FILE CONTROL SHEET

PROPERTY ADDRESS 30249 VLA VICTORIA

6 nn 110	PROJECT DESCRIPTION .	ACTION TAKEN	DAME CLEADED
APP. NO. HV 299	9. 6	ACTION TAKEN	DATE CLEARED
1		Cleared	8/24/3
CE 4060	Prop. Maint.	Closed	8/27/93
ZON2003- 00330(MEP)	Retaining wall (6/19/03)	Withdrawn	6-15-04
HIS 2003	Historie Dala	Imput	6.25.03
ZON2003-	4 skylights: replace 2, enlarge 1, & instal R) one new skylight.	l Clrd.	11/21/03 NO HOA
200631 IMC-SP 2002009-00153	multiple retaining walls	Director	NO HOH WE
7242216	9	Approved	11/3/09
200016	(N) 500 + rac F	Clod.	3.3.16
12 61.	Modification to include		
	Liacit and a		
11.	(C) I I I Dan I I I		
	E POST NOON IPROST		
	Na 118 1036 than 210		
4 44 1	tall + 3-01 wide \$ 1/4		
	walk advocant tove)	Closed	D:37:16
	dock	0,0,	
	<u> </u>		
		2 1 2 1 1 1 1	The state of the s
			-
-			
1000		A. a. C.	
	The second secon		
	Profits and the second of the second of		
			1 3 3 4 7 7 7
		THE STATE OF THE STATE OF	
		1	(



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

APPLIED: 3/3/2016 ISSUED: 10/27/2016 EXPIRES: 4/25/2017

PERMIT NO.: ZON2016-00096

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

SITE ADDRESS: 30249 VIA VICTORIA

ASSESSOR'S PARCEL NO.: 7582013015

PROJECT DESCRIPTION: Proposed (N) spa and reef in rear yard of

residence. Modification to include an infinity edge to an (E) pool with a basin/planter wall (less than 2'-10" tall and 3'-0" wide between

walls, adjacent to an existing deck.

OWNER/APPLICANT

CHRISTINE LEE 30249 VIA VICTORIA RANCHO PALOS VERDES CA 90275 PRIMARY CONTACT
GRAHAM FISHER
30249 VIA VICTORIA
RANCHO PALOS VERDES CA 90275

TYPE OF USE: Other Use and/or Structure

ZONING: RS-4 (Single-Fam. 4 DU/ac)

APPLICATION TYPE(S): Site Plan Review

		FEES	
Туре	Ву	Date	Amount
SPR	ML.	3/3/2016	\$135.00
DATA	ML	3/3/2016	\$4.00
	İ	Total:	\$139.00

NOTES:	 	

CONDITIONS OF APPROVAL

Proposed (N) spa and reef in rear yard of residence. 10-27-16 modification to include an infinity edge to an (E) pool with a basin/planter wall (less than 2'-10" tall and 3'-0" wide between walls, adjacent to an existing deck.

The approved project shall maintain the setbacks depicted on the stamped approved plans, but in no case shall minimum setbacks be less than the following: 20' front, 15' rear and 5' sides.

Construction of the approved project shall substantially comply with the plans originally stamped APPROVED on March 3, 2016, and with the RS-4 district and site development standards of the Rancho Palos Verdes Development Code.

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

The construction site and adjacent public and private properties and streets shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes.



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

PERMIT NO.: ZON2016-00096 APPLIED: 3/3/2016

ISSUED: 10/27/2016 EXPIRES: 4/25/2017

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

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.

Permitted hours and days for construction activity are 7:00 AM to 6:00 PM, Mondays through Fridays, and 9:00 AM to 5:00 PM on Saturdays, with no construction activity permitted on Sundays or on the legal holidays specified in Section 17.96.920 of the Rancho Palos Verdes Development Code. Trucks and other construction vehicles shall not park, queue and/or idle at the project site or in the adjoining public rights-of-way before 7:00 AM, Monday through Saturday, in accordance with the permitted hours of construction stated above.

Except for excavation of the pool and/or spa, no grading is permitted by this approval.

No construction or other development shall be permitted on extreme slopes (i.e., 35% steepness or greater).

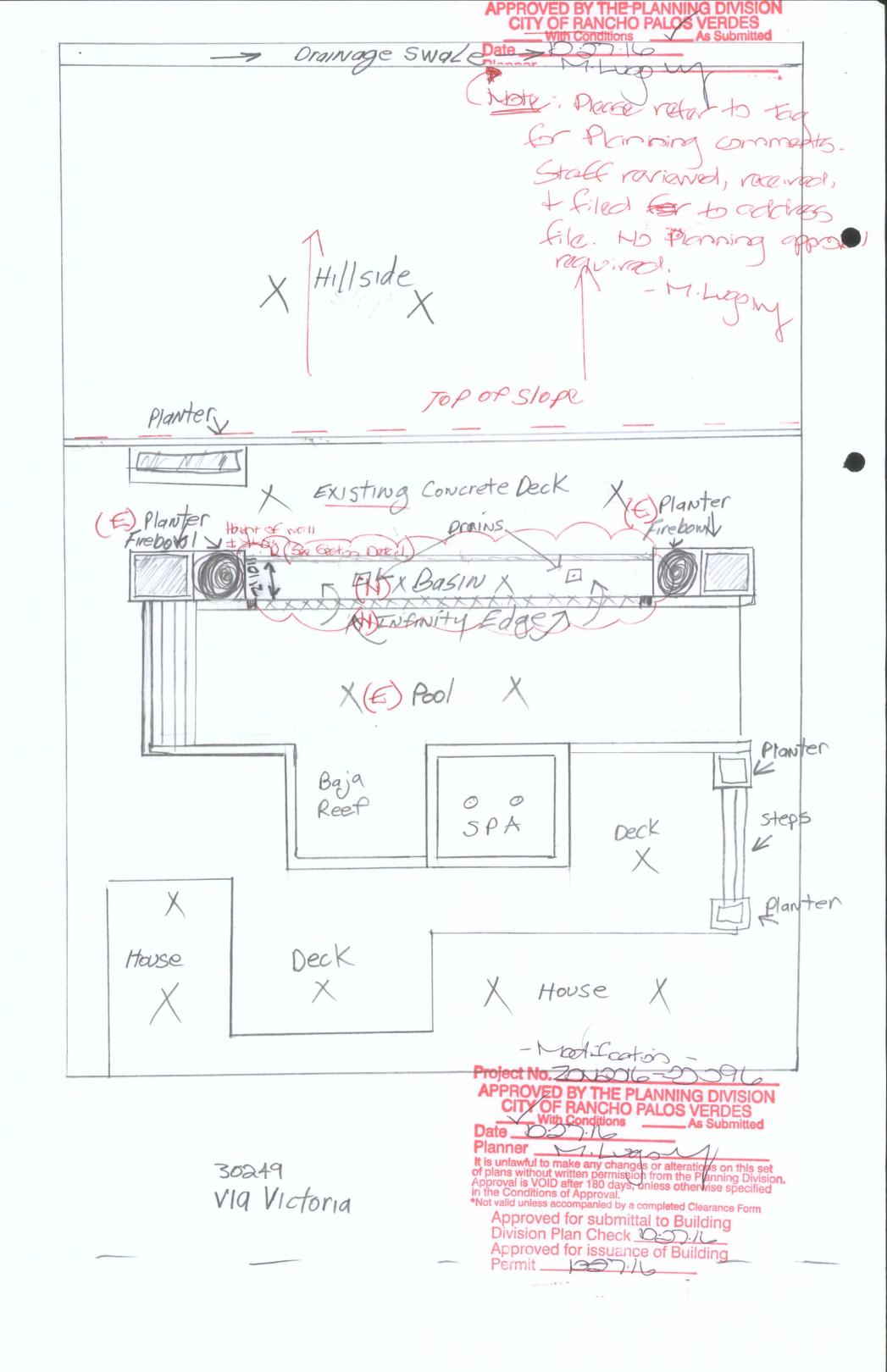
The City strongly urges the applicant for this project to contact the **Homeowners' Association** or local **Art Jury**, if any, to gain any additional approvals that may be required before applying for a building permit. A list of Homeowners' Associations is on file with the Community Development Department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

Projects involving new construction and additions or tear-down/rebuilds will require approval from the **Los Angeles County Fire Department**. Prior to planning application submittal, it is highly recommended that you take your plans to the Fire Department's Hawthorne Office to obtain their requirements, which may include costly upgrades. The LA County Fire Department Fire Prevention Division at the County of Los Angeles Fire Department is located at 4475 W. El Segundo Blvd., Hawthorne, CA 90250-4411. You can also call them at (310) 973-3044 to discuss submittal requirements.

For Community Development Director

Date

THIS APPROVAL SHALL BE NULL AND VOID AFTER <u>April 25, 2017</u> UNLESS THE APPROVED PLANS ARE SUBMITTED TO BUILDING AND SAFETY TO INITIATE THE "PLAN CHECK" REVIEW PROCESS. THIS APPROVAL SHALL ALSO BECOME NULL AND VOID IF AFTER INITIATING THE "PLAN CHECK" REVIEW PROCESS OR RECEIVING A BUILDING PERMIT TO BEGIN CONSTRUCTION, SAID PERMIT OR "PLAN CHECK" IS ALLOWED TO EXPIRE OR IS WITHDRAWN BY THE APPLICANT.



GENERAL NOTES

 ALL CONSTRUCTION SHALL COMPLY WITH THE 2013 EDITION OF THE CALIFORNIA BUILDING CODE (CBC) OR 2012 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC).

2. REPRESENTATIVES OF POOL ENGINEERING INC. HAVE NOT INSPECTED THE SITE & ARE RELYING ON INFORMATION PROVIDED BY THE CONTRACTOR OR OWNER TO DETERMINE THE ADEQUACY OF THIS STRUCTURAL PLAN FOR THE ACTUAL SITE CONDITIONS. SHOULD SITE CONDITIONS VARY FROM THAT COVERED BY THIS PLAN, IT IS THE RESPONSIBILITY OF THE CONTRACTOR OR THE OWNER TO NOTIFY POOL ENGINEERING INC. AND OBTAIN APPLICABLE SPECIAL ENGINEERING DETAILS PRIOR TO CONSTRUCTION.

3. THE PLAN IS NOT INTENDED TO BE APPLICABLE TO NON-STRUCTURAL ITEMS INCLUDING BUT NOT LIMITED TO PLUMBING, ELECTRICAL, FENCING, CONCRETE DECKING AND POOL GEOMETRICS.

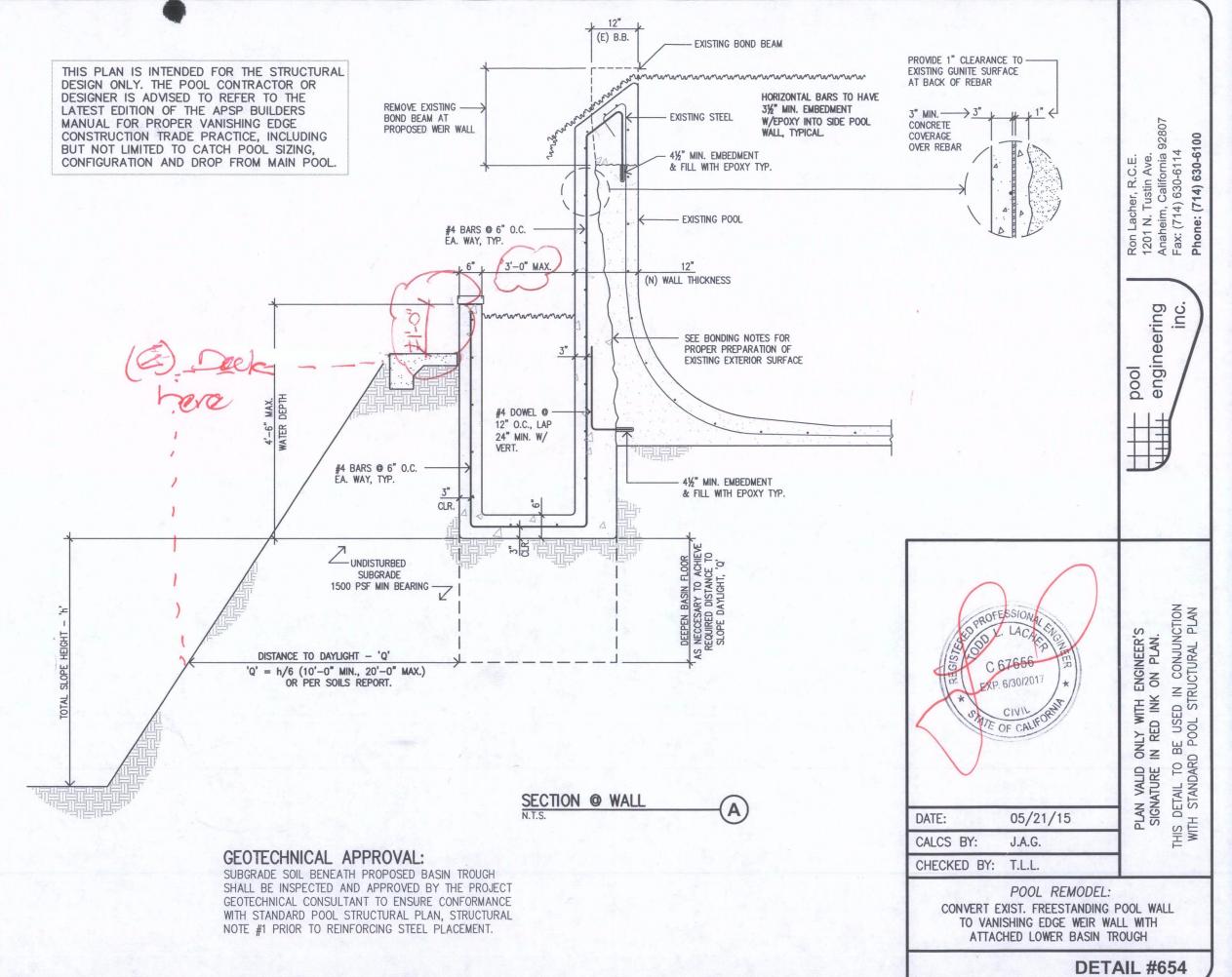
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SHORING AND PROVIDING BRACING DURING CONSTRUCTION AND/OR ERECTION TO SUPPORT ALL LOADS TO WHICH THE STRUCTURES AND SUPPORTING SOIL MAY BE SUBJECTED.

BONDING NOTES:

- 1. BONDING TO EXISTING SURFACE:
 - A. EXISTING SURFACES MUST BE SOUND, FREE OF DEFECTS, CLEAN, AND FREE OF BOND INHIBITING MATERIALS.
 - B. EXISTING SURFACES SHALL BE ROUGHENED BY CHIPPING OR OTHER SUITABLE MEANS TO PROVIDE OPEN PORE STRUCTURE. ALL LOOSE, CRACKED, OR DETERIORATED MATERIALS SHALL BE REMOVED.
 - C. CLEAN EXISTING SURFACES BY WATER BLASTING.
 - D. WHEN APPLYING MATERIALS OTHER THAN WET-MIX SHOTCRETE OR DRY-MIX SHOTCRETE (GUNITE), CEMENT PASTE OR OTHER BONDING AGENTS SHALL BE BRUSHED ONTO THE SUBSTRATE FOR ABSORPTION INTO PORE STRUCTURE.
 - E. SATURATED, SURFACE DRY CONDITION OF THE SUBSTRATE SHALL BE MAINTAINED PRIOR TO APPLYING MATERIALS TO PREVENT PREMATURE DRYING OF BONDING PASTE.
 - F. BONDING MATERILAS ARE NOT RECOMMENDED FOR WET OR DRY MIX SHOTCRETE.

EPOXY NOTES:

- EPOXY TO BE SIMPSON STRONGTIE SET-XP EPOXY ADHESIVE OR EQUAL. INSTALL PER MANUFACTURERS SPECIFICATIONS (ICC REPORT ESR-2508, L.A. RR# 25744).
- USE GRADE 40 REINFÖRCING STEEL.
 IF REINFORCING SHOWS SIGNS OF EXCESSIVE DETERIORATION (RUST), CUT EXISTING REINFORCING 6" PAST DETERIORATION SECTION & LAP WITH NEW STEEL 24".





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

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

PERMIT NO.: ZON2016-00096 APPLIED: 3/3/2016 ISSUED: 3/3/2016

EXPIRES: 8/30/2016

SITE ADDRESS: 30249 VIA VICTORIA

ASSESSOR'S PARCEL NO.: 7582013015

PROJECT DESCRIPTION: Proposed (N) spa and reef in rear yard of

residence.

OWNER/APPLICANT

CHRISTINE LEE 30249 VIA VICTORIA RANCHO PALOS VERDES CA 90275

PRIMARY CONTACT

GRAHAM FISHER 30249 VIA VICTORIA RPV CA 90275

TYPE OF USE: Other Use and/or Structure

ZONING: RS-4 (Single-Fam. 4 DU/ac)

APPLICATION TYPE(S): Site Plan Review

FEES				
Туре	Ву	Date		Amount
SPR	ML	3/3/2016		\$135.00
DATA	ML	3/3/2016		\$4.00
			Total:	\$139.00

NOTES:

CONDITIONS OF APPROVAL

This approval is for a proposed (N) spa and reef in rear yard of residence.

The approved project shall maintain the setbacks depicted on the stamped approved plans, but in no case shall minimum setbacks be less than the following: 20' front, 15' rear and 5' sides.

Construction of the approved project shall substantially comply with the plans originally stamped APPROVED on March 3, 2016, and with the RS-4 district and site development standards of the Rancho Palos Verdes **Development Code.**

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

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

Permitted hours and days for construction activity are 7:00 AM to 6:00 PM, Mondays through Fridays, and



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

APPLIED: 3/3/2016 ISSUED: 3/3/2016 EXPIRES: 8/30/2016

PERMIT NO.: ZON2016-00096

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

9:00 AM to 5:00 PM on Saturdays, with no construction activity permitted on Sundays or on the legal holidays specified in Section 17.96.920 of the Rancho Palos Verdes Development Code. Trucks and other construction vehicles shall not park, queue and/or idle at the project site or in the adjoining public rights-of-way before 7:00 AM, Monday through Saturday, in accordance with the permitted hours of construction stated above.

Except for excavation of the pool and/or spa, no grading is permitted by this approval.

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

Projects involving new construction and additions or tear-down/rebuilds will require approval from the **Los Angeles County Fire Department**. Prior to planning application submittal, it is highly recommended that you take your plans to the Fire Department's Hawthorne Office to obtain their requirements, which may include costly upgrades. The LA County Fire Department Fire Prevention Division at the County of Los Angeles Fire Department is located at 4475 W. El Segundo Blvd., Hawthorne, CA 90250-4411. You can also call them at (310) 973-3044 to discuss submittal requirements.

For Community Development Director

Date

THIS APPROVAL SHALL BE NULL AND VOID AFTER <u>August 30, 2016</u> UNLESS THE APPROVED PLANS ARE SUBMITTED TO BUILDING AND SAFETY TO INITIATE THE "PLAN CHECK" REVIEW PROCESS. THIS APPROVAL SHALL ALSO BECOME NULL AND VOID IF AFTER INITIATING THE "PLAN CHECK" REVIEW PROCESS OR RECEIVING A BUILDING PERMIT TO BEGIN CONSTRUCTION, SAID PERMIT OR "PLAN CHECK" IS ALLOWED TO EXPIRE OR IS WITHDRAWN BY THE APPLICANT.

RECEIVED

MAR 02 2016

COMMUNITY DEVELOPMENT
DEPARTMENT



RANCHO PALOS VERDES

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: 2010016-	20096	(To be assigned by City Staff)
Project Address: 30249 Via Vic	юпа	
APPLICATION(S) (Please check all that a	oply):	
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:		real property
Additional Reviews: Neighborho	ood Compatibility Analysis	Foliage Analysis
Name Christine Lee 1 Graham Address 30249 Via Victoria City RPV. State C9 Zi Telephone 310-567-2616. Email gfmodernday @, Cox. Net City Business License No. (Required for an	Address 30249 VIO p. 90275 City R PV Telephone 310-567 Email Grmoderno	State <u>CA</u> Zip <u>90275.</u> -2616- lay @ Cox, Not,
PROJECT DESCRIPTION (Use addi		
((108)	Table but the same of the

PROJECT INF	ORMATION (fill in a	s applicab	le)		
A. EXISTING DE	EVELOPMENT				
1.	Square footage of Lot				
2.	Square footage of total e	xisting floor a	area:		
Fi	rst Stor	Second St	ory	Garage	Other
3.	Square footage of existir	ng structure <u>f</u>	ootprint (including	any accessory struct	(accessory structures) ures, attached or detached)
	Square footage of drivew EXEMPT: impervious surfa				s than 500 square feet in areas)
5.	Square footage of existin	g lot coveraç	je [line A3 + line A4]]	
6.	Percentage of existing lo	t coverage [li	ne A5 ÷ line A1 x 10	00]	-
7.					covered by structure to the elines handout for height require.)
B. PROPOSED	Development				•
1.	Square footage of propo	sed new floo	r area:		
Fi	rst Story	Second St	X	Garage	Other(accessory structures)
2.	TOTAL square footage o	of structure fo	otorint (existing +	rnew)	(accessed) an actained)
3.	TOTAL square footage of EXEMPT: impervious surfa	of driveways, ces less than	parking areas and 5 feet in width and/or	f impervious surfac r one patio areas less	es (existing + new) s than 500 square feet in areas)
4.	TOTAL square footage o	of proposed lo	ot coverage [line B2	2 + line B3]	
5.	Percentage of new lot co	overage [line l	34 ÷ line A1 x 100		
6.					de covered by structure to the lelines handout for height restrictions
7.	Linear feet of existing int (If demolishing 25% or mo	erior and ext	erior walls _	Linear fe	eet of walls to be demolished
C. GRADING IN	IFORMATION .	÷			
Cubic yards of:	Fill	. + .	Cut	=\ тот.	AL
Maximum height	of: Fill		Cut (to bottom of fo	poting)	
Cubic yards of:	Import		Export	\	
D. HEIGHT VAF	RIATION EARLY NEIG	SHBORHOO	D CONSULTAT	ION PROCESS	\
1.}	umber of individual pare	cels under se	parate ownership	within 500 foot rad	dius of subject parcel
	Number of individual pare	cels under se	parate ownership	within 100 foot rac	dius of subject parcel
	Number of total signature	es within 500	foot radius	Percentage	e of total D1 ÷ D3 x 100)
4.1	Number of total signature	es within 100	foot radius	Percentage	e of total (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 <u>and</u> which can be used as a gathering space <u>and</u> viewing area (i.e., decks, covered patios)? Yes \(\sum_{\text{NO}} \) No \(\sum_{\text{NO}} \)
2. Does the proposed project involve an addition or structure which consists of 120 square feet or more of <a 16="" a="" analysis="" any="" applicant's="" be="" by="" conducted="" determine="" either="" exceeds="" existing="" feet="" foliage="" from="" href="https://ht</td></tr><tr><td>If the answer is " if="" impairs="" is="" lower,="" must="" of="" on="" or="" primary="" properties.<="" property="" question,="" residence,="" ridgeline="" staff="" surrounding="" td="" the="" to="" view="" which="" whichever="" yes"="">
PROJECT SILHOUETTE WAIVER (Required for Neighborhood Compatibility Analysis & Height Variation)
I,, am the owner of property located at
(property owner) (project address)
in the City of Rancho Palos Verdes and wish to apply to the City for permission to construct:
(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:
Troperty 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 Point Vicente Interpretive Center Envirostor ID 19970023
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 Date 3/2/16



Application Number	: ZON2009-00153 (GR)
Related Applications	s: none
Date Received: 4/2	4/2009
Fee Received: \$56	1.96
Name (Landowner):	Graham Fisher and Christine Lee
Project Address: 3	0249 Via Victoria
1.58	ENVIRONMENTAL REQUIREMENTS
	CEQA STATUS:
4/27/09 5/13/09 8/25/09 9/10/09 9/15/09	STAFF ACTION Submitted Letter Sent Jucomplete letter sent Jucomplete letter sent Jucomplete letter sent Carl July Submitted Complete letter sent
11/3/09	Director approved. Motice of Dicision & COA Sent
	PLANNING COMMISSION ACTION
	CITY COUNCIL ACTION
2-	



Planning, Building and Code Enforcement Department Planning Division

30940 Hawthorne Blvd.

Rancho Palos Verdes, CA 90275

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

PERMIT NO.: ZON2009-00153

APPLIED: 4/24/2009

ISSUED: 11/3/2009 EXPIRES: 5/3/2010

SITE ADDRESS: 30249 VIA VICTORIA

ASSESSOR'S PARCEL NO.: 7582013015

PROJECT DESCRIPTION: Multiple new retaining walls to an existing SFR.

* sec condition number 4

OWNER/APPLICANT

CHRISTINE LEE 30249 VIA VICTORIA RANCHO PALOS VERDES CA 90275 PRIMARY CONTACT

GRAHAM FISHER 30249 VIA VICTORIA RANCHO PALOS VERDES CA 90275

TYPE OF USE: Accessory Structure/Use, Residential

ZONING: RS-4 (Single-Fam. 4 DU/ac)

APPLICATION TYPE(S): Grading Approval

FEES			
Туре	Ву	Date	Amount
DATA	LM	4/24/2009	\$3.96
GRST	LM	4/24/2009	\$558.00
			4=44.00

\$561.96

NOTES:

* see	Condition	number 4
		,

CONDITIONS OF APPROVAL

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 listed below. Failure to provide said written statement within ninety (90) days following the date of this approval shall render this approval null and void.
- 2. Prior to the submittal of plans into Building and Safety plan check, the applicant shall obtain an encroachment permit from the Director of Public Works for any curb cuts, dumpsters in the street or any other temporary or permanent improvements within the public rights-of-way.
- 3. Approval of this permit shall not be construed as a waiver of applicable and appropriate zoning regulations, or any Federal, State, County and/or City laws and regulations. Unless otherwise expressly specified, all other requirements of the City of Rancho Palos Verdes Municipal Code shall apply.
- 4. This approval is for a 3'-0" tall, 68'-0" long retaining wall and 5.34 cubic yards of grading (cut) along the south side property line, six (6) caissons located 14'-4" from the edge of the existing pool in the rear yard, with a maximum depth of 13'-6", and 29.8 cubic yards of grading (15.6 cubic yards of cut and 14.2 cubic yards of fill) with a 2'-8" tall garden wall to accommodate additional flat surface area beyond the edge of the existing



Planning, Building and Code Enforcement Department Planning Division

30940 Hawthorne Blvd.

Rancho Palos Verdes, CA 90275

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

PERMIT NO.: ZON2009-00153

APPLIED: 4/24/2009 ISSUED: 11/3/2009

EXPIRES: 5/3/2010

pool. The Director of Planning, Building and Code Enforcement is authorized to make minor modifications to the approved plans and any of the conditions of approval if such modifications will achieve substantially the same results as would strict compliance with the approved plans and conditions. Otherwise, any substantive change to the project shall require approval of a revision to the Grading Permit (Case No. ZON2009-00153) by the Director and shall require new and separate environmental review.

- 5. The project development on the site shall conform to the specific standards contained in these conditions of approval or, if not addressed herein, shall conform to the residential development standards of the City's Municipal Code, including but not limited to height, setback and lot coverage standards.
- 6. Failure to comply with and adhere to all of these conditions of approval may be cause to revoke the approval of the project pursuant to the revocation procedures contained in Section 17.86.060 of the City's Municipal Code.
- 7. If the applicant has not submitted an application for a building permit for the approved project or not commenced the approved project as described in Section 17.86.070 of the City's Municipal Code within one hundred eighty days (180) of the final effective date of the 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 Department of Planning, Building and Code Enforcement and approved by the Director.
- 8. In the event that any of these conditions conflict with the recommendations and/or requirements of another permitting agency or City department, the stricter standard shall apply.
- 9. Unless otherwise designated in these conditions, all construction shall be completed in substantial conformance with the plans stamped APPROVED by the City with the effective date of the Notice of Decision.
- 10. The construction site and adjacent public and private properties and streets shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes. Such excess material may include, but not be limited to: the accumulation of debris, garbage, lumber, scrap metal, concrete asphalt, piles of earth, salvage materials, abandoned or discarded furniture, appliances or other household fixtures.
- 11. Permitted hours and days for construction activity are 7:00 AM to 7:00 PM, Monday through Saturday, with no construction activity permitted on Sundays or on the legal holidays specified in Section 17.96.920 of the Rancho Palos Verdes Development Code. Trucks shall not park, queue and/or idle at the project site or in the adjoining public rights-of-way before 7:00 AM, Monday through Saturday, in accordance with the permitted hours of construction stated in this condition.
- 12. Unless modified by the approval of future planning applications, the approved project shall maintain a maximum of 50% lot coverage (no change proposed) and the following setbacks from the applicable property lines:

Front 20 feet (no change proposed)
Side 5 feet (no change proposed)

Rear 15 feet (no change proposed)

- 13. Maximum hardscape coverage within the 20-foot front-yard setback shall not exceed 50%.
- 14. A minimum 2-car garage shall be maintained, with each required parking space being individually



Planning, Building and Code Enforcement Department

Planning Division

30940 Hawthorne Blvd.

Rancho Palos Verdes, CA 90275

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

PERMIT NO.: ZON2009-00153

APPLIED: 4/24/2009

ISSUED: 11/3/2009

EXPIRES: 5/3/2010

accessible and maintaining minimum unobstructed dimensions of 9' in width and 20' in depth, with minimum 7' vertical clearance.

- 15. Exterior residential lighting shall be in compliance 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.
- 16. All grading, landscaping and construction activities shall exercise effective dust control techniques, either through screening and/or watering.
- 17. All construction sites shall be maintained in a secure, safe, neat and orderly manner. Temporary portable bathrooms shall be provided on a construction site if required by the City's Building Official. Said portable bathrooms shall be subject to the approval of the City's Building Official and shall be placed in a location that will minimize disturbance to the surrounding property owners.
- 18. All applicable permits required by the Building and Safety Division shall be obtained by the applicant prior to the commencement of construction.

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

Planning, Building and Code Enforcement

Date

11/20/09

THIS APPROVAL SHALL BE NULL AND VOID AFTER May 3, 2010 UNLESS THE APPROVED PLANS ARE SUBMITTED TO BUILDING AND SAFETY TO INITIATE THE "PLAN CHECK" REVIEW PROCESS. THIS APPROVAL SHALL ALSO BECOME NULL AND VOID IF AFTER INITIATING THE "PLAN CHECK" REVIEW PROCESS OR RECEIVING A BUILDING PERMIT TO BEGIN CONSTRUCTION, SAID PERMIT OR "PLAN CHECK" IS ALLOWED TO EXPIRE OR IS WITHDRAWN BY THE APPLICANT.



November 3, 2009

PLANNING, BUILDING, & CODE ENFORCEMENT

Graham Fisher & Christine Lee 30249 Via Victoria Rancho Palos Verdes, CA 90275

Subject: Approval of Grading Permit (Case No. ZON2009-00153), for property located at 30249 Via Victoria.

Dear Mr. Fisher and Ms. Lee:

Congratulations! The Director of Planning, Building, and Code Enforcement has approved your request to allow a 3'-0" tall, 68'-0" long retaining wall and 5.34 cubic yards of grading (cut) along the south side property line, six (6) caissons located 14'-4" from the edge of the existing pool with a maximum depth of 13'-6", and 29.8 cubic yards of grading (15.6 cubic yards of cut and 14.2 cubic yards of fill) with a 2'-8" tall garden wall to accommodate additional flat surface area beyond the edge of the existing pool.

Attached is a copy of the Notice of Decision, Staff Report, and Conditions of Approval for your files. The appeal period for the approval expires on November 18, 2009.

Additionally, I have attached the Certification of Acceptance of Project Conditions of Approval. This certification should be signed and returned within 90 days of this notice, by January 31, 2009 or this permit will become null and void.

It has been a pleasure assisting you through this process. If you have any questions, feel free to call me at (310) 544-5228.

Sincerely,

Leza Mikhail

Associate Planner



PLANNING, BUILDING, & CODE ENFORCEMENT

November 3, 2009

NOTICE OF DECISION

NOTICE IS HEREBY GIVEN THAT the City of Rancho Palos Verdes has **approved** Case No. ZON2009-00153 to allow a 3'-0" tall, 68'-0" long retaining wall and 5.34 cubic yards of grading (cut) along the south side property line, six (6) caissons located 14'-4" from the edge of the existing pool with a maximum depth of 13'-6", and 29.8 cubic yards of grading (15.6 cubic yards of cut and 14.2 cubic yards of fill) with a 2'-8" tall garden wall to accommodate additional flat surface area beyond the edge of the existing pool.

Location: 30249 Via Victoria

Applicant: Graham Fisher & Christine Lee

Said permit is subject to the following conditions of approval:

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 listed below. Failure to provide said written statement within ninety (90) days following the date of this approval shall render this approval null and void.
- 2. Prior to the submittal of plans into Building and Safety plan check, the applicant shall obtain an encroachment permit from the Director of Public Works for any curb cuts, dumpsters in the street or any other temporary or permanent improvements within the public rights-of-way.
- 3. Approval of this permit shall not be construed as a waiver of applicable and appropriate zoning regulations, or any Federal, State, County and/or City laws and regulations. Unless otherwise expressly specified, all other requirements of the City of Rancho Palos Verdes Municipal Code shall apply.
- 4. This approval is for a 3'-0" tall, 68'-0" long retaining wall and 5.34 cubic yards of grading (cut) along the south side property line, six (6) caissons located 14'-4" from the edge of the existing pool in the rear yard, with a maximum depth of 13'-6", and 29.8 cubic yards of grading (15.6 cubic yards of cut and 14.2 cubic yards of fill) with a 2'-8" tall garden wall to accommodate additional flat surface area beyond the edge of the existing pool. The Director of Planning, Building and Code Enforcement is authorized to make minor modifications to the approved plans and any of the conditions of approval if such modifications will achieve substantially the same results as would strict compliance with the approved plans and conditions. Otherwise, any substantive change to the project shall require approval of a

Notice of Decision: ZON2009-00153

30249 Via Victoria

revision to the Grading Permit (Case No. ZON2009-00153) by the Director and shall require new and separate environmental review.

- 5. The project development on the site shall conform to the specific standards contained in these conditions of approval or, if not addressed herein, shall conform to the residential development standards of the City's Municipal Code, including but not limited to height, setback and lot coverage standards.
- 6. Failure to comply with and adhere to all of these conditions of approval may be cause to revoke the approval of the project pursuant to the revocation procedures contained in Section 17.86.060 of the City's Municipal Code.
- 7. If the applicant has not submitted an application for a building permit for the approved project or not commenced the approved project as described in Section 17.86.070 of the City's Municipal Code within one hundred eighty days (180) of the final effective date of the 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 Department of Planning, Building and Code Enforcement and approved by the Director.
- 8. In the event that any of these conditions conflict with the recommendations and/or requirements of another permitting agency or City department, the stricter standard shall apply.
- 9. Unless otherwise designated in these conditions, all construction shall be completed in substantial conformance with the plans stamped APPROVED by the City with the effective date of the Notice of Decision.
- 10. The construction site and adjacent public and private properties and streets shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes. Such excess material may include, but not be limited to: the accumulation of debris, garbage, lumber, scrap metal, concrete asphalt, piles of earth, salvage materials, abandoned or discarded furniture, appliances or other household fixtures.
- 11. Permitted hours and days for construction activity are 7:00 AM to 7:00 PM, Monday through Saturday, with no construction activity permitted on Sundays or on the legal holidays specified in Section 17.96.920 of the Rancho Palos Verdes Development Code. Trucks shall not park, queue and/or idle at the project site or in the adjoining public rights-of-way before 7:00 AM, Monday through Saturday, in accordance with the permitted hours of construction stated in this condition.
- 12. Unless modified by the approval of future planning applications, the approved project shall maintain a maximum of 50% lot coverage (no change proposed) and the following setbacks from the applicable property lines:

Notice of Decision: ZON2009-00153

30249 Via Victoria

Front 20 feet (no change proposed)
Side 5 feet (no change proposed)
Rear 15 feet (no change proposed)

- 13. Maximum hardscape coverage within the 20-foot front-yard setback shall not exceed 50%.
- 14. A minimum 2-car garage shall be maintained, with each required parking space being individually accessible and maintaining minimum unobstructed dimensions of 9' in width and 20' in depth, with minimum 7' vertical clearance.
- 15. Exterior residential lighting shall be in compliance 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.
- 16. All grading, landscaping and construction activities shall exercise effective dust control techniques, either through screening and/or watering.
- 17. All construction sites shall be maintained in a secure, safe, neat and orderly manner. Temporary portable bathrooms shall be provided on a construction site if required by the City's Building Official. Said portable bathrooms shall be subject to the approval of the City's Building Official and shall be placed in a location that will minimize disturbance to the surrounding property owners.
- 18. All applicable permits required by the Building and Safety Division shall be obtained by the applicant prior to the commencement of construction.

Any interested person may appeal this decision, in writing, to the Planning Commission by November 18, 2009. A \$2,255.00 appeal fee must accompany any appeal. The appeal shall set forth the grounds for appeal and any specific action being requested by the appellant. The Department hours are from 7:30 a.m. to 5:30 p.m., Monday through Thursday, and 7:30 a.m. to 4:30 p.m. Friday.

If you have any questions concerning this matter, please contact Leza Mikhail, Associate Planner, at (310) 544-5228, or via e-mail at *lezam@rpv.com*.

Joel Rojas, AICP

Director of Planning, Building and Code Enforcement



PLANNING, BUILDING, & CODE ENFORCEMENT

MEMORANDUM

TO: DIRECTOR OF PLANNING, BUILDING AND CODE

ENFORCEMENT

FROM: LEZA MIKHAIL, ASSOCIATE PLANNER

DATE: OCTOBER 21, 2009

SUBJECT: GRADING PERMIT; CASE NO. ZON2009-00153

30249 VIA VICTORIA;

APPLICANT/OWNER: GRAHAM FISHER & CHRISTINE LEE

RECOMMENDATION

Staff recommends that the Director of Planning, Building, and Code Enforcement approve the Grading Permit application for Case No. ZON2009-00153, subject to the attached Conditions of Approval (Exhibit "A").

BACKGROUND

On April 24, 2009, the applicant submitted an application for a Grading Permit to the Planning, Building and Code Enforcement Department for review and processing. The applicant is requesting approval to construct a 3'-0" tall upslope retaining wall along the south side yard (5.34 cubic yards of cut), six 13'-6" deep caissons in the rear yard and 29.8 cubic yards of cut and fill on an extreme slope in the rear yard.

On May 13, 2009, Staff completed the initial review of the application, at which time the application was deemed incomplete due to missing information on the project plans.

The applicant submitted revisions on multiple occasions. Subsequently, after receiving all requested revisions, Staff deemed the application complete for processing on September 15, 2009.

SITE DESCRIPTION

The project site is a 9,938 square foot pad lot located on the south side of Via Victoria, north of Palos Verdes Drive West and west of Hawthorne Bloulevard, in the RS-4 zoning district (Single-Family Residential). The subject property is currently improved with a 2,550 square foot residence (including a 360 square foot garage). The residence is situated on a level pad (less than 5% slope) from the street right-of-way to rear yard, beyond which a slope descends to the rear property line.

PROJECT DESCRIPTION

The project includes a total of 35.14 cubic yards of grading (cut and fill). A new upslope retaining wall would be constructed at a maximum height of 3'-0" along the south side yard, and would be approximately 68'-0" in length. A total of six (6) caissons, with a depth of 13'-6", and a 2'-8" tall garden wall, will be constructed on an extreme slope in the rear yard to accommodate a new pool deck. A total of 15.6 cubic yards of cut and 14.2 cubic yards of fill will be conducted in this location for the construction of the new pool deck.

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 15303(e)(accessory structures) of the California *Guidelines for Implementation of the CEQA*. Specifically, the project includes the construction of a new retaining wall, caissons and grading in a residential zone. As such, this project has been determined not to have a significant impact on the environment.

STAFF ANALYSIS

Grading Permit

In order to approve the Grading Permit, the Director of Planning, Building, and Code Enforcement must determine that the request meets all nine criteria as set forth in Municipal Code Section No. 17.76.040. It should be noted that a 3'-0" tall retaining wall and caissons which exceed 10'-0" in depth are permitted through a Minor Grading Permit, however any grading that exceeds 20 cubic yards of cut and/or fill on an extreme slope (greater than 35%) requires Major Grading approval. As the applicant is proposing to grade (cut and fill) a total of 35.14 cubic yards of earth, a portion of which will occur on and extreme slope, Major Grading approval is required. These criteria are listed below in **bold** type, with staff's analysis of each criterion in normal type.

1. The grading does not exceed that which is necessary for the permitted primary use of the lot, as defined in Chapter 17.96 of the Municipal Code.

Municipal Code Section No. 17.96 defines the permitted primary use in the RS-4 zone as single-family residential uses. The subject parcel is improved with a single-family residence. The caissons, 2'-8" tall garden wall and 29.8 cubic yards of grading (cut and fill) would increase the useable rear yard area beyond the existing pool, while the new 3'-0" tall upslope retaining wall and 5.34 cubic yards of associated

grading would provide access to the rear yard, as required through the Building Code. The 3'-0" tall side yard retaining wall, 2'-8" rear yard garden wall, caissons and grading (cut and fill) are ancillary to the primary use of the lot and is, therefore not considered excessive grading for the primary use. As such, Staff feels that this criterion has been met.

2. The grading and/or related construction does not significantly adversely affect the visual relationships with, nor the views from, neighboring properties.

The proposed 3'-0" tall retaining wall located along the south side property line would be located at the bottom of a transitional slope and would not be visible from the surrounding neighborhood. The 2'-8" tall garden wall within the rear yard is permitted "by-right" through the development code, behind which a majority of the proposed grading would occur on the existing extreme slope. Further, no views or visual relationships from other neighboring properties would be adversely affected. Therefore, Staff feels that this criterion has been met.

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

The proposed grading is located in the side yard and rear yard on a pad lot in a fully developed neighborhood. Given the size of the proposed side yard retaining wall (3'-0" high) and the fact that the applicant would be cutting and filling a minimal quantity of dirt (15.6 cubic yards of cut and 14.2 cubic yards of fill) on the existing extreme slope to accommodate a flatter rear yard, the overall contours of the slope would not be altered and the grading would not significantly impact the natural appearance of the contours of the slope. Therefore, Staff feels that this criterion has been met.

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

As noted in the previous finding, the proposed grading will not alter the appearance of a majority of the finished contours and the natural grade of the slope as the applicant would construct a 3'-0" tall retaining wall to support the cut and fill in the side yard and a 2'-8" tall garden wall to support the cut and fill in the rear yard. Therefore, the majority of the natural topographical features of the existing slopes will be maintained. Additionally, there are no man-made slopes being proposed with this grading. As such, Staff feels that this criterion has been met.

5. For new single-family residences, the grading and/or related construction is compatible with the immediate neighborhood character, as defined in Chapter 17.02.

The proposed grading does not involve the construction of a new single-family residence; therefore this criterion does not apply.

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

This proposal is not a new residential tract; therefore, this criterion does not apply.

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

This proposal does not include any grading for streets or other public improvements; therefore, this criterion does not apply.

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

Natural landscape is usually considered wild flowers, low coastal sage scrub, chaparral, and grasslands. There is no evidence of natural landscape or wildlife habitat on the subject property, which is a developed lot in a single-family residential neighborhood. As such, the proposed project would not result in excessive or unnecessary removal of sensitive vegetation.

9. Grading conforms to the standards for grading on slopes, height of cut and fill, and height of retaining walls.

Grading on slopes

For parcels created before November 25, 1975, or if within Eastview as of January 5, 1983, the Development Code allows grading on slopes equal to or exceeding 35%, as long as the grading will not threaten the public health, safety or welfare. The proposed 3'-0" tall side yard retaining wall and 5.34 cubic yards of grading along the south side property line will not occur on an extreme slope. The 2'-8" tall garden wall, caissons and 29.8 cubic yards of associated grading (cut and fill) on the existing extreme slope will require a geology report and will be reviewed by the

Building and Safety Department to ensure that the grading will not threaten the public health, safety or welfare. As such, the proposed grading is permitted and meets this criterion.

Finished slope contours

The Municipal Code limits the contours of finished slopes to no greater than 35%. The proposed grading will not create new contours. The majority of the slope will remain in its natural configuration. As such, the proposal meets this standard.

Height of retaining walls

The Development Code allows one downslope retaining wall, not to exceed a maximum height of 3'-6," and one 3'-6" tall retaining wall within the side yard setbacks. The proposal includes the construction of a 2'-8" tall downslope garden wall in the rear yard and one 3'-0" tall upslope retain wall in the south side yard. As such, the proposed retaining walls meet this criterion.

Height of cut and fill

The Development Code allows grading (cut and/or fill) on extreme slopes, provided that the slope does not exceed a 50% gradient. The project includes 29.8 cubic yards of cut and fill that will not exceed a maximum height of 2'-8" and is located on a slope with a 50% gradient (2:1 slope). Therefore, the proposed grading (cut and fill) would not occur on a slope that exceeds a 50% gradient, and this finding can be made.

CONCLUSION

Based upon the project's compliance with the grading criterion, Staff recommends approval of the Grading Permit, as conditioned, for a 3'-0" tall, 68'-0" long retaining wall and 5.34 cubic yards of grading (cut) along the south side property line, six (6) caissons located 14'-4" from the edge of the existing pool with a maximum depth of 13'-6", and 29.8 cubic yards of grading (15.6 cubic yards of cut and 14.2 cubic yards of fill) with a 2'-8" tall garden wall to accommodate additional flat surface area beyond the edge of the existing pool.

ALTERNATIVES

The alternatives available for consideration by the Director of Planning, Building, and Code Enforcement include:

GRADING PERMIT (CASE NO. ZON2009-00153) 30249 Via Victoria October 21, 2009

- 1. Approve the Grading Permit application (Case No. ZON2009-00153), subject to the conditions of approval as set forth in Exhibit "A" (Staff's Recommendation); or
- Approve the Grading Permit applications (Case No. ZON2009-00153), as submitted; or
- 3. Deny, without prejudice, the Grading Permit applications (Case No. ZON2009-00153).

Dated: 10/18/9

Approved pursuant to Alternative No. 1.

Accepted:

Joel Rojas

Director of Planning, Building and

Code Enforcement

EXHIBIT "A" CONDITIONS OF APPROVAL GRADING PERMIT (CASE NO. ZON2009-00153)

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 listed below. Failure to provide said written statement within ninety (90) days following the date of this approval shall render this approval null and void.
- 2. Prior to the submittal of plans into Building and Safety plan check, the applicant shall obtain an encroachment permit from the Director of Public Works for any curb cuts, dumpsters in the street or any other temporary or permanent improvements within the public rights-of-way.
- Approval of this permit shall not be construed as a waiver of applicable and appropriate zoning regulations, or any Federal, State, County and/or City laws and regulations. Unless otherwise expressly specified, all other requirements of the City of Rancho Palos Verdes Municipal Code shall apply.
- 4. This approval is for a 3'-0" tall, 68'-0" long retaining wall and 5.34 cubic yards of grading (cut) along the south side property line, six (6) caissons located 14'-4" from the edge of the existing pool in the rear yard, with a maximum depth of 13'-6", and 29.8 cubic yards of grading (15.6 cubic yards of cut and 14.2 cubic yards of fill) with a 2'-8" tall garden wall to accommodate additional flat surface area beyond the edge of the existing pool. The Director of Planning, Building and Code Enforcement is authorized to make minor modifications to the approved plans and any of the conditions of approval if such modifications will achieve substantially the same results as would strict compliance with the approved plans and conditions. Otherwise, any substantive change to the project shall require approval of a revision to the Grading Permit (Case No. ZON2009-00153) by the Director and shall require new and separate environmental review.
- 5. The project development on the site shall conform to the specific standards contained in these conditions of approval or, if not addressed herein, shall conform to the residential development standards of the City's Municipal Code, including but not limited to height, setback and lot coverage standards.

- 13. Maximum hardscape coverage within the 20-foot front-yard setback shall not exceed 50%.
- 14. A minimum 2-car garage shall be maintained, with each required parking space being individually accessible and maintaining minimum unobstructed dimensions of 9' in width and 20' in depth, with minimum 7' vertical clearance.
- 15. Exterior residential lighting shall be in compliance 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.
- 16. All grading, landscaping and construction activities shall exercise effective dust control techniques, either through screening and/or watering.
- 17. All construction sites shall be maintained in a secure, safe, neat and orderly manner. Temporary portable bathrooms shall be provided on a construction site if required by the City's Building Official. Said portable bathrooms shall be subject to the approval of the City's Building Official and shall be placed in a location that will minimize disturbance to the surrounding property owners.
- 18. All applicable permits required by the Building and Safety Division shall be obtained by the applicant prior to the commencement of construction.



September 15, 2009

PLANNING, BUILDING, & CODE ENFORCEMENT

Mr. Fisher 30249 Via Victoria Rancho Palos Verdes, CA 90275 ຜູ້ເພື່ອ ໄດ້

SUBJECT:

SITE-PLAN-REVIEW; CASE NO. ZON2009-00153

30249 VIA VICTORIA

Dear Mr. Fisher:

Thank you for submitting the revisions for your Site Plan Review application for the property located at 30249 Via Victoria. (Case No. ZON2009-00153). The revisions were submitted on **September 10, 2009**. Pursuant to State Law, staff has completed the review of your application within the prescribed 30-day period, and determined that the information submitted is generally complete to begin processing the application.

Please note that the City may require further information to clarify, amplify, correct, or otherwise supplement existing and/or future data. If the City requires such additional information, it is strongly suggested that you supply the information in a timely manner to avoid any delay in the processing of the application.

Staff will begin processing the application by mailing the public notices, which will allow for the 15-day public comment period to commence. Upon the completion of the comment period, staff will prepare a Staff Report to be presented to the Director of Planning, Building and Code Enforcement. Once the Director renders his decision, you will be notified via mail.

If you should have any questions regarding the processing of your application, please feel free to contact me at (310) 544-5228.

Sincerely,

Leza Mikhail

Associate Planner

cc: Bryan Addicot / P.O. Box 5486 / Pine Mountain Club, CA 93222



PLANNING, BUILDING, & CODE ENFORCEMENT

August 31, 2009

Mr. Fisher 30249 Via Vicotoria Rancho Palos Verdes, CA 90275-5927

SUBJECT: GRADING PERMIT

CASE NO. ZON2009-00153 30249 VIA VICTORIA

Dear Mr. Fisher:

Thank you for submitting the Grading Permit application for the property located at 30249 Via Victoria (Case No. ZON2009-00153). The application was submitted on **August 25, 2009**. Pursuant to State Law, Staff has completed the preliminary review of your application within the prescribed 30-day period. Unfortunately, due to missing information and/or inconsistencies between the project plans and submitted application, it has been determined that the application is **incomplete**.

NOTE: A Planning Clearance was not obtained for the caissons and grading in rear yard, adjacent to pool. These items are also part of this permit request.

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 should have any questions, or would like further assistance, please feel free to contact me at (310) 544-5228.

Sincerely.

Leza Mikhail

Associate Planner

Cc:

File

Bryan Addicot /, PO Box 5486 / Pine Mountain Club, CA 93222

Additional Information/Requirements:

A preliminary review of the application and associated materials has determined that the following additional information will be required in order to achieve project completeness (please make all revisions permanent, penciled in revisions are not acceptable):

- Please provide the quantity of grading (cut and fill) on the plans.
- Please provide top of wall (tw) and bottom of wall (bw) call-outs for all new proposed retaining walls/garden walls. This includes the retaining wall and caissons in the rear yard.

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.



PLANNING, BUILDING, & CODE ENFORCEMENT

May 13, 2009

Mr. Fisher 30249 Via Vicotoria Rancho Palos Verdes, CA 90275-5927

SUBJECT: GRADING PERMIT

CASE NO. ZON2009-00153 30249 VIA VICTORIA

Dear Mr. Fisher:

Thank you for submitting the Grading Permit application for the property located at 30249 Via Victoria (Case No. ZON2009-00153). The application was submitted on **April 24, 2009**. Pursuant to State Law, Staff has completed the preliminary review of your application within the prescribed 30-day period. Unfortunately, due to missing information and/or inconsistencies between the project plans and submitted application, it has been determined that the application is **incomplete**.

The 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 should have any questions, or would like further assistance, please feel free to contact me at (310) 544-5228.

Sincerely,

Associate Planner

Cc: File

Bryan Addicot /, PO Box 5486 / Pine Mountain Club, CA 93222

Additional Information/Requirements:

A preliminary review of the application and associated materials has determined that the following additional information will be required in order to achieve project completeness (please make all revisions permanent, penciled in revisions are not acceptable):

t south

Please provide an application for a Minor Site Plan Review, along with a fee of \$135.00. This application is required for the pool equipment that is being relocated. Please note, the Minor Site Plan Review fee may be subsidized by 50% for the installation of pool/spa pumps with high efficient motors. Please provide the mechanical specification indicating that the pool/spa pump has a high efficiency motor.

Please provide the setback for the pool equipment. Note: a minimum of 5'-0" is required for all mechanical equipment. If you provide the mechanical specifications for the pool equipment indicating that the equipment will not exceed 65 dBA, a minimum of 3'-0" is required from the side property line.

B.

Please provide a lot coverage calculation on the plans. Lot Coverage includes the square footage of the residential footprint, courtyards surrounded by 3 walls, decks over 30 inches in height, covered patios and impervious hardscape (concrete).

我.

Please provide the calculation of hardscape within the front yard setback area. Note: 50% of the area within the front yard setback (20-foot front yard setback) must be open space.

- Please provide the quantity of grading (cut and fill) on the plans.
- 6. Please provide top of wall (tw) and bottom of wall (bw) call-outs for all new proposed retaining walls/garden walls.
- 7. Please clarify if there is a pilaster next to the new walkway. Note: structures (including walls) are not permitted to exceed 42 inches within the front yard setback.

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.

PLANNING, BUILDING, & CODE ENFORCEMENT

April 27, 2009

Mr. Fisher 30249 Via Victoria Rancho Palos Verdes, CA 90275

Subject:

ZON2009-00153 (HV)

Project Address:

30249 Via Victoria

Dear Mr. Fisher:

On April 24, 2009, the application listed above was submitted to the Planning, Building, and Code Enforcement Department for processing. Your application has been assigned to Leza Mikhail, who will be the project planner responsible for processing your application through the planning permit stage. Within 30 days of the date of submittal, the project planner will conduct a preliminary review of your application to determine if the information provided is generally complete or needs to be augmented in any way. The project planner will notify you in writing as to the status of your application before or shortly after that time. If there are items that still need to be provided in order to make the application submittal complete, it is advised that you supply these items to the project planner in a timely manner in order to avoid any delay in the processing of the application.

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

Sincerely.

Joel Rojas

Director of Planning, Building, and

Code Enforcement

cc: Project Planner

Bryan Addicott, PO Box 5486, Pine Mountain Club, CA 93222

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



GRADING APPROVAL APPLICATION NO. ZON ZOO 1 - OOLS }

APPLICANT/CONTRACTOR:	
GRAHAM FISHE	R /CHRISTINE LEE
(Name)	
30249 VIA VIC	CTORIA
(Address)	
RANICHO PALOS	VERDES CA 90275
Telephone: Home 310 56	57 2616 Work
LANDOWNER:	
CRAHAM FISHE (Name)	R / CHRISTINE LEE
30249 VIA V	1 CTORIA RANCHO PALOS VERDES CA 90275
(Address)	7.26 6 Work
Lot and Tract No: 40T 5	8. TRACT 26012
Project Location: 36240	VIA VICTORIA: PANCHO POLOS VERDES CA.90275
Project Description: Coustie	CTION OF POOL DECK - SIDE YARD RETAINING WALL
General Information:	YARD PLANTERS
foundat	ım height of project, measured from top to lowest ion wall to ridge.
_ ろ. c ^M _ 2. Maximu	ım height of project above finished grade.
<u> 凡.</u> 3. Square	footage of project. (Building footprint)
	on, square footage of existing structure (including any l or enclosed patios).

1 N B	_ 5.	Square footage of driveways, parking areas, and impervious surfaces (impervious surfaces less than 5 feet in width and/or one patio area less than 500 square feet in area shall be excluded from the lot coverage calculation).
10,000	_ 6.	Square footage of lot.
<u>NA</u>	7 .	Percentage of existing open space.
NA	_ 8.	Percentage of open space after development.
Grading Inform	nation:	
Lot Type:	Pad _.	Upslope Downslope
3-0		Maximum depth of cut.
29.44	_ 2.	Total cubic yards of cut. 🙃 🐪 👊
		A. Under the building (excluding footings).
		B. Outside of building footprint.
3-0	_ 3.	Maximum height of fill.
14.2.	_ 4.	Total cubic yards of fill.
		A. Under the building.
		B. Outside of building footprint.
43.64	_ 5.	Total volume of earth to be moved.
		A. Under the building (sum of lines 2A & 4A).
	a.	B. Outside of building footprint (sum of lines 2B & 4B).
	_ 6.	Maximum percentage of created slopes.
1211	7.	Total average slope of site. @ REAR YARID AREA ONLY
	_ 8.	Maximum height of downslope retaining wall.
3-0	9.	Maximum height of upslope retaining wall.
NA	_ 10.	Maximum percentage grade of driveway.
NA	11.	Maximum percentage of existing slope

Does the project involve public drainage structure Public Works Departmen	any work, activity, or encroachment in the public right-of-way or? If so, you must obtain approval from the t prior to issuance of construction permits. CURB FACE CORE ASSHOWN ON PLAN A-1
stockpile of excavated mas to why it is necessary,	any off-site grading (remedial, contour, utilities, etc.) or aterials?NO If so, provide a written explanation the quantity, and length of time the stockpile will remain. the limits of off-site grading and/or stockpile. If off-site grading of landowner approval.
Information to Determin	ne if a Foliage Analysis is Necessary
square fe	proposed project involve an addition or structure which is 120 et or more in size and which can be used as a gathering space ng area (i.e., decks, covered patios)?
of 120 sq	proposed project involve an addition or structure which consists uare feet or more of habitable space (i.e., room expansions, conversions)?
	oth questions, the proposed project is exempt from the "foliage nd a foliage analysis of the applicant's property is not necessary.
prior to approval of the on the applicant's propert	either question, a foliage analysis must be conducted by Staff Grading Permit Application to determine if any existing foliage y, which exceeds 16 feet or the ridgeline of the primary residence, rs a view from any surrounding properties.

Voluntary Neighborhood Compatibility Pre-application Step

Was the voluntary Neighborhood Compatibility Pre-application step completed?

A) Yes B) No

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

COMPLIANCE WITH CHAPTER 70 OF THE CITY BUILDING CODE

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

CONTRACTORS PLEASE READ AND INITIAL

I UNDERSTAND the	at a City business lice	ense is required fo	r all work performed	in the
City of Rancho Palo	os Verdes. This licen	se is obtainable fr	om the Citv's Financ	е
Department prior to	obtaining a building	permit from the Bu	ilding and Safety Di	vision.
cet		•	3 · · · · · · · · · · · · · · · · · ·	
(initials)				

Christone Lee	Chrispnejee		
Signature of Applicant/Contractor	Signature of Landowner		
Dated:			
Staff Signature:			
Date Received:			

W:\Forms\PIng\apps\GRADING APPLICATION.doc Revised: 2/24/2009



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

Fees Associated With Case #: ZON2009-00153

OWN

CHRISTINE LEE 30249 VIA VICTORIA RANCHO PALOS VERDES, CA 90275

APL

GRAHAM FISHER 30249 VIA VICTORIA RANCHO PALOS VERDES, CA 90275 PAID APR 24'09

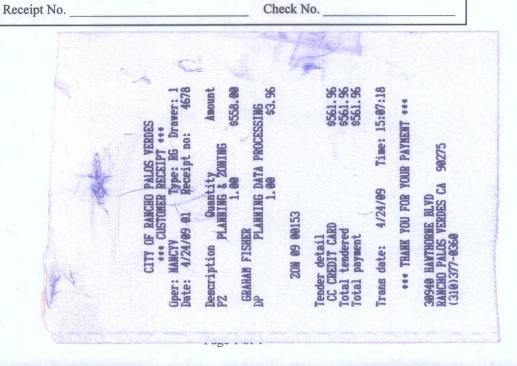
Fee Type	Start Date	End Date	Dept	Description	Trans Code	Revenue Account Number	Cr By	eated Date	Amount	Due
GRST	8/6/2007	5/17/2009	Grad	ling Approval (Major-Staff)	or was considered in	132210	LM	4/24/2009	558.00	558.00
						Subtotal for Re	evenue Ac	et. 132210	558.00	
DATA	8/6/2007	5/17/2009	Data	Processing Fee		322-40	LM	4/24/2009	3.96	3.96
						Subtotal for Re	evenue Ac	ct. 322-40	3.96	

Total Due:

\$561.96

For Office Use Only

Check No.



Certification of Acceptance of Project Conditions of Approval

30249 Via Victoria

Project:

Project Applicant:	Graham Fisher & C	hristine Lee						
Approval Date: November 3, 2009 We, Christue Lee + Crahun Fisher, the property owners and applicant for the above-mentioned project hereby certify that we have read, understand, and accept all conditions of approval applicable to this project.								
Chiufne fe Signature of Property Own	er/Applicant							
Signature of Property Own	2 er/Applicant	11 14 0-9 Date						

(Note: This certification shall be signed and returned to the City of Rancho Palos Verdes Department of Planning, Building and Code Enforcement (Attn: Leza Mikhail) at 30940 Hawthorne Boulevard, Rancho Palos Verdes, CA 90275 by **January 31, 2009**, and/or prior to the submittal of plans to the Building and Safety Division for "plan check").



MEMORANDUM

RANCHO PALOS VERDES

TO:

Dennis McLean, Finance Director

FROM:

Gregory Pfost, Deputy Planning Director

DATE:

June 15, 2004

SUBJECT:

Partial Refund of Planning Application Fees for

Minor Exception Permit (Case No. 2003-00330)

On June 15, 2004, Minor Exception Permit Application Case No. 2003-00330 was withdrawn. Staff estimates that approximately 1/2 of the application fee was used in processing this application to date. The total fee was \$320. As such, please refund \$160 back to the Applicant.

The check should be sent to:
Ms. Christine Lee
30249 Via Victoria
Rancho Palos Verdes, CA 90275.

Attached for your reference is a copy of the initial fee receipt.

Thanks for your help.

cc: Address File for 30249 Via Victoria

PATCH # DOC#

INVOICE DATE 6-15-04

GROSS AMT \$ 760
P.O. #

ACCT #1 AMT \$ 760

AMT \$



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

Fees Associated With Case #: ZON2003-00330

OWN FISHER 30249 VIA VICTORIA RNCHO PLS VRD, CA 902750000

Fee Type	Start Date	End Date	Dept Description	Trans Revenue Code Account Number	C By
MEP	1/1/2001	12/31/2011	Minor Exception Permit	132210	TCS
				Subtotal fo	r Revenue A
T	1/10/2001	12/31/2005	Historic Property Data Fee	322-50	TCS
# (2) SE				Subtotal fo	r Revenue A

For Office Use Only

Receipt No. 99 18627 Check No. 237



CITY OF RANCHO PALOS VERDES
30940 HAWTHORNE BLVD
RANCHO PALOS VERDES, CA 90275
(310) 377-0360
* Customer Receipt *

Receipt # : 9918627

Date : June 19, 2003

CHRISTINE LEE

SS Reference # Payment Balance

MC MISC PLANNING 320.00

MC HISTORICAL DAT 13.00

**** Payment Total ***: 333.00

Check 237 333.00

December 1 of 1



PROJECT CONTROL SHEET

Application Numbe	r: <u>ZON2003-00330 (MEP)</u>
Related Application	: NONE
Date Received:	6/19/03 Fee Received: \$333.00
Name (Landowner)	: Christine Lee
Project Address:	30249 Via Victoria
	ENVIRONMENTAL REQUIREMENTS
Date	
	CEQA STATUS:
6-25-0	2 Sibonition (A
7-3-13	Successful latter sent a
2-17-04	General Conespondence Sent
6-15/04	Application Apprinistratively Withousum.
	PLANNING COMMISSION ACTION
	CITY COUNCIL ACTION

D. THOMAS

28292 SHADOWLAND CIRCLE MODJESKA CANYON, CA 92676

PHONE: (714) 649-2558 FAX: (714) 649-2527

DATE 10/19/2003

NA	MF	: /	Α	D	D.	R	F	S	5

Graham Fischer and Christine Lee 30249 Via Victoria Rancho Palos Verdes, CA 90275

PROJECT						
30249 Via Victoria, Rancho Palos Verdes	•					

PROPOSAL

	DESCRIPTION	TOTAL
0	County research, calculations, location of all property lines, and a full topo showing all significant site features and elevations.	1,500.00
3	CAD drawing print and drawing file of the property will be provided which should accommodate any future building, remodels, landscaping, or hardscaping.	
	тот	\$1 ,500.00

SIGNATURE graham Tastron



February 17, 2004

Mr. Graham Fisher & Ms. Christine Lee 30249 Via Victoria Rancho Palos Verdes, CA 90275

Subject:

Minor Exception Permit (Case No. ZON2003-00330)

Landowner: Christine Lee

Dear Graham Fisher & Christine Lee:

On July 3, 2003, the application listed above was deemed incomplete pending submittal of the necessary information indicated in an "Incomplete Application Notice" (dated July 3, 2003). As of the date of this letter, your application remains incomplete.

Although you spoke with Staff several times after the above mentioned incomplete notice was sent out, no additional information has been submitted to the City for consideration. Staff respectfully requests that in order to expedite this application you inform the City as to how you wish to proceed with the application and how the issues raised in the July 3, 2003 Notice will be addressed. Therefore, Staff requests that the necessary information be submitted to the City by March 18, 2004 (30 days from the date of this letter), or that you submit a letter of withdrawal. If no response has been received by March 18, 2004, Staff will administratively withdraw this application and refund a portion of the collected fees.

The City looks forward to working with you to resolve this matter in a timely manner. Thank you for your cooperation, and should you have any questions regarding this application or wish to discuss your application in further detail, please feel free to contact me at (310) 544-5228.

Sincerely,

Assistant Planner

Cc: Project File



July 3, 2003

Christine Lee 30249 Via Victoria Rancho Palos Verdes, CA 90275

Subject:

Minor Exception Permit (Case No. ZON2003-00330)

Dear Ms. Lee:

On June 19, 2003, the application listed above was submitted to the Planning Department for processing. Pursuant to State Law, Staff has completed a preliminary review of your application within the prescribed 30-day review period. Unfortunately, the City finds that due to certain missing information and/or inconsistencies between the project plans and submitted application, the application is <u>not complete</u>.

The attached list of **Additional Information/Requirements** must be supplied and/or complied with before the City can deem your application complete to begin processing. Please be aware that 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 comments.

Also, please be advised that 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.

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

Sincerely,

Ryan Luckert

Assistant Planner

Cc: Gregory Pfost, Deputy Planning Director

Christine Lee July 3, 2003

Additional Information:

A preliminary review of the submitted application has determined that the following requirements are needed towards achieving completeness:

- 1. Please submit a site plan (see attached sheet) similar to the plan attached to this letter, which illustrates where on the property the fence and/or retaining wall is proposed to be placed. In addition, the site plan shall clearly show where the existing common property line is located in relation to the proposed fence, wall, and/or retaining wall.
- 2. According to the submitted plans and pictures, it appears you are proposing a retaining wall 3-5 feet in total height along the side property line. If this is the case, a Grading application needs to be filled out and submitted to the Planning Department for review. Therefore, please correctly fill out the attached Grading application.
- 3. On the elevation drawing, please correctly dimension the overall height of the proposed walls and/or retaining walls. Please be specific as possible.
- 4. On the site plan and/or elevation drawing, please illustrate where the proposed retaining wall is to be located and the corresponding heights of the wall. Once again, please be specific as possible.
- 5. Please submit a cross section of the proposed retaining wall, which illustrates how the wall is to be built and the overall height of the wall. In addition, please label the areas of cut and fill on the site plan and/or elevation drawing.
- 6. According to the Minor Exception Permit application, the applicant must submit two (2) copies of a "vicinity map", prepared to scale, which shows all adjacent residential properties (i.e. directly across the street, behind the parcel, and to both sides). The "Vicinity Map" must be prepared exactly as described in the attached instruction sheet. The applicant must also submit two (2) sets of self-adhesive mailing labels and one (1) photocopy of the labels which list the property owner of every adjacent parcel. The name and address of every property owner (including applicant) and the local Homeowners' Association, if any, must be typed on 8 1/2" x 11" sheets of self-adhesive labels. The mailing labels must be keyed to the corresponding lots, as shown on the vicinity map described above. The property owner's mailing list must be prepared exactly as described in the attached instruction sheet.

Christine Lee July 3, 2003

Issues of Concern:

According to the submitted plans, Staff is unclear whether or not the proposed wall and the existing wall are located entirely on your property. According to the City's Development Code, fences, walls, and hedges shall be measured as a single unit if built within three feet of each other, as measured from their closest points, unless at least one of the fences, walls, or hedges is located on an adjoining lot held under separate ownership. According to the plans submitted, it is very difficult to determine where the proposed fence and/or wall is to be located in correlation to the existing property lines. Furthermore, fences, walls and hedges located within the area from the front façade of the residential structure and the street may only be 42" in total height. With approval of a Minor Exception Permit, a fence and or wall may be 6-feet in height if located within this front setback area. Thus, what you are currently proposing is something that cannot be allowed through approval of a Minor Exception Permit. In addition, please note, that according to the City's Development Code, one retaining wall 3'-6" in total height may be allowed within the side setback area of a residential lot.



June 25, 2003

Christine Lee 30249 Via Victoria Rancho Palos Verdes, CA 90275

Subject:

ZON2003-00330 (MEP)

Project Address:

30249 Via Victoria

Dear Ms. Lee,

On June 19, 2003, the application listed above was submitted to the Planning, Building, and Code Enforcement Department for processing. Your application has been assigned to Mr. Ryan Luckert, who will be the project planner responsible for processing your application through the planning permit stage. Within 30 days of the date of submittal, the project planner will conduct a preliminary review of your application to determine if the information provided is generally complete or needs to be augmented in any way. The project planner will notify you in writing as to the status of your application before or shortly after that time. If there are items that still need to be provided in order to make the application submittal complete, it is advised that you supply these items to the project planner in a timely manner in order to avoid any delay in the processing of the application.

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

Sincerely,

Joel Rolias

Director of Planning, Building, and

Code Enforcement

cc: Project Planner

Graham Fisher, 30249 Via Victoria, Rancho Palos Verdes, CA 90275



JUN 19 2003

PLANNING, BUILDING & CODE ENFORCEMENT



MINOR EXCEPTION PERMIT APPLICATION NUMBER 2622003 -00330

	1.	Maximum height of project, measured from top of lowest foundation wall to ridge.
	2.	Square footage of project.
	3.	If addition, square footage of existing structure footprint (including any covered or enclosed patios).
	4.	Square footage of driveways and parking areas.
	5.	Square footage of lot.
	6.	Percentage of existing open space.
	7.	Percentage of open space after development.
I HEREBY C with this app	ERTIF	Y, under penalty of perjury, that the information and materials submitted are true and correct.
Signature of	Applic	and <u>Sulmo Justo</u> ant/Contractor Signature of Landowner
Dated:		Dated: 6/19/03
CONTRACT I understant	TORS I	PLEASE READ AND INITIAL: in order to perform work in the City of Rancho Palos Verdes, a must be obtained from the City's Finance Department prior to ng permit from the Building and Safety Department.
		(initials)
Staff Signa Date Accep		Lot type: Upslope Downslope Pad
= == · · · · · · · · · · · · · · · · ·		

General Information

W:\Forms\PIng\apps\Minor Exception Permit.doc



HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The California Environmental Protection Agency (Cal/EPA) has compiled lists of Hazardous Waste and Substances Sites for the entire State of California. Although the current list for the City of Rancho Palos Verdes (reproduced below) is based upon data retrieved from the Cal/EPA web site on March 4, 2002, you should be aware that these lists are revised periodically. Pursuant to Government Code Section 65962.5(f), before the City can accept an application as complete, the applicant must consult the list and indicate whether the project and any alternatives are located on a site, which is included on any such list, and shall specify any list.

IMPACT CITY: RANCHO PALOS VERDES

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

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

(Applicant)	(Signature)	(Date)

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

If the development project and any alternatives proposed in this application <u>are</u> contained on the CAL/EPA lists, please complete the following statement.

1.	Name of Applicant:	_
2.	Address:	_
3.	Phone Number: Day () Evening () -	-
4.	Address of Site (Street name and number if available, and ZIP code):	
5.	Local Agency (City/County):	_
6.	Assessor's Book, Page, and Parcel Number:	_
7.	Specify any list pursuant to Section 65962.5 of the Government Code:	
8.	Regulatory Identification Number:	-
9.	Date of List:	_
(App	ant) (Signature) (Date)	
	FOR STAFF USE ONLY	
I h	re consulted the lists compiled pursuant to Section 65962.5 of the Government Code and hereby certify that the lopment project and any alternatives proposed in this application are located on a site which: (check one)	
_	_ Is not included in these lists.	
-	Is included in these lists, and the project applicant has completed the statement required by Section 65962.5(if of the Government Code.	·)
	Is included in these lists, and I have notified the applicant, pursuant to Section 65943 of the Government Code that he or she has failed to complete the statement required by Section 65962.5(f) of the Government Code by letter dated	≥, ∮
	Staff Signature	_

Hazardous Waste and Substances Statement Page 2 of 2 City of Rancho Palos Verdes 30940 Hawthorne Blvd. Rancho Palos Verdes, CA 90275

Fees Associated With Case #: ZON2003-00330

OWN FISHER 30249 VIA VICTORIA RNCHO PLS VRD, CA 902750000 PAID JUN 19 '69 A

Fee Type	Start Date	End Date	Dept	Description	Trans Code	Revenue Account Number	Cr By	eated Date	Amount	Due
MEP	1/1/2001	12/31/2011	Mino	or Exception Permit	The state of the s	132210	TCS	6/19/2003	320.00	320.00
						Subtotal for Re	evenue A	ect. 132210	320.00	
	1/10/2001	12/31/2005	Histo	oric Property Data Fee		322-50	TCS	6/19/2003	13.00	13.00
						Subtotal for Re	evenue A	ect. 322-50	13.00	

Total Due:

\$333.00

For Office Use Only

Receipt No. 9918627 Check No.

30940 HANTHORNE BLVD RANCHO PALOS VERDES, CA 90275 CITY OF RANCHO PALOS VERDES Balance 333,00 333.00 (310) 377-0360 Payment 320.00 * Customer Receipt * 2003 CITY OF RANCHO PALOS June 19, 9918627 *** Payment Total ***: FOR DIPOSIT AND HISTORICAL DAT MISC PLANNING SS Reference # CHRISTINE LEE Receipt Check 237

237

PLANNING, BUILDING, & CODE ENFORCEMENT

June 15, 2004

Ms. Christine Lee 30249 Via Victoria Rancho Palos Verdes, CA 90275

Subject: Administrative Withdrawal of Minor Exception Permit (Case No. ZON2003-00330)

Dear Ms. Lee:

On February 17, 2004, staff sent you a notice of pending administrative withdrawal of your application for a Minor Exception Permit (Case No. ZON2003-00330). At such time, staff requested that you submit the requested information to complete the application prior to March 18, 2004. However, to date, staff has not received any additional correspondence from you regarding this matter.

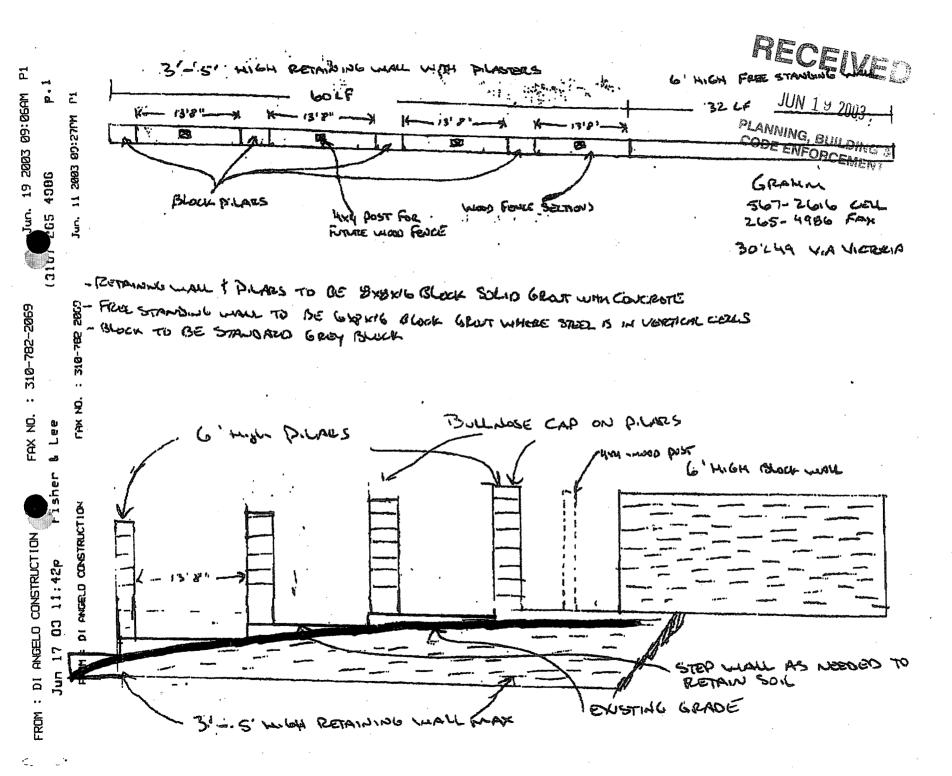
This letter is to notify you that staff has administratively withdrawn your application and is returning the submitted material to you. Additionally, staff will process a partial refund of the application fees.

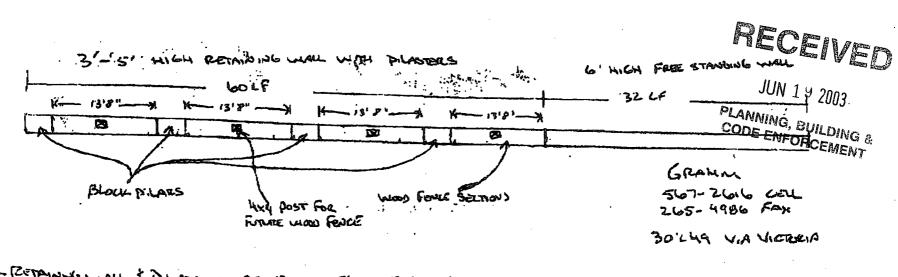
Your project planner, Mr. Ryan Luckert, is no longer employed at the City, and therefore, if you have any questions regarding this action, please feel free to call me at (310) 544-5228.

Sincerery

Gregory Pfost, AICP Deputy Planning Director

cc. Address File for 30249 Via Victoria





Z

89:86AM

: DI ANGELO CONSTRUCTION

FROM

89:27PM - RETAINING WALL & PILARS TO BE SYSKIB BLOCK SOLIO GRAT WHIN CONCROTE 5- FROM STANDING WALL TO BE GOOK BLOCK GROT WHERE STEEL IS IN VERGICAL CIERLS - Block to BE STANDARD GROY BLOCK BULLHOSE CAP ON PILMES 6' might PILARS they some post 6 HIGH BLOCK WALL PNGELD CONSTRUCTION CO STEP WALL AS NOODED TO RETAIN SOIL ENSTING GRADE

-. 5' WIGH RETAINING LUALL MAX



CITY OF RANCHO PALOS VERDES PLANNING CLEARANCE

Planning, Building and Code Enforcement Department Planning Division

30940 Hawthorne Blvd.

Rancho Palos Verdes, CA 90275

(310) 544-5228

PERMIT NO.: ZON2003-00631

APPLIED: 11/21/2003 ISSUED: 11/21/2003

EXPIRES: 5/19/2004

SITE ADDRESS: 30249 VIA VICTORIA

ASSESSOR'S PARCEL NO.: 7582013015

PROJECT DESCRIPTION: Four (4) skylights: replace 2, enlarge 1 and

install 1 new

OWNER/APPLICANT	PRIMARY CONTACT
GRAHAM FISHER 30249 VIA VICTORIA RANCHO PALOS VERDES CA 90275	-

TYPE OF USE: Accessory Structure/Use, Residential

ZONING: RS-4 (Single-Fam. 4 DU/ac)

APPLICATION TYPE(S): Site Plan Review

		FEI	ES	
Туре	Ву	Date		Amount
SPR	KF	11/21/2	2003	\$45.00
		•	Total:	\$45.00
		; ;		
		į.		

CONDITIONS OF APPROVAL

This approval is for 4 skylights (2 replaced, 1 enlarged and 1 new) on the roof of an existing single-family residence.

The height of the proposed skylight shall not exceed the highest ridgeline of the house.

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

For Director of Planning, Building and Code Enforcement

Date



CITY OF RANCHO PALOS VERDES PLANNING CLEARANCE

Planning, Building and Code Enforcement Department

Planning Division

30940 Hawthorne Blvd.

Rancho Palos Verdes, CA 90275

(310) 544-5228

PERMIT NO.: ZON2003-00631

APPLIED: 11/21/2003 ISSUED: 11/21/2003

EXPIRES: 5/19/2004

THIS APPROVAL SHALL BE NULL AND VOID AFTER May 19, 2004 UNLESS THE APPROVED PLANS ARE SUBMITTED TO BUILDING AND SAFETY TO INITIATE THE "PLAN CHECK" REVIEW PROCESS. THIS APPROVAL SHALL ALSO BECOME NULL AND VOID IF AFTER INITIATING THE "PLAN CHECK" REVIEW PROCESS OR RECEIVING A BUILDING PERMIT TO BEGIN CONSTRUCTION, SAID PERMIT OR "PLAN CHECK" IS ALLOWED TO EXPIRE OR IS WITHDRAWN BY THE APPLICANT.

NOV 21 2003

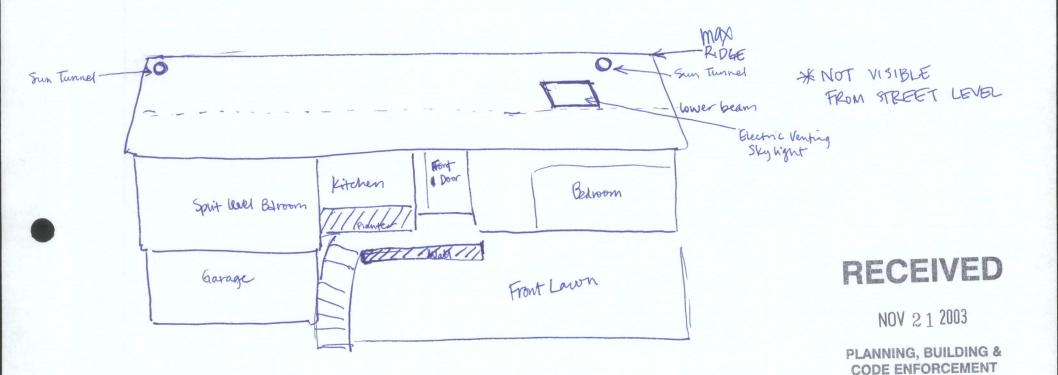
•	PLANNING APPROVED	
	NOV 2 1 2003	
MC - REVI	SPR NO. ZONISCH COL 3/ EWED BY (L.	

PLANNING, BUILDING & PLANNING APPROVAL STAMP CODE ENFORCEMENT APPLICANT/CONTRACTOR: APPLICANT/CONTRACTOR: APPLICANT/CONTRACTOR: APPLICANT/CONTRACTOR:
APPLICANT/CONTRACTOR: LANDOWNER: REVIEWED BY LANDOWNER:
(Name): J. TATLOR ROOFINGING. (Name): GRAHAM FISHER
(Address): P.O. Box 4050 (Address): 30249 VIA VICTORIA
TOPL CA 90510 RANCHO PALOS VERDES
Phone: Work: (310) 378-7733 Phone: Work: (310) 2654986 Home: (310) 567 2616
Project Location: 30249 VIA VICTORIA
Project Description: INSALL ZNEW 4X4 SMUTES, ENLARGE SKYLITE TO 4X4,
GENERAL INFORMATION PEPLACE SKYLITE 2X4"
 Maximum height of project, measured from the finished grade adjacent to the structure to the highest point of the structure.
2 Square footage of project.
3. Distance of project to property lines: Front: Side: Street-Side: Rear:
 4. Are any of the following conditions proposed? Yes: No: Total volume of earth to be moved (sum of cut and fill) is 20 cubic yards or greater. Height of fill or depth of cut is 3 feet or greater. If yes, a separate Grading Application is required.
5. Does the project involve any work, activity, or encroachment in the public right-of-way or in a public drainage structure? Yes: No: If yes, you must obtain approval from the Public Works Department prior to issuance of building permits.
I HEREBY CERTIFY, under penalty of perjury, that the information and materials submitted with this application are true and correct. and Samuel Control Contr
Signature of Applicant/Contractor Signature of Landowner
Dated: 11-19-03 Dated: 11/19/03
CONTRACTORS PLEASE READ AND INITIAL:

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

:: GROUP\PLANNING\FORMS\APPLICAT\SPR.B





Regnest Skyhight Permit

OWNER / PLAN PREPARER: GRAHAM FISHER



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

Fees Associated With Case #: ZON2003-00631

OWN CHRISTINE LEE 30249 VIA VICTORIA RANCHO PALOS VERDES, CA 90275

OWN GRAHAM FISHER 30249 VIA VICTORIA RANCHO PALOS VERDES, CA 90275

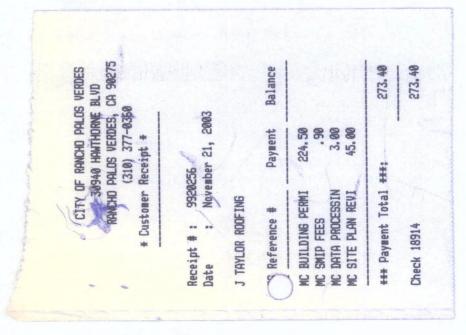
Fee Type	Start Date	End Date	Dept	Description	Trans Code	Revenue Account Number	By Cı	reated Date	Amount	Due
PR	1/1/2001	12/31/2011	Site l	Plan Review (Minor Cons.)		132210	KF	11/21/2003	45.00	45.00
						Subtotal for R	evenue A	cct. 132210	45.00	

Total Due:

\$45.00

For Office Use Only

Receipt No. _____ Check No. ____





Mayor SUSAN BROOKSMayor Pro Tem STEVEN T. KUYKENDALL
Councilwoman JACKI BACHARACH
Councilman JOHN C. McTAGGART

Chung Ho Kuo and Rong Ying Lin 30249 Via Victoria Rancho Palos Verdes, CA 90274

SUBJECT: MUNICIPAL CODE VIOLATION - CASE CLOSURE

CASE NO.:

4060

ADDRESS: VIOLATION:

30249 Via Victoria

Property Maintenance

Dear Owner/Tenant:

This letter is to inform you that the code enforcement case investigated by the City of Rancho Palos Verdes regarding the above referenced address has been closed. The official closing date of Case Number 4060 was August 27, 1993. Thank you for your cooperation in compliance to the Rancho Palos Verdes Municipal Code regarding the violation noted above.

Please note however, that should other future violations or a re-occurrence of the above violation arise, a new code enforcement case may be investigated. Again, thank you for your cooperation. Should you have any questions regarding this matter, please feel free to contact me at (310) 377-6008.

Sincerely,

Department of Environmental Services Bret B. Bernard, Director

George J. Rodericks, Code Enforcement Officer

cc Address File Code Enforcement File



STATEMENT OF CONFORMANCE WITH FIRE WARNING ORDINANCES



ENVIRONMENTAL SERVICES

The undersigned Albert R. Dixon and Joyce J. Dixon
(typed or printed)
hereby declare(s) that (I) (we) are the owner(s) of the hereinafter legally described real property located in the City of Rancho Palos Verdes, County of Los Angeles, State of California:
Lot 58 of Tract 26012
as recorded in Book 669 , page 63-67, Records of Los Angeles County known as
Street Address declare that the dwelling unit(s) located at said real property (is) (are) legally equipped with fire warning devices as required in the Rancho Palos Verdes Municipal Code, Title 15, Chapter 15.04, Section 15.04.120 and Title 8, Chapter 8.08, Section 8.08.010.
Owner: Owner: Signature Signature
Owner: Owner:
Signature Signature
Date:

CITY OF RANCHO PALOS VERDES

CLEARANCE

PROJECT LOCATION: 30249 VIA VICTORIA
LOT AND TRACT NO.:
OWNER'S NAME: DIXON
AND ADDRESS: SAME
PROJECT NO.: H.V. 299
PROJECT NO.: 17. V. 279 PROJECT DESCRIPTION: 2 Not Story ADDITION
Approval is granted subject to the following conditions:
1. MAX. HEIGHT NOT TO EXCEED 20 FEET
This form, along with a copy of the approved plans, must be submitted when applying for a building permit. Building permits are issued by the LOS ANGELES COUNTY BUILDING AND SAFETY DEPARTMENT, 24320 NARBONNE AVENUE, LOMITA (telephone: 534-3760).
The City strongly urges the applicant for this project to contact the Homeowners Association or local Art Jury, if any, to gain any additional approvals that may be required before applying for a building permit. Homeowners Associations are on file with the Environmental Services Department of Rancho Palos Verdes.
Dump Deposit Required
Dump Deposit Receipt No.: By: For Director of Planning
City of Rancho Palos Verdes
City of Rancho Palos Verdes 30940 Hawthorne Boulevard (213) 377-0360 Dated: 8/22/83
APPROVAL VOID AFTER 180 DAYS

ES 101/11-82

CLEARANCE

CITY OF RANCHO PALOS VERDES
CLEARANCE X 1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
PROJECT LOCATION: 30249 VIA VICTORIA
LOT AND TRACT NO.:
OWNER'S NAME: DIXON
AND ADDRESS: SAME
PROJECT NO.: H. V. 299
PROJECT DESCRIPTION: 2 Not Story ADDITION
Approval is granted subject to the following conditions:
1 MAX. HEIGHT NOT TO EXCEED 20 FEET
This form, along with a copy of the approved plans, must be submitted when applying for a building permit. Building permits are issued by the LOS ANGELES COUNTY BUILDING AND SAFETY DEPARTMENT, 24320 NARBONNE AVENUE, LOMITA (telephone: 534-3760).
The City strongly urges the applicant for this project to contact the Homeowners Association or local Art Jury, if any, to gain any additional approvals that may be required before applying for a building permit. Homeowners Associations are on file with the Environmental Services Department of Rancho Palos Verdes.
Dump Deposit Required
Dump Deposit Receipt No.: By: For Director of Planning
City of Rancho Palos Verdes
City of Rancho Palos Verdes 30940 Hawthorne Boulevard
(213) 377-0360 Dated: Dated: APPROVAL VOID AFTER 180 DAYS

Related Applicat:	ions:		
Date Received: 7		Fee Received:	Rec. 33151 \$119.
Name (landowner):			
Project Address:	20212	oria .	
Date	ENVIRONME	NTAL REQUIREMENTS	
		Same and the same	
7.6-63		AFF ACTION	
1.60	Notes se	<u></u>	
G C C C 2	10.11	P	
8-8-83	Sproved SI	- del	er mailes
			No.
se i in J			
<u>-</u>			
	PC (OR PC ACTION	
		or PC ACITON	
-			•
	COU	NCIL ACTION	
		4	
<u>-</u>	Name of the second		
-			

-1

HEIGHT VARIATION # 299 CHECK LIST

DATE 8/4/83

ADDRESS: 30249 VIA VICTORIA

Is the proposed structure designed and situated in such a manner as to minimize view obstruction from this property?

Does that portion of the project, over 16 feet, significantly impair the PRIMARY VIEW from this property?

Is the proposed structure located on a ridge or promontory?

Will there be a significant cumulative impact caused by granting the proposed project?

Does the proposed project significantly impair a City approved view or vista from public property? (parks, walkways, etc.)

Did this property receive notice of the application?

Did this property owner submit a letter of concern?

Comment:

THE NEIGHBORING PROPERTIES ARE APPROXIMATELY AT THE SAME ELEVATION

THE PROPOSED ADDITION WILL NOT EXTEND FARTHER INTO THE REAR YARD

THAN THE STRUCTURE ON THE NEIGHBORING COT (30257).

THE VIEWS ARE FROM THE REAR YARDS. NO LETTERS OF LONCERN WERE RECEIVED.

RECOMMENDATION: APPROVE H. U. 299 AT 20 FEET.



Mayor ROBERT E. RYAN Mayor Pro Tem KEN DYDA Councilwoman JACKI BACHARACH Councilwoman BARBARA HEIN Councilwoman ANN SHAW City Manager DONALD F. GULUZZY

August 8, 1983

Albert Dixon 30429 Via Victoria Rancho Palos Verdes, CA 90274

Dear Mr. Dixon:

This is formal notification that the City of Rancho Palos Verdes has approved your request for Height Variation No. 299 for an addition to an existing residence at 30249 Via Victoria. The approved height of the project is twenty (20') feet, measured pursuant to Section 17.02.040 D. of the City's Municipal Code. The decision was based on staff's determination that the proposed project meets all of the findings in Section 17.02. 040 B. 1. of the Municipal Code.

This action is final unless appealed, in writing and with appropriate fee, to the Planning Commission within fifteen (15) calendar days of the decision.

If you have any questions concerning this matter, please contact Jonathan Shepherd, Assistant Planner, of this office.

Sincerely,

Sharon W. Hightower

Director of Planning

SWH/vf

cc: Margis Construction ompany, applicant



NOTICE

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

Addition to an existing residence at 30249 Via Victoria. The proposed height of the project is twenty (20') feet, pursuant to Section 17.02.040 D. of the Municipal Code. This exceeds the sixteen (16') foot Code limit by four (4') feet. Applicant: Albert Dixon.

The height variation procedure was designed to process applications for the construction of new houses or additions taller than sixteen (16) feet but not to exceed the maximum height of thirty (30) feet (as defined in Section 17.02.040 D. of the Municipal Code). If granted, the structure would be restricted to the maximum height shown on the plans and application and as stated in this notice in the above paragraph.

The City's primary concerns in reviewing a height variation are the impact of the structure on the views of neighboring residences and from public areas (this includes a review not only of the height of the structure, but its location on the lot) and its cumulative impact on affected properties.

You are being notified of this application so you may have an opportunity to review the building plans for this project and to determine what, if any, effect it will have on you and your property. Plans are on file in the Environmental Services Department.

If you have concerns about the impact of this structure, you should communicate those concerns to our staff—in writing—within ten (10) days of the date of this notice. By doing so, you will ensure that your comments are taken into consideration when a decision is made on the project. The decision will be made shortly after the ten-day notification period has expired. If you wish to know the decision on the project, you must contact the Environmental Services Department after the notification period has expired. Notice of the decision will only be sent to those who have submitted written comments. The decision may then be appealed, in writing, to the Planning Commission. The appeal letter must be filed within fifteen (15) calendar days of the staff's decision and must be accompanied by a \$188. appeal fee.

If you have any questions regarding this application or the City's height variation procedures, please do not hesitate to contact Jonathon Shepherd of this office.

Sharon W. Hightower

Sincerely,

Director of Environmental Services

DATED: 7/5/83

PROJECT NO.: H.V. 299

in cubic yards).		•	
2. Maximum height of fi	11.	•	
3. Maximum depth of cut	• .		
			-
Does the project involve any work, public right-of-way or public drai If so, you must obtain approval fr prior to issuance of construction	nage structu om the Public	re?	
I HEREBY CERTIFY, under penalty of materials submitted with this appl	perjury, the ication are	at the inform true and corn	mation and cect.
	•		
(Ash Marin	(
Signature of Applicant/Congractor	(OR) Sign	nature of Lar	downer
Signature of Applicant/Congractor	519	iature or bar	Idowner
Dated: 7-1-83	Dated:	4	
* 1			
CONTRACTORS PLEASE READ AND INITIA	L:		
CONTRACTORS PLEASE READ AND INITIA I UNDERSTAND that in order to perf Verdes, a business license must be tive Services Department prior to Los Angeles County Department of B	orm work in obtained frobtaining a	om the City's building perm	s Administra
I UNDERSTAND that in order to perf Verdes, a business license <u>must</u> be tive Services Department prior to	orm work in obtained frobtaining a	om the City's building perm Safety.	C
I UNDERSTAND that in order to perf Verdes, a business license <u>must</u> be tive Services Department prior to	orm work in obtained frobtaining a	om the City's building perm Safety.	s Administra
I UNDERSTAND that in order to perf Verdes, a business license <u>must</u> be tive Services Department prior to	orm work in obtained frobtaining a	om the City's building perm Safety.	C
I UNDERSTAND that in order to perf Verdes, a business license <u>must</u> be tive Services Department prior to	orm work in obtained frobtaining a	om the City's building perm Safety.	s Administra mit from the
I UNDERSTAND that in order to perf Verdes, a business license must be tive Services Department prior to	orm work in obtained frobtaining a	om the City's building perm Safety.	s Administra mit from the
I UNDERSTAND that in order to perf Verdes, a business license <u>must</u> be tive Services Department prior to	orm work in obtained frobtaining a	om the City's building perm Safety.	s Administra mit from the
I UNDERSTAND that in order to perf Verdes, a business license must be tive Services Department prior to Los Angeles County Department of B	orm work in obtained frobtaining a	om the City's building perm Safety.	s Administra mit from the
I UNDERSTAND that in order to perf Verdes, a business license must be tive Services Department prior to	orm work in obtained frobtaining a	om the City's building perm Safety.	s Administra mit from the
I UNDERSTAND that in order to perf Verdes, a business license must be tive Services Department prior to Los Angeles County Department of B	orm work in obtained frobtaining a	om the City's building perm Safety.	s Administra mit from the
I UNDERSTAND that in order to perf Verdes, a business license <u>must</u> be tive Services Department prior to Los Angeles County Department of B	orm work in obtained frobtaining a	om the City's building perm Safety.	s Administra mit from the
I UNDERSTAND that in order to perf Verdes, a business license must be tive Services Department prior to Los Angeles County Department of B	orm work in obtained frobtaining a wilding and	om the City's building pers	s Administra mit from the
I UNDERSTAND that in order to perf Verdes, a business license must be tive Services Department prior to Los Angeles County Department of B	orm work in obtained frobtaining a	om the City's building pers	s Administra mit from the
I UNDERSTAND that in order to perf Verdes, a business license must be tive Services Department prior to Los Angeles County Department of B	orm work in obtained frobtaining a wilding and	om the City's building pers	s Administra mit from the
I UNDERSTAND that in order to perf Verdes, a business license must be tive Services Department prior to Los Angeles County Department of B	orm work in obtained frobtaining a wilding and	E: Upslope	C
I UNDERSTAND that in order to perf Verdes, a business license must be tive Services Department prior to Los Angeles County Department of B	orm work in obtained frobtaining a wilding and	om the City's building per Safety.	C
I UNDERSTAND that in order to perf Verdes, a business license must be tive Services Department prior to Los Angeles County Department of B	orm work in obtained frobtaining a wilding and	E: Upslope	C

The second of th

RECEIPT # 33151

AMOUNT REC'D 119

HEIGHT VARIATION PERMIT APPLICATION NUMBER 299

APPLICANT/CONTRACTOR:

MARGIS CONSTRUCTION CO.

(name)
337 E. 238 ST.

(address)
CARSON, (A. 90745

telephone: home 834 6219 work 549.4792

LANDOWNER:

(name)
30249 VIA VICTORIA

(address)
RANCHO PALOS VERDES, CA. 90274

telephone: home 377-5696 work

Project Location: 30249 VIA VICTORIA R.P.V.

Project Description: ROOM APDITION

General Information:

- 1. Maximum height of project, measured from top of lowest foundation wall to ridge.
 - 20 Maximum height of project above finished grade.
- 3 15 2. Square footage of project.
- 3. If addition, square footage of existing structure (including any covered or enclosed patios).
 - 468 4. Square footage of driveways and parking areas.
- 10,125 5. Square footage of lot.
 - 73%. Percentage of existing open space.
- 73 % 7. Percentage of open space after development.

Grading Information:

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

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



Margis Construction Co. 337 E. 238 St. Carson, Ca., 90745	Albert Dixon 30249 Via Victoria Rancho P.V., Ca., 90274	
Jenell V. Waeschle 7228 Berry Hill Drive Rancho Palos Verdes,Ca. 90274	प Herman E. Kattlove 30405 Via Victoria Rancho Palos Verdes,Ca. 90274	Joseph R. Kotlarski 7236 Berry Hill Drive Rancho Palos Verdes,Ca. 90274
Robert G. Gross 7220 Berry Hill Drive Rancho Palos Verdes,Ca. 90274	Henry H. Kim 7212 Berry Hill Drive Rancho Palos Verdes, Ca. 90274	

28	58	91
Stephen Lagudis	William D. Caraway	Ruth V. Newman
1543 Dalmatia Dr.	30166 Via Victoria	P.O. Box 2381
San Pedro Ca.	Rancho Palos Verdes, Ca.	Rolling Hills Ests., Ca.
90732	90274	90274
29	59	92
Bradford M. Hait	Synnova J. Walker	Jerry D. Sturm
30456 Via Cambron	30204 Via Victoria	30311 Via Rivera
Rancho Palos Verdes,Ca. 90274	Rancho Palos Verdes, Ca. 90274	Rancho Palos Verdes, Ca. 90274
70274		70274
30	60	93
Julian E. Jakes	Kin W. Lee	Wilbert G. Wheldon
7106 Gateridge Dr.	30212 Via Victoria Rancho Palos Verdes,Ca.	30303 Via Rivera
Dallas Texas 75240	90274	Rancho Palos Verdes,Ca. 90274
31	61	94
Douglas L. Zellers	Leona Saffir 30220 Via Victoria	Jacobine II Makaaa
7302 Via Collado Rancho Palos Verdes,Ca.	Rancho Palos Verdes, Ca.	Josephine V. Metzger 30233 Via Rivera
90274	90274	Rancho Palos Verdes, Ca.
		90274
32	62 Lloyd O. Brown	95
Joseph P. Agronick co-tr 7300 Via Collado	30228 Via Victoria	Robert R. Harms 30225 Via Rivera
Rancho Palos Verdes, Ca.	Rancho Palos Verdes, Ca.	Rancho Palos Verdes, Ca.
90274	90274	90274
33	63	96
Harry Petru	Robert B. Fischer	James C. Anderson
4628 Sugarhill dr.	30238 Via Victoria	30219 Via Rivera
Rolling Hills Estates, Ca.	Rancho Palos Verdes, Ca.	Rancho Palos Verdes, Ca.
90274	90274	90274
	6 4	97
	Steven P. Hanson	Paul and Eva Kolosvary
James A. Mackay	30246 Via Victoria	30211 Via Rivera
7307 Via Collado	Rancho Palos Verdes, Ca.	Rancho Palos Verdes, Ca.
Rancho Palos Verdes, Ca.	90274	90274
90274	65	98
	Rebecca A. Batiste	John F. Gebhard co-tr
Trung P. Quang	30203 Via Rivera	7277 Rue La Fleur
7328 Berry Hill Dr.	Rancho Palos Verdes,Ca. 90274	Rancho Palos Verdes, Ca.
Rancho Palos Verdes, 6a.	702/4	90274
102/4	66	79
	Harold C. Nix	Howard J. Haworth
	30187 Via Rivera	7271 Rue La Fleur
	Rancho Palos Verdes, Ca. 90274	Rancho Palos Verdes, Ca.
		90274
34.	67	100
Trung P. Quang	Mary C. Whitthorne	Stephen W. Clark
7328 Berry Hill Dr. Rancho Palos Verdes,Ca.	30181 Via Rivera Rancho Palos Verdes, Ca.	7265 Rue La Fleur
90274	90274	Rancho Palos Verdes, Ca. 90274
35	68	101
James A. MacKay 7307 Via Collado	Francis Y. Wu	Herbert Harbeson
Rancho Palos Verdes, Ca.	30173 Via Rivera Rancho Palos Verdes,Ca.	7242 Berry Hill Drive
90274	90274	Rancho Palos Verdes, Ca. 90274
		702/4

17	147	80
Joseph G. Cutcliffe 7265 Berry Hill Dr. Rancho Palos Verdes,Ca. 90274	Harry I. Verboon 7318 Berry Hill Drive Rancho Palos Verdes,Ca. 90274	Robert E. Clauser 30210 Via Rivera Rancho Palos Verdes,Ca. 90274
Kyozo Mori 7257 Berry Hill Dr. Rancho Palos Verdes,Ca. 90274	49 Alfred G. Whidden 7306 Berry Hill Drive Rancho Palos Verdes,Ca. 90274	Marvin Maizlish 30202 Via Rivera Rancho Palos Verdes,Ca. 90274
Ian F. Tilsley 1204 Knollwood Ct. Richland Wash. 99352	Lawrence H. Holley 7292 Berry Hill Drive Rancho Palos Verdes, Ca. 90274	Frank Glasser 30184 Via Rivera Rancho Palos Verdes,Ca. 90274
James T. Magruder 7239 Berry Hill Drive Rancho Palos Verdes,Ca. 90274	James A. Morrison 7284 Berry Hill Drive Rancho Palos Verdes, Ca. 90274	John M. Brown 30404 Via Victoria Rancho Palos Verdes,Ca. 90274
Edward J. Bien 7227 Berry Hill Drive Rancho Palos Verdes,Ca. 90274	Harold E. Bowen 7278 Berry Hill Drive Rancho Palos Verdes, Ca. 90274	Derek J. Steel 30252 Via Victoria Rancho Palos Verdes, Ca. 90274
Walter B. Brewer 30325 Via Victoria Rancho Palos Verdes,Ca. 90274	John H. Wiggins 7270 Berry Hill Drive Rancho Palos Verdes, Ca. 90274	85 Allen Peters 30262 Via Victoria Rancho Palos Verdes, Ca. 90274
Robert E. Lee 30315 Via Victoria Rancho Palos Verdes,Ca. 90274	Jim Nazemi 7264 Berry Hill Drive Rancho Palos Verdes,Ca. 90274	Marvin E. White 30302 Via Victoria Rancho Palos Verdes, Ca. 90274
Lawrence E. Hews 630 Rancho Alisae Dr. Solvang, Ca. 90274	Allen R. Young 7256 Berry Hill Drive Rancho Palos Verdes, Ca. 90274	Harry Mahakian 30310 Via Victoria Rancho Palos Verdes,Ca. 90274
George Kizirian 30265 Via Victoria Rancho Palos Verdes,Ca. 90274	Sam Chrys 7250 Berry Hill Drive Rancho Palos Verdes,Ca. 90274	Hsiung Shan Li 30316 Via Victoria Rancho Palos Verdes,Ca. 90274
Joseph R. Philbin 30257 Via Victoria Rancho Palos Verdes,Ca. 90274	Arlow C. McIntyre 30503 Rue Langlois Rancho Palos Verdes, Ca. 90274	99 Paul F. Rutherford 30324 Via Victoria Rancho Palos Verdes, Ca. 90274
Michael R. Osullivan 30466 Via Cambron Rancho Palos Verdes,Ca. 90274	Russel N. Idle Jr. 7285 Rue La Fleur Rancho Palos Verdes, Ca. 90274	90 Charles M. Daniel 1368 Via Coronel Palos Verdes Estates, Ca. 90274

6		36	69
	Marco J. Marinovich	Albert and Joyce Dixon	Ernest L. Baines
	7315 Berry Hill Dr.	30249 Via Victoria	30163 Via Rivera
	Rancho Palos Verdes,Ca. 90274	Rancho Palos Verdes,Ca. 90274	Rancho Palos Verdes, Ca. 90274
7	commission of the Control of the con	3 S	7 0
	Reiner D. Gabler	George V. Youngmeister co-t	
	7321 Berry Hill Dr.	P.O. Box 2417 Rancho Palos Verdes,Ca.	30157 Via Rivera
	Rancho Palos Verdes, Ca. 90274	90274	Rancho Palos Verdes, Ca. 90274
8		38	71
	James L. Birch	Robert L. Chapkis 30235 Via Victoria	Marine Terrace Inc.
	7309 Berry Hill Dr.	Rancho Palos Verdes, Ca.	30149 Via Rivera Rancho Palos Verdes, Ca.
	Rancho Palos Verdes, Ca. 90274	90274	90274
9		39	72
1	Min H. Kim	David H. Barger	Edward E. Rinne
	7303 Berry Hill Drive	30229 Via Victoria	30154 Via Rivera
	Rancho Palos Verdes, Ca. 90274	Rancho Palos Verdes,Ca. 90274	Rancho Palos Verdes, Ca. 90274
10		40	73
	Susan S. Davis	Roy N. Gaston	James R. Dught
	7300 Via Marie Celeste	30223 Via Victoria Rancho Palos Verdes,Ca.	30162 Via Rivera Rancho Palos Verdes,Ca.
	Rancho Palos Verdes, Ca. 90274	90274	90274
11		41	74
	Charles Broutman	Sabatino Capaldi 30215 Via Victoria	Robert Mosher
	7302 Via Marie Celeste Rancho Palos Verdes, Ca.	Rancho Palos Verdes, Ca.	30172 Via Rivera Rancho Palos Verdes,Ca.
	90274	90274	90274
1:	20 NEW 10 PM (1985) 전투 14 PM (2015) 전기를 보냈다면 1985 전 1	42	75
	Nathaniel S. Marcus	David S. Chen 30205 Via Victoria	Loren I. Mandel
	7306 Via Marie Celeste Rancho Palos Verdes, Ca.	Rancho Palos Verdes, Ca.	30155 Via Borica Rancho Palos Verdes,Ca.
	90274	90274	90274
13		43	76
	Richard D. Bates	Donald F. Duperon	Donald S. Bozulich
	7293 Berry Hill Dr.	30169 Via Victoria Rancho Palos Verdes,Ca.	30302 Via Rivera Rancho Palos Verdes,Ca.
	Rancho Palos Verdes, Ca. 90274	90274	90274
14		44	77
	Donald Z. Harbert	Gene D. Fooks	William M. Cagney
	1 Lexington Rd.	30457 Via Cambron Rancho Palos Verdes,Ca.	30230 Via Rivera Rancho Palos Verdes,Ca.
	Shrewsbury Ma. 01545	90274	90274
13		45	78
	Walter J. Urban	Edward E. Spigel	Regis J. Carr
	6320 Drexel Ave.	30461 Via Cambron Rancho Palos Verdes,Ca.	30224 Via Rivera Rancho Palos Verdes,Ca.
	Los Angeles, Ca. 90048	90274	90274
10	And the second s	%John O. Fox	becoming the control of the section
	Lynn D. Smith	30463 Via Cambron	Guy W. Chambers
	7273 Berry Hill Drive	Rancho Palos Verdes, Ca. 90274	30218 Via Rivera
	Rancho Palos Verdes, Ca.	70274	Rancho Palos Verdes,Ca. 90274
	90274		70274



Permit or Plan Check Extension Request Form

Permit / Plan Check Number Date of Application Sep 11, 2017
Applicant Name Graham Fisher Best Phone number 310/567-26
Project Address 30249 VIQ VICTORIA
Owners Name Christine Lee
Date of last activity: Inspection Delan Check 36/17
Current Expiration Date: 9 28 17
Demonstrate justifiable cause for request: Taking more Time to
complete project!
Type of Permit / Plan Check
Residential
□ Addition □ Pool / Spa □ Patio Cover / Balcony
Retaining Wall Other Pool Remodel
By signing below, I acknowledge that per RPVMC 15.18.050 & the CBC 1-permit extension of up to 180 days, and up to (2) plan check extensions of 90 days each may but are not required to be granted. If work is not completed or the permit is not issued within the required time frame, the permit or plan check shall expire, and additional fees will be incurred to reissue the permit or resubmit the plan check.
Applicant's Signature Sep. 11, 2017 Date
Extension Approved Until: /2/11/7 Denied (New expiration date) Approved by Date

August 16, 2017 CHRISTINE LEE 30249 VIA VICTORIA RANCHO PALOS VERDES, CA 90275

SUBJECT: Expiring Permit No. BLD2016-00214

Dear Property Owner:

Our records indicate that your project has not been finaled. On **September 28, 2017**, Permit No. BLD2016-00214 for the property located at 30249 VIA VICTORIA will expire. This letter is a thirty (30) day courtesy notice to provide you an opportunity to either arrange for your final inspection or apply for a one (1) time six (6) month extension. This is the only notice you will receive. To prevent the permit from expiring, you must do one of the following: Call for and obtain a final inspection approval by the Building & Safety Division (Inspection Request Line 3:10-541-9809).

or

Apply for a <u>one-time</u>, 6-month extension. To apply for an extension, please contact the Building & Safety Division for an extension request form or download a form from our web site, http://www.rpvca.gov/documentcenter/view/1027. You will need to file the extension request form with the building division and pay the extension fee of \$37 prior to September 28, 2017.

If you do not select one of these options by the date noted above, the permit will expire and the following will occur:

- ~Your project will be considered an unpermitted project which may subject you to posssible citations and all related construction shall cease.
- ~Your property address will be tagged which will not allow any future projects to proceed until the expired permit is addressed.
- ~Your associated Planning Approvals will automatically become null and void, and additional fees will have to be paid to reinstate such entitlements.
- ~You will be subject to reissuance fees if and when you decide to reactivate the expired permit and complete the project. If the applicable building codes have changed since issuance of the original permit, the plans and certain improvements may need to be altered to reflect any new more restrictive code requirements.

City staff desires to assist you in resolving this matter. Please contact a Building & Safety Division staff member at (310) 265-7800 if you have any questions regarding the contents of this notice, or need assistance to avoid the expiration of your building permit.

Thank you in advance for your cooperation in attending to this matter. Sincerely,

Desirea Molina Permit Technician Building & Safety



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

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

PERMIT NO.: ZON2016-00096

APPLIED: 3/3/2016 ISSUED: 10/27/2016 EXPIRES: 4/25/2017

SITE ADDRESS: 30249 VIA VICTORIA

ASSESSOR'S PARCEL NO.: 7582013015

PROJECT DESCRIPTION: Proposed (N) spa and reef in rear yard of

residence. Modification to include an infinity edge to an (E) pool with a basin/planter wall (less than 2'-10" tall and 3'-0" wide between

walls, adjacent to an existing deck.

OWNER/APPLICANT

CHRISTINE LEE 30249 VIA VICTORIA RANCHO PALOS VERDES CA 90275 PRIMARY CONTACT

GRAHAM FISHER 30249 VIA VICTORIA RANCHO PALOS VERDES CA 90275

TYPE OF USE: Other Use and/or Structure

ZONING: RS-4 (Single-Fam. 4 DU/ac)

APPLICATION TYPE(S): Site Plan Review

FEES						
Ву	Date		Amount			
ML	3/3/2016		\$135.00			
ML	3/3/2016		\$4.00			
		Total:	\$139.00			
	ML	By Date ML 3/3/2016	By Date ML 3/3/2016 ML 3/3/2016			

TRAIN TO SERVICE STREET			
		(st	
	12		

CONDITIONS OF APPROVAL

Proposed (N) spa and reef in rear yard of residence. 10-27-16 modification to include an infinity edge to an (E) pool with a basin/planter wall (less than 2'-10" tall and 3'-0" wide between walls, adjacent to an existing deck.

The approved project shall maintain the setbacks depicted on the stamped approved plans, but in no case shall minimum setbacks be less than the following: 20' front, 15' rear and 5' sides.

Construction of the approved project shall substantially comply with the plans originally stamped APPROVED on March 3, 2016, and with the RS-4 district and site development standards of the Rancho Palos Verdes Development Code.

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

The construction site and adjacent public and private properties and streets shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes.



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

PERMIT NO.: ZON2016-00096

APPLIED: 3/3/2016 ISSUED: 10/27/2016 EXPIRES: 4/25/2017

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

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.

Permitted hours and days for construction activity are 7:00 AM to 6:00 PM, Mondays through Fridays, and 9:00 AM to 5:00 PM on Saturdays, with no construction activity permitted on Sundays or on the legal holidays specified in Section 17.96.920 of the Rancho Palos Verdes Development Code. Trucks and other construction vehicles shall not park, queue and/or idle at the project site or in the adjoining public rights-of-way before 7:00 AM, Monday through Saturday, in accordance with the permitted hours of construction stated above.

Except for excavation of the pool and/or spa, no grading is permitted by this approval.

No construction or other development shall be permitted on extreme slopes (i.e., 35% steepness or greater).

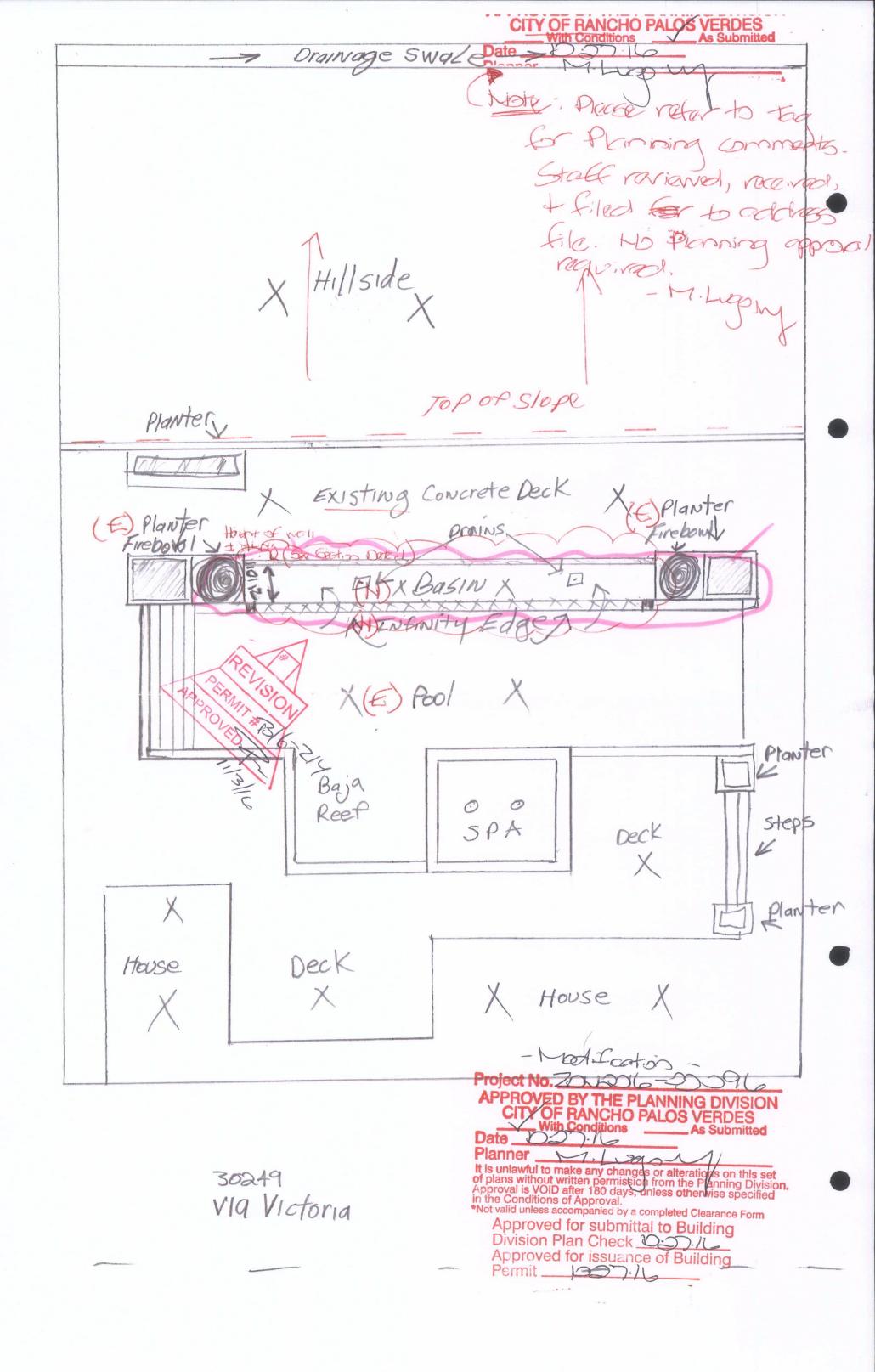
The City strongly urges the applicant for this project to contact the **Homeowners' Association** or local **Art Jury**, if any, to gain any additional approvals that may be required before applying for a building permit. A list of Homeowners' Associations is on file with the Community Development Department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

Projects involving new construction and additions or tear-down/rebuilds will require approval from the **Los Angeles County Fire Department**. Prior to planning application submittal, it is highly-recommended that you take your plans to the Fire Department's Hawthorne Office to obtain their requirements, which may include costly upgrades. The LA County Fire Department Fire Prevention Division at the County of Los Angeles Fire Department is located at 4475 W. El Segundo Blvd., Hawthorne, CA 90250-4411. You can also call them at (310) 973-3044 to discuss submittal requirements.

For Community Development Director

Date

THIS APPROVAL SHALL BE NULL AND VOID AFTER April 25, 2017 UNLESS THE APPROVED PLANS ARE SUBMITTED TO BUILDING AND SAFETY TO INITIATE THE "PLAN CHECK" REVIEW PROCESS. THIS APPROVAL SHALL ALSO BECOME NULL AND VOID IF AFTER INITIATING THE "PLAN CHECK" REVIEW PROCESS OR RECEIVING A BUILDING PERMIT TO BEGIN CONSTRUCTION, SAID PERMIT OR "PLAN CHECK" IS ALLOWED TO EXPIRE OR IS WITHDRAWN BY THE APPLICANT.



GENERAL NOTES

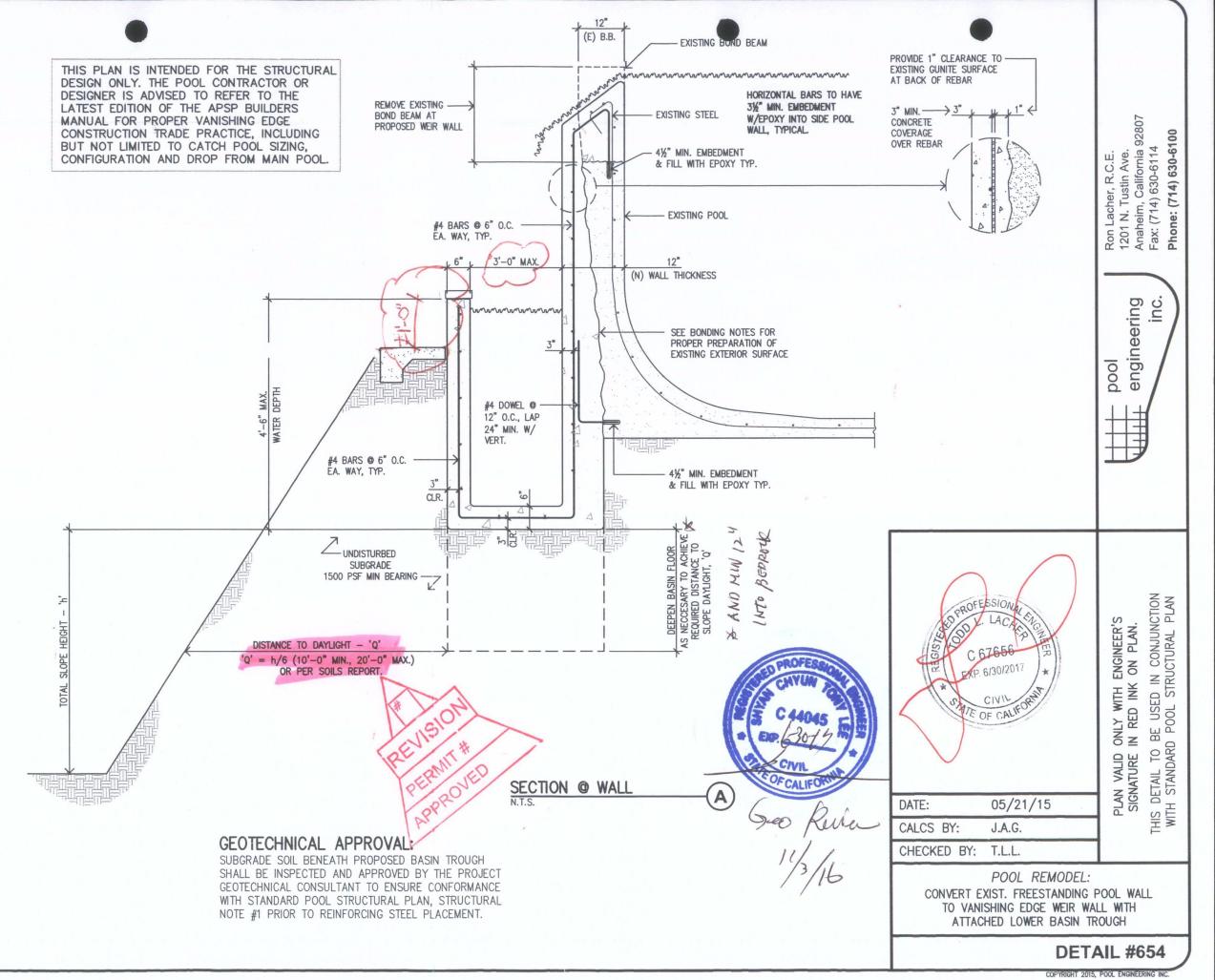
- 1. ALL CONSTRUCTION SHALL COMPLY WITH THE 2013 EDITION OF THE CALIFORNIA BUILDING CODE (CBC) OR 2012 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC).
- 2. REPRESENTATIVES OF POOL ENGINEERING INC. HAVE NOT INSPECTED THE SITE & ARE RELYING ON INFORMATION PROVIDED BY THE CONTRACTOR OR OWNER TO DETERMINE THE ADEQUACY OF THIS STRUCTURAL PLAN FOR THE ACTUAL SITE CONDITIONS. SHOULD SITE CONDITIONS VARY FROM THAT COVERED BY THIS PLAN, IT IS THE RESPONSIBILITY OF THE CONTRACTOR OR THE OWNER TO NOTIFY POOL ENGINEERING INC. AND OBTAIN APPLICABLE SPECIAL ENGINEERING DETAILS PRIOR TO CONSTRUCTION.
- 3. THE PLAN IS NOT INTENDED TO BE APPLICABLE TO NON-STRUCTURAL ITEMS INCLUDING BUT NOT LIMITED TO PLUMBING, ELECTRICAL, FENCING, CONCRETE DECKING AND POOL GEOMETRICS.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SHORING AND PROVIDING BRACING DURING CONSTRUCTION AND/OR ERECTION TO SUPPORT ALL LOADS TO WHICH THE STRUCTURES AND SUPPORTING SOIL MAY BE SUBJECTED.

BONDING NOTES:

- 1. BONDING TO EXISTING SURFACE:
 - A. EXISTING SURFACES MUST BE SOUND, FREE OF DEFECTS, CLEAN, AND FREE OF BOND INHIBITING MATERIALS.
 - B. EXISTING SURFACES SHALL BE ROUGHENED BY CHIPPING OR OTHER SUITABLE MEANS TO PROVIDE OPEN PORE STRUCTURE. ALL LOOSE, CRACKED, OR DETERIORATED MATERIALS SHALL BE REMOVED.
 - C. CLEAN EXISTING SURFACES BY WATER BLASTING.
 - D. WHEN APPLYING MATERIALS OTHER THAN WET-MIX SHOTCRETE OR DRY-MIX SHOTCRETE (GUNITE), CEMENT PASTE OR OTHER BONDING AGENTS SHALL BE BRUSHED ONTO THE SUBSTRATE FOR ABSORPTION INTO PORE STRUCTURE.
 - E. SATURATED, SURFACE DRY CONDITION OF THE SUBSTRATE SHALL BE MAINTAINED PRIOR TO APPLYING MATERIALS TO PREVENT PREMATURE DRYING OF BONDING PASTE.
 - F. BONDING MATERILAS ARE NOT RECOMMENDED FOR WET OR DRY MIX SHOTCRETE.

EPOXY NOTES:

- EPOXY TO BE SIMPSON STRONGTIE SET-XP EPOXY ADHESIVE OR EQUAL. INSTALL PER MANUFACTURERS SPECIFICATIONS (ICC REPORT ESR-2508, L.A. RR# 25744).
- 2. USE GRADE 40 REINFORCING STEEL
- IF REINFORCING SHOWS SIGNS OF EXCESSIVE DETERIORATION (RUST), CUT EXISTING REINFORCING 6" PAST DETERIORATION SECTION & LAP WITH NEW STEEL 24".





BUILDING PERMIT

City of Rancho Palos Verdes 30940 Hawthorne Blvd. Rancho Palos Verdes, CA 90275 (310) 265-7800 Inspections: (310) 541-9809

BLD2016-00214 PERMIT NO .:

> 3/9/2016 APPLIED:

3/28/2016 ISSUED:

APN #: 7582013015

9/28/2017 **EXPIRES**:

SITE ADDRESS: 30249 VIA VICTORIA

OWNER/APPLICANT CHRISTINE LEE 30249 VIA VICTORIA **RANCHO PALOS VERDES CA 90275**

CONTRACTOR OWNER BUILDER PROJECT DESCRIPTION:

New 10' x 8' Gunite Spa and 6' x 8' reef, replaster existing 312 sf pool 11/03/16 revised to add zero edge infinity pool.

(\$4.7)	ris .	WORK	COVERED		
BLD	ELE	MEC	PLM	GRD	DEMO

PLANNING CLEARANCE BY

NO.

NOTES or INSPECTIONS

6-Month ext granted

PERMIT EXPIRED BY LIMITATION

Туре	Amount
DATA	\$4.00
PCFE	\$256.57
SFME	\$62.14
SFEL	\$57.07
PRMT	\$454.41
SMP1	\$1.82
1473	\$1.00
APPL	\$35.00
SFPL	\$107.49
REV	\$70.00

Total:\$1,049.50

FEES

C	O	N	D	П	IC	7	5	U	r	A	7	<u>'K</u>	U	V	AI	-
_	_	_	_	_	_			_								

- 1 All Planning Conditions of Approval apply.
- 2 Inspector to verify conditions in field.
- 3 All Geology Conditions of Approval apply.
- 4 Smoke/CO alarm and Water Conservation verification form req'd
- 5 All pool, spa and hot tub guidelines and fencing requirements apply.
- 6 Don't forget to call (310) 541-9809 for a FINAL inspection.

I hereby acknowledge that I have read this permit and state that the all information above and any attached sheets is correct, and agree to comply with all ordinances and state and federal laws regulating activities covered by this permit. I authorize representives of this city to enter upon the above mentioned property for inspection purposes. Nov. 3rd 2de

Applicant or Owner's Signature

Graham Print Name

FINALED BY:

DATE:

ISSUED BY



Job Description:

Permit #_

CITY OF RANCHO PALOS VERDES

Please Post on the Job Site in a Conspicuous Location (Protect from Loss or Damage)

Dept. of Planning, Building, and Code Enforcement INSPECTION RECORD

OFFICE 310-265-7800

INSPECTION REQUEST LINE 310-541-9809 by 4:00 PM OFFICE 310-26 CONSTRUCTION HOURS ARE 7:00 AM to 6:00 PM Mon thru Fri. & 9:00AM to 5:00 PM Saturdays (No work on Sundays & Holidays)

				POOL / SPA I	NSPECTI	ONS
Inspection Type	Date	Inspector	Inspection T	ype	Date	Inspector
Underground Plumbing		No.		Steel, Main Drain, &		
Underfloor Plumbing			Bonding	Bonding		
Plumbing Groundwork Drain, Waste & Vent				DO NOT COVER WORK UNTIL THE ABOVE HAS BEEN SIGNED / APPROVED		
Plumbing Groundwork – Water Distribution			Gas Piping	DEET, STGTTED TA	ITROVED	
Electrical Groundwork	W. W. W.		Electrical Gr	oundwork		
□ Ufer Ground			Plumbing Gr			
Mechanical Groundwork			Receptor (P-			
Footings / Steel / Grade Beams			Pre-plaster, F	Equipment Set, Barrier		
Foundation / Set backs			DO NOT	COVER WORK UNTAS BEEN SIGNED / A		OVE
Underpinning / Floor Joist			Pool Final	S DEEN SIGNED! A	ITROVED	
Slab / Deck		Chengle (S				
Pre-Grout Masonry	325					
DO NOT COVER WORK UNTIL THE SIGNED / APPROV		AS BEEN				
Plumbing Rough	ED		Plumbing			
Shower Pan / Hot Mop			Sewer / Septi	С		
Mechanical Rough			Water Service	е		
Electrical Rough				Rough		
Roof Sheathing / Pre roof		No a sta	All Clearance	ces and Final Inspection	ons must be (Complete
Shear Wall		1117 10	Mechanical	prior to the Release of Final	Utilities	1111
Framing			Electrical Fi	nal		
Fire Department Rough Inspection			Plumbing Fi	nal		
DO NOT COVER WORK UNTIL THI SIGNED / APPROV	E ABOVE HA	AS BEEN				
Insulation			Planning Fir	al		
Exterior Lath			Fire Departm	nent Final		
Interior Lath			Public Work	s Final		
Drywall			Health Depa	rtment Final		
Grid Ceiling			Building Dep	partment Final		
NOTES:						



City of Rancho Palos Verdes Building and Safety Department Permit / Plan Check Application

		Date of		1 ,,
Job Address	30249 Via Wid	Application	NOV, 359	2016
Print Applicant Name	30249 Via Wet Emhan Fisher	Email	ofmoder	may ()
Applicant Signature	som John	PERMIT #	B16-2	44
Applicant's Best Phone #	310-567-2616			· · · · · · · · · · · · · · · · · · ·
PROPERTY OWNER'S NAM Mailing address if different:			124	
Phone Number: 30567 Commercial use only; Name of	Z616 Email Business to occupy building:		dayo OX.n	ret
Internal use Only: Owner – Builder Declaration	Required: DYes	see attached	□. No	
ARCH / ENGINEER:				
Licen	se #	City Business Lic	cense #	+ , ,
Address:	City:		Zip:	
Phone Number:	Email Addres	SS		
Written Description of, Work:	Sanai	re Footage		
JO Zero Edge	on pool!			
ICBO or ER #	Value	ation \$	* 11.*	
TCBO Of ER#	· · · · · · · · · · · · · · · · · · ·	μιοπ φ		
I hereby acknowledge that I have re are correct. I agree to comply with for which I am applying. I authorize purposes. I will ensure that items re Inspector. O Contractor with Worker's O Workers Comp. Policy No. Ex	all City ordinances, State and Fee representatives of this city to exquiring inspections will not be or	ederal laws regulating inter upon above ment covered without an ap	activities covered by tioned property for in	this permit spection nilding
CONTRACTOR		PHONE #		
Address:	City:	Zip:		* * * * * * * * * * * * * * * * * * *
	Licensed Contractor's	Declaration		
I hereby affirm under penalty of Section 7000) of Division 3 of t	perjury that I am licensed un he Business and Professions	nder provisions of C Code, and my licens	se is in full force an	ing with d in effect.
Contractors Signature :			Date:	<u>, , , , , , , , , , , , , , , , , , , </u>
Print Name :	Em	ail:		
Linear Class	Licanso #		Evn Data	A

Plumbing'

	· ·	riuu	IUI	ug		
Qty	Item	Fee		Qty	Item	Fee
	Single Trap Fixture				Miscellaneous Repairs	
****	Swimming Pool]		Lawn Sprinklers	-
	The state of the s	1.5		fr 4,	Vacuum Breaker or	
* * * * * * * * * * * * * * * * * * * *	Solar Water Heating				Back Flow preventer	÷
3.384.20	Water Service Piping		-<	12:	Interceptors & Clarifiers	
	Gas Outlets to 5			3	Storm Water Drains Inside	
	Each Outlet over 5	ix.		في وطورو	Whole System Re-pipe Residential	
	Water Heater				Relocate Gas Meter	
				1	Home Or Building	
	Water Treatment				Sewer Connection	·
	Building Sewer	7.	()	C. March	Fire Sprinkler Head to 5 units	
	Private Sewage System				Additional Sprinkler Head	
	Private Sewage	4.5 T.]			
	Abandonment or Repair				Other	

Mechanical

Qty	Item	Fee
	Heating Appliance / FAU	
	Comfort Cooling Unit / A-C	
	Combo Heating & Cooling unit	
	Pool Heater	
	Single Flue or Vent for Appliance	
	Duct Systems per 1000 SF of Area	
	Cooling Unit with Ducts	-
	Ventilation Unit	

Qty	Item	Fee
,	Residential Exhaust Fan or Duct	
	Commercial Exhaust or Duct	
	Refrigeration Unit up to 25 HP	,
	Refrigeration Unit over 25 HP	
	Boiler	
	Fire Damper 1 – 10	
	Over 10 Fire Dampers	
	Other Appliances or Equipment	

Electrical Fee

· Qty	<u> Item</u>	F'ee
	Systems per SF for one or two	
	Family Dwellings	
	•	
	For Multi Family Residential	
	Swimming Pools	
	Circuits to Manufactured Spa	
	Temporary Service or Pole	
	Panel Upgrade 600V to 200AMP	
	600V to Over 200AMP	
	to 1000AMP	· .
	Over 600V to Over 1,000AMP	
	Conversion from Overhead to	
	Underground Service	
	Receptacles, Switch or outlet,	
	first 20	
	Each additional Switch, outlet	
	or receptacle	

Qty	Item	Fee
	Residential Appliances	
:	Non Residential Appliance	
	Power Apparatus Rated in HP,KW,KVA or KVAR up to 1 ea	
	Over 1, up to 10	
	Over 10, up to 50	,
	Over 50, up to 100	,
	Over 100	
	Misc. Apparatus Conduits, Conductors & Circuits	
	Bus ways, ea 100 FT or Fraction	
	Signs & Marquees	
	Other	



BUILDING PERMIT

City of Rancho Palos Verdes 30940 Hawthorne Blvd. Rancho Palos Verdes, CA 90275 (310) 265-7800 Inspections: (310) 541-9809

BLD2016-00214 PERMIT NO .

> APPLIED: 3/9/2016

3/28/2016 ISSUED:

EXPIRES: 9/28/2017

SITE ADDRESS: 30249 VIA VICTORIA

APN #: 7582013015

MEC

OWNER/APPLICANT CHRISTINE LEE 30249 VIA VICTORIA **RANCHO PALOS VERDES CA 90275**

Joseph Joseph

PROJECT DESCRIPTION:

New 10' x 8' Gunite Spa and 6' x 8' reef, replaster existing 312 sf pool

CONTRACTOR OWNER BUILDER

BLD ELE PLANNING

CLEARANCE BY

NO.

PLM

GRD

DEMO

WORK COVERED

1 All Planning Conditions of Approval apply.

2 Inspector to verify conditions in field.

CONDITIONS OF APPROVAL:

3 All Geology Conditions of Approval apply.

4 Smoke/CO alarm and Water Conservation verification form req'd

5 All pool, spa and hot tub guidelines and fencing requirements apply.

6 Don't forget to call (310) 541-9809 for a FINAL inspection.

FEES Type Amount DATA \$4.00 \$256.57 PCFE SFME \$62.14 SFEL \$57.07 PRMT \$454.41 SMP1 \$1.82 1473 \$1.00 APPL \$35.00 SFPL \$107.49 Total:\$979.50

I hereby acknowledge that I have read this permit and state that the all information above and any attached sheets is correct, and agree to comply with all ordinances and state and federal laws regulating activities covered by this permit. I authorize representives of this city to enter upon the above mentioned property for inspection purposes.

Applicant or Owner's Signature

Print Name

FINALED BY

DATE

ISSUED BY



Address:	Job Description:	
	ooo bestription	

CITY OF RANCHO PALOS VERDES

Permit # Please Post on the Job Site in a Conspicuous Location (Protect from Loss or Damage)

Dept. of Planning, Building, and Code Enforcement INSPECTION RECORD

INSPECTION REQUEST LINE 310-541-9809 by 4:00 PM OFFICE 310-26
CONSTRUCTION HOURS ARE 7:00 AM to 6:00 PM Mon thru Fri. & 9:00AM to 5:00 PM Saturdays (No work on Sundays & Holidays) OFFICE 310-265-7800

		•		POOL / SPA IN	SPECTION	VS
Inspection Type	Date	Ińspector	Inspection T	'ype	Date	Inspector
Underground Plumbing				Steel, Main Drain, &		Inspector
Underfloor Plumbing			Bonding	•	4417	D-X
Plumbing Groundwork Drain, Waste & Vent			DO NOT COVER WORK UNTI HAS BEEN SIGNED / AP		L THE ABOV	
Plumbing Groundwork - Water		<u> </u>	Gas Piping	DEBIT GIGITED / AF	FROVED	
Distribution Electrical Groundwork						
□ Ufer Ground		1	Electrical Gro			
Mechanical Groundwork		· · · · · · · · · · · · · · · · · · ·	Plumbing Gr			
			Receptor (P-	Ггар)		
Footings / Steel / Grade Beams			Pre-plaster, E Fence	quipment Set, Barrier		
Foundation / Set backs			DO NOT	COVER WORK UNTI	L THE ABOV	/E
Underpinning / Floor Joist	 		HA	S BEEN SIGNED / AP	PROVED	
		·	Pool Final			
Slab / Deck					<u>L</u>	<u> </u>
Pre-Grout Masonry						
DO NOT COVER WORK UNTIL THE SIGNED / APPROV	E ABOVE HA	AS BEEN		e e e e e e e e e e e e e e e e e e e		
Plumbing Rough					· · · · · · · · · · · · · · · · · · ·	
Shower Pan / Hot Mop		1	Plumbing			
·			Sewer / Septie	C		
Mechanical Rough	K	7. * · · · · · · · · · · · · · · · · · ·	Water Service			
Electrical Rough		, ,		Lough		
Roof Sheathing / Pre roof				inal		,
Shear Wall	,		All Clearanc	es and Final Inspections prior to the Release of L	s must be Con	plete
			Mechanical I	inal	, control	
Praming			Electrical Fin	ıal	· · · · · · · · · · · · · · · · · · ·	
ire Department Rough Inspection	÷ , ,	٠.	Plumbing Fir	ıal		
DO NOT COVER WORK UNTIL THE SIGNED / APPROV	ABOVE HA	S BEEN	<u> </u>			
nsulation			Planning Fin:	al		
xterior Lath			Fire Departm	ent Final		
nterior Lath						
the state of the s		The state of the second	Public Works	Final		
rywall			Health Depar	tment Final		
rid Ceiling			Building Depa			
OTEC			Danging Debi	ar ement L 11131		
OTES:	· · · · · · · · · · · · · · · · · · ·					



City of Rancho Palos Verdes **Community Development Department**

B16-00215

BUILDING

PROPERTY OWNER'S PACKAGE

Disclosures & Forms for Owner - Builders Applying for Construction Permits

Dear Property Owner: An application for a building permit has been submitted in your name listing yourself as the builder of the property improvements specified at 30247 VIA VICTORIA

We are providing you with an Owner-Builder Acknowledgment and Information Verification Form to make you aware of your responsibilities and possible risk you may incur by having this permit issued in your name as the Owner-Builder. We will not issue a building permit until you have read, initialed your understanding of each provision, signed, and returned this form to us at our official address indicated. An agent of the owner

cannot execute this notice unless you, the property owner, obtain the prior approval of the Building Division.

IMPORTANT! NOTICE TO PROPERTY OWNER

O	WNER'S ACKNOWLEDGMENT AND VERIFICATION OF INFORMATION
D	IRECTIONS: Read and initial each statement below to signify you understand or verify this information.
1.	I understand a frequent practice of unlicensed workers is having the property owner obtain an "Owner-Builder" permit that erroneously implies that the property owner is providing his or her own labor and material personally. I, as an Owner-Builder, may be held liable and subject to serious financial risk for any injuries sustained by an unlicensed person and his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an Owner-Builder and am aware of the limits of my insurance coverage for injuries to workers on my property.
2.	I understand building permits are not required to be signed by property owners unless they are <i>responsible</i> for the construction and are not hiring a licensed Contractor to assume this responsibility Initial here
3.	I understand as an "Owner-Builder" I am the responsible party of record on the permit. I understand that I may protect myself from potential financial risk by hiring a licensed Contractor and having the permit filed in his or her name instead of my own
4.	I understand Contractors are required by law to be licensed and bonded in California and to list their license numbers on permits and contractsInitial here
5.	I understand if I employ or otherwise engage any persons, other than California licensed Contractors, and the total value of my construction is at least five hundred dollars (\$500), including labor and materials, I may be considered an "employer" under state and federal lawInitial here
6.	I understand if I am considered an "employer" under state and federal law, I must register with the state and federal government, withhold payroll taxes, provide workers' compensation disability insurances, and contribute to unemployment compensation for each "employee". I also understand my failure to abide by these laws may subject me to serious financial risk Initial here
7.	I understand under California Contractor's State License Law an Owner-Builder who builds single-family residential structures cannot legally build them with the intent to offer them for sale, unless all work is performed by licensed subcontractors and the number of structures does not exceed four within any calendar year, or all of the work is performed under contract with a licensed general building ContractorInitial here
8.	I understand as an Owner-Builder if I sell the property for which this permit is issued, I may be held liable for any financial or personal injuries sustained by any subsequent owner (s) that result from any latent construction defects in the workmanship or materials.
9.	I understand I may obtain more information regarding my obligations as an "employer" from the Internal Revenue Service, the United States Small Business Administration, the California Department of Benefit Payments, and the California Division of Industrial Accidents. I also understand I may contact the California Contractors' State License Board (CSLB) at 1-800-321CSLB (2752) or www.cslb.ca.gov for more information about licensed contractors

10. I am aware of and consent to an Owner-Builder building permit applied for in my name, and understand that I am the party legally and financially responsible for proposed construction activity at the following address: 30244 Via Victoria RPV Ca 90275	
11. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern Owner-Builders as well as employers. Initial here	
I agree to notify the issuer of this form immediately of any additions, deletions, or changes to any of the information I have provided on this form. Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors' State License Board may be unable to assist you with any financial loss you may sustain as a result of a complaint. Your only remedy against unlicensed Contractors may be in civil court. It is also important for you to understand that if an unlicensed Contractor or employee of that individual or firm is injured while working on your property, you may be held liable for damages. If you obtain a permit as Owner-Builder and wish to hire Contractors, you will be responsible for verifying whether or not those Contractors are properly licensed with the State and our City as well as the status of their workers' compensation insurance coverage.	,
BEFORE a building permit can be issued, this form must be completed and signed by the property owner and returned to the agency responsible for issuing the permit. NOTE: A copy of the property owner's driver's license, form notarization, or other verification acceptable to this agency may be required to be presented when the permit is issued to verify the property owner's signature. Signature of property owner: Date:	
NOTE: The following Authorization Form is required to be completed by the property owner only when designating an agent of the property owner to apply for a construction permit for the Owner-Builder. AUTHORIZATION OF AGENT TO ACT ON PROPERTY OWNER'S BEHALF Excluding the Notice to Property Owner, the execution of which I understand is my personal responsibility, I hereby authorize the following person(s) to act as my agent(s) to apply for, sign, and file the documents necessary to obtain an Owner-Builder Permit for my project. Scope of Construction Project (or Description of work): New Spa + remodel existing pool	
Project location or address: 30249 Via Victoria, RPV. Ca 90275	
Full Name of Authorized Agent: Graham Fisher Phone # (310) 567-2616	
Address of Authorized Agent: 30249 Via Victoria, RPV. Co. 90275	
I declare under penalty of perjury that I am the property owner for the address listed above and I personally filled out the above information and certify its accuracy. <i>NOTE:</i> A copy of the owner's driver's license, form of notarization, or other verification acceptable to this agency may be required to be presented when the permit is issued to verify the property owner's signature.	
Property Owner's Signature: Ohinpige Date: 3/25/16	

Owner - Builder Workers' Compensation Declaration

WARNING: Failure to secure Workers' Compensation coverage is unlawful, and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars (100,000), in addition to the cost of compensation, damages as provided for in Section 3706 of the Labor Code, interest, and attorney's fees.

I hereby affirm under penalty of perjury one of the following declarations:

I, as the property owner hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the reason (s) indicated below by the checkmark (s) I have placed next to the applicable item (s) (Section 7031.5, Business and Professions Code: Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).

I, as owner of the property, or my employees with wages as their sole compensation, will do all of or (L) portions of the work, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improved for the purpose of sale.

I, as owner of the property, am exclusively contracting with licensed Contractors to construct the project (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for the projects with a licensed Contractor pursuant to the Contractors' State License Law.).

Am exempt from the licensure under the Contractors' State License Law for the following reason:

By my signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year prior to completion of the improvements covered by this permit, I cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following web site: www.leginfo.ca.gov/calaw

Date: 3 25 16 Signature of Property Owner or Authorized Agent

have and will maintain a certificate of consent to self-insure for workers' compensation issued by the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

Policy Number: AAA Homeowners Policy & CHO 003177643

the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier is: AAA Carrier: 003177643 Ctto Policy Number: Phone # 877 - 422-2100 Name of Agent: certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions. Signature of Owner: Ofuffee Declaration Regarding Construction Lending Agency I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097, Civil Code). Lender's Name: Phone: Lender's Address: By my signature below, I certify to each of the following: I am the property owner or authorized to act on the property owner's behalf. I have read this application and the information I have provided is correct. I agree to comply with all applicable city and county ordinances and state laws relating to building construction. I authorize representatives of this city or county to enter the above-identified property for inspection purposes. Date: Signature of Property Owner or Authorized Agent: 3(25/16 (b) When the Permit Application and the Owner-Builder Declaration have been executed by a

I have and will maintain workers' compensation insurance, as required by Section 3700 of

(b) When the Permit Application and the Owner-Builder Declaration have been executed by a person other that the property owner, prior to issuing the permit, the following shall be completed by the property owner and returned to the agency responsible for issuing the permit:



City of Rancho Palos Verdes Building and Safety Department Permit / Plan Check Application

T 1 A 11	1.0 11.0	v L	Date of	3/9/	16
Job Address	30249 VIA	VICTORIA	_ Application	<u> </u>	
Print Applicant Name	Graham Fishe	r	_ Email	fmodelf	nday@cox.net
Applicant Signature	I frife	fac	_ PERMIT #	Blo-0	2/1-
Applicant's Best Phone	# / (3(0)	567-26	(6	·	
PROPERTY OWNER'S	NAME Chn	istine Lee	 :		••
Mailing address if different	·				
	567-2616	Email	ofmoder	nday @ cox	c. net
Commercial use only; Nam		en a en antido r en en el <mark>fronte en el com</mark> en)(1/100-54)	many (20 00)	
Commercial use only, main	c of pasiness to occo	.b3 oaname			
Internal use Only:					
Owner – Builder Declara	tion Required:	☐ Yes se	e attached	□ No	
ARCH / ENGINEER:	•			··	<u> </u>
Ī	License #		City Business Li	cense #	
Address:	City:			Zip:	
Phone Number:		Email Address			· · · · · · · · · · · · · · · · · · ·
	<u> </u>	·			
Written Description of W	ork:	Square	Footage	<u> </u>	
Spa + reef		1 <u>.</u>		*	
	6121				
10 · X2 ·	· <u> </u>				
ICBO or ER #	al .	Valuatio	on \$		
ICBO OI EX#		· · · · · · · · · · · · · · · · · · ·		• •,	
I hereby acknowledge that I h	ave read this permit ap	plication and state	that all informati	on including any atta	iched sheets
are correct. I agree to comply for which I am applying. I aut purposes. I will ensure that ite	with all City ordinance horize representatives	es, State and Feder of this city to ente	ral laws regulating r upon above men	activities covered by tioned property for it	y this permit nspection
Inspector.					
o Contractor with Wor	ker's Compensation	or	***	Contractor is Exem	pt
o Workers Comp. Police		• *		○ Exempt	
No	Exp Date:			·	
		*-			
CONTRACTOR			PHONE #		·
Address:	City:		Zip:		
		Contractor's D		71 O (sing with
I hereby affirm under penal	ity of perjury that I a	m licensed unde	r provisions of C	napter 9 (commen	ong with
Section 7000) of Division 3		Professions Co	de, and my licen		na m enect.
Contractors Signature :	· · · · · · · · · · · · · · · · · · ·	<u> </u>	<u> </u>	Date:	
Print Name:		Email	!		
License Class	License #			Exp. Date	
LICCHSC CIASS	Eliconde II				 ,

Plumbing

	Plun
Item	Fee
Single Trap Fixture	-
Swimming Pool	
Solar Water Heating	
Water Service Piping	
Gas Outlets to 5	
Each Outlet over 5	
Water Heater	
	-
Water Treatment	
Building Sewer	
Private Sewage System	
Private Sewage	
Abandonment or Repair	
	Single Trap Fixture Swimming Pool Solar Water Heating Water Service Piping Gas Outlets to 5 Each Outlet over 5 Water Heater Water Treatment Building Sewer Private Sewage System Private Sewage

ıg		
Qty	Item	Fee
	Miscellaneous Repairs	
	Lawn Sprinklers	
	Vacuum Breaker or	
	Back Flow preventer	
	Interceptors & Clarifiers	
	Storm Water Drains Inside	
	Whole System Re-pipe Residential	
	Relocate Gas Meter	
	Home Or Building	
	Sewer Connection	
	Fire Sprinkler Head to 5 units	
	Additional Sprinkler Head	
	Other	

Mechanical

Qty	Item	Fee
	Heating Appliance / FAU	
	Comfort Cooling Unit / A-C	
	Combo Heating & Cooling unit	
	Pool Heater	
	Single Flue or Vent for Appliance	
	Duct Systems per 1000 SF of Area	
	Cooling Unit with Ducts	
	Ventilation Unit	

Qty	Item	Fee
	Residential Exhaust Fan or Duct	
	Commercial Exhaust or Duct	
	Refrigeration Unit up to 25 HP	
	Refrigeration Unit over 25 HP	-
	Boiler	
	Fire Damper 1 – 10	
	Over 10 Fire Dampers	
	Other Appliances or Equipment	

Electrical

Item	Fee
Systems per SF for one or two	
Family Dwellings	1.
For Multi Family Residential	
Swimming Pools	
Circuits to Manufactured Spa	
Temporary Service or Pole	-
Panel Upgrade 600V to 200AMP	
600V to Over 200AMP	
to 1000AMP	
Over 600V to Over 1,000AMP	
Conversion from Overhead to	
Underground Service	
Receptacles, Switch or outlet,	
first 20	
Each additional Switch, outlet	
or receptacle	
	Systems per SF for one or two Family Dwellings For Multi Family Residential Swimming Pools Circuits to Manufactured Spa Temporary Service or Pole Panel Upgrade 600V to 200AMP 600V to Over 200AMP to 1000AMP Over 600V to Over 1,000AMP Conversion from Overhead to Underground Service Receptacles, Switch or outlet, first 20 Each additional Switch, outlet

Qty	Item	Fee
	Residential Appliances	
	Non Residential Appliance	
	Power Apparatus Rated in	
	HP,KW,KVA or KVAR up to 1 ea	
	Over 1, up to 10	
	Over 10, up to 50	
	Over 50, up to 100	
	Over 100	
	Misc. Apparatus Conduits,	
	Conductors & Circuits	
	Bus ways, ea 100 FT or Fraction	
	Signs & Marquees	
	Other	

Plan Check # 13/6 - 8

Date Received

Geo # G16 - 0003

Project Address: 30248 VIA VICTORIA Fees Paid \$

Please Print

Applicant: Graham Fisher

□ Architect □ Contractor □ Engineer

Designer

Phone Number: 30-567-2616

Please Print

Owner: Christians Lee

Address: 30249 Via Victoria

Phone Number: 310 - 56 7-2616

Email Address: a fragery day @ COX. No Email address: afmodern day @ COX. No

PROJECT DESCRIPTION Be Specific about the proposed project	Square Footage
NEW GRUNITE SPA	10'x8' =802
AND Reep	6'x8' = 484
POOL REMODEL	Valuation \$

All plan checks are subject to expire within 180-days from the submittal date. Per RPVMC 15.18.050 & 2013 CBC sec. 105.3.2 upon receipt of a written request which demonstrates justifiable cause, you may be eligible to receive up to (2) 90-day extensions not to exceed a total of 180-days.

1		In	how	Fihr
	Sig	ned	/	

OFFICE USE ONLY

Submitted - CALCS GEO 6/1-

DATE

SOILS

INITIAL

NOTIFICATIONS Notified (Arch/Engineer/Cont/Owner/Design) Ready for his / Corr

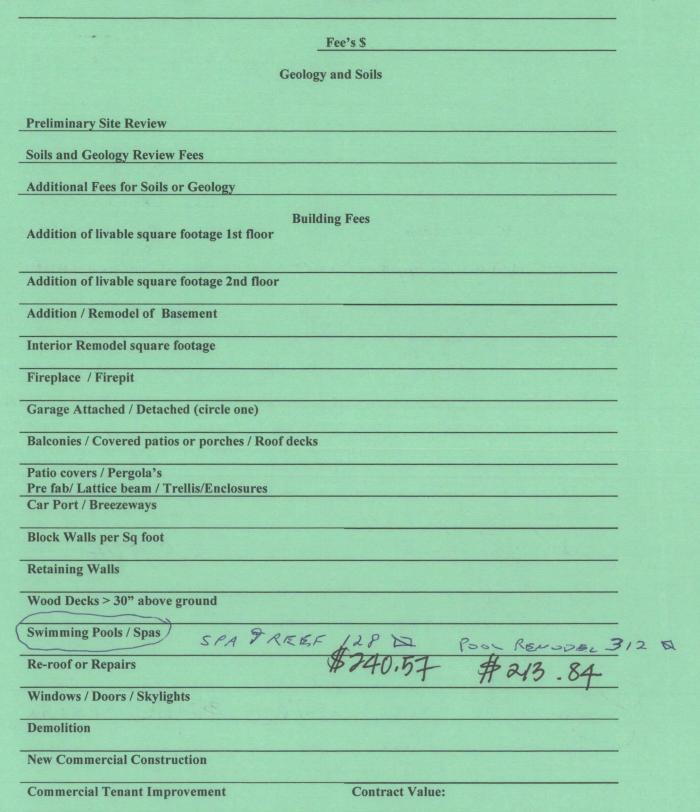
Notified (Arch/Engineer/Cont/Owner/Design) Ready for Iss / Corr

Notified (Arch/Engineer/Cont/Owner/Design) Ready for Iss / Corr

Notified (Arch/Engineer/Cont/Owner/Design) Ready for Iss / Corr

Fill

Total Cubic Yards



Total Fees:

Total Combined Valuation

Electrical Fees

System per Square Foot:	#	510	
For One & Two Family Dwellings Systems per Square Foot:	#	\$.10	
For Multi-Family Dwellings	#	\$.09	
Swimming Pools:	#	\$ 107.49	
	,	080 88	
Circuits To Manufactured Spa	#	\$72.77	
Temporary Electrical Service	#	\$ 44.51	
Panel - Upgrade / Sub / Breakers			
For 600 V to 200 AMP	#	\$ 53.55	
T (00 V) 0 000 135D 1 1 000 135D	,,	010511	
For 600 V to Over 200AMP to 1,000 AMP	#	\$107.11	
For Over 600 V to Over 1,000 AMP	#	\$ 214.20	
101 0101 000 7 10 0701 1,000 11111		V - 2 11 - 0	
Conversion From Overhead to Underground Service	#	\$ 53.55	
Receptacle, Switch or Outlet, First 20 ea	#	\$2.10	
Each additional	#	\$ 1.34	
Laci auditional		\$1.54	
Residential Appliances	#	\$ 11.71	
Non Residential Appliances	#	\$ 22.01	
Power Apparatus Rated in HP,KW,KVA or KVAR Up to 1 each	#	\$ 10.75	
HP, KW, KVA OF KVAR Up to 1 each	#	\$ 10.73	
Over 1, up to 10	#	\$ 21.50	
Over 10, up to 50	#	\$ 53.55	
O 50 4- 100	4	610711	
Over 50, up to 100	#	\$107.11	
Over 100	#	\$ 171.87	
THE PROPERTY OF STREET STREET,			
Misc. Apparatus Conduits, Conductors & Circuits	#	\$ 44.51	学是在第二种 的
	"	6 12 12	
Bus ways, Each 100 Ft or Fraction	#	\$ 13.13	
Signs & Marquees	#	\$ 44.51	
Digito ee Triai quees		7 1 110 1	
Plan Review – Percentage of Permit Fee		50 %	数型建筑在新港

Total Combined Electrical Fees

\$

Other:

\$ 92.00 Minimum or 1.28/sq. ft. Select fee at staff discretion – best fee for circumstance.

Additional Services for which a fee has not bee established shall be charged at the City's fully burdened rate.

Mechanical Fees

Heating Appliance	#	\$ 28.53	
Comfort Cooling Unit	#	\$ 28.53	
Combination Heating / Cooling Unit	#	\$ 62.14	
Pool Heater	# 1	\$ 62.14	
Single Flue or Vent Serving an Appliance	#	\$ 15.22	
	TI CONTRACTOR OF THE CONTRACTO	\$ 13.22	
Duct Systems for Heating or Cooling - Per 1,000 SF of Area Served	#	\$ 39.95	
Evaporative Cooling Unit with Ducts	#	\$ 22.83	
Air Handling or Ventilation Unit	#	\$ 15.22	
Residential Exhaust Fan or Duct	#	\$ 17.12	
Commercial Kitchen Hood	#	\$ 72.29	
Refrigeration Unit up to 25 HP	#	\$ 28.53	
Over 25 HP	#	\$ 57.07	
Boiler	#	\$ 70.46	
Fire Damper 1 – 10 Dampers ea	#	\$ 11.41	
Over 10	#	\$4.23	
Other Appliances & Equipment	#	\$ 34.24	
Plan Review Shall be a Percentage of Permit Fee		50 %	

Total Combined Mechanical Fees

\$

Other:

\$ 92.00 Minimum or 1.28/sq. ft. Select fee at staff discretion – best fee for circumstance.

Additional Services for which a fee has not bee established shall be charged at the City's fully burdened rate.

Plumbing Fees

Single Trap Fixture	#	\$ 17.12	
Swimming Pool	# /	\$ 57.07	
Solar Water Heating	#	\$ 57.07	
Water Service Piping	#	\$ 17.12	
Gas System to 5 Outlets	#	\$ 17.12	
Each Outlet over 5	#	\$ 4.14	
Fuel Oil Piping Serving a Single Appliance	#	\$ 17.12	
Water Heater	#	\$ 17.12	
Water Treatment Equipment	#	\$17.12	
Building Sewer	#	\$ 32.34	
Private Sewage System	#	\$ 100.82	
Private Swage System Abandonment or Repair	#	\$ 32.34	
Miscellaneous Repairs	#	\$ 17.19	
Lawn Sprinkler System Residential	#	\$ 17.12	
Lawn Sprinkler System Non Residential	#	\$ 17.12	
Vacuum Breaker or Backflow Preventer	#	\$ 17.12	
Interceptors & Clarifiers	#	\$ 32.34	
Storm Water Drains Inside Building	#	\$ 17.12	
Whole System Re-pipe, Residential	#	\$ 114.14	
Relocate Gas Meter	#	\$ 17.12	
Connection of a Home / Building Sewer to Public Sewer	#	\$ 49.46	
Fire Sprinkler Head, to 5 units	#	\$ 17.12	
Each Additional Sprinkler Head over 5 units	#	\$ 4.14	
Plan Review – Percentage of Permit Fee		50 %	
Total Combined Plumbing Fee	S	\$	

Other:

\$ 92.00 Minimum or 1.28/sq. ft. Select fee at staff discretion – best fee for circumstance.

Additional Services for which a fee has not bee established shall be charged at the City's fully burdened rate.

CITY OF RANCHO PALOS VERDES BUILDING AND SAFETY PLAN REVIEW CONTROL SHEET

Plan Check # B 16 - 60 213 Address 30245 VIA Victoria Pre plan check inspection required Required Waived Completed by Planning Dept Review Structural Review (2 Non Structural Review 3 4 Soils/Geology Review 5 Drainage Review (6 Public Works Review 7 Cal-Osha Review 8 Fire Protection Review Fire Fuel Mod Review 10 LME Area Health Dept Review 11 12 Sanitation Dist. Review 13 Haz-Mat / AQMD Review 14 NPDES Review (SWPPP Review (15 16 Erosion Control Plan (17 Curb Core / Haul Route Stamps & Signatures by A Geologist B Soils Engineer C Architect D Engineer E Public Works F Planning Review G Fire Dept. City Engineer H I Other (Fees, Taxes & Miscellaneous) Required Waived Complete

Construction Site Main.

Haul Route/ROW Permit

Const/Demo waste form

School District Fees

Assessor Set

1

2

4

5

The same of the sa



RANCHO PALOS VERDES Community Development Department

Dear Applicant:

Please be aware that the plan review process that you have just entered into has a time limit as prescribed by law with serious monetary consequences if the time limit is not met.

Applications for which no permit is issued within 180 days following the date of application shall expire by limitation. Plan checks may receive up to (2) 90-day extensions which are not to exceed 180-days, upon receipt of the applicable fee along with a written request which demonstrates justifiable cause. You may be eligible to receive the aforementioned extension per RPVMC 15.18.50 & CBC 105.3.2.

If the plan check expires, you may apply for renewal of the project application by resubmitting plans and paying a new plan review fee. Furthermore, pursuant to RPVMC section 17.86.070, if your plan check expires, any associated Planning Division entitlements automatically become null & void. Thus, you will also be responsible for paying additional fees to re-instate your Planning entitlements. If your expired plan check is not re-instated within one year of expiration, your previous planning entitlements cannot be reinstated and any plans or other data submitted for review may be destroyed by the City.

I have read the above and understand the time limits that apply to this project.

Signature

<u>X 03</u>

Plan Check #

OWNER'S CERTIFICATION

Minimum Best Management Practices (BMPs)
For <u>ALL</u> Construction Sites

FORM OC1

RANCHO PALOS VERDES

Project Name Lee Residence	BUILDING / GRADING PERMIT NUMBER		
Project Name Lee Residence Project Location 30249 VIA Victoria	B16-00265		
Owner Name Christine Lee	Contractor Name		
Address 30249 Via Victoria RPV 90275	Address		
Phone (310) 567-2616	Phone		
-Fax-or-Email	Fax or Email		
 vehicle tracking or wind. WET WEATHER EROSION CONTROL PLAN (WWE construction occur during the wet season (October 1st – April Phills) HILLSIDE: Construction upon slopes 25% or more required prevent erosion and sediment runoff. CONSTRUCTION MATERIALS CONTROL: Construction site to minimize transport from the site to streets, drainage from equipment and vehicle washing shall be contained at composite pollutants. NON-STORMWATER RUNOFF: Non-Stormwater runof shall be contained at the project site. 	Regional Water Quality Control Board (RWQCB), certain ements of the Los Angeles County Municipal Storm water a crosion control and construction activities must be sturbed by construction and from stockpiles of soil shall be to streets, drainage facilities or adjacent properties via runoff, CCP): Is required for projects one acre or more that will have ril 15th) as the implementation of additional BMPs to protect slopes and tion related materials, wastes, spills or residues shall be retained at facilities or adjoining properties by wind or runoff. Runoff construction sites unless treated to remove sediment and fif from equipment and vehicle washing and any other activity rolled by implementing an effective combination of BMPs (as the limiting of grading schedule during the wet season;		
Minimum BMPs include: (1) Soil piles must be covered with tarps or plastic be conducted away from catch basins, (4) catch basins must be protected who concrete wastes in the street, (7) keep the site clean, sweep the gutters at the	en working nearby, (5) vacuum all concrete saw cutting, (6) never wash		
As the architect/engineer of record, I have selected appropriate BMPs to effe activities on storm water quality. The project owner and contractor are awar ensure their effectiveness. The BMPs not selected for implementation are re	e that the selected BMPs shall be installed, monitored, and maintained to		
Design Professional or Record Printed Name	Design Professional of Record Signature		
Title	Date		
I certify that this document and all attachments were prepared under my direct qualified personnel properly gather and evaluate the information submitted. person (s) directly responsible for gathering the information, to the best of m properly and/or adequately implement the BMPs may result in revocation of	Based on my inquiry of the person (s) who manage the system or those y knowledge and belief, the information submitted is true, accurate, and		

NPDES No. CAS 004001 City of Rancho Palos Verdes 2006-2007 Order No. 01-182 Los Angeles County Municipal Storm Water Permit (Order 01-182) Individual Annual Report Form Attachment U-4

I. Certification Statement

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted.

Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility, of a fine and imprisonment for knowing violations.

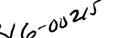
Executed on the day of	, 20,		•		
at	_•				
Printed Name		Title _			
City Name					_
(Signature)					

Signature by duly authorized representative



Interinsuran Exchange of the Autom ile Club

Members' Homeowners Policy Coverages and Limits Renewal Declarations - Form 3





We are pleased to offer you a renewal for your homeowners insurance policy. To renew your policy, send at least the minimum payment on or before the due date. Insurance is in effect only for the coverages and limits of liability shown on this declarations page and as set forth in the insurance policy and endorsements. These declarations, together with the contract and the endorsements in effect, complete your policy.

YOUR NAME AND MAILING ADDRESS (Named In	RECEIVED HOMEOWNERS POLICY NUMBER CHO 003177643			
LEE, CHRISTINE 30249 VIA VICTORIA	MAR 25 2016	POLICY PERIOD (PACIFIC ST	TANDARD TIME)	
RANCHO PALOS VERDES CA 90275-4439		THIS POLICY IS EFFECTIVE		
		FROM: 12-27-2015	12:01 A.M.	
	BUILDING & SAFETY	TO: 12-27-2016	12:01 A.M.	
LOCATION OF RESIDENCE PREMISES (if differe	nt from mailing address above	9)		
		YEAR BUILT: 1961	,	

		Cavarages are cubicet to all conditions of this policy	
COVERAGES AND LIMITS OF LIABILITY	-	Coverages are subject to all conditions of this bolicy	
COVERAGES AND LIVE IS OF LINDICE		Coverages and subject to an element of the penel	
COVERAGES AND LIVING OF LIABILITY	-	Coverages are subject to all conditions of this police	"

Part I Property Coverages Description		Deductible*	Limits
Dwelling	Coverage A**	Yes	\$363,000
Other Structures	Coverage B**	Yes	\$36,300
Unscheduled Personal Property	Coverage C	Yes	\$272,250
Loss of Use	Other Coverages 1. (20% of the amount of Coverage A)	Yes	
Building Code Upgrade	Other Coverages 5. (10% of the amount of Coverage A)	Yes	

The limit of liability for this structure (Coverage A) is based on an estimate of the cost to rebuild your home, including an approximate cost for labor and materials in your area, and specific information that you have provided about your home.

*A deductible of \$1,000 applies to any covered loss resulting from discharge, leakage or overflow of water or steam from any plumbing, heating, air conditioning or fire sprinkler system, or any fixture or appliance. A deductible of \$1,000 applies to any other covered loss.

Part I limits may have been increased using an inflation factor.

** Coverage A and Coverage B - Guaranteed Replacement Cost Included

Part II Liability Coverages

Limits Description \$1,000,000 Coverage D (Bodily Injury and Property Damage) - Each Occurrence Personal Liability (Personal Injury) in the Aggregate

Medical Payments to Others

Coverage E - Each Person

\$5,000

Part IV Workers' Compensation and Employers' Liability Coverages

Description

Workers' Compensation

Coverage F - Statutory

Employers' Liability

Coverage G (per Conditions Part IV Provision 3)

Residence Employees - Outservant(s) 00 / Inservant(s) 00

PROCESS DATE: 11-03-2015

Multi Policy	,	Roof	Type		Mature	Э	Fire A	Alarm	Loyalty	/ 12 yrs	•	
						PREM	IUM S	UMMARY				
						Additio	nal C	overages				
Basic Coverages		Less Discounts		Liability		Medical Payments		Residence Employees	Ε	ndorsements	CIGA Assessment	TOTAL PREMIUM •
\$1,253	-	\$619	+	\$65	+	\$9	+		+	\$40 ⁺	,	= \$748

Renewal Declarations - Form 3 (Continued)

HOMEOWNERS POLICY NUMBER: CHO 003177643

POLICY EFFECT FROM: 12-27-2015 TO: 12-27-2016

Endorsement Number	Description	- Limits F	Premium
HO-404	AAA YOURHOME ADVANTAGE PACKAGE ENDORSEMENT		Included
HO-48	ADDITIONAL LIMIT - OTHER STRUCTURES	\$40,000	\$40
HO-216	ALARM OR FIRE PROTECTION SYSTEM		
HO-2369	AMENDATORY ENDORSEMENT		
HO-2395	AMENDATORY ENDORSEMENT		
438BFU	LENDER'S LOSS PAYABLE ENDORSEMENT		

Any loss under Part I - PROPERTY COVERAGES - is payable as interest may appear to you and the following listed:

MORTGAGEE

LOAN NO.: 0003037995

PNC BANK; NATIONAL ASSOCIATION PO BOX 7433 SPRINGFIELD OH 45501-7433

CAH0200B E20081117 110315

For Questions or Changes Call 1-877-422-2100

California Home, Condo, Renters and RDP Summary

Part 2 – Liability Coverage

Coverage D – Personal Liability

- Pays when an insured is legally liable for BI or PD
- Coverage is worldwide
- Available limits (in thousands): \$100, \$250, \$300, \$500, \$1000



Coverage E – Medical Payments to Others (i.e. "Guest Medical")

- Pays for BI regardless of legal liability
- Applies to people invited by the insured, not related to the insured and not living at the insured's property.
- Available limits: \$1000, \$2000, \$5000

Part 4 – Worker's Compensation and Employer's Liability

Coverage F – Worker's Compensation

No coverage limit

- Residence Employees employed 52 hours+ and earn \$100+ in the 90 days immediately preceding injury or illness (i.e. babysitters, cleaning persons)
- Occasional Servant employed 52 hours or more in the last 90 days and earn \$100+
- Inservant primarily performs duties inside the residence and employed for over 52 hours per week (i.e. housekeepers, cooks)
- Outservant primarily performs duties outside the residence and employed for over 52 hours per week (i.e. chauffeurs). Also included are part-time gardeners who work for one employer for over 44 hours per month

Coverage G - Employer's Liability

 Pays for damages when the insured is legally liable, including pain and suffering (non-tangible bills)

Sandra Ishman

From:

Sandra Ishman

Sent:

Thursday, March 24, 2016 4:22 PM

To:

'gfmodernday@cox.net'

Cc:

'Tony Lee'

Subject:

Spa geology review - G16-00032 and plan check #B16-00214

Attachments:

Via Victoria 30249 spa approval 3 24 16.pdf; BMPs hand out 08 21 07.doc; Owner

Builder Declaration 05 17 10 rev 1-19-11.doc

Hi Mr. Fisher and Tony Lee,

Attached are the geology review results for the proposed spa at 30249 Via Victoria under case #G16-00032, Tony please keep the attachment for your records.

Since I'm emailing you Mr. Fisher, I wanted to take this opportunity to remind you about the last few items needed to issue the building permit and I've attached some forms/handouts to assist you:

- 1. Property Owner's signed "Best Management Practices" form. (see attached)
- 2. If you are obtaining the permit as "owner-builder" then please have the property owner sign it.
- 3. Please ensure proof of valid Workers Compensation insurance is provided by your State Licensed Contractor or by the Property Owner as required under Section 3700 of the Labor Code as previously discussed.

Once we receive these last few items we will be able to issue the permit. Please let us know if you have any questions.

Thank you,

Sandra Ishman, Permit Technician Building and Safety Dept. City of Rancho Palos Verdes 310-265-7800



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

APPLIED: 3/3/2016 ISSUED: 3/3/2016 EXPIRES: 8/30/2016

PERMIT NO.: ZON2016-00096

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

SITE ADDRESS: 30249 VIA VICTORIA

ASSESSOR'S PARCEL NO.: 7582013015

PROJECT DESCRIPTION: Proposed (N) spa and reef in rear yard of

residence

OWNER/APPLICANT

CHRISTINE LEE 30249 VIA VICTORIA RANCHO PALOS VERDES CA 90275

PRIMARY CONTACT

GRAHAM FISHER 30249 VIA VICTORIA

RPV CA 90275

TYPE OF USE: Other Use and/or Structure

ZONING: RS-4 (Single-Fam. 4 DU/ac)

APPLICATION TYPE(S): Site Plan Review

₄ FEES					
Туре	Ву	Date		Amount	
SPR	ML	3/3/2016		\$135.00	
DATA	ML	3/3/2016		\$4.00	
			Total:	\$139.00	

NOTES:		 	

CONDITIONS OF APPROVAL

This approval is for a proposed (N) spa and reef in rear yard of residence.

The approved project shall maintain the setbacks depicted on the stamped approved plans, but in no case shall minimum setbacks be less than the following: 20' front, 15' rear and 5' sides.

Construction of the approved project shall substantially comply with the plans originally stamped APPROVED on March 3, 2016, and with the RS-4 district and site development standards of the Rancho Palos Verdes Development Code.

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

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

Permitted hours and days for construction activity are 7:00 AM to 6:00 PM, Mondays through Fridays, and



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

APPLIED: 3/3/2016 ISSUED: 3/3/2016 EXPIRES: 8/30/2016

PERMIT NO.: ZON2016-00096

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

9:00 AM to 5:00 PM on Saturdays, with no construction activity permitted on Sundays or on the legal holidays specified in Section 17.96.920 of the Rancho Palos Verdes Development Code. Trucks and other construction vehicles shall not park, queue and/or idle at the project site or in the adjoining public rights-of-way before 7:00 AM, Monday through Saturday, in accordance with the permitted hours of construction stated above.

Except for excavation of the pool and/or spa, no grading is permitted by this approval.

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

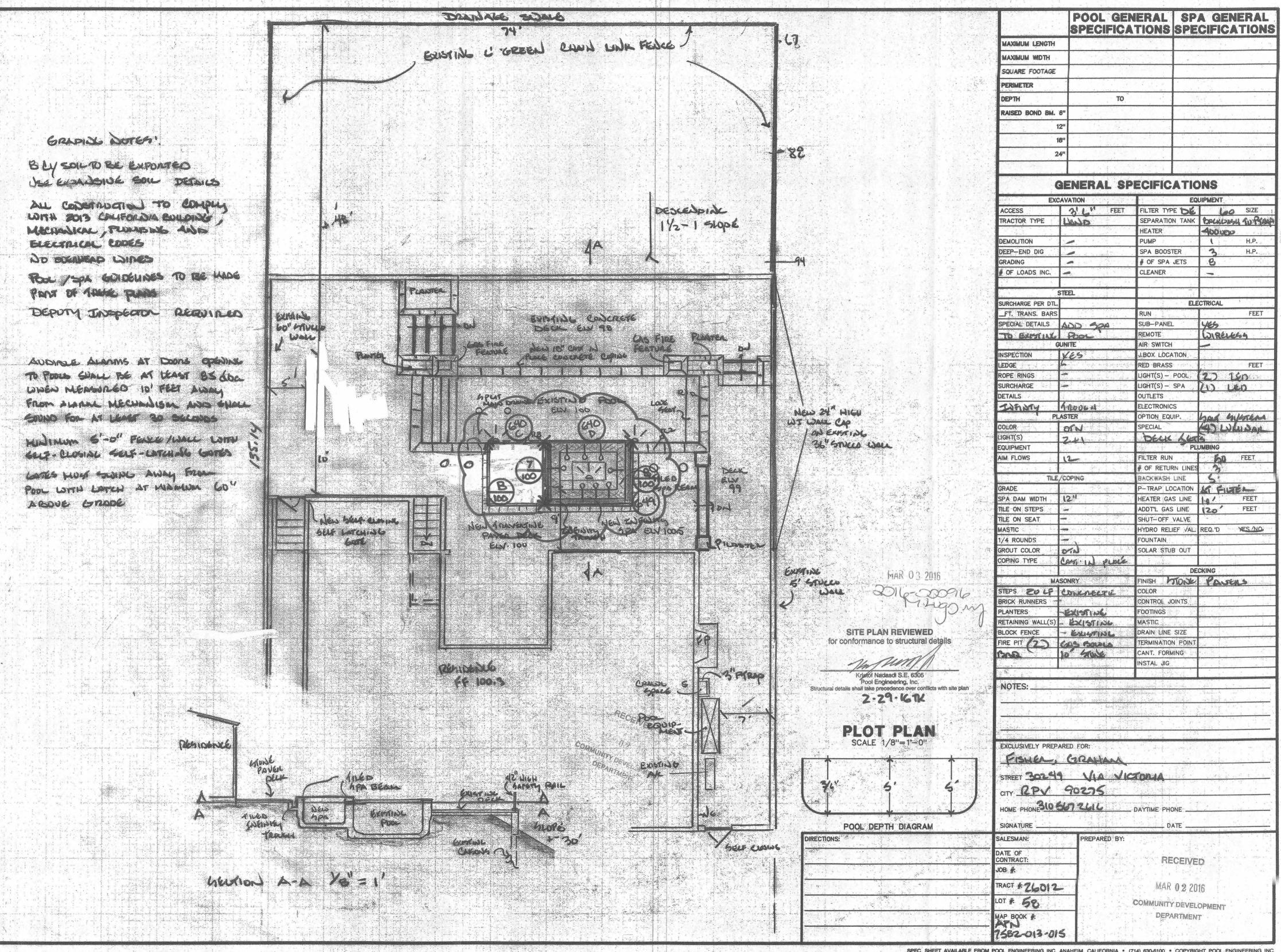
Projects involving new construction and additions or tear-down/rebuilds will require approval from the **Los Angeles County Fire Department**. Prior to planning application submittal, it is highly recommended that you take your plans to the Fire Department's Hawthorne Office to obtain their requirements, which may include costly upgrades. The LA County Fire Department Fire Prevention Division at the County of Los Angeles Fire Department is located at 4475 W. El Segundo Blvd., Hawthorne, CA 90250-4411. You can also call them at (310) 973-3044 to discuss submittal requirements.

For Community Development Director

3.3.16

Date

THIS APPROVAL SHALL BE NULL AND VOID AFTER <u>August 30, 2016</u> UNLESS THE APPROVED PLANS ARE SUBMITTED TO BUILDING AND SAFETY TO INITIATE THE "PLAN CHECK" REVIEW PROCESS. THIS APPROVAL SHALL ALSO BECOME NULL AND VOID IF AFTER INITIATING THE "PLAN CHECK" REVIEW PROCESS OR RECEIVING A BUILDING PERMIT TO BEGIN CONSTRUCTION, SAID PERMIT OR "PLAN CHECK" IS ALLOWED TO EXPIRE OR IS WITHDRAWN BY THE APPLICANT.





Planning, Building and Code Enforcement Department

Planning Division

30940 Hawthorne Blvd.

Rancho Palos Verdes, CA 90275

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

PERMIT NO.: ZON2009-00153

APPLIED: 4/24/2009

ISSUED: 11/3/2009

EXPIRES: 5/3/2010

SITE ADDRESS: 30249 VIA VICTORIA

ASSESSOR'S PARCEL NO.: 7582013015

PROJECT DESCRIPTION: Multiple new retaining walls to an existing SFR.

* See condition number 4

OWNER/APPLICANT

CHRISTINE LEE 30249 VIA VICTORIA RANCHO PALOS VERDES CA 90275 PRIMARY CONTACT

GRAHAM FISHER 30249 VIA VICTORIA

RANCHO PALOS VERDES CA 90275

TYPE OF USE: Accessory Structure/Use. Residential

ZONING: RS-4 (Single-Fam. 4 DU/ac)

APPLICATION TYPE(S): Grading Approval

FEES					
Туре	Ву	Date .	Amount		
DATA	ĿM	4/24/2009	\$3.96		
GRST	LM	4/24/2009	\$558.00		
		Total:	\$561.96		

NOTES:

+ 566	condition	number	4	
•				•

CONDITIONS OF APPROVAL

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 listed below. Failure to provide said written statement within ninety (90) days following the date of this approval shall render this approval null and void.
- 2. Prior to the submittal of plans into Building and Safety plan check, the applicant shall obtain an encroachment permit from the Director of Public Works for any curb cuts, dumpsters in the street or any other temporary or permanent improvements within the public rights-of-way.
- 3. Approval of this permit shall not be construed as a waiver of applicable and appropriate zoning regulations, or any Federal, State, County and/or City laws and regulations. Unless otherwise expressly specified, all other requirements of the City of Rancho Palos Verdes Municipal Code shall apply.
- 4. This approval is for a 3'-0" tall, 68'-0" long retaining wall and 5.34 cubic yards of grading (cut) along the south side property line, six (6) caissons located 14'-4" from the edge of the existing pool in the rear yard, with a maximum depth of 13'-6", and 29.8 cubic yards of grading (15.6 cubic yards of cut and 14.2 cubic yards of fill) with a 2'-8" tall garden wall to accommodate additional flat surface area beyond the edge of the existing



Planning, Building and Code Enforcement Department

Planning Division

30940 Hawthorne Blvd.

Rancho Palos Verdes, CA 90275

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

APPLIED: 4/24/2009 ISSUED: 11/3/2009

EXPIRES: 5/3/2010

PERMIT NO.: ZON2009-00153

pool. The Director of Planning, Building and Code Enforcement is authorized to make minor modifications to the approved plans and any of the conditions of approval if such modifications will achieve substantially the same results as would strict compliance with the approved plans and conditions. Otherwise, any substantive change to the project shall require approval of a revision to the Grading Permit (Case No. ZON2009-00153) by the Director and shall require new and separate environmental review.

- 5. The project development on the site shall conform to the specific standards contained in these conditions of approval or, if not addressed herein, shall conform to the residential development standards of the City's Municipal Code, including but not limited to height, setback and lot coverage standards.
- 6. Failure to comply with and adhere to all of these conditions of approval may be cause to revoke the approval of the project pursuant to the revocation procedures contained in Section 17.86.060 of the City's Municipal Code.
- 7. If the applicant has not submitted an application for a building permit for the approved project or not commenced the approved project as described in Section 17.86.070 of the City's Municipal Code within one hundred eighty days (180) of the final effective date of the 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 Department of Planning, Building and Code Enforcement and approved by the Director.
- 8. In the event that any of these conditions conflict with the recommendations and/or requirements of another permitting agency or City department, the stricter standard shall apply.
- 9. Unless otherwise designated in these conditions, all construction shall be completed in substantial conformance with the plans stamped APPROVED by the City with the effective date of the Notice of Decision.
- 10. The construction site and adjacent public and private properties and streets shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes. Such excess material may include, but not be limited to: the accumulation of debris, garbage, lumber, scrap metal, concrete asphalt, piles of earth, salvage materials, abandoned or discarded furniture, appliances or other household fixtures.
- 11. Permitted hours and days for construction activity are 7:00 AM to 7:00 PM, Monday through Saturday, with no construction activity permitted on Sundays or on the legal holidays specified in Section 17.96.920 of the Rancho Palos Verdes Development Code. Trucks shall not park, queue and/or idle at the project site or in the adjoining public rights-of-way before 7:00 AM, Monday through Saturday, in accordance with the permitted hours of construction stated in this condition.
- 12. Unless modified by the approval of future planning applications, the approved project shall maintain a maximum of 50% lot coverage (no change proposed) and the following setbacks from the applicable property lines:

Front

20 feet (no change proposed)

Side

5 feet (no change proposed)

Rear

15 feet (no change proposed)

- 13. Maximum hardscape coverage within the 20-foot front-yard setback shall not exceed 50%.
- 14. A minimum 2-car garage shall be maintained, with each required parking space being individually



Planning, Building and Code Enforcement Department

Planning Division

30940 Hawthorne Blvd.

Rancho Palos Verdes, CA 90275

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

PERMIT NO.: ZON2009-00153

APPLIED: 4/24/2009

ISSUED: 11/3/2009

EXPIRES: 5/3/2010

accessible and maintaining minimum unobstructed dimensions of 9' in width and 20' in depth, with minimum 7' vertical clearance.

- 15. Exterior residential lighting shall be in compliance 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.
- 16. All grading, landscaping and construction activities shall exercise effective dust control techniques, either through screening and/or watering.
- 17. All construction sites shall be maintained in a secure, safe, neat and orderly manner. Temporary portable bathrooms shall be provided on a construction site if required by the City's Building Official. Said portable bathrooms shall be subject to the approval of the City's Building Official and shall be placed in a location that will minimize disturbance to the surrounding property owners.
- 18. All applicable permits required by the Building and Safety Division shall be obtained by the applicant prior to the commencement of construction.

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

For Director of Planning, Building and Code Enforcement

11/20/09

THIS APPROVAL SHALL BE NULL AND VOID AFTER May 3, 2010 UNLESS THE APPROVED PLANS ARE SUBMITTED TO BUILDING AND SAFETY TO INITIATE THE "PLAN CHECK" REVIEW PROCESS. THIS APPROVAL SHALL ALSO BECOME NULL AND VOID IF AFTER INITIATING THE "PLAN CHECK" REVIEW PROCESS OR RECEIVING A BUILDING PERMIT TO BEGIN CONSTRUCTION, SAID PERMIT OR "PLAN CHECK" IS ALLOWED TO EXPIRE OR IS WITHDRAWN BY THE APPLICANT.

