investigation Permit	☐ Conditional Use Permit
Other Application:		
Additional Reviews: Neighbo	rhood Compatibility Analysis	Foliage Analysis
ROPERTY OWNER:	APPLICANT: Name Sam	OCT 21 20
CONTACT INFORMATION PROPERTY OWNER: Jame PHU T NGUYEN Address 3750 VIGILANCE D City RANCHO PALOS VORDEStateCA Gelephone 7/4306 / 873	NameSam SameSame Zip 902 75 City	COMMUNITY DEVELO
PROPERTY OWNER: Jame PHU T NGUYEN Address 3750 VIGILANCE L CityRANCHO PALOS VERDEStateCA Celephone 7/4306 1873 Email Phu206@ Yahoo. Co	NameSame	COMMUNITY DEVELO
PROPERTY OWNER: Jame PHU T NGUYEN Address 3750 VIGILANCE D CityRANCHO PALOS VERDEStateCA Gelephone 7/4306 / 873 Email Phu206@ Yahoo. Co	NameSameSame	COMMUNITY DEVELO
PROPERTY OWNER: Jame PHU T NGUYEN Address 3750 VIGILANCE D CityRANCHO PALOS VERDEStateCA Telephone 714306 1873 Email Phu2060 Yahoo co City Business License No. (Required for PROJECT DESCRIPTION (Use accepted)	NameSame	COMMUNITY DEVELO DEPARTMENT State Zip
PROPERTY OWNER: Jame PHU T NGUYEN Address 3750 VIGILANCE L City RANCHO PALOS VERDEStateCA Gelephone 7/4306/873 Email Phu2060 Yahoo co City Business License No. (Required for PROJECT DESCRIPTION (Use accomplished)	NameSame	COMMUNITY DEVELOR DEPARTMENT State Zip With of Oxitiwa 1
PROPERTY OWNER: Jame PHU T NGUYEN Address 3750 VIGILANCE D CityRANCHO PALOS VORDEStateCA Celephone 7/4306/873 Email Phu2060 Yahoo co City Business License No. (Required for PROJECT DESCRIPTION (Use accompany) ADD + 125 SF. OF NEW ADD	NameSame	State Zip AREA TO EXISTING

PROJECT INFORMATION (fill in as applicable)

A. EXISTING	DEVELOPMENT							
13819	_ 1. Square footage of L	.ot						
2434	_ 2. Square footage of to	otal existing flo	oor area					
	First Story 2023	Second	d Story_	N/A	Garage_	All	Other_	N/A ory structures
2434	_ 3. Square footage of e	existing structu	re <u>footr</u>	print (including	any accessory	structures, at	ached or de	etached)
1436	_ 4. Square footage of d (EXEMPT: impervious	driveways, park surfaces less th	king area	as and imperviting width and/o	vious surfaces or one patio are	s as less than 50	00 square fe	eet in areas)
3870	_ 5. Square footage of e	existing lot cover	erage [li	ne A3 + line A4]			
28%	_6. Percentage of existi	ing lot coverag	ge [line A	5 ÷ line A1 x 10	00]			
12'	_ 7. Height of existing st highest ridgeline (fo							
B. PROPOS	ED Development							
4125	1, 203 _ 1. Square footage of p	proposed new	floor are	ea:				
	First Story #25 1,	26g Second	d Story_	NA	Garage_	NA	Other_ (access	M/A orystructures
2559	_ 2. TOTAL square foota	age of structur	e <u>footp</u>	rint (existing -	+ new)			7
1936	_ 3. TOTAL square foota (EXEMPT: impervious	age of drivewa surfaces less th	ays, park nan 5 fee	ting areas and t in width and/o	d impervious s or one patio are	surfaces (exi as less than 50	sting + nev	w) eet in areas)
5495	_4. TOTAL square foota	age of propose	ed lot co	verage [line B	2 + line B3]			
39%-	_5. Percentage of new	lot coverage [li	ine B4 ÷	line A1 x 100]				
16	_ 6. Height of proposed highest ridgeline (fo							
487	_ 7. Linear feet of existir (If demolishing 25%	or more)	exterior	walls	317_Lir	near feet of w	alls to be o	demolished
C. GRADING	G INFORMATION	65%						
Cubic yards o	of: Fill		+ Cut		=	TOTAL		
Maximum hei	ght of: Fill		Cut	(to bottom of fo	ooting)			
Cubic yards o	f: Import		Exp	oort				
D. HEIGHT	VARIATION EARLY	NEIGHBORH	HOOD	CONSULTAT	TION PROCE	ESS		
	_1. Number of individua	l parcels unde	r separa	ate ownership	within 500 fo	ot radius of	subject par	rcel
	_2. Number of individua	l parcels unde	r separa	ate ownership	within 100 fo	ot radius of	subject par	rcel
	_3. Number of total sign	natures within 5	500 foot	radius	Perce	entage of tota	I (D1 ÷ D3 >	< 100)
	_4. Number of total sign	natures within	100 foot	radius	Perce	entage of tota	I (D2 ÷ D4 >	< 100)

INFORMATION TO DETERMINE IF A FOLIAGE ANALYSIS IS NECESSARY

1. Does the proposed project involve an addition or structure which is 120 square feet or more in size <u>and</u> which can be used as a gathering space <u>and</u> viewing area (i.e., decks, covered patios)? Yes X
2. Does the proposed project involve an addition or structure which consists of 120 square feet or more of habitable space (i.e., room expansions, additions, conversions)? Yes No
If the answer is "yes" to either question, a foliage analysis must be conducted by staff to determine if any existing foliage on the applicant's property which exceeds 16 feet or the ridgeline of the primary residence, whichever is lower, impairs a view from any surrounding properties.
PROJECT SILHOUETTE WAIVER (Required for Neighborhood Compatibility Analysis & Height Variation)
I, PHU TNGUYEN, am the owner of property located at 3750 VIGILAUCE DR, RPV (property owner) (project address)
in the City of Rancho Palos Verdes and wish to apply to the City for permission to construct:
4 1,263 S. F. ADDITING TO AN EXISTING 2,434 S. F. SINGLE FAMILY PNETUNG W/W BOOF (brief project description)
I understand that, pursuant to Section 17.02.040(C)(1)(d), I must construct and maintain a temporary frame as a visual aid for evaluating the impacts of the proposed structure. I hereby waive any claim against the City of Rancho Palos Verdes for any damage or injury caused by the construction of the frame or by any subsequent failure of the frame.
Property Owner Signature:
HAZARDOUS WASTE & SUBSTANCE/STATEMENT (REQUIRED FOR ALL PROJECTS)
Pursuant to California Government Code Section 65962.5(f), before a city can accept as complete an application for any development project which will be used by any person, the applicant shall consult the lists sent to the appropriate city or county and shall submit a signed statement to the city indicating whether the project and any alternatives located on a site that is included on any of the lists compiled and shall specify any list.
The California Environmental Protection Agency (Cal/EPA) has compiled lists of Hazardous Waste and Substances Sites for the entire State of California, which identifies the following site in Rancho Palos Verdes (as of 8/22/2012):
31501 Palos Verdes Dr W
I have consulted the most current lists compiled pursuance to Section 65962.5 of the Government Code and hereby certify that the development project and any alternatives proposed in this application are <u>not</u> contained on these lists.
Property Owner Signature:
PROPERTY OWNER'S CERTIFICATION (REQUIRED) I hereby certify, under penalty of perjury, that the information and materials herein and submitted with this application are true and correct. I also understand that projects involving new construction and additions or tear-down rebuilds will require approvals from the Los Angeles County Fire Department.
Property Owner Signature



*Fees for re City of Rancho Palos Verdes 30940 Hawthorne Blvd. Rancho Palos Verdes, CA 90275

Fees Associated With Case #: ZON2016-00510

OWN

PHU NGUYEN 3750 VIGILANCE DR

RANCHO PALOS VERDES, CA 90275

OWN

NHI VO

3750 VIGILANCE DR

RANCHO PALOS VERDES, CA 90275

Fee Type	Start Date	End Date	Dept	Description	Trans Code	Revenue Account Number	Cr By	eated Date	Amount	Due
SPRM	11/8/2010	12/31/2020	Sit	e Plan Review (Major)		132210	OS	10/21/2016	326.00	326.00
NCA	11/8/2010	12/31/2020	Ne	igh. Compatibility Analysis		132210	OS	10/21/2016	1,727.00	1,727.00
FOL	11/8/2010	12/31/2020	Fo	liage Analysis		132210	OS	10/21/2016	198.00	198.00
						Subtotal for Re	evenue Acc	et. 132210	2,251.00	
DATA	5/18/2009	12/31/2020	Da	ta Processing Fee		322-40	os	10/21/2016	4.00	4.00
			•			Subtotal for Re	evenue Acc	et. 322-40	4.00	
HIST	5/18/2009	12/31/2020	His	storic Property Data Fee		322-50	OS	10/21/2016	18.00	18.00
						Subtotal for Re	evenue Acc	et. 322-50	18.00	

Total Due: \$2,273.00

For Office Use Only

Check No.

CITY OF RALPH PALOS VERLES

**** DISTUMER RELEIPT ****

Oper: NANCY

Incomplete: 10/21/16 01 Receipt no: 1730

Description Quentity

RANING BATA FROCESSING

PLANING DATA FROCESSING

1.00

RANING DATA FROCESSING

1.00

FOR 16 510

Tender detail

C. CREDIT CARD

Total tendered

Total tendered

Trans date: 10/21/16

Trans date: 10/21/16

Trans date: 10/21/16

Trans date: 10/21/16

The SORYO HWINDRE BAD

30940 HWINDRE BAD

RANDO PALES VERUES CA 90275

(310)377-0360

Page 1 of 1

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COMMUNITY DEVELOPMENT DEPARTMENT

November 1, 2017

Phu Nguyen 3750 Vigilance Drive Rancho Palos Verdes, CA 90275

SUBJECT:

COMPLETENESS LETTER CASE NO. ZON2016-00510 3750 VIGILANCE DRIVE

Dear Mr. Nguyen:

Thank you for submitting additional information on October 4, 2017, to the Planning Division for processing. Pursuant to State Law, the City's Staff completed a preliminary review of the application and determined that the information submitted is generally complete to begin processing the application. Please note that the City may require further information in order to clarify, amplify, correct, or otherwise supplement existing or future data. If the City requires such additional information, it is strongly suggested that you supply it in a timely manner in order to avoid any delay in the processing of the application.

If you have questions, or would like to discuss your project in further detail, please feel free to contact me at (310) 544-5225 or via email at ianaya@rpvca.gov.

Sincerely.

CC:

Irving Anaya // Associate Planner

Ara Mihranian, Director of Community Development

So Kim, Deputy Director/Planning Manager

Project File



SILHOUETTE CERTIFICATION FORM

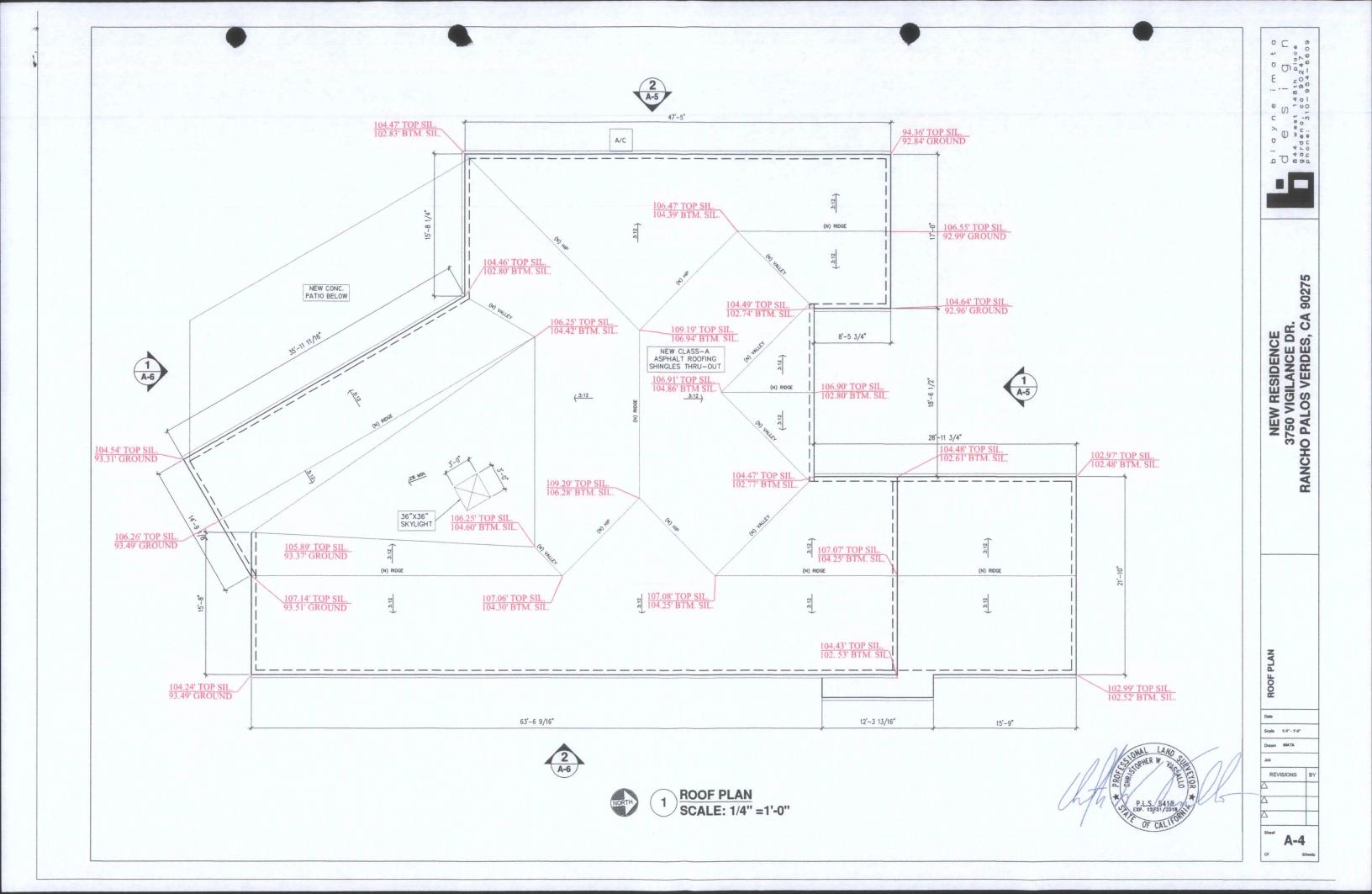
THIS CERTIFICATION **FORM MUST** BE COMPLETED LICENSED/REGISTERED ENGINEER OR ARCHITECT. THIS FORM MUST BEAR AN ORIGINAL WET STAMP AND SIGNATURE IN ORDER TO BE VALID. THIS FORM MUST ALSO BE ACCOMPANIED BY A SITE PLAN THAT IDENTIFIES THE LOCATION OF THE SILHOUETTE POSTS, THE EXISTING GRADE OR SUPPORTING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

nave measured	the location and r	reignt (including	tne color de	emarcation) of the
silhouette posts lo	cated at the project s	site (address) <u>3</u>	3750 Vigil	ance Drive
Rancho Palos	Verdes on (date	09/27/2	2017	and I have found
that the project sill	nouette accurately de	epicts the location	on and height	including the color
demarcation) of th	e proposed structur	e presented on	the architectu	ıral plans prepared
by (name of archit	tectural firm) <u>Bla</u>	iyne Imata D	Design	on
(date) <u>02/28</u>	3/2017 for th	e proposed proj	ect currently b	eing considered by
the City of Rancho	Palos Verdes (Plan	ning Case No).
Signature	hth W. Jank	15		
LS/RCEL	£\$8418			***
Date1	0/3/2017			

Revised: June 2, 2003

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





CITY RECORDS

	Street Address	Lot Size	Structure size	garage	# of Stories	
1	3703 Vigilance Dr	13,732	2,630	2	2	•
2	3704 Vigilance Dr	11,688	3,283	2	2	
3	3711 Vigilance Dr	13,771	2714	2	2	
4	3712 Vigilance Dr	12,080	No SF	2	2	
5	3719 Vgilance Dr	15,561	3,053	2	2	
6	3720 Vigilance Dr	13,961	No SF+600	2	2	
7	3729 Vigilance Dr	14,617	3,028	2	2	
8	3730 Vigilance Dr	13,930	2,847	2	2	
9	3737 Vigilance Dr	13,339	2,714	2	2	
10	3742 Vigilance Dr	13,707	2,816	2	2	
11	3745 Vigilance Dr	13,822	2,557	2	2	
12	3753 Vigilance Dr	12,520	2,415	, 2	2	
13	32236 Phantom Dr	12,736	2,714	No Garage	2	
14	32237 Phantom Dr	10,595	2,922	2	1	
15	32245 Phantom Dr	10,987	2,588	2	1	
16	32253 Phantom Dr	11,762	2,218	. 2	1	
17	32256 Phantom Dr	11,661	2,400	2	1	
18	32261 Phantom Dr	12,571	2,406	2	1	
19	32268 Phantom Dr	12,933	2,218	2	1	
20	32282 Phantom Dr	11,735	2,218	2	1	
	Average	12,885	2,652	2	1.631578947	
Existing		13,711	2,023			
Proposed						

City Records 3703 Vigilance 19754 +2986 +368 \$ 2,263 \$ + 368 \$ = 2,630\$ 2) 3704 Vigilance 2,509\$ +418\$ +360\$= 219234 + 3604= 3,2834 3) 3711 Vigilance 2,3544 + 3604 = 2,7144 4) 3712 Vigilance No 4 5)3719 Vigilance 2,500 + 1930 +360 +360 +3,0530 6) 3720 Vigilance No \$ + 600\$ 1)3729 Vigilance 2,3544 + (684 + 21500 \$ + 168 \$ + 360 \$ = 3,028 \$ 8) 3730 Vigilance 2,487 \$ +300 + 28474

9) 3737 Vigilance 2,354\$ + 360\$ = 2,714\$

10) 3742 Vigilance
No \$ +2300 +6000 2/2,3160
Add Convert.

1975\$ + 222\$ +360\$ = 1,975\$ + 222\$ +360\$

2,055 p + 360 ep = 72,415 p
25to

13) 32236 Phantom Dr 2,354 \$ + 25 + + 360 \$ = 240. No garage [2,744]

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16) 32253 Phentom

[8536 + 3606=] 2,2186

[7] 32256 Phonton

2,040\$ +360\$ = 2,400\$

n stos ligilare (5) 32261 Phenton 2,006\$ +400\$=[2,406\$] 2,2636 - 3636 - 2,6306 (9) 32268 Phantom 1911 SMTS (0) 5) 3104 Millians 1,858 \$ +360 += 2,2184 = 4098 + 1341 + 400016 25%. 20) 32232 Phaeton B3711 Vigilance 1 3 m 4 3 000 5 + 4 458 (2 (8586 1360 \$ = [2,2186] 8 3712 Vigilance 40 ou (3) 3220 Frankon Tr 2,3544 + 2004 + 3004 200. No jourge 27500 + 1936 2500 + 1936 +H(2) 2525.37 Phandow - 57600 - 210000 - 21000 - 21000 - 21000 - 21000 - 21000 - 21000 - 21000 - 210000 - 21000 - 21000 - 21000 - 21000 - 21000 - 21000 - 21000 - 21000 - 21000 - 21000 - 21000 - 21000 - 21000 - 210000 - 210000 - 21000 - 21000 - 21000 - 21000 - 21000 - 21000 - 21000 - 21000 - 3) will distillance No de 1200p 73729 Jugane 13) 32245 Thurston 400. 2,354 of 108 of + 51200 pt 1630 + 3600 1310186 (4) 32253 pronton 18534 Faropo 272184 \$ 3730 rigilaries 2,487 4 1204 7 28414 (1) 32256 Flowborn. 210 400 + 360 4 = 214004



August 30, 2017

Phu Nguyen 3750 Vigilance Drive Rancho Palos Verdes, CA 90275

SUBJECT:

INCOMPLETE LETTER
CASE NO. ZON2016-00510
3750 VIGILANCE

Dear Mr. Nguyen,

Thank you for submitting the applications referenced above for the property located at 3750 Vigilance Drive (Case No. ZON2016-00510). The additional information (in-concept approval) from the City's Geologist was completed on July 31, 2017. Pursuant to State Law, Staff has completed the review of your application within the prescribed 30-day period. Unfortunately, due to missing information and/or inconsistencies between the project plans and submitted application, it has been determined that the application is **incomplete**.

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

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

If you have any questions, or would like to discuss your project in further detail, please feel free to contact me at (310) 544-5225, or via email at ianaya@rpvca.gov.

Sincerely.

Irving Ahaya Assistant Planner

Cc: Ara Mihranian, Community Development Director

So Kim, Deputy Director/Planning Manager

Project File

August 30, 2017 Page 2

Additional Information/Requirements:

A review of associated materials has determined that the following additional information will be required in order to achieve project completeness of your project application. Upon submittal of a complete application, Staff will be able to continue processing your application for a final decision:

 As required by the Neighborhood Compatibility application, a silhouette shall be erected, certified by a licensed architect or engineer, depicting the proposed project. At this time, please construct the silhouette. Once the silhouette has been constructed, please submit the required Silhouette Certification Form that was included with the original application. Category 2 P.N. 97082-2650

CITY OF RANCHO PALOS VERDES GEOTECHNICAL INVESTIGATION REPORT REVIEW CHECKLIST

Date Received:April 27, 2017Date Completed:May 11, 2017Date of Report:April 18, 2017Geo #:G17-00004Consultant:CSS EngineeringTheir Job No.:CSS 17024

Signed By: Carlos H. Alvarado License/Expiration Date: PE 19857 Exp 9/30/17

Applicant Name: Phu Nguyen Legend: N = No Site Address: 3750 Vigilance Drive Y = Yes

Rancho Palos Verdes, CA NA = Not Applicable

Lot/Tract No.: A.P.N.: 7564-016-019

Proposed Project: One story additions with raised floors at rear, side and front of existing residence

Project Information /Background:

Y/N Review of existing City files Y/N Reference to grading/foundation plans by date

Y/N Reference to site(s) by street address Y/N Subsurface investigation

Y/N Grading or remedial grading proposed

Geologic Hazards:

Hazard	Discussion of Hazard	Mitigation Required	Recommendations for Mitigation
Adverse geologic structure	Y/N/NA	Y/N/NA	Y/N/NA
Bluff retreat	Y/N/NA	Y/N/NA	Y/N/NA
Collapsible soils	Y/N/NA	Y/N/NA	Y/N/NA
Debris/mud flow	Y/N/NA	Y/N/NA	Y/N/NA
Differential settlement	Y/N/NA	Ý/N/NA	Ŷ/N/NA
Erosion/drainage	Y/N/NA	Y/N/NA	Y/N/NA
Expansive soils	Y/N/NA	Y/N/NA	Y/N/NA
Faulting	Y/N/NA	Y/N/NA	Y/N/NA
*Fractured bedrock	Y/N/NA	Y/N/NA	Y/N/NA
*Groundwater	Y/Ñ/NA	Y/N/NA	Y/N/NA
*Landslide	Y/N/NA	Y/N/NA	Y/N/NA
Liquefaction	Y/N/NA	Y/N/NA	Y/N/NA
Settlement	Y/N/NA	Y/N/NA	Ÿ/N/NA
*Slump	Y/N/NA	Y/N/NA	Y/N/NA
*Soil/rock creep	Y/N/NA	Y/N/NA	Y/N/NA
Sulfate rich soils	' Ÿ/N/NA	Y/Ñ/NA	Y/N/NA

Supporting Analysis/Data:

Recommendations For:

Y/N/NA	Slope stability calculations	Y/N/NA	Foundations
Y/N/NA	Shear strength values	Y/N/NA	Retaining walls
Y/N/NA	Other laboratory data	Y/N/NA	Foundation setbacks
Y/N/NA	Seismic coefficients/parameters SDC= D	Y/N/NA	Slabs
Y/N/NA	Seismic loading	Y/N/NA	Flatwork
Y/N/NA	Boring/trench logs	Y/N/NA	Grading
Y/N/NA	Liquefaction study	Y/N/NA	Pools/spas
Y/N/NA	Calculations supporting recommendations	Y/N/NA	Slope/bluff setbacks
Y/N/NA	Reference list	Y/Ñ/NA	Temporary excavations

Geologic Map/Cross-Sections:

Y/N	Accurate topographic base extending sufficiently offsite	NA	Proposed topography
Y/N	Surficial drainage	Y/N	Slope gradients
Y/N	Existing structures	Y/N	Proposed structures
Y/N	Boring/trenches plotted	¥/N	Legend, scale, north arrow
Y/N	Geologic contacts/data illustrated	Ý/N	Location of cross-section(s) shown
Y/N	Consistency with adjoining data/maps	Y/N	Illustrate setbacks, if any
Y/N	Cross-Sections sufficient in number, location and detail	Y/Ñ	Proposed excavations

Category 2 P.N. 97082-2650

CITY OF RANCHO PALOS VERDES GEOTECHNICAL INVESTIGATION REPORT REVIEW CHECKLIST

	Report Closure:
Y/N Y/N Y/N NA	Statement that proposed development will not adversely impact adjoining sites Section 107A.3, Chapter 15 Safety Hazard statement Signature of C.E.G.
Y/N	Signature of R.C.E. or G.E.
	Recommended Actions:
Pla	nning Department:
	In Concept Approval for Planning Purposes
Bui	Ilding and Safety:
	Report Approved Conditional Approval (See Below) X Additional Input Required
Iter	ns requiring response/further evaluation:
1.	Please clarify recommendations for site drainage. Refer to Section 1804.4 of the 2016 CBC as warranted.
2.	During our site visit it was observed that the existing driveway and concrete walks were distressed. Are they to be replaced? If so please provide minimum recommendations for such.
3.	Several potential geologic hazards have not been addressed by the report (see checklist). Please briefly summarize the geotechnical hazards (* on previous page) as they pertain to the proposed subject site improvements. Reference previous work where appropriate. If the hazard does not pertain to the site, please indicate such.
4.	Please provide a Safety Hazard statement as required by 15.18.090 Section 107A.3 of Chapter 15 of the Rancho Palos Verdes Municipal Code.
5.	Please provide a complete reference list for the submitted report.
6.	Please provide foundation setback recommendations relative to slopes in accordance with Section 1808.7 of the 2016 CBC.
Ad	ditional Comments/Conditions of Approval (no response required):
7.	Expansion potential and sulfate content should be confirmed through testing, subsequent to any grading and prior to construction.
8.	Note to City Staff: Staff should confirm that the Consultant (R.C.E./G.E.) has signed the final dated grading/foundation plans, thereby verifying the plans' geotechnical conformance with the Consultant's original report and associated addenda.
9.	An as built geotechnical report should be prepared by the project geotechnical consultant following grading/construction of

the subject site improvements. The report should include the results of all field density testing, depth of reprocessing and recompaction, as well as a map depicting the limits of grading, locations of all density testing, and conditions exposed

during grading/excavation.

CITY OF RANCHO PALOS VERDES GEOTECHNICAL INVESTIGATION REPORT REVIEW CHECKLIST

Limitations:

Our review is intended to determine if the submitted report(s) comply with City of Rancho Palos Verdes Codes and generally accepted geotechnical practices within the local area. The scope of our services for this third party review has been limited to a brief site visit and a review of the above referenced report and associated documents, as supplied by the City of Rancho Palos Verdes. Re-analysis of reported data and/or calculations and preparation of amended construction or design recommendations are specifically not included within our scope of services. Our review should not be considered as a certification, approval or acceptance of the consultant's work, nor is it meant as an acceptance of liability for final design or construction recommendations made by the geotechpical consultant of record or the project designers or engineers.

James M. Lancaster, Jr., C.E.G. 1927 Expires 6/30/18

KLING CONSULTING GROUP, INC.

Mercy Lugo

From:

Sandra Ishman

Sent:

Thursday, May 11, 2017 11:51 AM

To:

Mercy Lugo

Subject:

FW: Geology review for 3750 Vigilance - G17-00004

Attachments:

Vigilance 3750 additional info 5 11 17.pdf

Mercy, here's what was sent to Phu. See attached geo review

Sandra Ishman, Permit Technician City of Rancho Palos Verdes Building and Safety Division 310-265-7800 sandrai@rpvca.gov

From: Sandra Ishman

Sent: Thursday, May 11, 2017 11:50 AM

To: 'phu206@yahoo.com' <phu206@yahoo.com>; 'nunez.eng@verizon.net' <nunez.eng@verizon.net>

Subject: Geology review for 3750 Vigilance - G17-00004

Hi Phu and Nunez, attached are the geology review results for 3750 Vigilance Dr. under case #G17-00004 please let us know if you have any questions.

Thank you,

Sandra Ishman, Permit Technician City of Rancho Palos Verdes Building and Safety Division 310-265-7800 sandrai@rpvca.gov

~ Planner Informal Checklist ~

	(*This checklist is to help guide Planners. In addition to this checklist, Planners shall varify all projects against the Municipal code) Address: Zone: Lot Size: Project Description:	11
1.	Determine is 3 full sets of plans were submitted with the applications (i.e. site plan, elevations and floor plans per submittal requirements)	
2.	Are all applications completed filled out and signed by the property owner (as listed on the assessor page). (If not, must get verification of new owner)	
3.	Applications(s) for: All residents within 500' radius (plus 100' radius for HV)	
	The local HOA if applicable	
4.	Determine if Hillside Property (average slope greater than 5%; no pad) (M.C. 17.02)	
5.	Is the project located in a special district, adjacent to NCCP, ESA, Equestrian, etc. If yes, which Y N	
6.	is. Is project located in the Coastal Zone (Appealable/Non-Appealable) (M.C. 17.72)	
7.	/. If applicable, is the location of the Coastal Setback Line indicated?	
8.	3. Check Tract Map and/or APN page for easements, etc.	
9.	O. Are there any extreme slopes (over 35%) on the property? If so, is the top/toe of slope depicted Make sure structures are not on extreme slope	>
10.	O. Is Grading involved: (M.C. 17.76) Cubic yards affected	
	Retaining wall heights	
11.	Insure the proper setbacks are maintained (M.C. 17.48) Front Yard Interior Side Yard Reguired: Proposed 5 Street Side Yard Rear Yard	Egme His East His Wast
12.	2. 20'x18' two-car garage req. for new residence (M.C. 17.02) • Three-car garage for 5,000 sq.ft. or more	
13.	Are any of the interior/exterior walls being demolished (M.C. 17.84) If yes, how much (% of total walls)	
14.	Any new fences/walls/combo walls located within the front/streets yard (M.C. 17.76) 30" max within intersection visibility triangle 3'-6" max. between front/street side PL and front setback Up to 7'-0" outside of front setback When slope 2'-0" in side or rear setback, Fence Wall Permit required Additional fence/wall req. per Code	
15.	Are there any minor structures or accessory structures required (M.C. 17.48) Describe	
16.	Decks over extreme slope = Extreme Slope Permit Decks/Balconies attached to house require Privacy finding	2
17.	17. What is the proposed Lot Coverage (M.C. 17.48) • See Code for definition of Lot Coverage	2
18.	Overall Height of project From lowest finished grade to highest ridgeline From highest existing grade to highest ridgeline (or avg. elevation of SB line for downslope lots) All accessory structures outside of setbacks – 12 feet max.	
19.	1.9. Is a Height Variation Required? If yes Has the applicant met either signature requirement for "Early Neighbor Consultation" (see application requirements)	
Plan	Planner Sign Off: Date: Dig 1	6
Note	Notes: (N) Recorderer not addition is	/remode
	The Dira was the form	