#### FILE CONTROL SHEET

PROPERTY ADDRESS

30423 VIA VICTORIA

APP. NO.	PROJECT DESCRIPTION	ACTION TAKEN	DATE CLEARED
ZON2016-	PROJECT DESCRIPTION	Approved	0.015
00060 (HV)	3634 12 Plan Addition; 7084 garage; bo	5th 2vel floor	9-8-15



Application Number:	2ON2015-00060 (HV)
Related Applications: I	FA, NC
Date Received: 1/28/	2015
Fee Received: \$520	4.00
Name (Landowner): S	teve and Rosa Frank
Project Address 30	423 Via Victoria
ENVIRONMENTAL R	EQUIREMENTS
•	STAFF ACTION
1/28/15	Application Submitted
2-3-15	Submittal Letter Mailed
2-27-15	Incomplete efter
4-1-15	Add+nl. info schmitted
5-1-15	Incomplete letter
<u> </u>	Additional info submitted
7-2-15	complete letter
7-23-15	Public Notice mailed & published
8-25-15	Pc hearing
9-8-15	PC Hearing - Reso approved
	PLANNING COMMISSION ACTION
	CITY COUNCIL ACTION

RECEIVED

SEP 1 7 2015

COMMUNITY DEVELOPMENT



COMMUNITY DEVELOPMENT DEPARTMENT

## Certification of Acceptance of Project Conditions of Approval

Project:	Case No. ZON2015-00060			
Project Location:	30423 Via Victoria			
Approval Date:	September 8, 2015			
1, Stephen Fran	the property owner and applicants for the			
above-mentioned project	hereby certify that I have read, understand, and accept all			
conditions of approval ap	plicable to this project.			
Stappen Frank	9-14-15			
Signature of Property Ow	ner/Applicant Date			

(Note: This certification shall be signed and returned to the City of Rancho Palos Verdes Community Development Department (Attn: Amy Seeraty) at 30940 Hawthorne Boulevard, Rancho Palos Verdes, CA 90275 prior to the submittal of plans to the Building and Safety Division for "plan check".



#### **MEMORANDUM**

TO:

30423 Via Victoria Address File

FROM:

Amy Secraty, Associate Planner

CC:

Ara Mihranian, Community Development Director

DATE:

May 17, 2016

SUBJECT:

**Architectural Feature** 

On September 8, 2015, the Planning Commission approved a Height Variation and Site Plan review for a first and second story addition to the residence at 30423 Via Victoria. Columns within the front yard setback were approved as part of the design to match the existing residence per section 17.48.030.E of the RPVMC. Architectural features, such as the columns, are allowed to extend into the setback up to 4" for each foot of the required setback. The main wall of the addition is located outside the front 20' setback.



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.: ZON2015-00060 APPLIED: 1/28/2015 ISSUED: 9/9/2015

EXPIRES: 9/8/2016

SITE ADDRESS: 30423 VIA VICTORIA

ASSESSOR'S PARCEL NO.: 7582021067

PROJECT DESCRIPTION: 1,438 SF two-story addition

OWNER/APPLICANT

FRANK, STEVE & ROSA 30423 VIA VICTORIA RANCHO PALOS VERDES CA 90275 PRIMARY CONTACT

JEFF BROWNING 760 W 27TH ST #2 SAN PEDRO CA 90731

TYPE OF USE: Residential, Add'n/Rem. (Single-Family) ZONING

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

**APPLICATION TYPE(S):** Site Plan Review

Foliage Analysis Height Variation

		FEES	
Туре	Ву	Date	Amount
FOL	SK	1/28/2015	\$198.00
HVPC	SK	1/28/2015	\$4,658.00
SPRM	SK	1/28/2015	\$326.00
DATA	SK	1/28/2015	\$4.00
HIST	SK	1/28/2015	\$18.00
		Total	\$5,204.00

NOTES:

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 contained in this Resolution. Failure to provide said written statement within ninety (90) days following the date of this approval shall render this approval null and void.
- 2. Prior to conducting any work in the public right of way, such as for curb cuts, dumpsters, temporary improvements and/or permanent improvements, the applicant shall obtain an encroachment permit from the Director of Public Works.
- 3. Approval of this permit shall not be construed as a waiver of applicable and appropriate zoning regulations, or any Federal, State, County and/or City laws and regulations. Unless otherwise expressly specified, all other requirements of the City of Rancho Palos Verdes Municipal Code shall apply.
- 4. The Community Development Director is authorized to make minor modifications to the approved plans



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PERMIT NO.: ZON2015-00060

APPLIED: 1/28/2015 ISSUED: 9/9/2015 EXPIRES: 9/8/2016

and any of the conditions of approval if such modifications will achieve substantially the same results as would strict compliance with the approved plans and conditions. Otherwise, any substantive change to the project shall require approval of a revision by the final body that approved the original project, which may

require new and separate environmental review.

5. The project development on the site shall conform to the specific standards contained in these conditions of approval or, if not addressed herein, shall conform to the residential development standards of the City's Municipal Code, including but not limited to height, setback and lot coverage standards.

- 6. Failure to comply with and adhere to all of these conditions of approval may be cause to revoke the approval of the project pursuant to the revocation procedures contained in Section 17.86.060 of the City's Municipal Code.
- 7. If the applicant has not submitted an application for a building permit for the approved project or not commenced the approved project as described in Section 17.86.070 of the City's Municipal Code within one year of the final effective date of this Resolution, approval of the project shall expire and be of no further effect unless, prior to expiration, a written request for extension is filed with the Community Development Department and approved by the Planning Commission.
- 8. In the event that any of these conditions conflict with the recommendations and/or requirements of another permitting agency or City department, the stricter standard shall apply.
- 9. Unless otherwise designated in these conditions, all construction shall be completed in substantial conformance with the plans stamped APPROVED by the City with the effective date of this Resolution.
- 10. This approval is only for the items described within these conditions and identified on the stamped APPROVED plans and is not an approval of any existing illegal or legal non-conforming structures on the property, unless the approval of such illegal or legal non-conforming structure is specifically identified within these conditions or on the stamped APPROVED plans.
- 11. 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.
- 12. All construction sites shall be maintained in a secure, safe, neat and orderly manner, to the satisfaction of the City's Building Official. All construction waste and debris resulting from a construction, alteration or repair project shall be removed on a weekly basis by the contractor or property owner. Existing or temporary portable bathrooms shall be provided during construction. Portable bathrooms shall be placed in a location that will minimize disturbance to the surrounding property owners, to the satisfaction of the City's Building Official.
- 13. Permitted hours and days for construction activity are 7:00 AM to 6:00 PM, Monday through Friday, 9:00AM to 5:00PM on Saturday, with no construction activity permitted on Sundays or on the legal holidays specified in Section 17.96.920 of the Rancho Palos Verdes Development Code. During demolition. construction and/or grading operations, trucks shall not park, queue and/or idle at the project site or in the adjoining street rights-of-way before 7AM Monday through Friday and before 9AM on Saturday, in accordance with the permitted hours of construction stated in this condition. When feasible to do so, the construction



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

APPLIED: 1/28/2015 ISSUED: 9/9/2015

EXPIRES: 9/8/2016

PERMIT NO.: ZON2015-00060

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

contractor shall provide staging areas on-site to minimize off-site transportation of heavy construction These areas shall be located to maximize the distance between staging activities and neighboring properties, subject to approval by the building official.

- 14. Maximum hardscape coverage within the 20-foot front-yard setback area shall not exceed 50%.
- 15. 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.
- 16. 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.
- 17. All grading, landscaping and construction activities shall exercise effective dust control techniques. either through screening and/or watering.
- 18. No more than 50% of any existing interior and exterior walls or existing square footage may be removed or demolished. Residential buildings that are remodeled or renovated such that 50% or greater of any existing interior or exterior walls or existing square footage is demolished or removed within a two-year period shall be considered a new residence and shall then conform to all current development standards for that zoning district and the most recently adopted version of the Uniform Building Code.

**Project Specific Conditions:** 

- 19. This approval allows for the following:
- Demolition of the existing 744ft2 garage;
- Construction of a new 708ft2 garage:
- Construction of a 363ft2 first-story addition;
- Construction of a 1,075ft2 second-story addition with a 2:12 roof pitch

The additions will result in a 4,125ft2 residence with attached 708ft2 three-car garage.

- 20. The approved residence shall maintain setbacks of 20' front (north), 15' rear, 5' west side and 5' east side (7'7" existing/proposed). BUILDING SETBACK CERTIFICATION REQUIRED for the north and west sides to be provided by a licensed land surveyor or civil engineer prior to foundation forms inspection.
- 21. The maximum ridgeline elevation of the proposed addition shall not exceed 140.55'. The height of the structure as measured from the highest existing grade (120.87') to the highest proposed ridgeline (140.55') shall not exceed 19.68'. The overall height of the structure as measured from the lowest finished grade (119.19') to the highest proposed ridgeline (140.55') shall not exceed 21.36'. **BUILDING HEIGHT** CERTIFICATION REQUIRED, to be provided by a licensed land surveyor or civil engineer prior to roof sheathing inspection.
- 22. Unless modified by the approval of future planning applications, the approved project shall maintain a maximum of 50% lot coverage (46.4% proposed).



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

PERMIT NO.: ZON2015-00060 APPLIED: 1/28/2015 ISSUED: 9/9/2015

EXPIRES: 9/8/2016

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

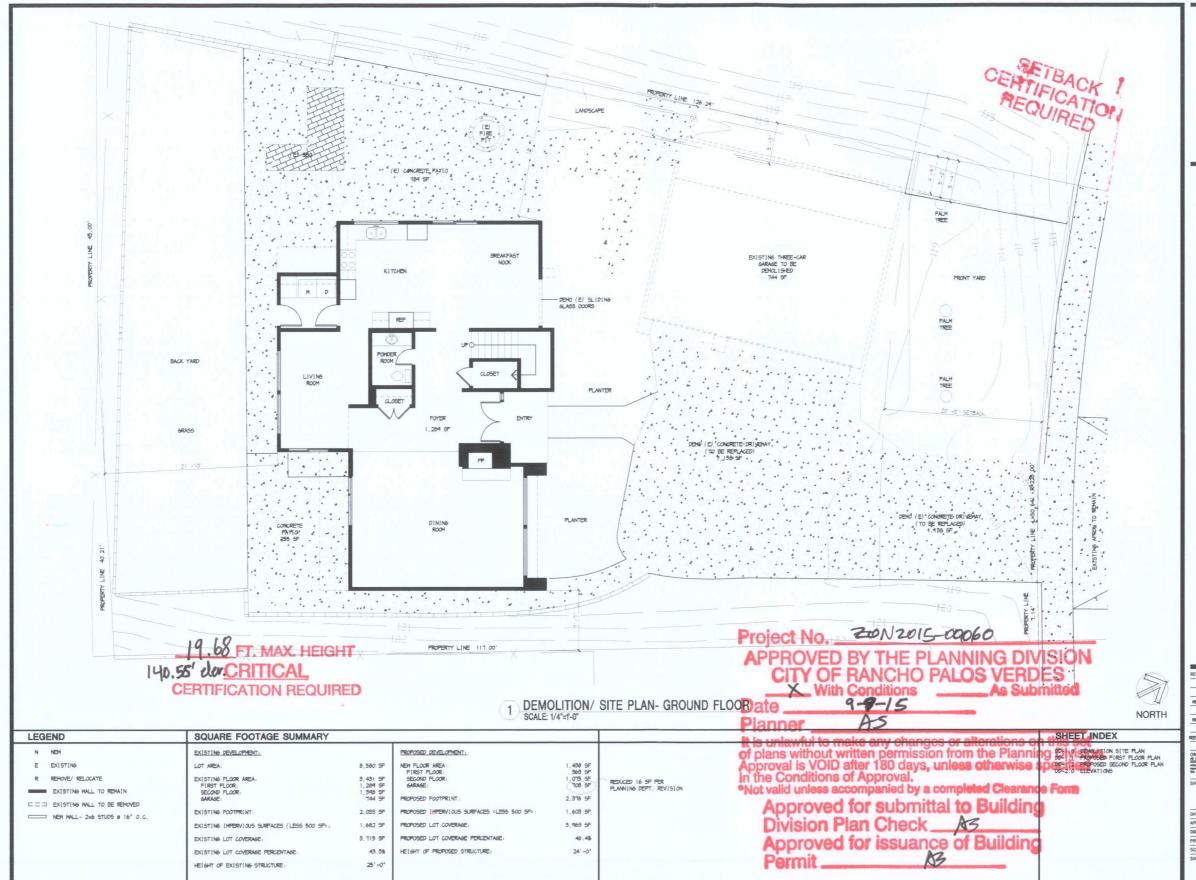
The City strongly urges the applicant for this project to contact the **Homeowners' Association** or local **Art Jury**, if any, to gain any additional approvals that may be required before applying for a building permit. A list of Homeowners' Associations is on file with the Community Development Department 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>September 8, 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.



FRANK RESIDENCE 30423 VIA VICTORIA RANCHO PALOS VERDES, CALIFORNIA 90275

Model Design, Inc.
780 WEST ZTH STREET, UNIT #2
SAN PECHO, CALL/CPRIA 80731
PHONE: (\$10) 853-6739 FAX: (\$10) 853-3601
CELL: (\$10) 858-6499
| Livowing/05-primil.com

REVISIONS

PRELIMINARY PLANNING

SUBHITTAL 1/28/15 JB

REVISED PER PLANNING COMPENTS

S/17/15 JB

REVISED PER PLANNING COMPENTS

6/19/15 JB

REVISED PER PLANNING COMPENTS

6/19/15 JB

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PLAN

DATE 8/23/14

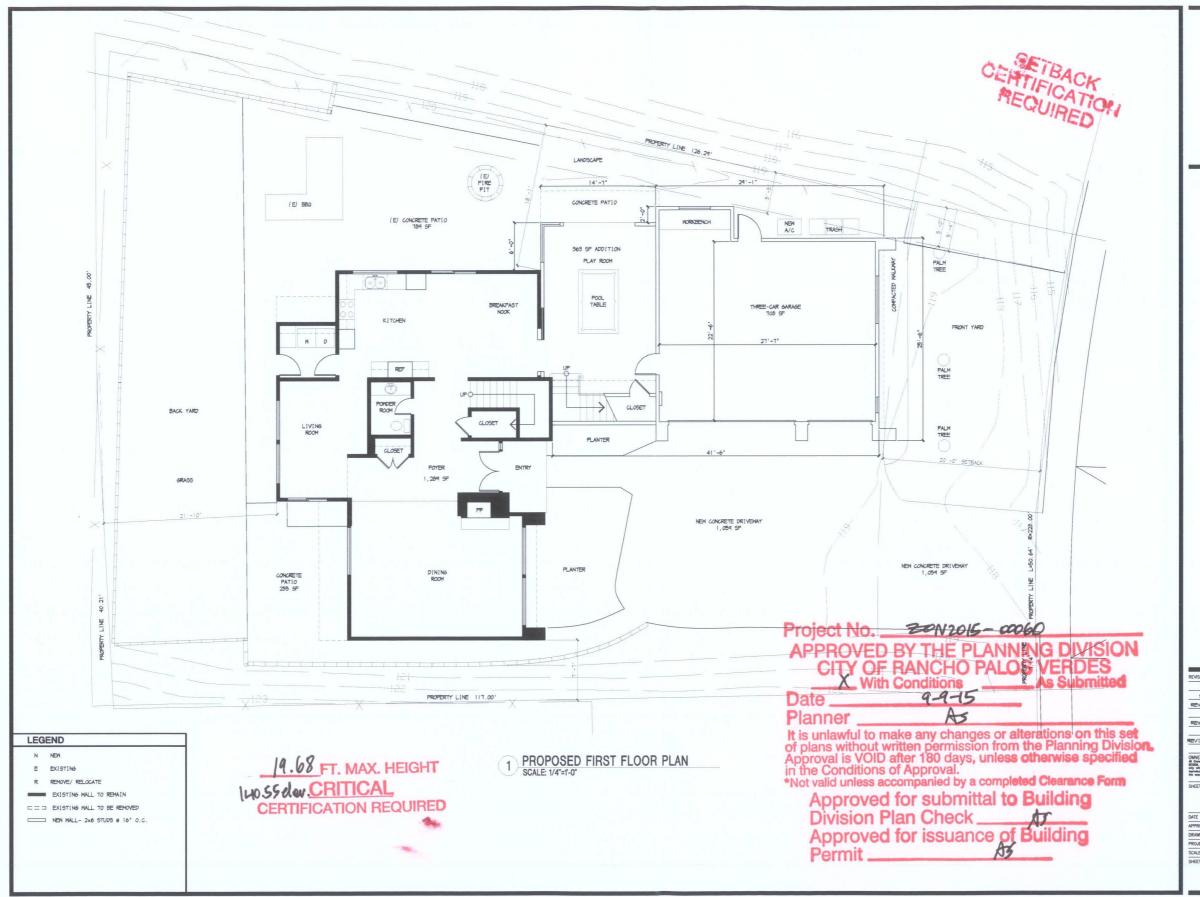
APPROVED 
DRAWN JB REVIEWED JB

PROJECT NO. 14-17

SCALE AS SHOWN

SHEET NO.

DD-1.0



FRANK RESIDENCE 30423 VIA VICTORIA PALOS VERDES, CALIFORNIA 90275

RANCHO

Model Design, Inc.
700 WEST ZIN STREET UNIT 42
SAN PEDDO. CALEDRAN 60731
PHONE. (SYN) 835-4708 FAX. (STN) 833-3601
(CELL: (SYN) 808-6468
[JOORNINGPORMALON]

PRELIMINARY PLANNING SUBMITTAL 1/28/15 JB REVISED PER PLANNING COMMENTS 3/17/15 JB REVISED PER PLANNING COMMENTS

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PROPOSED FIRST FLOOR PLAN

8/23/14

DATE 8/23/14

APPROVED 
DRAWN JB REVIEWED JB

PROJECT NO. 14-17

SCALE AS SHOWN

SHEET NO.

**DD-1.1** 

15'-0" MASTER BEDROOM 2 ADDITION BEDROOM 2 (1) LIN SECOND STORY ADDITION 1,015 SF KITCHENETTE WALK-IN CLOSET N/D BEDROOM 3 MASTER BEDROOM roject No. 20N2015-0060 APPROVED BY THE PLANNING DIVISION
CITY OF RANCHO PALOS VERDES

X With Conditions
Date

94-15 Date\_ A3 It is unlawful to make any changes or alterations on this set of plans without written permission from the Planning Division. Approval is VOID after 180 days, unless otherwise specified in the Conditions of Approval.

\*Not valid unless accompanied by a completed Clearance Form PROPOSED SECOND FLOOR PLAN SCALE 1/4"=1-0" LEGEND N NEW 140.55 da CRITICAL E EXISTING Approved for submittal to Building R REMOVE/ RELOCATE Division Plan Check EXISTING WALL TO REMAIN □□□ EXISTING WALL TO BE REMOVED Approved for issuance of Building Permit **CERTIFICATION REQUIRED** ■ NEW MALL- 2x6 STUDS # 16" 0.C.

Model Design, Inc.
780 WEST ZIN STREET, UNIT #2
SAN PEDRO, CALECTORNA, 80791
PHONE (S10) 858-5708 FAX. (\$10) 858-3601
CELL (\$10) 808-6408
JACOMING/DEMINISTOR

FRANK RESIDENCE 30423 VIA VICTORIA PALOS VERDES, CALIFORNIA 90275

PRELIMINARY PLANNING SUBMITTAL 1/28/15 JB REVISED PER PLANNING COMMENTS 3/17/15 JB REVISED PER PLANNING COMMENTS 8/19/15 JB 6/14/15 JB

REVISED PER PLANNING COMISSION
8/31/15 JB

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PROPOSED SECOND FLOOR PLAN

DATE 8/23/14

APPROVED –

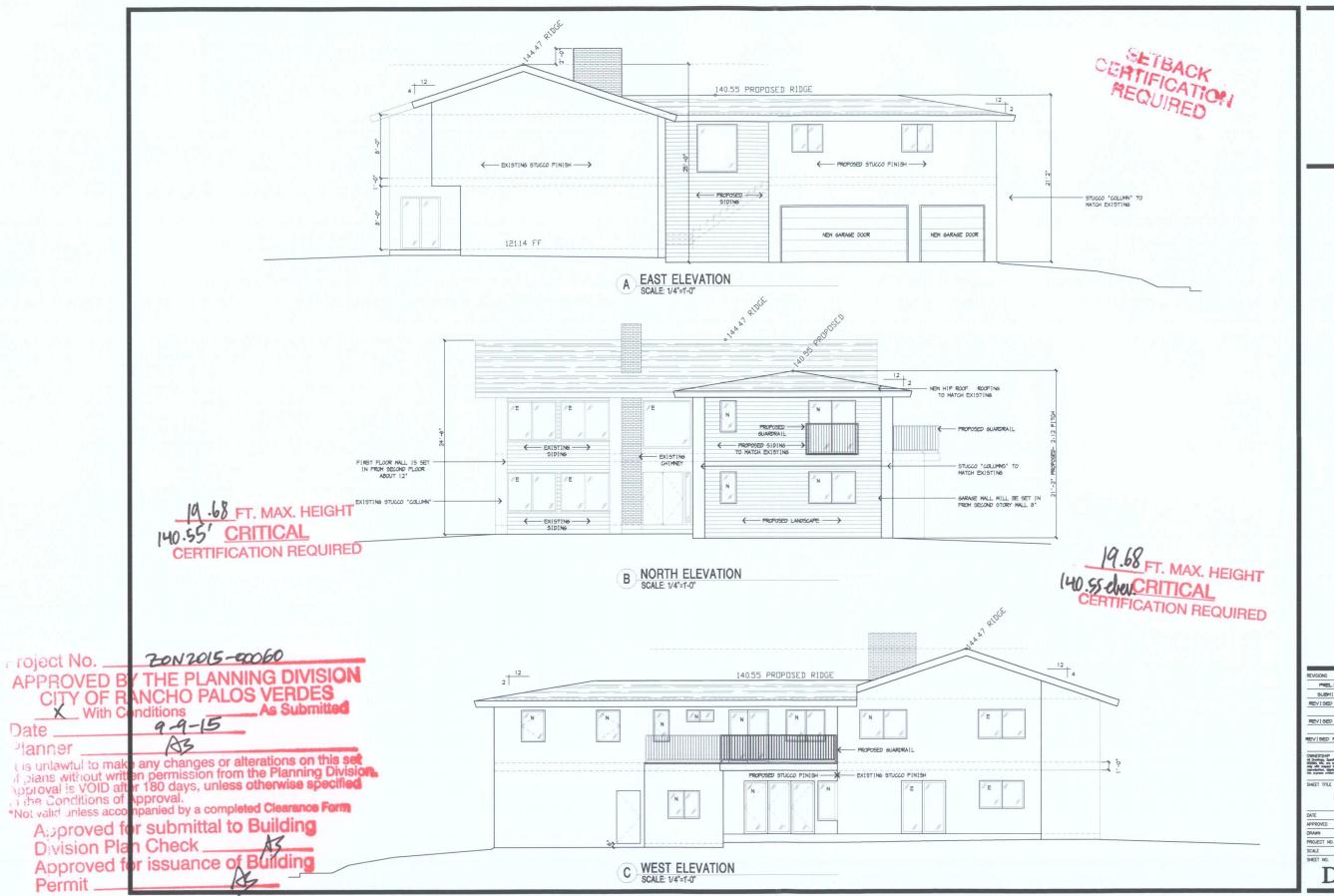
DRAWN JB REVIEWED JB

PROJECT NO. 14–17

SCALE AS SHOWN

SHEET NO. 8/23/14

**DD-1.2** 



Model Design, Inc.
To west 2h street unit 42
SAN PEDRO, CALEGRAN, 80731
PHONE IST 895 585-9861
DESMAN SPENSOR

FRANK RESIDENCE 30423 VIA VICTORIA RANCHO PALOS VERDES, CALIFORNIA 90275

PRELIMINARY PLANNING SUBMITTAL 1/28/15 JB REVISED PER PLANNING COMMENTS 3/17/15 JB REVISED PER PLANNING COMMENTS 8/19/15 JB REVISED PER PLANNING COMMISSION

9/31/15 JB

OWNERSHIP AND USE DOT DOCUMENTS

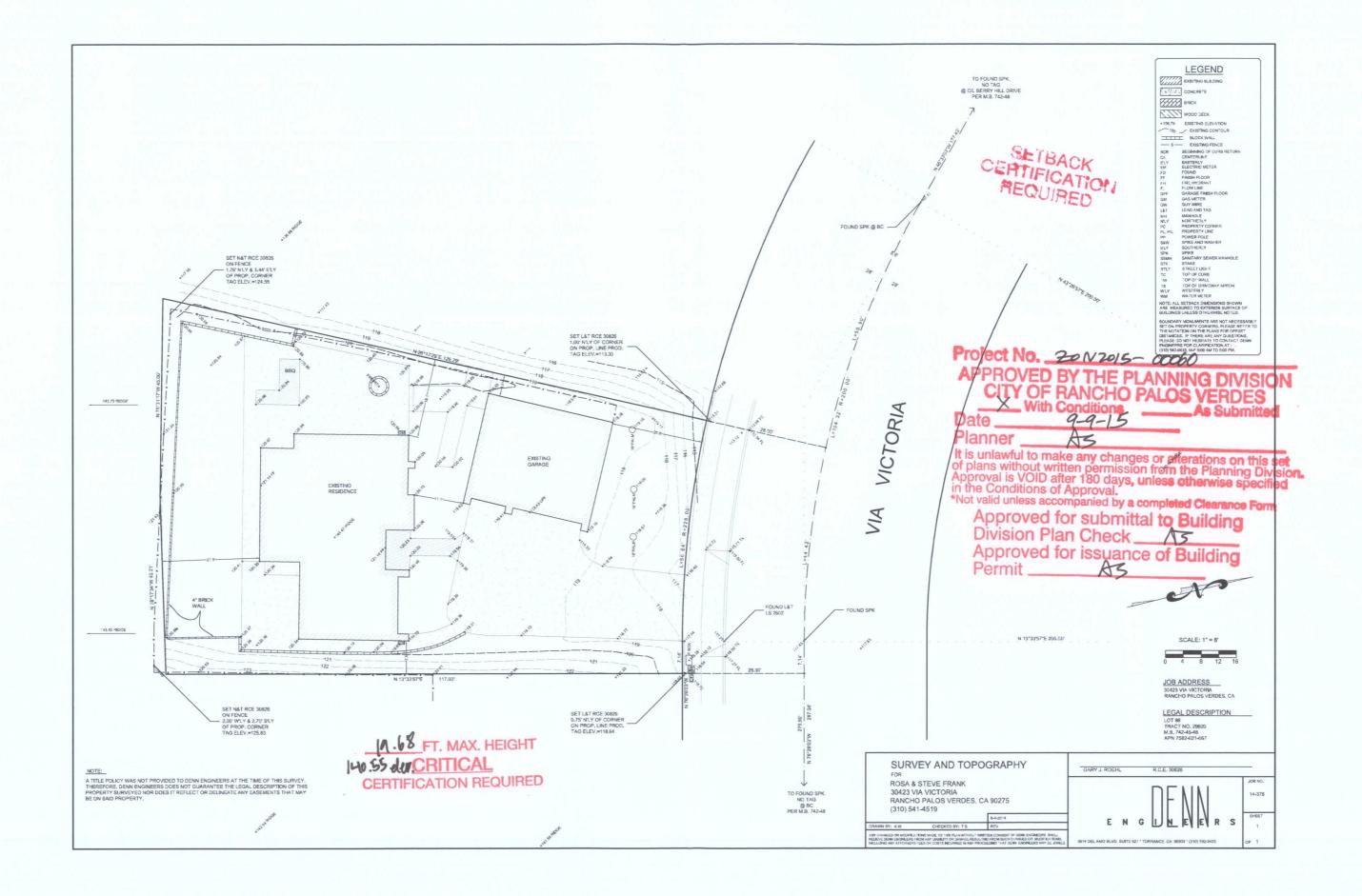
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APPROVED 
PROJECT NO. 14-17

SCALE AS SHOWN

SHEET NO.

DD-2.0



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COMMUNITY DEVELOPMENT DEPARTMENT

September 9, 2015

Steve & Rosa Frank 30423 Via Victoria Rancho Palos Verdes, CA 90275

Subject: Approval of a Height Variation and Site Plan Review (Case No. ZON2015-00060) 30423 Via Victoria

Dear Mr. & Mrs. Frank:

The Planning Commission has approved your request for a Height Variation and Site Plan review. This approval is subject to the conditions of approval set forth in P.C. Resolution No. 2015-15.

Attached is a copy of the Notice of Decision, Resolution, and Conditions of Approval for your files. The appeal period for the approval expires on September 23, 2015, after which you may submit plans into Building & Safety Plan Check.

Additionally, I have attached the Certification of Acceptance of Project Conditions of Approval. This certification should be signed and returned to me by the property owner, prior to the submittal of plans into Building & Safety Plan Check.

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

It has been a pleasure assisting you through this process. If you have any questions, feel free to call me at (310) 544-5231.

Sincerely

Amv Šeeratv

Associate Planner

Certification of Acceptance of Project Conditions Encl:

Notice of Decision

Resolution 2015-15 with Conditions of Approval

**Customer Service Survey** 

CC: Model Design, Inc., 760 West 27th Street, Unit #2, San Pedro, CA 90731

Joel Rojas, Community Development Director

Ara Mihranian, Deputy Community Development Director

So Kim, Senior Planner

Project File



COMMUNITY DEVELOPMENT DEPARTMENT

September 9, 2015

#### NOTICE OF DECISION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rancho Palos Verdes has conditionally approved the demolition of the existing 744ft² garage and construction of a new 708ft<sup>2</sup> garage, a 363ft<sup>2</sup> one-story addition, and a 1,075ft<sup>2</sup> second-story addition with a 2:12 roof pitch. These improvements are permitted to be constructed as depicted on the Planning Commission approved plans, and are subject to the Conditions of Approval set forth in P.C. Resolution No. 2015-15.

LOCATION:

30423 Via Victoria

PROPERTY OWNER:

Steve and Rosa Frank

**APPLICANT:** 

Jeff Browning (Model Design, Inc.)

Any interested person may appeal this decision, in writing, to the City Council by September 23, 2015. A \$2,275.00 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 regarding this matter, please contact Amy Secrety, Associate Planner, at (310) 544-5231 or via-email at amys@rpvca.gov.

Joel Roíasl. AICP

Community Development Director

Attachment: P.C. Resolution No. 2015-15 (with Conditions)

CC:

- 1. Steve and Rosa Frank, 30423 Via Victoria, RPV
- 2. Model Design, Inc., 760 West 27th Street, Unit #2, San Pedro, CA 90731
- 3. Mr. & Mrs. Lee, 30448 Via Victoria, Rancho Palos Verdes, CA 90275
- 4. Mr. John Zhu, 30420 Via Victoria, Rancho Palos Verdes, CA 90275
- 5. Mr. Mason Chiang, 30435 Via Victoria, Rancho Palos Verdes, CA 90275

#### P.C. RESOLUTION NO. 2015-15

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO PALOS VERDES CONDITIONALLY APPROVING A SITE PLAN REVIEW AND HEIGHT VARIATION TO ALLOW DEMOLITION OF THE EXISTING 744FT<sup>2</sup> GARAGE AND CONSTRUCTION A NEW 708FT<sup>2</sup> GARAGE, A 363FT<sup>2</sup> FIRST-STORY ADDITION, AND A 1,075FT<sup>2</sup> SECOND-STORY ADDITION WITH A 2:12 ROOF PITCH AND AN OVERALL HEIGHT OF 21.36' ON THE PROPERTY LOCATED AT 30423 VIA VICTORIA (CASE NO ZON2015-00060).

WHEREAS, on January 28, 2015, the applicant submitted Height Variation and Site Plan Review applications to the Community Development Department for review and processing, requesting approval to demolish the existing 744ft² garage and construct a new 708ft² garage, a 363ft²one-story addition, and a 1,075ft² second-story addition with a 4:12 roof pitch on the property located at 30423 Via Victoria; and,

WHEREAS, on February 27, 2015, Staff completed the initial review of the application and deemed the application incomplete; and,

WHEREAS, on April 1, 2015, revised plans addressing staff's concerns were submitted, and on May 1, 2015 Staff deemed the application incomplete; and,

WHEREAS, on June 4, 2015, the applicant submitted additional information and on July 2, 2015 the application for Planning Case No. ZON2015-00060 was deemed complete by Staff; and,

WHEREAS, pursuant to the provisions of the California Environmental Quality Act, Public Resources Code Sections 21000 et. seq. ("CEQA"), the State's CEQA Guidelines, California Code of Regulations, Title 14, Section 15000 et. seq., the City's Local CEQA Guidelines, and Government Code Section 65962.5(f) (Hazardous Waste and Substances Statement), Staff found no evidence that the approval of the requested applications would have a significant effect on the environment and, therefore, the proposed project has been found to be categorically exempt (Section 15303(e)(1)); and,

WHEREAS, after notice issued pursuant to the requirements of the Rancho Palos Verdes Development Code, the Planning Commission held a duly-noticed public hearing on August 25, 2015, at which time all interested parties were given an opportunity to be heard and present evidence. After hearing a Staff Report and from the applicant and his architect, and closing the public hearing, the Planning Commission voted 7-0 for a resolution to approve the project as proposed, with a change to the roof pitch for the addition, from a 4:12 pitch to a 2:12 pitch and directed Staff to bring back a resolution memorializing this conditional approval on the consent calendar at the September 8, 2015 Planning Commission meeting.

NOW, THEREFORE, THE PLANNING COMMISSION DOES HEREBY FIND, DETERMINE AND RESOLVE AS FOLLOWS:

Section 1: With respect to the application for a Height Variation to allow the construction of a new second story addition:

- A. The applicant collected 76% of the signatures within the 100' radius and 42% of the signatures within the 500' radius, thus, fulfilling the requirement of at least 70% of the landowners within 100 feet of the project site and at least 25% of the landowners within 500 feet of the project site.
- B. The proposed addition that exceeds sixteen feet in height does not significantly impair a view from public property (parks, major thoroughfares, bike ways, walkways or equestrian trails), which has been identified in the City's General Plan, as City-designated viewing areas. Specifically, due to the location of the property and the topography in the immediate area, the proposed structure does not significantly impair a view from the public trails, or as defined by the City's General Plan or NCCP.
- C. The proposed addition that exceeds sixteen feet in height is not located on a ridge or promontory. Furthermore, the proposed residence would be located on an existing building pad, similar to other lots within the developed tract, and is not located on a prominent mass of land that overlooks or projects onto a lowland or body of water on two sides. Thus, this finding can be made.
- D. The proposed addition that is above sixteen feet in height, when considered exclusive of existing foliage, does not significantly impair a view from the viewing area of another parcel. While some residences have views of the Pacific Ocean, the proposed addition would not significantly impair any existing views due the location of the addition within the view frame of the home at 30448 Via Victoria and because the view is observed from invalid viewing areas from other potentially impacted properties on Via Victoria.
- E. The Height Variation can be supported because although the proposed addition that is above sixteen feet in height does create view impairment from the viewing area of another parcel, the proposed second-story addition has been designed and situated in such a manner as to reasonably minimize the impairment of a view. To accomplish this, the previously proposed 4:12 roof pitch on the addition has been reduced to a 2:12 roof pitch.
- F. The Height Variation can be supported since there is no significant cumulative view impairment caused by granting the application. According to the City's Height Variation Guidelines, to make this assessment, the Planning Commission evaluated the impacts of a similar project as the proposed project on 3 or 4 parcels "adjacent" to the subject property. Due to the location of the property and the topography of the surrounding area, the Commission has assessed the potential for significant cumulative view impairment on properties located at 30435, 30429, 30417 and 30413 Via Victoria. After considering similar additions on the properties listed above that are adjacent to the project site, given the topography and lot orientations, the Commission is of the opinion that there would not be any significant cumulative view impairment caused by granting the proposed project.
- G. The proposed addition complies with all other Code requirements, including the development standards related to the RS-4 zoning district with respect to lot coverage and setbacks.

The proposed addition is compatible with the immediate neighborhood character in terms H. of the scale of surrounding residences, architectural style and bulk and mass. Compatibility with neighborhood character is based on a comparison to the other structures in the immediate neighborhood. The homes range in size from 2.347ft<sup>2</sup> to 3.765ft<sup>2</sup>. The average home size for the 20 closest homes is 3.117ft<sup>2</sup>. The proposed residence will yield a 4833ft2 residence and is greater than the average square footage of the 20 closest homes. Although the proposed second story is located directly over the proposed first floor garage, this facade design is common within the immediate neighborhood located on Via Victoria, as the Commission observed at least four other residences with the second story located directly over the garage at the front façade and close to, if not directly extending up to the front setback line. Also, the applicant has made modifications to the design, including changing a gable roof on the north elevation to a hip roof, adding a Juliet balcony to the second floor, adding windows to the first floor, and adding siding as well as stucco columns to match the existing residence, which the Commission believes has softened the appearance of bulk and mass of the proposed structure as viewed from the street. Therefore, the Commission believes that the bulk, mass, structure height, number of stories, and overall size of the residence would not negatively impact the neighborhood's visual character and would ultimately be compatible with the surrounding neighborhood.

Furthermore, the proposed lot coverage and setbacks are consistent with those of the surrounding properties. The architectural style of the proposed residence would maintain the architectural style found in the immediate neighborhood by utilizing stucco siding and shake roof materials, similar to the materials found in the immediate neighborhood.

H. The Height Variation is warranted since the new addition would not create an unreasonable infringement of the privacy of the occupants of abutting residences. The subject lot is located along Via Victoria with a building pad that is at a higher elevation than the neighbor to the west and at a lower elevation than the building to the east. This property is improved with a single family residence. The proposed portion of the addition over sixteen feet in height is located towards the front of the property. The north elevation is oriented towards the street, while the west elevation primarily overlooks the driveway area of the property next door at 30417 Via Victoria. The east elevation primarily looks over the garage located at 30429 Via Victoria. From the existing second floor windows on the subject property, the Commission was able to see the rear yard at 30417 Via Victoria. Because the proposed addition is located further away from the neighbor's rear yard located at 30417 Via Victoria, and looks over the garage of the property located at 30429 Via Victoria, the Commission believes that the proposed new second-story addition would not create an unreasonable infringement to the privacy for the abutting residences.

Section 2: With regard to the Site Plan Review, the proposed additions a would comply with the required residential setback standards, lot coverage and the maximum allowable heights as presented in the Development Code for the RS-4 zone. Specifically, the proposed project will maintain the existing, conforming setbacks and the proposed lot coverage will not exceed the maximum allowable lot coverage in the RS-4 zone (50%).

Section 4: Any interested person aggrieved by this decision or by any portion of this decision may appeal the project to the City Council. Pursuant to Sections 17.02.040(C)(1)(g) of the Rancho Palos Verdes Municipal Code, any such appeal must be filed with the City, in writing, setting forth the grounds of the appeal and any specific actions requested by the appellant, and accompanied by the appropriate appeal fee, no later than fifteen (15) days following September 8, 2015, the date of the Planning Commission's final action.

Section 5: For the foregoing reasons and based on the information and findings included in the Staff Report, Minutes and other records of proceedings, the Planning Commission of the City of Rancho Palos Verdes hereby conditionally approves a Height Variation and Site Plan Review (ZON2015-00060), to allow the applicant to demolish the existing 744ft² garage and construct a new 708ft² garage, a 363ft² one-story addition, and a 1,075ft² second-story addition with a 2:12 roof pitch, subject to the conditions of approval in the attached Exhibit 'A'.

PASSED, APPROVED, AND ADOPTED this 8th day of September 2015, by the following vote:

AYES: Commissioners Cruikshank, Gerstner, James, Vice Chairman Tomblin,

Chairman Nelson

NOES: None

ABSTENTIONS: None

RECUSALS: None

ABSENT: Commissioners Emenhiser, Leon

Chairman

**†** 

Joel Rojas, AICP

Community Development Director Secretary to the Planning Commission

## EXHIBIT 'A' CONDITIONS OF APPROVAL FOR PLANNING CASE NO. ZON2015-00060 (30423 Via Victoria)

#### General Conditions:

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

# EXHIBIT 'A' CONDITIONS OF APPROVAL FOR PLANNING CASE NO. ZON2015-00060 (30423 Via Victoria)

#### **General Conditions:**

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

- 8. In the event that any of these conditions conflict with the recommendations and/or requirements of another permitting agency or City department, the stricter standard shall apply.
- 9. Unless otherwise designated in these conditions, all construction shall be completed in substantial conformance with the plans stamped APPROVED by the City with the effective date of this Resolution.
- 10. This approval is only for the items described within these conditions and identified on the stamped APPROVED plans and is not an approval of any existing illegal or legal non-conforming structures on the property, unless the approval of such illegal or legal non-conforming structure is specifically identified within these conditions or on the stamped APPROVED plans.
- 11. 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.
- 12. All construction sites shall be maintained in a secure, safe, neat and orderly manner, to the satisfaction of the City's Building Official. All construction waste and debris resulting from a construction, alteration or repair project shall be removed on a weekly basis by the contractor or property owner. Existing or temporary portable bathrooms shall be provided during construction. Portable bathrooms shall be placed in a location that will minimize disturbance to the surrounding property owners, to the satisfaction of the City's Building Official.
- 13. Permitted hours and days for construction activity are 7:00 AM to 6:00 PM, Monday through Friday, 9:00AM to 5:00PM on Saturday, with no construction activity permitted on Sundays or on the legal holidays specified in Section 17.96.920 of the Rancho Palos Verdes Development Code. During demolition, construction and/or grading operations, trucks shall not park, queue and/or idle at the project site or in the adjoining street rights-of-way before 7AM Monday through Friday and before 9AM on Saturday, in accordance with the permitted hours of construction stated in this condition. When feasible to do so, the construction contractor shall provide staging areas on-site to minimize off-site transportation of heavy construction equipment. These areas shall be located to maximize the distance between staging activities and neighboring properties, subject to approval by the building official.
- 14. Maximum hardscape coverage within the 20-foot front-yard setback area shall not exceed 50%.
- 15. 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.

- 16. 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.
- 17. All grading, landscaping and construction activities shall exercise effective dust control techniques, either through screening and/or watering.
- 18. No more than 50% of any existing interior and exterior walls or existing square footage may be removed or demolished. Residential buildings that are remodeled or renovated such that 50% or greater of any existing interior or exterior walls or existing square footage is demolished or removed within a two-year period shall be considered a new residence and shall then conform to all current development standards for that zoning district and the most recently adopted version of the Uniform Building Code.

#### **Project Specific Conditions:**

- 19. This approval allows for the following:
  - Demolition of the existing 744ft<sup>2</sup> garage;
  - Construction of a new 708ft<sup>2</sup> garage;
  - Construction of a 363ft<sup>2</sup> first-story addition;
  - Construction of a 1,075ft² second-story addition with a 2:12 roof pitch

The additions will result in a 4,125ft<sup>2</sup> residence with attached 708ft<sup>2</sup> three-car garage.

- The approved residence shall maintain setbacks of 20' front (north), 15' rear, 5' west side and 5' east side (7'7" existing/proposed). BUILDING SETBACK CERTIFICATION REQUIRED for the north and west sides to be provided by a licensed land surveyor or civil engineer prior to foundation forms inspection.
- The maximum ridgeline elevation of the proposed addition shall not exceed 140.55. The height of the structure as measured from the highest existing grade (120.87) to the highest proposed ridgeline (140.55) shall not exceed 19.68. The overall height of the structure as measured from the lowest finished grade (119.19) to the highest proposed ridgeline (140.55) shall not exceed 21.36. BUILDING HEIGHT CERTIFICATION REQUIRED, to be provided by a licensed land surveyor or civil engineer prior to roof sheathing inspection.
- 22. Unless modified by the approval of future planning applications, the approved project shall maintain a maximum of 50% lot coverage (46.4% proposed).



#### **MEMORANDUM**

TO:

CHAIRMAN & MEMBERS OF THE PLANNING COMMISSION

FROM:

JOEL ROJAS, COMMUNITY DEVELOPMENT DIRECTOR

DATE:

**SEPTEMBER 8, 2015** 

SUBJECT:

HEIGHT VARIATION & SITE PLAN REVIEW (CASE NO. 2015-00060); PROJECT ADDRESS - 30423 VIA VICTORIA (LANDOWNER - STEVE AND ROSA FRANK; APPLICANT -

**MODEL DESIGN, INC.)** 

Project Manager:

Amy Seeraty, Associate Planner



#### **RECOMMENDATION**

Adopt P.C. Resolution No. 2015- ; thereby conditionally approving a Site Plan Review and Height Variation to allow the demolition of the existing 744ft<sup>2</sup> garage and the construction of a new 708ft<sup>2</sup> garage, a 363ft<sup>2</sup> first-story addition, and a 1,075ft<sup>2</sup> secondstory addition with a 2:12 roof pitch on the property located at 30423 Via Victoria.

#### **DISCUSSION**

On August 25, 2015, the Planning Commission conducted a public hearing regarding the proposed project consisting of demolition of the existing garage, construction of a new garage, and construction of first and second story additions at 30423 Via Victoria. Staff was recommending denial of the project, as Staff was not able to make Height Variation Finding No. 5, which states that if (not significant) view impairment exists, that the project is designed and situated in such a manner as to reasonably minimize the impairment of a view.

After considering testimony from Staff and the applicant regarding possible adjustments that could be made to the project design to minimize the amount of view impairment to the property located at 30448 Via Victoria, the Commission adopted a motion to approve the project with a change in the roof pitch design from a 4:12 pitch to a 2:12 pitch, which the Commission felt would adequately minimize the view impairment. The motion was approved unanimously, and the Commission closed the public hearing and directed Staff to bring back a resolution memorializing this decision at its September 8, 2015 meeting. Thus, the approval resolution is attached for the Commission's adoption this evening.

The applicant submitted revised plans with the roof pitch modification. Staff has reviewed said plans and has verified that the modification matches the change presented to, and subsequently approved by the Planning Commission on August 25, 2015.

#### **ATTACHMENTS**

- PC Resolution 2015-\_Revised Plans

#### P.C. RESOLUTION NO. 2015-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO PALOS VERDES CONDITIONALLY APPROVING A SITE PLAN REVIEW AND HEIGHT VARIATION TO ALLOW DEMOLITION OF THE EXISTING 744FT<sup>2</sup> GARAGE AND CONSTRUCTION A NEW 708FT<sup>2</sup> GARAGE, A 363FT<sup>2</sup> FIRST-STORY ADDITION, AND A 1,075FT<sup>2</sup> SECOND-STORY ADDITION WITH A 2:12 ROOF PITCH ON THE PROPERTY LOCATED AT 30423 VIA VICTORIA (CASE NO ZON2015-00060).

WHEREAS, on January 28, 2015, the applicant submitted Height Variation and Site Plan Review applications to the Community Development Department for review and processing, requesting approval to demolish the existing 744ft² garage and construct a new 708ft² garage, a 363ft²one-story addition, and a 1,075ft² second-story addition with a 4:12 roof pitch on the property located at 30423 Via Victoria; and,

WHEREAS, on February 27, 2015, Staff completed the initial review of the application and deemed the application incomplete; and,

WHEREAS, on April 1, 2015, revised plans addressing staff's concerns were submitted, and on May 1, 2015 Staff deemed the application incomplete; and,

WHEREAS, on June 4, 2015, the applicant submitted additional information and on July 2, 2015 the application for Planning Case No. ZON2015-00060 was deemed complete by Staff; and,

WHEREAS, pursuant to the provisions of the California Environmental Quality Act, Public Resources Code Sections 21000 *et. seq.* ("CEQA"), the State's CEQA Guidelines, California Code of Regulations, Title 14, Section 15000 *et. seq.*, the City's Local CEQA Guidelines, and Government Code Section 65962.5(f) (Hazardous Waste and Substances Statement), Staff found no evidence that the approval of the requested applications would have a significant effect on the environment and, therefore, the proposed project has been found to be categorically exempt (Section 15303(e)(1)); and,

WHEREAS, after notice issued pursuant to the requirements of the Rancho Palos Verdes Development Code, the Planning Commission held a duly-noticed public hearing on August 25, 2015, at which time all interested parties were given an opportunity to be heard and present evidence. After hearing a Staff Report and from the applicant and his architect, and closing the public hearing, the Planning Commission voted 7-0 for a resolution to approve the project as proposed, with a change to the roof pitch for the addition, from a 4:12 pitch to a 2:12 pitch and directed Staff to bring back a resolution memorializing this conditional approval on the consent calendar at the September 8, 2015 Planning Commission meeting.

NOW, THEREFORE, THE PLANNING COMMISSION DOES HEREBY FIND, DETERMINE AND RESOLVE AS FOLLOWS:

<u>Section 1:</u> With respect to the application for a Height Variation to allow the construction of a new second story addition:

- A. The applicant collected 76% of the signatures within the 100' radius and 42% of the signatures within the 500' radius, thus, fulfilling the requirement of at least 70% of the landowners within 100 feet of the project site and at least 25% of the landowners within 500 feet of the project site.
- B. The proposed addition that exceeds sixteen feet in height does not significantly impair a view from public property (parks, major thoroughfares, bike ways, walkways or equestrian trails), which has been identified in the City's General Plan, as City-designated viewing areas. Specifically, due to the location of the property and the topography in the immediate area, the proposed structure does not significantly impair a view from the public trails, or as defined by the City's General Plan or NCCP.
- C. The proposed addition that exceeds sixteen feet in height is not located on a ridge or promontory. Furthermore, the proposed residence would be located on an existing building pad, similar to other lots within the developed tract, and is not located on a prominent mass of land that overlooks or projects onto a lowland or body of water on two sides. Thus, this finding can be made.
- D. The proposed addition that is above sixteen feet in height, when considered exclusive of existing foliage, does not significantly impair a view from the viewing area of another parcel. While some residences have views of the Pacific Ocean, the proposed addition would not *significantly* impair any existing views due the location of the addition within the view frame of the home at 30448 Via Victoria and because the view is observed from invalid viewing areas from other potentially impacted properties on Via Victoria.
  - E. The Height Variation can be supported because although the proposed addition that is above sixteen feet in height does create view impairment from the viewing area of another parcel, the proposed second-story addition has been designed and situated in such a manner as to reasonably minimize the impairment of a view. To accomplish this, the previously proposed 4:12 roof pitch on the addition has been reduced to a 2:12 roof pitch.
  - F. The Height Variation can be supported since there is no significant cumulative view impairment caused by granting the application. According to the City's Height Variation Guidelines, to make this assessment, the Planning Commission evaluated the impacts of a similar project as the proposed project on 3 or 4 parcels "adjacent" to the subject property. Due to the location of the property and the topography of the surrounding area, the Commission has assessed the potential for significant cumulative view impairment on properties located at 30435, 30429, 30417 and 30413 Via Victoria. After considering similar additions on the properties listed above that are adjacent to the project site, given the topography and lot orientations, the Commission is of the opinion that there would not be any significant cumulative view impairment caused by granting the proposed project.
  - G. The proposed addition complies with all other Code requirements, including the development standards related to the RS-4 zoning district with respect to lot coverage and setbacks.
  - H. The proposed addition is compatible with the immediate neighborhood character in terms

P.C. Resolution No. 2015-Page 2 of 7

of the scale of surrounding residences, architectural style and bulk and mass. Compatibility with neighborhood character is based on a comparison to the other structures in the immediate neighborhood. The homes range in size from 2,347ft2 to 3.765ft<sup>2</sup>. The average home size for the 20 closest homes is 3.117ft<sup>2</sup>. The proposed residence will yield a 4833ft<sup>2</sup> residence and is greater than the average square footage of the 20 closest homes. Although the proposed second story is located directly over the proposed first floor garage, this façade design is common within the immediate neighborhood located on Via Victoria, as the Commission observed at least four other residences with the second story located directly over the garage at the front façade and close to, if not directly extending up to the front setback line. Also, the applicant has made modifications to the design, including changing a gable roof on the north elevation to a hip roof, adding a Juliet balcony to the second floor, adding windows to the first floor, and adding siding as well as stucco columns to match the existing residence, which the Commission believes has softened the appearance of bulk and mass of the proposed structure as viewed from the street. Therefore, the Commission believes that the bulk, mass, structure height, number of stories, and overall size of the residence would not negatively impact the neighborhood's visual character and would ultimately be compatible with the surrounding neighborhood.

Furthermore, the proposed lot coverage and setbacks are consistent with those of the surrounding properties. The architectural style of the proposed residence would maintain the architectural style found in the immediate neighborhood by utilizing stucco siding and shake roof materials, similar to the materials found in the immediate neighborhood.

H. The Height Variation is warranted since the new addition would not create an unreasonable infringement of the privacy of the occupants of abutting residences. The subject lot is located along Via Victoria with a building pad that is at a higher elevation than the neighbor to the west and at a lower elevation than the building to the east. This property is improved with a single family residence. The proposed portion of the addition over sixteen feet in height is located towards the front of the property. The north elevation is oriented towards the street, while the west elevation primarily overlooks the driveway area of the property next door at 30417 Via Victoria. The east elevation primarily looks over the garage located at 30429 Via Victoria. From the existing second floor windows on the subject property, the Commission was able to see the rear yard at 30417 Via Victoria. Because the proposed addition is located further away from the neighbor's rear yard located at 30417 Via Victoria, and looks over the garage of the property located at 30429 Via Victoria, the Commission believes that the proposed new second-story addition would not create an unreasonable infringement to the privacy for the abutting residences.

<u>Section 2:</u> With regard to the Site Plan Review, the proposed additions a would comply with the required residential setback standards, lot coverage and the maximum allowable heights as presented in the Development Code for the RS-4 zone. Specifically, the proposed project will maintain the existing, conforming setbacks and the proposed lot coverage will not exceed the maximum allowable lot coverage in the RS-4 zone (50%).

Section 4: Any interested person aggrieved by this decision or by any portion of this decision may appeal the project to the City Council. Pursuant to Sections 17.02.040(C)(1)(g) of the Rancho Palos Verdes Municipal Code, any such appeal must be filed with the City, in writing,

P.C. Resolution No. 2015-Page 3 of 7 setting forth the grounds of the appeal and any specific actions requested by the appellant, and accompanied by the appropriate appeal fee, no later than fifteen (15) days following September 8, 2015, the date of the Planning Commission's final action.

<u>Section 5:</u> For the foregoing reasons and based on the information and findings included in the Staff Report, Minutes and other records of proceedings, the Planning Commission of the City of Rancho Palos Verdes hereby conditionally approves a Height Variation and Site Plan Review (ZON2015-00060), to allow the applicant to demolish the existing 744ft² garage and construct a new 708ft² garage, a 363ft² one-story addition, and a 1,075ft² second-story addition with a 2:12 roof pitch, subject to the conditions of approval in the attached Exhibit 'A'.

PASSED, APPROVED, AND ADOPTED this 8 <sup>th</sup>	day of September 2015, by the following vote
AYES:	
NOES:	
ABSTENTIONS:	
RECUSALS:	
ABSENT:	
	Robert A. Nelson Chairman
Joel Rojas, AICP Community Development Director Secretary to the Planning Commission	

P.C. Resolution No. 2015-Page 4 of 7

# EXHIBIT 'A' CONDITIONS OF APPROVAL FOR PLANNING CASE NO. ZON2014-00493 (30423 Via Victoria)

#### **General Conditions:**

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

P.C. Resolution No. 2015-Page 5 of 7

- 9. Unless otherwise designated in these conditions, all construction shall be completed in substantial conformance with the plans stamped APPROVED by the City with the effective date of this Resolution.
- 10. This approval is only for the items described within these conditions and identified on the stamped APPROVED plans and is not an approval of any existing illegal or legal non-conforming structures on the property, unless the approval of such illegal or legal non-conforming structure is specifically identified within these conditions or on the stamped APPROVED plans.
- 11. 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.
- All construction sites shall be maintained in a secure, safe, neat and orderly manner, to the satisfaction of the City's Building Official. All construction waste and debris resulting from a construction, alteration or repair project shall be removed on a weekly basis by the contractor or property owner. Existing or temporary portable bathrooms shall be provided during construction. Portable bathrooms shall be placed in a location that will minimize disturbance to the surrounding property owners, to the satisfaction of the City's Building Official.
- 13. Permitted hours and days for construction activity are 7:00 AM to 6:00 PM, Monday through Friday, 9:00AM to 5:00PM on Saturday, with no construction activity permitted on Sundays or on the legal holidays specified in Section 17.96.920 of the Rancho Palos Verdes Development Code. During demolition, construction and/or grading operations, trucks shall not park, queue and/or idle at the project site or in the adjoining street rights-of-way before 7AM Monday through Friday and before 9AM on Saturday, in accordance with the permitted hours of construction stated in this condition. When feasible to do so, the construction contractor shall provide staging areas on-site to minimize off-site transportation of heavy construction equipment. These areas shall be located to maximize the distance between staging activities and neighboring properties, subject to approval by the building official.
- 14. Maximum hardscape coverage within the 20-foot front-yard setback area shall not exceed 50%.
- 15. 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.
- 16. 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

P.C. Resolution No. 2015-Page 6 of 7 properties other than that upon which such light source is physically located.

- 17. All grading, landscaping and construction activities shall exercise effective dust control techniques, either through screening and/or watering.
- 18. No more than 50% of any existing interior and exterior walls or existing square footage may be removed or demolished. Residential buildings that are remodeled or renovated such that 50% or greater of any existing interior or exterior walls or existing square footage is demolished or removed within a two-year period shall be considered a new residence and shall then conform to all current development standards for that zoning district and the most recently adopted version of the Uniform Building Code.

#### Project Specific Conditions:

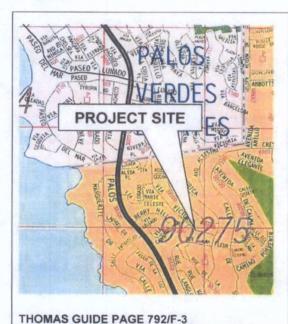
- 19. This approval allows for the following:
  - Demolition of the existing 744ft<sup>2</sup> garage;
  - Construction of a new 708ft<sup>2</sup> garage;
  - Construction of a 363ft<sup>2</sup> first-story addition;
  - Construction of a 1,075ft<sup>2</sup> second-story addition with a 2:12 roof pitch

The additions will result in a 4,125ft<sup>2</sup> residence with attached 708ft<sup>2</sup> three-car garage.

- 20. The approved residence shall maintain setbacks of 20' front (north), 15' rear, 5' west side and 5' east side (7'7" existing/proposed). BUILDING SETBACK CERTIFICATION REQUIRED for the north and west sides to be provided by a licensed land surveyor or civil engineer prior to foundation forms inspection.
- 21. The maximum ridgeline elevation of the proposed addition shall not exceed 140.55'. The height of the structure as measured from the highest existing grade (120.87') to the highest proposed ridgeline (140.55') shall not exceed 19.68'. The overall height of the structure as measured from the lowest finished grade (119.19') to the highest proposed ridgeline (140.55') shall not exceed 21.36'. BUILDING HEIGHT CERTIFICATION REQUIRED, to be provided by a licensed land surveyor or civil engineer prior to roof sheathing inspection.
- 22. Unless modified by the approval of future planning applications, the approved project shall maintain a maximum of 50% lot coverage (46.4% proposed).



### STAFF REPORT



TO: CHAIRMAN AND MEMBERS OF THE

PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT

DIRECTOR

DATE: AUGUST 25, 2015

SUBJECT: HEIGHT VARIATION & SITE PLAN

REVIEW

(CASE NO. ZON2015-00060)

PROJECT

ADDRESS: 30423 VIA VICTORIA

APPLICANT & STEVE AND ROSA FRANK

LANDOWNER: 30423 VIA VICTORIA

**RANCHO PALOS VERDES, CA 90275** 

(310) 541-4519

STAFF AMY SEERATY

COORDINATOR: ASSOCIATE PLANNER

REQUESTED ACTION:

A REQUEST TO DEMOLISH THE EXISTING 744FT² GARAGE AND TO CONSTRUCT A NEW 708 FT² GARAGE, A 363FT² ONE-STORY ADDITION, AND A 1,075 FT² SECOND-STORY ADDITION. THE ADDITIONS WILL RESULT IN A 4,125 FT² RESIDENCE WITH A 708 FT² GARAGE. THE MAXIMUM HEIGHT OF THE ADDITION IS PROPOSED TO BE 22.18' TALL, AS MEASURED FROM HIGHEST POINT OF EXISTING GRADE COVERED BY THE STRUCTURE TO THE HIGHEST PROPOSED RIDGELINE, AND AN OVERALL HEIGHT OF 23.86' AS MEASURED FROM THE LOWEST FINISHED GRADE ADJACENT TO THE STRUCTURE TO THE HIGHEST PROPOSED RIDGELINE. NO GRADING IS PROPOSED FOR THIS PROJECT.

RECOMMENDATION:

DENY REQUEST WITHOUT PREJUDICE BASED ON THE INABILITY TO MAKE HEIGHT VARIATION FINDING NO. 5 AND DIRECT STAFF TO BRING BACK A DENIAL RESOLUTION AT ITS SEPTEMBER 8, 2015 MEETING.

#### PLANNING COMMISSION STAFF REPORT – (CASE NO. ZON2015-00060) AUGUST 25, 2015 PAGE 2

**REFERENCES:** 

**ZONING:** 

SINGLE FAMILY RESIDENTIAL - RS-4

LAND USE:

SINGLE-FAMILY RESIDENTIAL

**CODE SECTIONS:** 

17.02, 17.48, 17.70, & 17.96

**GENERAL PLAN:** 

**RESIDENTIAL - 2-4 DWELLING UNITS/ACRE** 

TRAILS PLAN:

N/A

SPECIFIC PLAN:

N/A

CEQA:

**CATEGORICALLY EXEMPT (CLASS 1)** 

**ACTION DEADLINE:** 

**AUGUST 31, 2015** 

PLANNING COMMISSION MEMBERS RESIDING WITHIN 500' OF SUBJECT PROPERTY: NONE

#### **BACKGROUND**

On January 28, 2015, the applicant submitted Height Variation and Site Plan Review applications to the Community Development Department requesting approval to demolish the existing 744ft<sup>2</sup> garage and construct a new garage of 708 ft<sup>2</sup>, a one-story addition of 363ft<sup>2</sup>, and a second-story addition of 1,075ft<sup>2</sup> on the property located at 30423 Via Victoria.

On February 27, 2015, Staff completed the initial review of the application, at which time the application was deemed incomplete. The applicant submitted revised plans addressing Staff's concerns on April 1, 2015, and after additional review, Staff deemed the application incomplete on May 1, 2015. The applicant submitted additional information on June 4, 2015 and after additional review, Staff deemed the application complete on July 2, 2015.

On July 23, 2015, Staff mailed notices to 77 property owners within a 500-foot radius from the subject property, providing a 30-day time period for the submittal of comments and concerns. In addition, a Public Notice was published in the *Peninsula News* on July 23, 2015. The notice of the project resulted in three letters from neighboring property owners expressing concerns with potential view infringement, neighborhood compatibility, as well as privacy issues. The neighbors' concerns will be discussed in greater detail within the Staff Report.

#### SITE DESCRIPTION

The project site is an 8,432ft<sup>2</sup> lot located at 30423 Via Victoria which is in the City's RS-4 zoning district (Single-Family Residential). The property is a pad lot located on the south side of Via Victoria, and is currently improved with a, 2,687ft<sup>2</sup> two-story residence and a 744ft<sup>2</sup> three-car garage (3,431ft<sup>2</sup> total structure size).

#### PROJECT DESCRIPTION

The applicant's request the Planning Commission's approval of Case No. ZON2015-00060 for a Height Variation Permit and a Site Plan Review application. The scope of the project includes a request to demolish the existing 744ft² garage and construct a new garage of 708ft², a one-story addition of 363ft², and a second-story addition of 1,075ft². The additions will result in a

residence of 4,125ft² residence with attached garage of 708ft². The maximum height of the addition is proposed to be 22.18' tall, as measured from highest point of existing grade covered by the structure to the highest proposed ridgeline, and an overall height of 23.86' as measured from the lowest finished grade adjacent to the structure to the highest proposed ridgeline. No grading is proposed for this project.

Table 1: Project Statistics:

CRITERIA	REQUIRED	EXISTING	PROPOSED
Lot Size	10,000ft <sup>2</sup>	8,432ft²	no change
Building Size	n/a	3,431ft <sup>2</sup>	4,833ft²
<u>Setbacks</u>			
Front	20'	22'	20,
Side (W)	5'	4'	5'4"
Side (E)	5'	7'-7"	no change
Rear	15'	21'-10"	no change
Lot Coverage	50%	43.3%	46.4%
Enclosed Parking	2	3	3
Building Height			
Highest elevation of existing	16' max.	23.6'	22.18'
building pad covered by structure	10 max.	25.0	22.10
Point where the lowest foundation	20' max.		
or slab meets finished grade, to	26'-0" (with a	25.28'	23.67'
the ridgeline.	Height Variation)		

#### **ENVIRONMENTAL ASSESSMENT**

Staff has determined that the proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA), under Article 19, Section 15301(e)(1)(additions) of the California *Guidelines for Implementation of the CEQA*. Specifically, the project includes the construction of a 363ft² single-story addition, a new 708ft² garage and a 1,075ft² second-story addition to an existing 3,431ft² single family residence. As such, this project has been determined not to have a significant impact on the environment because the addition is not greater than 10,000 square feet and the area in which the project is located is not environmentally sensitive.

#### **CODE CONSIDERATION AND ANALYSIS**

#### **HEIGHT VARIATION**

Since the proposed two-story structure exceeds the 16'/20' "by right" building envelope, a Height Variation is required for the applicant's request. Municipal Code Section No. 17.02.040(C)(1)(e) sets forth the findings required in order for the Planning Commission to approve a Height Variation. A discussion of these findings (in **bold** type) follows. Staff is requesting the Planning Commission's direction regarding Finding No. 5.

1. The applicant has complied with the early neighborhood consultation process established by the city.

The City's early neighbor consultation process requires the applicant to obtain and submit the signatures of property owners within a 500' radius of the applicant's property. The early neighbor consultation is deemed adequate if the signatures of at least 70% of the landowners within 100' and 25% of the total number of landowners within 500' (including those within 100') is provided, as well as proof of notification to the home owner's association, if one exists.

The applicant collected 76% of the signatures within the 100' radius and 42% of the signatures within the 500' radius. Additionally, the local West Palos Verdes Estates Homeowners Association is not active at this time. As such, the applicant has complied with the early neighbor consultation process and this finding can be met.

2. The proposed new structure that is above sixteen feet in height or addition to an existing structure that is above sixteen feet in height does not significantly impair a view from public property (parks, major thoroughfares, bike ways, walkways or equestrian trails) which has been identified in the city's general plan or coastal specific plan, as city-designated viewing areas.

The City of Rancho Palos Verdes General Plan, adopted in June 26, 1975, identifies viewing points (turnouts along vehicular corridors for the purposes of viewing) and viewing sites (public site areas, which due to their physical locations on the Peninsula, provide a significant viewing vantage) within the City. There are no public trails that traverse on or nearby the property and the proposed structure is not visible from a public viewing area or viewing site, as defined by the General Plan. Additionally, the subject property is not located within the City's Coastal Specific Plan. As such, the proposed structure will not impair a view, which has been defined in the City's General Plan, Coastal Specific Plan, or a public trail. Therefore, this finding can be met.

3. The proposed structure is not located on a ridge or promontory.

A ridge is defined as, "an elongated crest or a linear series of crests of hills, bluffs, or highlands" (Section 17.96.1610 of the Municipal Code). A promontory is defined as, "a prominent mass of land, large enough to support development, which overlooks or projects onto a lowland or body of water on at least two sides" (Section 17.96.1480 of the Municipal Code). The project residence is located on an existing building pad, similar to other lots within the developed tract, and is not located on a prominent mass of land that overlooks or projects onto a lowland or body of water on two sides. Therefore, this finding can be met.

4. The area of a proposed new structure that is above sixteen feet in height or an addition to an existing structure that is above sixteen feet in height, as defined in Section 17.02.040(B) of the Development Code, when considered exclusive of existing foliage, does not significantly impair a view from the viewing area of another parcel.

The subject tract is developed to provide some residences located in the immediate neighborhood to have distant views of the Pacific Ocean. Staff visited several properties on Via Victoria and Via Rivera to determine if the proposed project would create a view impairment and if so, if the view impairment is significant.

## PLANNING COMMISSION STAFF REPORT – (CASE NO. ZON2015-00060) AUGUST 25, 2015 PAGE 5

## Via Rivera

Due to the topography of the streets located south of the subject property, the views from several properties on Via Rivera are not impaired and the proposed addition will only impair views of other houses located within the City of Rancho Palos Verdes on Rue De La Pierre, Rue Valois and Rue Langlois. Thus, no view impairment exists from residences on Via Rivera.

# Via Victoria

Based on public comments received and Staff's assessment of the residences on Via Victoria, the following view analysis was conducted by Staff.

#### 30435 Via Victoria

The proposed addition does impair the view from the second story of this residence, which is located two houses up the street from the applicant's property. However, per the Height Variation Guidelines, the viewing area of a property may only be located on a second (or higher) story of a structure if: 1) The construction of that portion of the structure did not require approval of a Height Variation Permit or Variance; and 2) The viewing area is located in a part of the structure that constitutes the primary living area of the house, which is the living room, dining room, family room, or kitchen and may only be located in the master bedroom, if a view is not taken from one of the rooms comprising the primary living area, and the master bedroom is located on the same story of the house as the primary living area. Because the views are taken from a master bathroom and bedroom on the second floor, with the living area on the first floor, and because that portion of the house would have required a Height Variation if it were constructed today, the second floor cannot be considered a viewing area, and thus the views from that level are not protected.

#### 30448 Via Victoria

This residence has an ocean view visible from the front windows of this property which are part of the sitting room. Thus, the sitting room is considered the viewing area. From this viewing area, the proposed addition does impair the ocean view from this property as a portion of the proposed second story addition that is over 16' in height is located within the view frame. However, the view impairment is located towards the periphery of the view, and also impairs a relatively small portion of the entire view. Furthermore, because it also impairs only a single component (ocean) of the view, Staff believes this view impairment to not be significant. Thus, the proposed addition does not significantly impair the ocean view from the residence.

It should also be noted that while the property located at 30420 Via Victoria has no view that is impacted by this project, the property owner stated concerns about the view being blocked for the properties at 30435 and 30432 Via Victoria. However, as the view is observed from windows located on the second floor of both of these properties, which are not valid viewing areas on these specific properties, there is no significant view impairment from either of these properties.

Therefore, in conclusion, Staff believes that the portion of the proposed structure does not significantly impair a view from any surrounding properties and this finding can be met.

5. If view impairment exists from the viewing area of another parcel but it is determined not to be significant, as described in Finding No. 4, the proposed new structure that is

above sixteen feet in height or addition to an existing structure that is above sixteen feet in height is designed and situated in such a manner as to reasonably minimize the impairment of a view.

As discussed in Finding No. 4 above, Staff believes that a portion of the proposed project over 16 feet in height impairs a small portion of the ocean view as seen from the viewing area of 30448 Via Victoria, but that the impairment is not significant. However, Staff does not feel that the proposed addition is designed to minimize this view impairment, because the proposed second story addition sits directly on top of the first floor addition. It should be noted that during the "completeness review" process, based on Staff's initial concerns, the applicant modified the project by changing the north elevation roof detail from a gable to a hip detail, which slightly reduced the amount of view impairment. The applicant also expressed the willingness to reduce the pitch of the roof to a 2:12 pitch, down from a 4:12 pitch, after Staff raised the concern with its inability to make this finding. However, this would only reduce the height by 2'-6" and because the currently proposed roofline is slightly above the horizon line, Staff believes reducing the height of the roof by this amount would produce a negligible reduction of ocean view impairment and mostly open up unprotected sky view.

Thus, it is Staff's opinion that the only way to minimize the view impact caused by the design of the proposed addition would be a reduction in the square footage of the second floor addition, specifically, to set back the second story from the first floor along the street-facing facade. However, the applicant does not wish to lose any square footage from the second story addition. Therefore, given Staff's assessment, Staff does not believe this finding can be met as the project is currently proposed. It is Staff's opinion that this finding could be met if the applicant set back the second floor addition from the front façade by at least 6 feet.

6. There is no significant cumulative view impairment caused by granting the application. Cumulative view impairment shall be determined by: (a) considering the amount of view impairment that would be caused by the proposed new structure that is above sixteen feet in height or addition to a structure that is above sixteen feet in height; and (b) considering the amount of view impairment that would be caused by the construction on other parcels of similar new structures or additions that exceed sixteen feet in height.

As indicated under the discussion of Finding No. 4, Staff believes that the proposed addition over 16 feet would cause some view impairment from the viewing area of 30448 Via Victoria but the view impairment is not significant. In order to assess the project's cumulative view impact, the City's Height Variation Guidelines require Staff to evaluate the impacts of a similar project as the proposed project on 3 or 4 parcels "adjacent" to the subject property. Due to the location of the property and the topography of the surrounding properties, Staff has included the properties located at 30435, 30429, 30417 and 30413 Via Victoria. Staff's findings are as follows:

# a) 30435 Via Victoria

A similar addition on this property would not contribute to a significant cumulative view impairment because a second story already exists over the existing garage.

# PLANNING COMMISSION STAFF REPORT – (CASE NO. ZON2015-00060) AUGUST 25, 2015 PAGE 7

### b) 30429 Via Victoria

A similar addition on this property would not contribute to a significant cumulative view impairment, because the view over this house is already impaired by other existing two-story structures.

# c) 30417 Via Victoria

A similar addition on this property would not contribute to a significant cumulative view impairment because a second story already exists.

### d) 30413 Via Victoria

There is no significant cumulative view impairment which could be caused by a similar project at 30413 Via Victoria, as a similar project on this property would simply impair the view of the existing two-story portion of the structure.

After considering similar additions on the properties listed above that are adjacent to the project site, given the topography and lot orientations, Staff is of the opinion that there would not be any significant cumulative view impairment caused by granting the proposed project.

# 7. The proposed structure complies with all other code requirements.

The existing residence complies with the City's Development Code standards with regard to setbacks, lot coverage and parking (see Table 1- Project Statistics). The residence would be setback 20' from the front property line, 5' from the west side property line, and would maintain the existing 7'-7" east side setback and 21'-10" south rear setback. Additionally, lot coverage for the subject property will not exceed 50%. Therefore, as the proposal complies with the standards set forth in the City's Development Code, this finding can be made and adopted.

# 8. The proposed structure is compatible with the immediate neighborhood character.

Pursuant to Section 17.02.040.A.6. of the Municipal Code, "Neighborhood Character" is defined to consider the existing physical characteristics of an area. The factors to be analyzed per the code language are **boldface**, and Staff's analysis is in normal type.

# (1) Scale of surrounding residences, including total square footage and lot coverage of the residence and all ancillary structures.

Compatibility with neighborhood character is based on a comparison to the other structures in the immediate neighborhood, which is comprised of the twenty (20) closest properties. The table below illustrates the 20 properties and structures that comprise the immediate neighborhood and serve as the basis for neighborhood compatibility. The homes analyzed, along with the lot size, structure size, and number of stories, are listed below in the Neighborhood Compatibility Table.

Table 2: Neighborhood Compatibility Analysis

Address	Lot Size	Structure Size*	No. of Stories
30324 Via Victoria	10,027	2,410	1
30325 Via Victoria	10,060	2,936	1

30330 Via Victoria	9,893	2,347	1
30404 Via Victoria	10,349	3,695	2
30405 Via Victoria	10,056	3,210	1
30408 Via Victoria	11,072	3,147	2
30413 Via Victoria	12,046	2,690	2
30417 Via Victoria	10,167	3,061	2
30420 Via Victoria	10,312	3,075	2
30429 Via Victoria	8,018	3,061	1
30432 Via Victoria	10,254	3,075	2
30435 Via Victoria	7,851	3,075	2
30440 Via Victoria	9,800	3,061	2
30443 Via Victoria	7,816	2,962	2
30448 Via Victoria	8,934	3,765	2
30451 Via Victoria	7,806	3,226	2
30454 Via Victoria	8,477	3,142	2
30459 Via Victoria	7,688	3,428	2
7239 Rue La Fleur	10,008	3,584	1
7245 Rue La Fleur	10,634	3,389	1
Average	9,563	3,117	2
30423 Via Victoria		3,227 (existing)	
	8,432	4,833	2
Proposed		(proposed)	

\*Note: The above calculations for structure size are based on building permits on file with the City and include the garage area, which, if garage area was not documented on the building permit, was calculated based on the Development Code's requirement for two (2) parking spaces with minimum dimensions for each individual parking stall being 9'x20' (360ft²).

As reflected in Table No. 2, the immediate neighborhood is comprised of structures that range in size from 2,347ft² to 3,765ft². The resulting structure size for the proposed project, at 4,849ft², is 1,732ft² larger than the neighborhood average of 3,117 square feet and 1,084ft² larger than the largest house of 3,765. Although the proposed structure is larger, the applicant has made modifications to the design, including changing a gable roof on the north elevation to a hip roof, adding a Juliet balcony to the second floor, adding windows to the first floor, and adding siding as well as stucco columns to match the existing residence, which Staff believes have softened the appearance of bulk and mass of the proposed structure as viewed from the street. Furthermore, a portion of the proposed addition is in the same location as the existing garage, which is proposed to be demolished and replaced with a smaller garage.

Lot coverage includes the building footprint, driveways and parking areas, covered patios and trellises, decks greater than 30-inches in height, and impervious surfaces. The existing lot coverage is 3,715ft² (43.3%), which includes the building footprint (including garage) and driveway areas and impervious surfaces 5' in width or greater. The proposed project will result in a total lot coverage of 3,979 square feet (46.4%), which includes the increased building footprint. Since the Development Code limits lot coverage in the RS-4 zoning district to 50%, the lot coverage will continue to be below the Development Code standards.

Therefore, for these reasons stated above, Staff believes that the resulting structure size and lot coverage do not deviate from the characteristics found in the immediate neighborhood and is compatible with the immediate neighborhood and, as such, this finding can be met.

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

The architectural style of the proposed addition would be similar in architectural style to the existing residence, which is Contemporary Mission-style. Other residences found within the surrounding neighborhood include Mission, California Ranch and Split-level styles and include façade treatments include stucco siding, Juliet balconies, and roof materials ranging from red tile to composite shingles. After surveying the 20 closest homes in the neighborhood, Staff concluded that the immediate area is comprised of a diverse sense of architectural styles and materials that accent the residences. Therefore, due to the fact that there is no uniformity in terms of architectural style and materials, and the proposed project includes materials found in the neighborhood, Staff has concluded that the materials and treatments proposed for the residence are compatible with the surrounding neighborhood.

Although the proposed second story is located directly over the proposed first floor garage, this façade design is common within the immediate neighborhood located on Via Victoria, as Staff observed at least four other residences with the second story located directly over the garage at the front façade and close to, if not directly extending up to the front setback line. Also, as stated above, the applicant has made modifications to the design, including changing a gable roof on the north elevation to a hip roof, adding a Juliet balcony to the second floor, adding windows to the first floor, and adding siding as well as stucco columns to match the existing residence, which Staff believes have softened the appearance of bulk and mass of the proposed structure as viewed from the street. Therefore, Staff believes that the bulk, mass, structure height, number of stories, and overall size of the residence would not negatively impact the neighborhood's visual character and would ultimately be compatible with the surrounding neighborhood.

The residence will have a maximum height of 23.67 feet as measured from the lowest finished grade adjacent to the structure to the top of the highest roof ridgeline of the addition. Staff believes that the configuration of the proposed residence, where the majority of the residences are two-story, would create a two-story residence that is compatible with the character of the immediate neighborhood. Based on the above, Staff believes that the proposed addition does not deviate from the architectural styles within the immediate neighborhood.

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

According to the Development Code for lots created before City incorporation, structures shall maintain the following minimum setbacks: 20' front yard setback, a 15' rear yard setback, and 5' side yard. As previously stated, the structure will meet all the minimum setback requirements for the lot. As such, no deviation from the minimum

setback requirements is proposed, and the existing and proposed setbacks are consistent with other setbacks in the immediate neighborhood.

Based on the analysis above, it is Staff's opinion that the proposed "scale, architectural style and materials, and front, side, and rear yard setbacks" are consistent with the character of the immediate neighborhood. As such, Staff believes that this finding can be met.

9. The proposed new structure that is above sixteen feet in height or addition to an existing structure that is above sixteen feet does not result in an unreasonable infringement of the privacy of the occupants of abutting residences.

The proposed portion of the addition over sixteen feet in height is located towards the front of the property. The north elevation is oriented towards the street, while the west elevation primarily overlooks the driveway area of the property next door at 30417 Via Victoria. The east elevation primarily looks over the garage located at 30429 Via Victoria. From the existing second floor windows on the subject property, Staff was able to see the rear yard at 30417 Via Victoria. Because the proposed addition is located further away from the neighbor's rear yard located at 30417 Via Victoria, and looks over the garage of the property located at 30429 Via Victoria, Staff believes that the proposed new second-story addition would not create an unreasonable infringement to the privacy for the abutting residences.

Staff received two letters (see attachment) from two neighbors located at 30420 Via Victoria and 30435 Via Victoria, expressing concerns regarding potential privacy infringement that may be caused by the proposed second story addition. Specifically, the concerns are regarding potential privacy impacts to the front door area (30420) and upstairs bedroom windows (30420 & 30435). The Municipal Code defines privacy as, "reasonable protection from intrusive visual observation." Furthermore, the Height Variation Guidelines state, "given the variety and number of options which are available to preserve indoor privacy, greater weight generally will be given to protecting outdoor privacy than to protecting indoor privacy." Because the neighbor's front door at 30420 Via Victoria is visible from anyone in the public right-of-way, Staff does not believe the proposed addition will cause an unreasonable infringement on the outdoor privacy of this neighbor. Regarding the concerns about indoor privacy, because there are methods by which this privacy can be protected, such as curtains, etc., Staff does not believe the proposed addition will cause an unreasonable infringement on the indoor privacy of these neighbors. As such, Staff believes that this finding can be met.

#### Site Plan Review

The proposed project includes a 363 square foot first floor addition and a 708ft² garage that requires a review of a Site Plan Review application. As described in *Table 1* under the Project Description section of this report, Staff has determined that the proposed additions would comply with the required residential setback standards, lot coverage and the maximum allowable heights as presented in the Development Code for the RS-4 zone. Furthermore, as noted in the Height Variation findings stated above, the first floor additions will not create any significant impacts to the neighboring properties and will be compatible with the surrounding neighborhood. As the project meets all the required development standards for a single-family residence, provided the Planning Commission finds the new additions to be compatible with the



surrounding neighborhood and do not create a public health, safety or welfare impact to neighboring properties, Staff recommends approval of the Site Plan Review.

## **ADDITIONAL INFORMATION**

#### **Public Comments**

Staff received three letters from neighboring property owners located at 30420 Via Victoria, 30448 Via Victoria and 30435 Via Victoria. The letters included concerns such as privacy impacts, compatibility with the neighborhood, as well as view impairment. Based on the analysis of the required findings, Staff believes the proposed addition will not create a privacy infringement, significant view impairment or an incompatible structure within the immediate neighborhood.

# **Foliage Analysis**

A foliage analysis conducted by Staff revealed no existing foliage that significantly impairs the protected view from any surrounding properties.

# **Permit Streamlining Act**

The original decision deadline for the proposed project was August 31, 2015. The property owner agreed via email to a 90-day extension on August 20, 2015, making the new decision deadline November 29, 2015.

# CONCLUSION

Based on the above analysis, Staff believes that the findings can be made to support the proposed project with the exception of Finding No. 5. Therefore, Staff is recommending that the Planning Commission deny without prejudice Case No. ZON2015-00060 for a Height Variation and Site Plan Review application, and direct Staff to prepare a denial Planning Commission resolution for adoption at the September 8, 2015 meeting.

## **ALTERNATIVES**

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

- 1. Approve the Height Variation Permit and Site Plan Review application with modifications, and direct Staff to prepare a revised Planning Commission resolution for review at the September 8, 2015 meeting.
- Deny Case No. ZON2015-00060 for a Height Variation but approve the Site Plan Review application, and direct Staff to prepare a Planning Commission resolution for adoption at the September 8, 2015 meeting.
- 3. Identify additional issues of concern and continue the public hearing to a specified date to allow the applicant to re-design the project.

PLANNING COMMISSION STAFF REPORT – (CASE NO. ZON2015-00060) AUGUST 25, 2015 PAGE 12

# **ATTACHMENTS**

- Public Correspondence
- Time Extension Email
- Project Plans

# **Amy Seeraty**

From:
From:

Steve Frank <sterofrank@gmail.com>

Sent:

Thursday, August 20, 2015 11:53 AM

To: Subject: Amy Seeraty; Jeffrey Browning Re: Time Extension Request

Hi Amy,

I would like to request an extension of 90 days for the Staff to complete their findings.

Steve Frank 30423 Via Victoria Rancho Palos Verdes, CA 90275 310-541-4519

On Thu, Aug 20, 2015 at 11:19 AM, Amy Seeraty < Amy S@rpvca.gov > wrote:

: Hi Jeff-

To allow Staff to continue the decision on this item to the September 8<sup>th</sup> meeting, I need to obtain a 90-day time extension (pursuant to the PSA) in writing from you or the property owner. This will be addressed in the Staff report as well, but I need the request in writing (email is fine.) Please send this as soon as possible. Thank you!

Sincerely,

**Amy Seeraty** 

Associate Planner

City of Rancho Palos Verdes

**Community Development Department** 

30940 Hawthorne Blvd.

Rancho Palos Verdes, CA 90275

www.rpvca.gov

amys@rpvca.gov - (310) 544-5228

# **Amy Seeraty**

From:

Lee, Myung C (EXP) <myung.c.lee@Imco.com>

Sent:

Saturday, August 15, 2015 3:46 PM

To:

Amy Seeraty

Subject:

Height variation permit application - case # ZON2015-00060

Dear Ms. Seeraty,

This is MC Lee residing at 30448 Via Victoria, RPV. Regarding the reference permit application for the house located at 30423 Via Victoria, RPV, I would like to express my concern that the proposed additions will result obscuration of good portion of the ocean view from my house that I am much against this permit request.

Best regards,

MC Lee

RECEIVED

AUG 1 2 2015

COMMUNITY DEVELOPMENT
DEPARTMENT

To Mrs. Amy Steeraty, Associate Planner

City Of Rancho Palos Verdes

08-01-2015

# Comments on HEIGHT VARIATION PERMI APPLICATION (CASE NO. ZONE2015-00060) at 30423 Via Victoria

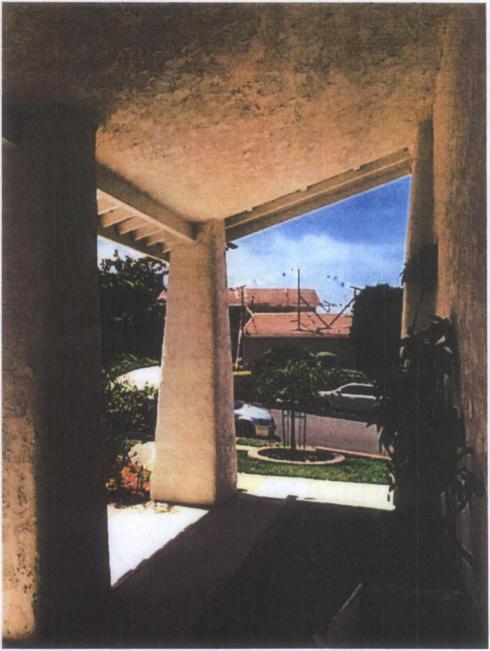
We support the landowner at 30423 Via Victoria for additional one story with 363Sf (or square feet), We also suggest them to have the addition of the second story on top of it so that it can have about 363x2=726 Sf addition, The total Sf will be around 3776Sf, and will be the biggest house at this community. We strongly disagree the part of the addition on the top of the garage. The reasons are described as follows.

- 1) The windows opening near the street will directly and straightly faces to the front door of the house at 30420, it can see their activities inside clearly. It seriously impact 30420 privacy. Please see Photo 1. Shown in the next pages.
- 2) The windows also directly faces to the bed room of the house at 30420 so close that it can view the activities in the bed room. Please see Photo 2. Shown in the next pages.
- 3) The second store on the top garage blocked the ocean view from the house at 30435 and 30432 which will impact the values of their houses. That is unfair to them.
- 4) The garage is close to the street and the second story on the top of the garage will make public view not compatible to the community appearance.

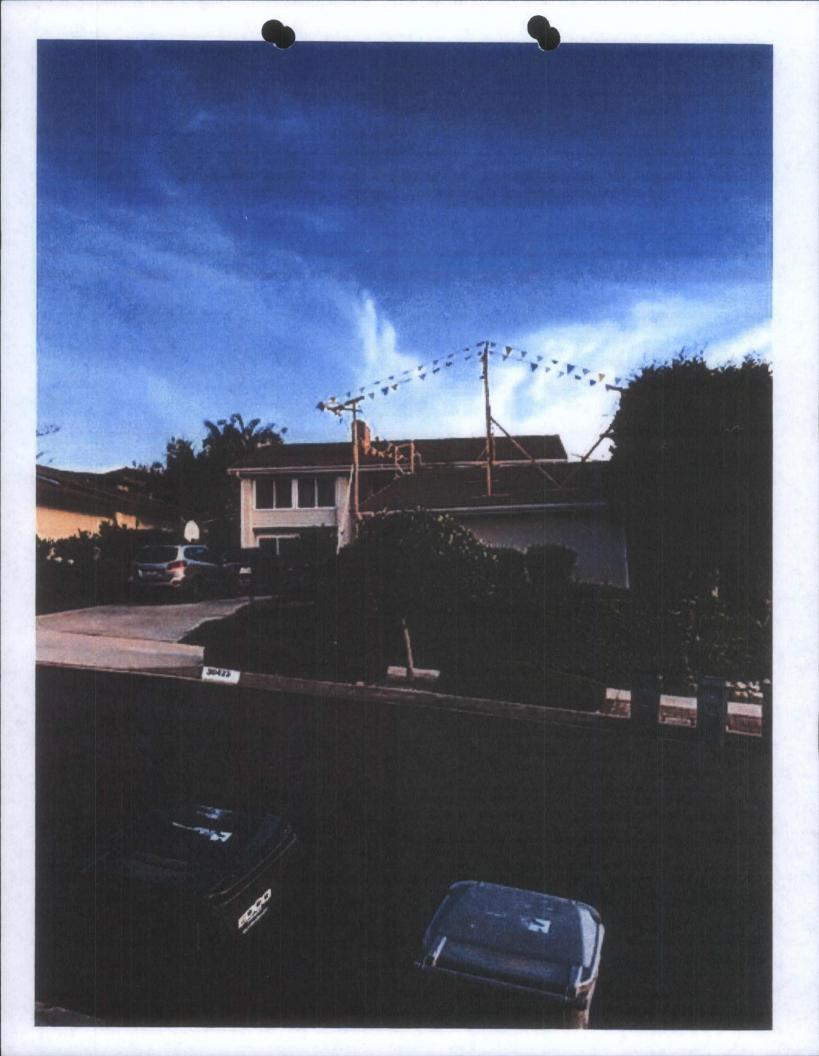
Please consider our concerns.

Thanks

Family of 30420, House owners at 30420 Cell Phone 562-480-6652 Email: johnyunzhu@yahoo.com



The Photo 1. is taken from inside house at the front door of 30420.





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

# PROOF OF PUBLICATION

(201 5.5 C.C.P.)

STATE OF CALIFORNIA

County of Los Angeles,

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

#### PALOS VERDES PENINSULA NEWS

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

July 23

all in the years

2015

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

Dated at

Rolling Hills Estates,

California

this 23rd

July, 2015

JUL 2 7 2015 15

COMMUNITY DEVELOPMENT DEPARTMENT

V.P. News No. 12339

July 23, 2015

#### NOTICE

T NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rancho Palos Verdes will conduct a public hearing on Tuesday, August 25, 2015, at 7:00 PM at Hesse Park Community Building, 29301 Hawthorne Boulevard, Rancho Palos Verdes, to considerate following: er the following:

HEIGHT VARIATION PERMIT APPLICATION (CASE NO. ZON2015-00060) — A request to demolish the existing 744 ft2 garage and construct a new garage of 708 ft2, a one-story addition of 363 ft2, and a second-story addition of 1,075 ft2. The additions will result in a residence of 4,125 ft2 residence with attached garage of 708 ft2. The maximum height of the addition is proposed to be 22.18' tall, as measured from highest point of existing grade covered by the structure to the highest proposed ridgeline, and an overall height of 23.86' as measured from the lowest finished grade adjacent to the structure to the highest proposed ridgeline. No grading is proposed for this project. HEIGHT VARIATION PERMIT APPLICATION (CASE project

LOCATION: 30423 Via Victoria

APPLICANT: Jeff Browning (Model Design, Inc.)

LANDOWNER: Steve and Rosa Frank

The Height Variation procedure is for the construction of additions to existing residential structures that are proposed to be taller than sixteen (16') feet in height, but not to exceed a maximum height of twenty-six (26') feet when measured as defined in Section 17.020.040 of the Municipal Code (as amended by Proposition M). The City's primary concerns in reviewing a Height Variation application are the impacts of the structure above 16 feet in height on the views from neighboring properties and from public areas, its cumulative impact on the effected properties, compatibility of the proposed structure with existing surrounding uses (See Municipal Code Section 17.02.040), and potential privacy impacts. Section 17.02.030.B of the RPVMC requires a finding of "Neighborhood Compatibility" for the proposed second story addition. In making such a finding, the City will review the proposed project relative to the following criteria for the immediate neighborhood: 1) scale of surrounding residences; 2) architectural style and materials; and 3) front, side, and rear yard setbacks.

If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to Associate Planner, Amy Seeraty, by Monday, August 17, 2015. By doing so, you will ensure that your comments are taken into consideration for the Staff analysis of the project. All correspondence received after the August 17, 2015 date will be given separately to the Planning Commission prior to the meeting. Please note that written materials, including emails, submitted to the City are public records and may be posted on the City's website. In addition, City meetings may be televised and may be accessed through the City's website. Accordingly, you may wish to omit personal information from your oral presentation or written materials as it may become part of the public record regarding an item on the agenda. If you have any comments or concerns about the pro-

A temporary frame structure (silhouette) has been constructed on the project site outlining the height and bulk of the proposed project. This frame will be in place throughout the duration of the public comment period to better assist you and the City in assessing any potential project impacts. Only those who have submitted written comments will receive notification of the decision. The Planning Commission's decision may then be appealed, in writing, to the City Council. The appeal shall set forth the grounds for appeal and any specific action being requested by the appellant. The appeal letter must be filed within fifteen (15) calendar days of the Director's decision and must be accompanied by a \$2,275.00

decision and must be accompanied by a \$2,275.00

appeal fee. If you would like the opportunity to review the proposed plans, they are on file in the Community Development Department at 30940 Hawthorne Boulevard, Rancho Palos Verdes, and are available for review from 7:30 AM to 5:30 PM Monday through Thursday, and from 7:30 AM to 4:30 PM Friday. Additionally, a Staff Report will be prepared for the August 25th Planning Commission meeting. On August 20th, said report will be available for viewing on the City's website (http://www.rpvca.gov). viewing on the City's website (http://www.rpvca.gov).
Alternatively, a copy of the Staff Report can also be viewed at the Community Development Department at City Hall on the same date.

City Hall on the same date.

If you have any questions regarding this application, please contact Associate Planner Amy Seeraty, at (310) 544-5228, or via e-mail at amys@rpvca.gov for further information. If you contact Ms. Seeraty via email, please make sure that you receive an email response from her acknowledging that she received your email. If you do not receive an email response from Ms. Seeraty, then please contact her via the telephone number above.

August 12, 2015

RECEIVED

City of Rancho Palos Verdes

30940 Hawthorne Blvd

Rancho Palos Verdes, CA 90275

AUG 13 2015

COMMUNITY DEVELOPMENT

DEPARTMENT

Dear Amy Seeraty,

We are the homeowners at 30435 Via Victoria and we received a notice earlier this month regarding a Height Variation Permit Application (Case No. ZON2015-00060) for 30434 Via Victoria, Jeff Browning, Steve & Rosa Frank.

We wish to make it known we are unequivocally **against this proposed project** for the following reasons:

- 1) There is a detrimental look to the structure that does not blend with the surrounding homes. This is a significantly larger residence than the surrounding homes and does not conform to the neighborhood.
- 2) The height of the new addition is level with our second story windows, which is an invasion of our privacy, as we would have neighbors that could look right into our bedroom and bathrooms
- 3) The new addition would obliterate our ocean views from every window thus impacting the value of our home negatively.

We love the current layout of our house and enjoy seeing the ocean on any given day. We enjoy the privacy of our home when our windows are open. However, if our neighbor expands with the second story over the garage, we would lose the enjoyment of our property which was present when we decided to purchase our house.

We appreciate your consideration, and hope that you protect our interest by denying the application referenced above.

Sincerely,

Mason Chiang

Owner, 30435 Via Victoria, Rancho Palos Verdes, CA



COMMUNITY DEVELOPMENT DEPARTMENT

July 23, 2015

# NOTICE

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**HEIGHT VARIATION PERMIT APPLICATION (CASE NO. ZON2015-00060)** – A request to demolish the existing 744 ft² garage and construct a new garage of 708 ft², a one-story addition of 363 ft², and a second-story addition of 1,075 ft². The additions will result in a residence of 4,125 ft² residence with attached garage of 708 ft². The maximum height of the addition is proposed to be 22.18' tall, as measured from highest point of existing grade covered by the structure to the highest proposed ridgeline, and an overall height of 23.86' as measured from the lowest finished grade adjacent to the structure to the highest proposed ridgeline. No grading is proposed for this project.

LOCATION:

30423 Via Victoria

APPLICANT:

Jeff Browning (Model Design, Inc.)

LANDOWNER:

Steve and Rosa Frank

The Height Variation procedure is for the construction of additions to existing residential structures that are proposed to be taller than sixteen (16') feet in height, but not to exceed a maximum height of twenty-six (26') feet when measured as defined in Section 17.020.040 of the Municipal Code (as amended by Proposition M). The City's primary concerns in reviewing a Height Variation application are the impacts of the structure above 16 feet in height on the views from neighboring properties and from public areas, its cumulative impact on the effected properties, compatibility of the proposed structure with existing surrounding uses (See Municipal Code Section 17.02.040), and potential privacy impacts. Section 17.02.030.B of the RPVMC requires a finding of "Neighborhood Compatibility" for the proposed second story addition. In making such a finding, the City will review the proposed project relative to the following criteria for the immediate neighborhood: 1) scale of surrounding residences; 2) architectural style and materials; and 3) front, side, and rear yard setbacks.

If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to Associate Planner, Amy Seeraty, by Monday, August 17, 2015. By doing so, you will ensure that your comments are taken into consideration for the Staff analysis of the project. All correspondence received after the August 17, 2015 date will be given separately to the Planning Commission prior to the meeting. Please note that written materials, including emails, submitted to the City are public records and may be posted on the City's website. In addition, City meetings may be televised and may be accessed through the City's website. Accordingly, you may wish to omit personal information from your oral presentation or written materials as it may become part of the public record regarding an item on the agenda.

A temporary frame structure (silhouette) has been constructed on the project site outlining the height

and bulk of the proposed project. This frame will be in place throughout the duration of the public comment period to better assist you and the City in assessing any potential project impacts. Only those who have submitted written comments will receive notification of the decision. The Planning Commission's decision may then be appealed, in writing, to the City Council. The appeal shall set forth the grounds for appeal and any specific action being requested by the appellant. The appeal letter must be filed within fifteen (15) calendar days of the Director's decision and must be accompanied by a \$2,275.00 appeal fee.

If you would like the opportunity to review the proposed plans, they are on file in the Community Development Department at 30940 Hawthorne Boulevard, Rancho Palos Verdes, and are available for review from 7:30 AM to 5:30 PM Monday through Thursday, and from 7:30 AM to 4:30 PM Friday. Additionally, a Staff Report will be prepared for the August 25<sup>th</sup> Planning Commission meeting. On August 20<sup>th</sup>, said report will be available for viewing on the City's website (<a href="http://www.rpvca.gov">http://www.rpvca.gov</a>). Alternatively, a copy of the Staff Report can also be viewed at the Community Development Department at City Hall on the same date.

If you have any questions regarding this application, please contact Associate Planner Amy Seeraty, at (310) 544-5228, or via e-mail at amys@rpvca.gov for further information. If you contact Ms. Seeraty via email, please make sure that you receive an email response from her acknowledging that she received your email. If you do not receive an email response from Ms. Seeraty, then please contact her via the telephone number above.

Joel Rojas, AICP

Community Development Director

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

PLEASE PUBLISH IN THE PENINSULA NEWS ON THURSDAY, JULY 23, 2015.





COMMUNITY DEVELOPMENT DEPARTMENT

Steve & Rosa Frank 30423 Via Victoria Rancho Palos Verdes, CA 90275

SUBJECT: HEIGHT VARIATION & SITE PLAN REVIEW

CASE NO. ZON2015-00060

ADDRESS: 30423 VIA VICTORIA

Dear Mr. & Mrs. Frank:

The required additional information for the application listed above was submitted to the Department, and pursuant to State Law, City Staff completed a review of the application on **July 2, 2015** 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 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.

The City has 60 days from the date the application is deemed complete in which to provide public notice and a comment period, complete the Staff Report and have a decision rendered on the permit by the Community Development Director. You will be notified once a decision has been made.

If you have any questions regarding the processing of your application after receiving this correspondence, please feel free to call me at (310) 544-5231, or via email at <a href="mailto:amys@rpvca.gov">amys@rpvca.gov</a>.

Sincerely.

Amy Seeraty

Associate Planner

CC: Model Design, Inc., 760 West 27th Street, Unit #2, San Pedro, CA 90731

Joel Rojas, Community Development Director

Ara Mihranian, Deputy Community Development Director

Project File

# NOTICE OF PROPOSED HEIGHT VARIATION PERMIT APPLICATION AND ACKNOWLEDGEMENT OF EARLY NEIGHBOR CONSULTATION

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DRESS: 30423 Via Victoria RPV CA 90275

APPLICANT: Stephen & Rosa Frank

THE FOLLOWING PROPERTY OWNERS WERE NOTIFIED OF OUR INTENT TO APPLY FOR A HEIGHT VARIATION PERMITITO CONSTRUCT A NEW RESIDENCE OR CONSTRUCT AN ADDITION TO AN EXISTING RESIDENCE WITH A MAXIMUM PROPOSED HEIGHT OF FEET AT THE ABOVE ADDRESS AND WERE SHOWN A COPY OF THE PROJECT PLANS.

NOTE: BY SIGNING THIS NOTICE, THE UNDERSIGNED ONLY ACKNOWLEDGES THAT THEY HAVE BEEN CONSULTED WITH. THE SIGNATURES DO NOT SIGNIFY APPROVAL OF THE PROJECT OF ANY KIND AND DO NOT WAIVE YOUR RIGHTS TO OBJECT TO ANY ASPECT OF THE PROJECT WHATSOEVER.

LOT # (as shown on radius map)	ADDRESS	PRINTED NAME OF LAND OWNER	SIGNATURE	REVIEWED PLANS?* Y/N
26	30343 UA Rusa	Dehoral GRIBORIAN	Talley	y
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62	7207 Rue la Flour	Bonnic Osel	BINDAN	M
58	7233 Rue a Fleur	JOAN ZIRKEL	Doug Cast Es	Y
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West DV Estales HOA	38625 RUE LANGLOIS	KERMIT OLSON	Keimit Olson	4
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<sup>\*</sup> Landowners must acknowledge that they have seen a depiction of the project which reasonable describes the applicant's proposal, in order for their signature to qualify towards the required percentage totals.

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OMMUNITY DEVELOPMENT

# NOTICE OF PROPOSED HEIGHT VARIATION PERMIT APPLICATION AND ACKNOWLEDGEMENT OF EARLY NEIGHBOR CONSULTATION

ADDRESS:	30423	Via	Victoria	Rancho	Palos	Vertes.	CA	90275	
APPLICANT:	Stepha	en 4	Rosa F	rank					

THE FOLLOWING PROPERTY OWNERS WERE NOTIFIED OF OUR INTENT TO APPLY FOR A HEIGHT VARIATION PERMIT TO CONSTRUCT A NEW RESIDENCE OR CONSTRUCT AN ADDITION TO AN EXISTING RESIDENCE WITH A MAXIMUM PROPOSED HEIGHT OF 24 FEET AT THE ABOVE ADDRESS AND WERE SHOWN A COPY OF THE PROJECT PLANS.

NOTE: BY SIGNING THIS NOTICE, THE UNDERSIGNED ONLY ACKNOWLEDGES THAT THEY HAVE BEEN CONSULTED WITH. THE SIGNATURES DO NOT SIGNIFY APPROVAL OF THE PROJECT OF ANY KIND AND DO NOT WAIVE YOUR RIGHTS TO OBJECT TO ANY ASPECT OF THE PROJECT WHATSOEVER.

LOT # (as shown on radius map)	ADDRESS	PRINTED NAME OF LAND OWNER	SIGNATURE	REVIEWED PLANS?* Y/N
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56	7245 Rue be Herr	George 50	96,15 m	i/
55	7231 Ru de la Lul	b. Teter	Breter	1/

<sup>\*</sup> Landowners must acknowledge that they have seen a depiction of the project which reasonable describes the applicant's proposal, in order for their signature to qualify towards the required percentage totals.

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# NOTICE OF PROPOSED HEIGHT VARIATION PERMIT APPLICATION AND ACKNOWLEDGEMENT OF EARLY NEIGHBOR CONSULTATION

COMMUNITY DEVELOPMENT

30423 Via Victoria RPV, CA 90275

APPLICANT: Stephen + Kosa Frank

THE FOLLOWING PROPERTY OWNERS WERE NOTIFIED OF OUR INTENT TO APPLY FOR A HEIGHT VARIATION PERMIT TO CONSTRUCT A NEW RESIDENCE OR CONSTRUCT AN ADDITION TO AN EXISTING RESIDENCE WITH A MAXIMUM PROPOSED HEIGHT OF 27 FEET AT THE ABOVE ADDRESS AND WERE SHOWN A COPY OF THE PROJECT PLANS.

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LOT # (as shown on radius map)	ADDRESS	PRINTED NAME OF LAND OWNER	SIGNATURE	REVIEWED PLANS?* Y/N
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66	1220 Berry Hill Dr.	BRUEN SARBUSIAN	assimini	V
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<sup>\*</sup> Landowners must acknowledge that they have seen a depiction of the project which reasonable describes the applicant's proposal, in order for their signature to qualify towards the required percentage totals.

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COMMUNITY DEVELOPMENT

DEPARTMENT



# SILHOUETTE CERTIFICATION FORM

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

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			on (date)	MAY 21, 2015	and I have found
	that the pi	roject silhouette	accurately depic	s the location and hei	ght (including the color
	demarcati	on) of the propo	sed structure pr	esented on the archit	ectural plans prepared
	by (name	of architectural	firm) MODEL DE	SIGN	on
	(date)		for the pr	oposed project current	tly being considered by
	the City of	Rancho Palos \	/erdes (Planning	Case No	).
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CARY J. RO	Signature	My	1 Tack	GARY J. ROEHL	
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Revised: March 12, 2007

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≺\$2-021-056 Wellington Joseph C Jr 7213 Rue La Fleur Rancho Palos Verdes Ca 90275-5321 7582-021-060 Joseph & Janet Kotlarski 7236 Berry Hill Dr Rancho Palos Verdes Ca 90275-4402 167 7582-021-063 Ralbovsky Edward J 30405 Via Victoria Rancho Palos Verdes Ca 90275-4443 **√**70 7582-021-066 Kimchi Long 30417 Via Victoria Rancho Palos Verdes Ca 90275-4443 7582-021-069 Chiang Mason J Trust 27 Country Meadow Rd Rolling Hills Estates Ca 90274-5748 V76 7582-021-072 Bruce F & Lisa V Kohl 30459 Via Victoria Rancho Palos Verdes Ca 90275-4443

Srour & Associates, LLC 1001 6th Street, Suite 110 Manhattan Beach, CA 90266

7582-021-057 Mark & Bonnie Oseas 7207 Rue La Fleur Rancho Palos Verdes Ca 90275-5321

V 65 7582-021-061 Kenneth M Arsenian 7228 Berry Hill Dr Rancho Palos Verdes Ca 90275-4402

7582-021-064 Robert P & Susan M Lyons 7212 Berry Hill Dr. Rancho Palos Verdes Ca 90275-4402

7.İ 7582-021-067 Stephen G & Rose E Frank 30423 Via Victoria Rancho Palos Verdes Ca 90275-4443

74 7582-021-070 Roland S & Elsa L Tsai 30443 Via Victoria Rancho Palos Verdes Ca 90275-4443

7582-021-073 Ron & Ronnie M Rotenberg 30469 Via Victoria Rancho Palos Verdes Ca 90275-4443

Jeff Browning 760 W. 27th Street, Suite 2 San Pedro, CA 90731

7582-021-058 Sok Kyu & Soo Ja Lee 15 Clear Vista Dr Rolling Hills Estates Ca 90274-54

7582-021-062 Ruben Sarkissian 7220 Berry Hill Dr Rancho Palos Verdes Ca 90275-4

**√**69 7582-021-065 Thayer & Jan Chew 30413 Via Victoria Rancho Palos Verdes Ca 90275-4

7582-021-068 Tambini Donald E 30429 Via Victoria Rancho Palos Verdes Ca 90275-4

75 7582-021-071 Min S & Chu Chiang 30451 Via Victoria Rancho Palos Verdes Ca 90275-

West PV Estates HOA Kermit Olson 30625 Rue Langlois Rancho Palos Verdes, CA 90275 Azrny V & P Family Trust
A27 Via Rivera
Rancho Palos Verdes Ca 90275-4449

34
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Singh Santokh
30840 Rue De La Pierre
Rancho Palos Verdes Ca 90275-5318

37 7582-020-054 Anthony & Victoria Nagy 30432 Via Victoria Rancho Palos Verdes Ca 90275-4444

\( \frac{40}{7582-020-057} \)
Kam C & Sen Y Soohoo
30404 Via Victoria
Rancho Palos Verdes Ca 90275-4444

43 7582-020-062 Charles & Danielle Swanson 17912 Denvale Cir Huntington Beach Ca 92649-4854

46 7582-020-065 Donald E Newman Po Box 10286 South Lake Tahoe Ca 96158-3286

49 7582-020-068 Hesham A & Dalal T Karama 30233 Via Rivera Rancho Palos Verdes Ca 90275-4457

7582-021-047 Howard J & Bonnie Haworth 7271 Rue La Fleur Rancho Palos Verdes Ca 90275-5321

√55 7582-021-050 Constance B Teter 7251 Rue La Fleur Rancho Palos Verdes Ca 90275-5321

✓ 58
 7582-021-053
 Elmer C & Joan D Zirkel
 7233 Rue La Fleur
 Rancho Palos Verdes Ca 90275-5321

7582-020-049
Jim Jiang
30433 Via Rivera
Rancho Palos Verdes Ca 90275-4449

35 7582-020-052 Myung C & Jung M Lee 30448 Via Victoria Rancho Palos Verdes Ca 90275-4444

738 7582-020-055 Zhu Yun 30420 Via Victoria Rancho Palos Verdes Ca 90275-4444

7582-020-060 Van S & Stephanie B Mckenny 30302 Via Victoria Rancho Palos Verdes Ca 90275-4442

√44 7582-020-063 Wendy P Watson 30324 Via Victoria Rancho Palos Verdes Ca 90275-4442

47 7582-020-066 Christopher N & Trea Lachowicz 30311 Via Rivera Rancho Palos Verdes Ca 90275-4459

50 7582-020-069 Robert & Jayne Harms 30235 Via Rivera Rancho Palos Verdes Ca 90275-4457

53 7582-021-048 Carl & Susan Tsuji 7265 Rue La Fleur Rancho Palos Verdes Ca 90275-5321

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Francisco George E
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Rancho Palos Verdes Ca 90275-5321

759 7582-021-054 Dongbu Usa Inc 7227 Rue La Fleur RECEIVED Rancho Palos Verdes © a 90275-5321

/33 7582-020-050 Setsuko K Kim 30458 Via Victoria Rancho Palos Verdes Ca 90275-4444

36 7582-020-053 Joseph & Barbara Spadafora 30440 Via Victoria Rancho Palos Verdes, CA 90275

39 7582-020-056 Frank K Li 30408 Via Victoria Rancho Palos Verdes Ca 90275-4444

42 7582-020-061 Harry & Rose Mahakian 30310 Via Victoria Rancho Palos Verdes Ca 90275-4442

45 7582-020-064 Koichi & Misako Nakanishi 28182 Palos Verdes Dr E Rancho Palos Verdes Ca 90275-5121

48 7582-020-067 Asl Mehdi & Farzaneh E Mahdavi 30303 Via Rivera Rancho Palos Verdes Ca 90275-4459

7582-021-046 Allan L & Carol L Schallau 7277 Rue La Fleur Rancho Palos Verdes Ca 90275-5321

√54
7582-021-049
David & Carol L Milam
7259 Rue La Fleur
Rancho Palos Verdes Ca 90275-5321

57 7582-021-052 Hyosik & Sue H Chang 61 Albero Ct Rancho Palos Verdes Ca 90275-5383

60 7582-021-055 Gregory C & Laurie A Amano 7221 Rue La Fleur Rancho Palos Verdes Ca 90275-5321

JUN 04 2015

COMMUNITY DEVELOPMENT
DEPARTMENT



# JUN 04 2015

COMMUNITY DEVELOPMENT 7582-008-055 **£**08-021 7582-008-054 DEPARTMENT Somir B & Liliana J Jocic Chiang-s & Cheng-h Wang Bryan & Cathy M Weaver \$508 Via Rivera 3178 Kashiwa St 30458 Via Rivera Rancho Palos Verdes Ca 90275-4473 Torrance Ca 90505-4011 C036 Rancho Palos Verdes Ca 90275-4472 7582-008-056 7582-008-057 7582-010-900 George H & Lu Ping King Brian W & Terri L Lewallen Palos Verdes Peninsula Unified 30452 Via Rivera 30442 Via Rivera 375 Via Almar Rancho Palos Verdes Ca 90275-4472 Rancho Palos Verdes Ca 90275-4472 Palos Verdes Estates, CA 90274 **7**9 7582-011-021 7582-011-022 7582-013-008 Tania Simon Joseph & Kathi Colli , Magruder Catherine Trust 30503 Rue Langlois 7285 Rue La Fleur 7239 Berry Hill Dr Rancho Palos Verdes Ca 90275-5322 Rancho Palos Verdes Ca 90275-5321 Rancho Palos Verdes Ca 90275-4401 7582-013-009 7582-013-010 7582-013-011 Mahmood K Jahromi Douglas & Alison Dimick Robert E Lee 7227 Berry Hill Dr 30325 Via Victoria 30315 Via Victoria Rancho Palos Verdes Ca 90275-4401 Rancho Palos Verdes Ca 90275-4441 Rancho Palos Verdes Ca 90275-4441 13 14 15 7582-013-012 7582-019-016 7582-019-017 Lillian S Tong Catherine A Mccleman Madhu Shokeen 860 Morningside Dr #c505 30345 Via Borica 30358 Via Rivera Fullerton Ca 92835-3551 C020 Rancho Palos Verdes Ca 90275-4415 Rancho Palos Verdes Ca 90275-4460 17 16 7582-019-018 7582-019-019 7582-019-020 Seok J Hong Severino & Rose Grossi Chih Hsien Chien 30344 Via Rivera 30338 Via Rivera 30330 Via Rivera Rancho Palos Verdes Ca 90275-4460 Rancho Palos Verdes Ca 90275-4460 Rancho Palos Verdes Ca 90275-4460 20 21 7582-019-021 7582-019-022 7582-019-023 Jules & Janice Streisand Moledina Rubina Kevin Booker 30324 Via Rivera 910 Oakmere Dr Po Box 4718 Rancho Palos Verdes Ca 90275-4460 Harbor City Ca 90710-1531 C010 Culver City Ca 90231-4718 B020® 22 23 7582-019-024 7582-020-040 7582-020-041 Daniel Y & Tanya Y Perng Clark C Lu Eyal & Christel S Mintz 30302 Via Rivera 30325 Via Rivera 30333 Via Rivera Rancho Palos Verdes Ca 90275-4460 Rancho Palos Verdes Ca 90275-4459 Rancho Palos Verdes Ca 90275-4459 **√** 26 7582-020-042 7582-020-043 7582-020-044 Joji & Deborah S Kagei Alexander Grigorian Nasar A & Irshad A Siddiqui 30339 Via Rivera 30343 Via Rivera 2109 Lagoon Dr Rancho Palos Verdes Ca 90275-4459 Rancho Palos Verdes Ca 90275-4459 Rochester Hills Mi 48309-3871 C084 **\$29** 30 7582-020-045 7582-020-046 7582-020-047 Chew Ben J Colin Bruce T Nathaniel & Chen Beverly Dunn 30357 Via Rivera

30365 Via Rivera

Rancho Palos Verdes Ca 90275-4459

Rancho Palos Verdes Ca 90275-4459

30417 Via Rivera

Rapcão Palos Verdes Ca 90275-4449



DEPARTMENT

# **CERTIFICATION OF PROPERTY OWNERS' MAILING LIST**

Application(s)	
Application(s)  Applicant Name Stephen & Cosa  Subject Property Address 30423 U	- Frank
Subject Property Address 30423 UI	a Victoria
Notice Radius Required 500 / 100	
Number of property owners to be notifi	ied
of the persons listed on the latest adopted LA Coccupants) of all parcels of land within feet property owners' mailing list has been prepared Development Code and "Vicinity Map Instruction the notices are returned by the post office after address information is not complete, that I will	mitted with the application(s) listed above includes all county Tax Roll as the legal owners (and if applicable to the subject property noted above. I certify that the in accordance with the City of Rancho Palos Verdes as Sheet." I also understand that if more than 20% of mailing due to incorrect address information, or if the have to submit a new property owners' list that has a Title Company or other professional mailing list ave to be re-mailed.
& too trak	6/4/15
Property Owner (Applicant) Signature	Date
Stephen Frank Name (Please Print)	RECEIVED
, in the second	JUN 04 2015
	COMMUNITY DEVELOPMENT

# CERTIFED PROPERTY OWNERS' LIST

# **AFFIDAVIT**

# STATE OF CALIFORNIA COUNTY OF LOS ANGELES

declare under penalty of perjury, that the attached list contains the names and addresses of all persons who are shown on the latest available assessment roll of the County of Los Angeles as owners of the subject property and as owners of the property within a distance of 500 feet from the exterior boundaries of property legally described as follows:
· J
Property address: 30423 Via Victoria, Rancho Palos Verdes, CA 90275
APN #: 7582-021-067
Legal description: Lot 86, Tract No. 29920 as recorded in Map Book 742, Pages 45-48 in the office of the Los Angeles County Recorder
Date: Signed: Signed: A notary public or other officer completing this certificate verifies only the
identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.
Subscribed and sworn to (or affirmed) before me on this 6th day of April ,
20_15 , by MARIA ISLAS , proved to me on the basis of satisfactory evidence to be the person who appeared before me.
Signature (Seal) FRANCENE B. URALMA Commission No. 2097298

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1 7582-008-021	2 7582-008-054	3 7582-008-055
Ljubomir B & Liliana J Jocic	Chiang-s & Cheng-h Wang	Bryan & Cathy M Weaver
30508 Via Rivera	3178 Kashiwa St	30458 Via Rivera
Rancho Palos Verdes Ca 90275-4473	Torrance Ca 90505-4011 C036	Rancho Palos Verdes Ca 90275-4472
4 ·	5	6
7582-008-056	7582-008-057	7582-010-900
George H & Lu Ping King	Brian W & Terri L Lewallen	Palos Verdes Peninsula Unified
30452 Via Rivera	30442 Via Rivera	375 Via Almar
Rancho Palos Verdes Ca 90275-4472	Rancho Palos Verdes Ca 90275-4472	Palos Verdes Estates, CA 90274
7	8	9
7582-011-021	7582-011-022	7582-013-008
Tania Simon	Joseph & Kathi Colli 7285 Rue La Fleur	Magruder Catherine Trust 7239 Berry Hill Dr
30503 Rue Langlois Rancho Palos Verdes Ca 90275-5322	Rancho Palos Verdes Ca 90275-5321	Rancho Palos Verdes Ca 90275-4401
Rancho Falos Volacs Ca 70275 5522	Tuniono Funos Volucio Cu 30273 3321	Tunono runos y oraco da y o 275 mon
10 7582-013-009	11 7582-013-010	12 7582-013-011
Mahmood K Jahromi	Douglas & Alison Dimick	Robert E Lee
7227 Berry Hill Dr	30325 Via Victoria	30315 Via Victoria
Rancho Palos Verdes Ca 90275-4401	Rancho Palos Verdes Ca 90275-4441	Rancho Palos Verdes Ca 90275-4441
13	14	15
7582-013-012	7582-019-016	7582-019-017
Lillian S Tong	Catherine A Mcclernan	Madhu Shokeen
860 Morningside Dr #c505	30345 Via Borica	30358 Via Rivera
Fullerton Ca 92835-3551 C020	Rancho Palos Verdes Ca 90275-4415	Rancho Palos Verdes Ca 90275-4460
16	17	18
7582-019-018	7582-019-019	7582-019-020
Seok J Hong	Severino & Rose Grossi 30338 Via Rivera	Chih Hsien Chien 30330 Via Rivera
30344 Via Rivera Rancho Palos Verdes Ca 90275-4460	Rancho Palos Verdes Ca 90275-4460	Rancho Palos Verdes Ca 90275-4460
ranene raies veraes ca yez/o vice		
19	20	21 7582-019-023
7582-019-021 Jules & Janice Streisand	7582-019-022 Moledina Rubina	Kevin Booker
30324 Via Rivera	910 Oakmere Dr	Po Box 4718
Rancho Palos Verdes Ca 90275-4460	Harbor City Ca 90710-1531 C010	Culver City Ca 90231-4718 B020
22	23	24
7582-019-024	7582-020-040	7582-020-041
Daniel Y & Tanya Y Perng	Clark C Lu	Eyal & Christel S Mintz
30302 Via Rivera	30325 Via Rivera	30333 Via Rivera
Rancho Palos Verdes Ca 90275-4460	Rancho Palos Verdes Ca 90275-4459	Rancho Palos Verdes Ca 90275-4459
25	26	27
7582-020-042	7582-020-043	7582-020-044
Joji & Deborah S Kagei	Alexander Grigorian	Nasar A & Irshad A Siddiqui
30339 Via Rivera Rancho Palos Verdes Ca 90275-4459	30343 Via Rivera Rancho Palos Verdes Ca 90275-4459	2109 Lagoon Dr Rochester Hills Mi 48309-3871 C084
Rancho Laios Verues Ca 702/3-4437	Ranono I alos voldos da 702/3-4437	Roomester Time I'm 40507-5071 Coor
28	29	30 7582 020 047
7582-020-045	7582-020-046 Colin Bruce T	7582-020-047 Nathaniel & Chen Beverly Dunn
Chew Ben J 30357 Via Rivera	30365 Via Rivera	30417 Via Rivera
Rancho Palos Verdes Ca 90275-4459	Rancho Palos Verdes Ca 90275-4459	Rancho Palos Verdes Ca 90275-4449
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37 7582-020-048 7582-020-049 7582-020-049 7582-020-051 7582-020-051 30840 Nuc De La Pierre 30847 Via Rivera 30840 Nuc De La Pierre 30848 Via Victoria 30840 Nuc De La Pierre 30840 Nuc			
7582-020-049 7582-020-049 7582-020-049 7582-020-049 7582-020-051 7582-020-051 7582-020-051 7582-020-051 7582-020-051 7582-020-052 7582-020-051 7582-020-051 7582-020-052 7582-020-053 7582-020-053 7582-020-053 7582-020-054 7582-020-054 7582-020-054 7582-020-054 7582-020-055 7582-020-054 7582-020-055 7582-020-054 7582-020-055 7582-020-054 7582-020-055 7582-020-054 7582-020-054 7582-020-055 7582-020-054 7582-020-055 7582-020-054 7582-020-055 7582-020-056 7582-020-057 7582-020-054 7582-020-057 7582-020-058 7582-020-058 7582-020-059 7582-020-059 7582-020-059 7582-020-060 7582-020-060 7582-020-060 7582-020-060 7582-020-060 7582-020-060 7582-020-060 7582-020-065 7582-020-065 7582-020-065 7582-020-065 7582-020-065 7582-020-065 7582-020-065 7582-020-065 7582-020-066 7582-020-065 7582-020-066 7582-	31	32	33
30433 VÍa Rivera   30433 VÍa Rivera   30438 Vía Victoria   3782-020-051   7582-020-052   7582-020-052   7582-020-052   7582-020-053   36-3048 Vía Victoria   30440 Vía Victoria   30430 Vía Victoria   30300 Vía Vía Víctoria   30300 Vía Víctoria   30300 Vía Víctoria   30300 Vía Víct	7582-020-048		
Rancho Palos Verdes Ca 90275-4449  Rancho Palos Verdes Ca 90275-4449  Rancho Palos Verdes Ca 90275-4444  Rancho Palos Verdes Ca 90275-5318  Rancho Palos Verdes Ca 90275-5318  Rancho Palos Verdes Ca 90275-4444  Rancho Palos Verdes Ca 90275-4442  Rancho Palos Verdes Ca 90275-4442  Rancho Palos Verdes Ca 90275-4459  Rancho Palos Verdes Ca 90275-4459  Rancho Palos Verdes Ca 90275-4457  Rancho Palos Verdes Ca 90275-4457  Rancho Palos Verdes Ca 90275-4457  Rancho Palos Verdes Ca 90275-5321  Rancho Palos Ver		Jim Jiang	
384   7582-020-051   7582-020-052   7582-020-053   36   7582-020-053   3048 Via Victoria   30440 Via Victoria   30450 Via Victoria   3050			30458 Via Victoria
7582-020-051         7582-020-052         7582-020-053           Singh Santokh         Myung C & Jung M Lee         Joseph & Barbara Spadafora           30440 Rue De La Pierre         30448 Via Victoria         Rancho Palos Verdes Ca 90275-4444         Rancho Palos Verdes Ca 90275           37         38         39           7582-020-054         7582-020-055         7582-020-056           Anthony & Victoria Nagy         27bu Yun         7582-020-056           Andho Palos Verdes Ca 90275-4444         Rancho Palos Verdes Ca 90275-4444         Rancho Palos Verdes Ca 90275-4444           40         41         42           7582-020-057         7582-020-060         7582-020-061           Kam C & Sen Y Soohoo         Van S & Stephanie B Mckenny         30302 Via Victoria         Rancho Palos Verdes Ca 90275-4444           43         7582-020-062         7582-020-063         7582-020-061           Charles & Danielle Swanson         Wendy P Watson         3032 Via Victoria         Rancho Palos Verdes Ca 90275-4442           46         47         7582-020-065         7582-020-066         Kancho Palos Verdes Ca 90275-4442           7 582-020-065         7582-020-066         7582-020-067         Ast Misako Nakanishi           8 50         7582-020-065         7582-020-066         7582-020-067	Rancho Palos Verdes Ca 90275-4449	Rancho Palos Verdes Ca 90275-4449	Rancho Palos Verdes Ca 90275-4444
Singh Santokh   Myung C. & Jung M. Lee   30448 Via Victoria   30440 Via Victoria   30440 Via Victoria   30440 Via Victoria   Rancho Palos Verdes Ca 90275-4444   Rancho Palos Verdes Ca 90275-4442   Rancho Palos Verdes Ca 90275-4459   Rancho Palos Verdes Ca 90275-4457   Rancho Palos Verdes Ca 90275-4457   Rancho Palos Verdes Ca 90275-5321   Rancho Palo			
30840 Rue De La Pierre   30448 Via Vistoria   30440 Via Victoria   Rancho Palos Verdes Ca 90275-5318   Rancho Palos Verdes Ca 90275-4444   Rancho Palos Verdes, CA 90275			
Rancho Palos Verdes Ca 90275-5318 Rancho Palos Verdes Ca 90275-4444 Rancho Palos Verdes, CA 90275  7582-020-054 7582-020-055 7582-020-056 Anthony & Victoria Nagy 30432 Via Victoria Rancho Palos Verdes Ca 90275-4444  40 7582-020-057 Ram C & Sen Y Soohoo 30404 Via Victoria Rancho Palos Verdes Ca 90275-4444  40 7582-020-057 Ram C & Sen Y Soohoo 30404 Via Victoria Rancho Palos Verdes Ca 90275-4444  41 7582-020-060 Rancho Palos Verdes Ca 90275-4444  42 7582-020-061 Rancho Palos Verdes Ca 90275-4444  43 7582-020-062 Rancho Palos Verdes Ca 90275-4444  43 7582-020-062 7582-020-063 Rancho Palos Verdes Ca 90275-4442  44 7582-020-065 Rancho Palos Verdes Ca 90275-4442 Rancho Palos Verdes Ca 90275-4442 Rancho Palos Verdes Ca 90275-4442  46 7582-020-065 Rancho Palos Verdes Ca 90275-4442  47 7582-020-065 Rancho Palos Verdes Ca 90275-4442  48 7582-020-065 Rancho Palos Verdes Ca 90275-4442  48 7582-020-065 Rancho Palos Verdes Ca 90275-4442  As Mehdi & Farzaneh E Mahdavi 30311 Via Rivera Rancho Palos Verdes Ca 90275-4459  49 7582-020-068 Rivera Rancho Palos Verdes Ca 90275-4459  49 7582-020-068 Risham A & Dalal T Karama 30233 Via Rivera Rancho Palos Verdes Ca 90275-4457 Rancho Palos Verdes Ca 90275-4457 Rancho Palos Verdes Ca 90275-4457 Rancho Palos Verdes Ca 90275-5321  50 7582-021-047 Roncho Palos Verdes Ca 90275-5321  7582-021-047 Roncho Palos Verdes Ca 90275-5321  7582-021-047 Rancho Palos Verdes Ca 90275-5321  7582-021-047 Rancho Palos Verdes Ca 90275-5321  7582-021-050 Rancho Palos Verdes Ca 90275-5321  7			
38	· · · · · · · · · · · · · · · · · · ·		
7582-020-054         7582-020-055         7582-020-056           Anthony & Victoria Nagy         Zhu Yun         30432 Via Victoria           Rancho Palos Verdes Ca 90275-4444         Rancho Palos Verdes Ca 90275-4444         Rancho Palos Verdes Ca 90275-4444           40         41         42           7582-020-067         7582-020-060         7582-020-061           Kam C & Sen Y Soohoo         3030 2 Via Victoria         Rancho Palos Verdes Ca 90275-4444         Rancho Palos Verdes Ca 90275-4442         Rancho Palos Verdes Ca 90275-5121         Rancho Palos Verdes Ca 90275-5121         Rancho Palos Verdes Ca 90275-5121         Rancho Palos Verdes Ca 90275-445			
Anthony & Victoria Nagy   Zhu Yun   30432 Via Victoria   30420 Via Victoria   30302 Via Victoria   30302 Via Victoria   30310 Via Rivera   303			
30420 Via Victoria Rancho Palos Verdes Ca 90275-4444  40 7582-020-057 Ram C & Sen Y Soohoo 3040 Via Victoria Rancho Palos Verdes Ca 90275-4444 Rancho Palos Verdes Ca 90275-4444 Rancho Palos Verdes Ca 90275-4444  43 7582-020-062 Charles & Danielle Swanson 17912 Denvale Cir Huntington Beach Ca 92649-4854 Rancho Palos Verdes Ca 90275-4442  46 7582-020-065 Ram C & Sen Y Soohoo 30320 Via Victoria Rancho Palos Verdes Ca 90275-4442 Rancho Palos Verdes Ca 90275-44459 Rancho Palos Verdes Ca 90275-4459 Rancho Palos Verdes Ca 90275-4457 Rancho Palos Verdes Ca 90275-321 Rancho Palos Verdes Ca 90275-321 Rancho Palos Verdes Ca 90275-3321 Rancho Palos Verdes Ca 90275-3333 Rancho Palos Verdes			
40		30420 Via Victoria	30408 Via Victoria
7582-020-057         7582-020-060         7582-020-061           Kam C & Sen Y Soohoo         Van S & Stephanie B Mckenny         3030 Via Victoria           Rancho Palos Verdes Ca 90275-4444         Rancho Palos Verdes Ca 90275-4442         Rancho Palos Verdes Ca 90275-4442           43         44         45           7582-020-062         7582-020-063         7582-020-064           Charles & Danielle Swanson         Wendy P Watson         Koichi & Misako Nakanishi           17912 Denvale Cir         30324 Via Victoria         28182 Palos Verdes Dr E           Huntington Beach Ca 92649-4854         Rancho Palos Verdes Ca 90275-4442         Rancho Palos Verdes Ca 90275-5121           46         47         7582-020-065         7582-020-066           7582-020-065         7582-020-066         7582-020-067           Donald E Newman         Christopher N & Trea Lachowicz         Asl Mehdi & Farzaneh E Mahdavi           30323 Via Rivera         30331 Via Rivera         Rancho Palos Verdes Ca 90275-4459           49         50         7582-020-069         7582-021-046           Hesham A & Dalal T Karama         30233 Via Rivera         Allan L & Carol L Schallau           30233 Via Rivera         Rancho Palos Verdes Ca 90275-4457         Rancho Palos Verdes Ca 90275-5321           52         53         7582-021-04	Rancho Palos Verdes Ca 90275-4444	Rancho Palos Verdes Ca 90275-4444	Rancho Palos Verdes Ca 90275-4444
Kam C & Sen Y Soohoo         Van S & Stephanie B Mckenny         Harry & Rose Mahakian           30404 Via Victoria         30302 Via Victoria         30310 Via Victoria           Rancho Palos Verdes Ca 90275-4444         Rancho Palos Verdes Ca 90275-4442         Rancho Palos Verdes Ca 90275-4442           43         44         45           7582-020-062         7582-020-063         7582-020-064           Charles & Danielle Swanson         Wendy P Watson         Koichi & Misako Nakanishi           17912 Denvale Cir         30324 Via Victoria         28182 Palos Verdes Dr E           Huntington Beach Ca 92649-4854         Rancho Palos Verdes Ca 90275-4442         Rancho Palos Verdes Ca 90275-5121           46         47         48           7582-020-065         7582-020-066         7582-020-067           Donald E Newman         Christopher N & Trea Lachowicz         Asl Mehdi & Farzaneh E Mahdavi           80 South Lake Tahoe Ca 96158-3286         Rancho Palos Verdes Ca 90275-4459         Rancho Palos Verdes Ca 90275-4459           49         50         51         51           7582-020-068         7582-020-069         7582-021-046           Hesham A & Dalal T Karama         Robert & Jayne Harms         Allan L & Carol L Schallau           30233 Via Rivera         30235 Via Rivera         7782-021-046			42
30302 Via Victoria Rancho Palos Verdes Ca 90275-4444 Rancho Palos Verdes Ca 90275-4442 Rancho Palos Verdes Ca 90275-4445 Rancho Palos Verdes Ca 90275-4459 Rancho Palos Verdes Ca 90275-4457 Rancho Palos Verdes Ca 90275-5321 Rancho Palos Verdes C			
Rancho Palos Verdes Ca 90275-4444  Rancho Palos Verdes Ca 90275-4442  43 7582-020-062 7582-020-063 7582-020-064 Charles & Danielle Swanson 17912 Denivale Cir Huntington Beach Ca 92649-4854 Rancho Palos Verdes Ca 90275-4442  48 7582-020-065 7582-020-066 Constance B Teter 7582-021-053 Rancho Palos Verdes Ca 90275-4459 Rancho Palos Verdes Ca 90275-4459 Rancho Palos Verdes Ca 90275-5321 Rancho Palos Verdes Ca 90275-5331 Rancho Palos Verdes Ca 90275-5321 Rancho Palos Verdes Ca 90275	L .		· · · · · · · · · · · · · · · · · · ·
44			
7582-020-062         7582-020-063         7582-020-064           Charles & Danielle Swanson         Wendy P Watson         Koichi & Misako Nakanishi           17912 Denvale Cir         30324 Via Victoria         Rancho Palos Verdes Ca 90275-4442         Rancho Palos Verdes Ca 90275-5121           46         47         48         7582-020-065         7582-020-066         7582-020-067           Donald E Newman         Christopher N & Trea Lachowicz         Asl Mehdi & Farzaneh E Mahdavi         30303 Via Rivera           South Lake Tahoe Ca 96158-3286         Rancho Palos Verdes Ca 90275-4459         Rancho Palos Verdes Ca 90275-4459           49         50         7582-020-069         7582-021-046           Hesham A & Dalal T Karama         Robert & Jayne Harms         Allan L & Carol L Schallau           30233 Via Rivera         30235 Via Rivera         Allan L & Carol L Schallau           Rancho Palos Verdes Ca 90275-4457         Rancho Palos Verdes Ca 90275-4457         Rancho Palos Verdes Ca 90275-5321           52         53         7582-021-048         7582-021-049           Howard J & Bonnie Haworth         Carl & Susan Tsuji         David & Carol L Milam           7271 Rue La Fleur         7265 Rue La Fleur         Rancho Palos Verdes Ca 90275-5321         Rancho Palos Verdes Ca 90275-5321           55         7582-021-050         7	Rancho Palos Verdes Ca 902/5-4444	Rancho Palos Verdes Ca 902/5-4442	Rancho Palos Verdes Ca 902/5-4442
Charles & Danielle Swanson   Wendy P Watson   30324 Via Victoria   28182 Palos Verdes Dr E			- •
17912 Denvale Cir			
Huntington Beach Ca 92649-4854  Rancho Palos Verdes Ca 90275-4442  Rancho Palos Verdes Ca 90275-5121  Rancho Palos Verdes Ca 90275-4459  Rancho Palos Verdes Ca 90275-4457  Rancho Palos Verdes Ca 90275-5321  Rancho Palos Verdes Ca 90275-5333		•	
7582-020-065	•		
Donald E Newman	46	47	48
Po Box 10286   30311 Via Rivera   30303 Via Rivera   Rancho Palos Verdes Ca 90275-4459   Rancho Palos Verdes Ca 90275-4459   Rancho Palos Verdes Ca 90275-4459	7582-020-065		
South Lake Tahoe Ca 96158-3286         Rancho Palos Verdes Ca 90275-4459         Rancho Palos Verdes Ca 90275-4459           49 7582-020-068         7582-020-069         7582-021-046           Hesham A & Dalal T Karama         Robert & Jayne Harms         Allan L & Carol L Schallau           30233 Via Rivera         30235 Via Rivera         7277 Rue La Fleur           Rancho Palos Verdes Ca 90275-4457         Rancho Palos Verdes Ca 90275-4457         Rancho Palos Verdes Ca 90275-4457           52 7582-021-047         7582-021-048         7582-021-049           Howard J'& Bonnie Haworth         Carl & Susan Tsuji         David & Carol L Milam           7271 Rue La Fleur         7265 Rue La Fleur         7259 Rue La Fleur           Rancho Palos Verdes Ca 90275-5321         Rancho Palos Verdes Ca 90275-5321         Rancho Palos Verdes Ca 90275-5321           55 7582-021-050         7582-021-051         7582-021-052           Constance B Teter         Francisco George E         Hyosik & Sue H Chang           7251 Rue; La Fleur         7245 Rue La Fleur         61 Albero Ct           Rancho Palos Verdes Ca 90275-5321         Rancho Palos Verdes Ca 90275-5383           58 7582-021-053         7582-021-054         7582-021-055           Elmer C & Joan D Zirkel         Dongbu Usa Inc         7221 Rue La Fleur           7221 Rue La Fleur         7221		•	
19			
7582-020-068         7582-020-069         7582-021-046           Hesham A & Dalal T Karama         Robert & Jayne Harms         Allan L & Carol L Schallau           30233 Via Rivera         30235 Via Rivera         7277 Rue La Fleur           Rancho Palos Verdes Ca 90275-4457         Rancho Palos Verdes Ca 90275-4457         Rancho Palos Verdes Ca 90275-5321           52         53         54           7582-021-047         7582-021-048         7582-021-049           Howard J & Bonnie Haworth         Carl & Susan Tsuji         David & Carol L Milam           7271 Rue La Fleur         7265 Rue La Fleur         7259 Rue La Fleur           Rancho Palos Verdes Ca 90275-5321         Rancho Palos Verdes Ca 90275-5321         Rancho Palos Verdes Ca 90275-5321           55         56         57           7582-021-050         7582-021-051         7582-021-052           Constance B Teter         Francisco George E         Hyosik & Sue H Chang           7251 Rue La Fleur         61 Albero Ct         Rancho Palos Verdes Ca 90275-5383           58         59         60           7582-021-053         7582-021-054         7582-021-055           Elmer C & Joan D Zirkel         Dongbu Usa Inc         Gregory C & Laurie A Amano           7233 Rue La Fleur         7227 Rue La Fleur         7221 Rue L	South Lake Tahoe Ca 96158-3286	Rancho Palos Verdes Ca 90275-4459	Rancho Palos Verdes Ca 90275-4459
Hesham A & Dalal T Karama   Robert & Jayne Harms   30233 Via Rivera   30235 Via Rivera   7277 Rue La Fleur   Rancho Palos Verdes Ca 90275-4457   Rancho Palos Verdes Ca 90275-4457   Rancho Palos Verdes Ca 90275-5321			
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64 7582-021-060 Joseph & Janet Kotlarski 7236 Berry Hill Dr Rancho Palos Verdes Ca 90275-4402

67 7582-021-063 Ralbovsky Edward J 30405 Via Victoria Rancho Palos Verdes Ca 90275-4443

70 7582-021-066 Kimchi Long 30417 Via Victoria Rancho Palos Verdes Ca 90275-4443

73 7582-021-069 Chiang Mason J Trust 27 Country Meadow Rd Rolling Hills Estates Ca 90274-5748

76 7582-021-072 Bruce F & Lisa V Kohl 30459 Via Victoria Rancho Palos Verdes Ca 90275-4443

Srour & Associates, LLC 1001 6<sup>th</sup> Street, Suite 110 Manhattan Beach, CA 90266 62 7582-021-057 Mark & Bonnie Oseas 7207 Rue La Fleur Rancho Palos Verdes Ca 90275-5321

65 7582-021-061 Kenneth M Arsenian 7228 Berry Hill Dr Rancho Palos Verdes Ca 90275-4402

68 7582-021-064 Robert P & Susan M Lyons 7212 Berry Hill Dr Rancho Palos Verdes Ca 90275-4402

71 7582-021-067 Stephen G & Rose E Frank 30423 Via Victoria Rancho Palos Verdes Ca 90275-4443

74 7582-021-070 Roland S & Elsa L Tsai 30443 Via Victoria Rancho Palos Verdes Ca 90275-4443

77 7582-021-073 Ron & Ronnie M Rotenberg 30469 Via Victoria Rancho Palos Verdes Ca 90275-4443

Jeff Browning 760 W. 27<sup>th</sup> Street, Suite 2 San Pedro, CA 90731 63 7582-021-058 Sok Kyu & Soo Ja Lee 15 Clear Vista Dr Rolling Hills Estates Ca 90274-5433

7582-021-062 Ruben Sarkissian 7220 Berry Hill Dr Rancho Palos Verdes Ca 90275-4402

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69 7582-021-065 Thayer & Jan Chew 30413 Via Victoria Rancho Palos Verdes Ca 90275-4443

72 7582-021-068 Tambini Donald E 30429 Via Victoria Rancho Palos Verdes Ca 90275-4443

75 7582-021-071 Min S & Chu Chiang 30451 Via Victoria Rancho Palos Verdes Ca 90275-4443

West PV Estates HOA Kermit Olson 30625 Rue Langlois Rancho Palos Verdes, CA 90275

1-800-GO-AVERY	Sens de révéler le rebord Pop-up <sup>MC</sup> chargement	Étiquettes faciles à peler Utilisez le gabarit AVERY® 5160®
1 7582-008-021	7582-008-054	3 7582-008-055
Ljubomir B & Liliana J Jocic	Chiang-s & Cheng-h Wang	Bryan & Cathy M Weaver
30508 Via Rivera	3178 Kashiwa St	30458 Via Rivera
Rancho Palos Verdes Ca 90275-4473	Torrance Ca 90505-4011 C036	Rancho Palos Verdes Ca 90275-4472
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7582-008-056	7582-008-057	7582-010-900
George H & Lu Ping King	Brian W & Terri L Lewallen	Palos Verdes Peninsula Unified
30452 Via Rivera	30442 Via Rivera	375 Via Almar
Rancho Palos Verdes Ca 90275-4472	Rancho Palos Verdes Ca 90275-4472	Palos Verdes Estates, CA 90274
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Tania Simon	Joseph & Kathi Colli	Magruder Catherine Trust
30503 Rue Langlois Rancho Palos Verdes Ca 90275-5322	7285 Rue La Fleur Rancho Palos Verdes Ca 90275-5321	7239 Berry Hill Dr Rancho Palos Verdes Ca 90275-4401
Rancho Palos Verdes Ca 902/3-3322	Railcilo Falos Velues Ca 90275-3321	Rancho Falos Velues Ca 30273-4401
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7582-013-009	7582-013-010	7582-013-011 Robert E Lee
Mahmood K Jahromi 7227 Berry Hill Dr	Douglas & Alison Dimick 30325 Via Victoria	30315 Via Victoria
Rancho Palos Verdes Ca 90275-4401	Rancho Palos Verdes Ca 90275-4441	Rancho Palos Verdes Ca 90275-4441
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13 7582-013-012	7582-019-016	7582-019-017
Lillian S Tong	Catherine A Mcclernan	Madhu Shokeen
860 Morningside Dr #c505	30345 Via Borica	30358 Via Rivera
Fullerton Ca 92835-3551 C020	Rancho Palos Verdes Ca 90275-4415	Rancho Palos Verdes Ca 90275-4460
16	17	18
7582-019-018	7582-019-019	7582-019-020
Seok J Hong	Severino & Rose Grossi	Chih Hsien Chien
30344 Via Rivera	30338 Via Rivera Rancho Palos Verdes Ca 90275-4460	30330 Via Rivera Rancho Palos Verdes Ca 90275-4460
Rancho Palos Verdes Ca 90275-4460	Rancho Faios Verdes Ca 90275-4400	Rancho Laios Verdes Ca 70275-4400
19	20	21
7582-019-021 Jules & Janice Streisand	7582-019-022 Moledina Rubina	7582-019-023 Kevin Booker
30324 Via Rivera	910 Oakmere Dr	Po Box 4718
Rancho Palos Verdes Ca 90275-4460	Harbor City Ca 90710-1531 C010	Culver City Ca 90231-4718 B020
22 7582-019-024	23 7582-020-040	7582-020-041
Daniel Y & Tanya Y Perng	Clark C Lu	Eyal & Christel S Mintz
30302 Via Rivera	30325 Via Rivera	30333 Via Rivera
Rancho Palos Verdes Ca 90275-4460	Rancho Palos Verdes Ca 90275-4459	Rancho Palos Verdes Ca 90275-4459
25	26	· 27
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Joji & Deborah S Kagei	Alexander Grigorian	Nasar A & Irshad A Siddiqui
30339 Via Rivera	30343 Via Rivera	2109 Lagoon Dr
Rancho Palos Verdes Ca 90275-4459	Rancho Palos Verdes Ca 90275-4459	Rochester Hills Mi 48309-3871 C084
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Chew Ben J 30357 Via Rivera	Colin Bruce T 30365 Via Rivera	Nathaniel & Chen Beverly Dunn 30417 Via Rivera
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® S160®	ot anil gnols bead	Easy Peel® Labels

www.avery.com	Repliez à la hachure afin de révéler le rebord Pop-up <sup>MC</sup> chargement	Étiquettes faciles à peler Utilisez le gabarit AVERY® 5160®
31 7582-020-048 Kulkarny V & P Family Trust 30427 Via Rivera Rancho Palos Verdes Ca 90275-4449	32 7582-020-049 Jim Jiang 30433 Via Rivera Rancho Palos Verdes Ca 90275-4449	33 7582-020-050 Setsuko K Kim 30458 Via Victoria Rancho Palos Verdes Ca 90275-4444
34 7582-020-051 Singh Santokh 30840 Rue De La Pierre Rancho Palos Verdes Ca 90275-5318	35 7582-020-052 Myung C & Jung M Lee 30448 Via Victoria Rancho Palos Verdes Ca 90275-4444	36 7582-020-053 Joseph & Barbara Spadafora 30440 Via Victoria Rancho Palos Verdes, CA 90275
37 7582-020-054 Anthony & Victoria Nagy 30432 Via Victoria Rancho Palos Verdes Ca 90275-4444	38 7582-020-055 Zhu Yun 30420 Via Victoria Rancho Palos Verdes Ca 90275-4444	39 7582-020-056 Frank K Li 30408 Via Victoria Rancho Palos Verdes Ca 90275-4444
40 7582-020-057 Kam C & Sen Y Soohoo 30404 Via Victoria Rancho Palos Verdes Ca 90275-4444	41 7582-020-060 Van S & Stephanie B Mckenny 30302 Via Victoria Rancho Palos Verdes Ca 90275-4442	42 7582-020-061 Harry & Rose Mahakian 30310 Via Victoria Rancho Palos Verdes Ca 90275-4442
43 7582-020-062 Charles & Danielle Swanson 17912 Denvale Cir Huntington Beach Ca 92649-4854	44 7582-020-063 Wendy P Watson 30324 Via Victoria Rancho Palos Verdes Ca 90275-4442	45 7582-020-064 Koichi & Misako Nakanishi 28182 Palos Verdes Dr E Rancho Palos Verdes Ca 90275-5121
46 7582-020-065 Donald E Newman Po Box 10286 South Lake Tahoe Ca 96158-3286	47 7582-020-066 Christopher N & Trea Lachowicz 30311 Via Rivera Rancho Palos Verdes Ca 90275-4459	48 7582-020-067 Asl Mehdi & Farzaneh E Mahdavi 30303 Via Rivera Rancho Palos Verdes Ca 90275-4459
49 7582-020-068 Hesham A & Dalal T Karama 30233 Via Rivera Rancho Palos Verdes Ca 90275-4457	7582-020-069 Robert & Jayne Harms 30235 Via Rivera Rancho Palos Verdes Ca 90275-4457	7582-021-046 Allan L & Carol L Schallau 7277 Rue La Fleur Rancho Palos Verdes Ca 90275-5321
7582-021-047 Howard J & Bonnie Haworth 7271 Rue La Fleur Rancho Palos Verdes Ca 90275-5321	53 7582-021-048 Carl & Susan Tsuji 7265 Rue La Fleur Rancho Palos Verdes Ca 90275-5321	7582-021-049 David & Carol L Milam 7259 Rue La Fleur Rancho Palos Verdes Ca 90275-5321
7582-021-050 Constance B Teter 7251 Rue La Fleur Rancho Palos Verdes Ca 90275-5321	7582-021-051 Francisco George E 7245 Rue La Fleur Rancho Palos Verdes Ca 90275-5321	57 7582-021-052 Hyosik & Sue H Chang 61 Albero Ct Rancho Palos Verdes Ca 90275-5383
7582-021-053 Elmer C & Joan D Zirkel 7233 Rue La Fleur Rancho Palos Verdes Ca 90275-5321	7582-021-054 Dongbu Usa Inc 7227 Rue La Fleur Rancho Palos Verdes Ca 90275-5321	60 7582-021-055 Gregory C & Laurie A Amano 7221 Rue La Fleur Rancho Palos Verdes Ca 90275-5321
<b>■ AVERY®</b> 5160®	Bend along line to  MTagba qu-qoq expose  MTagba qu-qoq expose	Easy Peel® Labels  Lase Avery® Template 5160®

1-800-GO-AVERY	Sens de Repliez à la hachure afin de l'évéler le rebord Pop-up <sup>MC</sup> chargement	Étiquettes faciles à peler Utilisez le gabarit AVERY® 5160®
61 7582-021-056 Wellington Joseph C Jr 7213 Rue La Fleur Rancho Palos Verdes Ca 90275-5321	7582-021-057 Mark & Bonnie Oseas 7207 Rue La Fleur Rancho Palos Verdes Ca 90275-5321	7582-021-058 Sok Kyu & Soo Ja Lee 15 Clear Vista Dr Rolling Hills Estates Ca 90274-5433
64 7582-021-060 Joseph & Janet Kotlarski 7236 Berry Hill Dr Rancho Palos Verdes Ca 90275-4402	65 7582-021-061 Kenneth M Arsenian 7228 Berry Hill Dr Rancho Palos Verdes Ca 90275-4402	7582-021-062 Ruben Sarkissian 7220 Berry Hill Dr Rancho Palos Verdes Ca 90275-4402
67 7582-021-063 Ralbovsky Edward J 30405 Via Victoria Rancho Palos Verdes Ca 90275-4443	68 7582-021-064 Robert P & Susan M Lyons 7212 Berry Hill Dr Rancho Palos Verdes Ca 90275-4402	7582-021-065 Thayer & Jan Chew 30413 Via Victoria Rancho Palos Verdes Ca 90275-4443
70 7582-021-066 Kimchi Long 30417 Via Victoria Rancho Palos Verdes Ca 90275-4443	71 7582-021-067 Stephen G & Rose E Frank 30423 Via Victoria Rancho Palos Verdes Ca 90275-4443	72 7582-021-068 Tambini Donald E 30429 Via Victoria Rancho Palos Verdes Ca 90275-4443
73 7582-021-069 Chiang Mason J Trust 27 Country Meadow Rd Rolling Hills Estates Ca 90274-5748	74 7582-021-070 Roland S & Elsa L Tsai 30443 Via Victoria Rancho Palos Verdes Ca 90275-4443	75 7582-021-071 Min S & Chu Chiang 30451 Via Victoria Rancho Palos Verdes Ca 90275-4443
76 7582-021-072 Bruce F & Lisa V Kohl 30459 Via Victoria Rancho Palos Verdes Ca 90275-4443	77 7582-021-073 Ron & Ronnie M Rotenberg 30469 Via Victoria Rancho Palos Verdes Ca 90275-4443	West PV Estates HOA Kermit Olson 30625 Rue Langlois Rancho Palos Verdes, CA 90275
Srour & Associates, LLC 1001 6 <sup>th</sup> Street, Suite 110	Jeff Browning 760 W. 27 <sup>th</sup> Street, Suite 2	

Manhattan Beach, CA 90266

San Pedro, CA 90731

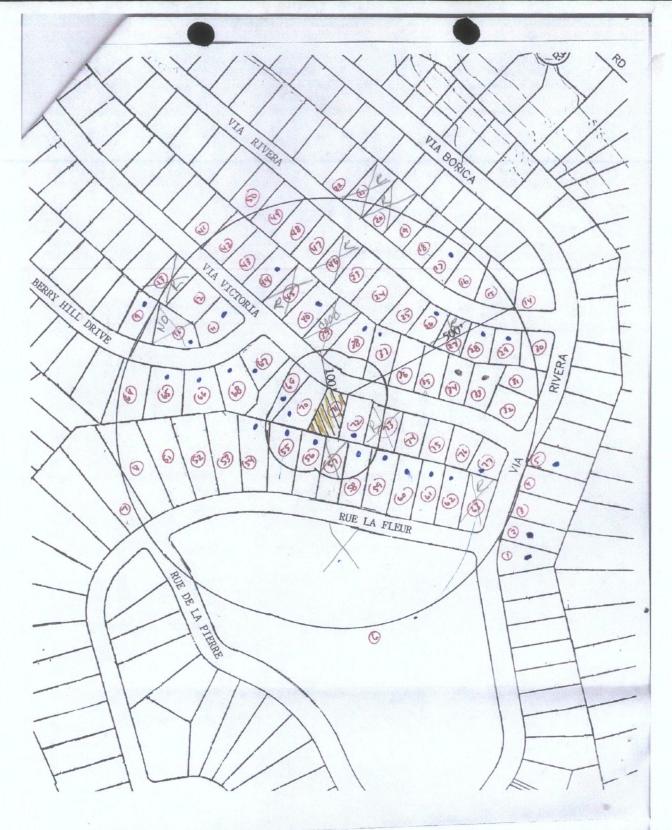


# 500' / 100' FOOT RADIUS MAP KEYED TO PROPERTY OWNERSHIP LIST

30423 VIA VICTORIA, RANCHO PALOS VERDES
Lot 86, Tract No. 29920 as recorded in Map Book 742, Pages 45-48
in the Office of the Los Angeles County Recorder
APN 7582-021-067
April 1, 2015

PREPARED FOR: STEPHEN FRANK 30423 Via Victoria Rancho Palos Verdes, CA 90275

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



RECEIVED

500' / 100' FOOT RADIUS MAP KEYED TO PROPERTY OWNERSHIP LIST = 200, 10 to to 13

JUN 04 2015

30423 VIA VICTORIA, RANCHO PALOS VERDES
Lot 86, Tract No. 29920 as recorded in Map Book 742, Pages 45-48
in the Office of the Los Angeles County Recorder
APN 7582-021-067
April 1, 2015

COMMUNITY DEVELOPMENT
DEPARTMENT

PREPARED FOR: STEPHEN FRANK 30423 Via Victoria Rancho Palos Verdes, CA 90275 PREPARED BY: SROUR & ASSOCIATES, LLC 1001 Sixth Street, Suite 110 Manhattan Beach, CA 90266 (310) 372-8433





COMMUNITY DEVELOPMENT DEPARTMENT

Steve & Rosa Frank 30423 Via Victoria Rancho Palos Verdes, CA 90275

SUBJECT: HEIGHT VARIATION & SITE PLAN REVIEW

CASE NO. ZON2015-00060

ADDRESS: 30423 VIA VICTORIA

Dear Mr. & Mrs. Frank:

Thank you for submitting the revised north elevation on April 1, 2015. Pursuant to State Law, staff completed review of the revised item last week, 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) 544-5231 or via email at <a href="mailto:amys@rpvca.gov">amys@rpvca.gov</a>.

Sincerely.

Amy Seeraty
Associate Planner

Encl: Vicinity Map Instructions

Early Neighbor Consultation Form

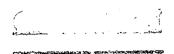
CC: Model Design, Inc., 760 West 27th Street, Unit #2, San Pedro, CA 90731

Joel Rojas, Community Development Director

Ara Mihranian, Deputy Community Development Director

Project File

ZON2015-00060 May 1, 2015 Page 2 of 3



#### Additional Information/Requirements:

The following additional information will be required in order to achieve project completeness (please make all revisions permanent, penciled in revisions are not acceptable):

1. As required by the Height Variation permit process, please submit two (2) copies of a "vicinity map," prepared to scale, which shows all neighboring properties within a 500-foot radius of the subject property (applicant). The map shall also include a 100-foot radius line, taken from the subject property. The "Vicinity Map" must be prepared exactly as described in the attached instruction sheet.

Please also submit two (2) sets of self-adhesive mailing labels and one (1) photocopy of the labels, which lists the property owner of every parcel that falls within a 500-foot radius of the subject property (applicant). The name and address of every property owner (including applicant) and the local Homeowners Association, if any, must be typed on 8½" by 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 owners' mailing list must be prepared exactly as described in the attached instruction sheet. A signed certification form is also required and has been attached for your convenience as well. (The same vicinity map and mailing labels described above will also fulfill the noticing requirement for Neighborhood Compatibility process.)

- 2. An "Early Neighbor Consultation" process must be completed before the project can be deemed complete. Please provide proof of meeting the City's "Early Neighbor Consultation" requirements. However, you may wish to wait to complete this step until after any required changes are made to the plans. "Early Neighbor Consultation" may be deemed adequate if the applicant submits the following (please use enclosed signature form):
  - a. The signatures of at least 60% of the property owners (excluding applicant) within 500 feet of the applicant's lot; **or**
  - b. The signatures of at least 25% of the property owners (excluding applicant) located within 500 feet of the applicant's property and the signature of at least 70% of the property owners located within 100 feet of the applicant's property.
  - c. If a local Homeowner's Association exists, the applicant shall mail a letter to the Association requesting their position on the application. A copy of this letter and any responses from the association received within 30 days of the applicant's mailing must be submitted
- 3. As required by the Neighborhood Compatibility and Height Variation Permit processes, a silhouette of the proposed construction shall be erected, and certified, on the property prior to the application being determined complete. Staff was recently informed by a neighbor that the silhouette has been constructed. Once the silhouette is certified, please submit a

ZON2015-00060 May 1, 2015 Page 3 of 3

silhouette plan and a completed certification form, so that Staff can go view the silhouette. The application will not be determined complete staff verifies the height, placement, and construction of the framework.

#### Miscellaneous:

- Staff will conduct a foliage analysis as part of the process. Should there be view impairing foliage, a trimming requirement will be added as a condition of approval, if the project is approved.
- Once the silhouette is up, Staff will be able to determine if the proposed addition significantly impairs the view from the viewing area of another parcel. RPVMC Section 17.02.040.C.1.e (attached) states the findings that must be made for a Height Variation application to be granted. The specific findings in regards to view impairment require that the project does not significantly impair the view from the viewing area of another parcel. Another finding requires that there is no significant cumulative view impairment, and another requires that if there is non-significant view impairment, the addition be designed to minimize the impairment of a view.

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



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

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

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

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

#### VICINITY MAP

The purpose of the vicinity map is to clearly show all properties within the required radius of the subject lot (applicant). The vicinity map must clearly show the required radius line, dimensioned and drawn from the exterior boundaries of the subject lot, as shown below. All neighboring properties (including lots outside R.P.V. city limits) which fall completely within, partially within or are just touched by the radius line, must be consecutively numbered and the names and the addresses of the owners provided to the City as described below. Please devise your own consecutive numbering system on the map and ignore the lot number, Assessors number, or any other number already found on the lots on the vicinity maps. An "adjacent properties" vicinity map does not involve a set radius but rather needs to identify all properties behind, beside, and in front of the proposed project site, as shown below. The city's planning staff can provide the base map for preparing the vicinity map for a nominal charge. Applicants may also prepare their own maps, at a clearly marked scale of not less than 1" = 200'.

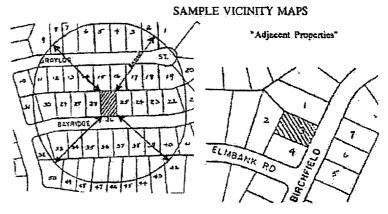
#### PROPERTY OWNERS MAILING LIST

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

#### SAMPLE MAILING LABELS

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

1 Harold Jackson 773 Graylog RPV, CA 90275 2 Malcolm Hill 4117 Greenwood Meadow Torrance, CA 90503





## CERTIFICATION OF PROPERTY OWNERS' MAILING LIST

Application(s)	
Applicant Name	
Subject Property Address	
Notice Radius Required	
Number of property owners to be notified	ed
I certify that the property owners' mailing list submof the persons listed on the latest adopted LA Conoccupants) of all parcels of land within feet of property owners' mailing list has been prepared in Development Code and "Vicinity Map Instructions the notices are returned by the post office after maddress information is not complete, that I will have been prepared and certified as accurate by a preparation service, and the project notice will have	ounty Tax Roll as the legal owners (and if applicable of the subject property noted above. I certify that the naccordance with the City of Rancho Palos Verdes Sheet." I also understand that if more than 20% of mailing due to incorrect address information, or if the nave to submit a new property owners' list that has Title Company or other professional mailing list.
Property Owner (Applicant) Signature	Date
Name (Please Print)	

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

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

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

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

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

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

NotificationMaps.com 23412 Moulton Parkway, Ste. 140 Laguna Hills, CA 92653 (866) 752-6266 www.notificationmaps.com Attn: Martin Parker

Ownership Listing Service P.O. Box 890684 Temecula, CA 92589 (800) 499-8064 (951) 699-8064 (FAX) Attn: Cathy McDermott Sir Speedy Mapping Service 1073 Kendall Drive San Gabriel, CA 91775 (626) 281-6274 Attn: James Chang

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

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

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

Robert Vargo 5147 W. Rosecrans Hawthorne, CA 90250 (310) 973-4619



# NOTICE OF PROPOSED HEIGHT VARIATION PERMIT APPLICATION AND ACKNOWLEDGEMENT OF EARLY NEIGHBOR CONSULTATION

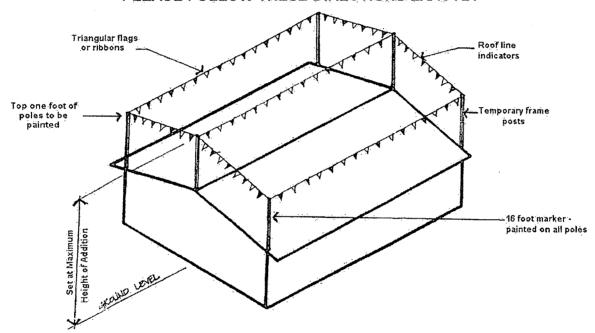
APPLICANT:				
RESIDENCE OR CONSTRU ADDRESS AND WERE SHO	CT AN ADDITION TO AN EX WN A COPY OF THE PROJE	ED OF OUR INTENT TO APPLY FOR ISTING RESIDENCE WITH A MAXIN CT PLANS. DNLY ACKNOWLEDGES THAT THEY I	NUM PROPOSED HEIGHT OF	FEET AT THE ABOVE
SIGNIFY APPROVAL OF THE	PROJECT OF ANY KIND ANI	D DO NOT WAIVE YOUR RIGHTS TO	OBJECT TO ANY ASPECT OF THE PR	ROJECT WHATSOEVER
LOT # (as shown on radius map)	ADDRESS	PRINTED NAME OF LAND OWNER	SIGNATÜRE	REVIEWED PLANS?* Y/N
			, , , , , , , , , , , , , , , , , , ,	

<sup>\*</sup> Landowners must acknowledge that they have seen a depiction of the project which reasonable describes the applicant's proposal, in order for their signature to qualify towards the required percentage totals.

#### SILHOUETTE CONSTRUCTION CRITERIA

If a residential development project requires a Height Variation application or a Neighborhood Compatibility analysis, the property owner/applicant will be required to construct a certified silhouette that depicts the proposed project. In order to minimize costs involved in constructing a silhouette, it is advised that the silhouette not be constructed until directed to do so by the case planner. It is important to note that a residential development project that requires a silhouette will not be deemed "complete" for processing without required certification of the silhouette by a licensed land surveyor or a licensed engineer.

#### PLEASE FOLLOW THESE DIRECTIONS EXACTLY



- 1. The temporary silhouette shall, at a minimum, consist of wood posts (or other sturdy and rigid material 2" x 4"s are typical) at all corners of the structure(s) and/or main building masses and at either end of all proposed ridgelines, with a taut rope (of ½" diameter), marked by triangular flagging or ribbons connecting the posts (see above diagram). If ribbons are used, the ribbons should be bright colored at a minimum width of 3-inches and should be affixed to string at 12-inch increments.
- 2. The top one foot of the posts shall be <u>painted red or orange</u> to better demarcate the height of the proposed structure in photo analyses. If the project proposes to exceed the "by-right" height limit of the underlying zoning designation for the property, a similar mark shall be placed using a different, but equally visible, color on the posts at the "by-right" height limit, as measured pursuant to the City's code. Please consult with your case planner regarding the applicable method for determining the "by-right" height limit for your project.

## SINGLE-FAMILY RESIDENTIAL SILHOUETTE CONSTRUCTION CRITERIA PAGE 2

- 3. The applicant shall, at the time of submittal of an application to the City, sign a waiver (see project application) which absolves the City of any liability associated with construction of, or damage by, the temporary silhouette. The applicant shall not construct the temporary silhouette until and the waiver form is submitted to the City. The applicant shall notify the case planner when the silhouette is in place.
- 4. Once the project silhouette is constructed, a licensed engineer or architect shall certify that the silhouette accurately depicts the location and height (including the color demarcation on the silhouette posts) of the proposed development. (see attached certification form). A project will not be deemed "complete" for processing without the required certification.
- 5. The Silhouette Certification Form shall be accompanied by a site plan that identifies the location of the silhouette posts, the existing grade elevation callouts for the base of the posts (if posts touch existing grade), and the elevation callouts for the top of the posts. If the silhouette is constructed entirely above an existing structure so that the posts supporting the silhouette do not touch existing grade, then the site plan must include the existing grade elevation closest to the existing structure and the supporting silhouette posts.
- 6. City Staff will conduct a site inspection to review the adequacy of the silhouette's depiction of the proposed project. Adequacy will be based on an accurate depiction of the proposed project's envelope, accurate delineation of ridgelines, and the proper flagging.
- 7. The silhouette must remain in place and be maintained in good condition throughout the required notice period for the Height Variation application or the Neighborhood Compatibility analysis process, the decision process and, if necessary, any appeal periods. The frame may not be removed until the City's appeal process has been exhausted and a final decision has been rendered. The applicant must remove the frame within seven (7) days after a final decision has been rendered and the City's appeal process has been exhausted.

SEE NEXT PAGE FOR SILHOUETTE CERTIFICATION FORM



## SILHOUETTE CERTIFICATION FORM

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

I have measured the location and height (including the color demarcation) of the
silhouette posts located at the project site (address)
on (date) and I have found
that the project silhouette accurately depicts the location and height (including the color
demarcation) of the proposed structure presented on the architectural plans prepared
by (name of architectural firm)or
(date) for the proposed project currently being considered by
the City of Rancho Palos Verdes (Planning Case No),
Signature
LS/RCE
Date

Revised: June 3, 2011

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





COMMUNITY DEVELOPMENT DEPARTMENT

Steve & Rosa Frank 30423 Via Victoria Rancho Palos Verdes, CA 90275

SUBJECT: HEIGHT VARIATION & SITE PLAN REVIEW

CASE NO. ZON2015-00060

ADDRESS: 30423 VIA VICTORIA

Dear Mr. & Mrs. Frank:

Thank you for submitting the Height Variation and Site Plan Review applications for the new addition to your residence located at 30423 Via Victoria (Case No. ZON2015-00060). The plans were submitted on **January 28**, **2015**. Pursuant to State Law, staff has completed a preliminary review of your application within the prescribed 30-day period. Unfortunately, the City finds that due to missing information and/or inconsistencies between the project plans and submitted application, the application is **incomplete**. The missing information and/or requirements listed on the attached pages must be supplied and/or complied with before the City can deem your application complete to begin processing.

Please be advised, 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) 544-5231 or via email at <a href="mailto:amys@rpvca.gov">amys@rpvca.gov</a>.

Sincerely.

Amy Secraty

Associate Planner

Encl: RPVMC Section 17.02.040

Vicinity Map Instructions

Early Neighbor Consultation Form

Silhouette Construction Criteria & Certification Form

CC: Joel Rojas, Community Development Director

Ara Mihranian, Deputy Community Development Director

Project File

ZON2015-00060 February 27, 2015 Page 2 of 4

#### 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 note that driveways, paved walkways and parking areas shall not cover more than
  fifty (50) percent of the required front or street-side setback areas. Any pervious or semipervious surface which is part of or within a driveway or parking area shall not be
  considered to be landscaping. Please indicate on the site plan the percentage of this
  area that is covered by paving/parking.
- 2. As required by the Height Variation permit process, please submit two (2) copies of a "vicinity map," prepared to scale, which shows all neighboring properties within a 500-foot radius of the subject property (applicant). The map shall also include a 100-foot radius line, taken from the subject property. The "Vicinity Map" must be prepared exactly as described in the attached instruction sheet.

Please also submit two (2) sets of self-adhesive mailing labels and one (1) photocopy of the labels, which lists the property owner of every parcel that falls within a 500-foot radius of the subject property (applicant). The name and address of every property owner (including applicant) and the local Homeowners Association, if any, must be typed on 8½" by 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 owners' mailing list must be prepared exactly as described in the attached instruction sheet. A signed certification form is also required and has been attached for your convenience as well. (The same vicinity map and mailing labels described above will also fulfill the noticing requirement for Neighborhood Compatibility process.)

- 3. An "Early Neighbor Consultation" process must be completed before the project can be deemed complete. Please provide proof of meeting the City's "Early Neighbor Consultation" requirements. However, you may wish to wait to complete this step until after any required changes are made to the plans. "Early Neighbor Consultation" may be deemed adequate if the applicant submits the following (please use enclosed signature form):
  - a. The signatures of at least 60% of the property owners (excluding applicant) within 500 feet of the applicant's lot; **or**
  - b. The signatures of at least 25% of the property owners (excluding applicant) located within 500 feet of the applicant's property and the signature of at least 70% of the property owners located within 100 feet of the applicant's property.

ZON2015-00060 February 27, 2015 Page 3 of 4

- c. If a local Homeowner's Association exists, the applicant shall mail a letter to the Association requesting their position on the application. A copy of this letter and any responses from the association received within 30 days of the applicant's mailing must be submitted
- 4. As required by the Neighborhood Compatibility and Height Variation Permit processes, a silhouette of the proposed construction shall be erected, and certified, on the property prior to the application being determined complete. Once the silhouette is certified, please submit a silhouette plan and a completed certification form (attached). The application will not be determined complete staff verifies the height, placement, and construction of the framework. However, you may wish to wait on constructing the silhouette until the other issues/concerns listed in this letter are addressed, in the case that the above items mandate changes to the existing project design.

#### **Issues of Concern:**

- Please note that as currently designed, the proposed second story addition over the proposed first floor addition and new garage appears bulky and massive as viewed from the street (north elevation). This is partially because the façade extends straight up from the garage to the second story. To help resolve this issue, please revise the design of the north elevation to include some articulation. Some possible solutions may include changing the direction of the roof gable and/or adding a shed roof detail and windows to the first floor (garage), and/or changing the material of the first floor façade, etc. Please contact me if you wish to discuss these options. Staff believes that a revised design that breaks up the bulk/mass may create a structure that appears smaller in overall scale.
- Staff has a preliminary concern regarding potential privacy infringement for the neighboring property at 30417 Via Victoria, as the proposed second story windows and balcony may look into the neighboring property. Please contact Staff for site visit, as Staff would like to view the neighboring house from the existing second story windows.

#### Miscellaneous:

- Staff will conduct a foliage analysis as part of the process. Should there be view impairing foliage, a trimming requirement will be added as a condition of approval, if the project is approved.
- Please note that because of the configuration and amenities of the currently proposed addition, it has the potential to be utilized as a separate living unit. if cooking facilities are added to the proposal. Please contact Staff regarding the process if you wish to permit this addition as a legal second unit, as the City encourages construction of legal second units. If you do not wish to construct the addition as a legal second unit, you will be required to sign, notarize and record a covenant which acknowledges your understanding that it cannot be used as such, should the project be approved.
- Once the silhouette is up, Staff will be able to determine if the proposed addition significantly impairs the view from the viewing area of another parcel. RPVMC Section

ZON2015-00060 February 27, 2015 Page 4 of 4

17.02.040.C.1.e (attached) states the findings that must be made for a Height Variation application to be granted. The specific findings in regards to view impairment require that the project does not significantly impair the view from the viewing area of another parcel. Another finding requires that there is no significant cumulative view impairment, and another requires that if there is non-significant view impairment, the addition be designed to minimize the impairment of a view.

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

17.02.040 - View preservation and restoration.

The residents of the city of Rancho Palos Verdes, by the adoption of this section, have made a finding that the peace, health, safety and welfare of the community will be served by the adoption of this section and by the regulations prescribed herein.

- A. Definitions. When not inconsistent with the context, the words used in the present tense include the future; words in the singular number include the plural; and those in the plural number include the singular. In carrying out the intent of this section, words, phrases and terms shall be deemed to have the following meanings ascribed to them:
  - 1. "City" means the city of Rancho Palos Verdes and its employees and staff and those designated by the city council to act on behalf of the city.
  - 2. "City council" means the duly elected legislative body of the city of Rancho Palos Verdes.
  - 3. "Director" means the director of the planning, building and code enforcement department of the city of Rancho Palos Verdes.
  - 4. "Foliage" means natural growth of trees, shrubs and other plant life.
  - 5. "Lot coverage" means that portion of a lot or building site which is occupied by any building or structure, including trellises; decks over thirty inches in height (as measured from existing adjacent grade); parking areas; driveways; or impervious surfaces (impervious surfaces less than five feet in width and/or one patio area less than five hundred square feet in area shall be excluded from the lot coverage calculation).
  - 6. "Neighborhood character" means the existing characteristics in terms of the following:
    - a. Scale of surrounding residences;
    - b. Architectural styles and materials; and
    - c. Front, side and rear yard setbacks.
  - 7. "Planning commission" means the planning commission of the city of Rancho Palos Verdes as defined in <u>Chapter 2.20</u> (Planning Commission) of this Municipal Code.
  - 8. "Privacy" means reasonable protection from intrusive visual observation.
  - 9. "Scale" means the total square footage and lot coverage of a residence and all ancillary structures.
  - 10. "Setback" means the minimum horizontal distance as prescribed by this Code, between any property line or private easement boundary used for vehicular and/or pedestrian access and the closest point on any building or structure, below or above ground level, on the property. In cases where there is no structure on a lot, setback shall mean the minimum horizontal distance between the property line or easement boundary line and a line parallel to the property line or easement boundary line. Please refer to Chapter 17.48 (Lots, Setbacks, Open Space Area and Building Height) for setback regulations.
  - 11. Shall and May. "Shall" is mandatory and "may" is permissive.
  - 12. "Structure" means anything constructed or built, any edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner, which is located on or on top of the ground on a parcel of land utilized for residential purposes, excluding antennas, skylights, solar panels and similar structures not involving the construction of habitable area.
  - 13. "Style" means design elements which consist of, but are not limited to:
    - a. Facade treatment;
    - b. Height of structure;
    - c. Open space between structures;
    - d. Roof design;
    - e. The apparent bulk or mass of the structure; and
    - f. The number of stories.
  - 14. View. On the Palos Verdes peninsula, it is quite common to have a near view and a far view because of the nature of many of the hills on the peninsula. Therefore, a "view" which is protected by this section is as follows:
    - a. A "near view" which is defined as a scene located on the peninsula including, but not limited to, a valley, ravine, equestrian trail, pastoral environment or any natural setting; and/or
    - b. A "far view" which is defined as a scene located off the peninsula including, but not limited to, the ocean, Los Angeles basin, city lights at night, harbor, Vincent Thomas Bridge, shoreline or offshore islands.

A "view" which is protected by this section shall not include vacant land that is developable under this Code, distant mountain area not normally visible, nor the sky, either above distant mountain areas or above the height of offshore islands. A view may extend in any horizontal direction (three hundred sixty degrees of horizontal arc) and shall be considered as a single view, even if broken into segments by foliage, structures or other interference.

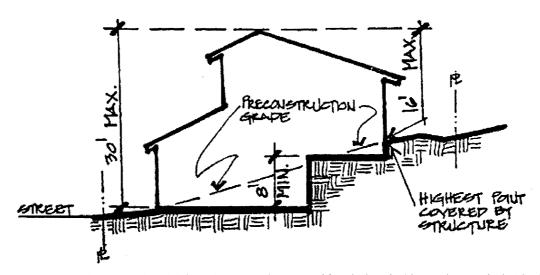
- 15. "Viewing area" means that area of a structure (excluding bathrooms, hallways, garages or closets) or that area of a lot (excluding the setback areas) where the owner and city determine the best and most important view exists. In structures, the finished floor elevation of any viewing area must be at or above existing grade adjacent to the exterior wall of the part of the building nearest to said viewing area.
- 16. The "view restoration commission" means the planning commission of the city of Rancho Palos Verdes.

B. Regulations.

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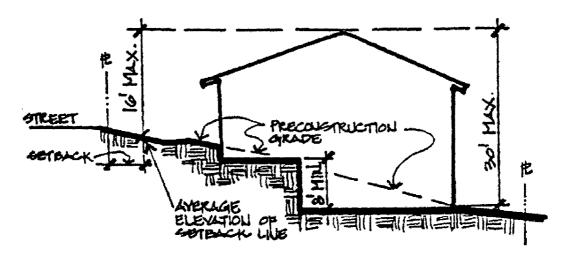
- 1. Building Height. Any individual or persons desiring to build a new structure or an addition to an existing structure shall be permitted to build up to sixteen feet in height pursuant to subsection B of this section provided there is no grading, as defined in <u>Section 17.76.040</u> of this title, to be performed in connection with the proposed construction, and further provided that no height variation is required, and all applicable residential development standards are or will be met. In cases where an existing structure is voluntarily demolished or is demolished as a result of an involuntary event, a height variation application will not be required to exceed sixteen feet in height, provided that the replacement structure will have the same or less square footage and building height as the existing structure and will be reconstructed within the building envelope and footprint of the pre-existing structure. Approval for proposed structures or additions to existing structures exceeding sixteen feet in height, may be sought through application for a height variation permit, which, if granted pursuant to the procedures contained herein, will permit the individual to build a structure not exceeding twenty-six feet in height, except as provided in subsection (B)(1)(d) of this section, or such lower height as approved by the city, measured as follows:
  - a. For sloping lots which slope uphill from the street of access or in the same direction as the street of access and for which no building pad exists, the height shall be measured from the preconstruction (existing) grade at the highest point on the lot to be covered by the structure to the ridgeline or the highest point of the structure, as illustrated in Figure 1 below.

#### FIGURE 1



b. For sloping lots which slope downhill from the street of access and for which no building pad exists, the height shall be measured from the average elevation of the setback line abutting the street of access to the ridgeline or the highest point of the structure, as illustrated in Figure 2 below.

#### FIGURE 2

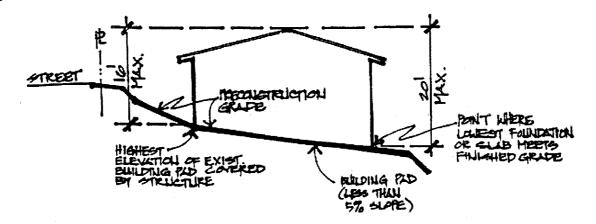


c. For lots with a "building pad" at street level or at a different level than the street or lot configurations not previously discussed, the height shall be measured from the preconstruction (existing) grade at the highest elevation of the existing building pad area covered by the structure to the ridgeline or highest point of the structure, as illustrated in Figure 3 below. Portions of a structure which extend beyond the "building pad" area of a lot shall not qualify as the highest elevation

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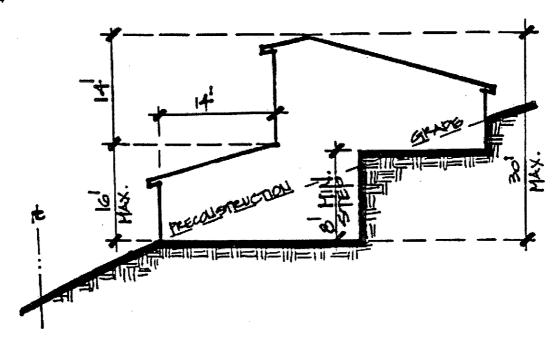
covered by the structure, for the purposes of determining maximum building height. Structures allowed pursuant to this subsection shall not exceed twenty feet in height, as measured from the point where the lowest foundation or slab meets finished grade, to the ridgeline or highest point of the structure. Otherwise, a height variation permit shall be required.

#### FIGURE 3



- d. On sloping lots described in Sections 17.02.040(B)(1)(a) and 17.02.040(B)(1)(b) of this chapter, the foundation of the structure shall contain a minimum eight foot step with the slope of the lot, as illustrated in Figure 4 below. However, no portion of the structure shall exceed thirty feet in height, when measured from the point where the lowest foundation or slab meets finished grade to the ridge line or highest point of the structure. The thirty foot height shall not exceed a horizontally projected sixteen foot height line (from the high point of the uphill step of the structure).
- 2. Setbacks for Sloping Lots. On lots which slope uphill from the street of access and where the height of a structure is in excess of sixteen feet above the point where the lowest foundation or slab meets the ground, areas in excess of the sixteen foot height limit shall be set back one foot from the exterior building facade of the first story, most parallel and closest to the front property line, for every foot of height in excess of sixteen feet, as measured from the point where the lowest foundation or slab meets the ground, as illustrated in Figure 4 below.

#### FIGURE 4



- 3. Foliage Obstruction. No person shall significantly impair a view from a viewing area of a lot by permitting foliage to grow to a height exceeding:
  - a. The height determined by the view restoration commission through issuance of a view restoration permit under <u>Section 17.02.040(C)(2)</u> of this chapter; or
  - b. If no view restoration permit has been issued by the view restoration commission, a height which is the lesser of:
    - i. The ridge line of the primary structure on the property; or

#### ii. Sixteen feet.

If foliage on the property already exceeds the provisions of subdivisions (i) and (ii) of Section 17.02.040(B)(3) of this chapter on the effective date of this section, as approved by the voters on November 7, 1989, and significantly impairs a view from a viewing area of a lot, then notwithstanding whether any person has sought or obtained issuance of a view restoration permit, the foliage owner shall not let the foliage exceed the foliage height existing on the effective date of this section (November 17, 1989). The purpose of this paragraph is to ensure that owners of foliage which violates the provisions of this paragraph on the effective date of this section shall not allow the foliage to increase in height. This paragraph does not "grandfather" or otherwise permit such foliage to continue to block a view.

- 4. Removal of Foliage as Condition of Permit Issuance. The city shall issue no conditional use permit, variance, height variation, building permit or other entitlement to construct a structure, or to add livable area to a structure on a parcel utilized for residential purposes, unless the owner removes that part of the foliage on the lot exceeding sixteen feet in height or the ridge line of the primary structure, whichever is lower, that significantly impairs a view from the viewing area of another parcel. The owner of the property is responsible for maintaining the foliage so that the views remain unimpaired. This requirement shall not apply where removal of the foliage would constitute an unreasonable invasion of the privacy of the occupants of the property on which the foliage exists and there is no method by which the property owner can create such privacy through some other means allowed within the development code that does not significantly impair a view from a viewing area of another property. The initial decision on the amount of foliage removal required or the reasonable degree of privacy to be maintained shall be made by the director, the planning commission or the city council, as appropriate for the entitlement in question. If the permit issuance involves property located within the Miraleste recreation and park district, the findings of Section 17.02.040(C)(2)(c)(vi) of this chapter shall apply. A decision by the director on either of these matters may be appealed to the planning commission, and any decision of the planning commission may be appealed to the city council.
- 5. Determination of Viewing Area.
  - a. The determination of a viewing area shall be made by balancing the nature of the view to be protected and the importance of the area of the structure or lot from where the view is taken. Once finally determined for a particular application, the viewing area may not be changed for any subsequent application. In the event the city and owner cannot agree on the viewing area, the decision of the city shall control. A property owner may appeal the city's determination of viewing area. In such event, the decision on the viewing area will be made by the body making the final decision on the application. A property owner may preserve his or her right to dispute the decision on the viewing area for a subsequent application, without disputing the decision on a pending application, by filing a statement to that effect and indicating the viewing area the property owner believes to be more appropriate. The statement shall be filed with the city prior to consideration of the pending application by the city.

#### C. Procedures and Requirements.

- 1. Preservation of Views Where Structures are Involved.
  - a. Any person proposing to construct a structure above sixteen feet shall submit a height variation permit application to the city. A determination on the application shall be made by the director in accordance with the findings described in <u>Section 17.02.040(C)(1)(e)</u> of this chapter. The director shall refer a height variation application directly to the planning commission for consideration under the same findings, as part of a public hearing, if any of the following is proposed:
    - Any portion of a structure which exceeds sixteen feet in height extends closer than twenty-five feet from the front or street-side property line; or
    - ii. The area of the structure which exceeds sixteen feet in height (the second story footprint) exceeds seventy-five percent of the first story footprint area (residence and attached garage);
    - iii. Sixty percent or more of a garage footprint is covered by a structure which exceeds sixteen feet in height (a second story);
    - iv. The portion of the structure which exceeds sixteen feet in height is being developed as part of a new single-family residence; or
    - v. Based on an initial site visit, the director determines that any portion of a structure which is proposed to exceed sixteen feet in height may significantly impair a view as defined in this chapter.
  - b. The applicant shall take reasonable steps established by the city council to consult with owners of property located within five hundred feet of the applicant's property. The applicant shall obtain and submit with the application the signatures of the persons with whom the applicant consulted. Where a homeowners' association existing in the neighborhood affected has provided written notice to the director of its desire to be notified of height variation applications, the applicant shall mail a letter to the association requesting its position on the application. A copy of this letter and the response of the association, if any, shall be submitted with the application. A fee shall be charged for the application as established by resolution of the city council.
  - c. The director shall, by written notice, notify property owners within a five-hundred-foot radius of the subject property and the affected homeowners' association, if any, of the application and inform them that any objections to the proposed construction must be submitted to the director within thirty calendar days of the date of the notice.
  - d. The applicant shall construct on the site at the applicant's expense, as a visual aid, a temporary frame of the proposed structure.

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- e. A height variation application to build a new structure or an addition to an existing structure, either of which exceeds sixteen feet in height up to the maximum height permitted in subsection (B)(1) of this section, may be granted with or without conditions if the following findings can be made:
  - The applicant has complied with the early neighbor consultation process established by the city;
  - ii. The proposed new structure that is above sixteen feet in height or addition to an existing structure that is above sixteen feet in height does not significantly impair a view from public property (parks, major thoroughfares, bike ways, walkways or equestrian trails) which has been identified in the city's general plan or coastal specific plan, as city-designated viewing areas;
  - iii. The proposed new structure is not located on a ridge or a promontory;
  - iv. The area of a proposed new structure that is above sixteen feet in height or addition to an existing structure that is above sixteen feet in height, as defined in subsection B of this section, when considered exclusive of existing foliage, does not significantly impair a view from the viewing area of another parcel. If the viewing area is located in a structure, the viewing area shall be located in a portion of a structure which was constructed without a height variation permit or variance, or which would not have required a height variation or variance when originally constructed had this section, as approved by the voters on November 7, 1989, been in effect at the time the structure was constructed, unless the viewing area located in the portion of the existing structure which required a height variation permit or variance constitutes the primary living area (living room, family room, dining room or kitchen) of the residence;
  - If view impairment exists from the viewing area of another parcel but it is determined not to be significant, as described
    in subsection (C)(1)(e)(vi) of this section, the proposed new structure that is above sixteen feet in height or addition to
    an existing structure that is above sixteen feet in height is designed and situated in such a manner as to reasonably
    minimize the impairment of a view;
  - vi. There is no significant cumulative view impairment caused by granting the application. Cumulative view impairment shall be determined by: (a) considering the amount of view impairment that would be caused by the proposed new structure that is above sixteen feet in height or addition to a structure that is above sixteen feet in height; and (b) considering the amount of view impairment that would be caused by the construction on other parcels of similar new structures or additions that exceed sixteen feet in height;
  - vii. The proposed structure complies with all other code requirements;
  - viii. The proposed structure is compatible with the immediate neighborhood character;
  - ix. The proposed new structure that is above sixteen feet in height or addition to an existing structure that is above sixteen feet in height does not result in an unreasonable infringement of the privacy of the occupants of abutting residences.
- f. Written notice of the director's or planning commission's decision shall be sent to the applicant, his/her representative and to all parties who responded to the original notice.
- g. The decision of the director may be appealed to the planning commission by the applicant or any person who responded in writing to the director prior to the director's decision; provided, the appeal is filed in writing within fifteen calendar days after the date of the director's decision. The appellant shall pay an appeal fee as established by resolution of the city council.
- h. Notice of the public hearing for an initial determination of a height variation application by the planning commission or an appeal to the planning commission and/or city council shall be mailed thirty calendar days prior to the hearing, to property owners within five hundred feet of the applicant's property, as well as any additional property owners previously determined by the city to be affected by the proposal.
- i. In hearing an appeal of the director's decision, the planning commission shall grant the application and cause a permit to be issued, only if it finds that all of the requirements of subsection (C)(1)(e) of this section have been met.
- j. A decision of the planning commission may be appealed to the city council by the applicant or any person who commented orally or in writing to the planning commission; provided, the appeal is filed in writing within fifteen calendar days after the date of the planning commission's decision. The appellant shall pay an appeal fee as established by resolution of the city council. In order to grant a permit, the city council must determine that all of the requirements listed in subsection (C)(1)(e) of this section have been met.
- 2. Restoration of Views Where Foliage is a Factor.
  - a. Any resident owning a residential structure with a view may file an application with the city for a view restoration permit. The applicant shall file with the application proof that the applicant consulted, or attempted to consult, with the property owner whose foliage is in question. The applicant shall pay a fee for the view restoration permit as established by resolution of the city council.
  - b. The application shall be submitted to the view restoration commission. Written notice of the time and place for the hearing on the application shall be sent to the applicant and the property owner(s) of the foliage involved at least thirty calendar days prior to the meeting of the commission. Commission members shall inspect the site prior to the public hearing. Only view restoration commission members who make a site inspection may participate in the public hearing.
  - c. In order for a view restoration notice to be issued, the commission must find:
    - The applicant has complied with the early neighbor consultation process and has shown proof of cooperation on his/her part to resolve conflicts;

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- ii. Foliage exceeding sixteen feet or the ridge line of the primary structure, whichever is lower, significantly impairs a view from the applicant's viewing area, whether such foliage is located totally on one property, or when combined with foliage located on more than one property;
- iii. The foliage to be removed is located on property, any part of which is less than one thousand feet from the applicant's property line(s);
- iv. The foliage significantly impairing the view did not exist, as view impairing vegetation, when the lot from which the view is taken was created;
- v. Removal or trimming of the foliage will not cause an unreasonable infringement of the privacy of the occupants of the property upon which the foliage is located;
- vi. For property located within the boundaries of the Miraleste recreation and park district, the commission shall also find the removal or trimming of the foliage strikes a reasonable balance between meeting the purposes of this section, as set forth in the ordinance approved by the voters on November 7, 1989, and preserving the historical developments of the Miraleste recreation and park district area with a large number of trees.
- d. Should the commission make findings requiring issuance of a view restoration permit, the director shall send a notice to the property owner to trim, cull, lace or otherwise cause the foliage to be reduced to sixteen feet or the ridgeline of the primary structure, whichever is lower, or such limit above that height which will restore the view. The property owner will have ninety calendar days to have the foliage removed. The applicant shall be responsible for the expense of the foliage removal and/or replacement ordered pursuant to this subsection only to the extent of the lowest bid amount provided by contractors licensed to do such work in the city of Rancho Palos Verdes and selected by the applicant. After the initial trimming, culling, lacing or removal of the foliage, the owner, at the owner's expense, shall be responsible for maintaining the foliage so that the view restoration required by the view restoration permit is maintained.
- e. To the extent legally permissible, trees or foliage on property owned by any governmental entity, except the city and the Miraleste recreation and park district, shall be subject to view restoration control, as per the provisions of this section; except, that the foliage shall be trimmed or removed thirty calendar days following issuance of the notice. Trees and/or foliage located on city property, or in the public right-of-way, as defined in <a href="Chapter 17.96">Chapter 17.96</a> (Definitions), shall be subject to view restoration control, as per the provisions of this section, pursuant to the city tree review permit procedure contained in <a href="Section 17.76.100">Section 17.76.100</a> (City tree review permit.)
- f. The view restoration commission may impose such reasonable conditions or restrictions on the approval of a view restoration permit as may be found to be appropriate or necessary to protect the public health, safety or welfare or the foliage owner's reasonable enjoyment of his or her property. Such conditions or restrictions may include, but are not limited to: (1) requiring the complete removal of the subject foliage when the commission finds that the trimming, culling, lacing or reducing of that foliage to sixteen feet or the ridge line is likely to kill the foliage, threaten the public health, safety and welfare, or will destroy the aesthetic value of the foliage that is to be pruned or reduced in height, provided that the property owner consents to the removal; and (2) requiring replacement of such foliage when the commission finds that removal without replacement will cause a significant adverse impact on: (a) the public health, safety and welfare, (b) the privacy of the property owner, (c) shade provided to the dwelling or the property, (d) the energy-efficiency of the dwelling, (e) the health or viability of the remaining landscaping, or (f) the integrity of the landscape plan, provided that the property owner consents to the replacement.
- g. The applicant, the owner of the property where the foliage is located, or any other interested person may appeal the decision of the view restoration commission to the city council by filing with the city clerk a written notice of appeal, including the grounds for the appeal, and any specific action being requested by the appellant, together with the appeal fee established by resolution of the city council, within fifteen calendar days after the view restoration commission adopts the resolution setting forth its decision. The decision of the view restoration commission is final if no appeal is filed within fifteen calendar days. If such an appeal is timely and properly filed, a copy of the findings of the view restoration commission and all materials on file with the director shall be transmitted to the city council, which shall be part of the appeal hearing record, together with the notice of appeal and any other written materials submitted by interested parties. Additional written materials shall be submitted to the city clerk at least seven calendar days prior to the date that the appeal will be heard by the city council.

Upon receiving the notice of appeal, the city clerk shall schedule the matter for review at a forthcoming meeting of the city council. At the city council meeting, oral testimony shall be limited to five minutes in length for each of the parties whose properties are affected by the decision and two minutes per person for other individuals. Oral testimony shall be limited to the issues raised in the written appeal. At the conclusion of the oral presentation, the city council may do one of the following:

- i. Affirm the decision of the view restoration commission and approve the application upon finding that all applicable findings have been correctly made and all provisions of subsection (C)(2) of this section are complied with;
- ii. Approve the application but impose additional or different conditions as the city council deems necessary to fulfill the purposes of subsection (C)(2) of this section;
- iii. Disapprove the application upon finding that all applicable findings cannot be made or all provisions of subsection (C) (2) of this section have not been complied with; or

iν.

Refer the matter back to the view restoration commission to conduct further proceedings. The remanded proceedings may include the presentation of significant new evidence which was raised in conjunction with the appeal. The city council shall state the ground(s) for the remand and shall give instructions to the view restoration commission concerning any error found by the city council in the commission's prior determination.

h. If, after ninety calendar days, the foliage has not been removed or trimmed in accordance with the requirements of a view restoration or view preservation permit, the city of Rancho Palos Verdes will authorize a bonded tree service to trim, cull, lace or remove the identified foliage at the owner's expense. In the event that the city is required to perform the work, the foliage owner will be billed for all city expenses incurred in enforcing the view restoration or preservation permit (including reasonable attorney's fees). If the property owner does not pay the city for the amount set forth on the invoice, the city may record a lien or assessment against the foliage owner's property, pursuant to <u>Chapter 8.24</u> of this Code.

(Ord. 481 § 10, 2008; Ord. 442 § 1, 2006; Ord. 405 §§ 7—9, 2004; Ord. 4000 §§ 7—9, 2004; Ord. 389 § 5, 2003; Ord. 386 § 3, 2003; Ord. 355 § 8, 2000; Ord. 340 § 8 (part), 1998; Ord. 329U § 1, 1997; Ord. 319 § 8, 1997: Ord. 298 § 1, 1994; Ord. 262 §§ 2, 3, 1991; Proposition M, passed November 7, 1989; Ord. 194 § 5 (part), 1985; Ord. 114 § 1, 1979; Ord. 90 § 1, 1977; Ord. 78 (part), 1975)

(Ord. No. 510, § 9, 6-29-10)

#### **TABLE 02-A: SINGLE-FAMILY RESIDENTIAL DEVELOPMENT STANDARDS**

For exceptions and explanatory descriptions of these standards and for other development standards that apply to single-family residential areas, see Articles VI and VII of this title. The number which follows an "RS-" designation indicates the maximum number of lots per acre permitted in the zone; the "RS-A" number indicates the minimum number of acres per lot permitted.

DISTRICT	LOT DIMENSIONS <sup>1</sup>			l	MINIMUM SETBACKS <sup>3, 6</sup> FOR CITY CREATED LOTS			MINIMUM SETBACKS <sup>2, 3, 6</sup> FOR LOTS CREATED PRIOR TO INCORPORATION/ANNEXATION				MAX Li COVE	
The second of th	AREA	WIDTH	DEPTH	FRONT	INTEF SIC		STREET SIDE	REAR	FRONT	INTERIOR SIDE	STREET SIDE	REAR	***************************************
		Mg 1			TTL BOTH SIDES	ONE SIDE		THE THE PERSON NAMED AND ADDRESS OF THE PERSON NAMED AND ADDRE	and the second s			THE STATE OF THE S	
RS-A-5	5 acres	200	300	20	30	<u>10</u>	20	20	20	5	<u>10</u>	<u>15</u>	6
RS-1	1 acre	100	150	20	25	<u>10</u>	20	20	20	5	<u>10</u>	<u>15</u>	2!
RS-2	20,000 s.f.	90	120	20	20	<u>10</u>	20	20	20	5	<u>10</u>	<u>15</u>	41
RS-3	13,000 s.f.	80	110	20	20	<u>10</u>	20	<u>15</u>	20	5	<u>10</u>	<u>15</u>	4!
RS-4	10,000 s.f.	75	100	20	20	10	20	<u>15</u>	20	5	10	<u>15</u>	5(
RS-5	8,000 s.f.	65	100	20	20	10	20	<u>15</u>	20	5	10	<u>15</u>	5:

- 1. For an existing lot which does not meet these standards, see Chapter 17.84 (Nonconformities).
- 2. Lots of record, existing as of November 25, 1975 (adoption of this Code), or within Eastview and existing as of January 5, 1983 (annexation), shall use these development standards for minimum setbacks.
- 3. For description, clarification and exceptions, see Chapter 17.48 (Lots, Setbacks, Open Space Area and Building Height).
- 4. For a description of height measurement methods and the height variation process, see <u>Section 17.02.040</u> of this chapter. A height variation application shall be referred directly to the planning commission for consideration, if any of the following is proposed:

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- A. Any portion of a structure which exceeds sixteen feet in height extends closer than twenty-five feet from the front or street-side property line.
- B. The area of the structure which exceeds sixteen feet in height (second story footprint) exceeds seventy-five percent of the existing first story footprint area (residence and garage);
  - C. Sixty percent or more of an existing garage footprint is covered by a structure which exceeds sixteen feet in height (a second story).
  - D. The portion of a structure that exceeds sixteen feet in height is being developed as part of a new single-family residence; or
- E. Based on an initial site visit, the director determines that any portion of a structure which is proposed to exceed sixteen feet in height may significantly impair a view as defined in this chapter.
- 5. For parking development standards, see Section 17.02.030(B) of this chapter.
- 6. A garage with direct access driveway from the street of access shall not be less than twenty feet from the front or street-side property line, whichever is the street of access.
- Z. Exterior stairs to an upper story are prohibited, unless leading to and/or connected to a common hallway, deck or entry rather than a specific room.
- 8. For purposes of calculating lot coverage, a private street easement shall not be considered a part of the lot area and the improved area of a private street easement shall not be counted as lot coverage.

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

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

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

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

#### **VICINITY MAP**

The purpose of the vicinity map is to clearly show all properties within the required radius of the subject lot (applicant). The vicinity map must clearly show the required radius line, dimensioned and drawn from the exterior boundaries of the subject lot, as shown below. All neighboring properties (including lots outside R.P.V. city limits) which fall completely within, partially within or are just touched by the radius line, must be consecutively numbered and the names and the addresses of the owners provided to the City as described below. Please devise your own consecutive numbering system on the map and ignore the lot number, Assessors number, or any other number already found on the lots on the vicinity maps. An "adjacent properties" vicinity map does not involve a set radius but rather needs to identify all properties behind, beside, and in front of the proposed project site, as shown below. The city's planning staff can provide the base map for preparing the vicinity map for a nominal charge. Applicants may also prepare their own maps, at a clearly marked scale of not less than 1" = 200'.

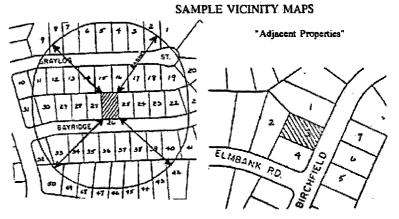
#### PROPERTY OWNERS MAILING LIST

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

#### SAMPLE MAILING LABELS

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

1 Harold Jackson 773 Graylog RPV, CA 90275 2 Malcolm Hill 4117 Greenwood Meadow Torrance, CA 90503





### **CERTIFICATION OF PROPERTY OWNERS' MAILING LIST**

Application(s)	
Applicant Name	·
Subject Property Address	
Notice Radius Required	
Number of property owners to be notified	
I certify that the property owners' mailing list submitted of the persons listed on the latest adopted LA Court occupants) of all parcels of land within feet of property owners' mailing list has been prepared in a Development Code and "Vicinity Map Instructions State notices are returned by the post office after mail address information is not complete, that I will have been prepared and certified as accurate by a Transpreparation service, and the project notice will have	Inty Tax Roll as the legal owners (and if applicable the subject property noted above. I certify that the accordance with the City of Rancho Palos Verdes Sheet." I also understand that if more than 20% of illing due to incorrect address information, or if the ve to submit a new property owners' list that has Title Company or other professional mailing list
Property Owner (Applicant) Signature	Date
Name (Please Print)	_

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

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

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

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

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

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

NotificationMaps.com 23412 Moulton Parkway, Ste. 140 Laguna Hills, CA 92653 (866) 752-6266 www.notificationmaps.com Attn: Martin Parker

Ownership Listing Service P.O. Box 890684 Temecula, CA 92589 (800) 499-8064 (951) 699-8064 (FAX) Attn: Cathy McDermott Sir Speedy Mapping Service 1073 Kendall Drive San Gabriel, CA 91775 (626) 281-6274 Attn: James Chang

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

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

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

Robert Vargo 5147 W. Rosecrans Hawthorne, CA 90250 (310) 973-4619



# NOTICE OF PROPOSED HEIGHT VARIATION PERMIT APPLICATION AND ACKNOWLEDGEMENT OF EARLY NEIGHBOR CONSULTATION

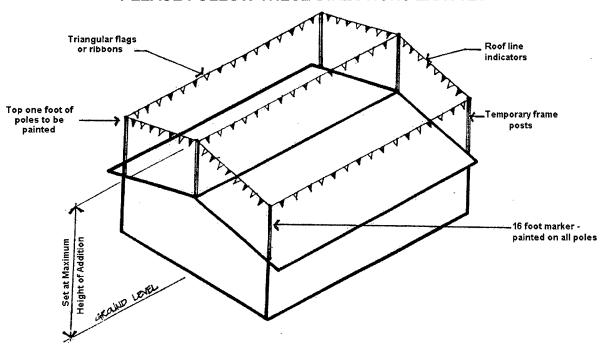
ADDRESS:				
PPLICANT:				
ESIDENCE OR CONSTRU DDRESS AND WERE SHO OTE: BY SIGNING THIS NO	JCT AN ADDITION TO AN EX DWN A COPY OF THE PROJE OTICE, THE UNDERSIGNED (	ED OF OUR INTENT TO APPLY FOR A KISTING RESIDENCE WITH A MAXIMU CCT PLANS. DNLY ACKNOWLEDGES THAT THEY HA D DO NOT WAIVE YOUR RIGHTS TO OE	IM PROPOSED HEIGHT OF	FEET AT THE ABO
LOT # (as shown on radius map)	ADDRESS	PRINTED NAME OF LAND OWNER	SIGNATURE	REVIEWED PLANS?* Y/N

<sup>\*</sup> Landowners must acknowledge that they have seen a depiction of the project which reasonable describes the applicant's proposal, in order for their signature to qualify towards the required percentage totals.

#### SILHOUETTE CONSTRUCTION CRITERIA

If a residential development project requires a Height Variation application or a Neighborhood Compatibility analysis, the property owner/applicant will be required to construct a certified silhouette that depicts the proposed project. In order to minimize costs involved in constructing a silhouette, it is advised that the silhouette not be constructed until directed to do so by the case planner. It is important to note that a residential development project that requires a silhouette will not be deemed "complete" for processing without required certification of the silhouette by a licensed land surveyor or a licensed engineer.

#### PLEASE FOLLOW THESE DIRECTIONS EXACTLY



- 1. The temporary silhouette shall, at a minimum, consist of wood posts (or other sturdy and rigid material 2" x 4"s are typical) at all corners of the structure(s) and/or main building masses and at either end of all proposed ridgelines, with a taut rope (of ½" diameter), marked by triangular flagging or ribbons connecting the posts (see above diagram). If ribbons are used, the ribbons should be bright colored at a minimum width of 3-inches and should be affixed to string at 12-inch increments.
- 2. The top one foot of the posts shall be <u>painted red or orange</u> to better demarcate the height of the proposed structure in photo analyses. If the project proposes to exceed the "by-right" height limit of the underlying zoning designation for the property, a similar mark shall be placed using a different, but equally visible, color on the posts at the "by-right" height limit, as measured pursuant to the City's code. Please consult with your case planner regarding the applicable method for determining the "by-right" height limit for your project.

## SINGLE-FAMILY RESIDENTIAL SILHOUETTE CONSTRUCTION CRITERIA PAGE 2

- 3. The applicant shall, at the time of submittal of an application to the City, sign a waiver (see project application) which absolves the City of any liability associated with construction of, or damage by, the temporary silhouette. The applicant shall not construct the temporary silhouette until and the waiver form is submitted to the City. The applicant shall notify the case planner when the silhouette is in place.
- 4. Once the project silhouette is constructed, a licensed engineer or architect shall certify that the silhouette accurately depicts the location and height (including the color demarcation on the silhouette posts) of the proposed development. (see attached certification form). A project will not be deemed "complete" for processing without the required certification.
- 5. The Silhouette Certification Form shall be accompanied by a site plan that identifies the location of the silhouette posts, the existing grade elevation callouts for the base of the posts (if posts touch existing grade), and the elevation callouts for the top of the posts. If the silhouette is constructed entirely above an existing structure so that the posts supporting the silhouette do not touch existing grade, then the site plan must include the existing grade elevation closest to the existing structure and the supporting silhouette posts.
- 6. City Staff will conduct a site inspection to review the adequacy of the silhouette's depiction of the proposed project. Adequacy will be based on an accurate depiction of the proposed project's envelope, accurate delineation of ridgelines, and the proper flagging.
- 7. The silhouette must remain in place and be maintained in good condition throughout the required notice period for the Height Variation application or the Neighborhood Compatibility analysis process, the decision process and, if necessary, any appeal periods. The frame may not be removed until the City's appeal process has been exhausted and a final decision has been rendered. The applicant must remove the frame within seven (7) days after a final decision has been rendered and the City's appeal process has been exhausted.

SEE NEXT PAGE FOR SILHOUETTE CERTIFICATION FORM



## SILHOUETTE CERTIFICATION FORM

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

and height	(including	the color	demarcation	i) of the
roject site (a	ddress)			
n (date)			_ and I hav	ve found
ately depicts	the location	n and heigh	t (including	the color
structure pre	sented on t	he architec	tural plans	prepared
				or
_ for the pro	posed proje	ct currently	being consi	dered by
s (Planning (	Case No		).	
	·			
	roject site (and in (date) rately depicts structure pre for the pro s (Planning (	roject site (address)  n (date)  rately depicts the location structure presented on t  _ for the proposed proje s (Planning Case No	rately depicts the location and heigh structure presented on the architec  for the proposed project currently s (Planning Case No.	and height (including the color demarcation project site (address) and I have at the location and height (including structure presented on the architectural plans project currently being consists (Planning Case No).

Revised: June 3, 2011

W:\Forms\Ping\apps\S1LHOUETTE CRITERIA.doc

COMMUNITY DEVELOPMENT DEPARTMENT

February 3, 2015

Steve and Rosa Frank 30423 Via Victoria Rancho Palos Verdes, CA 90275

Subject: ZON2015- 00060(HV)
Project Address: 30423 Via Victoria

Dear Mr. & Mrs. Frank,

On January 28, 2015 the application listed above was submitted to the Community Development Department for processing. Your application has been assigned to Ms. Amy Seeraty, who will be the project planner responsible for processing your application through the planning permit stage. Within 30 days of the date of submittal, the project planner will conduct a preliminary review of your application to determine if the information provided is generally complete or needs to be augmented in any way. The project planner will notify you in writing as to the status of your application before or shortly after that time. If there are items that still need to be provided in order to make the application submittal complete, it is advised that you supply these items to the project planner in a timely manner in order to avoid any delay in the processing of the application.

The Community Development Department looks forward to working with you on your proposed project. If you have any questions regarding your application submittal, please feel free to contact Ms. Seerety at (310) 544-5228 or via e-mail at <a href="mailto:amys@rpv.com">amys@rpv.com</a>.

Sincerely

Ara Mihraniar

Deputy Community Development Director

cc: Project Planner

Joel Rojas, Community Development Director

3-COPIES \$4,680 \$128 = \$4,856 SPENDETURES 5001 PAPIUS MAP + LABORS SILHOUETTE W/ CFAT.



# RANCHO PALOS VERDES

### **Community Development Department**

30940 Hawthorne Blvd, Rancho Palos Verdes, CA 90275 Phone: (310) 544-5228 Fax: (310) 544-5293 planning@rpv.com www.palosverdes.com/rpv

Planning Case No: ZON	2015-00060	(To be assigned by City Staf
	3 Via victoria	
APPLICATION(S) (Please check all that	apply):	
☐ Site Plan Review Major	☐ Grading Permit	A 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:		
Other Application:		
Additional Reviews: Neighbor CONTACT INFORMATION PROPERTY OWNER:	APPLICANT:	Proliage Analysis
Additional Reviews: Neighbor  CONTACT INFORMATION  PROPERTY OWNER:  Name Steve + Rosa Fra  Address 30473 Via Victor	APPLICANT:  Name  Address	
	APPLICANT:           NX         Name           Ia         Address           Zip 9028         City	
Additional Reviews: Neighbor  CONTACT INFORMATION  PROPERTY OWNER:  Name Steve + Rosa Fra  Address 30473 Via Victor  City Rancho Pulos Veidestate Man	APPLICANT:  NAME Address Zip 9028 City Telephone	StateZip
Additional Reviews: Neighbor  CONTACT INFORMATION  PROPERTY OWNER:  Name Steve + Rosa Fra  Address 30473 Via Victor  City Rancho Palos Veidestate Management Stero Frank Ogman	APPLICANT:  NAME Address Zip 9028 City Telephone	StateZip
Additional Reviews: Neighbor  CONTACT INFORMATION  PROPERTY OWNER:  Name Steve + Rosa Fra  Address 30473 Via Victor  City Rancho Palos Verbestate Management  Telephone 310 541 4519  Email Stero Frank Ogma  City Business License No. (Required for PROJECT DESCRIPTION) (Use address)	APPLICANT:  Name	StateZip
Additional Reviews: Neighbor  CONTACT INFORMATION  PROPERTY OWNER:  Name Steve + Rosa Fra  Address 30473 Via Victor  City Rancho Palos Verbestate Management  Telephone 310 541 4519  Email Stero Frank Ogma  City Business License No. (Required for PROJECT DESCRIPTION) (Use address)	APPLICANT:  Name	StateZip

## **PROJECT INFORMATION**

A. EXISTING	DEVELOPMENT			
8,580	1. Square footage of Lot			
3,431	2. Square footage of total			
	First Story 1,189	Second Story 1,398	Garage 744	Other(accessory structures)
1,033	3. Square footage of exist	ing structure <u>footprint</u> (including	g any accessory structures,	
1,682	4. Square footage of drive (EXEMPT: impervious surfa	eways, parking areas and imper aces less than 5 feet in width and/o	vious surfaces r one patio areas less than	500 square feet in areas)
3,715	5. Square footage of exist	ing lot coverage [line A3 + line A4	4]	
43.39	6. Percentage of existing	lot coverage [line A5 ÷ line A1 x 1	00]	
25'	7. Height of existing struc	ture, as measured from highest actures on sloping lots, please refer to tl	point of exist. grade cov	-
	ED Development			
1,438	1. Square footage of prop	osed new floor area:		
	First Story 363	Second Story 1,075	Garage 774	Other(accessory structures)
2,316	2. TOTAL square footage	of structure <u>footprint</u> (existing	+ new)	(,
1,603		of driveways, parking areas and aces less than 5 feet in width and/o		
3,979	4. TOTAL square footage	of proposed lot coverage [line B	32 + line B3]	
46.4%	5. Percentage of new lot of	coverage [line B4 ÷ line A1 x 100]		
24'		ucture, as measured from higher actures on sloping lots, please refer to the		
	7. Linear feet of existing in (If demolishing 25% or m		Linear feet of	walls to be demolished
C. GRADING	INFORMATION			
Cubic yards o	f: Fill	+ Cut	= TOTAL	
Maximum heig	ght of: Fill	Cut (to bottom of fo	poting)	
Cubic yards o	f: Import	Export		
D. HEIGHT	ARIATION EARLY NEI	GHBORHOOD CONSULTAT	TION PROCESS	
	1. Number of individual pa	rcels under separate ownership	within <b>500 foot radius</b>	of subject parcel
	2. Number of individual pa	rcels under separate ownership	within 100 foot radius	of subject parcel
	3. Number of total signatu	res within 500 foot radius	Percentage of to	tal (D1 ÷ D3 x 100)
	4. Number of total signatu	res within 100 foot radius	Percentage of to	tal (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 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://https://https://doi.org/120/https://https:&lt;/td&gt;&lt;/tr&gt;&lt;tr&gt;&lt;td&gt;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"=""></a>
PROJECT SILHOUETTE WAIVER (Required for Neighborhood Compatibility Analysis & Height Variation)
I, Rosa Frank, am the owner of property located at 30473 Via Victoria RIV, CH 902 (property owner)
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:
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):
30940 Hawthorne Blvd City Hall / Civic 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: Hosa Hawk
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.
Property Owner Signature Loss Levul Date 1-28-15



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

## **Fees Associated With** Case #: ZON2015-00060

OWN

FRANK, STEVE & ROSA 30423 VIA VICTORIA RANCHO PALOS VERDES, CA 90275

APL JEFF BROWNING 760 W 27TH ST #2

SAN PEDRO, CA 90731

Fee Type	Start Date	End Date	Dept Description	Trans Code	Revenue Account Number	By Ci	reated Date	Amount	Due
FOL	11/8/2010	12/31/2020	Foliage Analysis		132210	SK	1/28/2015	198.00	198.00
HVPC	11/8/2010	12/31/2020	Height Variation (PC Rev.)		132210	SK	1/28/2015	4,658.00	4,658.00
					Subtotal for Re	evenue Ac	ct. 132210	4,856.00	

**Total Due:** 

\$4,856.00

For Office Use Only

Receipt No. Check No.

1 450 1 01 1

RANCHO PALOS VERDES CA 30940 HAWTHORNE BLVD

另一是 Total payment Total tendered Tender detail

Trans date: 1/28/15

Time: 14:37:20

\*\*\* THANK YOU FOR

YOUR PAYMENT \*\*\*

1012 \$4856.00 \$4856.00

n Quantity
PLANNING & ZONING

3

FRANK FAMILY TRUST

SHE

1/28/15 01

Receipt no: Type: RG Ir awer:

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

ZON 15 60

NATIONAL TRUST AND SAVINGS ASSOCIATION FOR DEPOSIT ONLY CITY OF RANCHO PALOS VERDES 12152 — 80220 SAW OF AMERICA Dates TO THE 1/28/15 O1 Recpt no: 别民 9 1082

\$4856.00

3397



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

# Fees Associated With Case #: ZON2015-00060

OWN

FRANK, STEVE & ROSA 30423 VIA VICTORIA RANCHO PALOS VERDES, CA 90275

APL

JEFF BROWNING 760 W 27TH ST #2 SAN PEDRO, CA 90731

Receipt No.

Ree lype	Start Date	End Date	Dept Description	Trans Revenue Code Account Number	Cı By	reated Date	Amount	Due
FOL	11/8/2010	12/31/2020	Foliage Analysis	132210	SK	1/28/2015	198.00	0.00
HVPC	11/8/2010	12/31/2020	Height Variation (PC Rev.)	132210	SK	1/28/2015	4,658.00	0.00
SPRM	11/8/2010	12/31/2020	Site Plan Review (Major)	132210	SK	1/28/2015	326.00	326.00
				Subtotal for R	evenue Ac	ct. 132210	5,182.00	
DATA	5/18/2009	12/31/2020	Data Processing Fee	322-40	SK	1/28/2015	4.00	4.00
				Subtotal for R	evenue Ac	ct. 322-40	4.00	
HIST	5/18/2009	12/31/2020	Historic Property Data Fee	322-50	SK	1/28/2015	18.00	18.00
				Subtotal for R	evenue Ac	ct. 322-50	18.00	

**Total Due:** 

\$348.00

For Office Use Only

Check No. \_\_

