# 2935 VISTA DEL MAR (BOX 24)



PROPERTY

ADDRESS 2935 Vista del Mar

| APPLICATION NO.      | PROJECT DESCRIPTION  | ACTION<br>TAKEN | DATE<br>CLEARED          |
|----------------------|--|-----------------|--------------------------|
| 5UB2013-<br>00003    | LLA  | CLRD            | 8-20-14<br>(4-4-15 rem d |
| 20N2013-<br>20N2016- | New House & Greding & MEP  Revision to ZON2013-00174  Winor modification | CLRD            | 1-12-16                  |
| 0456                 | Revision to ZON2013-00174  | Approved        | 10-25-16                 |
| "                    | winar modification   | Director        | 4-4-17                   |
| PLR12018-            | minor mod #2   | Director Approx | 1 4-18-18                |
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#### **PROJECT CONTROL SHEET**



| Application Number: P                 | LRV2018-0008 (Minor Mod)                             |  |
|---------------------------------------|--|--|
| Related Applications:                 | ZON2016-00456 (CUP)                                  |  |
| Date Received 4/3/2018                |  | ·  |
| Fee Received \$322                    | ·  |  |
| Name (Landowne <u>r) Te</u>           | ppei Yamaguchi                                       |  |
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|                                       | ENVIRONMENTAL REQUIREMENTS                           |  |
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|                                       | STAFF ACTION   |  |
| 4/3/2018                              | Assignment letter emailed to Applicant, hard copy to | PO                                       |
| 4/18/18                               | -Approved  |  |
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|                                       | CITY COUNCIL ACTION                                  |  |
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### Certification of Acceptance of Project Conditions of Approval

Project: PLRV2018-0008

Project Location: 2935 Vista Del Mar

Approval Date: April 17, 2018

I, Teppei Yamaguchi, the property owner for the above-mentioned project, hereby certify that I have read, understand, and accept all conditions of approval contained in Exhibit "A".

Signature of Property Owner Date

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



April 17, 2018

Teppei Yamaguchi 2935 Vista Del Mar Rancho Palos Verdes, CA 90275

SUBJECT: "AT-RISK" SUBMITTAL INTO BUILDING & SAFETY PLAN CHECK,

**CASE NO. PLSR2018-0008** 

ADDRESS: 2935 VISTA DEL MAR

I, Teppei Yamaguchi, property owner of 2935 Vista Del Mar, request to submit the plans approved by the Director on April 17, 2018, to the Building & Safety Division for the Plan Check process prior to the end of the 15-day appeal period. The Director-approved project allows for the 72ft² enclosure of an approved patio (PLSR2018-0008.)

I request to submit the project plans to the Building and Safety Division at my own risk, fully acknowledging that if the City requires any changes to the plans and/or the Minor Modification Permit is appealed, the project plans may have to be modified and/or withdrawn from Building & Safety Plan Check at my own expense.

Signature of Property Owner

04-17-2018

Date



April 17, 2018

#### NOTICE OF DECISION

NOTICE IS HEREBY GIVEN that the Director of Community Development of the City of Rancho Palos Verdes has approved, with conditions, Minor Modification No. 2 to the Planning Commission-approved Conditional Use Permit No. 23 Revision, Major Grading Permit, and Minor Exception Permit to allow the enclosure of a 72ft² patio at the rear of an approved residence that is currently under construction (Case No. PLRV2018-0008.)

LOCATION:

2935 Vista Del Mar

APPLICANT:

Luis De Moraes, Envirotechno Architecture, Inc.

LANDOWNER:

Teppei Yamaguchi

Said decision is subject to the revised Conditions of Approval set forth in the attached Exhibit "A".

This decision may be appealed, in writing, to the Planning Commission. The appeal shall set forth the grounds for appeal and any specific action being requested by the appellant. Any appeal letter must be filed within fifteen (15) calendar days of the date of this notice, or by 5:30 p.m. on Wednesday, May 2, 2018. A \$2,275.00 appeal fee must accompany any appeal letter. If no appeal is filed timely, the Director's decision will be final at 5:30 p.m. on Wednesday, May 2, 2018.

If you have any questions regarding this application, please contact Amy Seeraty at (310) 544-5231 or via email-at-amys@rpvca.gov for further information.

Ara Mihranian, AICP

**Director of Community Development** 

Encl: Minor Modification No. 2 Staff Report

Exhibit "A"-Revised Conditions of Approval

Cc:

Landowner

Applicant

Interested Parties



#### **MEMORANDUM**

TO:

ARA MIHRANIAN, DIRECTOR OF COMMUNITY DEVELOPMENT

FROM:

**AMY SEERATY, SENIOR PLANNER** 

CC:

2935 VISTA DEL MAR – ADDRESS FILE

DATE:

**APRIL 17, 2018** 

SUBJECT:

MINOR MODIFICATION NO. 2 TO CONDITIONAL USE PERMIT NO. 23 REVISION AND GRADING PERMIT (PLANNING CASE NO. PLRV2018-0008) FOR A 72FT<sup>2</sup> REAR PATIO ENCLOSURE

On January 12, 2016, the Planning Commission adopted P.C. Resolution No. 2016-01, conditionally approving a revision to Conditional Use Permit No. 23, a Grading Permit and a Minor Exception Permit to allow the construction of a new split-story, 7,710ft² residence, a swimming pool, 1,937yd³ of related grading, retaining walls up to 10.5' in height, a 48ft² trellis with a 13'-2" tall privacy wall, and 85.65ft² trellis with a 14'-6" tall privacy wall, and a 6' tall fence and entry gate along the front property line on a vacant lot at 2935 Vista Del Mar (Case No. ZON2013-00174).

During Building & Safety's plan check process, the City Engineer required that the proposed upslope concrete drainage swale situated against the rear of the proposed structure be setback a minimum of 2.5' from the building facade and that the area between the building and the drainage swale be regraded (filled) so that water runoff would drain away from the building to the swale. As this required revision would increase the 35.8% lot coverage by 1.1%, the Planning Commission was required to review and approve this additional amendment to the Seacliff Hills Conditional Use Permit. However, as the change to the drainage swale was not identified until near the end of the plan check process, in effort to minimize further delays in the construction process, the Director of Community Development Director allowed the applicant to obtain building and grading permits with the submittal of an at-risk letter, which stated that they acknowledged the risk of the potential loss of hardscape in the event their project did not obtain approval by the Planning Commission for the additional lot coverage required by Building & Safety. On September 27, 2016, a building permit was issued for the approved improvements and construction began onsite.

On October 25, 2016, the Planning Commission adopted P.C. Resolution No. 2016-13, thereby amending Condition Nos. 24 and 28 of P.C. Resolution No. 2016-01 to allow an increase of 1.1% to the maximum allowed lot coverage to accommodate Building & Safety required on-site drainage resulting in a lot coverage total of 36.9% (Case No. ZON2016-00456).

The Applicant is now requesting to enclose an approved patio located on the upper level, at the north-easterly corner of the approved residence. The patio is located off the master bedroom and has exterior stairs leading down to the rear yard area. The Applicant's proposal would enclose the approved patio and remove the exterior stairs. No changes are proposed to the Commission-approved lot coverage of 36.9% as the addition is over an approved patio area that was already included in the approved lot coverage calculation.

Section 17.78.040(C) of the RPVMC and Condition No. 5 of P.C. Resolution No. 2016-13 states that the Director is authorized to modify the approved plans and/or any of the conditions of approval if such modifications are determined by the Director to be minor and if the Director can make the following findings:

## 1. That the proposed modifications achieve substantially the same results as would strict compliance with the approved plans and conditions;

The proposed modification results in a negligible visible change from the originally approved residence, as the change involves the enclosure of an approved patio area. The proposed project area is located at the rear of the residence, and is minimally visible from Vista Del Mar and surrounding properties. Thus, Staff believes that the proposed modification achieves substantially the same results as would strict compliance with the approved plans and conditions. Therefore, this finding can be made.

## 2. That the proposed modifications remains compatible with the character of the neighborhood;

Table No. 1 below is derived from the December 8, 2015 Planning Commission Staff Report. The updated structure size including the proposed patio enclosure still falls within the range of structure sizes in the immediate neighborhood. As the proposed modification results in no change to the footprint, setback, lot coverage, height, and building materials of the approved residence, Staff believes that the proposed modification remains compatible with the character of the neighborhood and this finding can be made.

Table No. 1

| Address (Vista Del<br>Mar) | Date<br>Approved | Lot Size (ft²) | Structure Size<br>(ft²) | Lot Coverage    |
|----------------------------|------------------|----------------|-------------------------|-----------------|
| 2950                       | 1996             | 13,810         | 6,365                   | 43% (30% max)   |
| 2947                       | 2015             | 20,000         | 6,360                   | 34% (25% max)   |
| 2938                       | 1989             | 16,960         | 5,797                   | 34% (30% max)   |
| 2930                       | 2003             | 18,709         | 7,204                   | 37% (30% max)   |
| 2923                       | 2007             | 24,297         | 7,348                   | 33% (25% max)   |
| 2912                       | 1987             | 29,678         | 7,380                   | 30% (30% max)   |
| 2909                       | 1999             | 24,216         | 5,286                   | 28% (25% max)   |
| 2903                       | 1982             | 43,679         | 7,875                   | 25% (25% max)   |
| 2902                       | 2014             | 62,342         | 7,632                   | 31.8% (30% max) |
| AVERAGE                    | -                | 28,188         | 6,805                   | -               |

2935 Vista Del Mar-Minor Modification No. 2 April 17, 2018 Page 2 of 2

| Address (Vista Del<br>Mar)       | Date<br>Approved | Lot Size (ft²) | Structure Size (ft²) | Lot Coverage    |
|----------------------------------|------------------|----------------|----------------------|-----------------|
| 2935 Original Approval           | 2016             | 28,031         | 7,710                | 35.8% (25% max) |
| 2935 Revision                    | 2016             | No Change      | No Change            | 36.9%           |
| 2935 Minor Mod No. 1             | 2017             | No Change      | No Change            | No Change       |
| 2935 Proposed Minor<br>Mod No. 2 |                  | No Change      | 7,782                | No Change       |

3. That the proposed modifications do not result in a new or increased privacy infringement;

The proposed patio enclosure does not include any additional windows, and so will not result in new or increased privacy infringement, and this finding can be made.

4. That the proposed modifications, do not result in a new or increased adverse view impacts; and,

The proposed patio enclosure does not impact the views from any adjacent properties as no changes are proposed to the approved height of the residence, which is within the 16'/30' building envelope. Therefore, this finding can be made.

5. That as modified, the project remain consistent with the General Plan, Development Code, and Coastal Specific Plan.

The proposed patio enclosure does not result in any changes to footprint, setback, lot coverage, height, and building materials and therefore, continue to be consistent with the goals and policies of the General Plan, in that the proposed windowless patio enclosure will ensure the existence of neighboring site privacy, while simultaneously providing privacy to the Applicant. Additionally, the project is not located within the Coastal Zone. Therefore, this finding can be made.

Based upon the foregoing information, the Director has determined that the proposed enclosure of a 72ft² patio at the rear of an approved residence that is currently under construction qualifies as a "Minor Modification" to Planning Case No. ZON2016-00456 in that it will achieve substantially the same results as would strict compliance with the Commission-approved plans and conditions. Therefore, this Minor Modification No. 2 is hereby approved, with the revised Conditions of Approval attached, which modify the Commission-adopted Conditions of Approval of P.C. Resolution 2016-13

Accepted:

Ara Mihranian, AICP

Director of Community Development

Dated: 4.16-18

#### **ATTACHMENTS**

- Revised Conditions of Approval
- Revised Project Plans

# EXHIBIT "A" CONDITIONS OF APPROVAL CASE NO. PLSR2018-00008 (2935 VISTA DEL MAR)

#### **GENERAL CONDITIONS:**

- 1. Prior to the submittal of plans into Building and Safety plan check, the applicant and the property owner shall submit to the City a statement, in writing, that they have read, understand, and agree to all conditions of approval contained in this Resolution. Failure to provide said written statement within ninety (90) days following the date of this approval shall render this approval null and void.
- 2. The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, lawsuits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures) (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project.
- 3. Prior to conducting any work in the public right of way, such as for curb cuts, dumpsters, temporary improvements and/or permanent improvements, the applicant shall obtain an encroachment permit from the Director of Public Works.
- 4. Approval of this permit shall not be construed as a waiver of applicable and appropriate zoning regulations, or any Federal, State, County and/or City laws and regulations. Unless otherwise expressly specified, all other requirements of the City of Rancho Palos Verdes Municipal Code shall apply.
- 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.
  - 6. The project development on the site shall conform to the Commission-approved plans and to the specific standards contained in these conditions of approval or, if not addressed herein, shall conform to the RS-1 residential development standards and the OC-1/OC-3 overlay control district performance criteria of the City's Municipal Code and the Seacliff Hills Development guidelines.
  - 7. Failure to comply with and adhere to all of these conditions of approval may be cause to revoke the approval of the project pursuant to the revocation procedures contained in Section 17.86.060 of the City's Municipal Code or administrative citations as described in

Section 1.16 of the City's Municipal Code.

- 8. If the applicant has not submitted an application for a building permit for the approved project or not commenced the approved project as described in Section 17.86.070 of the City's Municipal Code within 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 Director.
- 9. In the event that any of these conditions conflict with the recommendations and/or requirements of another permitting agency or City department, the stricter standard shall apply.
- 10. Unless otherwise designated in these conditions, all construction shall be completed in substantial conformance with the plans stamped APPROVED by the City with the effective date of this Resolution.
- 11. This approval is only for the items described within these conditions and identified on the stamped APPROVED plans and is not an approval of any existing illegal or legal non-conforming structures on the property, unless the approval of such illegal or legal non-conforming structure is specifically identified within these conditions or on the stamped APPROVED plans.
- 12. The construction site and adjacent public and private properties and streets shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes. Such excess material may include, but not be limited to: the accumulation of debris, garbage, lumber, scrap metal, concrete asphalt, piles of earth, salvage materials, abandoned or discarded furniture, appliances or other household fixtures.
- 13. All construction sites shall be maintained in a secure, safe, neat and orderly manner, to the satisfaction of the City's Building Official. All construction waste and debris resulting from a construction, alteration or repair project shall be removed on a weekly basis by the contractor or property owner. Existing or temporary portable bathrooms shall be provided during construction. Portable bathrooms shall be placed in a location that will minimize disturbance to the surrounding property owners, to the satisfaction of the City's Building Official.
- 14. 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.
- 15. All grading, landscaping and construction activities shall exercise effective dust control

techniques, either through screening and/or watering.

- 16. Temporary construction fencing shall be installed prior to commencing construction as described in Section 17.56.020(c) of the City's Development Code.
- 17. 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.
- 18. Prior to the issuance of building permits, the applicant shall demonstrate the project's compliance with the South Coast Air Quality Management District Rule 445 and the City Municipal Code requirements regarding wood-burning devices.
- 19. All utility lines installed to service the building shall be placed underground from an existing power pole or other point of connection off-site prior to certificate of occupancy.

#### **PROJECT SPECIFIC CONDITIONS:**

- 20. This approval is for construction of a new <del>7,710ft²</del> 7,782ft² two-story residence with a below-grade basement and an attached three-car garage consisting of:
  - a. 2.986ft<sup>2</sup> first floor
  - b.  $\frac{2,768ft^2}{2,840ft^2}$  second floor
  - c. 1,151ft<sup>2</sup> basement
  - d. 805ft<sup>2</sup> attached garage
  - e. 48ft2 trellis with a 13'-2" tall privacy wall
  - f. 85.65ft2 trellis with a 14'-6" tall privacy wall

BUILDING AREA CERTIFICATION IS REQUIRED TO BE PROVIDED BY A LICENSED LAND SURVEYOR OR CIVIL ENGINEER PRIOR TO BUILDING PERMIT FINAL.

## AMENDED ON APRIL 17, 2018 PER DIRECTOR-APPROVED MINOR MODIFICATION NO. 2

21. Unless modified by the approval of future planning applications, the approved residence shall maintain the following setbacks:

Front yard setback – Greater than 25' (25' average / 20' minimum required)
Interior side yard setbacks – 18' south-east side / 10 feet north-west side (10' minimum per side / 25' minimum total of both sides required)
Rear yard setback – Greater than 25' (25' average/ 20' minimum)

BUILDING SETBACK CERTIFICATION IS REQUIRED TO BE PROVIDED BY A LICENSED LAND SURVEYOR OR CIVIL ENGINEER PRIOR TO FOUNDATION FORMS INSPECTION.

22. The maximum height of the residence shall be 9.5' tall, as measured from highest point of existing grade (877.5') covered by the structure to the highest proposed ridgeline (887'), and an overall height of 30' as measured from the lowest finished grade (857') adjacent to the structure to the highest proposed ridgeline (887').

BUILDING HEIGHT CERTIFICATION IS REQUIRED TO BE PROVIDED BY A

LICENSED LAND SURVEYOR OR CIVIL ENGINEER PRIOR TO ROOF SHEATHING INSPECTION.

- 23. A minimum 3-car garage shall be provided and maintained, and a minimum of three unenclosed parking spaces shall be provided and maintained. An enclosed parking space shall have an unobstructed ground space of no less than 9' in width by 20' in depth, with a minimum of 7' of vertical clearance over the space. An unenclosed parking space shall have an unobstructed ground space of no less than 9' in width by 20' in depth.
- 24. Unless modified by the approval of future planning applications, the approved project shall maintain a maximum of 35.8% lot coverage.
- 25. Driveways shall be a minimum width of 20'. A paved 25' turning radius shall be provided between the garage or other parking area and the street of access. Driveways shall take into account the driveway standards required by the department of Public Works for driveway entrances located in the public right-of-way. Maximum slope of the driveway shall not exceed 20%.
- 26. All utility lines installed to service the building shall be placed underground from an existing power pole or other point of connection off-site prior to certificate of occupancy.
- 27. Barring any appeals, the silhouette frame shall be removed within seven (7) days from the end of the Planning Commission's decision appeal period, or by Wednesday, February 3, 2016.

#### SPECIFIC GRADING CONDITIONS

- 28. The approved grading is for 1,937yd³ of grading on a vacant lot for a new house and pool/patio area consisting of:
  - a. 1,311yd³ of cut for the residence
  - b. 122vd<sup>3</sup> of cut and 19vd<sup>3</sup> for the driveway
  - c. 176yd³ of cut and 309yd³ of fill for the pool/patio area
  - 1,531yd3 of the total grading will be exported off-site.

ROUGH AND FINAL GRADE CERTIFICATION REQUIRED PRIOR TO BUILDING PERMIT FINAL.

- 29. The approved retaining walls include the following:
  - a. Retaining walls along the upslope side of the proposed driveway and driveway turnaround shall be permitted up to 10.5' maximum, as measured from the new driveway grade to the top of the wall.
  - b. The outer side of the retaining wall of the patio area, south-east of the pool shall be a maximum of 4.5' in height as measured from the lowest adjacent grade.
  - c. The retaining walls/planters along the front of the infinity edge pool shall not exceed 3.5 feet in height as measured from the adjacent grade or the planter grade (for the infinity edge trough) to the top of the wall.

- 30. Haul routes to transport soil shall be approved by the Public Works Division prior to issuance of any Grading or Building permit.
- 31. New slopes shall not exceed 67% adjacent to the driveway and 35% elsewhere on the property.
- 32. Approval of NPDES and Geotechnical review is required PRIOR TO ISSUANCE OF A GRADING OR BUILDING PERMIT from the Building & Safety Division.

#### SPECIFIC LANDSCAPE CONDITIONS

- 33. A landscaping plan shall be submitted for review and approval by the Community Development Director prior to Building Permit issuance. The landscaping plan shall indicate all landscaping for the purpose of: screening buildings from PVDS; softening architectural features; improving transition between open space and buildings; slope stabilization; and drought tolerant plantings. Said landscaping shall be planted prior to issuance of the Certificate of Occupancy.
- 34. An 18" minimum wide landscaped area between the side property line and the driveway shall be maintained.
- 35. No hardscape walkways shall be allowed around the perimeter of the house.
- 36. Maximum hardscape coverage within the front-yard setback area shall not exceed 50%.

#### **EXTERIOR LIGHTING CONDITIONS**

- 37. Exterior residential lighting shall be in compliance with the standards of Section 17.56.030 of the Rancho Palos Verdes Development Code and the Seacliff Hills Development Guidelines. 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.
- 38. All exterior lighting shall be shielded such that the bulb(s) in each fixture are not visible from any location off the property at 2935 Vista Del Mar.
- 39. All exterior lighting shall be on timers and shall be set to shut off automatically by 10:00 pm daily except for lighting used for security and safety purposes as deemed acceptable by the Director.

#### WINDOW GLARE CONDITIONS

- 40. Prior to Building Permit issuance, all windows, including those which are located on the south-west (front) side of the structure shall be tinted light grey, with any coating to be low-contrast with no mirror/silver undertint.
- 41. Prior to Building Permit issuance, the specific glass type and color shall be submitted for review and approval by the Community Development Director prior to Building Permit issuance.
- 42. Prior to Building Permit issuance, a sun reflectivity study which demonstrates that no glare

from any windows will affect the driveways of other properties on Vista Del Mar as well as the public right-of-way on Vista Del Mar, shall be completed and submitted to the Community Development Director for review and approval.

April 17, 2018

#### **NOTICE OF DECISION**

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LOCATION:

2935 Vista Del Mar

APPLICANT:

Luis De Moraes, Envirotechno Architecture, Inc.

LANDOWNER:

Teppei Yamaguchi

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Ara Mihranian, AICP

**Director of Community Development** 

Encl: Minor Modification No. 2 Staff Report

Exhibit "A"-Revised Conditions of Approval

Cc:

Landowner

Applicant

Interested Parties



#### **MEMORANDUM**

TO:

ARA MIHRANIAN, DIRECTOR OF COMMUNITY DEVELOPMENT

FROM:

AMY SEERATY, SENIOR PLANNER

CC:

2935 VISTA DEL MAR – ADDRESS FILE

DATE:

**APRIL 17, 2018** 

SUBJECT:

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During Building & Safety's plan check process, the City Engineer required that the proposed upslope concrete drainage swale situated against the rear of the proposed structure be setback a minimum of 2.5' from the building facade and that the area between the building and the drainage swale be regraded (filled) so that water runoff would drain away from the building to the swale. As this required revision would increase the 35.8% lot coverage by 1.1%, the Planning Commission was required to review and approve this additional amendment to the Seacliff Hills Conditional Use Permit. However, as the change to the drainage swale was not identified until near the end of the plan check process, in effort to minimize further delays in the construction process, the Director of Community Development Director allowed the applicant to obtain building and grading permits with the submittal of an at-risk letter, which stated that they acknowledged the risk of the potential loss of hardscape in the event their project did not obtain approval by the Planning Commission for the additional lot coverage required by Building & Safety. On September 27, 2016, a building permit was issued for the approved improvements and construction began onsite.

On October 25, 2016, the Planning Commission adopted P.C. Resolution No. 2016-13, thereby amending Condition Nos. 24 and 28 of P.C. Resolution No. 2016-01 to allow an increase of 1.1% to the maximum allowed lot coverage to accommodate Building & Safety required on-site drainage resulting in a lot coverage total of 36.9% (Case No. ZON2016-00456).

The Applicant is now requesting to enclose an approved patio located on the upper level, at the north-easterly corner of the approved residence. The patio is located off the master bedroom and has exterior stairs leading down to the rear yard area. The Applicant's proposal would enclose the approved patio and remove the exterior stairs. No changes are proposed to the Commission-approved lot coverage of 36.9% as the addition is over an approved patio area that was already included in the approved lot coverage calculation.

Section 17.78.040(C) of the RPVMC and Condition No. 5 of P.C. Resolution No. 2016-13 states that the Director is authorized to modify the approved plans and/or any of the conditions of approval if such modifications are determined by the Director to be minor and if the Director can make the following findings:

## 1. That the proposed modifications achieve substantially the same results as would strict compliance with the approved plans and conditions;

The proposed modification results in a negligible visible change from the originally approved residence, as the change involves the enclosure of an approved patio area. The proposed project area is located at the rear of the residence, and is minimally visible from Vista Del Mar and surrounding properties. Thus, Staff believes that the proposed modification achieves substantially the same results as would strict compliance with the approved plans and conditions. Therefore, this finding can be made.

## 2. That the proposed modifications remains compatible with the character of the neighborhood;

Table No. 1 below is derived from the December 8, 2015 Planning Commission Staff Report. The updated structure size including the proposed patio enclosure still falls within the range of structure sizes in the immediate neighborhood. As the proposed modification results in no change to the footprint, setback, lot coverage, height, and building materials of the approved residence, Staff believes that the proposed modification remains compatible with the character of the neighborhood and this finding can be made.

Table No. 1

| Address (Vista Del<br>Mar) | Date<br>Approved | Lot Size (ft²) | Structure Size<br>(ft²) | Lot Coverage    |
|----------------------------|------------------|----------------|-------------------------|-----------------|
| 2950                       | 1996             | 13,810         | 6,365                   | 43% (30% max)   |
| 2947                       | 2015             | 20,000         | 6,360                   | 34% (25% max)   |
| 2938                       | 1989             | 16,960         | 5,797                   | 34% (30% max)   |
| 2930                       | 2003             | 18,709         | 7,204                   | 37% (30% max)   |
| 2923                       | 2007             | 24,297         | 7,348                   | 33% (25% max)   |
| 2912                       | 1987             | 29,678         | 7,380                   | 30% (30% max)   |
| 2909                       | 1999             | 24,216         | 5,286                   | 28% (25% max)   |
| 2903                       | 1982             | 43,679         | 7,875                   | 25% (25% max)   |
| .2902                      | 2014             | 62,342         | 7,632                   | 31.8% (30% max) |
| AVERAGE                    | -                | 28,188         | 6,805                   | <u>-</u>        |

2935 Vista Del Mar-Minor Modification No. 2 April 17, 2018 Page 2 of 2

| Address (Vista Del<br>Mar)       | Date<br>Approved | Lot Size (ft²) | Structure Size<br>(ft²) | Lot Coverage    |
|----------------------------------|------------------|----------------|-------------------------|-----------------|
| 2935 Original Approval           | 2016             | 28,031         | 7,710                   | 35.8% (25% max) |
| 2935 Revision                    | 2016             | No Change      | No Change               | 36.9%           |
| 2935 Minor Mod No. 1             | 2017             | No Change      | No Change               | No Change       |
| 2935 Proposed Minor<br>Mod No. 2 |                  | No Change      | 7,782                   | No Change       |

3. That the proposed modifications do not result in a new or increased privacy infringement;

The proposed patio enclosure does not include any additional windows, and so will not result in new or increased privacy infringement, and this finding can be made.

4. That the proposed modifications, do not result in a new or increased adverse view impacts; and,

The proposed patio enclosure does not impact the views from any adjacent properties as no changes are proposed to the approved height of the residence, which is within the 16'/30' building envelope. Therefore, this finding can be made.

5. That as modified, the project remain consistent with the General Plan, Development Code, and Coastal Specific Plan.

The proposed patio enclosure does not result in any changes to footprint, setback, lot coverage, height, and building materials and therefore, continue to be consistent with the goals and policies of the General Plan, in that the proposed windowless patio enclosure will ensure the existence of neighboring site privacy, while simultaneously providing privacy to the Applicant. Additionally, the project is not located within the Coastal Zone. Therefore, this finding can be made.

Based upon the foregoing information, the Director has determined that the proposed enclosure of a 72ft² patio at the rear of an approved residence that is currently under construction qualifies as a "Minor Modification" to Planning Case No. ZON2016-00456 in that it will achieve substantially the same results as would strict compliance with the Commission-approved plans and conditions. Therefore, this Minor Modification No. 2 is hereby approved, with the revised Conditions of Approval attached, which modify the Commission-adopted Conditions of Approval of P.C. Resolution 2016-13

Dated: 4.16.18

Accepted:

Ara Mihranian, AICP

**Director of Community Development** 

#### **ATTACHMENTS**

- Revised Conditions of Approval
- Revised Project Plans

# EXHIBIT "A" CONDITIONS OF APPROVAL CASE NO. PLSR2018-00008 (2935 VISTA DEL MAR)

#### **GENERAL CONDITIONS:**

- 1. Prior to the submittal of plans into Building and Safety plan check, the applicant and the property owner shall submit to the City a statement, in writing, that they have read, understand, and agree to all conditions of approval contained in this Resolution. Failure to provide said written statement within ninety (90) days following the date of this approval shall render this approval null and void.
- 2. The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, lawsuits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures) (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project.
- 3. Prior to conducting any work in the public right of way, such as for curb cuts, dumpsters, temporary improvements and/or permanent improvements, the applicant shall obtain an encroachment permit from the Director of Public Works.
- 4. Approval of this permit shall not be construed as a waiver of applicable and appropriate zoning regulations, or any Federal, State, County and/or City laws and regulations. Unless otherwise expressly specified, all other requirements of the City of Rancho Palos Verdes Municipal Code shall apply.
- 5. 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.
- 6. The project development on the site shall conform to the Commission-approved plans and to the specific standards contained in these conditions of approval or, if not addressed herein, shall conform to the RS-1 residential development standards and the OC-1/OC-3 overlay control district performance criteria of the City's Municipal Code and the Seacliff Hills Development guidelines.
- 7. Failure to comply with and adhere to all of these conditions of approval may be cause to revoke the approval of the project pursuant to the revocation procedures contained in Section 17.86.060 of the City's Municipal Code or administrative citations as described in

Section 1.16 of the City's Municipal Code.

- 8. If the applicant has not submitted an application for a building permit for the approved project or not commenced the approved project as described in Section 17.86.070 of the City's Municipal Code within 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 Director.
- 9. In the event that any of these conditions conflict with the recommendations and/or requirements of another permitting agency or City department, the stricter standard shall apply.
- 10. Unless otherwise designated in these conditions, all construction shall be completed in substantial conformance with the plans stamped APPROVED by the City with the effective date of this Resolution.
- 11. This approval is only for the items described within these conditions and identified on the stamped APPROVED plans and is not an approval of any existing illegal or legal non-conforming structures on the property, unless the approval of such illegal or legal non-conforming structure is specifically identified within these conditions or on the stamped APPROVED plans.
- 12. The construction site and adjacent public and private properties and streets shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes. Such excess material may include, but not be limited to: the accumulation of debris, garbage, lumber, scrap metal, concrete asphalt, piles of earth, salvage materials, abandoned or discarded furniture, appliances or other household fixtures.
- 13. All construction sites shall be maintained in a secure, safe, neat and orderly manner, to the satisfaction of the City's Building Official. All construction waste and debris resulting from a construction, alteration or repair project shall be removed on a weekly basis by the contractor or property owner. Existing or temporary portable bathrooms shall be provided during construction. Portable bathrooms shall be placed in a location that will minimize disturbance to the surrounding property owners, to the satisfaction of the City's Building Official.
- 14. 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.
- 15. All grading, landscaping and construction activities shall exercise effective dust control

techniques, either through screening and/or watering.

- 16. Temporary construction fencing shall be installed prior to commencing construction as described in Section 17.56.020(c) of the City's Development Code.
- 17. 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.
- 18. Prior to the issuance of building permits, the applicant shall demonstrate the project's compliance with the South Coast Air Quality Management District Rule 445 and the City Municipal Code requirements regarding wood-burning devices.
- 19. All utility lines installed to service the building shall be placed underground from an existing power pole or other point of connection off-site prior to certificate of occupancy.

#### **PROJECT SPECIFIC CONDITIONS:**

- 20. This approval is for construction of a new <del>7,710ft²</del> 7,782ft² two-story residence with a below-grade basement and an attached three-car garage consisting of:
  - a. 2.986ft2 first floor
  - b. 2,768ft<sup>2</sup> 2,840ft<sup>2</sup> second floor
  - c. 1,151ft² basement
  - d. 805ft<sup>2</sup> attached garage
  - e. 48ft² trellis with a 13'-2" tall privacy wall
  - f. 85.65ft2 trellis with a 14'-6" tall privacy wall

BUILDING AREA CERTIFICATION IS REQUIRED TO BE PROVIDED BY A LICENSED LAND SURVEYOR OR CIVIL ENGINEER PRIOR TO BUILDING PERMIT FINAL.

## AMENDED ON APRIL 17, 2018 PER DIRECTOR-APPROVED MINOR MODIFICATION NO. 2

21. Unless modified by the approval of future planning applications, the approved residence shall maintain the following setbacks:

Front yard setback – Greater than 25' (25' average / 20' minimum required)
Interior side yard setbacks – 18' south-east side / 10 feet north-west side (10' minimum per side / 25' minimum total of both sides required)
Rear yard setback – Greater than 25' (25' average/ 20' minimum)

BUILDING SETBACK CERTIFICATION IS REQUIRED TO BE PROVIDED BY A LICENSED LAND SURVEYOR OR CIVIL ENGINEER PRIOR TO FOUNDATION FORMS INSPECTION.

22. The maximum height of the residence shall be 9.5' tall, as measured from highest point of existing grade (877.5') covered by the structure to the highest proposed ridgeline (887'), and an overall height of 30' as measured from the lowest finished grade (857') adjacent to the structure to the highest proposed ridgeline (887').

BUILDING HEIGHT CERTIFICATION IS REQUIRED TO BE PROVIDED BY A

LICENSED LAND SURVEYOR OR CIVIL ENGINEER PRIOR TO ROOF SHEATHING INSPECTION.

- A minimum 3-car garage shall be provided and maintained, and a minimum of three unenclosed parking spaces shall be provided and maintained. An enclosed parking space shall have an unobstructed ground space of no less than 9' in width by 20' in depth, with a minimum of 7' of vertical clearance over the space. An unenclosed parking space shall have an unobstructed ground space of no less than 9' in width by 20' in depth.
- 24. Unless modified by the approval of future planning applications, the approved project shall maintain a maximum of 35.8% lot coverage.
- 25. Driveways shall be a minimum width of 20'. A paved 25' turning radius shall be provided between the garage or other parking area and the street of access. Driveways shall take into account the driveway standards required by the department of Public Works for driveway entrances located in the public right-of-way. Maximum slope of the driveway shall not exceed 20%.
- All utility lines installed to service the building shall be placed underground from an existing power pole or other point of connection off-site prior to certificate of occupancy.
- 27. Barring any appeals, the silhouette frame shall be removed within seven (7) days from the end of the Planning Commission's decision appeal period, or by Wednesday, February 3, 2016.

#### SPECIFIC GRADING CONDITIONS

- 28. The approved grading is for 1,937yd³ of grading on a vacant lot for a new house and pool/patio area consisting of:
  - a. 1,311yd³ of cut for the residence
  - b. 122yd³ of cut and 19yd³ for the driveway
  - c. 176yd³ of cut and 309yd³ of fill for the pool/patio area
  - 1,531yd<sup>3</sup> of the total grading will be exported off-site.

ROUGH AND FINAL GRADE CERTIFICATION REQUIRED PRIOR TO BUILDING PERMIT FINAL.

- 29. The approved retaining walls include the following:
  - a. Retaining walls along the upslope side of the proposed driveway and driveway turnaround shall be permitted up to 10.5' maximum, as measured from the new driveway grade to the top of the wall.
  - b. The outer side of the retaining wall of the patio area, south-east of the pool shall be a maximum of 4.5' in height as measured from the lowest adjacent grade.
  - c. The retaining walls/planters along the front of the infinity edge pool shall not exceed 3.5 feet in height as measured from the adjacent grade or the planter grade (for the infinity edge trough) to the top of the wall.

- 30. Haul routes to transport soil shall be approved by the Public Works Division prior to issuance of any Grading or Building permit.
- 31. New slopes shall not exceed 67% adjacent to the driveway and 35% elsewhere on the property.
- 32. Approval of NPDES and Geotechnical review is required PRIOR TO ISSUANCE OF A GRADING OR BUILDING PERMIT from the Building & Safety Division.

#### SPECIFIC LANDSCAPE CONDITIONS

- 33. A landscaping plan shall be submitted for review and approval by the Community Development Director prior to Building Permit issuance. The landscaping plan shall indicate all landscaping for the purpose of: screening buildings from PVDS; softening architectural features; improving transition between open space and buildings; slope stabilization; and drought tolerant plantings. Said landscaping shall be planted prior to issuance of the Certificate of Occupancy.
- 34. An 18" minimum wide landscaped area between the side property line and the driveway shall be maintained.
- 35. No hardscape walkways shall be allowed around the perimeter of the house.
- 36. Maximum hardscape coverage within the front-yard setback area shall not exceed 50%.

#### **EXTERIOR LIGHTING CONDITIONS**

- 37. Exterior residential lighting shall be in compliance with the standards of Section 17.56.030 of the Rancho Palos Verdes Development Code and the Seacliff Hills Development Guidelines. 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.
- All exterior lighting shall be shielded such that the bulb(s) in each fixture are not visible from any location off the property at 2935 Vista Del Mar.
- 39. All exterior lighting shall be on timers and shall be set to shut off automatically by 10:00 pm daily except for lighting used for security and safety purposes as deemed acceptable by the Director.

#### WINDOW GLARE CONDITIONS

- 40. Prior to Building Permit issuance, all windows, including those which are located on the south-west (front) side of the structure shall be tinted light grey, with any coating to be low-contrast with no mirror/silver undertint.
- 41. Prior to Building Permit issuance, the specific glass type and color shall be submitted for review and approval by the Community Development Director prior to Building Permit issuance.
- 42. Prior to Building Permit issuance, a sun reflectivity study which demonstrates that no glare

from any windows will affect the driveways of other properties on Vista Del Mar as well as the public right-of-way on Vista Del Mar, shall be completed and submitted to the Community Development Director for review and approval.



**Community Development Department** 

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

Website: www.rpvca.gov Email: planning@rpvca.gov

| roject Address: 2935 VISTA D  | M. MAR   |  |
|---|--|--|
| APPLICATION(S) (Please check all that a   | apply):  |  |
| ☐ Site Plan Review Major  | ☐ Grading Permit   | ☐ Height Variation   |
| ☐ Extreme Slope Permit  | Fence, Wall and Hedge Permit   | Revision/Amendment   |
| Coastal Permit Appealable or Non-appealable?  | ☐ Minor Exception Permit   | ☐ Variance   |
| ☐ Landslide Moratorium Exception  | ☐ Geologic Investigation Permit  | ☐ Conditional Use Permit   |
| Other Application: Minor I  | mod  |  |
| Additional Reviews: Neighborn   | hood Compatibility Analysis  | Foliage Analysis   |
| CONTACT INFORMATION PROPERTY OWNER:   | APPLICANT:   | ##322.00 € +.  |
| CONTACT INFORMATION PROPERTY OWNER: Name_MK_& MKG_YAMAGU Address_2935_NSTADEL_MA  | APPLICANT:  OH! Name_LUIG DE  Address_27010 98   | ##322.00 = +.  MORATES  RINGCEREK ROAD   |
| CONTACT INFORMATION PROPERTY OWNER: Name_MK_& MKG_YAMAGU Address_2935_NSTADEL_MA  | APPLICANT:  OHI Name LUIG DE  R Address 27010 9P   | MORAFS  MORAFS  MINGCEREK GOAD  State CA ZIP10275  |
| CONTACT INFORMATION PROPERTY OWNER: Name MK & MKO - YAMAGU  | APPLICANT:  OHI Name LUIG DE  R Address 27010 9P   | ##322.00 = +.  MORATES  RINGCEREK ROAD   |
| CONTACT INFORMATION  PROPERTY OWNER:  Name MK & MKG - YAMAGU  Address 2935 MSTA DEL MA  City RRV State GA 2   | APPLICANT:  OHI Name LUIG DE  Address 27010 9P  Zip 102.7 5 City R PV  Telephone 310.486   | MORAFS  MORAFS  MINGCEREK GOAD  State CA ZIP10275  |
| CONTACT INFORMATION  PROPERTY OWNER:  Name MK & MKO - YAMAGU  Address 2935 NSTA DEL MA  City 28 State CA 2  | APPLICANT:  Name_LUGDE  Address_27010 9P  Zip90275City_RPV  Telephone_310.486  Email_LUG@EN  | MORAFS  MORAFS |
| CONTACT INFORMATION  PROPERTY OWNER:  Name MK & MKG YAMAGUA  Address 2935 MSTA DEL MA  City RSV State GA 2  Telephone  Email  City Business License No. (Required for a | APPLICANT:  Name_LUIG DE  Address_27010 9P  Zip90275City_RPV  Telephone_310.488  Email_LUIG @ EN  architects and design professionals) | MORAFS  MORAFS |
| CONTACT INFORMATION  PROPERTY OWNER:  Name MK & MKO - YAMAGU  Address 2935 NSTA DEL MA  City RRV State A 2  Telephone  Email  City Business License No. (Required for a | APPLICANT:  Name_LUIG DE  Address_27010 9P  Zip90275City_RPV  Telephone_310.488  Email_LUIG @ EN  architects and design professionals) | ##322.00 & +.  MORAFES  MORAFE |

### PROJECT INFORMATION (fill in as applicable)

| A. EXISTING DEVELOPMENT  |  |   |   |
|--|--|---|---|
| 28,031 1. Square footage of Lot                                |  |   |   |
| 7,70 2. Square footage of total                                |  |   | BASEMENT  |
| First Story 2,986  | Second Story 2,768   | Garage 805  | Other (accessory structures)                              |
| 3.115 3. Square footage of exist                               | ting structure footprint (including  | any accessory structures,                                     |   |
|  | eways, parking areas and impervaces less than 5 feet in width and/o            | vious surfaces<br>or one patio areas less than                |   |
| 36.9%. Percentage of existing                                  |  |   |   |
|  | ture, as measured from highest puctures on sloping lots, please refer to the   |   |   |
| B. PROPOSED Development  |  |   |   |
| 1. Square footage of prop                                      | osed new floor area:   |   |   |
| First Story 72   | Second Story   | Garage  | Other_<br>(accessory structures)                          |
| 3,187 2. TOTAL square footage                                  | of structure footprint (existing   | + new)  |   |
| 6,865 3. TOTAL square footage (EXEMPT: impervious surf         | of driveways, parking areas and faces less than 5 feet in width and/o          | d impervious surfaces (e                                      | existing + new) 500 square feet in areas)                 |
| 10,366 4. TOTAL square footage                                 |  |   |   |
| 36.9 5. Percentage of new lot of                               | coverage [line B4 ÷ line A1 x 100]   |   |   |
| 15, 5 6. Height of proposed stru<br>highest ridgeline (for str | acture, as measured from highes<br>auctures on sloping lots, please refer to t | st point of exist. grade co<br>he Height Variation guidelines | vered by structure to the handout for height restrictions |
| 7. Linear feet of existing ir (If demolishing 25% or m         |  | Linear feet of  | walls to be demolished                                    |
| C. GRADING INFORMATION   |  |   |   |
| Cubic yards of: Fill   | + Cut_   | = TOTAL   | 0   |
| Maximum height of: Fill  | Cut  |   |   |
| Cubic yards of: Import   | Export A   |   |   |
| D. HEIGHT VARIATION EARLY NEI                                  | GHBORHOOD CONSULTAT  | TION PROCESS  |   |
| 1. Number of individual pa                                     | rcels under separate ownership   | within 500 foot radius  | of subject parcel   |
| 2. Number of individual pa                                     | rcels under separate ownership   | within 100 foot radius  | of subject parcel   |
| 3. Number of total signature                                   | res within 500 foot radius   | Percentage of to  | tal (D1 + D3 x 100)                                       |
| 4. Number of total signatur                                    | 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 and which can be used as a gathering space and 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 habitable space (i.e., room expansions, additions, conversions)? Yes \( \bigcap \)  |
|     | If the answer is "yes" to either question, a foliage analysis must be conducted by staff to determine if any existing foliage on the applicant's property which exceeds 16 feet or the ridgeline of the primary residence, whichever is lower, impairs a view from any surrounding properties.   |
|     |  |
|     | PROJECT SILHOUETTE WAIVER (Required for Neighborhood Compatibility Analysis, Height Variation, multi-family residential, and nonresidential development)   |
|     | TEGGS VALLE VILLE  |
|     | (property owner) (property owner) (property owner)   |
|     | in the City of Rancho Palos Verdes and wish to apply to the City for permission to construct:  |
|     | 19 th 1 Oans and the Change of the country of Comment  |
|     | 72 10 PATTO CONVERSION TO ENCLOSED HABITABLE SPACE (brief project description)   |
|     | I understand that, pursuant to Section 17:02:040(C)(1)(d) or 17:60:020(F), 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:  |
|     | Topolly Owner digitators.  |
|     | 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 8/28/2017):  |
|     | -Point Vicente (Palos Verdes Dr. and Hawthorne Blvd.)  |
|     |  |
|     | 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.   |
| t   | Proberty Owner Signature:  |
| d   |  |
|     |  |
|     | PROPERTY OWNER'S CERTIFICATION (REQUIRED)  I hereby certify, under penalty of perjury, that the information and materials herein and submitted with this   |
|     | application are true and correct. I also understand that projects involving new construction and additions   |
|     | or tear-down rebuilds will require approvals from the Los Angeles County Fire Department.  |
| 4   |  |
|     | Property Owner Signature Date 04-02-2018   |
| - 1 |  |



## Cash Register Receipt City of Rancho Palos Verdes

## Receipt Number R1953

| DESCRIPTION                         | ACCOUNT           | QTY | PAID     |
|-------------------------------------|-------------------|-----|----------|
| ProjectTRAK                         |                   |     | \$326.00 |
| PLRV2018-0007 Address: APN: Address | s22632            |     | \$326.00 |
| <b>OTHER</b>                        |                   |     | \$326.00 |
| REVISION MINOR MODIFICATION         | 101-300-0000-3215 | 0   | \$322.00 |
| DATA PROCESSING                     | 101-300-0000-3215 | 0   | \$4.00   |
| TOTAL FEES PAID BY RECEIPT: R1953   |                   |     | \$326.00 |

Date Paid: Monday, April 02, 2018

Paid By: Luis Demoraes

Cashier: EMOM

Pay Method: EMV 08106C | 165934266

Printed: Monday, April 02, 2018 11:56 AM





Community Development Department Planning Division 30940 Hawthorne Blvd.

Rancho Palos Verdes, CA 90275

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

PERMIT NO.: ZON2016-00456

APPLIED: 9/26/2016

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

SITE ADDRESS: 2935 VISTA DEL MAR

ASSESSOR'S PARCEL NO.: 7564025016

PROJECT DESCRIPTION: Revision to Case No. ZON2013-00174

OWNER/APPLICANT

KANA UEMURA 6241 CRESCENT PARK W NO 106 PLAYA VISTA CA 90094

PRIMARY CONTACT

ENVIROTECHNO 27010 SPRINGCREEK **RPV CA 90275** 

TYPE OF USE: Residential, New Constr. (Single-Family) ZONING: RS-1 (Single-Fam. 1 DU/ac)

APPLICATION TYPE(S): Conditional Use Permit

Permit Revision

|      |    | FEES      |        |            |
|------|----|-----------|--------|------------|
| Туре | Ву | Date      |        | Amount     |
| REV  | AS | 9/26/2016 | •      | \$3,228.50 |
| DATA | AS | 9/26/2016 |        | \$4.00     |
|      |    |           | Total: | \$3,232.50 |

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. The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, lawsuits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures) (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project.



Community Development Department Planning Division 30940 Hawthorne Blvd. Rancho Palos Verdes, CA 90275 (210) 544 5228 FAX (210) 544 5222

PERMIT NO.: ZON2016-00456 APPLIED: 9/26/2016 ISSUED: 10/25/2016

EXPIRES: 10/25/2017

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

- 3. Prior to conducting any work in the public right of way, such as for curb cuts, dumpsters, temporary improvements and/or permanent improvements, the applicant shall obtain an encroachment permit from the Director of Public Works.
- 4. Approval of this permit shall not be construed as a waiver of applicable and appropriate zoning regulations, or any Federal, State, County and/or City laws and regulations. Unless otherwise expressly specified, all other requirements of the City of Rancho Palos Verdes Municipal Code shall apply.
- 5. 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. Substantial changes 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 and public notification.
- 6. The project development on the site shall conform to the Commission-approved plans and to the specific standards contained in these conditions of approval or, if not addressed herein, shall conform to the RS-1 residential development standards and the OC-1/OC-3 overlay control district performance criteria of the City's Municipal Code and the Seacliff Hills Development guidelines.
- 7. Failure to comply with and adhere to all of these conditions of approval may be cause to revoke the approval of the project pursuant to the revocation procedures contained in Section 17.86.060 of the City's Municipal Code or administrative citations as described in Section 1.16 of the City's Municipal Code.
- 8. If the applicant has not submitted an application for a building permit for the approved project or not commenced the approved project as described in Section 17.86.070 of the City's Municipal Code within 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 Director.
- 9. In the event that any of these conditions conflict with the recommendations and/or requirements of another permitting agency or City department, the stricter standard shall apply.
- 10. Unless otherwise designated in these conditions, all construction shall be completed in substantial conformance with the plans stamped APPROVED by the City with the effective date of this Resolution.
- 11. This approval is only for the items described within these conditions and identified on the stamped APPROVED plans and is not an approval of any existing illegal or legal non-conforming structures on the property, unless the approval of such illegal or legal non-conforming structure is specifically identified within these conditions or on the stamped APPROVED plans.
- 12. The construction site and adjacent public and private properties and streets shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes. Such excess material may include, but not be limited to: the accumulation of debris, garbage, lumber, scrap metal, concrete asphalt, piles of earth, salvage materials, abandoned or discarded furniture, appliances or other household fixtures.
- 13. All construction sites shall be maintained in a secure, safe, neat and orderly manner, to the satisfaction of the City's Building Official. All construction waste and debris resulting from a construction, alteration or repair project shall be removed on a weekly basis by the contractor or property owner. Existing or temporary



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portable bathrooms shall be provided during construction. Portable bathrooms shall be placed in a location that will minimize disturbance to the surrounding property owners, to the satisfaction of the City's Building Official.

- 14. 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.
- 15. All grading, landscaping and construction activities shall exercise effective dust control techniques, either through screening and/or watering.
- 16. Temporary construction fencing shall be installed prior to commencing construction as described in Section 17.56.020(c) of the City's Development Code.
- 17. 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.
- 18. Prior to the issuance of building permits, the applicant shall demonstrate the project's compliance with the South Coast Air Quality Management District Rule 445 and the City Municipal Code requirements regarding wood-burning devices.
- 19. All utility lines installed to service the building shall be placed underground from an existing power pole or other point of connection off-site prior to certificate of occupancy.

#### PROJECT SPECIFIC CONDITIONS:

- 20. This approval is for construction of a new 7,710ft<sup>2</sup> two-story residence with a below-grade basement and an attached three-car garage consisting of:
- a. 2,986ft<sup>2</sup> first floor
- b. 2,768ft<sup>2</sup> second floor
- c. 1,151ft<sup>2</sup> basement
- d. 805ft<sup>2</sup> attached garage
- e. 48ft2 trellis with a 13'-2" tall privacy wall
- f. 85.65ft<sup>2</sup> trellis with a 14'-6" tall privacy wall

BUILDING AREA CERTIFICATION IS REQUIRED TO BE PROVIDED BY A LICENSED LAND SURVEYOR OR CIVIL ENGINEER PRIOR TO BUILDING PERMIT FINAL.

21. Unless modified by the approval of future planning applications, the approved residence shall maintain the following setbacks:

Front yard setback – Greater than 25' (25' average / 20' minimum required)
Interior side yard setbacks – 18' south-east side / 10 feet north-west side (10' minimum per side / 25' minimum



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total of both sides required)

Rear yard setback - Greater than 25' (25' average/ 20' minimum)

BUILDING SETBACK CERTIFICATION IS REQUIRED TO BE PROVIDED BY A LICENSED LAND SURVEYOR OR CIVIL ENGINEER PRIOR TO FOUNDATION FORMS INSPECTION.

22. The maximum height of the residence shall be 9.5' tall, as measured from highest point of existing grade (877.5') covered by the structure to the highest proposed ridgeline (887'), and an overall height of 30' as measured from the lowest finished grade (857') adjacent to the structure to the highest proposed ridgeline (887').

BUILDING HEIGHT CERTIFICATION IS REQUIRED TO BE PROVIDED BY A LICENSED LAND SURVEYOR OR CIVIL ENGINEER PRIOR TO ROOF SHEATHING INSPECTION.

- 23. A minimum 3-car garage shall be provided and maintained, and a minimum of three unenclosed parking spaces shall be provided and maintained. An enclosed parking space shall have an unobstructed ground space of no less than 9' in width by 20' in depth, with a minimum of 7' of vertical clearance over the space. An unenclosed parking space shall have an unobstructed ground space of no less than 9' in width by 20' in depth.
- 24. Unless modified by the approval of future planning applications, the approved project shall maintain a maximum of 36.9% lot coverage.

REVISED ON OCTOBER 25, 2016 PER P.C. RESOLUTION NO. 2016-13

- 25. Driveways shall be a minimum width of 20'. A paved 25' turning radius shall be provided between the garage or other parking area and the street of access. Driveways shall take into account the driveway standards required by the department of Public Works for driveway entrances located in the public right-of-way. Maximum slope of the driveway shall not exceed 20%.
- 26. All utility lines installed to service the building shall be placed underground from an existing power pole or other point of connection off-site prior to certificate of occupancy.
- 27. Barring any appeals, the silhouette frame shall be removed within seven (7) days from the end of the Planning Commission's decision appeal period, or by Wednesday, February 3, 2016.

#### SPECIFIC GRADING CONDITIONS

- 28. The approved grading is for 1,937yd3 of grading on a vacant lot for a new house and pool/patio area consisting of:
- a. 1,333yd3 of cut and 10yd3 of fill for the residence (fill for drainage only)
- b. 233yd<sup>3</sup> of cut and 73yd<sup>3</sup> of fill for the driveway
- c. 168yd3 of cut and 120yd3 of fill for an infinity-edge swimming pool and patio area in the front yard
- 1,531yd3 of the total grading will be exported off-site.

REVISED ON OCTOBER 25, 2016 PURSUANT TO P.C. RESOLUTION NO. 2016-13



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

APPLIED: 9/26/2016 ISSUED: 10/25/2016 EXPIRES: 10/25/2017

PERMIT NO.: ZON2016-00456

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#### ROUGH AND FINAL GRADE CERTIFICATION REQUIRED PRIOR TO BUILDING PERMIT FINAL.

- 29. The approved retaining walls include the following:
- a. Retaining walls along the upslope side of the proposed driveway and driveway turnaround shall be permitted up to 10.5' maximum, as measured from the new driveway grade to the top of the wall.
- b. The outer side of the retaining wall of the patio area, south-east of the pool shall be a maximum of 4.5' in height as measured from the lowest adjacent grade.
- c. The retaining walls/planters along the front of the infinity edge pool shall not exceed 3.5 feet in height as measured from the adjacent grade or the planter grade (for the infinity edge trough) to the top of the wall.
- 30. Haul routes to transport soil shall be approved by the Public Works Division prior to issuance of any Grading or Building permit.
- 31. New slopes shall not exceed 67% adjacent to the driveway and 35% elsewhere on the property.
- 32. Approval of NPDES and Geotechnical review is required PRIOR TO ISSUANCE OF A GRADING OR BUILDING PERMIT from the Building & Safety Division.

#### SPECIFIC LANDSCAPE CONDITIONS

- 33. A landscaping plan shall be submitted for review and approval by the Community Development Director prior to Building Permit issuance. The landscaping plan shall indicate all landscaping for the purpose of: screening buildings from PVDS; softening architectural features; improving transition between open space and buildings; slope stabilization; and drought tolerant plantings. Said landscaping shall be planted prior to issuance of the Certificate of Occupancy.
- 34. An 18" minimum wide landscaped area between the side property line and the driveway shall be maintained.
- 35. No hardscape walkways shall be allowed around the perimeter of the house.
- 36. Maximum hardscape coverage within the front-yard setback area shall not exceed 50%.

#### **EXTERIOR LIGHTING CONDITIONS**

- 37. Exterior residential lighting shall be in compliance with the standards of Section 17.56.030 of the Rancho Palos Verdes Development Code and the Seacliff Hills Development Guidelines. 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.
- 38. All exterior lighting shall be shielded such that the bulb(s) in each fixture are not visible from any location off the property at 2935 Vista Del Mar.
- 39. All exterior lighting shall be on timers and shall be set to shut off automatically by 10:00 pm daily except for lighting used for security and safety purposes as deemed acceptable by the Director.



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

APPLIED: 9/26/2016 ISSUED: 10/25/2016

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#### WINDOW GLARE CONDITIONS

40. Prior to Building Permit issuance, all windows, including those which are located on the south-west (front) side of the structure shall be tinted light grey, with any coating to be low-contrast with no mirror/silver undertint.

41. Prior to Building Permit issuance, the specific glass type and color shall be submitted for review and approval by the Community Development Director prior to Building Permit issuance.

42. Prior to Building Permit issuance, a sun reflectivity study which demonstrates that no glare from any windows will affect the driveways of other properties on Vista Del Mar as well as the public right-of-way on Vista Del Mar, shall be completed and submitted to the Community Development Director for review and approval.

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

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

For Community Development Director

Date

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



#### **MEMORANDUM**

TO:

ARA MIHRANIAN, COMMUNITY DEVELOPMENT DIRECTOR

FROM:

AMY SEERATY, ASSOCIATE PLANNER

CC:

2935 VISTA DEL MAR – ADDRESS FILE

DATE:

**APRIL 4, 2017** 

**SUBJECT:** 

MINOR MODIFICATION TO CONDITIONAL USE PERMIT NO. 23 REVISION, GRADING PERMIT, AND MINOR EXCEPTION ZON2016-00456) PERMIT (PLANNING CASE NO. MODIFICATIONS TO THE PATIO AND POOL LAYOUT,

RETAINING WALLS, AND GRADING QUANTITIES

On January 12, 2016, the Planning Commission adopted P.C. Resolution No. 2016-01, conditionally approving a revision to Conditional Use Permit No. 23, a Grading Permit and a Minor Exception Permit to allow the construction of a new split-story, 7,710ft2 residence, a swimming pool, 1,937yd3 of related grading, retaining walls up to 10.5' in height, a 48ft2 trellis with a 13'-2" tall privacy wall, an 85.65ft2 trellis with a 14'-6" tall privacy wall, and a 6' tall fence and entry gate along the front property line on a vacant lot at 2935 Vista Del Mar (Case No. ZON2013-00174).

On October 25, 2016, the Planning Commission adopted P.C. Resolution No. 2016-13, thereby amending Condition Nos. 24 and 28 of P.C. Resolution No. 2016-01 to allow an increase of 1.1% to the maximum lot coverage requirement to accommodate a Building & Safety required revision to the on-site drainage resulting in a lot coverage total of 36.9% (Case No. ZON2016-00456).

On September 27, 2016, a building permit was issued and the subject site is currently under construction.

The applicant is now requesting to revise the layout of the outdoor pool and patio area located west of the residence, as well as reconfigure the heights of the pool infinity edge wall and adjacent planter walls. More specifically, the applicant is proposing to eliminate a 164.5ft<sup>2</sup> portion of the patio, which allows them to extend the approved pool while maintaining the same amount of lot coverage. The applicant is also proposing to reconfigure the stairs which lead from the patio to the residence, and relocate the spa approximately 9.75' to the north. The infinity edge pool wall is proposed to increase from 3.25' to 3.92' in height, the pool water collection wall is proposed to decrease from 4' to 3' in height, and the lowest planter wall is proposed to increase from 3.5' to 5' in height, resulting in 3.6yd3 of additional grading. No changes are proposed to the Commission-approved lot coverage of 36.9%. Additionally, the Minor Exception Permit was approved to allow a 6' fence and gate (80% open to light and air) within the front setback, and no modifications of this fence or gate are proposed.

2935 Vista Del Mar-Minor Modification April 4, 2017 Page 2 of 2

Based upon the foregoing information, pursuant to Condition No. 5 of P.C. Resolution No. 2016-13, the Director finds that the proposed modifications to the patio and pool layout, retaining walls and the additional amount of grading is considered a "minor modification" to Planning Case No. ZON2016-00456 in that the modifications will achieve substantially the same results as would strict compliance with the approved plans and conditions. Therefore, this Minor Modification is hereby approved, with all other Conditions of Approval from the P.C. Resolution No. 2016-13 remaining in full force and effect.

Accepted:

Dated: 4-4-17

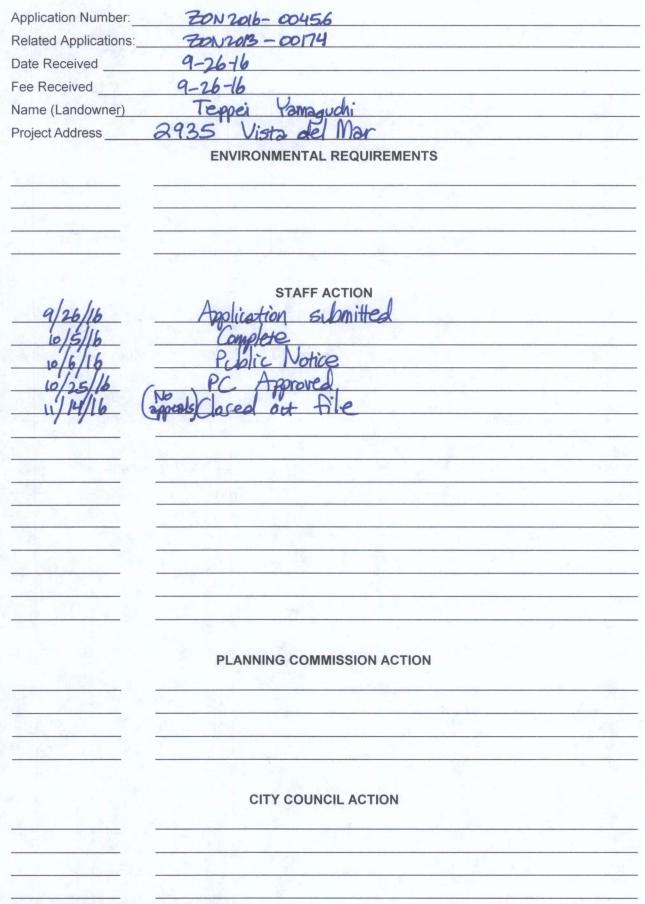
Ara Mihranian

Community Development Director

## **ATTACHMENTS**

Revised Project Plans







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

EXPIRES

PERMIT NO.: ZON2016-00456

3.5

APPLIED: 9/26/2016 ISSUED: 10/25/2016

EXPIRES: 10/25/2017

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

SITE ADDRESS: 2935 VISTA DEL MAR

ASSESSOR'S PARCEL NO.: 7564025016

PROJECT DESCRIPTION: Revision to Case No. ZON2013-00174

OWNER/APPLICANT

KANA UEMURA 6241 CRESCENT PARK W NO 106 PLAYA VISTA CA 90094 PRIMARY CONTACT

ENVIROTECHNO 27010 SPRINGCREEK RPV CA 90275

TYPE OF USE: Residential, New Constr. (Single-Family) ZONING: RS-1 (Single-Fam. 1 DU/ac),

APPLICATION TYPE(S): Conditional Use Permit

Permit Revision

|      |    | FEES      | ·          |
|------|----|-----------|------------|
| Type | Ву | Date      | Amount     |
| REV  | AS | 9/26/2016 | \$3,228.50 |
| DATA | AS | 9/26/2016 | \$4.00     |
| 1    |    | Total:    | \$3,232.50 |

| N | O | T | E | S |  |
|---|---|---|---|---|--|
|   |   |   |   |   |  |

#### 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. The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, lawsuits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures) (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project.



Community Development Department Planning Division 30940 Hawthorne Blvd. Rancho Palos Verdes, CA 90275 PERMIT NO.: ZON2016-00456 APPLIED: 9/26/2016 ISSUED: 10/25/2016

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3. Prior to conducting any work in the public right of way, such as for curb cuts, dumpsters, temporary improvements and/or permanent improvements, the applicant shall obtain an encroachment permit from the Director of Public Works.

- 4. Approval of this permit shall not be construed as a waiver of applicable and appropriate zoning regulations, or any Federal, State, County and/or City laws and regulations. Unless otherwise expressly specified, all other requirements of the City of Rancho Palos Verdes Municipal Code shall apply.
- 5. 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. Substantial changes 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 and public notification.
- 6. The project development on the site shall conform to the Commission-approved plans and to the specific standards contained in these conditions of approval or, if not addressed herein, shall-conform to the RS-1 residential development standards and the OC-1/OC-3 overlay control district performance criteria of the City's Municipal Code and the Seacliff Hills Development guidelines.
- 7. Failure to comply with and adhere to all of these conditions of approval may be cause to revoke the approval of the project pursuant to the revocation procedures contained in Section 17.86:060 of the City's Municipal Code or administrative citations as described in Section 1.16 of the City's Municipal Code.
- 8. If the applicant has not submitted an application for a building permit for the approved project or not commenced the approved project as described in Section 17.86.070 of the City's Municipal Code within 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 Director.
- 9. In the event that any of these conditions conflict with the recommendations and/or requirements of another permitting agency or City department, the stricter standard shall apply.
- 10. Unless otherwise designated in these conditions, all construction shall be completed in substantial conformance with the plans stamped APPROVED by the City with the effective date of this Resolution.
- 11. This approval is only for the items described within these conditions and identified on the stamped APPROVED plans and is not an approval of any existing illegal or legal non-conforming structures on the property, unless the approval of such illegal or legal non-conforming structure is specifically identified within these conditions or on the stamped APPROVED plans.
- 12. The construction site and adjacent public and private properties and streets shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes. Such excess material may include, but not be limited to: the accumulation of debris, garbage, lumber, scrap metal, concrete asphalt, piles of earth, salvage materials, abandoned or discarded furniture, appliances or other household fixtures.
- 13. All construction sites shall be maintained in a secure, safe, neat and orderly manner, to the satisfaction of the City's Building Official. All construction waste and debris resulting from a construction, alteration or repair project shall be removed on a weekly basis by the contractor or property owner. Existing or temporary



Community Development Department Planning Division.
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portable bathrooms shall be provided during construction. Portable bathrooms shall be placed in a location that will minimize disturbance to the surrounding property owners, to the satisfaction of the City's Building Official.

- 14. 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.
- 15. All grading, landscaping and construction activities shall exercise effective dust control techniques, and reither through screening and/or watering. For the state of the
- 16. Temporary/construction fencing shall be installed prior to commencing construction as/described in a section 17.56.020(c) of the City's Development Code.
- 17. Unless otherwise designated in these conditions, all construction shall be completed in substantial and conformance with the plans stamped APPROVED by the City with the effective date of this Resolution.
- 18: Prior to the issuance of building permits, the applicant shall demonstrate the project's compliance with a light of the South Coast Air Quality Management District Rule 445 and the City Municipal Code requirements a regarding wood burning devices.
- 19. All utility lines installed to service the building shall be placed underground from an existing power pole or other point of connection off-site prior to certificate of occupancy.

#### PROJECT SPECIFIC CONDITIONS:

- 20. This approval is for construction of a new 7,710ft<sup>2</sup> two-story residence with a below-grade basement and an attached three-car garage consisting of:
- a. 2,986ft2 first floor
- b. 2,768ft<sup>2</sup> second floor
- c. 1,151ft² basement
- d. 805ft<sup>2</sup> attached garage
- e. 48ft² trellis with a 13'-2" tall privacy wall
- f. 85.65ft<sup>2</sup> trellis with a 14'-6" tall privacy wall

BUILDING AREA CERTIFICATION IS REQUIRED TO BE PROVIDED BY A LICENSED LAND SURVEYOR OR CIVIL ENGINEER PRIOR TO BUILDING PERMIT FINAL.

21. Unless modified by the approval of future planning applications, the approved residence shall maintain the following setbacks:

Front yard setback – Greater than 25' (25' average / 20' minimum required)
Interior side yard setbacks – 18' south-east side / 10 feet north-west side (10' minimum per side / 25' minimum



Community Development Department Planning Division 30940 Hawthorne Blvd. Rancho Palos Verdes, CA 90275 (310) 544 5228 FAX (310) 544 5223

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

total of both sides required)

Rear yard setback – Greater than 25' (25' average/ 20' minimum)

BUILDING SETBACK CERTIFICATION IS REQUIRED TO BE PROVIDED BY A LICENSED LAND SURVEYOR OR CIVIL ENGINEER PRIOR TO FOUNDATION FORMS INSPECTION.

22. The maximum height of the residence shall be 9.5' tall, as measured from highest point of existing grade (877.5') covered by the structure to the highest proposed ridgeline (887'), and an overall height of 30's as a measured from the lowest finished grade (857') adjacent to the structure to the highest proposed ridgeline (887').

BUILDING HEIGHT CERTIFICATION IS REQUIRED TO BE PROVIDED BY A LICENSED LAND SURVEYOR OR CIVIL ENGINEER PRIOR TO ROOF SHEATHING INSPECTION.

- 23. A minimum 3-car garage shall be provided and maintained, and a minimum of three unenclosed parking spaces shall be provided and maintained. An enclosed parking space shall have an unobstructed ground space of no less than 9' in width by 20' in depth, with a minimum of 7' of vertical clearance over the space. An unenclosed parking space shall have an unobstructed ground space of no less than 9'kin width by 20' in a depth.
- 24. Unless modified by the approval of future planning applications, the approved project shall maintain a maximum of 36.9% lot coverage.

REVISED ON/OCTOBER:25, 2016 PER P.C. RESOLUTION NO. 2016-13 The control of the co

25. Driveways shall be a minimum width of 20'. A paved 25' turning radius shall be provided between the adjacent of garage or other parking area and the street of access. Driveways shall take into account the driveway standards required by the department of Public Works for driveway entrances located in the public right-of-way. Maximum slope of the driveway shall not exceed 20%.

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- 26. All utility lines installed to service the building shall be placed underground from an existing power pole or other point of connection off-site prior to certificate of occupancy.
- 27. Barring any appeals, the silhouette frame shall be removed within seven (7) days from the end of the Planning Commission's decision appeal period, or by Wednesday, February 3, 2016.

## **SPECIFIC GRADING CONDITIONS**

- 28. The approved grading is for 1,937yd³ of grading on a vacant lot for a new house and pool/patio area consisting of:
- a. 1.333vd<sup>3</sup> of cut and 10vd<sup>3</sup> of fill for the residence (fill for drainage only)
- b. 233yd<sup>3</sup> of cut and 73yd<sup>3</sup> of fill for the driveway
- c. 168yd<sup>3</sup> of cut and 120yd<sup>3</sup> of fill for an infinity-edge swimming pool and patio area in the front yard
- 1,531yd3 of the total grading will be exported off-site.

REVISED ON OCTOBER 25, 2016 PURSUANT TO P.C. RESOLUTION NO. 2016-13



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

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PERMIT NO.: ZON2016-00456 APPLIED: 9/26/2016 ISSUED: 10/25/2016

EXPIRES: 10/25/2017

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

#### ROUGH AND FINAL GRADE CERTIFICATION REQUIRED PRIOR TO BUILDING PERMIT FINAL.

- 29. The approved retaining walls include the following:
- a. Retaining walls along the upslope side of the proposed driveway and driveway turnaround shall be permitted up to 10.5' maximum, as measured from the new driveway grade to the top of the wall.
- b. The outer side of the retaining wall of the patio area, south-east of the pool shall be a maximum of 4.5' in height as measured from the lowest adjacent grade.
- c. The retaining walls/planters along the front of the infinity edge pool shall not exceed 3.5 feet in height as the measured from the adjacent grade or the planter grade (for the infinity edge trough) to the top of the walls and the same of the planter grade (for the infinity edge trough) to the top of the walls are the planter grade (for the infinity edge trough) to the top of the walls are the planter grade (for the infinity edge trough) to the top of the walls are the planter grade (for the infinity edge trough) to the top of the walls are the planter grade (for the infinity edge trough) to the top of the walls are the planter grade (for the infinity edge trough) to the top of the walls are the planter grade (for the infinity edge trough) to the top of the walls are the planter grade (for the infinity edge trough) to the top of the walls are the planter grade (for the infinity edge trough) to the top of the walls are the planter grade (for the infinity edge trough) to the top of the walls are the planter grade (for the infinity edge trough) to the top of the walls are the planter grade (for the infinity edge trough) to the top of the walls are the planter grade (for the infinity edge trough) to the top of the walls are the planter grade (for the infinity edge trough).
- 30. Haul routes to transport soil shall be approved by the Public Works Division prior to issuance of any of the Grading or Building permit.
- 31. New slopes shall not exceed 67% adjacent to the driveway and 35% elsewhere on the property and the prope
- 32. Approval of NPDES and Geotechnical review is required PRIOR TO ISSUANCE OF A GRADING OR A BUILDING PERMIT from the Building & Safety Division.

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#### SPECIFIC LANDSCAPE CONDITIONS ...

- 33. A landscaping plan shall be submitted for review and approval by the Community Development Directors prior to Building Permit issuance. The landscaping plan shall indicate all landscaping for the purpose of screening buildings from PVDS; softening architectural features; improving transition between open space and buildings; slope stabilization; and drought tolerant plantings. Said landscaping shall be planted prior to lissuance of the Certificate of Occupancy.
- 34. An 18" minimum wide landscaped area between the side property line and the driveway shall be maintained.
- 35. No hardscape walkways shall be allowed around the perimeter of the house.
- 36. Maximum hardscape coverage within the front-yard setback area shall not exceed 50%.

#### **EXTERIOR LIGHTING CONDITIONS**

- 37. Exterior residential lighting shall be in compliance with the standards of Section 17.56.030 of the Rancho Palos Verdes Development Code and the Seacliff Hills Development Guidelines. 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.
- 38. All exterior lighting shall be shielded such that the bulb(s) in each fixture are not visible from any location off the property at 2935 Vista Del Mar.
- 39. All exterior lighting shall be on timers and shall be set to shut off automatically by 10:00 pm daily except for lighting used for security and safety purposes as deemed acceptable by the Director.

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

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PERMIT NO.: ZON2016-00456 APPLIED: 9/26/2016

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

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

#### WINDOW GLARE CONDITIONS

40. Prior to Building Permit issuance, all windows, including those which are located on the south-west (front) side of the structure shall be tinted light grey, with any coating to be low-contrast with no mirror/silver undertint.

41. Prior to Building Permit issuance, the specific glass type and color shall be submitted for review and approval by the Community Development Director prior to Building Permit issuance.

42. Prior to Building Permit issuance, a sun reflectivity study which demonstrates that no glare from any windows will affect the driveways of other properties on Vista Del Mar as well as the public right-of-way on Vista Del Mar, shall be completed and submitted to the Community Development Director for review and approval.

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

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

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For Community Development Director

10-26-16

Date

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



# YAMAGUCHI RESIDENCE

PROVED BY THE PLANNING DIVISION
CITY OF RANCHO PALOS VERDES

With Conditions As Submitted
10 - 26 - 6

Approved for submittal to Building Division Plan Check

Approved for issuance of Building

Planner

It is unlawful to make an

the Conditions of App

Division Plan Check

2935 VISTA DEL MAR RANCHO PALOS VERDES, CALIFORNIA

SETBACK CERTIFICATION REQUIRED

changes or alterations on this set mission from the Planning Division

#### SHEET INDEX

## **GRADING VOLUMES**

10

1333 233 <u>73</u> 1734 **2**03

## PROJECT DESCRIPTION

NEW SINGLE FAMILY RESIDENCE NEW SWIMMING POOL AND SPA NEW DRIVEWAY AND HARDSCAPE AREAS

#### AREA CALCULATION

## PROJECT INFORMATION

ENVIROTECHNO

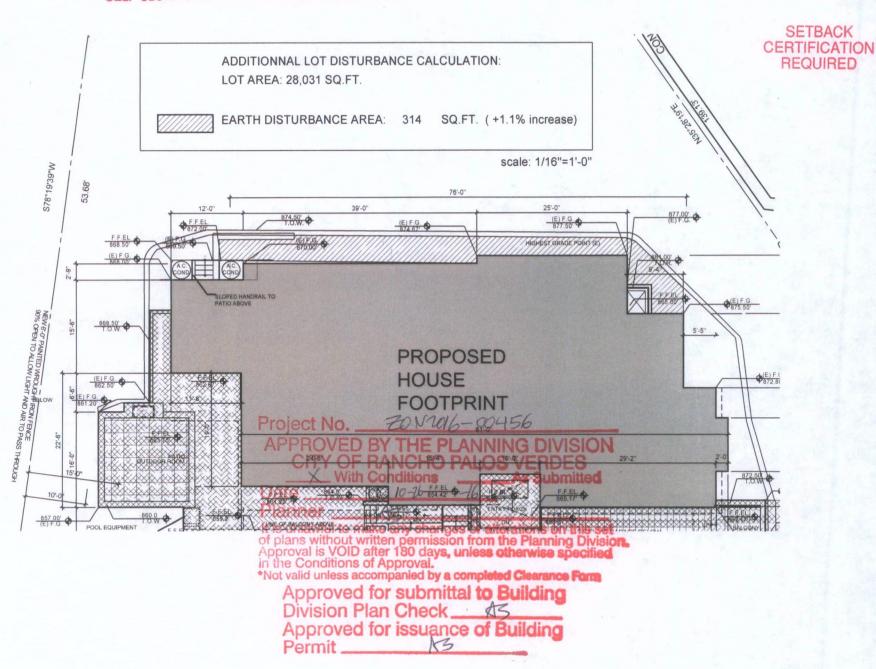
& MRS. YAMAGUCHI 1 CRESCENT PARK WEST UNIT 106 PLAYA VISTA, CA 90094

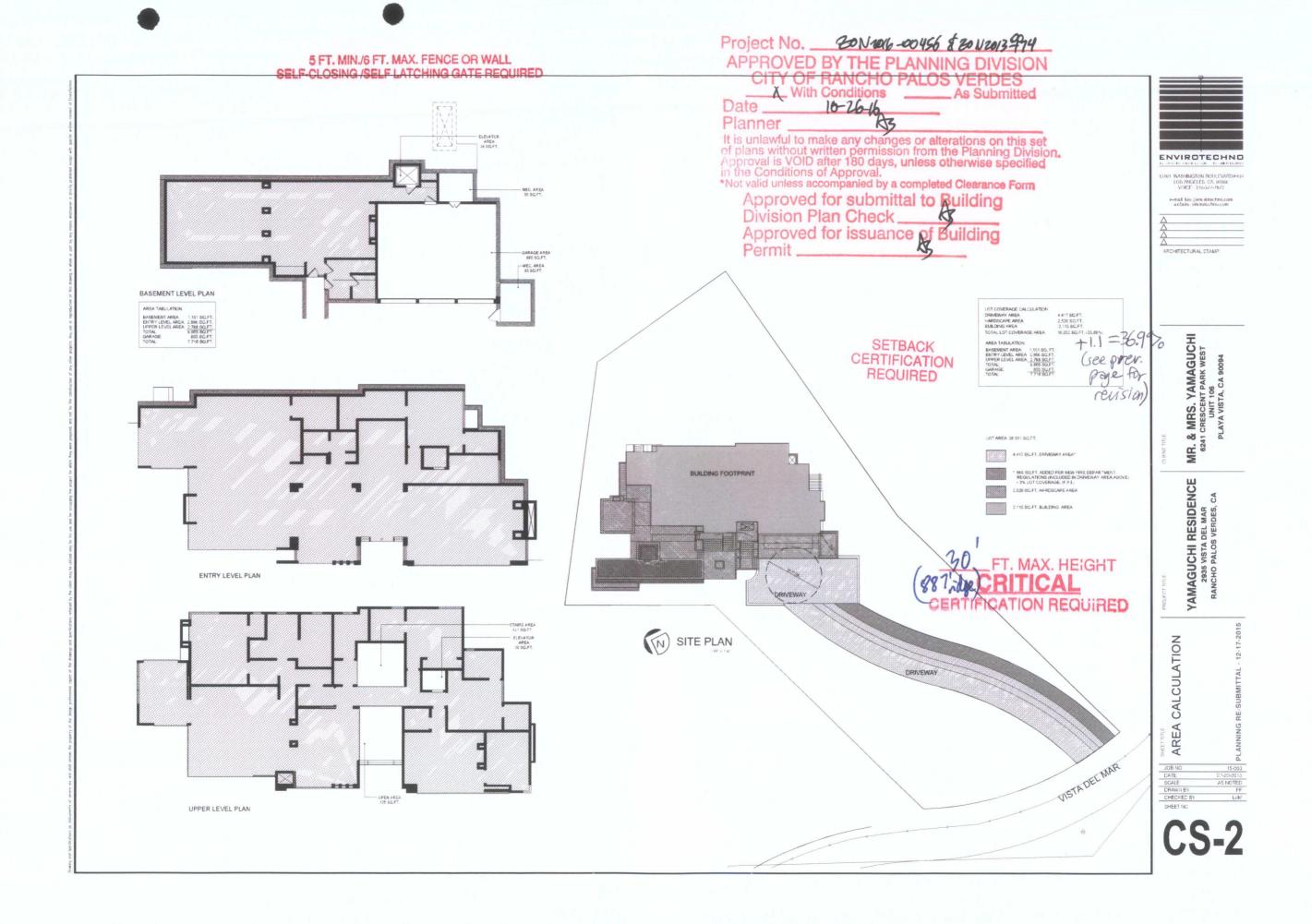
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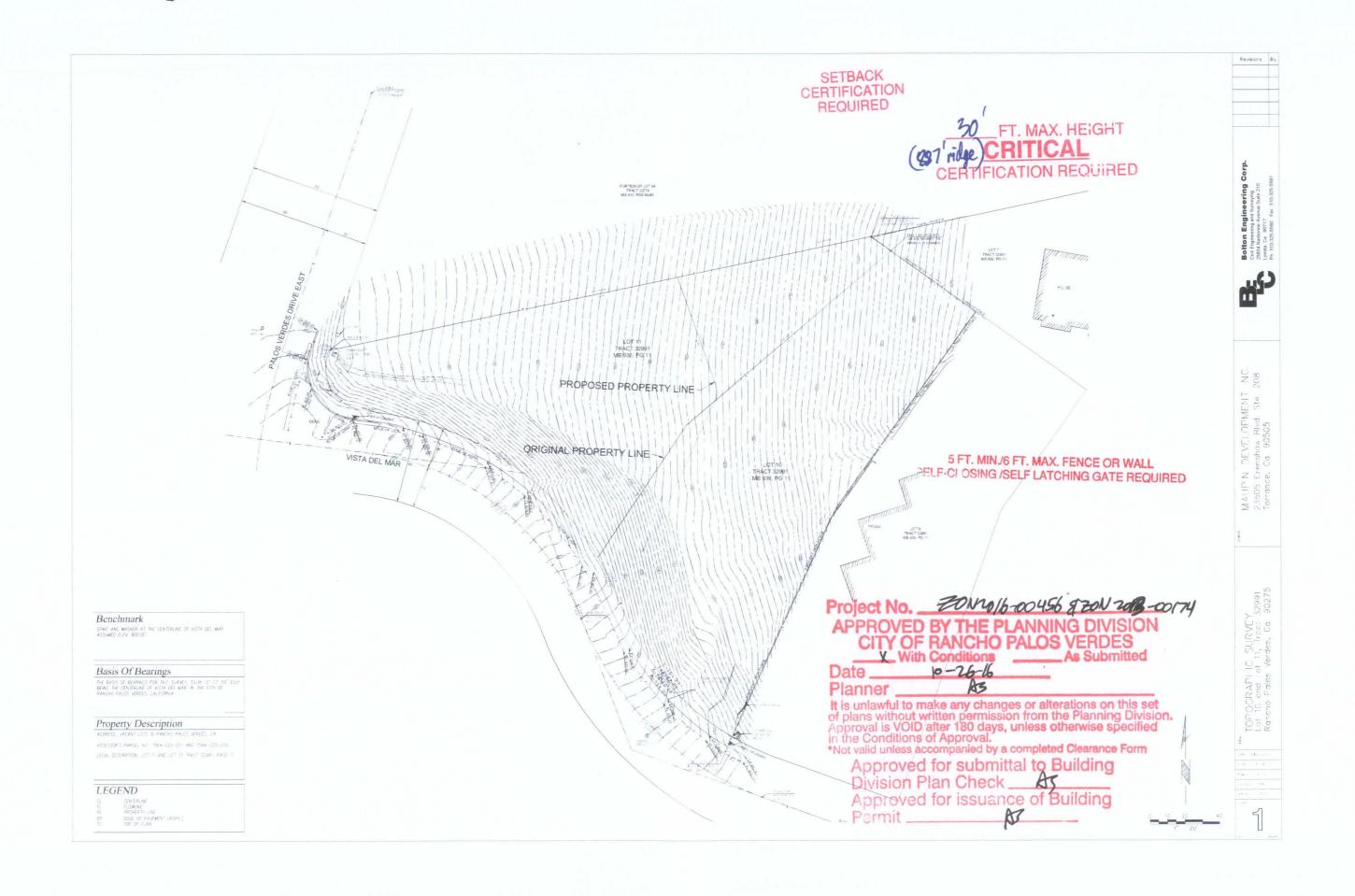
COVER SHEET

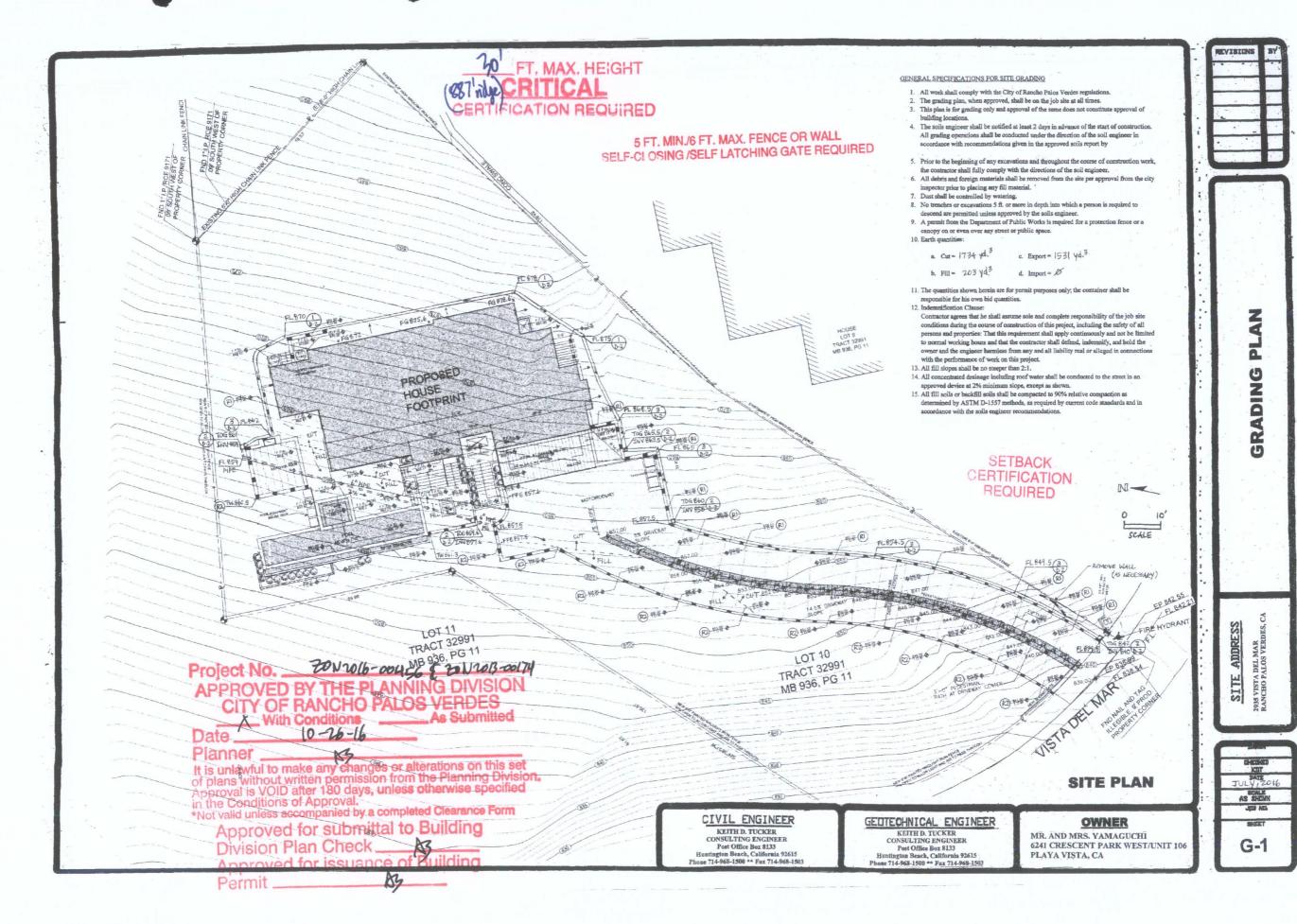


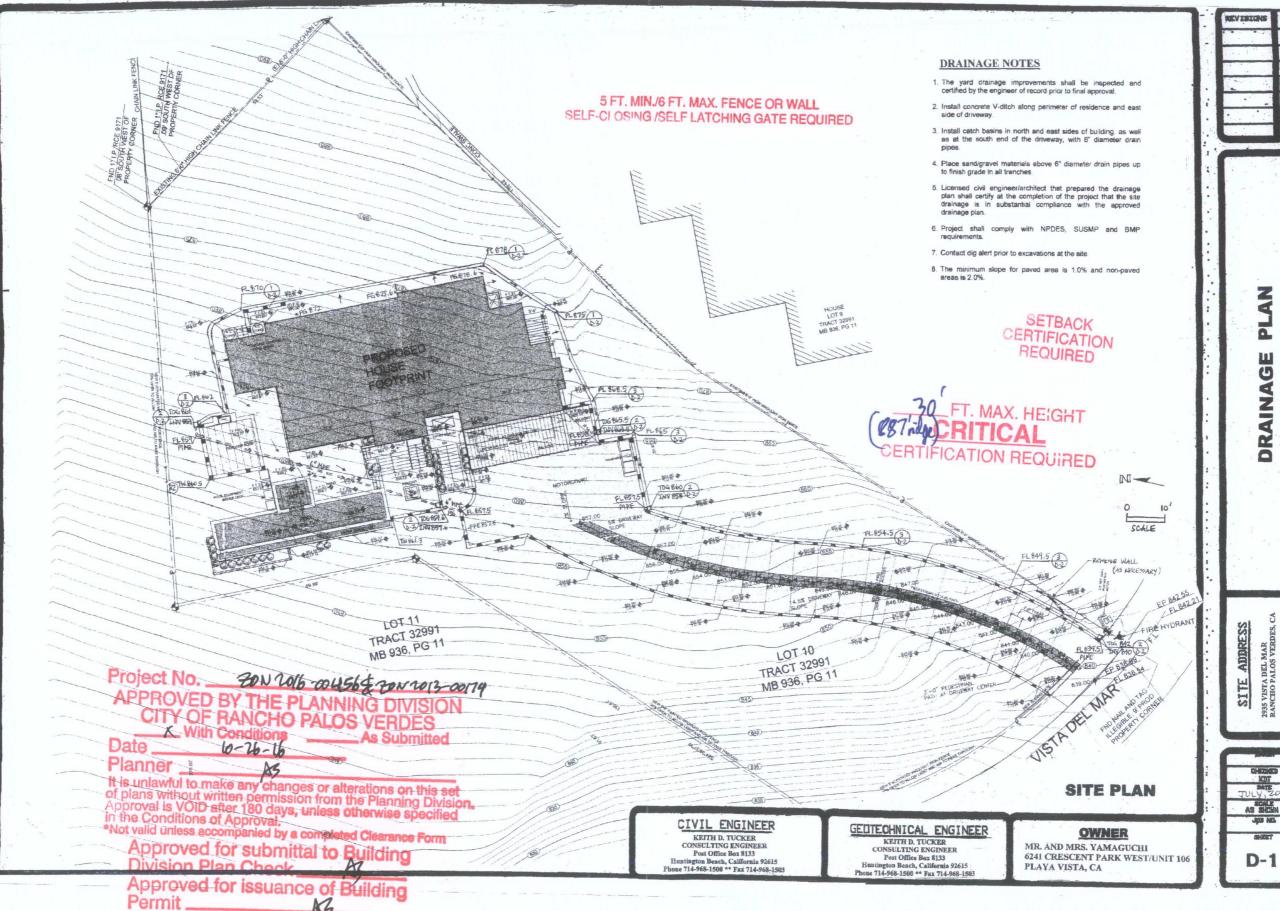
## 5 FT. MIN./6 FT. MAX. FENCE OR WALL SELF-CLOSING /SELF LATCHING GATE REQUIRED







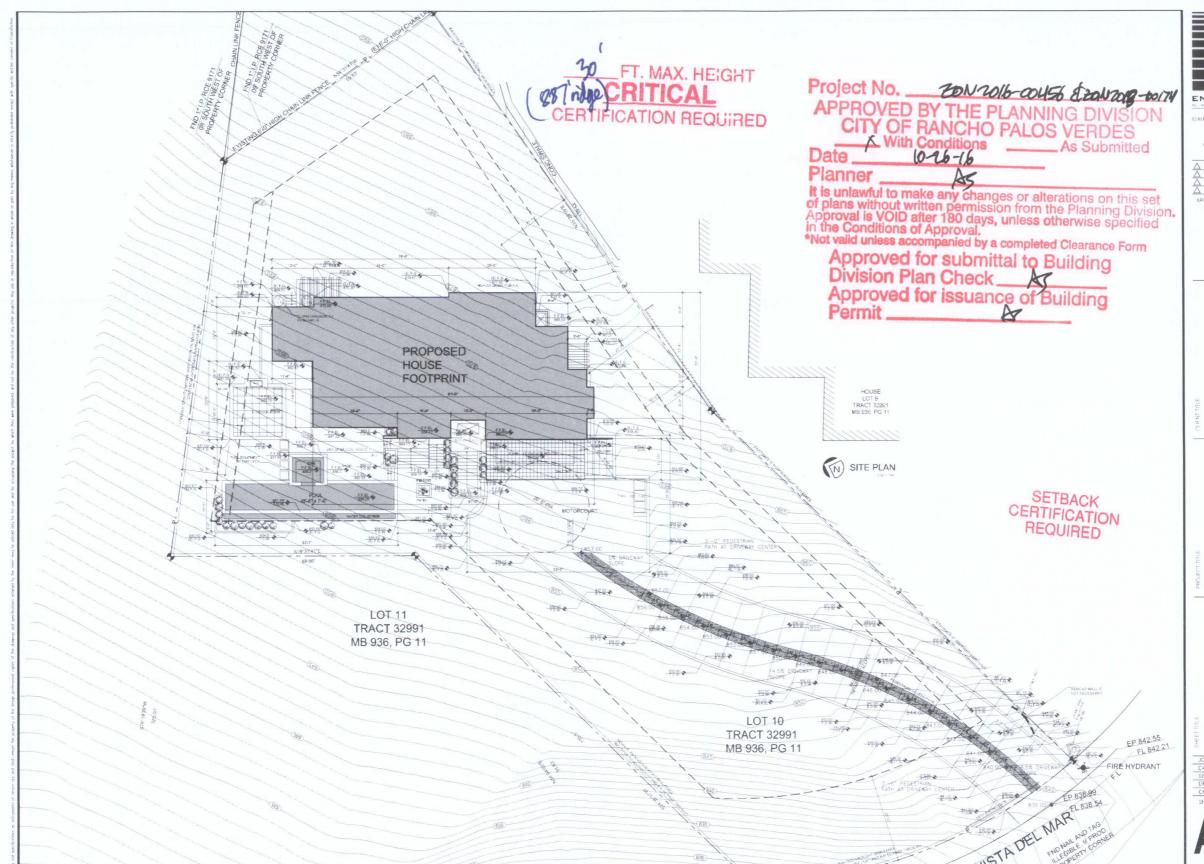




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2935 VISTA DEL MAR RANCHO PALOS VERDES

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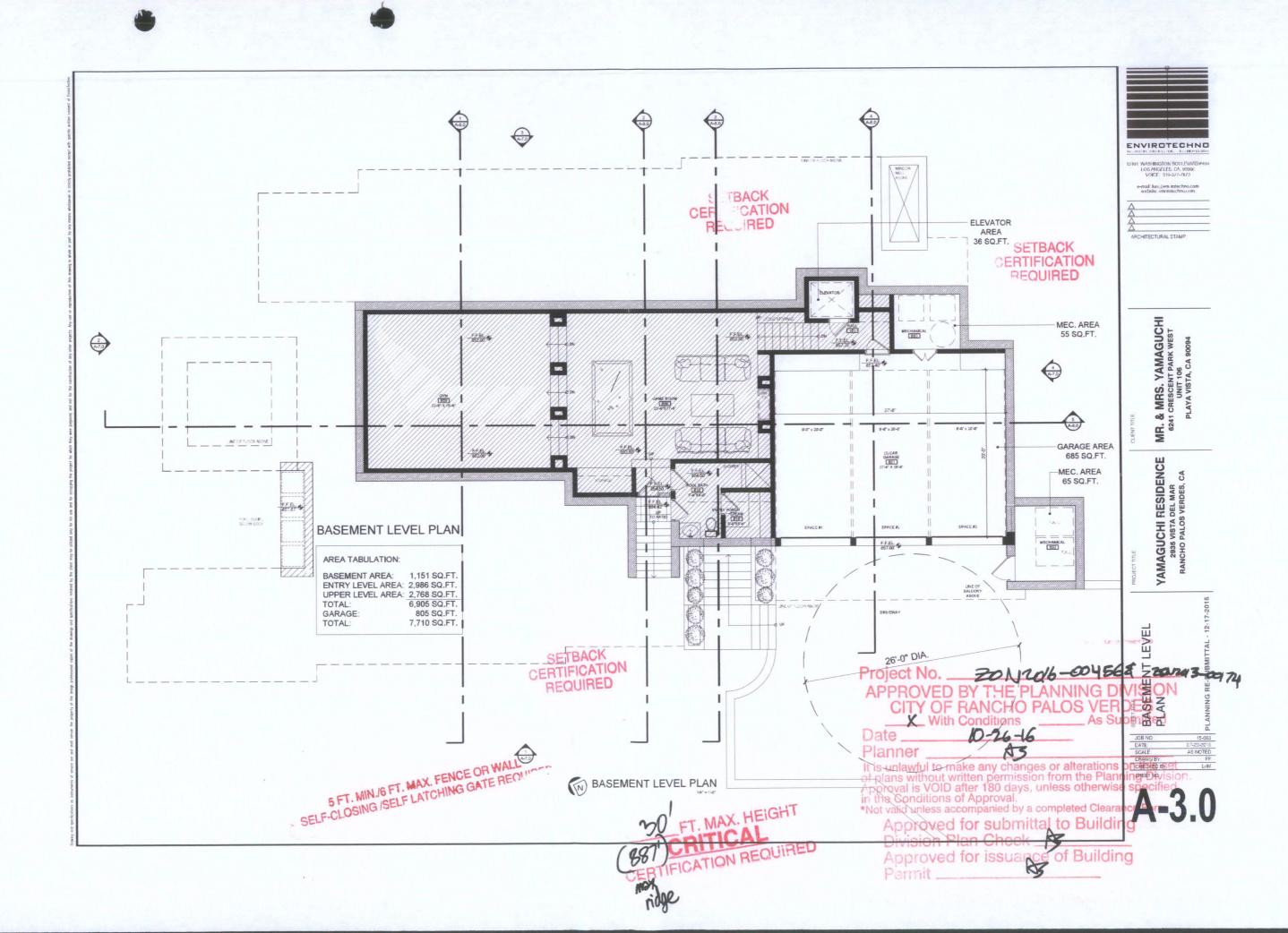


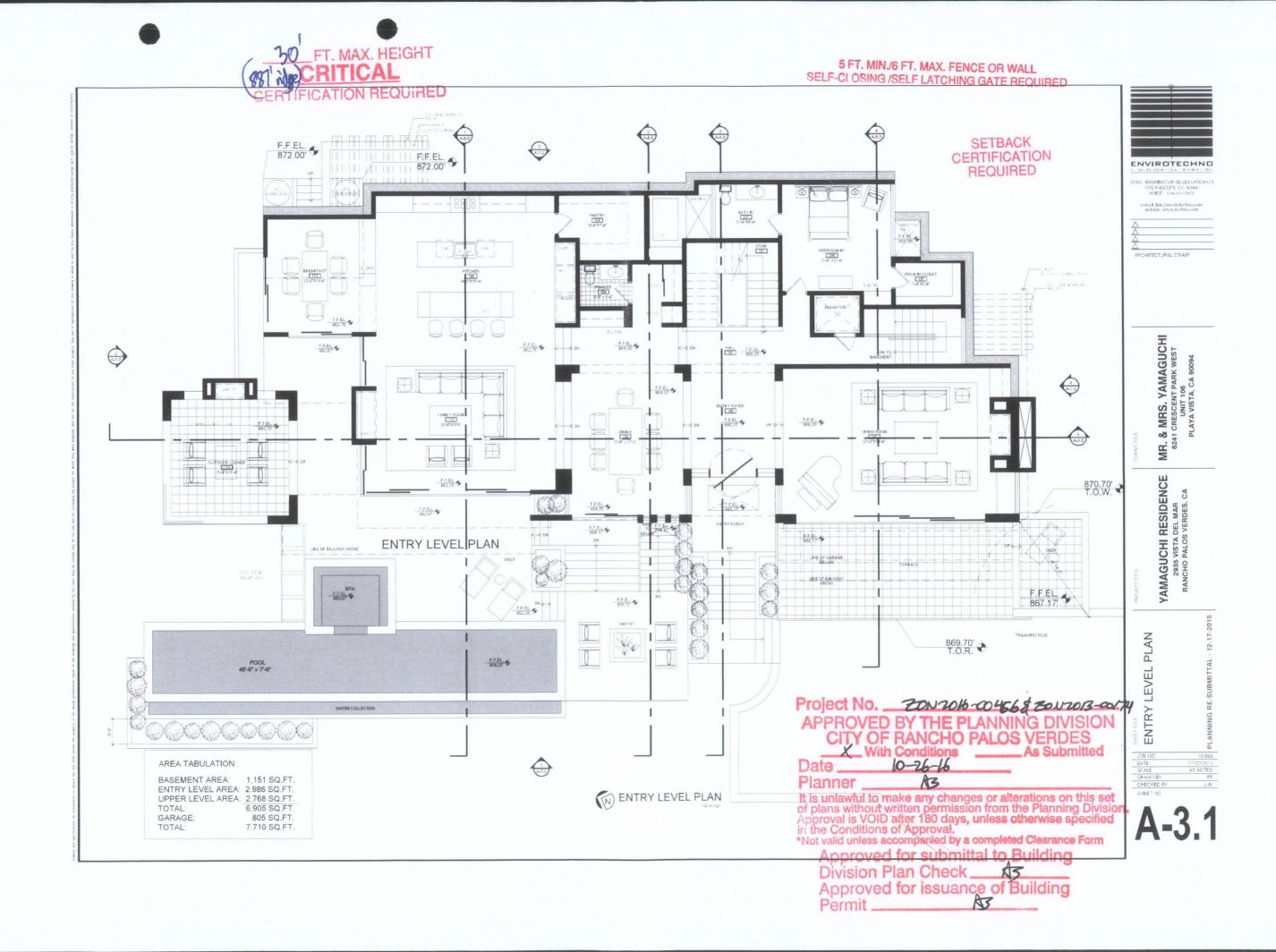
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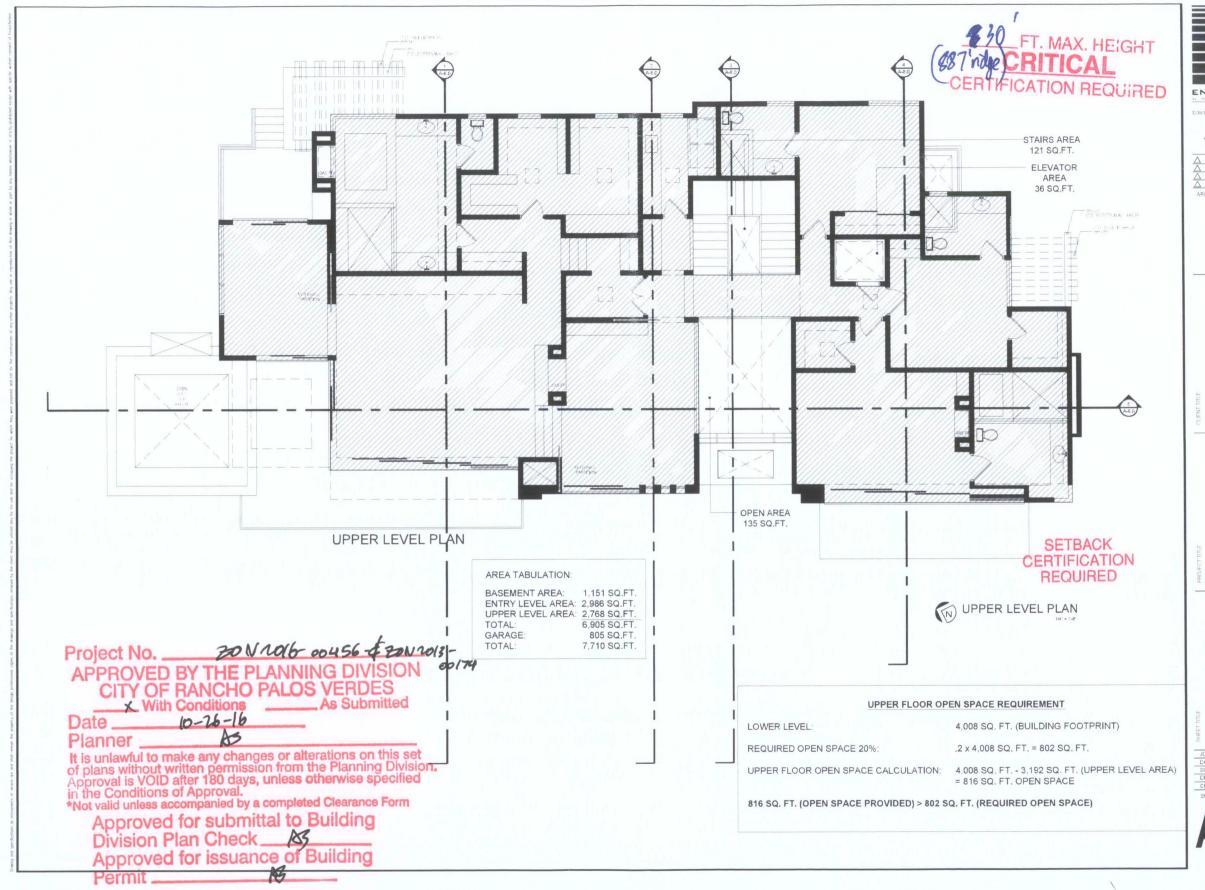
MR. & MRS. YAMAGUCHI 6241 CRESCENT PARK WEST UNIT 106 PLAYA VISTA, CA 90094

YAMAGUCHI RESIDENCE 2935 VISTA DEL MAR RANCHO PALOS VERDES, CA

SITE PLAN







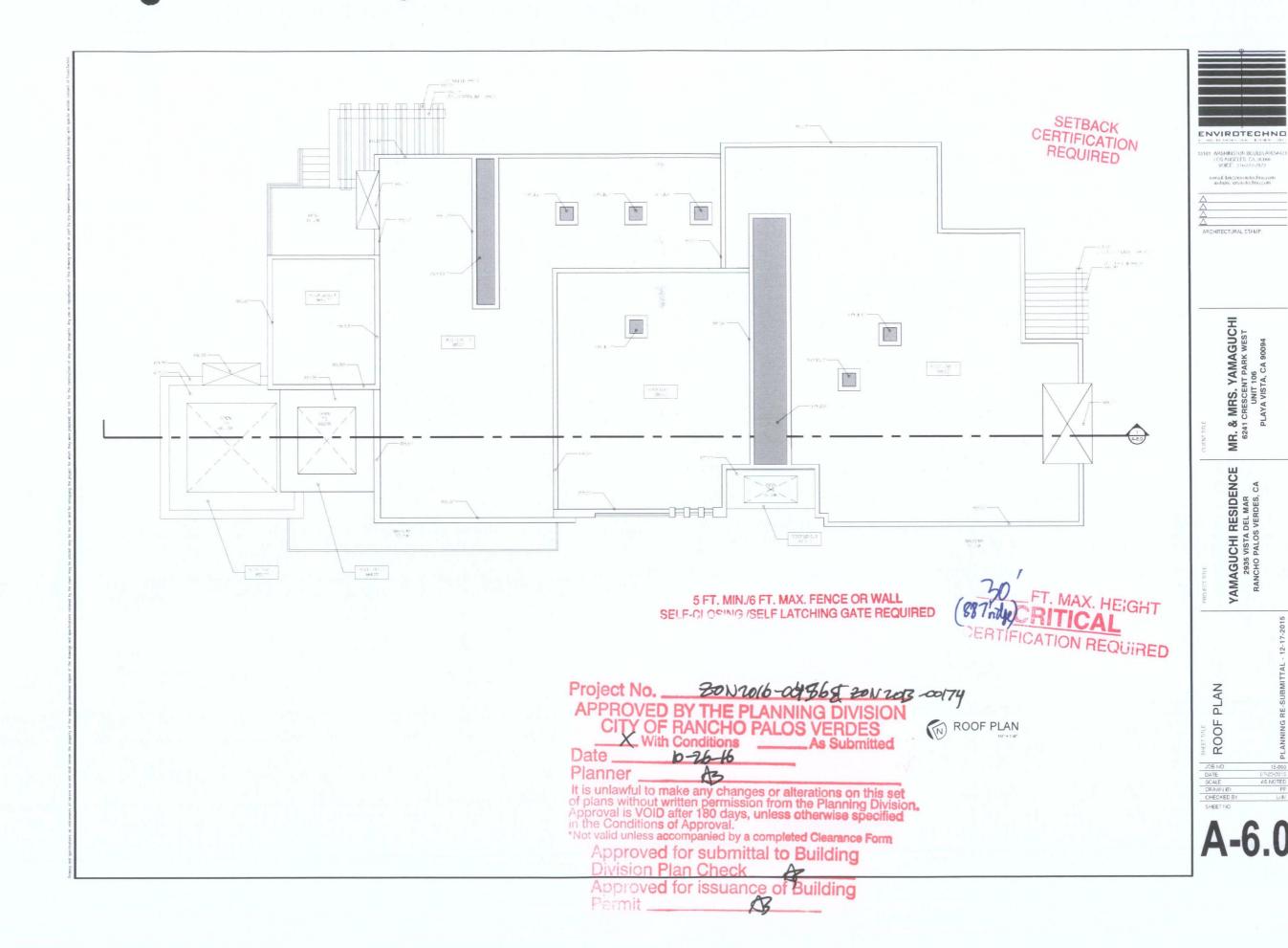
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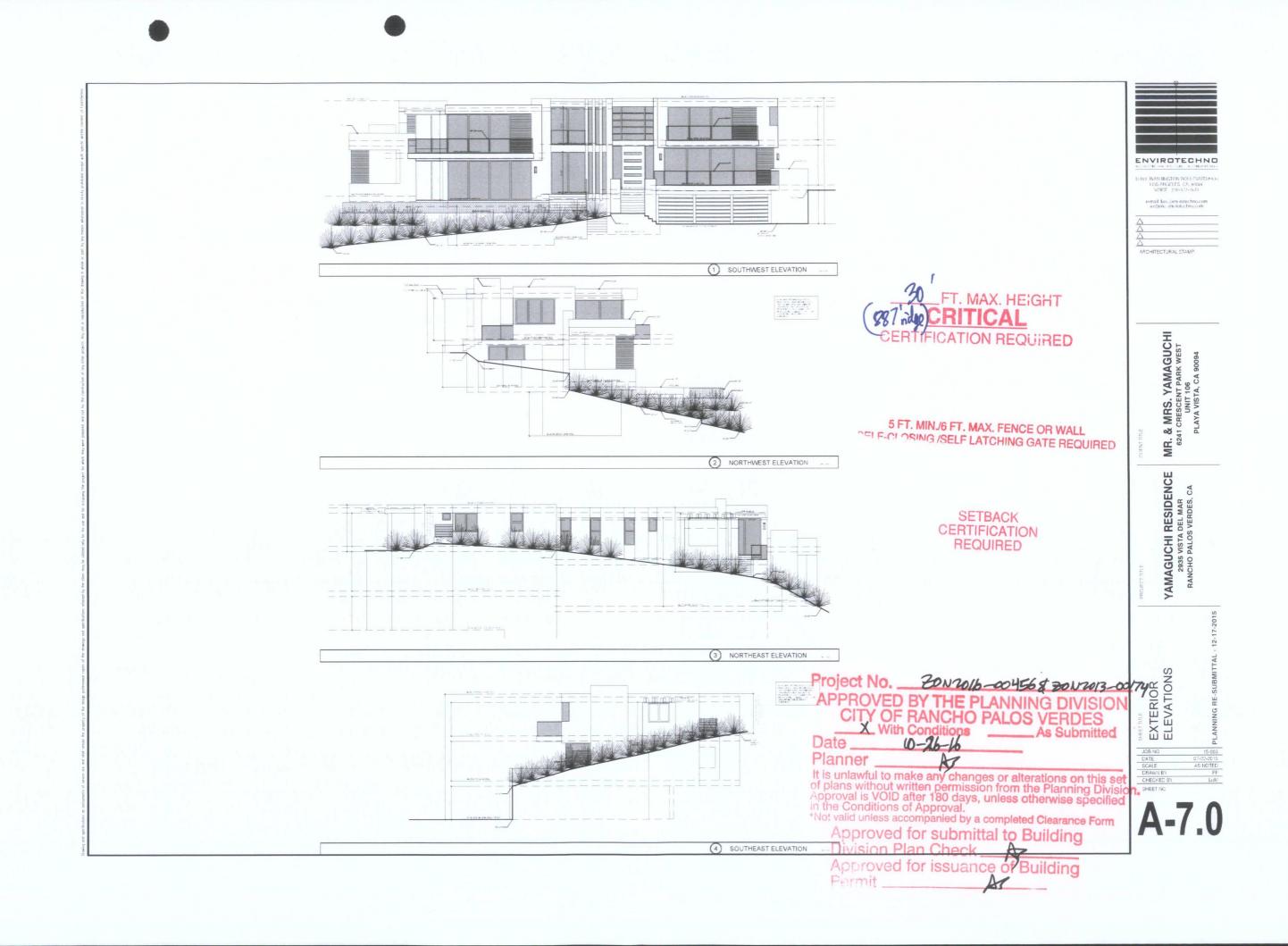
MR. & MRS. YAMAGUCHI 6241 CRESCENT PARK WEST UNIT 106 PLAYA VISTA, CA 90094

YAMAGUCHI RESIDENCE 2935 VISTA DEL MAR RANCHO PALOS VERDES, CA

PLAN UPPER LEVEL

DATE
SCALE
DRAWN BY
CHECKED BY





5 FT. MIN./6 FT. MAX. FENCE OR WALL FLF-CLOSING /SELF LATCHING GATE REQUIRED

## 2935 Vista Del Mar Palos Verdes Estates, CA 90274

#### ZONE A - SETBACK ZONE

- EXTRNDS TO FEFT BEYOND THE FOOT CEANY COMBILISTIBLES TRUCTURE. ACCESSORY STRUCTURE. APPENDAGE OR PROJECTION. 
  OVERHAMISS ON CHEEN PARTS OF THE STRUCTURE NOT ACCURATELY REFLECTED ON THE FLANS MAY NEGATE THE APPHOVAL OF PLANT 
  LOCATION ON THE APPROVICE PLAN. 
  IRRIGATION BY AUTOMATIC OR MANUAL SYSTEMS SHALL BE PROVIDED TO LANDSCAPING TO MAINTAIN HEALTHY VEGETATION AND PRERESISTANCE.
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  IN PROVIDED TO THE STORY SHALL CONSIST PRIMARIAY OF GIFFER LANDSC GROUND COVERS NOT EXCEPTION BY THE STORY OF THE STORY SHALL SHA

- ZONE B IRRIGATED ZONE

- EXTENDS FROM THE OUTERMOST EDGE OF ZONE A TO 100 FEET FROM STRUCTURE.

  INRIGATION BY AUTOMATIC OR MANUAL SYSTEMS SHALL BE PROVIDED TO LANDSCAPING TO MAINTAIN HEALTHY VEGETATION AND FIRE RESISTANCE.

  LANDSCAPING AND VEGETATION IN THIS ZONE SHALL TYPICALLY CONSIST PRIMARILY OF GREEN LAWRS, GROUND COVERS, AND ADEQUATELY SPACED SHRUBS, AND THESES.

  LANDSCAPING AND VEGETATION IN THIS ZONE SHALL TYPICALLY CONSIST PRIMARILY OF GREEN LAWRS, GROUND COVERS, AND ADEQUATELY SPACED SHRUBS, AND THESES.

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#### ZONE C - NATIVE BRUSH THINNING ZONE

- EXTENDS FROM THE CUTERMOST EDGE OF 2006 B FP TO 20 FEET FROM STRUCTURE OR TO PROPERTY LINE

  REQUIRED HENNING AND CLEARANCE WILL BE "IF ENRINGE UPON INSPIRED IN REQUIRED CLEARANCE MAY INCREASE TO THE MAXIMAL
  ALLOWED BY THE FIRE COOLS AS RECEDE BECAUSE OF VEGETATION GROWNTH.

  BRINGATION SYSTEMS ARE NOT REQUIRED FOR THE 20NE IF IT CORRESTS INTRIBLY OF NATIVE PLANTS, MATTHC PLANTS ARE CENERALLY
  NOT COMPATIBLE WITH REQUIRE AN UN-EASIONAL SUPPLEMENTAL WIS ANALYSIS AND EQUATE "SPACED ORIGINARIES ARE CENERALLY
  NOT COMPATIBLE WITH REQUIRE AND ENGAGEMENT AND STATE PLANTS. ADEQUATELY SPACED ORIGINARIES ARE CENERALLY
  NEEDS, OR INDIFF, ILENE MAY ALD SEE REPARCHEMENT AND SCHOOL FOR THE ADMINISTRATION OF THE PLANTS AND SCHOOL FOR THE STATE OF THE PLANTS AND SCHOOL FOR THE STATE OF THE STAT

#### FIRE ACCESS ROAD ZONE

- EXTENDS A MINIMUM OF 10 FEET FROM THE EDGE OF ANY PUBLIC OR PRIVATE ROADWAY THAT MAY BE USED AS ACCESS FOR
- ENTENDS A MINIMAN OF 10 FEET FROM THE EDGE OF ANY PUBLIC OR PRIVATE ROACHWAY THAT MAY BE USED AS ACCESS FOR
  PREMEMBERS APPRAINED OR RESOURCES.
   CLEAR MAD REMOVE FLAMMABLE GROWINI FOR A MINIMAN OF 07 FEET ON HEADT SIDE OF FIRE ACCESS ROADS. (FIRE CODE 325.19)
  ADDITIONAL CLEARANCE BEYOND IS FEET MAY BE REQUIRED UPON INSPECTION.
   FIRE ACCESS ROADS DINIEWAYS AND TURNAROUNDS SHALL BE MAINTAINED ACCORDANCE WITH FIRE CODE. FIRE ACCESS ROADS
  SHALL HAVE UNDESTRUCTED VEHICAL CLEARANCE FOR A WIDD TO 67 SHEET, I FIRE O. OD. SKIZZ.);
   LANDSCAPPING AND TANTHE PLANTS WITHIN THE FIRE ACCESS ROAD ZONE SHALL BE APPRICEPRATELY SPACED AND MAINTAINED TO
  PROVIDE SHEE FORESS IN MILDAN FIRE ENMONMENTS.
   ALL THESE, UNLESS CTHERINGE APPRICADE, SHALL BE FLAMTED FAR ENCOUR FROM STRUCTURES AND FIRE DEPARTMENT AND ACCESSES AS
  TO NOT OFFENDED APPRICADES.

## Compliance Statement

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND THE LANDSCAPE REGULATIONS AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

#### PLANTING, SPACING, AND MAINTENANCE INFORMATION

- Utilize slope distances for all measurements
- Utilize slope distances for all measurements. 
  Maintenance includes irrigation and annual removal of weeds dead materials, and other undestrable flammable vegetation required to keep the luef modified area in a fire safe condition as required by the approved Full Modification Plan.

  During early stages of revegetation, plants are small and may be planted in increased densities to establish erosion control measures: however, as these plants mature and increase in size they must be thinned to meet fuel modification standards.

  The term "fire resistant" may be mislanding, All plants will burn if there is enough heat and other conditions are right. Vegetative fire resistance may be enhanced through consistent irrigation.

- eral Requirements:

   Select plant makeful which will produce coverage of permanent planting effectively controlling erosion.

   Consider utilizing deep-rooted plant material needing limited watering.

   Limit use of plants which are known to be especially flammable, throughout your property.

   Limit use of plants which develop large volumes of foliage and branches.

   Limit use of plants which develop deciduous or shaggy bank.

   Limit use of plants which develop deciduous or shaggy bank.

   Limit use of plants which develop drip or dead undergrowth.

   Recommended minimum spacing is 30 feet between canaptes for trees and 15 feet or three times the height of large shrubs. Limited grouping or alternative spacing may be approved.

- citic Requirements:

  \*Plants and trees must be incividually planted, spaced and maintained in such a manner that they do not form a means of transmilling fire from native growth to the structure.

  \*Select plant specides from the approved plant list for each zone and geographical area. Other species will be reviewed on a case-by-case basis. Except for dwarf varieties or mature trees small in stature, trees are generally not recommended within Zone A for reasons which go beyond fire issues and are therefore not included in the planting guide. The carnoptes may estend list Zone A when planted outside the zone it milit massing of vegetation adjacent to structures, especially under eaves, overhangs, decks, ex
  \*Provisions for conflinuous maintenance must be documented on the Fuel Modification Plan and CC&Rs.

  La. by Homosomers Associations, properly owners, or other entities.

  \*Conduct yearly maintenance to reduce fuel volumes, eliminate weeds remove dead vegetation, etc. prior to annual brush inspections.

## ornamentals. Inigation shall be directed away and placed outside the dripline of native caks.

Adjust irrigation heads to provide optimal coverage pertaining to the shrub heights.
 Perform Irrigation Audits to ensure the system is running properly.

Care should be taken to avoic erosion problems created or enhanced by total vegetation removal. In areas where target species comprise the total vegetation, partial removal is recommended with replacement planting using destrable species as the long-range goal, knoted using shallow noted ground covern on steep slopes, ice Plant, while an effective ground cover on flat surfaces, would be undestrable on a steep slope because its shallow noted mature may cause it to slide off the slope if the root zone becomes saturated during a rainstorm, exposing self the erosion.

- MAINTENANCE

  MOUTINE MAINTENANCE SHALL BE REGULARLY PERFORMED IN ALL ZOMES. THE MOST CHARTEN TO THOSE FIRMS IN THE FUEL MODIFICATION GUIDELINES AND THOSE OUTLINES BELOW:

  REVUYAL OR THINNING OF UNDESHABLE COMBUSTIELE VEGETATION AND REMOVAL OF DEAD OR DYING
  LANGSCHIME OF LINES HERE THE OUTCARLE FOR THE VEGETATION AND REMOVAL OF DEAD OR DYING
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## SETBACK CERTIFICATION REQUIRED VISTA DEL MAR 3

Project No. Bonnolo-00 456 & 30 NING COLY

APPROVED BY THE PLANNING DIVISION CITY OF RANCHO PALOS VERDES

It is unlawful to make any changes or alterations

of plans without written permission from the Plan

Approval is VOID after 180 days, unless otherwise

\*Not valid unless accompanied by a completed Cleara

Division Plan Check \_\_\_\_

Approved for submittal to Buildir

Approved for issuance of Buildir Permit

in the Conditions of Approval.

NO ADDITIONAL HARDSCAPE AND/OR EARTH MOVEMENT AROUND THE PERIMETER OF THE HOUSE WILL BE PERMITTED BEYOND THE 35% LOT COVERAGE.



FT. MAX. HEIGHT CERTIFICATION REQUIRED

#### PROPERTY OWNER

MR & MFS, YAY 45UCH 024 CRESCENT PAFT WEST UNT OF FLAXA V S. 4 CAROLDIA

#### PROJECT ADDRESS. SEVETAGE MAR

PADENTERESES ALS 49724

#### LEGAL DESCRIPTION:

#### PROPOSEE LANCS LAPE AREAS

5/F 18 45 £ 45 TURF AREA FOTAL - 4NDSCAFF APFA 18.27 SF

#### PROPERTY INFORMATION:

(3/M2 SFF/KDSCPF) - 6867 SF - 48:

-7-5 = 28 0 1 5F PROPOSED RESIDENCE NEW FROPOSED PESILENCE REPERFLOOR LIVING PULLINE SIDE THOS ATES 5251 PRIVEWAY 2 825F TOTAL PROPUSED IN HOPPEN 1 - 1X HOLD LOT US VER HOE 30% LCT + 1/50 CF GAPAGE APEA TOTAL PROPOSED APPA WILL LOT COVER +SE (3/55F BLDG) +

## TABLE OF CONTENTS

| PAGE | SHEET                           |
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| T-1  | Title Sheet                     |
| L-1  | Existing Landscape Plan         |
| L-2  | Planting Plan                   |
| L-3  | Irrigation Plan                 |
| L-4  | Lighting Plan                   |
| L-5  | Planting And Irrigation Details |
| L-6  | Specifications                  |

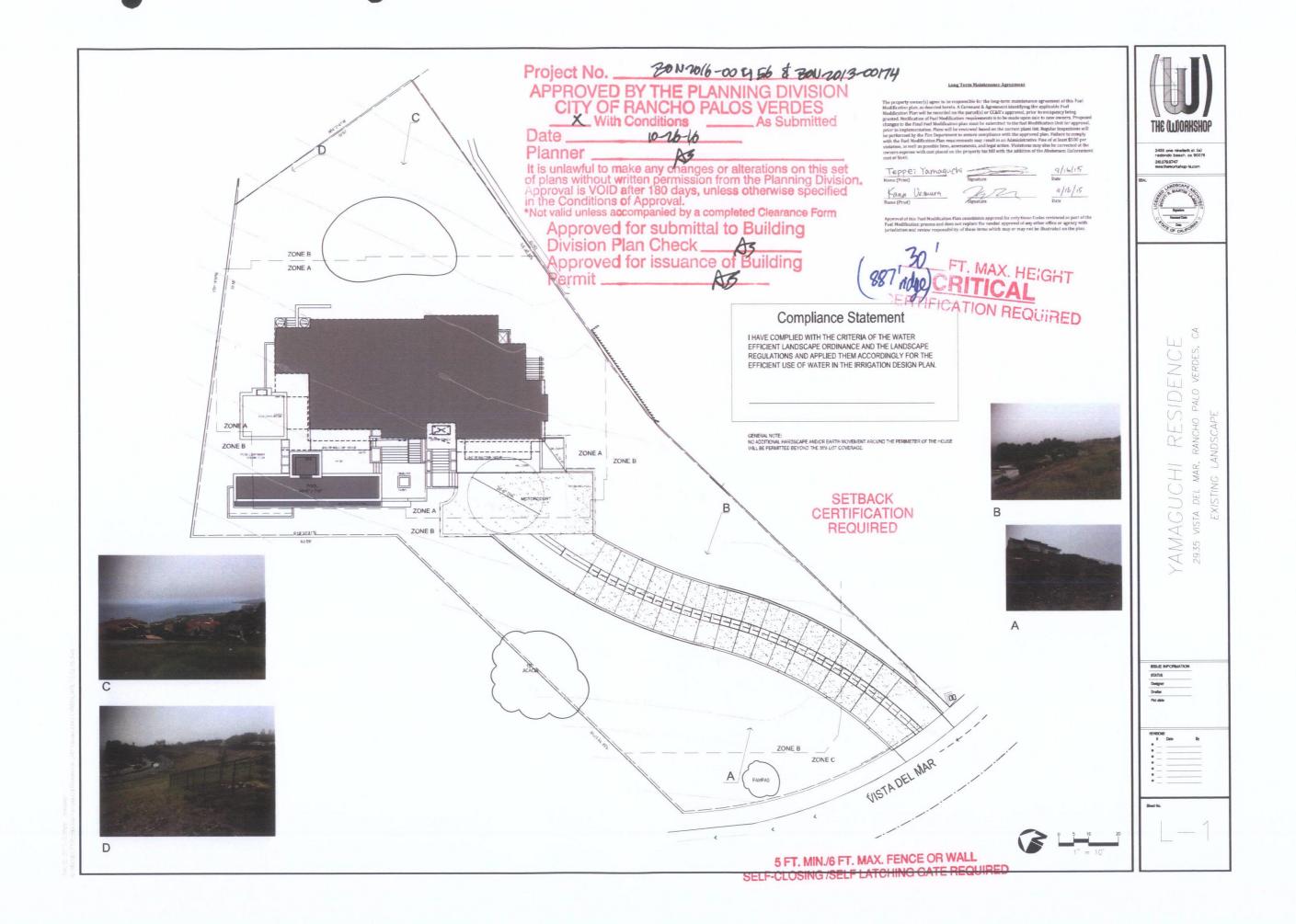
# With Conditions \_\_\_\_\_ As Submitted THE (W)ORKSHOP

310.379.9747 www.lheworkshop-le.com

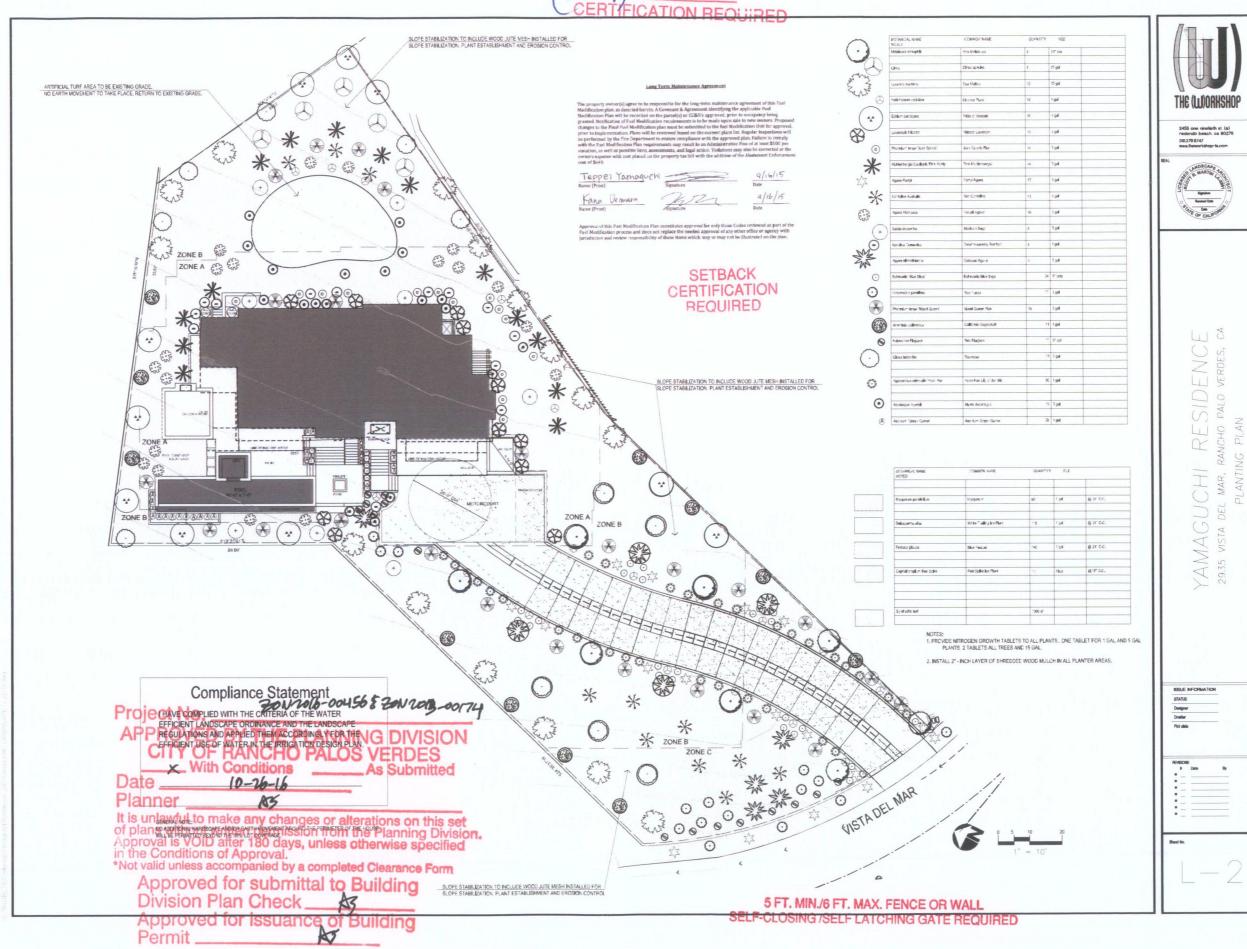


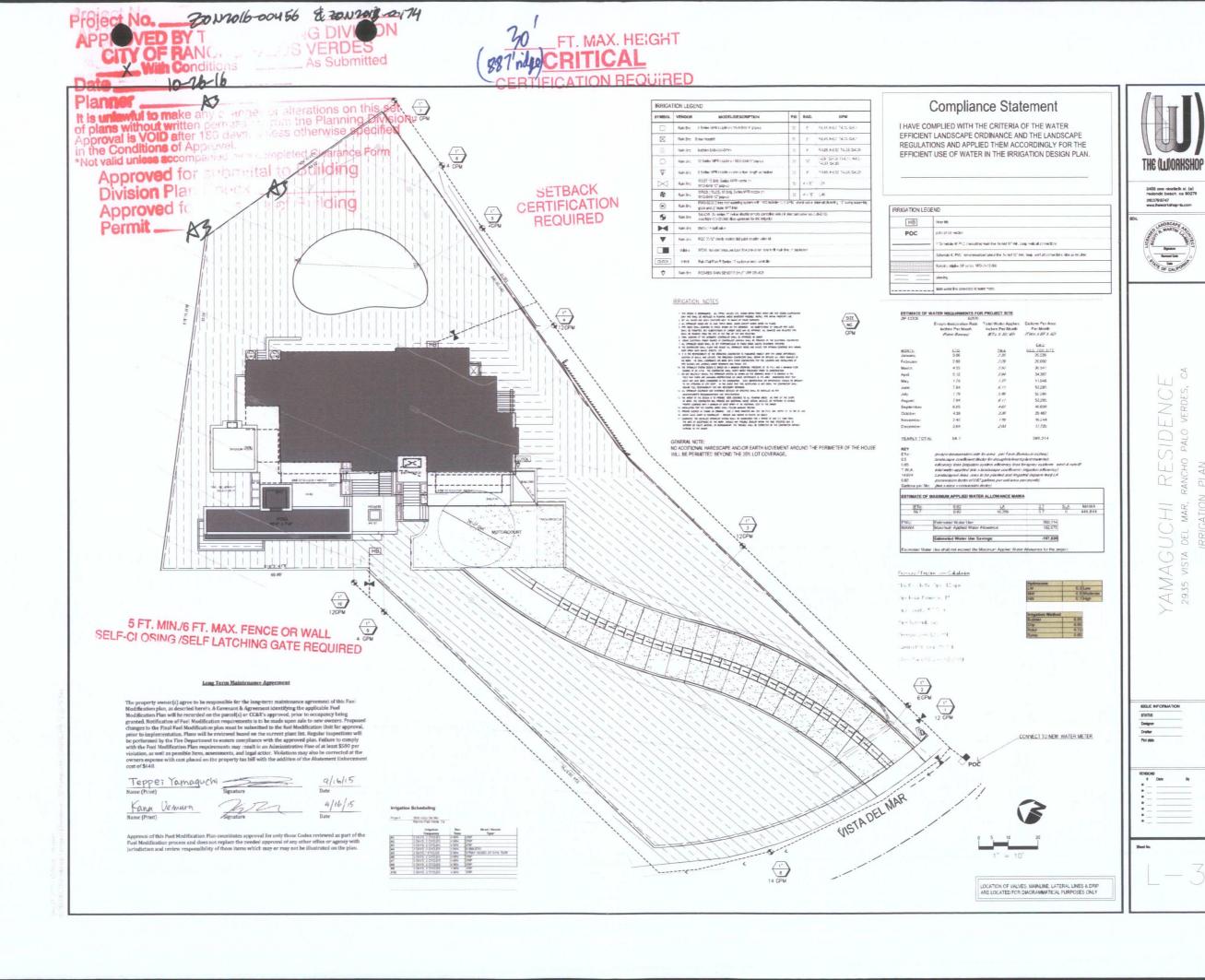
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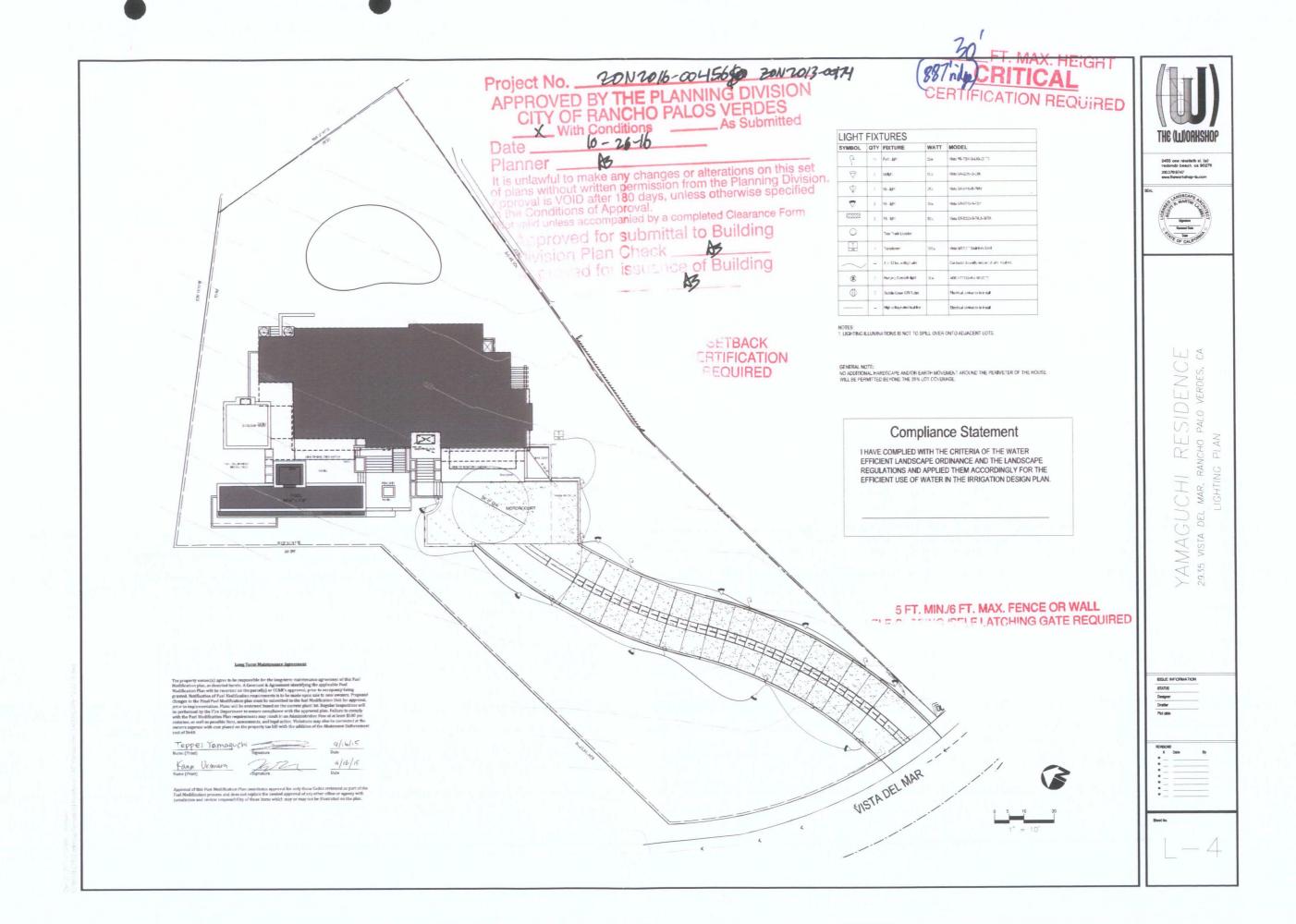
REVISIONS Date

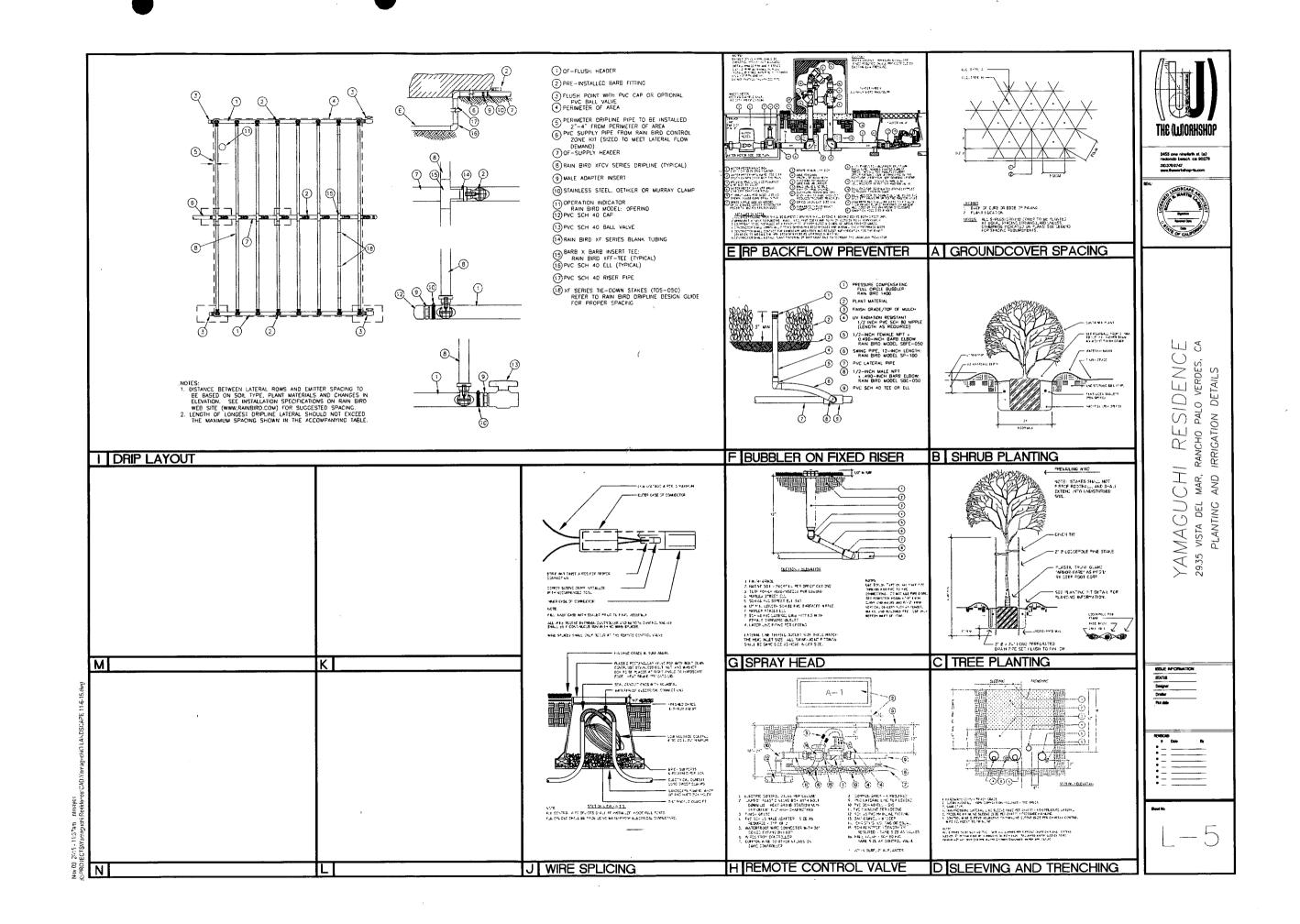












A. Due to the scale of the drawings, it is not possible to indicate all offsets, fittings, sleeves and other components which may be required. Carefully investigate the structural and finished co investigate the structural and finished conditions affecting the work and plan accordingly. Furnish such fittings and components as may be required to meet such conditions. Drawings are generally diagrammatic and indicative of the work to be installed. histalf the work in such a manner as to avoid conditions between irrigation system, planting, and architectural features. Equipment shown in paveo areas is for design derification only. Install such equipment within

B. Do not withully install the irrigation system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences or discrepancies in area dimensions exist that might not

have been considered during engineering.

C. Record and As-Built Drawings:

Provide Owner with reproducible set of "As-Built

as stipulated in the General Conditions.

E, Minimum Requirements for Picing and Fittings: 2. Cast-iron fittings for ACP: ANSI 21.10 and A

pipe.
4. Galvanized malleable iron fittings: ANSI B-16.3,
5. Hard drawn copper Type K: ANSI H-26.1 and ASTM

Wrought copper or bronze solder fittings: ANSI B-16.22.

7. PVC constant pressure main line picing two inches and larger: Rubber-ring joint, PVC Class 160; or solvent weld joint, PVC Class 315.

 PVC constant pressure main line piping 1-1/2 inches and smaller; Solvent weld joint, PVC Schedule 40. PVC intermittent pressure lateral line piping:
 Solvent weld, inlnt, PVC Class 200, Schedule 46.

 PVC fittings: PVC Schedule 40 solvent weld and factory manufactured, of Schedule 40 with number ring joint.

F. PVC Piping:
1. Install PVC plastic pipe and fittings below grade.
2. PVC pipe: NSF-approved Type 1, Grade 1 compound conforming to ASTM 0 1784.
3. PVC Schedule 45 and Schedule 80: sipe: ASTM 0 1785.

3. PVC Screenue 44 and Screenue ou sque. Action of and ASTM D 2466.

4. PVC Class 160, Class 200, and Class 315 solvent weld and Ring-Tight pipe: ASTM D 2241.

5. PVC colvent cement: ASTM D 2564.

G. Backflow Prevention: Use type as indicated on the drawings.
 All pioing between point of connection and

All piping between point of connection and backflow prevention unit to be of material as required by local code.

 Control Wiring:
 Use direct burial copper wire UWG-U.F. 600 with for connections between the automatic controller and the electric control valves. No wire size loss than #14. Lise black only wire for offer 2. Install wiring along same route as pressure mainline supply or lateral lines wheneve

possible.

3. Where more than one wire is placed in a trench, tape wiring together at ten foot intervals.

4. Provide an expansion ourl within three feet of

each wire connection.

5. Make splices with Scotch-Lok #3577 Connector sake spaces with scotch-tox #3377 connector Seating Packs or Pen-Tite wire connectors. Use one spitice per connector Seating Packs or Pen-Title wire connectors. Use one splice per connector seating pack. Field splices will not be controller to be provided by others. Mak required electrical connection of automatic controller to cutlet.

In mstallation:
 Provide a minimum of eighteen inches cover for all pressure supply lines.
 Provide a minimum of twelve inches cover for all intermittent pressure lateral lines.
 Provide a minimum of eighteen inches cover for all ones a minimum of eighteen inches cover for all ones.

control wiring.

4. All pipe under paved areas to be PVC Schedule 40

 All tipe under paved areas to be PVC Schedule installed prior to paving.
 In addition to control wire sleeves shown on the drawings, install wire sleeves of sufficient size under all paved areas prior to paving.
 Final locations of automatic controller shall be determined by the Owner and/or Landscape Architect.

7. Flush irrigation system piping prior to

Number installation of springler heads.
 Installation of springler heads.
 Install the sprinder heads as designed on the drawings. Do not exceed maximum spacing of heads indicated on the drawings and in no case exceed.

M. Adjustment of the System: M. Adjustment of the System:
 Puts and adjust all sprinder heads for optimum performance and to prevent overspray onto wrates, oxadways, and buildings. Select it is best degree of arc to fill existing site concidions.
 Set all sprindler heads perpendicular to finished.

grades unless other wise designated on the

02480 LANDSCAPE PLANTING

A. On Site Soil Inspection:
 In addition to these documents, comply with the recommendations of the Soil Suitability and

2. Where no soils report is available, obtain a soil It test after rough grading has been completed.

Soil test shall be conducted by Soil and Plant
Laboratory, P.O. Box 6566, Orange, CA. (714) 2829777. Send copy of soils report and

Submittabs:
 Submit cells ery slips for material to Owner to verify specified quantities of bulk deliveries of soil amendments and feedfaces.
 Seed mixtures: Furnish dealer's guaranteed

C. Product Delivery, Storage and Handling: 1. Deliver fertilizer to site in original unopened containers bearing manufacturer's guarant chemical analysis, name, trade mark, and conformance to State law.

2. Deliver plant material with legible identification

tabels.
3. Label trees, evergreens, bundles or containers of like shrubs, or ground cover plants.

4. Protect plant material during delivery to prevent

damage to root ball or desiccation of leaves.

5. Maintain and protect plant material not to be

D. Job Conditions:
 Perform actual planting only when weather and soil conditions are suitable in accordance with locally.

F Substitutions Substitute plant material for the indicated plant material will not be permitted unless specifically approved in writing by the Landscape Architect.

F. Guarantee:
1. Guarantee boxed and field grown trees to Tive and Guarantee boxed and being grown trees to live and grown in an "acceptable, upright position" for a period of one year after completion of the specified maintenance period and final acceptance. Definition of "live and crow" and "acceptable uright position" shall mean that the tree must

 Use natural flable soil of the region, free from humps, clay, toxic substances, sticks, debris, vegetation, stones over one Inch in minimum vegetation, stones over one inch in minimum dimension, and containing no decomposed salts, or alkali.

2. Sitt plus day content not to exceed 15 % by

weight. Boron content not to exceed 1 PPM as measured by the saturation extract.

4. Sodium absorption ratio (SAR) not to exceed 6 and the electrical conductivity or the saturation extract not to exceed 3.0 materials per centimeter.

5. Free from herbicides 6. Free from noxious weeds

J. Organic Amendment: 1. Nitrogen Stabilized: a, 0.4 to 0.6 sawdust. b. 0.56 to 0.84 % N based on dry weight for fir % N based on dry weight for fir or c. C.8 to 1.2

2. Particle Size: a. 95-100 % passing 6.35 mm (1.4\*) standard % passing 2.38 mm (No. 8, 8 mesh)

standard sleve. c, C-30 % passing 500 micron (No. 35, 32 mesh) standard slave. 3 Soluble Salts:

a. Maximum 3.5 millimhos/centimeter @ 25m C. as determined by the saturation ex

K. Organic Soil Conditioner with Fertilizer:

1. Use Gro-Power-Plus as manufactured by Southern California Ornanic Ferfilzer Co. (213) 245-6849.

 Commercial Fertilizer:
 Use commercial fertilizer, undorm in composition, free flowing, conforming to State and Federal laws, and suitable for application with equipment. cestigned for that purpose. 12-12-12 unless otherwise indicatec.

2. Where indicated, use Agriform Plant Tabs 20-10-5

21 gram tablets at rate prescribed in ML Plant Material: 1, Use plants of the variety and size as indicated on

the drawings.

2. Tag one each of each bundle or lot with the plant name in accordance with the recommendations of the American Association of Nurserymen. 3. Use plants that have a habit of prowth that is

Jise plants that have a habit of growth that is normal to the species, are sound, healthy, vigorous and free from insect pests, plant diseases, sun scadds, fresh abrassions of the earl, excessive abrassions of the bark, excessive abrassions or other objectionatile disfigurements. Tree trunks to be sturdy and well hardened off.

N. Tree Staiding Material: 1. Copper Maphthanate, Green Color impregnated Lodge a. 10 feet long for 5 and 15 gallon frees.
 b. 12 feet long for 24" box and larger frees.

Steel Pipe Stakes:
 a. 2\* (2-3 %\* O.D.) Schedule 40 galvanized steel

pipe. b. 10'-6' long with end cap. Paint flat black. ee ties:

a. Single stake: Cinch-tie as manufactured by V.I.T. Company.

b. Double stake: Twist-brace as manufactured by V.I.T. Company.

O. Vine Ties:

1. Achering:
a. Clear plastic disc with eye.
b. Secure to surface with achesive.
c. Attach vines to disc with green plastic.

Q. Gravel Sump:
1. 3/4" to 1" diameter sharp crushed rock gravel.

R. Hydrautic Secting Materials:

1. Fiber: Cellulose fiber: Corwed Hydro Mulch or Silva Fiber:

2. Fertilizer:

a. 8-3-2 + 3 % Fe.

Organic Soil Stabilant:
 a. Ecology Control M-Binder
 b. Terra-Track III.

S. Soil Preparation Mix (Mixture per each 1,000 square 1.6 cubic yards nitrogen stabilized organic

amendment.
2. 15 lbs. 12-12-12 Commercial fertilizer. 3, 200 lbs, Agricultural Gyosum.

T, Planting Soil Mix (Mixture for plant pit backfill): 

a. Per each 15 gallon plant...4 tablets c. Per each 1 gallon plant.....1 tablets d. Box trees......1 tablet per 1/2\* of trunk caliper

U. Preparation:

1. Verify that final grades have been established prior to beginning planting operations.

2. Do not work soil when moisture content is so great sive compaction will occur nor when

for planting.

3. Remove and dispose of all weeds and buried debris found upon any excavation to any convenient legal dump or offside location at no experience to the

Owner.

Make all sold areas smooth and even with finish grades 1 inch below the surface of withs, paved areas and curbs and sightly less than flush with catch bashes, markfules, deanouts, valve bones and similar features.

5. Cuthvate and areas to be planted to a depth of all least 6 inches so that the soil is loose and triable. For the top two inches of soil in all

triside. For the top two inches of soll in all culfivated areas, remove all stones, noots and other deleterious matter which might be a hinderance to planting and maintenance. 6. For planting areas, uniformly broadcast and thoroughly incorporate soil amendments to a ceptiof four inches by means of a roto@er o

V. Herbicide Application

accepted equal.

remouse Apparation. Pre-Emergence Herbicide: Apply to planting areas, except lawns. in accordance with manufacturer's recommendations. After application, apply one to recommendations. After application, apply one to two inches of water.

2. Contract Herbicides: Apply per manufacturer's recommendations to areas to receive favm. Prior to application, moisten areas for 14 days to encourage weed germination and growth. Apply contact herbidde before weeds attain six inches

W. Planting: 1. Do not commence planting until all construction work, grading, soil improvements and impation system installation have been completed. 2. When plant material is spaced in rows, verify the total dimension and space the plants equally within the designated area. Where plant material is shown in random pattern, space the material as shown on the drawings and as directed by the

3. Dig plant pits with level bottoms, width twice the diameter of the root ball and six inches deepe than the length of the root ball, unless otherwise a. Stake trees designated to be installed, as pe detail, with stakes or stake on windward side of

b. Set trees in plant pit, drive one tree stake 30 inches to firm soil next to root ball, backfill pit with prepared soil mix.

c. Secure tree to stake with two "Cinch-Ties" per

manufacturer's recommendations.

2. Container Trees-Double Stake: a. Set trees in plant pit, drive one indoepole a. Set trees in plant pit. drive one kodgepole
tree stake into firm soil mext to the root ball on
each side and backfill pit with prepared soil mix.
b. Secure tree to stakes with "Twiss-Brace" per
manufacturer's recommendations.
3. Container Trees-Single Stake
a. Set tees in plant oit, drive one bodgepole tree
a. Set tees in plant oit, drive one bodgepole tree
and the plant oit.

The security of the securi

stake 30 inches into firm soil next to the root ball and backfill pit with prepared soil mb b. Secure tree to stake with two "Cinch-Ties" per

Y. Planting Rooted Cuttings:

1. Allow all plant materials specified as flat stock on planting plans to remain in the flats or liners until time for transplanting. Provide sufficient mosture to flat soil so that the soil does not fall apan when transplanting plant from flat. Plant each plant with its opportionate amount of that soil in a manner that will insure a minimum disturbance to the mot system.

THE (LLOORHSHOP



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M &

| <br>ISSUE INFORMATION |
|-----------------------|
| STATES                |
| Designer              |
| Drafter               |
| Plot diste            |
|                       |

| MOON | 5    |     |
|------|------|-----|
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# Certification of Acceptance of Project Conditions of Approval

| n | :-   | 4.  |
|---|------|-----|
| ۳ | role | CL. |

Case No. ZON2016-00456

**Project Location:** 

2935 Vista Del Mar

**Approval Date:** 

October 25, 2016

| above-mentioned project hereby certify that I   | :<br>have read, unders | stand, and accept all |
|---|------------------------|-----------------------|
| conditions of approval applicable to this proje |                        |                       |
| ,   |                        |                       |
|   | 12/23                  | 116                   |

(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 within 30 days of Planning Commission approval.)

## **Amy Seeraty**

luis@envirotechno.com From:

Wednesday, September 21, 2016 7:07 PM Sent:

To: Ara Mihranian; Amy Seeraty

Subject: 2935 Vista del Mar

**Attachments:** Grading Calculations.pdf

Hi Ara and Amy,

I just finished meeting with the Civil Engineer. Regarding the two items of concern. Here are the responses:

- 1. He explained that the numbers were originally rounded off and he had a deeper swimming pool which offset the calculation and brought the number back to the original approved grading volumes. He gave me the calculations which are attached.
- 2. The second item was the lot disturbance which is also included on the calcs for grading. The highlighted area on the partial site identify the areas at the back which were requested to be raised one foot average for five feet in order to drain away from the rear wall by public works. This is pretty minor and hopefully can be approved internally.

Please let me know if that is acceptable as we are incurring costly delays.

Thank you very much for your consideration,

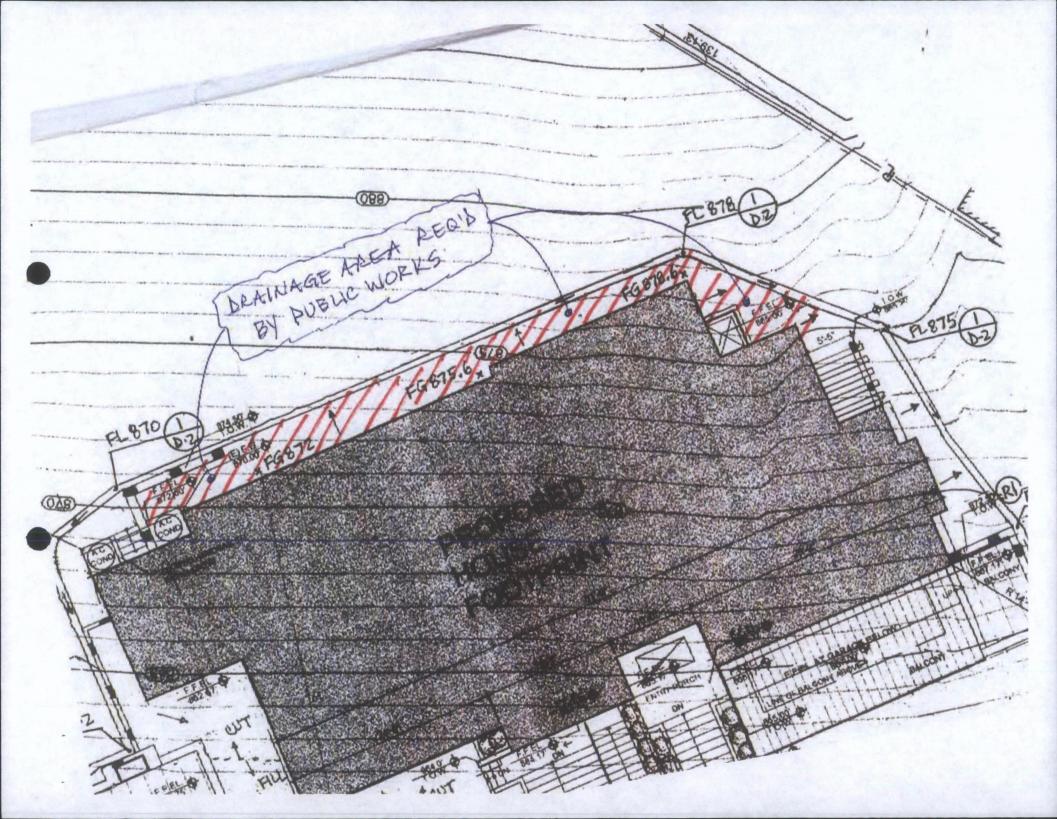
Luis de Moraes, AIA-ASID-LEED AP BD+C

**ENVIROTECHNO ARCHITECTURE, INC.** 

13101 Washington Boulevard #404 Los Angeles, California - 90066

Cell: 310/488-8769 Tel: 310/216-0844

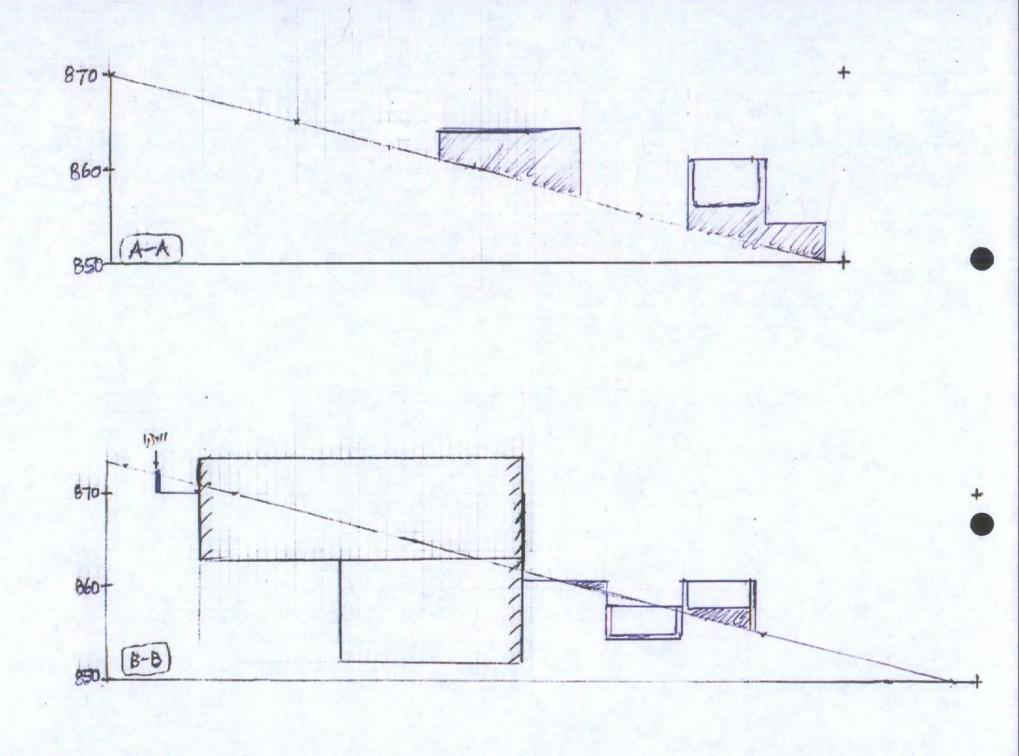
email: luis@envirotechno.com website: www.envirotechno.com

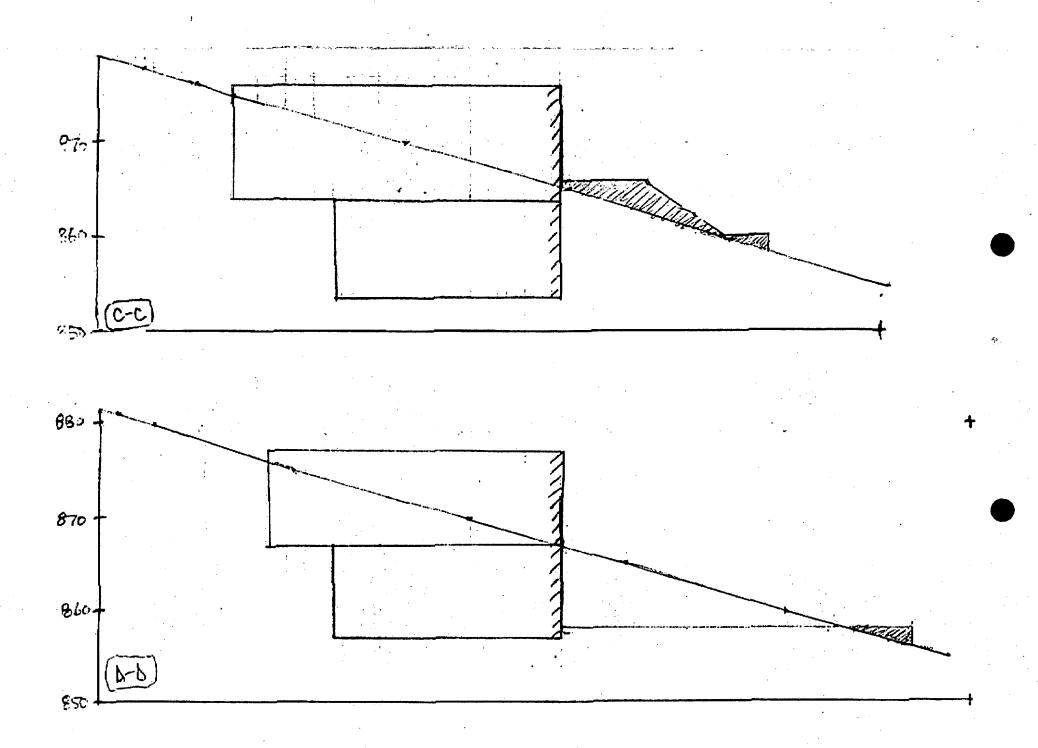


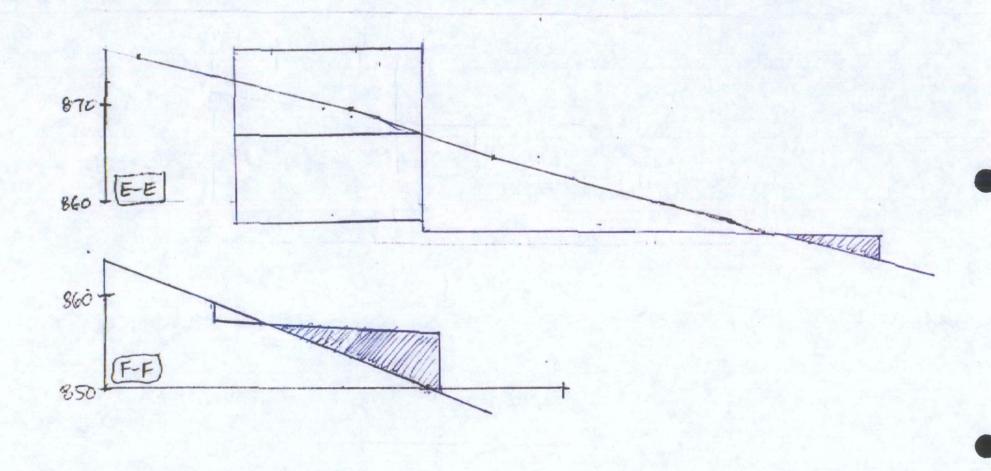
## GRADING VOLUMES -> YAMAGUCHI HOUSE

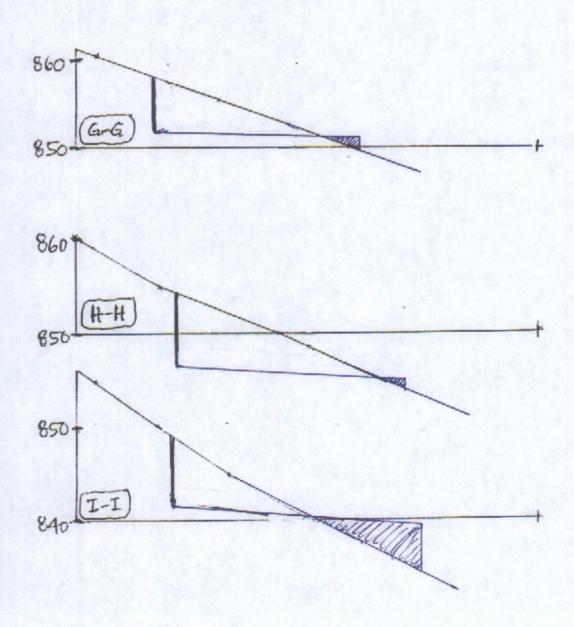
| iocation     | Cut Vol. | Fill Vol. |   |
|--------------|----------|-----------|---|
| 1) Exterior  | 168 yd3  | 120 yd3   |   |
| 2) Residence | 1333 yd3 | 10 yd3 x  | Includes fill soils L<br>at upper side of house |
| 3) briveway  | 233 yd3  | 73 yd3    |   |
|              | 1734 yd3 | 203 yd 3  |   |
| 4) Export    | 1531 yd3 | -         |   |

| GRADING                | VOLUME               | =5     |  |             | JOLUA       |              |      |
|------------------------|----------------------|--------|--|-------------|-------------|--------------|------|
| location               | Exterior<br>Cut Fill | dist   | cut Fill                               | Exte<br>Cut | Fill        | Cut (13)     | Fill |
| Section A-A            | & 125H               | >24'   | 8 8                                    | (yd3)<br>18 | (yd3)<br>60 | (yd3)<br>151 | (yd= |
| B-B                    | 40 1042              | 1-42'  | 340 ft 2 8                             | 31          | 39          | 622          | ø    |
| c-c                    | Ø 40H2               | >22'   | 460ft² Ø                               | 49          | 19          | 355          | B    |
| 8-8                    | 120H2 7H2            | >14    | 410H2                                  | 56          | 6           | 169          | N    |
| E-E                    | 95 A2 14A2           | >8'    | 240 ft 7.8                             | 14          | 6           | 36           | ø    |
| End of House           | Roadway Cut Fill     | List 1 | VOLUMES Cut Fill                       | Z=168       | 130         | Σ=133        | 3 8  |
| Section F-F            | 5.AZ 65HZ            | >32'   | 36 yd 3 40 yd 3                        | 3           |             |              |      |
| G-G                    | 54A2 3H2             | >32'   | 84 yd 3 3 yd 3                         |             |             |              |      |
| H-H I-I End of Readway | 88 FHZ 1 AZ          | >321   | 88 yd3 18                              |             |             |              |      |
| I-I                    | 60 At 2 30 At 2      | >22'   | 25 yd 3 12                             |             |             |              |      |
| End of Readway         | RE                   | <      | ====================================== | d3          |             |              |      |











October 26, 2016

Teppei Yamaguchi 6241 Crescent Park West, Unit 106 Playa Vista, CA 90094

SUBJECT:

APPROVAL OF AN AMENDMENT TO CONDITION NOS. 24 AND 28 OF P.C. RESOLUTION NO. 2016-1, (PLANNING CASE NO. ZON2016-00456-REVISION

TO CONDITIONAL USE PERMIT NO. 23)

2935 VISTA DEL MAR

Dear Mr. Yamaguchi:

The Planning Commission has approved your request for amendments to Condition Nos. 24 and 28 of P.C. Resolution No. 2016-1 to allow an increase of 1.1% to the maximum lot coverage requirement to accommodate a Building & Safety required revision to the on-site drainage. This approval is subject to the conditions of approval set forth in P.C. Resolution No. 2016-13.

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 November 9, 2016.

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 within 30 days. If you have any questions, feel free to call me at (310) 544-5231 or email me at <a href="mailto:amys@rpvca.gov">amys@rpvca.gov</a>.

Sincerely.

Amy Seeraty
Associate Planner

Encl: Certification of Acceptance of Project Conditions

Notice of Decision

Resolution 2016-13 with Conditions of Approval

CC: Envirotechno, 13101 Washington Blvd. #404, Los Angeles, CA 90066

Teppei Yamaguchi, 6241 Crescent Park West, Unit 106, Playa Vista, CA 90094

Ara Mihranian, Community Development Director

So Kim, Senior Planner

Project File



October 26, 2016

# NOTICE OF DECISION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rancho Palos Verdes has adopted Resolution No. 2016-13, thereby amending Condition Nos. 24 and 28 of P.C. Resolution No. 2016-1 to allow an increase of 1.1% to the maximum lot coverage requirement to accommodate a Building & Safety required revision to the on-site drainage. (Case No. ZON2016-00456).

LOCATION:

2935 Vista Del Mar

APPLICANT:

Luis De Moraes, Envirotechno Architecture, Inc.

LANDOWNER:

Teppei Yamaguchi

Said decision is subject to the conditions of approval set forth in the attached Resolution No. 2016-13.

This decision may 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. Any appeal letter must be filed within fifteen (15) calendar days of the date of this notice, or by 5:30 PM on Wednesday, November 9, 2016. A \$2,275.00 appeal fee must accompany any appeal letter. If no appeal is filed timely, the Planning Commission's decision will be final at 5:30 PM on November 9, 2016.

If you have any questions regarding this project, please contact Amy Seeraty, Associate Planner, at (310) 544-5231 or via e-mail at amys@rpvca.gov.

Ara Mihranian

Community Development Director

cc: Envirotechno, 13101 Washington Blvd. #404, Los Angeles, CA 90066 Teppei Yamaguchi, 6241 Crescent Park West, Unit 106, Playa Vista, CA 90094 Daniel Robert LeMay, 2923 Vista Del Mar, Rancho Palos Verdes, CA 90275 Susan Estes, via email Christopher Wilson & Associates, Attn: Christopher F. Wilson, Esq., 3848 West Carson Street, Suite 301, Torrance, California 90503 Project File

COMMUNITY DEVELOPMENT DEPARTMENT

October 26, 2016

# **NOTICE OF DECISION**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rancho Palos Verdes has adopted Resolution No. 2016-13, thereby amending Condition Nos. 24 and 28 of P.C. Resolution No. 2016-1 to allow an increase of 1.1% to the maximum lot coverage requirement to accommodate a Building & Safety required revision to the on-site drainage. (Case No. ZON2016-00456).

LOCATION:

2935 Vista Del Mar

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Luis De Moraes, Envirotechno Architecture, Inc.

LANDOWNER:

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If you have any questions regarding this project, please contact Amy Seeraty, Associate Planner, at (310) 544-5231 or via e-mail at <a href="mailto:amys@rpvca.gov">amys@rpvca.gov</a>.

AraMibranian

Community Development Director

cc: Envirotechno, 13101 Washington Blvd. #404, Los Angeles, CA 90066

Teppei Yamaguchi, 6241 Crescent Park West, Unit 106, Playa Vista, CA 90094 Daniel Robert LeMay, 2923 Vista Del Mar, Rancho Palos Verdes, CA 90275

Susan Estes, via email

Christopher Wilson & Associates, Attn: Christopher F. Wilson, Esq., 3848 West Carson Street, Suite 301, Torrance, California 90503

Project File

# P.C. RESOLUTION NO. 2016-13

A RESOLUTION OF THE PLANNING COMMISSION THEREBY AMENDING CONDITION NOS. 24 AND 28 OF P.C. RESOLUTION NO. 2016-1 TO ALLOW AN INCREASE OF 1.1% TO THE MAXIMUM LOT COVERAGE REQUIREMENT TO ACCOMMODATE A BUILDING & SAFETY REQUIRED REVISION TO THE ON-SITE DRAINAGE (ZON2016-00456-REVISION TO CONDITIONAL USE PERMIT NO. 23).

WHEREAS, on July 12, 1977, the Planning Commission approved Conditional Use Permit No. 23, establishing a residential planned development (RPD) comprising of Tract Nos. 32574, 32991 and 34834; and

WHEREAS, on September 9, 1986, the Planning Commission adopted the Seacliff Hills Development Guidelines in recognition of the need for greater sensitivity and design flexibility in the construction of these custom homes. The Guidelines were supplemented on August 23, 1989; and

WHEREAS, on May 7, 2013, an application for a CUP revision and grading permit was submitted to improve vacant property located at 2935 Vista Del Mar, and,

WHEREAS, after various resubmittals and reviews by Staff, the property was sold in June 2015; and,

WHEREAS, on July 23, 2015, a new application for a CUP revision and grading permit was submitted for the vacant property located at 2935 Vista Del Mar; and,

WHEREAS, on October 20, 2015, an application was submitted for a Minor Exception Permit to allow a 6' fence and gate (80% open to light and air) within the front setback; and,

WHEREAS, after various resubmittals and reviews by Staff, the project was deemed complete on November 16, 2015; and,

WHEREAS, a public notice was published on November 19, 2015, pursuant to the requirements of the Rancho Palos Verdes Development Code; 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 December 8, 2015, at which time all interested parties were given an opportunity to be heard and present evidence. After hearing a report from Staff, as well as from the applicant and his architect, and members of the public, the Planning Commission closed the public hearing and voted 6-0 (Vice Chairman Tomblin was excused absent) for a resolution to approve the project with the following modifications: 1) moving the house 10' to the north-west, 2) adding conditions requiring that the windows on the house be tinted to reduce glare reflection onto other properties, installing timers and light bulb shields to each exterior light fixture visible from neighboring properties; and 3) that a reflectivity study be completed prior to building permit issuance to demonstrate that there is no glare from the windows which will adversely impact the street and/or driveways of neighboring properties. The Planning Commission directed Staff to bring back a revised resolution memorializing the conditional approval of the project on the consent calendar at its January 12, 2016 Planning Commission meeting; and

WHEREAS, the item was approved at the January 12, 2016 Planning Commission meeting by a 7-0 vote; and,

WHEREAS, on March 18, 2016, the applicant initiated the plan check process with the City's Building and Safety Division and as a result, the City's Engineer, required the upslope drainage swale located along the rear of the proposed residence to be setback a minimum of 2.5' from the structure and that the area between the structure and drainage swale be regraded (fill) by approximately 10yd³ so that onsite water runoff will drain away from the structure towards the drainage swale; and,

WHEREAS, the Planning Commission finds that all previous adopted findings made and discussed in P.C. Resolution No. 2016-1 can still be made because the proposed revision to accommodate a change to the drainage swale at the rear of the residence will not alter the previously approved building footprint; 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), the Planning Commission found no evidence that Case No. ZON2016-00456 will have a significant effect on the environment and, therefore, the proposed project has been found to be Categorically Exempt under Class 3 (Section 15303); and,

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF RANCHO PALOS VERDES DOES HEREBY FIND, DETERMINE AND RESOLVE AS FOLLOWS:

Section 1: The proposed project is a request for the following revisions to Condition Nos. 24 and 28 of Planning Commission Resolution No. 2016-1:

1. An increase of 1.1% to the maximum allowed lot coverage as a result of grading associated with an upslope drainage swale located between 2.5' and 4' away from the rear façade of the proposed residence, consisting of 10yd³ to fill the area between the building and the drainage swale such that water runoff will drain away from the building. Lot coverage is calculated differently in the Seacliff Hilltop community than it is elsewhere in the City. In addition to the building footprint and driveway/parking areas, all other surface improvements are included as lot coverage, as are any unimproved areas that are disturbed by site grading but not restored to the preconstruction topography. As currently approved, the project exceeds the 25% maximum allowed lot coverage for upslope properties by 10.8%. This proposed change will increase the lot coverage as defined in the conditions of the Seacliff Hills Conditional Use Permit No. 23 by approximately 1.1%, to a total of 36.9%.

The revised breakdown of the total 1,937yd³ of grading is as follows:

- a. 1,333yd³ of cut and 10yd³ of fill for the residence (fill for new drainage revision only)
- b. 233yd³ of cut and 73yd³ of fill for the driveway
- c. 168yd³ of cut and 120yd³ of fill for an infinity-edge swimming pool and patio area in the front yard
- d. 1,531yd³ of the total grading will be exported off-site.

2. The Planning Commission finds that the proposed amendments to Condition Nos. 24 and 28 will not result in a substantial revision to the approvals granted under P.C. Resolution No. 2016-1 because the total amount of earth movement is not increasing, and that the changes are solely to address plan check corrections required by the Building & Safety Division for proper site drainage. Additionally, all previously-approved structures are to remain in their same locations and respective heights, and that the proposed increase to the maximum lot coverage requirement is warranted.

Section 2: Any interested person aggrieved by this decision or any portion of this decision may appeal to the City Council. The appeal shall set forth the grounds for appeal and any specific action being requested by the appellant. Any appeal letter must be filed within fifteen (15) calendar days of the date of this decision, or by 5:30 PM on Wednesday, November 9, 2016. A \$2,275.00 appeal fee must accompany any appeal letter. If no appeal is filed in a timely manner, the Planning Commission's decision will be final at 5:30 PM on November 9, 2016.

<u>Section 3:</u> For the foregoing reasons and based on the information and findings included in the Staff Report, the Planning Commission of the City of Rancho Palos Verdes hereby conditionally approves the revision to P.C. Resolution No. 2016-1 to allow an increase of 1.1% in lot coverage to accommodate a Building & Safety required revision to the on-site drainage for property located at 2935 Vista Del Mar.

PASSED, APPROVED AND ADOPTED this 25th day of October 2016, by the following vote:

AYES:

Commissioners Bradley, Emenhiser, James, Leon, Nelson, Vice Chairman

David L. Tomblin

Chairman

Cruikshank, Chairman Tomblin

NOES:

None

ABSTENTIONS:

None

**RECUSALS:** 

None

ABSENT:

None

Ara Mihranian

Community Development Director Secretary to the Planning Commission

# P.C. RESOLUTION NO. 2016-13 (REVISION TO P.C. RESOLUTION NO. 2016-1) EXHIBIT "A" CONDITIONS OF APPROVAL CASE NO. ZON2016-00456 (2935 VISTA DEL MAR)

# **GENERAL CONDITIONS:**

- 1. Prior to the submittal of plans into Building and Safety plan check, the applicant and the property owner shall submit to the City a statement, in writing, that they have read, understand, and agree to all conditions of approval contained in this Resolution. Failure to provide said written statement within ninety (90) days following the date of this approval shall render this approval null and void.
- 2. The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, lawsuits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures) (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project.
- 3. Prior to conducting any work in the public right of way, such as for curb cuts, dumpsters, temporary improvements and/or permanent improvements, the applicant shall obtain an encroachment permit from the Director of Public Works.
- 4. Approval of this permit shall not be construed as a waiver of applicable and appropriate zoning regulations, or any Federal, State, County and/or City laws and regulations. Unless otherwise expressly specified, all other requirements of the City of Rancho Palos Verdes Municipal Code shall apply.
- 5. 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. Substantial changes 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 and public notification.
- The project development on the site shall conform to the Commission-approved plans and to the specific standards contained in these conditions of approval or, if not addressed herein, shall conform to the RS-1 residential development standards and the OC-1/OC-3 overlay control district performance criteria of the City's Municipal Code and the Seacliff Hills Development guidelines.
- 7. Failure to comply with and adhere to all of these conditions of approval may be cause to

revoke the approval of the project pursuant to the revocation procedures contained in Section 17.86.060 of the City's Municipal Code or administrative citations as described in Section 1.16 of the City's Municipal Code.

- 8. If the applicant has not submitted an application for a building permit for the approved project or not commenced the approved project as described in Section 17.86.070 of the City's Municipal Code within 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 Director.
- 9. In the event that any of these conditions conflict with the recommendations and/or requirements of another permitting agency or City department, the stricter standard shall apply.
- 10. Unless otherwise designated in these conditions, all construction shall be completed in substantial conformance with the plans stamped APPROVED by the City with the effective date of this Resolution.
- 11. This approval is only for the items described within these conditions and identified on the stamped APPROVED plans and is not an approval of any existing illegal or legal non-conforming structures on the property, unless the approval of such illegal or legal non-conforming structure is specifically identified within these conditions or on the stamped APPROVED plans.
- 12. The construction site and adjacent public and private properties and streets shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes. Such excess material may include, but not be limited to: the accumulation of debris, garbage, lumber, scrap metal, concrete asphalt, piles of earth, salvage materials, abandoned or discarded furniture, appliances or other household fixtures.
- 13. All construction sites shall be maintained in a secure, safe, neat and orderly manner, to the satisfaction of the City's Building Official. All construction waste and debris resulting from a construction, alteration or repair project shall be removed on a weekly basis by the contractor or property owner. Existing or temporary portable bathrooms shall be provided during construction. Portable bathrooms shall be placed in a location that will minimize disturbance to the surrounding property owners, to the satisfaction of the City's Building Official.
- 14. 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.

- All grading, landscaping and construction activities shall exercise effective dust control techniques, either through screening and/or watering.
- Temporary construction fencing shall be installed prior to commencing construction as described in Section 17.56.020(c) of the City's Development Code.
- 17. 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.
- Prior to the issuance of building permits, the applicant shall demonstrate the project's compliance with the South Coast Air Quality Management District Rule 445 and the City Municipal Code requirements regarding wood-burning devices.
- All utility lines installed to service the building shall be placed underground from an existing power pole or other point of connection off-site prior to certificate of occupancy.

# **PROJECT SPECIFIC CONDITIONS:**

- 20. This approval is for construction of a new 7,710ft² two-story residence with a below-grade basement and an attached three-car garage consisting of:
  - a: 2,986ft² first floor
  - b. 2,768ft<sup>2</sup> second floor
  - c. 1,151ft² basement
  - d. 805ft<sup>2</sup> attached garage
  - e. 48ft² trellis with a 13'-2" tall privacy wall
  - f. 85.65ft2 trellis with a 14'-6" tall privacy wall

BUILDING AREA CERTIFICATION IS REQUIRED TO BE PROVIDED BY A LICENSED LAND SURVEYOR OR CIVIL ENGINEER PRIOR TO BUILDING PERMIT FINAL.

21. Unless modified by the approval of future planning applications, the approved residence shall maintain the following setbacks:

Front yard setback – Greater than 25' (25' average / 20' minimum required)
Interior side yard setbacks – 18' south-east side / 10 feet north-west side (10' minimum per side / 25' minimum total of both sides required)
Rear yard setback – Greater than 25' (25' average/ 20' minimum)

BUILDING SETBACK CERTIFICATION IS REQUIRED TO BE PROVIDED BY A LICENSED LAND SURVEYOR OR CIVIL ENGINEER PRIOR TO FOUNDATION FORMS INSPECTION.

The maximum height of the residence shall be 9.5' tall, as measured from highest point of existing grade (877.5') covered by the structure to the highest proposed ridgeline (887') and an overall height of 30' as measured from the lowest finished grade (857') adjacent to the structure to the highest proposed ridgeline (887').

BUILDING HEIGHT CERTIFICATION IS REQUIRED TO BE PROVIDED BY A LICENSED LAND SURVEYOR OR CIVIL ENGINEER PRIOR TO ROOF SHEATHING

# INSPECTION.

- 23. A minimum 3-car garage shall be provided and maintained, and a minimum of three unenclosed parking spaces shall be provided and maintained. An enclosed parking space shall have an unobstructed ground space of no less than 9' in width by 20' in depth, with a minimum of 7' of vertical clearance over the space. An unenclosed parking space shall have an unobstructed ground space of no less than 9' in width by 20' in depth.
- Unless modified by the approval of future planning applications, the approved project shall maintain a maximum of 36.9% lot coverage.

# REVISED ON OCTOBER 25, 2016 PER P.C. RESOLUTION NO. 2016-13

- Driveways shall be a minimum width of 20. A paved 25' turning radius shall be provided between the garage or other parking area and the street of access. Driveways shall take into account the driveway standards required by the department of Public Works for driveway entrances located in the public right-of-way. Maximum slope of the driveway shall not exceed 20%.
- All utility lines installed to service the building shall be placed underground from an existing power pole or other point of connection off-site prior to certificate of occupancy:
- 27. Barring any appeals, the silhouette frame shall be removed within seven (7) days from the end of the Planning Commission's decision appeal period, or by Wednesday, February 3, 2016.

# SPECIFIC GRADING CONDITIONS

- 28. The approved grading is for 1,937yd³ of grading on a vacant lot for a new house and pool/patio area consisting of:
  - a: 1,333yd<sup>3</sup> of cut and 10yd<sup>3</sup> of fill for the residence (fill for drainage only)
  - b. 233yd³ of cut and 73yd³ of fill for the driveway
  - c. 168yd³ of cut and 120yd³ of fill for an infinity-edge swimming pool and patio area in the front yard
  - 1,531yd<sup>3</sup> of the total grading will be exported off-site.

# REVISED ON OCTOBER 25, 2016 PURSUANT TO P.C. RESOLUTION NO. 2016-13

ROUGH AND FINAL GRADE CERTIFICATION REQUIRED PRIOR TO BUILDING PERMIT FINAL.

- 29. The approved retaining walls include the following:
  - a. Retaining walls along the upslope side of the proposed driveway and driveway turnaround shall be permitted up to 10.5' maximum, as measured from the new driveway grade to the top of the wall.
  - b. The outer side of the retaining wall of the patio area, south-east of the pool shall be a maximum of 4.5' in height as measured from the lowest adjacent grade.

- c. The retaining walls/planters along the front of the infinity edge pool shall not exceed 3.5 feet in height as measured from the adjacent grade or the planter grade (for the infinity edge trough) to the top of the wall.
- 30. Haul routes to transport soil shall be approved by the Public Works Division prior to issuance of any Grading or Building permit.
- 31. New slopes shall not exceed 67% adjacent to the driveway and 35% elsewhere on the property.
- 32. Approval of NPDES and Geotechnical review is required PRIOR TO ISSUANCE OF A GRADING OR BUILDING PERMIT from the Building & Safety Division.

# SPECIFIC LANDSCAPE CONDITIONS

- 33. A landscaping plan shall be submitted for review and approval by the Community Development Director prior to Building Permit issuance. The landscaping plan shall indicate all landscaping for the purpose of: screening buildings from PVDS; softening architectural features; improving transition between open space and buildings; slope stabilization; and drought tolerant plantings. Said landscaping shall be planted prior to issuance of the Certificate of Occupancy.
- 34. An 18" minimum wide landscaped area between the side property line and the driveway shall be maintained.
- 35. No hardscape walkways shall be allowed around the perimeter of the house.
- 36. Maximum hardscape coverage within the front-yard setback area shall not exceed 50%.

# **EXTERIOR LIGHTING CONDITIONS**

- 37. Exterior residential lighting shall be in compliance with the standards of Section 17.56.030 of the Rancho Palos Verdes Development Code and the Seacliff Hills Development Guidelines. 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.
- 38. All exterior lighting shall be shielded such that the bulb(s) in each fixture are not visible from any location off the property at 2935 Vista Del Mar.
- 39. All exterior lighting shall be on timers and shall be set to shut off automatically by 10:00 pm daily except for lighting used for security and safety purposes as deemed acceptable by the Director.

# WINDOW GLARE CONDITIONS

40. Prior to Building Permit issuance, all windows, including those which are located on the south-west (front) side of the structure shall be tinted light grey, with any coating to be low-contrast with no mirror/silver undertint.

- 41. Prior to Building Permit issuance, the specific glass type and color shall be submitted for review and approval by the Community Development Director prior to Building Permit issuance.
- 42. Prior to Building Permit issuance, a sun reflectivity study which demonstrates that no glare from any windows will affect the driveways of other properties on Vista Del Mar as well as the public right-of-way on Vista Del Mar, shall be completed and submitted to the Community Development Director for review and approval.



# **MEMORANDUM**

TO: CHAIRMAN & MEMBERS OF THE PLANNING COMMISSION

FROM: ARA MIHRANIAN, COMMUNITY DEVELOPMENT DIRECTOR

**DATE:** OCTOBER 25, 2016

SUBJECT: AMEND CONDITIONS OF APPROVAL OF P.C. RESOLUTION

NO. 2016-1, (PLANNING CASE NO. ZON2016-00456-REVISION TO CONDITIONAL USE PERMIT NO. 23); PROJECT ADDRESS – 2935 VISTA DEL MAR (LANDOWNER – TEPPEI YAMAGUCHI; APPLICANT – LUIS DE MORAES, ENVIROTECHNO

**ARCHITECTURE, INC.)** 

Project Manager: Amy Seeraty, Associate Planner

# RECOMMENDATION

Adopt P.C. Resolution No. 2016-\_\_\_\_; thereby amending Condition Nos. 24 and 28 of P.C. Resolution No. 2016-1 to allow an increase of 1.1% to the maximum lot coverage requirement to accommodate a Building & Safety required revision to the on-site drainage.

#### **BACKGROUND AND DISCUSSION**

On December 8, 2015, the Planning Commission conducted a public hearing regarding the proposed project which consists of a new 7,710ft² (2,986ft² first floor, 2,768ft² second floor and 1,151ft² basement and 805ft² attached garage), split-story, single-family residence with 1,937yd³ of related grading, retaining walls up to 10.5' in height, a swimming pool, and a 6' tall fence and entry gate along the front property line on a vacant lot located at 2935 Vista Del Mar.

During the public hearing, the Planning Commission considered testimony from Staff, the applicant, as well as members of the public (neighboring property owners) who had concerns about the impact the proposed structure will have on their properties. In response to the concerns, the applicant proposed several changes to the project design including, but not limited to, the following:

1. Moving the residence 10' to the north-west;

2. Requiring that the windows be tinted to minimize potential glare reflection onto other properties;

- 3. Restricting exterior lighting by requiring the installation of timers and shielding the bulbs in each fixture from the view of neighboring properties; and,
- 4. Requiring a reflectivity study be completed prior to building permit issuance to demonstrate that there will be no glare from the windows which may adversely impact the street and driveways of neighboring properties.

In light of these changes, at the January 12, 2016 meeting, the Planning Commission adopted P.C. Resolution No. 2016-1 (see attachment), approving with conditions, the proposed project on a 7-0 vote (see attached meeting minutes).

On March 18, 2016, the applicant initiated the Plan Check process by submitting the engineering plans to the Building & Safety Division. The plans initially submitted to the Building & Safety Division included an upslope concrete drainage swale flush against the rear of the proposed structure. However, during this process, the City Engineer required the upslope drainage swale be setback a minimum of 2.5' from the building facade and to regrade (fill) the area between the building and the drainage swale so that water runoff would drain away from the building to the swale. To achieve this drainage revision, approximately 10yd<sup>3</sup> of fill, at a maximum height of 1.5', was added along the rear of the proposed residence.

The proposed residence is located in the Seacliff Hills tract which, as the Commission may recall, has specific development standards that were established when the tract was created in 1980. The lot coverage development standard is calculated differently, and more restrictively, than elsewhere in the City. This is because, in addition to calculating the building footprint and driveway/parking areas, all other surface improvements are included as lot coverage, as well as any unimproved areas that are disturbed by site grading and not restored to the pre-construction grade. As currently approved by the Commission, the proposed project exceeds the 25% maximum allowed lot coverage for upslope properties by 10.8% (Commission-approved at 35.8%). Since the required change to the drainage swale results in grading that will permanently alter the topography of the site behind the residence, the footprint of the additional grading constitutes approximately an additional 1.1% lot coverage resulting in a new maximum lot coverage total of 36.9%. In order to allow the proposed increase to the maximum approved lot coverage, the Commission will need to approve an amendment to Condition No. 24 of the attached P.C. Resolution No. 2016-1.

In terms of grading, the Commission-approved project allows a total of 1,937yd³ of associated earth movement to accommodate the proposed residence. In light of the required modification to the drainage swale, the Civil Engineer for the project informed Staff that the original grading calculations overestimated the amount of earth movement and that the additional 10yd³ of fill will not result in an increase to the Commission-approved grading quantities. However, because the grading quantities for the project were reassessed, the Commission will need to approve an amendment to Condition No. 28 as summarized below:

- 1,343yd³ of grading for the residence (including 10yd³ of fill for drainage purposes
- 233yd³ of cut and 73yd³ of fill for the driveway
- 168yd³ of cut and 120yd³ of fill for an infinity-edge swimming pool and patio area in the front yard
- 1,531yd³ of the total grading will be exported off-site.

Based on the information provided to Staff along with the City's Engineer's required changes to improve the on-site drainage, Staff believes that the findings for the Conditional Use Permit Revision can still be made. This is because the total amount of earth movement is not increasing, and the changes are solely to address plan check corrections required by the Building & Safety Division for proper site drainage. Additionally, all previously-approved structures are to remain in their same locations and respective heights. Thus, Staff believes the proposed increase to the maximum lot coverage requirement is warranted. The proposed changes to the Commission-approved conditions are shown in the attached draft Resolution shown as tracked changes (deleted text shown as a strike-out and added text shown as underlined).

It should be noted that because the change to the drainage swale was not identified until near the end of the plan check process, in effort to minimize further delays in the construction process, the Community Development Director allowed the applicant to obtain building and grading permits with the submittal of an at-risk letter, stating that they acknowledge the risk of the potential loss of hardscape in the event their project does not obtain approval by the Planning Commission for the additional lot coverage.

# **ADDITIONAL INFORMATION**

#### **Public Notification**

On October 6, 2016, a public notice was published in the *Peninsula News* and mailed out to all property owners located within 500' radius of the subject site.

#### **Public Comments**

In response to the public notice, Staff received one phone call and one email related to the proposed project revision to increase the maximum lot coverage. The phone call came from the upslope neighbor located at 2923 Vista Del Mar, who was concerned about additional construction being located closer to his home, as one of the conditions required by the Planning Commission and agreed upon by the applicant was that the structure would be moved an additional 10' further from his property, for a total setback of 20'. Staff explained that no structures would be constructed closer to his property, and that the proposed revision was simply for approximately 1.5' of fill at the rear of the approved residence to allow water runoff to slope downward towards the concrete drainage swale.

Staff also received an email from a member of the Mediterranea Homeowner's Association expressing concerns regarding drainage and hill stability. Staff informed this resident that the project has undergone engineering and geotechnical review as part of the Building and Safety plan check for the approved building and grading permits.

#### CONCLUSION

Based on the discussion above, Staff recommends that the Planning Commission conditionally approve Case No. ZON2016-00456, thereby amending Condition Nos. 24 and 28 approving a revision to Planning Commission Resolution No. 2016-1 to allow an increase of 1.1% in lot coverage.

# **ALTERNATIVES**

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

# Commission's consideration:

- 1. Identify any issues of concern with Case No. ZON2016-00456, provide Staff and/or the applicant with direction in modifying the project, and continue the public hearing to a date certain.
- 2. Deny, without prejudice, the revision to Planning Commission Resolution No. 2016-1 (Case No. ZON2016-00456) and direct Staff to prepare an appropriate resolution for the Planning Commission's consideration at a future meeting.

# **ATTACHMENTS**

- PC Resolution 2016-
- At-Risk Letter Dated September 26, 2016
- P.C. Resolution No. 2016-1
- December 8, 2015 and January 12, 2016 PC Meeting Minutes (excerpts)
- Public Correspondence
- Revised Plans

#### P.C. RESOLUTION NO. 2016-

ADOPT P.C. RESOLUTION NO. 2016-\_\_\_; THEREBY AMENDING CONDITION NOS. 24 AND 28 OF P.C. RESOLUTION NO. 2016-1 TO ALLOW AN INCREASE OF 1.1% TO THE MAXIMUM LOT COVERAGE REQUIREMENT TO ACCOMMODATE A BUILDING & SAFETY REQUIRED REVISION TO THE ON-SITE DRAINAGE (ZON2016-00456-REVISION TO CONDITIONAL USE PERMIT NO. 23).

WHEREAS, on July 12, 1977, the Planning Commission approved Conditional Use Permit No. 23, establishing a residential planned development (RPD) comprising of Tract Nos. 32574, 32991 and 34834; and,

WHEREAS, on September 9, 1986, the Planning Commission adopted the Seacliff Hills Development Guidelines in recognition of the need for greater sensitivity and design flexibility in the construction of these custom homes. The Guidelines were supplemented on August 23, 1989; and,

WHEREAS, on May 7, 2013, an application for a CUP revision and grading permit was submitted to improve vacant property located at 2935 Vista Del Mar; and,

WHEREAS, after various resubmittals and reviews by Staff, the property was sold in June 2015; and,

WHEREAS, on July 23, 2015, a new application for a CUP revision and grading permit was submitted for the vacant property located at 2935 Vista Del-Mar; and,

WHEREAS, on October 20, 2015, an application was submitted for a Minor Exception Permit to allow a 6' fence and gate (80% open to light and air) within the front setback; and,

WHEREAS, after various resubmittals and reviews by Staff, the project was deemed complete on November 16, 2015; and,

WHEREAS, a public notice was published on November 19, 2015, pursuant to the requirements of the Rancho Palos Verdes Development Code; 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 December 8, 2015, at which time all interested parties were given an opportunity to be heard and present evidence. After hearing a report from Staff, as well as from the applicant and his architect, and members of the public, the Planning Commission closed the public hearing and voted 6-0 (Vice Chairman Tomblin was excused absent) for a resolution to approve the project with the following modifications: 1) moving the house 10' to the north-west, 2) adding conditions requiring that the windows on the house be tinted to reduce glare reflection onto other properties, installing timers and light bulb shields to each exterior light fixture visible from neighboring properties; and 3) that a reflectivity study be completed prior to building permit issuance to demonstrate that there is no glare from the windows which will adversely impact the street and/or driveways of neighboring properties. The Planning Commission directed Staff to bring back a revised resolution memorializing the conditional approval of the project on the consent calendar at its January 12, 2016 Planning Commission meeting; and,

WHEREAS, the item was approved at the January 12, 2016 Planning Commission meeting by a 7-0 vote; and,

WHEREAS, on March 18, 2016, the applicant initiated the plan check process with the City's Building and Safety Division and as a result, the City's Engineer, required the upslope drainage swale located along the rear of the proposed residence to be setback a minimum of 2.5' from the structure and that the area between the structure and drainage swale be regraded (fill) by approximately 10yd³ so that onsite water runoff will drain away from the structure towards the drainage swale; and,

WHEREAS, the Planning Commission finds that all previous adopted findings made and discussed in P.C. Resolution No. 2016-1 can still be made because the proposed revision to accommodate a change to the drainage swale at the rear of the residence will not alter the previously approved building footprint; 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), the Planning Commission found no evidence that Case No. ZON2016-00456 will have a significant effect on the environment and, therefore, the proposed project has been found to be Categorically Exempt under Class 3 (Section 15303); and,

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF RANCHO PALOS VERDES DOES HEREBY FIND, DETERMINE AND RESOLVE AS FOLLOWS:

Section 1: The proposed project is a request for the following revisions to Condition Nos. 24 and 28 of Planning Commission Resolution No. 2016-1:

1. An increase of 1.1% to the maximum allowed lot coverage as a result of grading associated with an upslope drainage swale located between 2.5' and 4' away from the rear façade of the proposed residence, consisting of 10yd³ to fill the area between the building and the drainage swale such that water runoff will drain away from the building. Lot coverage is calculated differently in the Seacliff Hilltop community than it is elsewhere in the City. In addition to the building footprint and driveway/parking areas, all other surface improvements are included as lot coverage, as are any unimproved areas that are disturbed by site grading but not restored to the preconstruction topography. As currently approved, the project exceeds the 25% maximum allowed lot coverage for upslope properties by 10.8%. This proposed change will increase the lot coverage as defined in the conditions of the Seacliff Hills Conditional Use Permit No. 23 by approximately 1.1%, to a total of 36.9%.

The revised breakdown of the total 1,937yd³ of grading is as follows:

- a. 1,333yd³ of cut and 10yd³ of fill for the residence (fill for new drainage revision only)
- b. 233vd<sup>3</sup> of cut and 73vd<sup>3</sup> of fill for the driveway
- c. 168yd³ of cut and 120yd³ of fill for an infinity-edge swimming pool and patio area in the front yard
- d. 1,531yd3 of the total grading will be exported off-site.

2. The Planning Commission finds that the proposed amendments to Condition Nos. 24 and 28 will not result in a substantial revision to the approvals granted under P.C. Resolution No. 2016-1 because the total amount of earth movement is not increasing, and that the changes are solely to address plan check corrections required by the Building & Safety Division for proper site drainage. Additionally, all previously-approved structures are to remain in their same locations and respective heights, and that the proposed increase to the maximum lot coverage requirement is warranted.

Section 2: Any interested person aggrieved by this decision or any portion of this decision may appeal to the City Council. The appeal shall set forth the grounds for appeal and any specific action being requested by the appellant. Any appeal letter must be filed within fifteen (15) calendar days of the date of this decision, or by 5:30 PM on Wednesday, November 9, 2016. A \$2,275.00 appeal fee must accompany any appeal letter. If no appeal is filed in a timely manner, the Planning Commission's decision will be final at 5:30 PM on November 9, 2016.

Section 3: For the foregoing reasons and based on the information and findings included in the Staff Report, the Planning Commission of the City of Rancho Palos Verdes hereby conditionally approves the revision to P.C. Resolution No. 2016-1 to allow an increase of 1.1% in lot coverage to accommodate a Building & Safety required revision to the on-site drainage for property located at 2935 Vista Del Mar.

PASSED, APPROVED AND ADOPTED this 25th day of October 2016, by the following vote:

| ABSENT       |    |       | David L. |  |
|--------------|----|-------|----------|--|
| ABSENT:      |    |       | •        |  |
| RECUSALS:    |    |       |          |  |
| ABSTENTIONS: |    | * · · |          |  |
| NOES:        |    |       | 1        |  |
| AYES:        | *. |       |          |  |

Chairman

Ara Mihranian
Community Development Director
Secretary to the Planning Commission

# P.C. RESOLUTION NO. 2016-XX (REVISION TO P.C. RESOLUTION NO. 2016-1) EXHIBIT "A" CONDITIONS OF APPROVAL CASE NO. ZON2016-00456 (2935 VISTA DEL MAR)

# **GENERAL CONDITIONS:**

- 1. Prior to the submittal of plans into Building and Safety plan check, the applicant and the property owner shall submit to the City a statement, in writing, that they have read, understand, and agree to all conditions of approval contained in this Resolution. Failure to provide said written statement within ninety (90) days following the date of this approval shall render this approval null and void.
- The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, lawsuits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures) (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack; or seek to modify, set aside, void, or annul, the action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project.
- 3. Prior to conducting any work in the public right of way, such as for curb cuts, dumpsters, temporary improvements and/or permanent improvements, the applicant shall obtain an encroachment permit from the Director of Public Works.
- 4. Approval of this permit shall not be construed as a waiver of applicable and appropriate zoning regulations, or any Federal, State, County and/or City laws and regulations. Unless otherwise expressly specified, all other requirements of the City of Rancho Palos Verdes Municipal Code shall apply.
- 5. 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. Substantial changes 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 and public notification.
- 6. The project development on the site shall conform to the Commission-approved plans and to the specific standards contained in these conditions of approval or, if not addressed herein, shall conform to the RS-1 residential development standards and the OC-1/OC-3 overlay control district performance criteria of the City's Municipal Code and the Seacliff Hills Development guidelines.
- 7. Failure to comply with and adhere to all of these conditions of approval may be cause to revoke the approval of the project pursuant to the revocation procedures contained in

Section 17.86.060 of the City's Municipal Code or administrative citations as described in Section 1.16 of the City's Municipal Code.

- 8. If the applicant has not submitted an application for a building permit for the approved project or not commenced the approved project as described in Section 17.86.070 of the City's Municipal Code within 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 Director.
- 9. In the event that any of these conditions conflict with the recommendations and/or requirements of another permitting agency or City department, the stricter standard shall apply.
- 10. Unless otherwise designated in these conditions, all construction shall be completed in substantial conformance with the plans stamped APPROVED by the City with the effective date of this Resolution.
- 11. This approval is only for the items described within these conditions and identified on the stamped APPROVED plans and is not an approval of any existing illegal or legal non-conforming structures on the property, unless the approval of such illegal or legal non-conforming structure is specifically identified within these conditions or on the stamped APPROVED plans.
- 12. The construction site and adjacent public and private properties and streets shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes. Such excess material may include, but not be limited to: the accumulation of debris, garbage, lumber, scrap metal, concrete asphalt, piles of earth, salvage materials, abandoned or discarded furniture, appliances or other household fixtures.
- All construction sites shall be maintained in a secure, safe, neat and orderly manner, to the satisfaction of the City's Building Official. All construction waste and debris resulting from a construction, alteration or repair project shall be removed on a weekly basis by the contractor or property owner. Existing or temporary portable bathrooms shall be provided during construction. Portable bathrooms shall be placed in a location that will minimize disturbance to the surrounding property owners, to the satisfaction of the City's Building Official.
- 14. 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.

- 15. All grading, landscaping and construction activities shall exercise effective dust control techniques, either through screening and/or watering.
- 16. Temporary construction fencing shall be installed prior to commencing construction as described in Section 17.56.020(c) of the City's Development Code.
- 17. 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.
- 18. Prior to the issuance of building permits, the applicant shall demonstrate the project's compliance with the South Coast Air Quality Management District Rule 445 and the City Municipal Code requirements regarding wood-burning devices.
- 19. All utility lines installed to service the building shall be placed underground from an existing power pole or other point of connection off-site prior to certificate of occupancy.

# **PROJECT SPECIFIC CONDITIONS:**

- 20. This approval is for construction of a new 7,710ft² two-story residence with a below-grade basement and an attached three-car garage consisting of:
  - a. 2,986ft2 first floor
  - b. 2.768ft<sup>2</sup> second floor
  - c. 1,151ft² basement
  - d. 805ft² attached garage
  - e. 48ft2 trellis with a 13'-2" tall privacy wall
  - f. 85.65ft2 trellis with a 14'-6" tall privacy wall

BUILDING AREA CERTIFICATION IS REQUIRED TO BE PROVIDED BY A LICENSED LAND SURVEYOR OR CIVIL ENGINEER PRIOR TO BUILDING PERMIT FINAL.

21. Unless modified by the approval of future planning applications, the approved residence shall maintain the following setbacks:

Front yard setback – Greater than 25' (25' average / 20' minimum required)
Interior side yard setbacks – 18' south-east side / 10 feet north-west side (10' minimum per side / 25' minimum total of both sides required)
Rear yard setback – Greater than 25' (25' average/ 20' minimum)

BUILDING SETBACK CERTIFICATION IS REQUIRED TO BE PROVIDED BY A LICENSED LAND SURVEYOR OR CIVIL ENGINEER PRIOR TO FOUNDATION FORMS INSPECTION.

22. The maximum height of the residence shall be 9.5' tall, as measured from highest point of existing grade (877.5') covered by the structure to the highest proposed ridgeline (887'), and an overall height of 30' as measured from the lowest finished grade (857') adjacent to the structure to the highest proposed ridgeline (887').

BUILDING HEIGHT CERTIFICATION IS REQUIRED TO BE PROVIDED BY A LICENSED LAND SURVEYOR OR CIVIL ENGINEER PRIOR TO ROOF SHEATHING INSPECTION.

- 23. A minimum 3-car garage shall be provided and maintained, and a minimum of three unenclosed parking spaces shall be provided and maintained. An enclosed parking space shall have an unobstructed ground space of no less than 9' in width by 20' in depth, with a minimum of 7' of vertical clearance over the space. An unenclosed parking space shall have an unobstructed ground space of no less than 9' in width by 20' in depth.
- 24. Unless modified by the approval of future planning applications, the approved project shall maintain a maximum of 35.8% 36.9% lot coverage.

# REVISED ON OCTOBER 25, 2016 PER P.C. RESOLUTION NO. 2016-XX

- 25. Driveways shall be a minimum width of 20'. A paved 25' turning radius shall be provided between the garage or other parking area and the street of access. Driveways shall take into account the driveway standards required by the department of Public Works for driveway entrances located in the public right-of-way. Maximum slope of the driveway shall not exceed 20%.
- 26. All utility lines installed to service the building shall be placed underground from an existing power pole or other point of connection off-site prior to certificate of occupancy.
- 27. Barring any appeals, the silhouette frame shall be removed within seven (7) days from the end of the Planning Commission's decision appeal period, or by Wednesday, February 3, 2016.

#### SPECIFIC GRADING CONDITIONS

- 28. The approved grading is for 1,937yd³ of grading on a vacant lot for a new house and pool/patio area consisting of:
  - a. 1,311yd3 of cut for the residence
  - b. 122yd3 of cut and 19yd3 for the driveway
  - c. 176yd3 of cut and 309yd3 of fill for the pool/patio area
  - a. 1,333yd3 of cut and 10yd3 of fill for the residence (fill for drainage only)
  - b. 233vd<sup>3</sup> of cut and 73vd<sup>3</sup> of fill for the driveway
  - c. 168yd³ of cut and 120yd³ of fill for an infinity-edge swimming pool and patio area in the front yard
  - 1,531vd<sup>3</sup> of the total grading will be exported off-site.

#### REVISED ON OCTOBER 25, 2016 PURSUANT TO P.C. RESOLUTION NO. 2016-XX

ROUGH AND FINAL GRADE CERTIFICATION REQUIRED PRIOR TO BUILDING PERMIT FINAL.

- 29. The approved retaining walls include the following:
  - a. Retaining walls along the upslope side of the proposed driveway and driveway turnaround shall be permitted up to 10.5' maximum, as measured from the new driveway grade to the top of the wall.

- b. The outer side of the retaining wall of the patio area, south-east of the pool shall be a maximum of 4.5' in height as measured from the lowest adjacent grade.
- c. The retaining walls/planters along the front of the infinity edge pool shall not exceed 3.5 feet in height as measured from the adjacent grade or the planter grade (for the infinity edge trough) to the top of the wall.
- 30. Haul routes to transport soil shall be approved by the Public Works Division prior to issuance of any Grading or Building permit.
- 31. New slopes shall not exceed 67% adjacent to the driveway and 35% elsewhere on the property.
- 32. Approval of NPDES and Geotechnical review is required PRIOR TO ISSUANCE OF A GRADING OR BUILDING PERMIT from the Building & Safety Division.

#### SPECIFIC LANDSCAPE CONDITIONS

- 33. A landscaping plan shall be submitted for review and approval by the Community Development Director prior to Building Permit issuance. The landscaping plan shall indicate all landscaping for the purpose of screening buildings from PVDS; softening architectural features; improving transition between open space and buildings; slope stabilization; and drought tolerant plantings. Said landscaping shall be planted prior to issuance of the Certificate of Occupancy.
- 34. An 18" minimum wide landscaped area between the side property line and the driveway shall be maintained.
- 35. No hardscape walkways shall be allowed around the perimeter of the house.
- 36. Maximum hardscape coverage within the front-yard setback area shall not exceed 50%.

#### **EXTERIOR LIGHTING CONDITIONS**

- 37. Exterior residential lighting shall be in compliance with the standards of Section 17.56.030 of the Rancho Palos Verdes Development Code and the Seacliff Hills Development Guidelines. 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.
- 38. All exterior lighting shall be shielded such that the bulb(s) in each fixture are not visible from any location off the property at 2935 Vista Del Mar.
- 39. All exterior lighting shall be on timers and shall be set to shut off automatically by 10:00 pm daily except for lighting used for security and safety purposes as deemed acceptable by the Director.

# WINDOW GLARE CONDITIONS

40. Prior to Building Permit issuance, all windows, including those which are located on the south-west (front) side of the structure shall be tinted light grey, with any coating to be low-

contrast with no mirror/silver undertint.

- 41. Prior to Building Permit issuance, the specific glass type and color shall be submitted for review and approval by the Community Development Director prior to Building Permit issuance.
- 42. Prior to Building Permit issuance, a sun reflectivity study which demonstrates that no glare from any windows will affect the driveways of other properties on Vista Del Mar as well as the public right-of-way on Vista Del Mar, shall be completed and submitted to the Community Development Director for review and approval.

#### RECEIVED

SEP 26 2016

COMMUNITY DEVELOPMENT
DEPARTMENT

ENVIROTECHNO

September 26, 2016

Ara Michael Mihranian - Community Development Director Amy Seeraty - Associate Planner City of Rancho Palos Verdes Community Development Department

Regarding: 2935 Vista del Mar – Lot Covereage Increase

Thank you for your time in assisting us with the issue of increasing the Commissionapproved lot coverage as result of changes to the project's drainage plan and allowing the project to move forward while the Planning Commission reviews the increase to the lot coverage requirement for our project.

As instructed by the Community Development Director, I am writing this letter on behalf of myself, the architect of record, and the owner Mr. Teppei Yamaguchi, property owner at 2935 Vista del Mar.

We are in acknowledgement to the risk related to the potential loss of hardscape in the event our project does not obtain further approval by the Planning Commission for additional lot disturbance.

This unexpected increase exists a result of additional drainage requirements imposed by Building and Safety and Public Works. The increase does not provide additional usable space and it is only required in order to satisfy code requirements.

We hope you can work with us and allow us to proceed with the original intent.

Sincerely.

Luis de Moraes, AIA-ASID-LEED AP BD+C

Principal Architect

Teppei Yamaguchi - Property Owner

#### P.C. RESOLUTION NO. 2016-1

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO PALOS VERDES CONDITIONALLY APPROVING A REVISION TO CONDITIONAL USE PERMIT NO. 23, A GRADING PERMIT AND A MINOR EXCEPTION PERMIT TO CONSTRUCT A SPLIT-STORY (16'/30' HEIGHT ENVELOPE), RESIDENCE (2,986FT<sup>2</sup> FIRST FLOOR, 2,768FT<sup>2</sup> SECOND FLOOR AND 1,151FT2 BASEMENT AND 805FT2 ATTACHED GARAGE), A 48FT2 TRELLIS WITH A 13'-2" TALL PRIVACY WALL, AN 85.65FT2 TRELLIS WITH A 14'-6" TALL PRIVACY WALL, A SWIMMING POOL, 1,937YD3 OF RELATED GRADING, RETAINING WALLS UP TO 10.5' IN HEIGHT, AS WELL AS A 6' TALL FENCE AND ENTRY GATE ALONG THE FRONT PROPERTY LINE. THE MAXIMUM HEIGHT OF THE RESIDENCE SHALL BE 9.5' TALL, AS MEASURED FROM HIGHEST POINT OF EXISTING GRADE (877.5') COVERED BY THE STRUCTURE TO THE HIGHEST PROPOSED RIDGELINE (887'), AND AN OVERALL HEIGHT OF 30' AS MEASURED FROM THE LOWEST FINISHED GRADE (857') ADJACENT TO THE STRUCTURE TO THE HIGHEST PROPOSED RIDGELINE (887').

WHEREAS, on July 12, 1977, the Planning Commission approved Conditional Use Permit No. 23, establishing a residential planned development (RPD) comprising of Tract Nos. 32574, 32991 and 34834; and,

WHEREAS, on September 9, 1986, the Planning Commission adopted the Seacliff Hills Development Guidelines in recognition of the need for greater sensitivity and design flexibility in the construction of these custom homes. The Guidelines were supplemented on August 23, 1989; and,

WHEREAS, on May 7, 2013, an application for a CUP revision and grading permit was submitted for the vacant property located at 2935 Vista Del Mar; and,

WHEREAS, after various resubmittals and reviews by Staff, the property was sold in June 2015; and,

WHEREAS, on July 23, 2015, a new application for a CUP revision and grading permit was submitted for the vacant property located at 2935 Vista Del Mar; and,

WHEREAS, on October 20, 2015, an application was submitted for a Minor Exception Permit to allow a 6' fence and gate (80% open to light and air) within the front setback was submitted; and,

WHEREAS, after various resubmittals and reviews by Staff, the project was deemed complete on November 16, 2015; and,

WHEREAS, a public notice was published on November 19, 2015, pursuant to the requirements of the Rancho Palos Verdes Development Code; 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), the Planning Commission found no evidence that Case No. ZON2013-00174 will have a significant effect on the environment and, therefore, the proposed project has been found to be Categorically Exempt under Class 3 (Section 15303); 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 December 8, 2015, at which time all interested parties were given an opportunity to be heard and present evidence. After hearing a report from Staff, as well as from the applicant and his architect, and members of the public, the Planning Commission closed the public hearing and voted 6-0 for a resolution to approve the project with the following modifications: 1) moving the house 10' to the north-west, 2) adding conditions requiring that the windows on the house be tinted to reduce glare reflection onto other properties, installing timers and light bulb shields to each exterior light fixture visible from neighboring properties; and 3) that a reflectivity study be completed prior to building permit issuance to demonstrate that there is no glare from the windows which will adversely impact the street and/or driveways of neighboring properties. The Planning Commission directed Staff to bring back a revised resolution memorializing the conditional approval of the project on the consent calendar at its January 12, 2016 Planning Commission meeting.

WHEREAS, the applicant submitted revised plans to include the revisions required by the Planning Commission and to minimize the impact of the structure on the privacy of the neighboring property at 2923 Vista Del Mar. The revised plans include 1) moving the house 10' to the north-west, 2) removing two south-east-facing windows (in the bedroom and bathroom), and replacing one of the windows with a clerestory window located along the north-east façade, 3) adding a 48ft² trellis with 13'-2" privacy wall which will shield the neighboring property owner's outdoor patio and pool area from the view of the required south-east facing bedroom egress window, and 4) adding a 85.65ft² trellis with a 14'-6" tall privacy wall.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF RANCHO PALOS VERDES DOES HEREBY FIND, DETERMINE AND RESOLVE AS FOLLOWS:

# **Section 1:** The proposed project is a request for the following:

- A. Conditional Use Permit Revision to allow:
  - 1. A new 7,710ft<sup>2</sup> split-level residence with a below-grade basement and an attached three-car garage consisting of:
    - a. 2,986ft² first floor
    - b. 2,768ft<sup>2</sup> second floor
    - c. 1.151ft² basement
    - d. 805ft<sup>2</sup> attached garage
    - e. 48ft2 trellis with a 13'-2" tall privacy wall
    - f. 85.65ft2 trellis with a 14'-6" tall privacy wall
  - 2. Construction outside of the previously permitted footprint
  - 3. Lot coverage which exceeds the allowed 25% maximum (35.8%) for upslope lots allowed per the Seacliff Hills Development Guidelines.
  - 4. Grading over the recommended 1,000yd³ maximum per the Seacliff Hills Development Guidelines.

- B. Grading permit to allow:
  - 1. 1,937yd³ of grading on a vacant lot for a new house and pool/patio area consisting of:
    - a. 1,333vd3 of cut for the residence
    - b. 233yd3 of cut and 73yd3 of fill for the driveway
    - c. 168yd³ of cut and 130yd³ of fill for an infinity-edge swimming pool and patio area in the front yard
    - d. Retaining walls up to 10.5' in height around the residence's front patio and driveway area.
- C. A Minor Exception Permit to allow for a fence and gate up to 6' tall that is at least 80% open to light and air within the front yard setback.

# Section 2: Approval of a Conditional Use Permit Revision is warranted because:

- A. The site is adequate in size and shape to accommodate the proposed use and for all of the yards, setbacks, walls, fences, landscaping and other features required by this title or by conditions imposed under this section to integrate said use with those on adjacent land and within the neighborhood. More specifically, pursuant to CUP 23, this lot was originally approved for a 4.489ft<sup>2</sup> multi-level single-family residence resulting in 18% lot coverage. While the maximum allowed lot coverage for an upslope lot is 25%, deviations were granted to seven of the nine existing or approved but not yet constructed neighboring properties, allowing lot coverage to be exceeded by 3% to 13%. Lot coverage is calculated differently in the Seacliff Hilltop community than it is elsewhere in the City, in that in addition to the building footprint and driveway/parking areas, all other surface improvements are included as lot coverage, as are any unimproved areas that are disturbed by site grading but not restored to the pre-construction topography. The proposed 35.8% in lot coverage is due in part to the 20'-wide driveway which is required by the Los Angeles County Fire Department, and in part due to the relocation of the structure 10' to the west, as conditioned by the Planning Commission, which necessitated a slight extension of the driveway. The proposed residence is located at the widest portion of the lot, and would have a similar layout to several of the existing and/or approved properties on Vista Del Mar, i.e., a large front and rear setback with the residence located towards the center of the property. The proposed project exceeds the minimum front, side and rear yard setbacks required per the Seacliff Hills Development Guidelines, which are similar to several other existing properties on Vista Del Mar.
- B. The site for the proposed use relates to streets and highways sufficient to carry the type and quantity of traffic generated by the subject use. More specifically, the subject property is served by an existing public street (Vista Del Mar) that serves eleven existing lots and connects to Palos Verdes Drive East: The proposed project will not alter the nature of traffic generated by the lot as compared to the originally-approved residence.
- C. In approving the subject use at the specific location, there will be no significant adverse effect on adjacent property or the permitted use thereof. More specifically, the subject property is located adjacent to developed and vacant residentially-zoned properties. The subject property was created with the expectation that it would be developed with an upslope split-level single-family residence and driveway, and although the proposed residence is not located within the footprint which was approved as part of CUP 23 and Tract Map No. 32991, the currently proposed footprint is still situated in a manner so as

to minimize view impacts to the neighboring properties.

In terms of setbacks, it appears that most of the developed properties, as well as the approved, but not yet constructed properties, were approved with similar side setbacks, where the structures are built out across the width of the lot, from side setback to side setback, with the main structures situated towards the center of the lots, approximately halfway between the front and rear property lines. City, records indicate that the neighboring property at 2923 Vista Del Mar was approved and constructed 10' from the adjacent (south-east) property line shared with 2909 Vista Del Mar, while the rear of the structure at 2923 Vista Del Mar abuts the swimming pool area of 2909 Vista Del Mar, which is essentially the same layout proposed for the 2935 Vista Del Mar property. Additionally, City records indicate that the property at 2930 Vista Del Mar is developed with 12'-6" side setbacks, and the property at 2912 Vista Del Mar is developed with a 10' setback on the west side of the property, and a 20' setback on the east side, which is similar to the revised setbacks for the project at 2935 Vista Del Mar, which are now 18' on the south-east side and 10' on the north-west side.

As for privacy, because the currently proposed project is within the 16'/30' building height envelope and does not require a Height Variation Permit, the Commission is not required to assess potential privacy impacts caused by the structure. Notwithstanding, a finding still has been made that the proposed balconies do not create an unreasonable infringement of privacy of the occupants of the abutting residences; as most of the proposed balconies extend out from the south-west elevation of the residence and do not impact the privacy of any neighboring properties, as they look out towards Vista Del Mar and the ocean, and are also a considerable distance away from the approved, although not yet constructed residence at 2947 Vista Del Mar. Additionally, the balcony at the south corner of the residence, which is located closest to the property at 2923 Vista Del Mar, will not cause an *unreasonable* infringement on the privacy of this abutting property, as the living area of the abutting residence is already visible from the existing ground level of the property at 2935 Visa del Mar, and the primary focal point of the balcony is towards the ocean, away from the subject property.

And lastly, the view impairment to the property at 2909 Vista Del Mar is not significant, as the proposed residence will mostly impair views of the Trump National Golf Course (which is not a protected view per the Municipal Code) with only a small portion of ocean view being impaired. This amount of ocean impairment is not significant, as the majority of an extensive ocean, Catalina Island and coastline view remain visible.

Based on the aforementioned discussion, the Commission finds that there will be no significant impacts to neighboring properties, and therefore this finding can be met.

- D. The proposed use is not contrary to the General Plan. More specifically, the General Plan Land Use designation for the subject property is Residential, ≤1 du/acre. The development and improvement of single-family residences are among the primary permitted uses within this land use designation. This is also reflected in Housing Activity Policy No. 3 of the General Plan (p. 78), which calls upon the City to "[encourage] and assist in the maintenance and improvement of all existing residential neighborhoods so as to maintain optimum local standards of housing quality and design."
- E. The proposed use complies with all applicable requirements of the overlay control districts. More specifically, the subject property and all other properties on Vista Del Mar

are subject to the Natural (OC-1) and Urban Appearance (OC-3) overlay control districts. The project will not propose any activities that are contrary to the provisions of the OC-1 District. Additionally, the proposed residence will be tucked into the existing slope, with a height of 9.5' at the back of the structure and 30' at the front (street facing) facade. Also, Staff has visited the property at 2903 Vista Del Mar and observed that there is no significant view impairment of the ocean view. Also, the primary view of the property at 2923 Vista Del Mar faces south-west, while the proposed structure at 2935 Vista Del Mar is located to the north-west. As such, no major views, vistas or viewsheds identified in the General Plan would be impacted by the proposed project. Therefore, as conditioned, the project will also be consistent with OC-3 District, thus this finding can be made.

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

# Section 3: Approval of a Major Grading Permit is warranted because:

- A. The grading does not exceed that which is necessary for the permitted primary use of the lot. The primary use of the subject lot is residential as identified in the City's General Plan and Zoning map. The proposed grading is to accommodate the development of a new single-family residence, patio and vehicle access. More specifically, the grading will allow for the proposed development to be built into the ascending hillside that steps with the topography of the parcel.
- B. The proposed grading and/or related construction does not significantly adversely affect the visual relationships with, nor the views from the viewing area of neighboring properties. The proposed grading is for a new residence within the City's permitted height requirements of 16/30' for upslope lots. Additionally, the new residence and garage will be notched into the existing slope; thereby lowering the building footprint. Also, Staff has visited the primary viewing areas of the properties located at 2903 and 2923 Vista Del Mar, and reviewed the floor plan on file for 2909 Vista Del Mar, and observed that there is no significant view impairment of the protected views of the ocean, Catalina Island and coastline from any of these potentially impacted properties. As a result, the proposed project will not significantly affect views from neighboring properties.
- C. The nature of the grading minimizes disturbance to the natural contours and finished contours are reasonably natural. The existing "natural" contours of the project site are largely the result of past grading for the development of the Seacliff Hills neighborhood and the construction of the existing street by the developer. The grading area has been minimized, primarily limited to the building footprint, pool/patio area, and driveway, which will result in very little permanent disturbance to the natural contours outside the structure, pool/patio area and driveway footprint.
- D. The grading takes into account the preservation of natural topographic features and appearances by means of land sculpturing so as to blend any man-made or manufactured slope into the natural topography. The existing "natural" contours of the project site are largely the result of tract grading in the past. There are no significant natural topographic features that would be disturbed by the proposed grading.

- E. The grading and/or related construction is compatible with the immediate neighborhood character. More specifically, the immediate neighborhood is comprised of 2- and 3-story split-level residences, ranging in size from 5,286ft? to 7,875ft?, with an average structure size of 6,805ft<sup>2</sup>. The proposed 7,710ft<sup>2</sup>, split-level residence (including the garage) will be tucked into the ascending slope and is within the by-right height envelope of 16'/30' for an upslope lot. The proposed residence employs a contemporary palette of exterior materials and finishes; smooth stucco, cut stone, wood, and glass and a flat roof. Additionally, the Seacliff Hills Development Guidelines specifically identify terraced, flat roofs as one of the preferred roof designs. The existing homes exhibit a wide range of contemporary architectural styles and exterior finishes, with no single predominant style. As such, most architectural styles would blend in with the neighborhood and would not appear out of character. Furthermore, the style of the proposed residence at 2935 Vista Del Mar will be very similar to the developed property immediately to the east at 2923 Vista Del Mar. Therefore, the proposed style of the residence not only contributes positively to the diversity of styles in the immediate neighborhood but is similar to one of the existing residences in the neighborhood, and is therefore compatible with the neighborhood.
- F. The proposed setbacks and open space are consistent with the existing pattern of development in the neighborhood.
- G. The grading is not for the creation of a new residential tract, as this tract was established in 1977.
- H. The grading utilizes street designs and improvements which serve to minimize grading alternatives and harmonize with the natural contours and character of the hillside because no modifications are proposed to streets or other public infrastructure.
- I. The grading would not cause excessive and unnecessary disturbance of the natural landscape or wildlife habitat through removal of vegetation because there are none on the property
- J. The grading conforms to standards related to maximum finished slopes and driveways. More specifically, the existing hillside is a result of the original tract grading and to place improvements within the slope to lower the finished grade elevation helps minimize any potential for view impairment from the viewing areas of other properties on Vista Del Mar. Furthermore, similar deviations were granted for neighboring properties with similar topographical configurations for the development of their sites.
- K. A deviation to the code allowing more than one downslope retaining wall up to 10.5' in height as well as retaining walls up to 9.5' along the upslope side (with walls up to 5' on the downslope side) of the driveway is warranted as the walls are necessary to accommodate the proposed residential development, similar to what was allowed for the development of neighboring topographically comparable properties, while minimizing the amount of grading required outside of the footprint of the proposed residence and appurtenant uses on the site. If the project did not include several downslope retaining walls in the front of the residence as well as along both sides of the driveway, additional grading would likely be needed, resulting in additional disturbance to the site and additional lot coverage. Additionally, the grading is required in order for the proposed driveway to meet Fire Department slope requirements.

Section 4: Approval of a Minor Exception Permit for a 6' tall fence and gate that is at least 80% open to light and air within the front yard setback is warranted by unnecessary hardship regarding safety. There has reportedly been a recent uptick in vandalism on Vista Del Mar, and the Applicant is required to enclose the pool area per Building & Safety requirements. Furthermore, other properties on this street have similar fences and gates at the front yard. The vandalism may be related to the fact that most of the properties have long driveways leading to the building pad and most of the lots abut vacant open space that is part of the City's Palos Verdes Nature Preserve. Moreover, the size and configuration of these lots result in a less visible residence from the street. There are also a few vacant lots on the street, which if not enclosed, have been illegally utilized by the public for a variety of activities. Furthermore, constructing a 6' tall fence with an electronic gate along the front property line would be compatible with the existing improvements along Vista Del Mar. Thus, approval of the Minor Exception permit for the 6' fence and gate that is at least 80% open to light and air within the front yard setback is warranted.

Section 5: Any interested person aggrieved by this decision or any portion of this decision may appeal to the City Council. The appeal shall set forth the grounds for appeal and any specific action being requested by the appellant. Any appeal letter must be filed within fifteen (15) calendar days of the date of this decision, or by 5:30 PM on Wednesday, January 27, 2016. A \$2,275.00 appeal fee must accompany any appeal letter. If no appeal is filed timely, the Planning Commission's decision will be final at 5:30 PM on January 27, 2016.

<u>Section 5:</u> For the foregoing reasons and based on the information and findings included in the Staff Report, the Planning Commission of the City of Rancho Palos Verdes hereby conditionally approves a Conditional Use Permit Revision, Major Grading Permit and Minor Exception Permit applications for the property located at 2935 Vista Del Mar (Case No. ZON2013-00174).

PASSED, APPROVED AND ADOPTED this 12th day of January 2016, by the following vote:

AYES: Commissioners Cruikshank, Emenhiser, Gerstner, James, Leon, Vice Chairman

Tomblin, Chairman Nelson

NOES: None

ABSTENTIONS: None

RECUSALS: None

ABSENT: None

Robert A. Nelson Chairman

Joel Rojas,

Community Development Director; and, Secretary of the Planning Commission

# EXHIBIT "A" CONDITIONS OF APPROVAL CASE NO. ZON2013-00174 (2935 VISTA DEL MAR)

# **GENERAL CONDITIONS:**

- 1. Prior to the submittal of plans into Building and Safety plan check, the applicant and the property owner shall submit to the City a statement, in writing, that they have read, understand, and agree to all conditions of approval contained in this Resolution. Failure to provide said written statement within ninety (90) days following the date of this approval shall render this approval null and void.
- The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, lawsuits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures) (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project.
- 3. Prior to conducting any work in the public right of way, such as for curb cuts, dumpsters, temporary improvements and/or permanent improvements, the applicant shall obtain an encroachment permit from the Director of Public Works.
- 4. Approval of this permit shall not be construed as a waiver of applicable and appropriate zoning regulations, or any Federal, State, County and/or City laws and regulations. Unless otherwise expressly specified, all other requirements of the City of Rancho Palos Verdes Municipal Code shall apply.
- 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.
- 6. The project development on the site shall conform to the Commission-approved plans and to the specific standards contained in these conditions of approval or, if not addressed herein, shall conform to the RS-1 residential development standards and the OC-1/OC-3 overlay control district performance criteria of the City's Municipal Code and the Seacliff Hills Development guidelines.
- 7. Failure to comply with and adhere to all of these conditions of approval may be cause to revoke the approval of the project pursuant to the revocation procedures contained in Section 17.86.060 of the City's Municipal Code or administrative citations as described in Section 1.16 of the City's Municipal Code.

- 8. If the applicant has not submitted an application for a building permit for the approved project or not commenced the approved project as described in Section 17.86.070 of the City's Municipal Code within 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 Director.
- 9. In the event that any of these conditions conflict with the recommendations and/or requirements of another permitting agency or City department, the stricter standard shall apply.
- 10. Unless otherwise designated in these conditions, all construction shall be completed in substantial conformance with the plans stamped APPROVED by the City with the effective date of this Resolution.
- 11. This approval is only for the items described within these conditions and identified on the stamped APPROVED plans and is not an approval of any existing illegal or legal non-conforming structures on the property, unless the approval of such illegal or legal non-conforming structure is specifically identified within these conditions or on the stamped APPROVED plans.
- 12. The construction site and adjacent public and private properties and streets shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes. Such excess material may include, but not be limited to: the accumulation of debris, garbage, lumber, scrap metal, concrete asphalt, piles of earth, salvage materials, abandoned or discarded furniture, appliances or other household fixtures.
- 13. All construction sites shall be maintained in a secure, safe, neat and orderly manner, to the satisfaction of the City's Building Official. All construction waste and debris resulting from a construction, alteration or repair project shall be removed on a weekly basis by the contractor or property owner. Existing or temporary portable bathrooms shall be provided during construction. Portable bathrooms shall be placed in a location that will minimize disturbance to the surrounding property owners, to the satisfaction of the City's Building Official.
- 14. 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.
- All grading, landscaping and construction activities shall exercise effective dust control techniques, either through screening and/or watering.

- 16. Temporary construction fencing shall be installed prior to commencing construction as described in Section 17.56.020(c) of the City's Development Code.
- 17. 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.
- 18. Prior to the issuance of building permits, the applicant shall demonstrate the project's compliance with the South Coast Air Quality Management District Rule 445 and the City Municipal Code requirements regarding wood-burning devices.
- 19. All utility lines installed to service the building shall be placed underground from an existing power pole or other point of connection off-site prior to certificate of occupancy.

# PROJECT SPECIFIC CONDITIONS:

- 20. This approval is for construction of a new 7,710ft² two-story residence with a below-grade basement and an attached three-car garage consisting of:
  - a. 2,986ft<sup>2</sup> first floor
  - b. 2,768ft<sup>2</sup> second floor
  - c. 1,151ft² basement
  - d. 805ft<sup>2</sup> attached garage
  - e. 48ft² trellis with a 13'-2" tall privacy wall
  - f. 85.65ft2 trellis with a 14'-6" tall privacy wall

BUILDING AREA CERTIFICATION IS REQUIRED TO BE PROVIDED BY A LICENSED LAND SURVEYOR OR CIVIL ENGINEER PRIOR TO BUILDING PERMIT FINAL.

21. Unless modified by the approval of future planning applications, the approved residence shall maintain the following setbacks:

Front yard setback – Greater than 25' (25' average / 20' minimum required)
Interior side yard setbacks – 18' south-east side / 10 feet north-west side (10' minimum per side / 25' minimum total of both sides required)
Rear yard setback – Greater than 25' (25' average/ 20' minimum)

BUILDING SETBACK CERTIFICATION IS REQUIRED TO BE PROVIDED BY A LICENSED LAND SURVEYOR OR CIVIL ENGINEER PRIOR TO FOUNDATION FORMS INSPECTION.

The maximum height of the residence shall be 9.5' tall, as measured from highest point of existing grade (877.5') covered by the structure to the highest proposed ridgeline (887'), and an overall height of 30' as measured from the lowest finished grade (857') adjacent to the structure to the highest proposed ridgeline (887').

BUILDING HEIGHT CERTIFICATION IS REQUIRED TO BE PROVIDED BY A LICENSED LAND SURVEYOR OR CIVIL ENGINEER PRIOR TO ROOF SHEATHING INSPECTION.

23. A minimum 3-car garage shall be provided and maintained, and a minimum of three

unenclosed parking spaces shall be provided and maintained. An enclosed parking space shall have an unobstructed ground space of no less than 9' in width by 20' in depth, with a minimum of 7' of vertical clearance over the space. An unenclosed parking space shall have an unobstructed ground space of no less than 9' in width by 20' in depth.

- 24. Unless modified by the approval of future planning applications, the approved project shall maintain a maximum of 35.8% lot coverage.
- 25. Driveways shall be a minimum width of 20'. A paved 25' turning radius shall be provided between the garage or other parking area and the street of access. Driveways shall take into account the driveway standards required by the department of Public Works for driveway entrances located in the public right-of-way. Maximum slope of the driveway shall not exceed 20%.
- 26. All utility lines installed to service the building shall be placed underground from an existing power pole or other point of connection off-site prior to certificate of occupancy.
- 27. Barring any appeals, the silhouette frame shall be removed within seven (7) days from the end of the Planning Commission's decision appeal period, or by Wednesday, February 3, 2016.

#### SPECIFIC GRADING CONDITIONS

- 28. The approved grading is for 1,937yd³ of grading on a vacant lot for a new house and pool/patio area consisting of:
  - a. 1.311vd³ of cut for the residence
  - b. 122vd<sup>3</sup> of cut and 19vd<sup>3</sup> for the driveway
  - c. 176yd3 of cut and 309yd3 of fill for the pool/patio area
  - 1,531yd<sup>3</sup> of the total grading will be exported off-site.

ROUGH AND FINAL GRADE CERTIFICATION REQUIRED PRIOR TO BUILDING PERMIT FINAL.

- 29. The approved retaining walls include the following:
  - a. Retaining walls along the upslope side of the proposed driveway and driveway turnaround shall be permitted up to 10.5' maximum, as measured from the new driveway grade to the top of the wall.
  - b. The outer side of the retaining wall of the patio area, south-east of the pool shall be a maximum of 4.5' in height as measured from the lowest adjacent grade.
  - c. The retaining walls/planters along the front of the infinity edge pool shall not exceed 3.5 feet in height as measured from the adjacent grade or the planter grade (for the infinity edge trough) to the top of the wall.
- 30. Haul routes to transport soil shall be approved by the Public Works Division prior to issuance of any Grading or Building permit.

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- 31. New slopes shall not exceed 67% adjacent to the driveway and 35% elsewhere on the property.
- 32. Approval of NPDES and Geotechnical review is required PRIOR TO ISSUANCE OF A GRADING OR BUILDING PERMIT from the Building & Safety Division.

#### SPECIFIC LANDSCAPE CONDITIONS

- 33. A landscaping plan shall be submitted for review and approval by the Community Development Director prior to Building Permit issuance. The landscaping plan shall indicate all landscaping for the purpose of: screening buildings from PVDS; softening architectural features; improving transition between open space and buildings; slope stabilization; and drought tolerant plantings. Said landscaping shall be planted prior to issuance of the Certificate of Occupancy.
- 34. An 18" minimum wide landscaped area between the side property line and the driveway shall be maintained.
- 35. No hardscape walkways shall be allowed around the perimeter of the house.
- 36. Maximum hardscape coverage within the front-yard setback area shall not exceed 50%.

#### **EXTERIOR LIGHTING CONDITIONS**

- 37. Exterior residential lighting shall be in compliance with the standards of Section 17.56.030 of the Rancho Palos Verdes Development Code and the Seacliff Hills Development Guidelines. 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.
- 38. All exterior lighting shall be shielded such that the bulb(s) in each fixture are not visible from any location off the property at 2935 Vista Del Mar.
- 39. All exterior lighting shall be on timers and shall be set to shut off automatically by 10:00 pm daily except for lighting used for security and safety purposes as deemed acceptable by the Director.

#### WINDOW GLARE CONDITIONS

- 40. Prior to Building Permit issuance, all windows, including those which are located on the south-west (front) side of the structure shall be tinted light grey, with any coating to be low-contrast with no mirror/silver undertint.
- 41. Prior to Building Permit issuance, the specific glass type and color shall be submitted for review and approval by the Community Development Director prior to Building Permit issuance.
- 42. Prior to Building Permit issuance, a sun reflectivity study which demonstrates that no glare from any windows will affect the driveways of other properties on Vista Del Mar as well as the public right-of-way on Vista Del Mar, shall be completed and submitted to the Community Development Director for review and approval.

None

#### **CONSENT CALENDAR**

#### 1. CUP Revision (Case No. ZON2013-00174): 2935 Vista del Mar

Vice Chairman Tomblin moved to approve the Consent Calendar as presented, seconded by Commissioner Leon. The Consent Calendar was approved, thereby approved PC Resolution 2016-01, (7-0).

#### **PUBLIC HEARINGS**

#### 2. CUP Revision (Case No. ZON2015-00239): 28103 Hawthorne Boulevard

Assistant Planner Caraveo presented the staff report, explaining the scope of the request, and giving a brief background associated with the Conditional Use Permit and the Sign Permit. He explained the applicant was also proposing to paint the existing station in colors associated with Shell Oil, however staff is not supporting this request since a previous approval by the Planning Commission required the exterior of the building be resurfaced with stucco or similar material to give the appearance the building is more residential in nature. He stated that staff is recommending the Planning Commission adopt the presented resolution, thereby conditionally approving the requested Conditional Use Permit revision and Sign Permit revision.

Commissioner James noted the applicant was requesting to paint the building "Shell White", and asked staff if they had a sample of "Shell White".

Assistant Planner Caraveo stated it was staff's understanding that "Shell White" is a very bright white color.

Commissioner Gerstner noted on the plans and application that there are quite a few inconsistencies in the representation of the size of the sign, and asked staff to clarify.

Director Rojas responded that the applicant is available to answer these types of questions.

Commissioner Cruikshank stated that he has observed the sign that is before the Commission for approval is already installed and lit, and asked for clarification from staff.

Director Rojas noted in the staff report there is a discussion explaining that the applicant approached staff in late 2015 regarding certain sign face change outs. This request was approved by staff, as the signs were consistent with the approved sign program. He explained that what is before the Commission are signs that exceed what is allowed by the current sign program.

Vice Chairman Tomblin asked staff if all of the banners and banner signs will be removed.

disapprove the addition of a diesel tank at the site. He noted that, as of the last meeting, he felt the arguments were convincing that the diesel tank should be approved. He felt that the diesel tank should be approved, however conditions should be added and staff should look into whether or not Cal Water is in compliance with their existing CUP. Lastly, he felt the City should launch a comprehensive solution for both the neighborhood and Cal Water.

Commissioner Gerstner felt that, in light of the complaints received, the CUP should be evaluated, it will most likely require some level of CEQA review. He stated that CEQA review is a comprehensive review which would most likely include the impacts of the diesel tank. Therefore, he felt it would be better to look at this all in one package as opposed to independently. He suggested a possible motion that, in light of the evidence before the Commission regarding the use of the facility that is not in conformance with the existing CUP, the public hearing be continued and ask the applicant to amend their application such that it addresses the current facility use as well as the addition of the diesel tank.

Commissioner James agreed that reviewing everything at one time makes sense. He felt that requiring Cal Water to be in compliance with their CUP might take care of the problems at the site, and suggested making that a condition of approval to this application.

Director Rojas felt the best way was for staff to work with the applicant to help them amend their application and to do the full CEQA analysis. Staff can then come back to the Commission with a recommendation on how to address all the issues raised by the neighbors.

Commissioner James moved to continue the public hearing to an unspecified date to allow staff the opportunity to review the use of the site in regards to the current CUP, and if necessary ask the applicant to amend their application, seconded by Commissioner Emenhiser. Approved, (6-0).

#### **PUBLIC HEARINGS**

#### 4. <u>CUP Revision/Grading (Case No. ZON2013-00174)</u>: 2935 Vista del Mar

Associate Planner Seeraty presented the staff report, explaining the scope of the project and noting the applicant is requesting to exceed the allowed lot coverage, exceed the grading limit and the pre-approved building envelope, and to construct a 6-foot tall wall and gate along the front property line. She noted that the proposed project has a similar layout to several of the existing homes on Vista del Mar. She also noted that 1,151 square feet of the proposed structure is basement space and will be located below grade and not visible. She explained the need for the proposed grading quantity, noting it is within the range previously approved for other properties and the majority of the proposed grading will allow the structure to be tucked into the existing slope in order to attempt to minimize the impact on neighboring properties. Regarding the Minor Exception Permit, she explained that staff believes the existing topography of the property, as well as the history of issues resulting from unsecured properties on the street poses an unnecessary hardship. Additionally Minor Exception Permits have been approved for similar structures on several of the properties on the street. She explained that staff performed a view analysis from the home at 2903 Vista del Mar in response to their view

concerns, and determined only a small portion of the protected ocean view would be obstructed as a result of the proposed residence. She also noted that the view of the Trump Golf Course would be obstructed, however stated this is not a protected view. Staff also visited the property at 2923 Vista del Mar in response to their concerns regarding the location of the structure on the property as well as privacy impacts. She explained that it appears most of the residences on the street were constructed to maximize the lot width, as well as the views, and the residences are located towards the center of the property. Therefore, staff feels the project is consistent with the patter of setbacks in the neighborhood. Regarding the privacy impact, she explained the proposed structure meets the 16/35 building envelope which is required for upsloping properties and no privacy analysis is required per the Code. She stated that staff feels all of the required findings can be made and was recommending approval of the project as conditioned.

Commissioner Emenhiser stated some of the correspondence received had concerns regarding illumination, and asked if staff had reviewed this issue.

Associate Planner Seeraty responded that staff has incorporated conditions of approval regarding lighting, and that it does not exceed what is allowed in the Municipal Code.

Chairman Nelson opened the public hearing.

Luis DeMoraes (architect) stated he was also the architect for the project next door to this one, for which he has received numerous compliments. He explained the initial discussions with neighbors that took place and the considerations in play before the current owners bought this vacant lot. He stated he has done many projects on the Peninsula and he is very sensitive to view impairment and privacy issues. He also wanted to make sure the lot coverage and design were consistent with others in the neighborhood. He explained the extra effort he took to address the neighbors' concerns with privacy and the placement of the windows. There will also be discussions with a landscape architect to figure out additional ways of mitigating privacy concerns. He felt that all concerns have been carefully considered and addressed and there are no significant impacts to the neighboring properties.

Commissioner Cruikshank expressed concern that the engineering plan showed a wall at nine feet in height when the maximum height allowed is 42 inches. He asked Mr. DeMoraes to clarify.

Mr. DeMoraes stated that no wall should be over 42 inches and that it was most likely an error that he would correct.

Commissioner Gerstner felt it was important to clarify and make sure so that there are no questions down the road when the house is half built and the engineer states it is impossible to keep all of the walls under 42 inches in height.

Mr. DeMoraes stated he would ensure all walls in this are under 42 inches in height.

Commissioner Cruikshank stated he would want to be ensured that no wall was over 42 inches and suggested it be made a condition of approval.

<u>Daniel LeMay</u> (2923 Vista Del Mar) stated his property is impacted the most with the building of this new house. He complimented the architect for the work he has done on this home and stated he wants the home to be built, as it will only raise the property values on the street. However, he was concerned that the proximity of the house will be seen from the most used portions of his home. He asked that the Commission consider the location of the proposed home and whether or not it can be moved over from his home, as he has received several professional opinions that the current proposed location will lower his property value. He added that he is requesting the home be moved 35 feet away from his home.

Commissioner James asked Mr. LeMay where the property line is located.

Mr. LeMay assumed it was at the wrought iron fence, but asked Mr. DeMoraes to clarify.

Mr. DeMoraes agreed that it was at the wrought iron fence.

Commissioner James noted that the uses on Mr. LeMay's property go right up to the property line, and there is currently a proposed 10 foot setback on the neighboring property. In addition, the architect has stated he can move the house an additional 10 feet. He asked Mr. LeMay if that was correct.

Mr. LeMay responded that he believed that was correct.

<u>Neil Chhabria</u> stated he is representing Mr. LeMay in the sale of his house, and agreed the proposed residence was too close to the LeMay property. He felt that if it were moved as much as possible, it would be beneficial to both parties. He noted that there was a potential buyer of the LeMay property but they backed out because of the location of the neighboring home.

Commissioner James asked Mr. Chhabria if the buyer had expressed any concerns in regards to privacy.

Mr. Chhabria answered that the buyer did address privacy concerns.

Commissioner Cruikshank asked staff why they chose the areas they did to consider the viewing areas at 2923 Vista del Mar. He noted the area chosen is clearly not the area with the big open doors and the pool, but rather the area more in front of the house.

Associate Planner Seeraty explained that, in regards to views, staff takes the analysis from the area with the best and most important view, as instructed by the code. She explained that when there are multiple views in one house one view is chosen to protect. Staff also tries to balance the use of the room where the view is being taken with extensiveness and items in the view itself. She explained that staff felt the view from the living room was the most extensive

view, noting there is coastline, Catalina, and ocean views from this room, and therefore was the room with the protected view.

Chairman Nelson asked staff about the homes across the street from the subject property and the distances between these homes.

Associate Planner Seeraty replied that, as noted in the staff report, the property at 2930 Vista del Mar has 12'6" setbacks on each side and the property at 2912 Vista del Mar has a 10 foot setback on one side and a 20 foot setback on the other side. She noted that she did not have the exact setbacks for the other properties, but it appears they are built close together.

Raju Chhabria stated he is in support of the project, but his issue is how close it is to the neighboring property. He stated the issue is not so much regarding the views, but rather the issue is in regards to the privacy. He requested the house be moved farther away from the neighboring property, which he felt will be good for not only Mr. LeMay but also the applicants.

Shinae Kim stated that she is speaking on behalf of the owner at 2903 Vista del Mar and distributed items of correspondence to the Commission. She explained the height of the proposed home will block a minor view of the Trump golf course and covers a portion of the ocean view. She felt a three foot reduction in height would allow the owners at 2903 Vista del Mar to continue to enjoy their view and will reduce the chance that the proposed home may negatively impact property values. She hoped that Mr. Yamaguchi and the Planning Commission will assist the property owners in finding an amicable solution.

<u>Dwight Hanger</u> (2938 Vista del Mar) stated he was surprised by the staff report and the recommendation to approve the project. He explained that the proposed house is quite wide with a lot of glass along the front, and noted that when he built his home the Planning Commission was very strict on how much glass could be on the home. He stated the house at 2923 Vista del Mar, designed by the same architect, also has a large amount of glass along the front, and that glass causes quite a bit of reflection in the afternoon. He didn't think this type of design fits into the neighborhood. In addition, when the house at 2923 Vista del Mar was built there was concern about the lighting, and the neighbors were assured that it would not be an issue. He stated the house now lights up like a Christmas tree. With that, he does not trust anything this architect says.

Commissioner Emenhiser asked staff if they addressed the glass and the reflection issues.

Associate Planner Seeraty answered that staff spoke to the architect to see if there was anything that could be done to address this issue, however she noted that the Code does not address reflectivity. It was her understanding that the architect was looking into additionally minimize ways to reduce glare and reflection off of the proposed windows.

Commissioner Emenhiser asked staff how this could be conditioned if the Commission were to approve the project.

Director Rojas explained that the Code does not address the reflectivity of glass or the amount of glass used on a residence and there are no guidelines that address the issue. If this issue was addressed in a past project, it was most likely addressing a compatibility issue. Therefore, if the Commission feels there is too much glass on one side they would have to come up with a condition that quantifies the amount of glass allowed to make it compatible.

Commissioner Emenhiser asked if there was a way to quantify the amount of outdoor lighting at this proposed residence.

Associate Planner Seeraty explained the Code does address the amount of wattage allowed on exterior lighting, and that condition is incorporated into the recommended conditions of approval.

<u>Vicki Hanger</u> felt the architect has been very considerate during this process and she is looking forward to having the Yamaguchis as neighbors. She reiterated the concern with the amount of glass that is proposed, and noted she has been blinded by the sun reflection off of the neighboring house when she is in her car. She stated she asked the architect what could be done to mitigate this problem, however he never got back to her with an answer. She questioned the need for the over-height fence and gate in the front, noting that she is very involved with the HOA and there have been no burglaries in the neighborhood. She felt that higher fences and electronic gates changes the feel of the community.

Mr. DeMoraes (in rebuttal) explained he designed this house for a family and the living room, dining room, and master bedroom were all situated to take advantage of the primary view. He stated this lot is an odd shape and there isn't much that can be done with it, stating that if you go up higher you will block the neighbor's view and he noted that the house is currently designed 14 feet below grade. He explained he has been working very hard to address everyone's concerns and he noted that when the house below is built it will also block some of the views. He also noted that he can move the house over 10 feet on the lot if that is the desire of the Commission.

Mr. Yamagouchi (owner) stated he is anxious to be part of this neighborhood, and felt his architect had addressed all of the concerns raised by the neighbors.

Commissioner Emenhiser stated he was still concerned with the amount of glass and reflection, as well as the exterior lighting, and asked Mr. DeMoraes if he had any solutions to these two problems.

Mr. DeMoraes was not sure there is a perfect solution to the glass, noting one of his proposed solutions was to provide grey tint on the windows. He stated that unless the glass is opaque or frosted from the outside there will be some glare, however this is not a viable solution when looking at the views involved. In regards to the lighting, he explained he has met with a lighting representative that has provided all of the lighting for Vista del Mar, and questioned why, if it is a problem, the lighting at 2923 Vista del Mar can't be replaced to shielded fixtures. He felt the lighting is an easy issue to address and shouldn't be a problem with shielded fixtures.

Commissioner Leon stated there was a request to lower the height of the structure three feet and asked Mr. DeMoraes if that was possible.

Mr. DeMoraes noted the height is eight feet above grade and the house has been pushed fourteen feet below grade. He stated to lower it another three feet would tremendously increase the amount of grading and he did not think the current amount of view that is obstructed was anywhere near significant.

Chairman Nelson closed the public hearing.

Commissioner Leon moved to accept staff's recommendation as modified to require the house be moved ten feet to the left, seconded by Chairman Nelson.

Commissioner Emenhiser moved to amend the motion to include a condition that tinted glass be used on the windows.

Commissioner Leon accepted the amendment, seconded by Chairman Nelson.

Commissioner James was troubled by the original lot line adjustment to create this lot, as well as the continual modifications allowed to build larger homes and to take advantage of all of the buildable area of the lot. However, he felt the ten feet being offered to move the home will give the neighbor more privacy and will move the house about as far away as is reasonable in this area.

Commissioner Cruikshank stated he has been looking over the architect's plans and the walls depicted on the plans are definitely over 42 inches in height. A copy of the plan was displayed on the overhead and Commissioner Cruikshank noted on the plan where he was questioning the height of the wall, as it appears the wall is eight to nine feet in height. He understood why the walls had to be built that way in this area, and asked staff if it would be possible to add a condition to allow this height of wall as he did not feel that would change the character of the neighborhood.

Director Rojas stated that staff will have to check the Resolution to make sure there is nothing that has to be modified to allow such a condition.

Mr. DeMoraes stated that the 42 inch limitation only applies to walls in the front yard setback area.

Director Rojas explained that there is not only the limitation of the height in the front setback but Commissioner Cruikshank is also pointing out the depth of cut that will have to happen.

Commissioner Cruikshank again stated the he completely understands why the wall has to be built the way it is proposed to be built, and only wants to make sure that the plans and all conditions reflect what is actually happening at the site.

Commissioner Gerstner agreed that the height of the walls along the driveway needs to be addressed in detail. In regards to the glass, he felt that tinted glass will not get rid of the glare, but speculated that the glare problem for the Hangers is more one of geometry rather than one of reflectivity. Because of that, he suggested the architect do a sun study and see where the reflections hit. This might give the neighbors confidence that there won't be this same problem with this house. In regards to the lighting, he felt all of the extra lighting should be on dimmers and indirect so that it is shielded so that nobody off of the property can see the lamp.

Commissioner Gerstner moved to amend the motion to include a requirement that the lighting be indirect so that nobody off of the property can see the lamps, and that all exterior lighting be on dimmers. In addition, the architect will do a reflectivity or sun study to show there is no reflection, and if there is reflection the architect can design overhangs or sunshades to minimize the problem.

Commissioner Gerstner was not sure how to address the height of the wall, noting that if there is a wall at 9 ½ feet something needs to happen since there is nothing in the code to allow a wall at that height.

Commissioner Cruikshank was also concerned with being presented with something and now realizing that it's not 42 inches in height but rather 8 or 9 feet in height. He would not be comfortable voting on this as is and would rather take the time to make sure it is done correctly.

Chairman Nelson noted that there is an action deadline of January 15, 2016, which is coming up very quickly.

Director Rojas suggested an option to continue the item so that the architect can present a plan showing the new location of the house on the property as well as the current height of the wall.

Commissioner Gerstner agreed, noting currently there is a plan of the house and driveway, neither of which is currently accurate.

Director Rojas stated the item can come back on the Consent Calendar so that the Commission can look at the revised plan, noting however, that the public hearing would remain closed and items on the Consent Calendar are not open for discussion unless they are specifically removed from the Consent Calendar.

Mr. DeMoraes asked if it was the Commission's intention that the sun study be included with the resubmittal package.

Commissioner Gerstner felt that the sun study was more extensive and not intended for January 12<sup>th</sup>, and could be something the Director could address.

Chairman Nelson asked staff to read back the motion.

Director Rojas stated the motion is to close the public hearing and approve staff recommendations with the following amendments: 1) The structure is to move ten feet as depicted by the applicant; 2) That there be a condition regarding tinted glass; 3) There be a condition that a reflectivity or sun study be done by the architect and submitted to the Director for review; 4) That findings be submitted to allow for the 8 to 9 foot tall retaining wall; 5) Exterior lighting be on dimmers and shielded in such a way that the lamp cannot be seen from off the property; and 6) The resolution be placed on the Consent Calendar for the January 12, 2016 meeting.

The motion was approved, (6-0).

#### ITEMS TO BE PLACED ON FUTURE AGENDAS

#### 5. Pre-Agenda for the meeting on January 12, 2015

Director Rojas noted the pre-agenda for January 12<sup>th</sup> will not have the Cal Water item, as it has been continued to a date uncertain. He stated staff was hoping to get the exterior light item on the agenda to discuss the progress, and this last item will be on the Consent Calendar.

#### **ADJOURNMENT**

The meeting was adjourned at 10:30 p.m. in memory of those who lost their lives on December 7<sup>th</sup> at Pearl Harbor and December 8<sup>th</sup> in the Philippines.

#### **Amy Seeraty**

From: Christopher F. Wilson, Esq. <cfw.cwanda@gmail.com>

**Sent:** Monday, October 17, 2016 11:31 AM

To: Ara Mihranian

Cc: Amy Seeraty; Jerry Hashimoto; elhe@cox.net; Sue Estes; John Mathews; So Kim; Sandra Ishman;

Desirea Molina

Subject: Re: 2935 Vista Del Mar

Thanks, Ara.

Presumably there are adequate drainage ditches planned, plus perhaps a retaining wall and caissons.

It looks like a challenging project from an engineering perspective. Not much has walked on that hillside over the past few years besides goats.

Sorry to say the San Ramon/Portuguese Bend/Trump GC area is sort of famous for land that tends to slide.

Regards,

Chris Wilson

On Sun, Oct 16, 2016 at 8:26 PM, Ara Mihranian < AraM@rpvca.gov> wrote:

Hi Chris,

I want to add by stating that the project has undergone engineering review in building and safety and permits have been issued.

As a result, there are some changes to the conditions of approval that need to be considered by the Planning Commission to reflect the engineering review.

Those are the changes going to the Commission on October 25th.

Let us know if you have further questions.

Ara

From: Amy Seeraty

Sent: Friday, October 14, 2016 4:10 PM

To: cfw.cwanda@gmail.com

Cc: Jerry Hashimoto Jerry Hashimoto John Mathews

<<u>icm6508@gmail.com</u>>; Ara Mihranian <<u>AraM@rpvca.gov</u>>; So Kim <<u>SoK@rpvca.gov</u>>; Sandra Ishman <<u>SandraI@rpvca.gov</u>>;

Desirea Molina < Desirea M@rpvca.gov>

Subject: RE: 2935 Vista Del Mar

Thank you for your email. Please note that your questions below regarding about drainage, hill stability and construction details for the new house at 2935 Vista Del Mar can be answered via review of the plans and associated reports which were approved by the Building & Safety Division on September 27, 2016, as these issues are typically addressed through the Building & Safety plan review process. I don't believe the plans and associated reports are available by email, but you are welcome to come to the Building & Safety Division at the Community Development Department located at the address below to review these materials. The Building & Planning desks are open from 7:30am-5:30pm Monday through Thursday and from 7:30am-4:30pm on Fridays. Please note however that Staff is usually out during the lunch hour from 12-1pm. Thank you and please let me know if you have any additional questions at this time.

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) 544-5231

From: Christopher F. Wilson, Esq. [mailto:cfw.cwanda@gmail.com]

Sent: Thursday, October 13, 2016 5:27 PM To: Amy Seeraty < Amy S@rpvca.gov>

Cc: Jerry Hashimoto < Jhashimoto3@cox.net >; elhe@cox.net; Sue Estes < sueestes@cox.net >; John Mathews

<jcm6508@gmail.com> Subject: 2935 Vista Del Mar

Dear Ms. Secraty,

The recent notice of a Planning Committee meeting regarding the above property makes reference to moving a drainage ditch. The Board of the Mediterranea Homeowner's Association (MHOA) is concerned about drainage and hill stability. In that connection, the Board would like information about 1) what sorts of drainage ditches are to be installed, draining where, 2) any hydrology report being relied upon, and 3) if the 7,000 square foot house is to be built on caissons. If caissons, of the sort used after the Trump Golf Course slide, are not going to be used, there is presumably a soils report being relied on, which the Board would like to review. Are these documents available for

for public inspection? Please advise where, and if anything might be available by email.

Sorry to say the Board is a bit concerned about the stability of the hill, given its slope and the risk of below-ground bentonite becoming saturated, leading to a slide.

Thanks for seeing what sort of information is available.

Regards,

Chris Wilson -

Christopher F. Wilson, Esq.

Christopher Wilson & Associates

3848 West Carson Street, Suite 301 Torrance, California 90503 310 316 2500

#### cfw.cwanda@gmail.com

Notice: This message and any attachment(s) are confidential and may be privileged or otherwise protected from disclosure. If you are not the intended recipient and have received this email in error, please telephone or email the sender and delete this message and any attachment from your system. If you are not the intended recipient you must not copy this message or any attachment, disclose the contents to any other person, or take any action in reliance on this message or any attachment.

Christopher F. Wilson, Esq. Christopher Wilson & Associates 3848 West Carson Street, Suite 301 Torrance, California 90503 310 316 2500 cfw.cwanda@gmail.com

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## Palos Verdes Peninsula News

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

#### PROOF OF PUBLICATION

(201 5.5 C.C.P.)

STATE OF CALIFORNIA

County of Los Angeles,

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

October 6th

all in the year

2016

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

Dated at

Rolling Hills Estates,

of

California

this

6th

OCTOBER

RECEIVER

Signature OCT 13 2016

COMMUNITY DEVELOPMENT DEPARTMENT

P.V.P. News No. 12681

#### NOTICE

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rancho Palos Verdes will This conduct a public hearing on Tuesday, October 25, 2016, at 7:00 PM at Hesse Park Community Building, 29301 Hawthorne Boulevard, Rancho Palos Verdes, to consid-

CONDITIONAL USE PERMIT REVISION (CASE NO. ZON2016-00456): On January 12, 2016, the Planning Commission adopted P.C. Resolution No. 2016-01, thereby approving a revision to Conditional Use Permit No. 23, a Grading Permit, and a Minor Exception Permit allowing the construction of a new split-story, 7,710ft² residence and accessory structures with 1,937yd³ of related grading. During the Building & Safety Plan Check and accessory structures with 1,937yd³ of related grading. During the Building & Safety Plan Check process, the applicant was required to relocate an upslope drainage ditch away from the building and to regrade the area with fill between the building and the drainage ditch such that water flows away from the building. Pursuant to the Seacliff Hills Development Guidelines, any area disturbed through grading and not returned to existing slope is considered lot coverage. As this proposed change will disturb an existing slope with grading, the overall lot coverage will be increased by 1.1%, however, the overall Commission-approved grading quantity was originally overestimated. Thus, the applicant requests that the Planning Commission amend the Conditions of Approval to allow an increase to the permitted lot coverage by allow an increase to the permitted lot coverage by an additional 1.1% (35.8% previously approved).

LOCATION:

2935 Vista Del Mar

APPLICANT:

Luis de Moraes (Envirotechno Architecture, Inc.)

LANDOWNER:

Teppei Yamaguchi

The reason you are receiving this notice is because your property is located within 500' of the proposed project. All interested parties are invited to submit written comments interested parties are invited to submit written comments and to attend and give testimony. If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to Associate Planner, Amy Seeraty, by Monday, October 17, 2016. By doing so, you will ensure that your comments are taken into consideration for the staff analysis of the project. Written comments submitted after Monday, October 17, 2016 will be given to the Planning Commission on the night of 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.

Only those who have submitted written comments at or prior to, and/or given testimony at the public hearing will receive notification of the decision. The Planning Commission's decision may then be appealed, in writing, to the City Council. The appeal shall set forth the grounds for appeal and anyspecific action being requested by the appealant. The appeal letter must be filed within fifteen (15) calendar days of the Planning Commission's decision and must be accompanied by a \$2.275.00 appeal fee. \$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 Friday. Additionally, a Staff Report will be prepared for the October 25th Planning Commission meeting. On Wednesday October 19th, said report will be available for 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.

If you have any questions regarding this application, please contact Associate Planner Amy Seeraty, at (310) 544–5231, or via e-mail at <a href="mailto:amys@rpvca.gov">amys@rpvca.gov</a> for further information

Sincerely,

Ara Mihranian 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 raised in written correspondence delivered to the City of Rancho Palos Verdes during the public review period described in

Published in the Palos Verdes Peninsula News on October 6, 2016.



October 6, 2016

#### NOTICE

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CASE NO. ZON2016-00456 October 6, 2016 Page 2 of 2

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If you have any questions regarding this application, please contact Associate Planner Amy Seeraty, at (310) 544-5231, or via e-mail at <a href="mailto:amys@rpvca.gov">amys@rpvca.gov</a> for further information.

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Ara Mihranian

Community Development Director

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PLEASE PUBLISH IN THE PENINSULA NEWS ON THURSDAY, October 6, 2016

#### RECEIVED

SEP 26 2016



ENVIROTECHNO

September 26, 2016



Regarding: 2935 Vista del Mar - Lot Covereage Increase

Thank you for your time in assisting us with the issue of increasing the Commission-approved lot coverage as result of changes to the project's drainage plan and allowing the project to move forward while the Planning Commission reviews the increase to the lot coverage requirement for our project.

As instructed by the Community Development Director, I am writing this letter on behalf of myself, the architect of record, and the owner Mr. Teppei Yamaguchi, property owner at 2935 Vista del Mar.

We are in acknowledgement to the risk related to the potential loss of hardscape in the event our project does not obtain further approval by the Planning Commission for additional lot disturbance.

This unexpected increase exists a result of additional drainage requirements imposed by Building and Safety and Public Works. The increase does not provide additional usable space and it is only required in order to satisfy code requirements.

We hope you can work with us and allow us to proceed with the original intent.

Sincerely.

Luis de Moraes, AIA-ASID-LEED AP BD+C

Principal Architect

Teppei Yamaguchi - Property Owner



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

## Fees Associated With Case #: ZON2016-00456

OWN

KANA UEMURA 6241 CRESCENT PARK W NO 106 PLAYA VISTA, CA 90094

OWN

TEPPEI YAMAGUCHI 6241 CRESCENT PARK W NO 106 PLAYA VISTA, CA 90094

APL ENVIROTECHNO

27010 SPRINGCREEK RPV, CA 90275

| Fee<br>Type | Start<br>Date | End<br>Date | Dept Description     | Tran<br>Code | s Revenue<br>e Account Numl | D. D.                    | Amount   | Due      |
|-------------|---------------|-------------|----------------------|--------------|-----------------------------|--------------------------|----------|----------|
| REV         | 1/1/2001      | 12/31/2020  | Revisions/Amendments | •            | 132210                      | AŞ 9/26/2016             | 3,228.50 | 3,228.50 |
|             |               |             |                      | * **         | Subtotal                    | for Revenue Acct. 132210 | 3,228.50 |          |
| DATA        | 5/18/2009     | 12/31/2020  | Data Processing Fee  |              | 322-40                      | AS 9/26/2016             | 4.00     | 4.00     |
|             |               |             |                      |              | Subtotal                    | for Revenue Acct. 322-40 | 4.00     |          |

Total Due:

\$3,232.50

For Office Use Only

Page 1 of 1

Receipt No. \_\_\_\_\_\_ Check No. \_\_\_\_\_

Open: NANCY

Date: 19/26/16 01 Receipt no: 1326

Date: 9/26/16 01 Receipt no: 1326

Description Quantity Amount PZ

PLANNING & ZONING \$328.50

TEPPEI YAMAGUHI

Tender detail CC CREDIT CARD
TOtal tendered \$322.50

Total payment

Trans date: 9/26/16 Time: 13:25:09

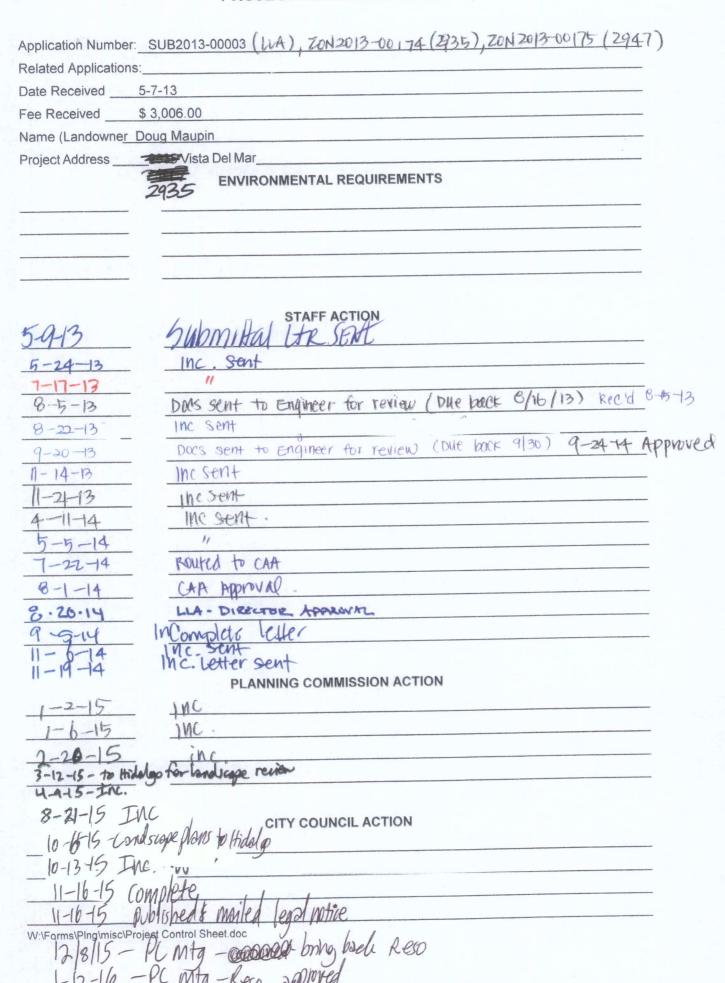
\*\*\* THANK YOU FOR YOUR PAYMENT \*\*\*

30540 HAVINGRE BLVD
RANCH PALOS VERUES CA 90275

(310)

<sup>\*</sup>Fees are based upon the City's most-current Master Fee Schedule, available for review at <a href="http://www.palosverdes.com/rpv/finance/index.cfm">http://www.palosverdes.com/rpv/finance/index.cfm</a>

#### PROJECT CONTROL SHEET



9/8-Added conditions

- Spolie / Cuis & Ara 9/6/16@ 3:00pm

- 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.-COPY?
- 3. Prior to conducting any work in the public right of way, such as for curb cuts, dumpsters, temporary improvements and/or permanent improvements, the applicant shall obtain an encroachment permit from the Director of Public Works. APPROVED
- 16. Temporary construction fencing shall be installed prior to commencing construction as described in Section 17.56.020(c) of the City's Development Code.
- 18. Prior to the issuance of building permits, the applicant shall demonstrate the project's compliance with the South Coast Air Quality Management District Rule 445 and the City Municipal Code requirements regarding wood-burning devices.
- 30. Haul routes to transport soil shall be approved by the Public Works Division prior to issuance of any Grading or Building permit. APPROVED
  - 32. Approval of NPDES and Geotechnical review is required PRIOR TO ISSUANCE OF A GRADING OR BUILDING PERMIT from the Building & Safety Division. APPROVED

#### **EXTERIOR LIGHTING CONDITIONS**

- 737. Exterior residential lighting shall be in compliance with the standards of Section 17.56.030 of the Rancho Palos Verdes Development Code and the Seacliff Hills Development Guidelines. 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.
- 38. All exterior lighting shall be shielded such that the bulb(s) in each fixture are not visible from any location off the property at 2935 Vista Del Mar.
- 39. All exterior lighting shall be on timers and shall be set to shut off automatically by 10:00 pm daily except for lighting used for security and safety purposes as deemed acceptable by the Director.

#### WINDOW GLARE CONDITIONS

- 40. Prior to Building Permit issuance, all windows, including those which are located on the south-west (front) side of the structure shall be tinted light grey, with any coating to be low-contrast with no mirror/silver undertint.
- 41. Prior to Building Permit issuance, the specific glass type and color shall be submitted for review and approval by the Community Development Director prior to Building Permit issuance.
- 42. Prior to Building Permit issuance, a sun reflectivity study which demonstrates that no glare from any windows will affect the driveways of other properties on

prior to these 3

Vista Del Mar as well as the public right-of-way on Vista Del Mar, shall be completed and submitted to the Community Development Director for review and approval.

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#### SunPosition Results For

2935 Vista Del Mar, Rancho Palos Verdes, CA 90275

#### On Summer Solstice June 21

SEP 1.3 2016

RECEIVED

COMMUNITY DEVELOPMENT
DEPARTMENT

Latitude is 47.45 degrees north Longitude is 120 degrees west Time zone offset from GMT is -8 hours Zero azimuth is south Output angle units are degrees

| date | clock time   | altitude | azimuth | hour angle |
|------|--------------|----------|---------|------------|
| June | 21 12:00 am  | -19.11   | -179.57 | -180.44    |
| June | 21 12:30 am  | -18.83   | -173.16 | -172.95    |
| June | 21 1:00 am   | -17.91   | -165.98 | -165.45    |
|      | 21 1:30 am   | -16.38   | -158.96 | -157.95    |
|      | 21 2:00 am   | -14.28   | -152.16 | -150.45    |
|      | 21 2:30 am   | -11.66   | -145.64 | -142.95    |
|      | 21 3:00 am   | -8.58    | -139.39 | -135.45    |
|      | 21 3:30 am   | -5.08    | -133.42 | -127.95    |
|      | 21 4:00 am   | -1.23    | -127.71 | -120.45    |
|      | 21 4:30 am ∄ | 2.93     | -122.23 | -112.95    |
|      | 21 5:00 am   | 7.34     | -116.92 | -105.46    |
|      | 21 5:30 am   | 11.95    | -111.75 | -97.96     |
|      | 21 6:00 am   | 16.74    | -106.65 | -90.46     |
|      | 21 6:30 am   | 21.66    | -101.55 | -82.96     |
|      | 21 7:00 am   | 26.67    | -96.38  | -75.46     |
|      | 21 7:30 am   | 31.72    | -91.03  | -67.96     |
|      | 21 8:00 am   | 36.79    | -85.40  | -60.46     |
|      | 21 8:30 am   | 41.81    | -79.32  | -52.96     |
|      | 21 9:00 am   | 46.73    | -72.59  | -45.46     |
|      | 21 9:30 am   | 51.46    | -64.94  | -37.97     |
| _    | 21 10:00 am  | 55.87    | -56.01  | -30.47     |
|      | 21 10:30 am  | 59.80    | -45.38  | -22.97     |
|      | 21 11:00 am  | 63.00    | -32.61  | -15.47     |
|      | 21 11:30 am  | 65.16    | -17.63  | -7.97      |
|      | 21 12:00 pm  | 65.98    | -1.06   | -0.47      |
|      | 21 12:30 pm  | 65.34    | 15.61   | 7.03       |
|      | 21 1:00 pm   | 63.33    | 30.85   | 14.53      |
|      | 21 1:30 pm   | 60.25    | 43.89   | 22.03      |
|      | 21 2:00 pm   | 56.40    | 54.78   | 29.52      |
|      | 21 2:30 pm   | 52.03    | 63.90   | 37.02      |
|      | 21 3:00 pm   | 47.34    | 71.68   | 44.52      |
| June | 21 3:30 pm   | 42.44    | 78.51   | 52.02      |

| * i |   |   |  |  |   |   |
|-----|---|---|--|--|---|---|
|     |   |   |  |  | *   |   |
|     | - · · · · · · · · · · · · · · · · · · · |   |  |  | •   |   |
|     | June 21 4:30 pm                         |   | 90.34  | 67.02  |   |   |
|     | •                                       |   | 95.72  | 74.52  | •   | *   |
|     |   | 22.28   | 100.91   | 82.02  |   |   |
|     | June 21 6:00 pm                         | 17.35   | 106.01   | 89.52  | **************************************  |   |
|     | June 21 6:30 pm                         | 12.55   | 111.11   | 97.01  |   | · · · · · · · · · · · · · · · · · · ·   |
|     | June 21 7:00 pm                         | 7.90  | 116.27   | 104.51   |   |   |
|     | June 21 7:30 pm                         | 3.47  | 121.55   | 112.01   | ¥ .   |   |
|     | June 21 8:00 pm                         | -0.72   | 127.01   | 119.51   | v . v   |   |
| S   | June 21 8:30 pm                         | -4.62   | 132.69   | 127.01   |   |   |
|     | June 21 9:00 pm                         | -8.16   | 138.62   | 134.51   |   |   |
|     | June 21 9:30 pm                         | -11.30  | 144.83   | 142.01   | *.  |   |
|     | June 21 10:00 pm                        | -13.98  | 151.33   | 149.51   |   |   |
| *.  | June 21 10:30 pm                        | -16.15  | 158.09   | 157.01   |   |   |
| •   | June 21 11:00 pm                        | -17.75  | 165.08   | 164.50   |   |   |
|     | June 21 11:30 pm                        | -18.75  | 172.25   | 172.00   | * :   | 1   |
|     | *                                       |   |  |  |   |   |
|     |   | June 21 5:00 pm June 21 5:30 pm June 21 6:00 pm June 21 6:30 pm June 21 7:00 pm June 21 7:30 pm June 21 8:00 pm June 21 8:30 pm June 21 9:00 pm June 21 9:30 pm June 21 10:00 pm June 21 10:00 pm June 21 10:30 pm June 21 11:00 pm | June 21 4:30 pm 32.36 June 21 5:00 pm 27.30 June 21 5:30 pm 22.28 June 21 6:00 pm 17.35 June 21 6:30 pm 12.55 June 21 7:00 pm 7.90 June 21 7:30 pm 3.47 June 21 8:00 pm -0.72 June 21 8:30 pm -4.62 June 21 9:00 pm -8.16 June 21 9:30 pm -11.30 June 21 10:00 pm -13.98 June 21 10:30 pm -16.15 June 21 11:00 pm -17.75 | June 21 4:30 pm       32.36       90.34         June 21 5:00 pm       27.30       95.72         June 21 5:30 pm       22.28       100.91         June 21 6:00 pm       17.35       106.01         June 21 6:30 pm       12.55       111.11         June 21 7:00 pm       7.90       116.27         June 21 7:30 pm       3.47       121.55         June 21 8:00 pm       -0.72       127.01         June 21 8:30 pm       -4.62       132.69         June 21 9:30 pm       -8.16       138.62         June 21 9:30 pm       -11.30       144.83         June 21 10:00 pm       -13.98       151.33         June 21 10:30 pm       -16.15       158.09         June 21 11:00 pm       -17.75       165.08 | June 21 4:30 pm       32.36       90.34       67.02         June 21 5:00 pm       27.30       95.72       74.52         June 21 5:30 pm       22.28       100.91       82.02         June 21 6:00 pm       17.35       106.01       89.52         June 21 6:30 pm       12.55       111.11       97.01         June 21 7:00 pm       7.90       116.27       104.51         June 21 7:30 pm       3.47       121.55       112.01         June 21 8:00 pm       -0.72       127.01       119.51         June 21 8:30 pm       -4.62       132.69       127.01         June 21 9:00 pm       -8.16       138.62       134.51         June 21 9:30 pm       -11.30       144.83       142.01         June 21 10:00 pm       -13.98       151.33       149.51         June 21 10:30 pm       -16.15       158.09       157.01         June 21 11:00 pm       -17.75       165.08       164.50 | June 21 4:30 pm       32.36       90.34       67.02         June 21 5:00 pm       27.30       95.72       74.52         June 21 5:30 pm       22.28       100.91       82.02         June 21 6:00 pm       17.35       106.01       89.52         June 21 6:30 pm       12.55       111.11       97.01         June 21 7:00 pm       7.90       116.27       104.51         June 21 7:30 pm       3.47       121.55       112.01         June 21 8:00 pm       -0.72       127.01       119.51         June 21 8:30 pm       -4.62       132.69       127.01         June 21 9:30 pm       -8.16       138.62       134.51         June 21 9:30 pm       -11.30       144.83       142.01         June 21 10:00 pm       -13.98       151.33       149.51         June 21 10:30 pm       -16.15       158.09       157.01         June 21 11:00 pm       -17.75       165.08       164.50 |

DRIVEWAY 800.00'

2950 VISTA DEL MAR

SEP 13 2016
COMMUNITY DEVELOPMENT
DEPARTMENT



# LIGHT REFLECTION STUDY SECTION

SCALE: NTS

SEP 13 2016

LIGHT REFLECTION STUDY SECTION

SCALE: NTS

PERPENDICULAR PLANE TO GLASS

DRIVEWAY 832.00'

2930 VISTA DEL MAR

DRIVEWAY 857.00'

2935 VISTA DEL MAR

LIGHT REFLECTION STUDY SECTION

SCALE: NTS

RECEIVED

SEP 1 3 2016
COMMUNITY DEVELOPMENT
DEPARTMENT



COMMUNITY DEVELOPMENT DEPARTMENT

January 13, 2016

Teppei Yamaguchi 6241 Crescent Park West, Unit 106 Playa Vista, CA 90094

Subject: Approval of a Revision to Conditional Use Permit No. 23, a Grading Permit and a Minor Exception Permit (Case No. ZON2013-00174)
2935 Vista Del Mar

Dear Mr. Yamaguchi:

The Planning Commission has approved your request for a revision to Conditional Use Permit No. 23, a Grading Permit and a Minor Exception Permit. This approval is subject to the conditions of approval set forth in P.C. Resolution No. 2016-1.

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 <u>January 27</u>, 2016, 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

Amy Seeraty

Associate Planner

Encl: Certification of Acceptance of Project Conditions

Notice of Decision

Resolution 2016-1 with Conditions of Approval

**Customer Service Survey** 

CC: Envirotechno, 13101 Washington Blvd. #404, Los Angeles, CA 90066

Teppei Yamaguchi, 6241 Crescent Park West, Unit 106, Playa Vista, CA 90094

Joel Rojas, Community Development Director

Ara Mihranian, Deputy Community Development Director

So Kim, Senior Planner

Project File



### Certification of Acceptance of Project Conditions of Approval

| Project:   | Case No. ZON2013-00174   |                                       |             |  |              |   |  |
|--|--|---------------------------------------|-------------|--|--------------|---|--|
| Project Location:  | 2935 Vista Del M   | lar                                   |             |  |              | • |  |
| Approval Date:   | January 12, 2016   | 3                                     |             | ŧ. •   |              |   |  |
|  |  |                                       |             |  |              | # |  |
| <b>, I,</b>  | The second secon | the prope                             | rty owner a | ind applic   | ants for the |   |  |
| above-mentioned proje  | ect hereby certify that  | I have rea                            | d, understa | ind, and a   | accept all   |   |  |
| conditions of approval   |  |                                       |             |  |              |   |  |
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|  |  |                                       |             |  | S. J. Add.   |   |  |
| Signature of Property  | Owner/Applicant  | Date                                  |             | the state of the s |              |   |  |
|  |  |                                       | • .         | •.   |              |   |  |
|  |  |                                       |             |  | •            |   |  |

(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".



January 13, 2016

#### **NOTICE OF DECISION**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rancho Palos Verdes has adopted Resolution No. 2016-1, conditionally approving a revision to Conditional Use Permit No. 23, a Grading Permit and a Minor Exception Permit to construct a new split-story, 7,710ft² residence, a swimming pool, 1,937yd³ of related grading, retaining walls up to 10.5' in height, a 48ft² trellis with a 13'-2" tall privacy wall, an 85.65ft² trellis with a 14'-6" tall privacy wall, and a 6' tall fence and entry gate along the front property line on a vacant lot (Case No. ZON2013-00174).

LOCATION:

2935 Vista Del Mar

APPLICANT:

Luis De Moraes, Envirotechno Architecture, Inc.

LANDOWNER:

Teppei Yamaguchi

Said decision is subject to the conditions of approval set forth in the attached Resolution No. 2016-1.

This decision may 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. Any appeal letter must be filed within fifteen (15) calendar days of the date of this notice, or by 5:30 PM on Wednesday, January 27, 2016. A \$2,275.00 appeal fee must accompany any appeal letter. If no appeal is filed timely, the Planning Commission's decision will be final at 5:30 PM on January 27, 2016.

If you have any questions regarding this project, please contact Amy Seeraty, Associate Planner, at (310) 544-5231 or via e-mail at amys@rpvca.gov.

Joel Rojas, AICP

Community Development Director

cc: Envirotechno, 13101 Washington Blvd. #404, Los Angeles, CA 90066 Teppei Yamaguchi, 6241 Crescent Park West, Unit 106, Playa Vista, CA 90094 Dwight & Vicki Hanger, 2938 Vista Del Mar, Rancho Palos Verdes, CA 90275 Daniel Robert LeMay, 2923 Vista Del Mar, Rancho Palos Verdes, CA 90275 Michael M. Gill, 4040 Palos Verdes Drive North, Suite 203, Rolling Hills Estates, CA 90274 Mr. & Mrs. Brian Kim, 2903 Vista Del Mar, Rancho Palos Verdes, CA 90275 Project File

#### P.C. RESOLUTION NO. 2016-1

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO PALOS VERDES CONDITIONALLY APPROVING REVISION TO CONDITIONAL USE PERMIT NO. 23, A GRADING PERMIT AND A MINOR EXCEPTION PERMIT TO CONSTRUCT A SPLIT-STORY (16'/30' HEIGHT ENVELOPE), RESIDENCE (2,986FT2 FIRST FLOOR, 2,768FT2 SECOND FLOOR AND 1.151FT2 BASEMENT AND 805FT2 ATTACHED GARAGE). A 48FT2 TRELLIS WITH A 13'-2" TALL PRIVACY WALL, AN 85.65FT2 TRELLIS WITH A 14'-6" TALL PRIVACY WALL, A SWIMMING POOL, 1,937YD3 OF RELATED GRADING, RETAINING WALLS UP TO 10.5' IN HEIGHT, AS WELL AS A 6' TALL FENCE AND ENTRY GATE ALONG THE FRONT PROPERTY LINE. THE MAXIMUM HEIGHT OF THE RESIDENCE SHALL BE 9.5' TALL, AS MEASURED FROM HIGHEST POINT OF EXISTING GRADE (877.5') COVERED BY THE STRUCTURE TO THE HIGHEST PROPOSED RIDGELINE (887'), AND AN OVERALL HEIGHT OF 30' AS MEASURED FROM THE LOWEST FINISHED GRADE (857') ADJACENT TO THE STRUCTURE TO THE **HIGHEST PROPOSED RIDGELINE (887').** 

WHEREAS, on July 12, 1977, the Planning Commission approved Conditional Use Permit No. 23, establishing a residential planned development (RPD) comprising of Tract Nos. 32574, 32991 and 34834; and,

WHEREAS, on September 9, 1986, the Planning Commission adopted the Seacliff Hills Development Guidelines in recognition of the need for greater sensitivity and design flexibility in the construction of these custom homes. The Guidelines were supplemented on August 23, 1989; and,

WHEREAS, on May 7, 2013, an application for a CUP revision and grading permit was submitted for the vacant property located at 2935 Vista Del Mar; and,

WHEREAS, after various resubmittals and reviews by Staff, the property was sold in June 2015; and,

WHEREAS, on July 23, 2015, a new application for a CUP revision and grading permit was submitted for the vacant property located at 2935 Vista Del Mar; and,

WHEREAS, on October 20, 2015, an application was submitted for a Minor Exception Permit to allow a 6' fence and gate (80% open to light and air) within the front setback was submitted; and,

WHEREAS, after various resubmittals and reviews by Staff, the project was deemed complete on November 16, 2015; and,

WHEREAS, a public notice was published on November 19, 2015, pursuant to the requirements of the Rancho Palos Verdes Development Code; 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), the Planning Commission found no evidence that Case No. ZON2013-00174 will have a significant effect on the environment and, therefore, the proposed project has been found to be Categorically Exempt under Class 3 (Section 15303); 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 December 8, 2015, at which time all interested parties were given an opportunity to be heard and present evidence. After hearing a report from Staff, as well as from the applicant and his architect, and members of the public, the Planning Commission closed the public hearing and voted 6-0 for a resolution to approve the project with the following modifications: 1) moving the house 10' to the north-west, 2) adding conditions requiring that the windows on the house be tinted to reduce glare reflection onto other properties, installing timers and light bulb shields to each exterior light fixture visible from neighboring properties; and 3) that a reflectivity study be completed prior to building permit issuance to demonstrate that there is no glare from the windows which will adversely impact the street and/or driveways of neighboring properties. The Planning Commission directed Staff to bring back a revised resolution memorializing the conditional approval of the project on the consent calendar at its January 12, 2016 Planning Commission meeting.

WHEREAS, the applicant submitted revised plans to include the revisions required by the Planning Commission and to minimize the impact of the structure on the privacy of the neighboring property at 2923 Vista Del Mar. The revised plans include 1) moving the house 10' to the north-west, 2) removing two south-east-facing windows (in the bedroom and bathroom), and replacing one of the windows with a clerestory window located along the north-east façade, 3) adding a 48ft² trellis with 13'-2" privacy wall which will shield the neighboring property owner's outdoor patio and pool area from the view of the required south-east facing bedroom egress window, and 4) adding a 85.65ft² trellis with a 14'-6" tall privacy wall.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF RANCHO PALOS VERDES DOES HEREBY FIND, DETERMINE AND RESOLVE AS FOLLOWS:

#### **Section 1:** The proposed project is a request for the following:

- A. Conditional Use Permit Revision to allow:
  - 1. A new 7,710ft<sup>2</sup> split-level residence with a below-grade basement and an attached three-car garage consisting of:
    - a. 2,986ft² first floor
    - b. 2.768ft<sup>2</sup> second floor
    - c. 1,151ft² basement
    - d. 805ft<sup>2</sup> attached garage
    - e. 48ft² trellis with a 13'-2" tall privacy wall
    - f. 85.65ft2 trellis with a 14'-6" tall privacy wall
  - 2. Construction outside of the previously permitted footprint
  - 3. Lot coverage which exceeds the allowed 25% maximum (35.8%) for upslope lots allowed per the Seacliff Hills Development Guidelines.
  - 4. Grading over the recommended 1,000yd³ maximum per the Seacliff Hills Development Guidelines.

B. Grading permit to allow:

1. 1,937yd³ of grading on a vacant lot for a new house and pool/patio area consisting of:

a. 1,333yd3 of cut for the residence

- b. 233yd³ of cut and 73yd³ of fill for the driveway
- c. 168yd³ of cut and 130yd³ of fill for an infinity-edge swimming pool and patio area in the front yard
- d. Retaining walls up to 10.5' in height around the residence's front patio and driveway area.
- C. A Minor Exception Permit to allow for a fence and gate up to 6' tall that is at least 80% open to light and air within the front yard setback.

Section 2: Approval of a Conditional Use Permit Revision is warranted because

- A. The site is adequate in size and shape to accommodate the proposed use and for all of the yards, setbacks, walls, fences, landscaping and other features required by this title or by conditions imposed under this section to integrate said use with those on adjacent land and within the neighborhood. More specifically, pursuant to CUP 23, this lot was originally approved for a 4,489ft<sup>2</sup> multi-level single-family residence resulting in 18% lot coverage. While the maximum allowed lot coverage for an upslope lot is 25%, deviations were granted to seven of the nine existing or approved but not yet constructed neighboring properties, allowing lot coverage to be exceeded by 3% to 13%. Lot coverage is calculated differently in the Seacliff Hilltop community than it is elsewhere in the City, in that in addition to the building footprint and driveway/parking areas, all other surface improvements are included as lot coverage, as are any unimproved areas that are disturbed by site grading but not restored to the pre-construction topography. The proposed 35.8% in lot coverage is due in part to the 20'-wide driveway which is required by the Los Angeles County Fire Department, and in part due to the relocation of the structure 10' to the west, as conditioned by the Planning Commission, which necessitated a slight extension of the driveway. The proposed residence is located at the widest portion of the lot, and would have a similar layout to several of the existing and/or approved properties on Vista Del Mar, i.e., a large front and rear setback with the residence located towards the center of the property. The proposed project exceeds the minimum front, side and rear yard setbacks required per the Seacliff Hills Development Guidelines, which are similar to several other existing properties on Vista Del Mar.
- B. The site for the proposed use relates to streets and highways sufficient to carry the type and quantity of traffic generated by the subject use. More specifically, the subject property is served by an existing public street (Vista Del Mar) that serves eleven existing lots and connects to Palos Verdes Drive East. The proposed project will not alter the nature of traffic generated by the lot as compared to the originally-approved residence.
- C. In approving the subject use at the specific location, there will be no significant adverse effect on adjacent property or the permitted use thereof. More specifically, the subject property is located adjacent to developed and vacant residentially-zoned properties. The subject property was created with the expectation that it would be developed with an upslope split-level single-family residence and driveway, and although the proposed residence is not located within the footprint which was approved as part of CUP 23 and Tract Map No. 32991, the currently proposed footprint is still situated in a manner so as

to minimize view impacts to the neighboring properties.

In terms of setbacks, it appears that most of the developed properties, as well as the approved, but not yet constructed properties, were approved with similar side setbacks, where the structures are built out across the width of the lot, from side setback to side setback, with the main structures situated towards the center of the lots, approximately halfway between the front and rear property lines. City records indicate that the neighboring property at 2923 Vista Del Mar was approved and constructed 10' from the adjacent (south-east) property line shared with 2909 Vista Del Mar, while the rear of the structure at 2923 Vista Del Mar abuts the swimming pool area of 2909 Vista Del Mar, which is essentially the same layout proposed for the 2935 Vista Del Mar property. Additionally, City records indicate that the property at 2930 Vista Del Mar is developed with 12'-6" side setbacks, and the property at 2912 Vista Del Mar is developed with a 10' setback on the west side of the property, and a 20' setback on the east side, which is similar to the revised setbacks for the project at 2935 Vista Del Mar, which are now 18' on the south-east side and 10' on the north-west side.

As for privacy, because the currently proposed project is within the 16'/30' building height envelope and does not require a Height Variation Permit, the Commission is not required to assess potential privacy impacts caused by the structure. Notwithstanding, a finding still has been made that the proposed balconies do not create an unreasonable infringement of privacy of the occupants of the abutting residences, as most of the proposed balconies extend out from the south-west elevation of the residence and do not impact the privacy of any neighboring properties, as they look out towards Vista Del Mar and the ocean, and are also a considerable distance away from the approved, although not yet constructed residence at 2947 Vista Del Mar. Additionally, the balcony at the south corner of the residence, which is located closest to the property at 2923 Vista Del Mar, will not cause an *unreasonable* infringement on the privacy of this abutting property, as the living area of the abutting residence is already visible from the existing ground level of the property at 2935 Visa del Mar, and the primary focal point of the balcony is towards the ocean, away from the subject property.

And lastly, the view impairment to the property at 2909 Vista Del Mar is not significant, as the proposed residence will mostly impair views of the Trump National Golf Course (which is not a protected view per the Municipal Code) with only a small portion of ocean view being impaired. This amount of ocean impairment is not significant, as the majority of an extensive ocean, Catalina Island and coastline view remain visible.

Based on the aforementioned discussion, the Commission finds that there will be no significant impacts to neighboring properties, and therefore this finding can be met.

- D. The proposed use is not contrary to the General Plan. More specifically, the General Plan Land Use designation for the subject property is Residential, ≤1 du/acre. The development and improvement of single-family residences are among the primary permitted uses within this land use designation. This is also reflected in Housing Activity Policy No. 3 of the General Plan (p. 78), which calls upon the City to "[encourage] and assist in the maintenance and improvement of all existing residential neighborhoods so as to maintain optimum local standards of housing quality and design."
- E. The proposed use complies with all applicable requirements of the overlay control districts. More specifically, the subject property and all other properties on Vista Del Mar

are subject to the Natural (OC-1) and Urban Appearance (OC-3) overlay control districts. The project will not propose any activities that are contrary to the provisions of the OC-1 District. Additionally, the proposed residence will be tucked into the existing slope, with a height of 9.5' at the back of the structure and 30' at the front (street facing) facade. Also, Staff has visited the property at 2903 Vista Del Mar and observed that there is no significant view impairment of the ocean view. Also, the primary view of the property at 2923 Vista Del Mar faces south-west, while the proposed structure at 2935 Vista Del Mar is located to the north-west. As such, no major views, vistas or viewsheds identified in the General Plan would be impacted by the proposed project. Therefore, as conditioned, the project will also be consistent with OC-3 District, thus this finding can be made.

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

#### Section 3: Approval of a Major Grading Permit is warranted because:

- A. The grading does not exceed that which is necessary for the permitted primary use of the lot. The primary use of the subject lot is residential as identified in the City's General Plan and Zoning map. The proposed grading is to accommodate the development of a new single-family residence, patio and vehicle access. More specifically, the grading will allow for the proposed development to be built into the ascending hillside that steps with the topography of the parcel.
- B. The proposed grading and/or related construction does not significantly adversely affect the visual relationships with, nor the views from the viewing area of neighboring properties. The proposed grading is for a new residence within the City's permitted height requirements of 16'/30' for upslope lots. Additionally, the new residence and garage will be notched into the existing slope, thereby lowering the building footprint. Also, Staff has visited the primary viewing areas of the properties located at 2903 and 2923 Vista Del Mar, and reviewed the floor plan on file for 2909 Vista Del Mar, and observed that there is no significant view impairment of the protected views of the ocean, Catalina Island and coastline from any of these potentially impacted properties. As a result, the proposed project will not significantly affect views from neighboring properties.
- C. The nature of the grading minimizes disturbance to the natural contours and finished contours are reasonably natural. The existing "natural" contours of the project site are largely the result of past grading for the development of the Seacliff Hills neighborhood and the construction of the existing street by the developer. The grading area has been minimized, primarily limited to the building footprint, pool/patio area, and driveway, which will result in very little permanent disturbance to the natural contours outside the structure, pool/patio area and driveway footprint.
- D. The grading takes into account the preservation of natural topographic features and appearances by means of land sculpturing so as to blend any man-made or manufactured slope into the natural topography. The existing "natural" contours of the project site are largely the result of tract grading in the past. There are no significant natural topographic features that would be disturbed by the proposed grading.

- E. The grading and/or related construction is compatible with the immediate neighborhood character. More specifically, the immediate neighborhood is comprised of 2- and 3-story split-level residences, ranging in size from 5,286ft² to 7,875ft², with an average structure size of 6,805ft<sup>2</sup>. The proposed 7,710ft<sup>2</sup>, split-level residence (including the garage) will be tucked into the ascending slope and is within the by-right height envelope of 16'/30' for an upslope lot. The proposed residence employs a contemporary palette of exterior materials and finishes; smooth stucco, cut stone, wood, and glass and a flat roof. Additionally, the Seacliff Hills Development Guidelines specifically identify terraced, flat roofs as one of the preferred roof designs. The existing homes exhibit a wide range of contemporary architectural styles and exterior finishes, with no single predominant style. As such, most architectural styles would blend in with the neighborhood and would not appear out of character. Furthermore, the style of the proposed residence at 2935 Vista Del Mar will be very similar to the developed property immediately to the east at 2923 Vista Del Mar. Therefore, the proposed style of the residence not only contributes positively to the diversity of styles in the immediate neighborhood but is similar to one of the existing residences in the neighborhood, and is therefore compatible with the neighborhood.
- F. The proposed setbacks and open space are consistent with the existing pattern of development in the neighborhood.
- G. The grading is not for the creation of a new residential tract, as this tract was established in 1977.
- H. The grading utilizes street designs and improvements which serve to minimize grading alternatives and harmonize with the natural contours and character of the hillside because no modifications are proposed to streets or other public infrastructure.
- The grading would not cause excessive and unnecessary disturbance of the natural landscape or wildlife habitat through removal of vegetation because there are none on the property.
- J. The grading conforms to standards related to maximum finished slopes and driveways. More specifically, the existing hillside is a result of the original tract grading and to place improvements within the slope to lower the finished grade elevation helps minimize any potential for view impairment from the viewing areas of other properties on Vista Del Mar. Furthermore, similar deviations were granted for neighboring properties with similar topographical configurations for the development of their sites.
- K. A deviation to the code allowing more than one downslope retaining wall up to 10.5' in height as well as retaining walls up to 9.5' along the upslope side (with walls up to 5' on the downslope side) of the driveway is warranted as the walls are necessary to accommodate the proposed residential development, similar to what was allowed for the development of neighboring topographically comparable properties, while minimizing the amount of grading required outside of the footprint of the proposed residence and appurtenant uses on the site. If the project did not include several downslope retaining walls in the front of the residence as well as along both sides of the driveway, additional grading would likely be needed, resulting in additional disturbance to the site and additional lot coverage. Additionally, the grading is required in order for the proposed driveway to meet Fire Department slope requirements.

Section 4: Approval of a Minor Exception Permit for a 6' tall fence and gate that is at least 80% open to light and air within the front yard setback is warranted by unnecessary hardship regarding safety. There has reportedly been a recent uptick in vandalism on Vista Del Mar, and the Applicant is required to enclose the pool area per Building & Safety requirements. Furthermore, other properties on this street have similar fences and gates at the front yard. The vandalism may be related to the fact that most of the properties have long driveways leading to the building pad and most of the lots abut vacant open space that is part of the City's Palos Verdes Nature Preserve. Moreover, the size and configuration of these lots result in a less visible residence from the street. There are also a few vacant lots on the street, which if not enclosed, have been illegally utilized by the public for a variety of activities. Furthermore, constructing a 6' tall fence with an electronic gate along the front property line would be compatible with the existing improvements along Vista Del Mar. Thus, approval of the Minor Exception permit for the 6' fence and gate that is at least 80% open to light and air within the front yard setback is warranted.

Section 5: Any interested person aggrieved by this decision or any portion of this decision may appeal to the City Council. The appeal shall set forth the grounds for appeal and any specific action being requested by the appellant. Any appeal letter must be filed within fifteen (15) calendar days of the date of this decision, or by 5:30 PM on Wednesday, January 27, 2016. A \$2,275.00 appeal fee must accompany any appeal letter. If no appeal is filed timely, the Planning Commission's decision will be final at 5:30 PM on January 27, 2016.

Section 5: For the foregoing reasons and based on the information and findings included in the Staff Report, the Planning Commission of the City of Rancho Palos Verdes hereby conditionally approves a Conditional Use Permit Revision, Major Grading Permit and Minor Exception Permit applications for the property located at 2935 Vista Del Mar (Case No. ZON2013-00174).

PASSED, APPROVED AND ADOPTED this 12th day of January 2016, by the following vote:

AYES: Commissioners Cruikshank, Emenhiser, Gerstner, James, Leon, Vice Chairman

Tomblin, Chairman Nelson

NOES: None

ABSTENTIONS: None

RECUSALS: None

ABSENT: None

Robert A. Nelson

Chairman

Joel Rojas, MOP

Community Development Director; and, Secretary of the Planning Commission

# EXHIBIT "A" CONDITIONS OF APPROVAL CASE NO. ZON2013-00174 (2935 VISTA DEL MAR)

#### **GENERAL CONDITIONS:**

- 1. Prior to the submittal of plans into Building and Safety plan check, the applicant and the property owner shall submit to the City a statement, in writing, that they have read, understand, and agree to all conditions of approval contained in this Resolution. Failure to provide said written statement within ninety (90) days following the date of this approval shall render this approval null and void.
- 2. The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, lawsuits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures) (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project.
- 3. Prior to conducting any work in the public right of way, such as for curb cuts, dumpsters, temporary improvements and/or permanent improvements, the applicant shall obtain an encroachment permit from the Director of Public Works.
- 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.
- The project development on the site shall conform to the Commission-approved plans and to the specific standards contained in these conditions of approval or, if not addressed herein, shall conform to the RS-1 residential development standards and the OC-1/OC-3 overlay control district performance criteria of the City's Municipal Code and the Seacliff Hills Development guidelines.
- 7. Failure to comply with and adhere to all of these conditions of approval may be cause to revoke the approval of the project pursuant to the revocation procedures contained in Section 17.86.060 of the City's Municipal Code or administrative citations as described in Section 1.16 of the City's Municipal Code.

- 8. If the applicant has not submitted an application for a building permit for the approved project or not commenced the approved project as described in Section 17.86.070 of the City's Municipal Code within 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 Director.
- In the event that any of these conditions conflict with the recommendations and/or requirements of another permitting agency or City department, the stricter standard shall apply.
- 10. Unless otherwise designated in these conditions, all construction shall be completed in substantial conformance with the plans stamped APPROVED by the City with the effective date of this Resolution.
- 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.
- 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.
- 14. 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.
- 15. All grading, landscaping and construction activities shall exercise effective dust control techniques, either through screening and/or watering.

- 16. Temporary construction fencing shall be installed prior to commencing construction as described in Section 17.56.020(c) of the City's Development Code.
- 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.
- Prior to the issuance of building permits, the applicant shall demonstrate the project's 18. compliance with the South Coast Air Quality Management District Rule 445 and the City Municipal Code requirements regarding wood-burning devices.
- All utility lines installed to service the building shall be placed underground from an existing power pole or other point of connection off-site prior to certificate of occupancy.

#### PROJECT SPECIFIC CONDITIONS:

- 20. This approval is for construction of a new 7,710ft2 two-story residence with a belowgrade basement and an attached three-car garage consisting of
  - a. 2,986ft² first floor
  - b. 2,768ft2 second floor
  - c. 1,151ft<sup>2</sup> basement
  - d. 805ft<sup>2</sup> attached garage
  - e. 48ft2 trellis with a 13'-2" tall privacy wall
  - 85.65ft2 trellis with a 14'-6" tall privacy wall

BUILDING AREA CERTIFICATION IS REQUIRED TO BE PROVIDED BY A LICENSED. LAND SURVEYOR OR CIVIL ENGINEER PRIOR TO BUILDING PERMIT FINAL.

Unless modified by the approval of future planning applications, the approved residence 21. shall maintain the following setbacks:

Front yard setback – Greater than 25' (25' average / 20' minimum required) Interior side yard setbacks - 18' south-east side / 10 feet north-west side (10' minimum per side / 25' minimum total of both sides required) Rear yard setback - Greater than 25' (25' average/ 20' minimum)

BUILDING SETBACK CERTIFICATION IS REQUIRED TO BE PROVIDED BY A LICENSED LAND SURVEYOR OR CIVIL ENGINEER PRIOR TO FOUNDATION FORMS INSPECTION.

The maximum height of the residence shall be 9:5' tall, as measured from highest point 22. of existing grade (877.5') covered by the structure to the highest proposed ridgeline (887'), and an overall height of 30' as measured from the lowest finished grade (857') adjacent to the structure to the highest proposed ridgeline (887').

BUILDING HEIGHT CERTIFICATION IS REQUIRED TO BE PROVIDED BY A LICENSED LAND SURVEYOR OR CIVIL ENGINEER PRIOR TO ROOF SHEATHING INSPECTION.

A minimum 3-car garage shall be provided and maintained, and a minimum of three 23.

unenclosed parking spaces shall be provided and maintained. An enclosed parking space shall have an unobstructed ground space of no less than 9' in width by 20' in depth, with a minimum of 7' of vertical clearance over the space. An unenclosed parking space shall have an unobstructed ground space of no less than 9' in width by 20' in depth.

- 24. Unless modified by the approval of future planning applications, the approved project shall maintain a maximum of 35.8% lot coverage.
- 25. Driveways shall be a minimum width of 20'. A paved 25' turning radius shall be provided between the garage or other parking area and the street of access. Driveways shall take into account the driveway standards required by the department of Public Works for driveway entrances located in the public right-of-way. Maximum slope of the driveway shall not exceed 20%.
- 26. All utility lines installed to service the building shall be placed underground from an existing power pole or other point of connection off-site prior to certificate of occupancy.
- 27. Barring any appeals, the silhouette frame shall be removed within seven (7) days from the end of the Planning Commission's decision appeal period, or by Wednesday, February 3, 2016.

#### SPECIFIC GRADING CONDITIONS

- 28. The approved grading is for 1,937yd³ of grading on a vacant lot for a new house and pool/patio area consisting of:
  - a. 1,311yd3 of cut for the residence
  - b. 122vd³ of cut and 19vd³ for the driveway.
  - c. 176yd3 of cut and 309yd3 of fill for the pool/patio area
  - 1,531yd3 of the total grading will be exported off-site.

ROUGH AND FINAL GRADE CERTIFICATION REQUIRED PRIOR TO BUILDING PERMIT FINAL.

- 29. The approved retaining walls include the following:
  - a. Retaining walls along the upslope side of the proposed driveway and driveway turnaround shall be permitted up to 10.5' maximum, as measured from the new driveway grade to the top of the wall.
  - b. The outer side of the retaining wall of the patio area, south-east of the pool shall be a maximum of 4.5' in height as measured from the lowest adjacent grade.
  - c. The retaining walls/planters along the front of the infinity edge pool shall not exceed 3.5 feet in height as measured from the adjacent grade or the planter grade (for the infinity edge trough) to the top of the wall.
- 30. Haul routes to transport soil shall be approved by the Public Works Division prior to issuance of any Grading or Building permit.

- 31. New slopes shall not exceed 67% adjacent to the driveway and 35% elsewhere on the property.
- 32. Approval of NPDES and Geotechnical review is required PRIOR TO ISSUANCE OF A GRADING OR BUILDING PERMIT from the Building & Safety Division.

#### SPECIFIC LANDSCAPE CONDITIONS

- A landscaping plan shall be submitted for review and approval by the Community Development Director prior to Building Permit issuance. The landscaping plan shall indicate all landscaping for the purpose of: screening buildings from PVDS; softening architectural features; improving transition between open space and buildings; slope stabilization; and drought tolerant plantings. Said landscaping shall be planted prior to issuance of the Certificate of Occupancy.
- An 18" minimum wide landscaped area between the side property line and the driveway shall be maintained.
- 35. No hardscape walkways shall be allowed around the perimeter of the house.
- 36. Maximum hardscape coverage within the front-yard setback area shall not exceed 50%

#### **EXTERIOR LIGHTING CONDITIONS**

- 37. Exterior residential lighting shall be in compliance with the standards of Section 17:56.030 of the Rancho Palos Verdes Development Code and the Seacliff Hill's Development Guidelines. 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.
- All exterior lighting shall be shielded such that the bulb(s) in each fixture are not visible from any location off the property at 2935 Vista Del Mar.
- 39. All exterior lighting shall be on timers and shall be set to shut off automatically by 10:00 pm daily except for lighting used for security and safety purposes as deemed acceptable by the Director.

#### WINDOW GLARE CONDITIONS

- Prior to Building Permit issuance, all windows, including those which are located on the south-west (front) side of the structure shall be tinted light grey, with any coating to be low-contrast with no mirror/silver undertint.
- 41. Prior to Building Permit issuance, the specific glass type and color shall be submitted for review and approval by the Community Development Director prior to Building Permit issuance.
- 42. Prior to Building Permit issuance, a sun reflectivity study which demonstrates that no glare from any windows will affect the driveways of other properties on Vista Del Mar as well as the public right-of-way on Vista Del Mar, shall be completed and submitted to the Community Development Director for review and approval.

P.C. Resolution No. 2016-1



COMMUNITY DEVELOPMENT DEPARTMENT

November 19, 2015

#### NOTICE

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rancho Palos Verdes will conduct a public hearing on Tuesday, December 8, 2015, at 7:00 PM at Hesse Park Community Building, 29301 Hawthorne Boulevard, Rancho Palos Verdes, to consider:

**CONDITIONAL USE PERMIT REVISION, MINOR EXCEPTION PERMIT AND GRADING PERMIT (CASE NO. ZON2013-00174):** A request to construct a new split-story (16'/30' height envelope), 7,710ft² residence (2,986ft² first floor, 2,768ft² second floor, 1,151ft² basement, and an 805ft² attached garage) with 1,937yd³ of grading to accommodate the proposed residence and the proposed swimming pool and yard area. Also proposed is a 6' tall fence and entry gate along the front property line. The 6' tall fence and entry gate along the front property line requires a Minor Exception Permit since they exceed the 42" maximum fence height limit within the front yard.

LOCATION: 2935 Vista Del Mar

APPLICANT: Luis de Moraes (Envirotechno Architecture, Inc.)

LANDOWNER: Teppei Yamaguchi

The proposed project is located within the Seacliff Hills Residential Planned Development. A revision to the Conditional Use Permit is required because the proposed project differs from the City-approved building footprint, and exceeds the maximum allowed lot coverage, grading quantities and fence heights. Additionally, the provisions of Rancho Palos Verdes Municipal Code (RPVMC) Section 17.02.030.B require a finding of "Neighborhood Compatibility" for a new residence that is proposed to be developed on a vacant lot. 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) property-line setbacks. The subject Conditional Use Permit Revision, Grading Permit, and Minor Exception Permit application requests require review by the Planning Commission.

All interested parties are invited to submit written comments and to attend and give testimony. If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to Associate Planner, Amy Seeraty, by Monday, November 30, 2015. By doing so, you will ensure that your comments are taken into consideration for the staff analysis of the project. Written comments submitted after Monday, November 30, 2015 will be given to the Planning Commission on the night of 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.

Only those who have submitted written comments at or prior to, and/or given testimony at the public hearing will receive notification of the decision. The Planning Commission's decision may then be appealed, in writing, 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 Planning Commission'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 December 8<sup>th</sup> Planning Commission meeting. On Thursday December 3<sup>rd</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) 544-5231, or via e-mail at <a href="mailto:amys@rpvca.gov">amys@rpvca.gov</a> 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.

Sincerely,

Joel Rojas, AICP

Community Development Director

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

PLEASE PUBLISH IN THE PENINSULA NEWS ON THURSDAY, November 19, 2015

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November 19, 2015

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LANDOWNER:

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PLEASE PUBLISH IN THE PENINSULA NEWS ON THURSDAY, November 19, 2015

## Palos Verdes **Peninsula News**

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

RECEIVED

PROOF OF PUBLICATION

(201 5.5 C.C.P.)

NOV 24 2015

STATE OF CALIFORNIA

COMMUNITY DEVELOPMENT

County of Los Angeles,

DEPARTMENT

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:

November 19

all in the year

2015

I certify (or declare) under penalty of perjury that the foreg

> Rolling Hills Estates, California

Dated at

19th this

Mang

November, 2015

Signature

P.V.P. News No. 12439

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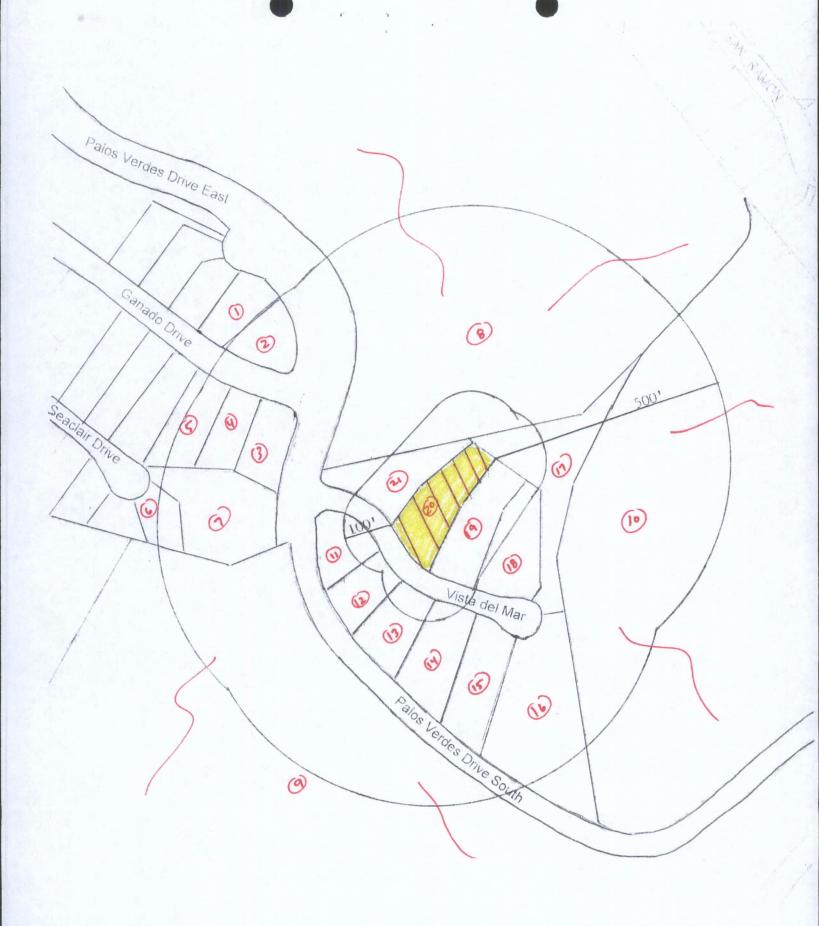
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Published in the Palos Verdes Peninsula News on November 19, 2015.



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

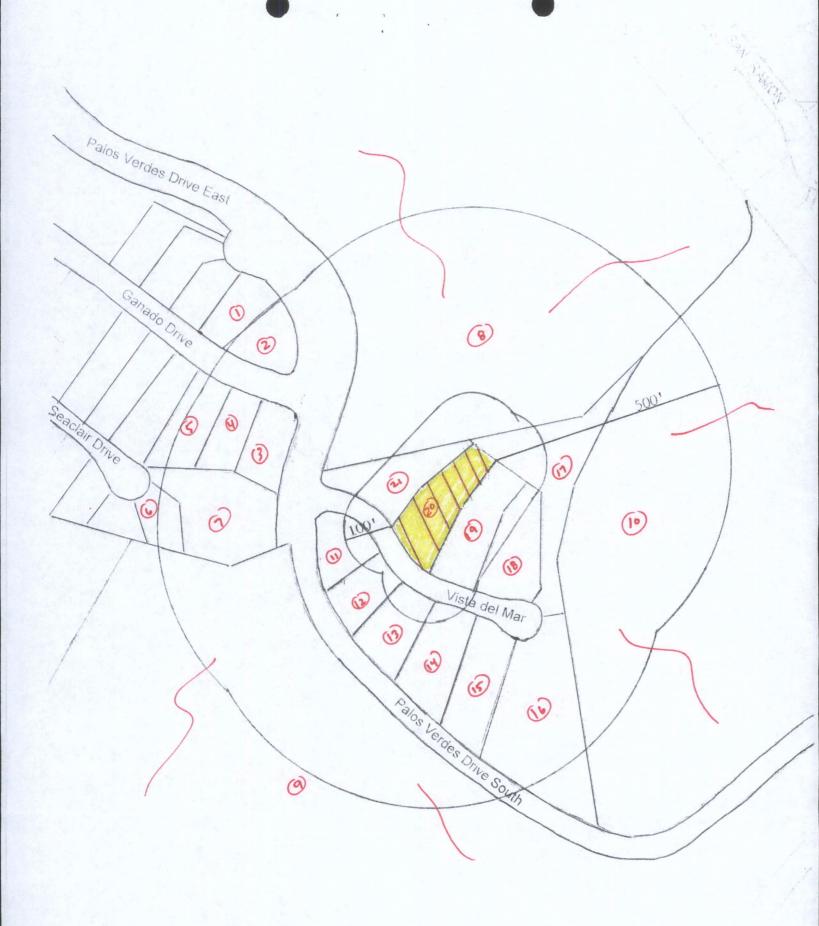
2935 VISTA DEL MAR, RANCHO PALOS VERDES
Lot 10, Tract No. 32991, as recorded in Map Book 936, Pages 9-11 in the Office
of the Los Angeles County Recorder
APN 7564-025-010
September 22, 2015

## PREPARED FOR:

Teppei Yamaguchi 6241 Crescent Park West, Unit 106 Playa Vista, CA 90094

### PREPARED BY:

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



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

2935 VISTA DEL MAR, RANCHO PALOS VERDES
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| 1  | 2   | 3  |
| 7558-017-005   | 7558-017-006  | 7558-017-007   |
| Craig R & Gilda Whited   | John H & Angela C Lakis   | Joseph G Mattingly   |
| 31145 Palos Verdes Dr E  | 31165 Palos Verdes Dr E   | 31297 Ganado Dr  |
| Rancho Palos Verdes Ca 90275-6249  | Rancho Palos Verdes Ca 90275-6249   | Rancho Palos Verdes Ca 90275-6280  |
| 4  | 5   | 6  |
| 7558-017-008   | 7558-017-009  | 7558-017-046   |
| Willie & Donna Bao   | Janet B Levering  | Joseph P & Nita M Rebeck   |
| 31287 Ganado Dr  | 31281 Ganado Dr   | 3203 Seaclaire Dr  |
| Rancho Palos Verdes Ca 90275-6280  | Rancho Palos Verdes Ca 90275-6280   | Rancho Palos Verdes Ca 90275-6255  |
| 7<br>7558-017-047<br>Roger & Jean Dunn<br>3207 Seaclaire Dr<br>Rancho Palos Verdes Ca 90275-6255 | 8<br>7564-024-002<br>Marymount Palos Verdes College<br>30800 Palos Verdes Dr E<br>Rancho Palos Verdes Ca 90275-6273 | 9<br>7564-024-900<br>Rancho Palos Verdes City  |
| 7564-024-901<br>Rancho Palos Verdes City   | 7564-025-001<br>Franklin D & Dorothy M Melton<br>2950 Vista Del Mar<br>Rancho Palos Verdes Ca 90275-6270            | 7564-025-002<br>Dwight L & Vicki J Hanger<br>2938 Vista Del Mar<br>Rancho Palos Verdes Ca 90275-6270 |
| 7564-025-003<br>William & Ann F Modisette<br>2930 Vista Del Mar<br>Rancho Palos Verdes, CA 90275 | 7564-025-004<br>Arosi Enterprises Inc<br>1300 E Imperial Ave<br>El Segundo Ca 90245-2622                            | 15<br>7564-025-005<br>Craig Brown<br>2912 Vista Del Mar<br>Rancho Palos Verdes Ca 90275-6270         |
| 16   | 17  | 18   |
| 7564-025-006   | 7564-025-007  | 7564-025-008   |
| Jia H Zhang  | Brian S & Young S Kim   | Hiroshi & Yoshiko Namikawa   |
| 626 N Camden Dr  | 2903 Vista Del Mar  | Po Box 9085  |
| Beverly Hills Ca 90210-3239  | Rancho Palos Verdes Ca 90275-6270   | Marina Del Rey Ca 90295-1485   |
| 19   | 20  | 21   |
| 7564-025-009   | 7564-025-010  | 7564-025-011   |
| Lemay Daniel R 2015 Trust  | Teppei Yamaguchi  | Vista Del Mar Rei Llc  |
| 2923 Vista Del Mar   | 6241 Crescent Park W #106   | 22118 S Vermont Ave  |
| Rancho Palos Verdes Ca 90275-6270  | Playa Vista Ca 90094-3001   | Torrance Ca 90502-2131   |
| Envirotechno   | Srour & Associates, LLC   | Seacliff Hilltop HOA   |
| 13101 Washington Blvd., #404   | 1001 6 <sup>th</sup> Street, Suite 110  | 2938 Vista Del Mar   |
| Los Angeles, CA 90066  | Manhattan Beach, CA 90266   | Rancho Palos Verdes, CA 90275  |

Mediterrania HOA

31115 Ganado Drive Rancho Palos Verdes, CA 90275



COMMUNITY DEVELOPMENT DEPARTMENT

November 12, 2015

Teppei Yamaguchi 6241 Crescent Park West, Unit 106 Playa Vista, CA 90094

SUBJECT:

**CUP REVISION AND SITE PLAN REVIEW** 

(ZON2013-00174) 2935 VISTA DEL MAR

Dear Mr. Yamaguchi:

Thank you for submitting revised information on October 20, 2015. Pursuant to State Law, staff has completed the preliminary review of your application within the prescribed 30-day period. Unfortunately, due to missing information and/or inconsistencies between the project plans and submitted application, it has been determined that the application is incomplete.

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

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

If you have questions, or would like to discuss your project in further detail, 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: Comments from Landscape Consultant

cc: Envirotechno, 13101 Washington Blvd. #404, Los Angeles, CA 90066

Joel Rojas, Community Development Director

Ara Mihranian, Deputy Director of Community Development

So Kim, Senior Planner

Project File

2935 Vista Del Mar November 12, 2015 Page 2 of 3

#### Additional Information/Requirements:

A preliminary review of the submitted application has determined that the following additional information is needed towards achieving completeness:

- 1. Please indicate the height of the "existing chain link fence" along the north property line.
- 2. As discussed, the area of the A/C units has been included on the site total lot coverage calculations on page CS-2.0. However, please revise the site plan so that this area is shown as shaded, to indicate that it is indeed included in the lot coverage total.

#### Miscellaneous Information:

- Upon further review of the landscape plan, it appears that an area of artificial turf is proposed in the rear portion of the lot. As discussed with your architect, if this area is proposed to be graded, it must be counted towards the total lot coverage.
- Per the conversation with the architect, Staff understands that you have agreed to eliminate a side window of bedroom #3 on the south-east corner of the house and make window of bathroom #2 at least six feet from finished floor level. Although this is not required per the City's Municipal Code, Staff appreciates these efforts made to reduce the impact of the house on the neighboring properties.
- Per our conversation this week, you stated that no grading will be required to create the garden area that is walled off at the master bedroom. However, if grading is required, it will need to be added the total lot coverage calculations on page CS-2.0.
- As we discussed, although not required by Planning as part of the Conditional Use Permit, all new and altered landscaped areas equal to or greater than 2,500ft² requires a landscape documentation package for review and approval by the Director, prior to building permit issuance. 'Landscaped area' means the entire lot, including water features such as pools, spas, ponds, and fountains. 'Landscaped area' shall not include the building footprint, driveways, non-irrigated portions of parking lots, hardscapes such as deck and patios, and other nonporous areas. Although this review is not part of completeness review, you may want to submit the information sooner than later to avoid delays. Please refer to the attached Code Section 15.34.
- The City has a voluntary 'Green Building Program' that provides incentives such as expedited Planning and Building & Safety Plan Check review and a 50% rebate of all application fees (with exception to consultant fees, such as geology etc.). In order to receive a rebate, proof of certification by 'Build It Green' is required prior to Building Permit final. Please refer to the attached Code Section 17.83 for more information.
- Although not part of completeness review, Fire Department review will be required as part of the plan check process. Please submit your plans to the County of Los Angeles Fire Department. Below is the contact information:
  - Fire Prevention Engineering 4475 W. El Segundo Blvd.

2935 Vista Del Mar November 12, 2015 Page 3 of 3

Hawthorne, CA 90250-4411 (310) 973-3044 tel (310) 263-2735 fax



COMMUNITY DEVELOPMENT DEPARTMENT

## October 13, 2015

Teppei Yamaguchi 6241 Crescent Park West, Unit 106 Playa Vista, CA 90094

SUBJECT:

**CUP REVISION AND SITE PLAN REVIEW** 

(ZON2013-00174) 2935 VISTA DEL MAR

Dear Mr. Yamaguchi:

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Joel Rojas, Community Development Director

Ara Mihranian, Deputy Director of Community Development

So Kim, Senior Planner

Project File

2935 Vista Del Mar October 13, 2015 Page 2 of 3

#### Additional Information/Requirements:

A preliminary review of the submitted application has determined that the following additional information is needed towards achieving completeness:

- 1. Fences located within the front yard setback area are limited to 42' in height without approval of a Minor Exception Permit (MEP). Please either relocate the 6'-0"painted wrought iron fence (90% light and air) and gate (height unspecified) out of the 20' minimum (25' average) front yard setback or submit an MEP application along with the required fee of \$1,707.
- 2. Please indicate the height of the "existing wrought iron fence" along the east property line and the height of the "existing chain link fence" along the north property line.
- 3. Please correct the area calculation on pages CS-2 and A-3.1. Staff added up the lot coverage areas listed on page CS-2 for a total lot coverage of 38%. However, the lot coverage on page A-3.1 is listed as 35.43%. Please clarify/correct. Please also note that at 35.43 or 38%, Staff may not be able to support approval of the project. Please see the "Issues of Concern" section below for additional discussion.
- 4. The Seacliff Hills Development Guidelines state that the upper floors of a house must contain at least 20% open space. This is calculated using the footprint of the structure, which includes enclosed space, as well as any covered area. It appears however, that you may have included some of the patio areas on the lower floor as part of the base number for the calculation. Please modify the upper floors to meet the 20% open space.
- 5. What is the finished slab elevation where the pool equipment is proposed? It appears that some grading will be required to place this equipment, which shall also be counted towards the total lot coverage. Please also provide information about top of wall and bottom of wall measurements for the retaining wall which partially encloses this equipment.
- 6. Provide distance between walls per RPVMC Section 17.76.030.F. For example, between the planter wall and water collection wall at the front of the pool.
- 7. What is the purpose of the 1.5' retaining wall along the right side of the property towards the street? Can it be removed?
- 8. As required by the Neighborhood Compatibility process, a silhouette of the proposed construction shall be erected, and certified, on the property prior to the application being determined complete. *However*, you may wish to wait to install the silhouette until the other questions/concerns/issues from Staff have been resolved. Once the silhouette is certified, please submit the attached certification form. The application will not be determined complete until Staff verifies the height, placement, and construction of the framework.

#### Issues of Concern:

Lot Coverage

In reviewing the previous project at 2935 Vista Del Mar, Staff spoke with the Community Development Director regarding the issue of lot coverage at 2935 Vista Del Mar. The Director stated that Staff could support an increase in lot coverage up to 33%, as 32.9%

at 2923 Vista Del Mar was the most lot coverage which had been approved on any of the upslope properties. (A lot coverage of 34% was recently approved for the new residence at 2947 Vista Del Mar, however, this is a smaller, corner lot and is therefore more constrained.) Staff understands that the Fire Department recently increased their driveway width requirements from 15' to 20'. However, if the lot coverage for 2935 Vista Del Mar remains at 34.97% or 38% Staff remains concerned with the proposed lot coverage and may find it difficult to make all necessary findings to recommend approval.

#### Miscellaneous Information:

#### Views

There are several findings Staff is required to make which require that the project does not adversely affect adjacent properties, and also significantly impact the views of neighboring properties. Because of this, once the silhouette is constructed, Staff will be visiting several of the upslope neighboring properties to assess their views and any potential impacts caused by the proposed structure and grading.

- All new and altered landscaped areas equal to or greater than 2,500ft² requires a landscape documentation package for review and approval by the Director, prior to building permit issuance. 'Landscaped area' means the entire lot, including water features such as pools, spas, ponds, and fountains. 'Landscaped area' shall not include the building footprint, driveways, non-irrigated portions of parking lots, hardscapes such as deck and patios, and other nonporous areas. Although this review is not part of completeness review, you may want to submit the information sooner than later to avoid delays. Please refer to the attached Code Section 15.34.
- The City has a voluntary 'Green Building Program' that provides incentives such as expedited Planning and Building & Safety Plan Check review and a 50% rebate of all application fees (with exception to consultant fees, such as geology etc.). In order to receive a rebate, proof of certification by 'Build It Green' is required prior to Building Permit final. Please refer to the attached Code Section 17.83 for more information.
- Although not part of completeness review, Fire Department review will be required as part of the plan check process. Please submit your plans to the County of Los Angeles Fire Department. Below is the contact information:
  - Fire Prevention Engineering 4475 W. El Segundo Blvd. Hawthorne, CA 90250-4411 (310) 973-3044 tel (310) 263-2735 fax



August 21, 2015

Teppei Yamaguchi 6241 Crescent Park West, Unit 106 Playa Vista, CA 90094

SUBJECT:

**CUP REVISION AND SITE PLAN REVIEW** 

(ZON2013-00174) 2935 VISTA DEL MAR

Dear Mr. Yamaguchi:

Thank you for submitting the above referenced applications on July 23, 2015. Pursuant to State Law, staff has completed the preliminary review of your application within the prescribed 30-day period. Unfortunately, due to missing information and/or inconsistencies between the project plans and submitted application, it has been determined that the application is incomplete.

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

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

If you have questions, or would like to discuss your project in further detail, 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 Secrety
Associate Planner

Encl: RPVMC Section 17.02.040

Seacliff Hills Development Guidelines

RPVMC Section 15.34 RPVMC Section 17.56.030 RPVMC Section 17.76.040 2935 Vista Del Mar August 21, 2015 Page 2 of 7

cc: Envirotechno, 13101 Washington Blvd. #404, Los Angeles, CA 90066
Joel Rojas, Community Development Director
Ara Mihranian, Deputy Director of Community Development
So Kim, Senior Planner
Project File

#### Additional Information/Requirements:

A preliminary review of the submitted application has determined that the following additional information is needed towards achieving completeness:

- 1. Please note that the current application, as submitted, will require a revision to existing Conditional Use Permit (CUP) No. 23, as the proposed lot coverage and grading amounts exceed the maximum allowable amounts per the Seacliff Hills Development Guidelines. Please also see the "Issues of Concern" below for more information.
- 2. Please also note that there are established building footprints per CUP No. 23. It appears that the building as currently proposed is located higher on the lot than the established footprint. If you do not wish to relocate the structure back to the location of the approved building envelope, this must also be addressed as part of the CUP revision.
- 3. Please change the label of the garage depth from 22' to 20', as it appears there is only 20' of available depth due to what appear to be cabinets. Please note that 20' is the minimum depth allowed.
- 4. Please note that driveways shall take into account the driveway standards required by the department of public works for driveway entrances located in the public right-of-way as well as the specifications of the Los Angeles Fire Department.
- 5. A paved 25' turning radius shall be provided between the garage or other parking area and the street of access for driveways which have an average slope of 10% or more, and which are 50' or more in length. Please show the 25' turning radius.
- 6. Three enclosed, unobstructed parking area measuring 9' (width) by 20' (depth) is required. Please provide the interior measurements and ensure that each parking space complies with the Code minimum. Additionally, three unenclosed parking spaces shall be provided and maintained as a driveway. Please show these areas on the site plan.
- 7. Please provide the slope (%) of the area adjacent to the driveway. Slopes shall not exceed 67% adjacent to driveways.
- 8. Please provide the top-of-wall and bottom-of-wall measurement for all proposed free-standing walls, retaining walls and fences. For example, the walls enclosing the "private garden" on the east side of the residence.
- 9. Are guardrails proposed on top of the walls adjacent to the driveway? If so, please include on the plans. Guardrails required for safety as part of the driveway retaining walls should allow 90% light and air to pass through. Retaining walls combined with a guardrail is limited to 6' in height. However, this height may be increased to 11.5' in height with an approval of a Minor Exception Permit (MEP). If you are interested in applying for a MEP, please submit an additional fee of \$1,707 per applicable property.

2935 Vista Del Mar August 21, 2015 Page 3 of 7

10. Please check with the Building & Safety Divison regarding if any guardrails are required for any areas created with retaining walls where the difference in elevation is more than 30 inches.

Retaining walls combined with a guardrail in excess of 11.5' requires a Variance application. If a combination walls exceeding 11.5' are proposed, please submit an additional fee of \$4,209. Please note, Staff will not be able to support a Variance if the following findings cannot be met:

#### RPVDC §17.64.050 – Variance Findings

- a. There are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, which do not apply generally to other property in the same zoning district;
- b. Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant, which right is possessed by other property owners under like conditions in the same zoning district;
- c. Granting the variance will not be materially detrimental to the public welfare or injurious to property and improvements in the area in which the property is located; and
- d. Granting the variance will not be contrary to the objectives of the general plan or the policies and requirements of the coastal specific plan.
- 11. Please clarify how the top of wall at the entry stairs is 863' in elevation but the finished floor of the adjacent landing is 865.17'.
- 12. Are fences (90% light and air allowed to pass through) or free-standing walls proposed along the property lines? If yes, please show on the plans and refer to the guidelines below:
  - Solid walls, fences, and hedges up to 42" shall be allowed in the front yard along the front property line and between the property line and the structure.
  - Solid walls up to 42" in height and fences up to 6' in height shall be allowed in the side yard. A solid wall or hedge up to 6' in height may be permitted if the City determines that it is necessary to preserve privacy in situations where tall landscaping is precluded due to the existence of a view corridor.
  - Solid walls up to 42" and fences or hedges up to 6' in height shall be allowed to be placed along the rear property line and between the property line and the structure. In addition, landscaping adjacent to the wall or fence up to 6' in height is allowed to soften the wall or fence in order to create privacy from Palos Verdes Drive South.
- 13. Are exterior light fixtures proposed? If yes, please include them on the plans. Any light fixtures mounted on top of fences or walls shall be included as part of the height of the fence or wall. Light fixtures mounted on fence or wall shall be shielded so that no light or glare is directed towards or spills adjacent to properties and must comply with RPVMC Section 17.56.030, as well as the Seacliff Hills Development Guidelines.
- 14. The minimum open space required for upsloping lots along Vista Del Mar is 25%. Open

2935 Vista Del Mar August 21, 2015 Page 4 of 7

space shall include all unimproved areas. Structures, pools, patios, decks, stairways, garden walls or other areas disturbed through grading and not returned to existing slope is considered improved. In other words, all proposed grading areas are considered improved areas and shall not count towards open space. Thus, please indicate on the area calculation plan any areas of grading which are proposed but not being returned to their existing slope.

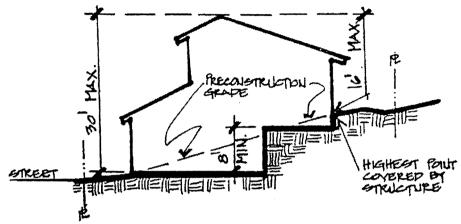
- 15. Are any mechanical units proposed outside of the building or are they all located within the mechanical room adjacent to the garage? If located outside, please show them on the site plan and include setbacks to respective property lines (i.e. pool equipment, a/c, water heater etc.). The minimum required setbacks to accessory structures are 20' front, 10' side (25' total) and 20' rear.
- 16. Please provide the sections labeled A-8.0 and A-8.1
- 17. Please provide additional top of wall and bottom of wall numbers for the entryway stairs and planter walls
- 18. Landscaping plan is required. Proposed landscaping shall meet the following criteria:
  - Screen buildings from PVDS
  - Soften architectural features
  - Improve transition between open space and buildings
  - · Slope stabilization
  - · Drought tolerant plants
- 19. A building envelope of 16'/30' is allowed. The 16' height is 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. The 30' height is measured from the point where the lowest foundation or slab meets finished grade to the ridgeline or the highest point of the structure. The 30' height shall not exceed a horizontally projected 16' line.

Please indicate the locations and numbers of the highest elevation of the existing building pad area and lowest finished grade on the site plan.

- 20. On sloping lots described in Sections 17.02.040(B)(1)(a) and 17.02.040(B)(1)(b) of the RPVMC the foundation of the structure shall contain a minimum eight foot step with the slope of the lot, as illustrated in Figure 4 below.
- 21. 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.

2935 Vista Del Mar August 21, 2015 Page 5 of 7

Please indicate the location of this 8-foot step (location on site or floor plan or provide section), as well as clarify why the entry level is only set back 12'-1", rather than 14', which is what appears to be required.



- 22. The Seacliff Hills Development Guidelines state that the upper floors of a house must contain at least 20% open space and I believe you are indicating the square footage of the building footprint to be 3,115ft². However, the entry level of the house is 2,986ft², which is only 4.1% open space, and the upper level of the house is 2,768ft², which is only 1.1.1% open space. Please modify the upper floors to meet the 20% open space or indicate to Staff if this is part of your CUP revision request as well.
- 23. The Seacliff Hills Development Guidelines state that the rooflines shall be pitched, paralleling natural terrain; or flat roofs with multi-steps or levels. As it appears there are only two roof levels, please modify the roof plans to include multiple steps or levels.
- 24. The elevations appear to be at 1/8-inch scale but are labeled at ¼ inch scale.
- 25. Please provide details/labels regarding the roof elements shown on the roof plan, e.g., are they skylights, elevator housings, and chimneys?
- 26. Please provide a grading plan indicating areas of cut and fill. Additionally, please provide the gradient of existing and proposed slopes and existing and proposed contours. Please see the attached RPVMC Section 17.76.040 for additional information regarding grading permit requirements and code restrictions.
- 27. Fire Department review is required. Please submit your plans to the County of Los Angeles Fire Department. Below is the contact information:
  - Fire Prevention Engineering 4475 W. El Segundo Blvd. Hawthorne, CA 90250-4411 (310) 973-3044 tel (310) 263-2735 fax

2935 Vista Del Mar August 21, 2015 Page 6 of 7

28. 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 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.

- 29. Please submit a revised soils reports for the subject lot or some type of memo from the City's geologist which is acceptable to the Building & Safety Division, that the previously submitted soils report will still be applicable. Please note, the applications will not be deemed complete until conceptual approvals are granted by the City Geologist.
- 30. As required by the Neighborhood Compatibility process, a silhouette of the proposed construction shall be erected, and certified, on the property prior to the application being determined complete. *However*, please wait to install the silhouette until the other questions/concerns/issues from Staff have been resolved. Once the silhouette is certified, please submit the attached certification form. The application will not be determined complete until Staff verifies the height, placement, and construction of the framework.

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

#### Lot Coverage

In reviewing the previous project at 2935 Vista Del Mar, Staff spoke with the Community Development Director regarding the issue of lot coverage at 2935 Vista Del Mar. The Director stated that Staff could support an increase in lot coverage up to 33%, as 32.9% at 2923 Vista Del Mar was the most lot coverage which had been approved on any of the upslope properties. Staff understands that the Fire Department recently increased their driveway width requirements from 15' to 20'. However, if the lot coverage for 2935 Vista Del Mar remains at 34.97% Staff remains concerned with the proposed lot coverage and may find it difficult to make all necessary findings to recommend approval.

#### Grading

CUP No. 23 and the Seacliff Hills Development Guidelines state that grading volume should be kept to less than 1,000 cubic yards and limited to areas of improvement only. As the maximum amount of grading approved as a CUP revision by the Planning Commission on Vista Del Mar has been 1,995 cumulative cubic yards of earth movement, it is very unlikely that Staff will be able to support the currently proposed grading of 3,595 cumulative cubic yards.

#### Views

As discussed above, the tract was approved with specific building footprints. If the CUP revision also proposes to change these approved footprints, Staff will be reviewing the view impact of the proposed residence as well on the neighboring properties and view

2935 Vista Del Mar August 21, 2015 Page 7 of 7

corridors.

#### Miscellaneous Information:

- All new and altered landscaped areas equal to or greater than 2,500ft² requires a landscape documentation package for review and approval by the Director, prior to building permit issuance. 'Landscaped area' means the entire lot, including water features such as pools, spas, ponds, and fountains. 'Landscaped area' shall not include the building footprint, driveways, non-irrigated portions of parking lots, hardscapes such as deck and patios, and other nonporous areas. Although this review is not part of completeness review, you may want to submit the information sooner than later to avoid delays. Please refer to the attached Code Section 15.34.
- Please note that the property is located within the OC-3 overlay district, which is the "Urban Appearance Overlay Control District".
- Please note that a haul route will be required to be approved through the Public Works Department.
- The City has a voluntary 'Green Building Program' that provides incentives such as expedited Planning and Building & Safety Plan Check review and a 50% rebate of all application fees (with exception to consultant fees, such as geology etc.). In order to receive a rebate, proof of certification by 'Build It Green' is required prior to Building Permit final. Please refer to the attached Code Section 17.83 for more information.
- The structure sizes of the existing homes along Vista Del Mar range between 5,286ft² and 7,348ft², including the garage and all other accessory structures. Additionally, the amount of grading conducted on improved properties range from 58yd³ to 1,899yd³. If the proposed projects substantially exceed the approvals granted for other properties along Vista Del Mar, Staff may find it difficult to recommend approvals.



## RANCHO PALOS VERDES

**Community Development Department** 

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

Email: planning@rpvca.gov

| Planning Case No: 20 N  | 2013-00174   | (To be assigned by City Staff)                      |
|---|--|---|
| Project Address: 2935 VI  | STA DEL MAR  |   |
| APPLICATION(S) (Please check all that a   | apply):  |   |
| Site Plan Review Major  | Grading Permit   | ☐ Height Variation                                  |
| ☐ Extreme Slope Permit  | Fence, Wall and Hedge Permit?  | ☐ Revision/Amendment                                |
| Coastal Permit Appealable or Non-appealable?  | Minor Exception Permit   | ☐ Variance  |
| ☐ Landslide Moratorium Exception  | ☐ Geologic Investigation Permit  | Conditional Use Permit (                            |
| Other Application:  |  | 216.0   |
| Additional Reviews: X Neighborh   | nood Compatibility Analysis  | Foliage Analysis                                    |
| PROPERTY OWNER:   | Name LUGDEN  | POTECHNO ARCHITECTURAL IN                           |
| CONTACT INFORMATION  PROPERTY OWNER:  Name TEPEL YAMAGUCH  Address G241 CRESCENT P  City PLAYA VISTA StateCA Z  Telephone 310, 699 - 6666 | Name LUIG DE V<br>VNIT-166 106<br>VRK WESTAddress 27010 SPI<br>iB 0094-city RANCHOPAUS   | UNGCREEK RD<br>VISITES ZIP 90275                    |
| PROPERTY OWNER:  Name TEPEL YAMAGUCH  Address GLA CRESCENT PLAYA VISTA StateCA Z  | Name LUIG DE VINTE 106 VIN | NORAFS-AIA IN<br>SINGCREEK RD<br>VISITATE Zip 90275 |
| PROPERTY OWNER:  Name TEREL YAMAGUCH  Address GLA CRESCENT PLAYA VISTA StateCA Z  Telephone 310.689-6666                                  | Name LUIG DE V<br>VNIT-166 106<br>VRK WEGAddress 27010 99<br>ip 0094-city RANCHOPAUS<br>Telephone 310.488-8  | NORAFS-AIA IN<br>SINGCREEK RD<br>VISITATE Zip 90275 |
| PROPERTY OWNER:  Name TEPEL YAMAGUCH  Address GLA GESCENT PL  City PLAYA VISTA StateCA Z  Telephone 310.689-6666  Email TEPEL OA130 HOTT  | Name LUIG DE V VNIT - 106 VRK WEGAddress 27010 99  ip 00 94 City RANCHOPAUS  Telephone 310 488-8  MAIL COMail LUIGEENV  rchitects and design professionals)  itional paper, if needed)  ILY RESIDENCE  | NORAFS-AIA IN<br>SINGCREEK RD<br>VISITATE Zip 90275 |

## **PROJECT INFORMATION** (fill in as applicable)

| A. EXISTING   | G DEVELOPM                     | ENT              |                       |                                 |                                |                                    |  |                          |
|---------------|--------------------------------|------------------|-----------------------|---------------------------------|--------------------------------|------------------------------------|--|--------------------------|
| 28,03         | 1. Square foot                 | age of Lot       |                       |                                 |                                |                                    |  |                          |
|               | _ 2. Square foot               | age of total e   | xisting floor         | area:                           |                                |                                    |  |                          |
| -             | First Story                    |                  | Second St             | ory                             | Gar                            | age                                | Other                                    | n atrusturos)            |
|               | _ 3. Square foot               | age of existin   | g structure <b>f</b>  | <u>ootprint</u> (incl           | uding any acc                  | essory structure                   | es, attached or de                       | rystructures)<br>tached) |
|               | _4. Square foot<br>(EXEMPT: im |                  |                       |                                 |                                |                                    | nan 500 square fe                        | et in areas)             |
|               | _ 5. Square foot               | age of existin   | g lot covera          | ge [line A3 + li                | ne A4]                         |                                    |  |                          |
|               | _6. Percentage                 | of existing lot  | t coverage [I         | ine A5 ÷ line A                 | 1 x 100]                       |                                    |  |                          |
| <u> </u>      |                                |                  |                       |                                 |                                |                                    | overed by struct<br>nes handout for heig |                          |
| B. PROPOS     | <b>ED</b> Developm             | ent              |                       |                                 |                                |                                    |  |                          |
| 3,599         | _ 1. Square foot               |                  |                       |                                 | BAGEN                          | TENT 2                             | 2,104                                    |                          |
| ,             | First Story 2                  | 986              | Second St             | ory <u>2, 76</u>                | S Gai                          | age 741                            | Other                                    | ry structures)           |
| 3,115         | _ 2. TOTAL squ                 | are footage o    | f structure <u>fc</u> | otprint (exis                   | sting + new)                   |                                    | (accesso                                 | ry structures)           |
| 6,690         | _ 3. TOTAL squ<br>(EXEMPT: im  | are footage o    | f driveways,          | parking area<br>5 feet in width | s and imperv<br>and/or one pat | ious surfaces<br>tio areas less th | (existing + nev                          | v)<br>et in areas)       |
| 9,805         | 4. TOTAL squ                   | are footage o    | f proposed lo         | ot coverage [                   | line B2 + line B               | 33]                                |  |                          |
| 34.97         | 5. Percentage                  | of new lot co    | verage [line l        | B4 ÷ line A1 x                  | 100]                           |                                    |  |                          |
| 30'           |                                |                  |                       |                                 |                                |                                    | covered by stru                          |                          |
| NA            | 7. Linear feet (               | of existing inte |                       | erior walls                     |                                | Linear feet                        | of walls to be d                         | emolished                |
| C. GRADING    | G INFORMATI                    | ON               |                       | •                               |                                |                                    |  |                          |
| Cubic yards o | f: Fill                        | 195 C.           | <u>+</u>              | Cut                             | ,790C                          | Y TOTAL                            | 3,985                                    | SC.Y                     |
| Maximum hei   | ght of: Fill                   | 4.51             |                       | Cut (to botto                   | m of footing) _                | 311                                |  |                          |
| Cubic yards o | f: Import                      |                  |                       | Export 3                        | 1595                           | C.Y                                |  |                          |
| D. HEIGHT     | VARIATION E                    | ARLY NEIG        | нвокнос               | D CONSUI                        | _TATION PI                     | ROCESS                             |  |                          |
|               | _1. Number of i                | ndividual parc   | els under se          | parate owne                     | rship within 6                 | 00 foot radiu                      | s of subject par                         | cel                      |
|               | _2. Number of i                | ndividual parc   | els under se          | parate owne                     | rship within 1                 | 00 foot radiu                      | s of subject par                         | cel                      |
|               | _3: Number of to               | otal signature   | s within 500          | foot radius                     |                                | Percentage o                       | f total (Dj j ≭ D3 x                     | 100)                     |
|               | _4. Number of to               | otal signature   | s within 100          | foot radius                     |                                | Percentage o                       | f total (D2 ÷ D4 x                       | 100)                     |

| INFORMATION TO DETERMINE IF A FOLIAGE ANALYSIS IS NECESSARY  |
|--|
| 1. Does the proposed project involve an addition or structure which is 120 square feet or more in size <u>and</u> which can be used as a gathering space <u>and</u> viewing area (i.e., decks, covered patios)? Yes \( \subseteq \text{No} \subseteq \)  |
| 2. Does the proposed project involve an addition or structure which consists of 120 square feet or more of <a href="https://habitable.space">habitable</a> space (i.e., room expansions, additions, conversions)? Yes <a href="https://www.no.more.gov/no.conversions">No</a>  |
| If the answer is "yes" to either question, a foliage analysis must be conducted by staff to determine if any existing foliage on the applicant's property which exceeds 16 feet or the ridgeline of the primary residence, whichever is lower, impairs a view from any surrounding properties.   |
| PROJECT SILHOUETTE WAIVER (Required for Neighborhood Compatibility Analysis & Height Variation)  |
| I,, am the owner of property located at (project address)  |
| in the City of Rancho Palos Verdes and wish to apply to the City for permission to construct:  |
| (brief project description)  |
| I understand that, pursuant to Section 17.02.040(C)(1)(d), I must construct and maintain a temporary frame as a visual aid for evaluating the impacts of the proposed structure. I hereby waive any claim against the City of Rancho Palos Verdes for any damage or injury caused by the construction of the frame or by any subsequent failure of the frame.  |
| Property Owner Signature   |
| 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 fo 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:  |
|  |

## PROPERTY OWNER'S CERTIFICATION (REQUIRED) I hereby certify, under penalty of periods, that the information of

I hereby certify, under penalty of perjury, that the information and materials herein and submitted with this application are true and correct. I also understand that projects involving new construction and additions or tear-down rebuilds will require approvals from the Los Angeles County Fire Department.

Property Owner Signature

Date 7/23/15



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

# Fees Associated With Case #: ZON2013-00174

OWN

TEPPEI YAMAGUCHI 6241 CRESCENT PARK WEST UNIT 106 PLAYA VISTA, CA 90094

APL

LUIS DEMORAES

13101 WASHINGTON BLVD.

#404

LOS ANGELES, CA 90066

| Fee<br>Type | Start<br>Date | End<br>Date | Dept | Description                | Trans<br>Code                     | Revenue<br>Account Number  | By C     | reated<br>Date | Amount   | Due      |
|-------------|---------------|-------------|------|----------------------------|-----------------------------------|----------------------------|----------|----------------|----------|----------|
| CUPR        | 11/8/2010     | 12/31/2020  | CU   | P (Revision)               |                                   | 132210                     | SK       | 5/7/2013       | 4,730.00 | 0.00     |
| NCA         | 11/8/2010     | 12/31/2020  | Nei  | gh. Compatibility Analysis |                                   | 132210                     | SK       | 5/7/2013       | 1,727.00 | 0.00     |
| MEP         | 11/8/2010     | 12/31/2020  | Mir  | nor Exception Permit       |                                   | 132210                     | SK       | 11/14/2013     | 1,707.00 | 0.00     |
| MEP         | 11/8/2010     | 12/31/2020  | Mir  | nor Exception Permit       |                                   | 132210                     | AS       | 10/20/2015     | 1,707.00 | 1,707.00 |
|             |               |             |      |                            |                                   | Subtotal for Revenue Acct. |          | ct. 132210     | 9,871.00 |          |
| DATA        | 5/18/2009     | 12/31/2020  | Dat  | a Processing Fee           |                                   | 322-40                     | SK       | 5/7/2013       | 4.00     | 0.00     |
|             |               |             |      |                            | Subtotal for Revenue Acct. 322-40 |                            |          | 4.00           |          |          |
| TD          | 1/1/2001      | 12/31/2020  | Mis  | c. Planning Trust Deposit  |                                   | 802051                     | AS       | 9/28/2015      | 1,000.00 | 1,000.00 |
|             |               |             |      |                            |                                   | Subtotal for Re            | venue Ac | ct. 802051     | 1,000.00 |          |

Total Due: \$2,707.00

For Office Use Only

Receipt No. \_\_\_\_\_\_\_\_ Check No. \_\_\_\_\_\_ C

CITY OF RANDHO-FALOS VERDES

\*\*\* CUSTOMER REDEIPT \*\*\*
Oper: NANCY Type: RG Drawer: 1
Date: 10/20/15 01 Receipt no: 1577

Description Quantity
PZ PLANNING & ZONING
1.00 Amount

\$1707.00

TEPPEI YAMAGUCHI

ZON 13 00174

Tender detail CC CREDIT CARD Total tendered \$1707.00 \$1707.00 \$1707.00 Total payment

Time: 10:44:44 Trans date: 10/20/15

\*\*\* THANK YOU FOR YOUR PAYMENT \*\*\*

30940 HAWTHORNE BLVD RANDHO PALOS VERDES CA 90275 (310) 377-0950



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

# Fees Associated With Case #: ZON2013-00174



OWN

TEPPEI YAMAGUCHI

6241 CRESCENT PARK WEST

UNIT 106

PLAYA VISTA, CA 90094

APL

LUIS DEMORAES

13101 WASHINGTON BLVD.

#404

LOS ANGELES, CA 90066

| Fee<br>Type | Start ;<br>Date | End<br>Date D | ept Description               | Trans Revenue  Code Account Number | Ey.      | eated<br>Date | Amount   | Due      |
|-------------|-----------------|---------------|-------------------------------|------------------------------------|----------|---------------|----------|----------|
| CUPR        | 11/8/2010       | 12/31/2020    | CUP (Revision)                | 132210                             | SK       | 5/7/2013      | 4,730.00 | 0.00     |
| NCA         | 11/8/2010       | 12/31/2020    | Neigh. Compatibility Analysis | 132210                             | SK       | 5/7/2013      | 1,727.00 | 0.00     |
| MEP         | 11/8/2010       | 12/31/2020    | Minor Exception Permit        | 132210                             | SK       | 11/14/2013    | 1,707.00 | 0.00     |
|             |                 |               |                               | Subtotal for Re                    | venue Ac | ct. 132210    | 8,164.00 |          |
| DATA        | 5/18/2009       | 12/31/2020    | Data Processing Fee           | 322-40                             | SK       | 5/7/2013      | 4.00     | 0.00     |
|             |                 |               |                               | Subtotal for Re                    | venue Ac | ct. 322-40    | 4.00     |          |
| TD          | 1/1/2001        | 12/31/2020    | Misc. Planning Trust Deposit  | 802051                             | AS       | 9/28/2015     | 1,000.00 | 1,000.00 |
|             |                 |               |                               | Subtotal for Re                    | venue Ac | ct. 802051    | 1,000.00 |          |

# TD 6305

**Total Due:** 

\$1,000.00

For Office Use Only

Receipt No. | 233 | Check No. | C C

- ta

CITY OF RANCHO PALOS VERDES

\*\*\* CLISTOMER REDEIPT \*\*\*

Oper: NANCY Type: RG Drawer: 1
Date: 9/28/15 01 Receipt no: 1238

Description Quantity MR MISCELLANEOUS 1.00 Amount \$1000.00

PEPPEI YAMAGUCHI

ZON 13 00174 T4 # 6305

Tender detail CC CREDIT CARD Total tendered Total payment \$1000.00 \$1000.00 \$1000.00

Trans date: 9/28/15 Time: 13:08:37

\*\*\* THANK YOU FOR YOUR PAYMENT \*\*\*

30940 HAWITHORNE BLVD RANDHO PALOS VERIJES CA 90275 (310)377-0360





Tomaro Architecture 2617 N Sepulveda Blvd. Manhattan Beach, CA 90266

SUBJECT:

LOT LINE ADJUSTMENT & NEW RESIDENCES

(SUB2013-00003, ZON2013-00174, ZON2013-00175)

2935 & 2947 VISTA DEL MAR

Dear Tomaro Architecture:

This letter serves to inform you that your application has been reassigned to me. As you are aware, your application (referenced above) was most recently deemed incomplete on January 6, 2015 by Senior Planner So Kim. Per Ms. Kim's email dated January 28, 2015, I am now reviewing the revised plans submitted on January 23, 2015 for any additional incomplete items. Pursuant to correspondence to you dated January 6, 2015, there are several items and requirements that must be supplied and/or complied with before the City can deem your application complete and begin processing. As such, please note that any future submittals or correspondence should be addressed to me.

I look forward to working with you and if you have questions, or would like to discuss your project in further detail, please feel free to contact me at (310) 544-5228 or amys@rpv.com

Sincerely,

Amy Secraty

Associate Planner

CC:

Ara Mihranian, Deputy Community Development Director



January 6, 2014

Tomaro Architecture 2617 N Sepulveda Blvd. Manhattan Beach, CA 90266

SUBJECT:

LOT LINE ADJUSTMENT & NEW RESIDENCES (SUB2013-00003, ZON2013-00174, ZON2013-00175)

2935 & 2947 VISTA DEL MAR

Dear Tomaro Architecture:

Thank you for submitting revised plans on December 15, 2014. Unfortunately, due to missing information and/or inconsistencies between the project plans and submitted application, it has been determined that the application is incomplete.

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

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

If you have questions, or would like to discuss your project in further detail, please feel free to contact me at (310) 544-5228 or via email at <a href="mailto:sok@rpv.com">sok@rpv.com</a>.

Sincerely,

So Kim

Senior Planner

CC:

Doug Maupin / 23505 Crenshaw Ste 208 / Torrance, CA 90505

Ara Mihranian, Deputy Community Development Director Eduardo Schonborn, Senior Planner

### Additional Information/Requirements:

A preliminary review of the submitted application has determined that the following additional information is needed towards achieving completeness:

### Lot Line Adjustment

1. Per my email on November 19<sup>th</sup>, Los Angeles County Recorder's Office returned your documents without recordation based on few minor corrections. Please review the attachment in the email and re-submit appropriate sheets for recordation.

### 2935 & 2947 Vista Del Mar

- 2. Thank you for submitting landscaping plans. These plans have been routed to the City's Landscape consultant for review. Any corrections/comments received by the consultant will be forwarded to you.
- 3. A temporary silhouette framework must be constructed. Note that once constructed, a licensed engineer, land surveyor or architect must certify that the silhouette accurately depicts the location, height and outline of the proposed single-family residence. The certification must be submitted to Staff prior to deeming the applications complete for processing.

Although there is a silhouette certification (dated as received by staff on November 19, 2013) in the file for the proposed residence at 2947 Vista del Mar, this may not accurately reflect the most recent proposal. Please modify the silhouette, as necessary to reflect the current proposal.

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 submitted of an application does not guarantee approval, since all applications are reviewed in accordance with specific findings.

#### Issues of Concern:

The Seacliff Hills Guidelines for the subject tract allows a maximum lot coverage of 25% for upsloping lots. The proposed lot coverages for 2935 and 2947 Vista Del Mar are 64.5% and 42.9%, respectively. Staff understands that the building footbrint and driveway alone exceeds the maximum allowed lot coverage (i.e. approx. 54% for 2935 and 33% for 2947) and the pool area for both properties make up an additional 10% of the proposed lot coverage. Staff also acknowledges that the three existing upsloping lots are improved with a swimming pool and the proposed structure size/building footprint are similar to neighboring properties. However, Staff still remains concerned with the proposed lot coverage and may find it difficult to make all necessary findings to recommend approval.

#### Miscellaneous Information:

 Fire Department review will be required as part of the plan check process. You may want to get a head start and submit your plans to the County of Los Angeles Fire Department. Below is the contact information:

Fire Prevention Engineering 4475 W. El Segundo Blvd. Hawthorne, CA 90250-4411 (310) 973-3044 tel (310) 263-2735 fax

The City has a voluntary 'Green Building Program' that provides incentives such as expedited Planning and Building & Safety Plan Check review and a 50% rebate of all application fees (with exception to consultant fees, such as geology etc.). If you are interested, please notify me so that I can provide you with detailed information.

January 2, 2015

John Hidalgo Principal Project Manager Willdan Engineering 13191 Crossroads Parkway North, Suite 405 City of Industry, CA 91746

SUBJECT:

LANDSCAPE PLAN FOR A NEW RESIDENTIAL DEVELOPMENT

(SUB2013-00003, ZON2013-00174, ZON2013-00175)

2935 & 2947 VISTA DEL MAR

Dear Mr. Hidalgo:

The City is in the midst of processing applications for the development of two vacant properties located at 2935 and 2947 Vista Del Mar. Per the Seacliff Hills Development Guidelines, applicants are required to submit a landscape plan for review to ensure consistency with the following criteria:

- Screen buildings from Palos Verdes Drive South
- Soften architectural features
- Improve transition between open space and buildings
- Slope stabilization
- Drought tolerant plantings

The landscape plans for said properties are enclosed for your review. Please provide feedback within 10 working days (January 16<sup>th</sup>) and return the originals back to me. Early comments via email are appreciated.

If you have questions, or would like to discuss your project in further detail, please feel free to contact me at (310) 544-5228 or via email at <a href="mailto:sok@rpv.com">sok@rpv.com</a>.

Sincerely.

So Kim

Senior Planner

CC:

Ara Mihranian, Deputy Community Development Director

Eduardo Schonborn, Senior Planner



November 6, 2014

Tomaro Architecture 2617 N Sepulveda Blvd. Manhattan Beach, CA 90266

SUBJECT:

LOT LINE ADJUSTMENT & NEW RESIDENCES

(SUB2013-00003, ZON2013-00174, ZON2013-00175)

2935 & 2947 VISTA DEL MAR

Dear Tomaro Architecture:

Thank you for forwarding additional information on November 5, 2014. Unfortunately, due to missing information and/or inconsistencies between the project plans and submitted application, it has been determined that the application is incomplete.

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

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

If you have questions, or would like to discuss your project in further detail, please feel free to contact me at (310) 544-5228 or via email at <a href="mailto:sok@rpv.com">sok@rpv.com</a>.

Sincerely,

So Kim

Senior Planner

CC:

Doug Maupin / 23505 Crenshaw Ste 208 / Torrance, CA 90505

Ara Mihranian, Deputy Community Development Director

Eduardo Schonborn, Senior Planner

Additional Information/Requirements:

A preliminary review of the submitted application has determined that the following additional information is needed towards achieving completeness:

- 1. Per my email on November 5<sup>th</sup>, modifications were made to both 2935 and 2947 Vista Del Mar. As such, please submit one full set of plans for both properties for review.
- An updated geologic review is required for the proposed residence at 2935 Vista del Mar.
   The application would not be deemed complete until a conceptual approval has been granted by the City Geologist.
- 3. A temporary silhouette framework must be constructed. Note that once constructed, a licensed engineer, land surveyor or architect must certify that the silhouette accurately depicts the location, height and outline of the proposed single-family residence. The certification must be submitted to Staff prior to deeming the applications complete for processing.

Although there is a silhouette certification (dated as received by staff on November 19, 2013) in the file for the proposed residence at 2947 Vista del Mar, this may not accurately reflect the most recent proposal. Please modify the silhouette, as necessary to reflect the current proposal.

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.



September 5, 2014

Tomaro Architecture Attn: Louie Tomaro 2617 N. Sepulveda Boulevard Manhattan Beach, CA 90266

Subject:

ZON2013-00174 & 2013-00175 (CUP Revision, et.al.)

Address

2935 and 2947 Vista del Mar

Dear Mr. Tamaro:

On August 7, 2014, additional information was submitted to the Community Development Department to augment the applications listed above. Pursuant to State Law, Staff has completed a preliminary review of the application listed above within the prescribed 30-day review period. Unfortunately, the City finds that due to certain missing information and/or inconsistencies between the project plans and submitted application, the application is not complete. The missing information and/or requirements listed on the attached pages must be supplied and/or complied with before the City can deem your application complete to begin processing.

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

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

Sincerely,

Eduardo Schonborn, AICP

Senior Planner

**Enclosure** 

cc:

Ara Mihranian, Deputy Community Development Director Doug Maupin, 22118 S. Vermont Avenue, Torrance, CA 90502

Tomaro ZON2013-00174/ZON2013-00175 September 5, 2014

Project Description: Construct two new single family residences on two existing vacant parcels

within the Seacliff Hills community.

### Additional Information/Requirements:

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

- 1. The Lot Line Adjustment was recently approved, thereby resulting in a modified shared property line and resulting in a 28,031 square foot parcel at 2935 Vista del Mar and a 20,000 square foot parcel at 2947 Vista del Mar. The site plans associated with the development applications for the two proposed residences are not consistent with the property configuration of the recently approved Lot Line Adjustment. Further, the landscape plans for each of the residences are also not consistent with the recently approved Lot Line Adjustment. As such, please submit updated site plans and landscape plans that illustrate the configuration pursuant to the recently approved Lot Line Adjustment.
- 2. According to correspondence to you dated May 5, 2014 from Ms. Kim, an updated geologic review was required for the proposed residence at 2935 Vista del Mar, and that the application would not be deemed complete until a conceptual approval has been granted by the City Geologist. Since the date of that letter the required geologic review has not been submitted or conducted. Please ensure that this is completed.
- 3. When the items listed above have been addressed, a temporary silhouette framework must be constructed. Note that once constructed, a licensed engineer, land surveyor or architect must certify that the silhouette accurately depicts the location, height and outline of the proposed single-family residence. The certification must be submitted to Staff prior to deeming the applications complete for processing.

Although there is a silhouette certification (dated as received by staff on November 19, 2013) in the file for the proposed residence at 2947 Vista del Mar, this may not accurately reflect the most recent proposal. There have been changes to the proposed lot line configuration since this form was submitted; thus, please modify the silhouette to reflect the current proposal.

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.

AUG 26 2914

COMMUNITY DEVELOPMENT DEPARTMENT

# Doug Maupin MAUPIN REALTORS / MAUPIN DEVELOPMENT, INC. California Broker Lic # 00761109 23505 Crenshaw Blvd Suite 208 Torrance, CA 90505 310 530-8457 FAX 310 530 3673 Cel 310 293 8463

City of Rancho Palos Verdes Community Development Department 30940 Hawthorne Blvd. Rancho Palos Verdes, CA 90275-5391

August 21, 2014

Re: Condition No. 1; <u>NOTICE OF DECISION</u> on Planning Case #SUB2013-00003; Lot Line Adjustment between 2935 (Lot 10) and 2947 (Lot 11) Vista Del Mar

This letter is to confirm that the applicant and property owner of the above-referenced properties has read, understood and agreed to all conditions of approval contained in Exhibit "A", attached to the above-referenced Notice.

Vista Del Mar REI LLC (Owner)

By Doug Maupin, Co-Manager and Applicant

21 Aug 2014

August 20, 2014

### **NOTICE OF DECISION**

NOTICE IS HEREBY GIVEN that the City of Rancho Palos Verdes has **approved**, **with conditions**, a request for a Lot Line Adjustment between 2935 (Lot 10) and 2947 (Lot 11) Vista Del Mar (Planning Case No. SUB2013-00003).

Location: 2935 (Lot 10) and 2947 (Lot 11) Vista Del Mar

Applicant/

Landowner: Doug Maupin

Said approval is subject to the following conditions:

- 1. Prior to the submittal of final plans and exhibits for review prior to recordation, the applicant and the property owner shall submit to the City a statement, in writing, that they have read, understand, and agree to all conditions of approval contained in this Exhibit. Failure to provide said written statement within ninety (90) days following the date of this approval shall render this approval null and void.
- 2. Within 30 days from the date of the Director's decision, two copies of the original the Certificate of Compliance shall be completed and returned to the Community Development Department for review prior to recordation with Los Angeles County Recorder's Office.
- 3. The property owner shall record the required Certificate of Compliances (Lot line Adjustment) for Lots "A" and "B" within 180 days of the date of the Director's decision, and copies of said recorded documents shall be provided to the City of Rancho Palos Verdes, Community Development Department.
- 4. The property owner shall incur all costs associated with the recording of the required Certificate of Compliances (Exhibit "B").
- 5. The approved Lot Line Adjustment is subject to the City Engineer's approval dated July 31, 2014.
- 6. The Lot Area and Lot Dimensions (width and depth) shall comply with the Exhibits shown in the attached Certificate of Compliances (Exhibit "B"), and the standards set forth in the RPD for the Seacliff Hills Tract.

This decision may be appealed, in writing, to the Planning Commission. The appeal shall set forth the grounds for appeal and any specific action being requested by the appellant. Any appeal letter must be filed within fifteen (15) calendar days of the date of this notice, or by 5:30

PM on **Thursday**, **September 4**, **2014**. A \$2,275.00 appeal fee must accompany any appeal letter. If no appeal is filed timely, the Director's decision will be final at 5:30 PM on **Thursday**, **September 4**, **2014**.

If you have any questions regarding this permit, please contact Ara Mihranian, Deputy Community Development Director, at (310) 544-5228 or via e-mail at <a href="mailto:aram@rpv.com">aram@rpv.com</a>.

Joel Rojas, AICP

Community Development Director

### Attachment:

Staff Report and Exhibits



### **MEMORANDUM**

TO: JOEL ROJAS, COMMUNITY DEVELOPMENT DIRECTOR

FROM: SO KIM, SENIOR PLANNER

**DATE:** AUGUST 14, 2014

SUBJECT: LOT LINE ADJUSTMENT (CASE NO. SUB2013-00003) BETWEEN

2935 AND 2947 VISTA DEL MAR (APPLICANT/PROPERTY OWNER -

**DOUG MAUPIN)** 

### **RECOMMENDATION:**

Staff recommends that the Community Development Director conditionally approve a lot line adjustment between 2935 (Lot 10) and 2947 (Lot 11) Vista Del Mar (Planning Case No. SUB2013-00003).

### **BACKGROUND**

On May 9, 2013, Tomaro Architecture, representing the subject property owner Doug Maupin of both 2935 and 2947 Vista Del Mar properties, submitted a Lot Line Adjustment and Conditional Use Permit applications to modify the lot line between the two lots and develop both properties, each with a new single-family residence subject to the Sea Cliff Hills Residential Development Standards. During the review process, the applicant decided to separate the two applications; thereby moving forward with the Lot Line Adjustment component first, then the development applications.

The lot line adjustment related documents were sent to the City Engineer for review on August 5, 2013. After a series of corrections, the City Engineer issued a conceptual approval on September 24, 2013. Subsequently, the applicant decided to revise the lot line between 2935 and 2947 Vista Del Mar. The revised lot line adjustment documents were sent to the City Engineer for review on July 22, 2014 and obtained approval on August 1, 2014. Subsequently, the Lot Line Adjustment application was deemed complete on August 14, 2014.

### SITE & PROJECT DESCRIPTION

The two subject properties, 2935 (Lot 10) and 2947 (Lot 11) Vista Del Mar are located within Tract No. 32991 (Sea Cliff Hills), accessed off Palos Verdes Drive East. These are the first two vacant lots at the entryway of the Vista Del Mar cul-de-sac. Lot 11 is a corner lot abutting Palos Verdes Drive East and Lot 10 is located immediately to the east. The land use and zoning designations are Residential ≤1 du/ac and RS-1, respectively. These lots are part of the *Seacliff Hills* community, which was approved as a residential planned development (RPD) pursuant to Conditional Use Permit No. 23 in 1977. As an RPD, the minimum lot area and lot dimensions typically required for the RS-1 Zoning District were reduced in exchange for the dedication of open space lots.

The proposed project is to adjust the common side property line of Lots 10 and 11 of Tract No. 32991 (Seacliff Hills), thus modifying the lot area and lot dimensions (width and depth), to accommodate the future development of these two lots with a single-family residence. More specifically, the lot size of Lot 10 will be increased from 24,980ft² to 28,031ft² and the lot size of Lot 11 will be decreased from 23,230ft² to 20,000ft². Additionally, the lot dimensions, width and depth, have also been modified in accordance to the approvals set by the RPD. Notwithstanding, no changes to the residential development standards of the Seacliff Hills tract are proposed as part of this request.

### **CODE CONSIDERATIONS AND ANALYSIS**

Pursuant to the City's Municipal Code Section 16.08 and Subdivision Map Act Section 66412(d), the adjustment of property lines between four or fewer existing adjoining parcels, where the land taken from one parcel is added to an adjoining parcel, and where a greater number of parcels than originally existed is not increased can be permitted, subject to the approval of a Lot Line Adjustment application.

### Lot Line Adjustment

In considering a lot line adjustment, City's Municipal Code §16.08.010 requires the Director to find that the resulting lots comply with all applicable zoning and building codes of the City. As mentioned in the 'Background' section above, the City Engineer has reviewed and approved the proposed lot line adjustment exhibits and revised legal descriptions as to form and technical accuracy. With respect to the consistency of the resulting lots with the City's Codes, specifically as it pertains to the standards set forth in the RPD for the Sea Cliff Hills Tract:

- The lot sizes of the ten Vista Del Mar lots range between 15,900ft² to 66,292ft² in size with most (seven of 10) being at least 20,000ft² in area or larger. The resulting two lots will also be at least 20,000ft² in lot size (Lot 10 28,031ft² and Lot 11 20,000ft²) consistent with the character of the lots in the subject tract. Additionally, the lot dimensions (width and depth) will also resemble the dimensions for the lots on Vista del Mar within the subject Sea Cliff Hills Tract.
- The adjusted lot area and lot dimensions will not permit any increase or change in the residential development guidelines, including but not limited to lot coverage, setbacks or building heights beyond the maximum allowed by the development standards of the Seacliff Hills community.
- The proposed lot line adjustment will not allow more homes to be constructed than permitted by the residential development standards for the Seacliff Hills community (maximum 10 homes – one home per lot).

Since the proposed project will continue to comply with the development standards of Tract Map No. 32991, Conditional Use Permit No. 23 and the *Seacliff Hills* development guidelines as it pertains to lot area and lot dimensions, Staff believes that the requested lot line adjustment for the subject lots is acceptable.

### ADDITIONAL INFORMATION

#### **Environmental Assessment**

Staff has reviewed the proposed application for compliance with the California Environmental Quality Act (CEQA). Upon completion of this review, it has been determined that this request is categorically exempt from CEQA, pursuant to Guideline Section No. 15305 (Minor Alterations in Land Use Limitations). Section 15305 (Class 5 Exemption) allows minor lot line adjustments, side yard, and setback variances not resulting in the creation of a new parcel. As such, no future environmental review is necessary.

### CONCLUSION

Based upon the discussion above, Staff believes that all the required findings for the approval of the proposed lot line adjustment can be made. Therefore, Staff recommends that the Community Development Director approve the proposed lot line adjustment between 2935 (Lot 10) and 2947 (Lot 11) Vista Del Mar (Planning Case No. SUB2013-00003).

### **ALTERNATIVES**

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

- 1. Identify any issues of concern and direct the applicant to re-design and resubmit the application (Planning Case No. SUB2013-00003); or,
- 2. Deny, without prejudice, the Lot Line Adjustment (Planning Case No. SUB2013-00003).

Approved pursuant to Staff's recommendation.

Accepted:

FOR J.R. Dated:

Joel Rojas

Community Development Director

#### **ATTACHMENTS**

- Exhibit "A" Conditions of Approval
- Exhibit "B" Certificate of Compliance (Lot Line Adjustment) for Lots "A" and "B"
- Memorandum from City Engineer, dated July 31, 2014

# EXHIBIT "A" CONDITIONS OF APPROVAL PLANNING CASE NO. SUB2014-00003 (LOT LINE ADJUSTMENT)

- Prior to the submittal of final plans and exhibits for review prior to recordation, the applicant and the property owner shall submit to the City a statement, in writing, that they have read, understand, and agree to all conditions of approval contained in this Exhibit. Failure to provide said written statement within ninety (90) days following the date of this approval shall render this approval null and void.
- 2. Within 30 days from the date of the Director's decision, two copies of the original the Certificate of Compliance shall be completed and returned to the Community Development Department for review prior to recordation with Los Angeles County Recorders Office.
- 3. The property owner shall record the required Certificate of Compliances (Lot line Adjustment) for Lots "A" and "B" within 180 days of the date of the Director's decision, and copies of said recorded documents shall be provided to the City of Rancho Palos Verdes, Community Development Department.
- 4. The property owner shall incur all costs associated with the recording of the required Certificate of Compliances (Exhibit "B").
- 5. The approved Lot Line Adjustment is subject to the City Engineer's approval dated July 31, 2014.
- 6. The Lot Area and Lot Dimensions (width and depth) shall comply with the Exhibits shown in the attached Certificate of Compliances (Exhibit "B"), and the standards set forth in the RPD for the Seacliff Hills Tract.

Recording Requested By: Maupin Development, Inc.23505 Crenshaw Blvd, Suite 208 Torrance, CA 90505

When recorded mail document to: Maupin Development, Inc.23505 Crenshaw Blvd, Suite 208 Torrance, CA 90505

Above Space for Recorder's Use Only

## Certificate of Compliance Request for Certificate of Compliance Lot Line Adjustment Sub 2013-\_\_\_\_Parcel A

We, the undersigned owner of record of real property within the City of Rancho Palos Verdes, hereby REQUEST the City of Rancho Palos Verdes to determine if said real property described below has complied with the provisions of the Subdivision Map Act of the State of California, and the Subdivision Ordinances of the City of Rancho Palos Verdes.

| Vista Del Mar REI, LLC, A Calif<br>Owner of Lot 10 and Lot 11 | fornia Limited Liability Company |
|---|----------------------------------|
| Doug Maupin, Manager  |                                  |
| Date  |                                  |
| Koji Kuwadi, Manager  |                                  |
|   |                                  |
| Date  |                                  |

See Attached Exhibit A

### STATE OF CALIFORNIA COUNTY OF LOS ANGELES) SS.

| On   | before me,   | a Notary Public, personally   |  |
|--|--|---|--|
| appeared   |  | who proved to me on the   |  |
| instrument and authorized capac  | acknowledged to me that hority (ies), and that by his/her/th | (s) whose name(s) is/are subscribed to the within the/she/they executed the same in his/their/her eir signatures(s) on the instrument the person(s), acted, executed the instrument.] |  |
| I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. |  |   |  |
| - '  |  | (SEAL)  |  |
| WITNESS my   | hand and official seal.                                      |   |  |
| Signature  |  |   |  |

### Exhibit A

### Parcel A Legal Description Adjusted Lot 10

A Portion of Lot 10 and a Portion of Lot 11 of Tract No. 32991, in the City of Rancho Palos Verdes, in the County of Los Angeles, State of California, as per map recorded in Book 936, pages 9 through 11, inclusive of maps, in the Office of the County Recorder of said County, describes as follows:

Beginning at the most northerly corner of said Lot 11; thence along the northwesterly line of said Lot 11, South 78° 19' 39" West, 114.11 feet; thence departing from said northwesterly line, South 19° 31' 41" East, 69.99 feet to an angle point therein; thence South 24°35'37" West, 135.51 feet to a point on the southerly line of Lot 10, said point also being on the northeasterly right of way line of Vista Del Mar, a public street (48 feet wide), said point also being the beginning of a non-tangent curve, concave northeasterly and having a radius of 151.00 feet, the radial to said curve bears North 68° 13' 00" East; thence southeasterly along said curve through a central angle of 37° 56' 39", an arc distance of 100.00 feet to the southeasterly corner of said Lot 10; thence along the easterly line of said Lot 10, North 24° 35' 37" East, 143.71 feet to an angle point therein; thence North 35° 28' 19" East 139.13 feet to the Northeast corner of said Lot 10; thence along the northeasterly line of said Lot 10, North 54° 31' 41" West, 73.53 feet to the **Point of Beginning**.

### See Attached Exhibit B

Contains 28,031 Square Feet

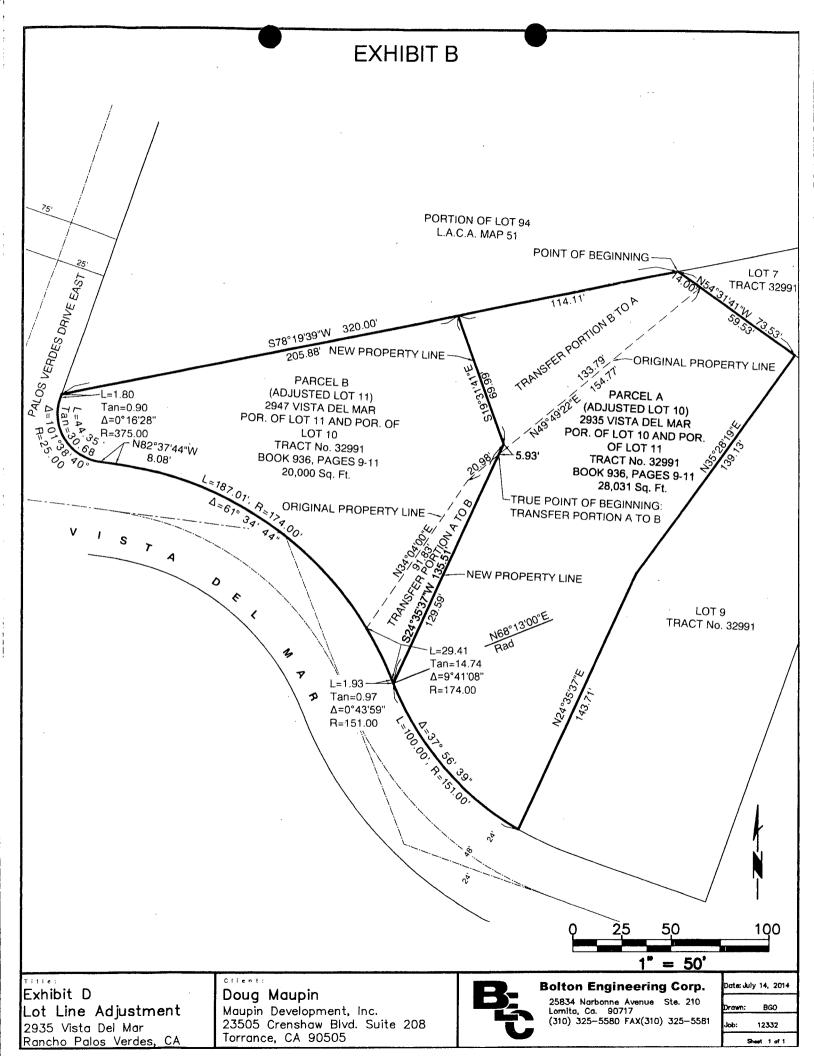
Prepared by

**Bolton Engineering Corp.** 

Ross N. Bolton, R.C.E. 26120

CIVIL CIVIL

Date



Recording Requested By: Maupin Development, Inc.23505 Crenshaw Blvd, Suite 208 Torrance, CA 90505

When recorded mail document to: Maupin Development, Inc.23505 Crenshaw Blvd, Suite 208 Torrance, CA 90505

Date

Above Space for Recorder's Use Only

## Certificate of Compliance Request for Certificate of Compliance Lot Line Adjustment Sub 2013-\_\_\_\_\_Parcel B

We, the undersigned owner of record of real property within the City of Rancho Palos Verdes, hereby REQUEST the City of Rancho Palos Verdes to determine if said real property described below has complied with the provisions of the Subdivision Map Act of the State of California, and the Subdivision Ordinances of the City of Rancho Palos Verdes.

| Vista Del Mar REI, LLC, A Calif<br>Owner of Lot 10 and Lot 11 | ornia Limited Liability Compan |
|---|--------------------------------|
| Doug Maupin, Manager  |                                |
| Date  |                                |
| Koji Kuwadi, Manager  |                                |
|   |                                |

### STATE OF CALIFORNIA COUNTY OF LOS ANGELES} SS.

| On   | _before me,        | a Notary Public, personally |  |  |
|--|--------------------|-----------------------------|--|--|
| appeared   |                    | who proved to me on the     |  |  |
| basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/their/her authorized capacity (ies), and that by his/her/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.] |                    |                             |  |  |
| I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.   |                    |                             |  |  |
|  |                    | (SEAL)                      |  |  |
| WITNESS my hand  | and official seal. |                             |  |  |
| Signature  |                    |                             |  |  |

### Exhibit A

### Parcel B Legal Description Adjusted Lot 11

A Portion of Lot 11 and a Portion of Lot 10 of Tract No. 32991, in the City of Rancho Palos Verdes, in the County of Los Angeles, State of California, as per map recorded in Book 936, pages 9 through 11, inclusive of maps, in the Office of the County Recorder of said County, describes as follows:

Beginning at the most northerly corner of said Lot 11; thence along the northwesterly line of said Lot 11, South 78° 19' 39" West, 114.11 feet to the True Point of Beginning; thence departing from said northwesterly line, South 19° 31' 41" West, 69.99 feet to an angle point therein; thence South 24°35'37" West, 135.51 feet to a point on the southerly line of said Lot 10, said point being on the northeasterly right of way line of Vista Del Mar, a public street (48 feet wide), and said point being the beginning of a non-tangent curve, concave northeasterly having a radius of 151.00 feet, the radial to said curve bears North 68° 13' 00" East; thence northwesterly along said curve through a central angle of 00° 43' 59", an arc distance of 1.93 feet to the point of reverse curve in said right of way; said point being the beginning of a tangent curve concave southwesterly having a radius of 174.00 feet; thence northwesterly along said curve through a central angle of 61°34′ 44″, an arc distance of 187.01 feet; thence North 82° 37' 44" West, 8.08 feet to the beginning of a tangent curve, concave northeasterly. having a radius of 25.00 feet; thence westerly, northwesterly and northerly along said curve through a central angle of 101° 38' 40", an arc distance of 44.35 feet, to the beginning of a tangent curve, concave easterly having a radius of 375.00 feet; thence northerly along said curve through a central angle of 00° 16' 28", an arc distance of 1.80 feet to the northwest corner of said Lot 11, said point also being on the easterly right of way line of Palos Verdes Drive East, a public street (75 feet wide); thence departing said easterly right of way line and along the northwesterly line of said Lot 11. North 78° 19' 39" East, 205.88 feet to the True Point of Beginning.

### See Attached Exhibit B

Contains 20,000 Square Feet

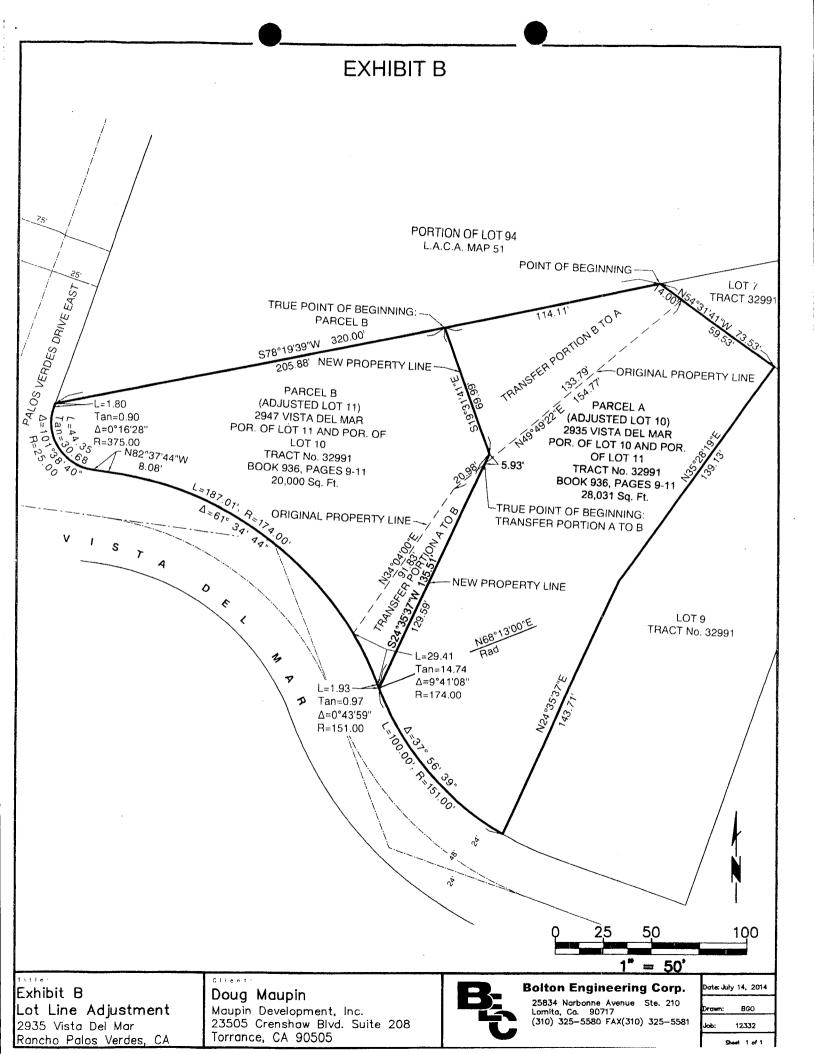
Prepared by Bolton Engineering Corp.

Ross N. Bolton, R.C.E. 26120

C 26120 EXP 3/31/20 L A

JULY 17,2014

Date





Charles Abbott Associates, Inc. 27401 Los Altos, Suite 220 Mission Viejo, CA 92691 (949) 367-2850 (PHONE) (949) 367-2852 (FAX)

AUG 1 2014

COMMUNITY DEVELOPMENT
DEPARTMENT

### **MEMORANDUM**

TO:

So Kim, Associate Planner

City of Rancho Palos Verdes

FROM:

Danny Chow

DATE:

7-31-2014

SUBJECT:

Lot Line Adjustment SUB 2013-00003

Vista Del Mar Lots 10 and 11. Revised

The package you sent earlier including the legal descriptions, map exhibits, and closure calculations have been reviewed and deemed technically correct and acceptable.

Originals are attached for your use.

August 14, 2014

Tomaro Architecture 2617 N Sepulveda Blvd. Manhattan Beach, CA 90266

SUBJECT:

LOT LINE ADJUSTMENT (SUB2013-00003)

2935 & 2947 VISTA DEL MAR

Dear Mr. Maupin:

Thank you for submitting revised lot line adjustment documents on July 22, 2014, to the Community Development Department for processing. The City Engineer issued a conceptual approval of the proposed lot line adjustment on August 1, 2014. Pursuant to State Law, the City's Staff completed a preliminary review of the application and determined that the information submitted is generally complete to begin processing the application. Please note that the City may require further information in order to clarify, amplify, correct, or otherwise supplement existing or future data. If the City requires such additional information, it is strongly suggested that you supply it in a timely manner in order to avoid any delay in the processing of the application.

The Staff Report is currently being prepared and will be reviewed by the Community Development Director shortly. Once a decision is rendered, you will receive a copy of the Notice of Decision along with the Staff Report.

I will be out of the office until mid-October. If you have questions, or would like to discuss your project in further detail, please feel free to contact Deputy Director, Ara Mihranian in my absence.

Sincerely.

So Kim

Senior Planner

CC:

Doug Maupin, 22118 S Vermont Ave, Torrance, CA 90502 Ara Mihranian, Deputy Community Development Director

Eduardo Schonborn, Senior Planner

PLANNING, BUILDING, & CODE ENFORCEMENT

July 22, 2014

Danny Chow Charles Abbott Associates 27401 Los Altos #220 Mission Viejo, CA 92691

SUBJECT:

LOT LINE ADJUSTMENT (CASE NO. SUB2013-00003)

LOCATION: LOT 10 & 11 OF TRACT NO. 32991

Dear Mr. Chow:

In September 2013, you reviewed and approved of a proposed lot line adjustment for lots 10 and 11 of Tract No. 32991. The applicants decided to revise the previously approved lot lines. As such, please review the revised documents and return the original materials with feedback within the next 10 calendar days, or August 1, 2014.

If you have questions, or would like to discuss your project in further detail, please feel free to contact me at (310) 544-5228 or <a href="mailto:sok@rpv.com">sok@rpv.com</a>.

Sincerely,

So Kim

Senior Planner

cc: Ara Mihranian, Deputy Community Development Director

Eduardo Schonborn, Senior Planner

File



May 5, 2014

Tomaro Architecture 2617 N Sepulveda Blvd. Manhattan Beach, CA 90266

SUBJECT:

LOT LINE ADJUSTMENT & NEW RESIDENCES (SUB2013-00003, ZON2013-00174, ZON2013-00175)

2935 & 2947 VISTA DEL MAR

Dear Tomaro Architecture:

Thank you for submitting revised plans for 2935 Vista Del Mar on April 28, 2014. Unfortunately, due to missing information and/or inconsistencies between the project plans and submitted application, it has been determined that the application is incomplete.

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

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

If you have questions, or would like to discuss your project in further detail, please feel free to contact me at (310) 544-5228 or via email at <a href="mailto:sok@rpv.com">sok@rpv.com</a>.

Sincerely.

So Kim

Associate Planner

CC:

Doug Maupin, 22118 S Vermont Ave, Torrance, CA 90502 Gregory Pfost, Deputy Community Development Director

### Additional Information/Requirements:

A preliminary review of the submitted application has determined that the following additional information is needed towards achieving completeness:

### Lot Line Adjustment between 2935 & 2947 Vista Del Mar

1. Pursuant to City's Code Section 17.48.020 (Lot area and dimensions), no lot shall be created with, or reduced to an area or dimension, less than the minimum lot area and dimensions required in the respective base zoning district. The subject lot is within the RS-2/RPD zoning district, where a minimum lot size of 20,000ft², lot width of 90' and lot depth of 120' are required. Parcel B (2947 Vista Del Mar) is proposed with a lot size of 19,077ft² in size. Please revise so that the minimum lot size of 20,000ft² is being met. Once you submit revised documents, it will be forwarded to the City Engineer for review.

### 2935 Vista Del Mar

- 2. Based on item no. 1, lot size may change. Please revise the cover page to reflect the revised lot size and revise sheet A.00 to reflect revised lot coverage.
- 3. Please contact the Building & Safety Division to update the geologic review. You may want to do this after making the final changes. The application will not be deemed complete until a conceptual approval has been granted by the City Geologist.
- 4. On sheet A.01, '(E) F.S. Highest' is noted as 72.50. This appears to be a typo. Please revise to show 872.50.
- 5. A minimum of 75% open space/unimproved area is required for this lot. Pools, patios, decks, stairways, garden walls, similar structures or any area disturbed through grading and not returned to existing slope counts as lot coverage for this tract. In other words, all proposed grading areas shown on C.02 counts as lot coverage. Pease re-calculate the lot coverage shown on sheet A.00. It should be noted that the City has approved lot coverage in excess of the allowed maximum for other lots within the same tract.

### Miscellaneous Information:

- All new and altered landscaped areas equal to or greater than 2,500ft² requires a landscape documentation package for review and approval by the Director, prior to building permit issuance. 'Landscaped area' means the entire lot, including water features such as pools, spas, ponds, and fountains. 'Landscaped area' shall not include the building footprint, driveways, non-irrigated portions of parking lots, hardscapes such as deck and patios, and other nonporous areas. Although this review is not part of completeness review, you may want to submit the information sooner than later to avoid delays.
- The City has a voluntary 'Green Building Program' that provides incentives such as expedited Planning and Building & Safety Plan Check review and a 50% rebate of all application fees (with exception to consultant fees, such as geology etc.). Given that you made no mention of this program so far, I will consider that you are not interested unless you say otherwise.



April 11, 2014

Tomaro Architecture 2617 N Sepulveda Blvd. Manhattan Beach, CA 90266

SUBJECT:

**LOT LINE ADJUSTMENT & NEW RESIDENCES** 

(SUB2013-00003, ZON2013-00174, ZON2013-00175)

2935 & 2947 VISTA DEL MAR

Dear Tomaro Architecture:

Thank you for submitting revised plans for 2935 Vista Del Mar on April 10, 2014. Unfortunately, due to missing information and/or inconsistencies between the project plans and submitted application, it has been determined that the application is incomplete.

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

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

If you have questions, or would like to discuss your project in further detail, please feel free to contact me at (310) 544-5228 or via email at <a href="mailto:sok@rpv.com">sok@rpv.com</a>.

Sincerely.

So Kim

Associate Planner

CC:

Doug Maupin, 22118 S Vermont Ave, Torrance, CA 90502 Gregory Pfost, Deputy Community Development Director

### Additional Information/Requirements:

A preliminary review of the submitted application has determined that the following additional information is needed towards achieving completeness:

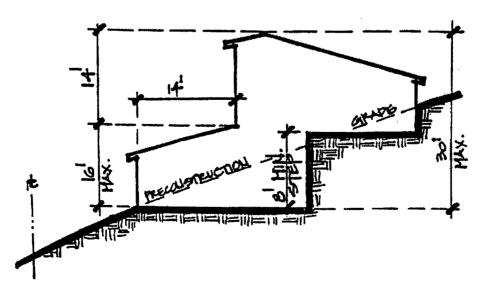
### Lot Line Adjustment between 2935 & 2947 Vista Del Mar

1. Since the lot lines were revised, please resubmit appropriate documents for City Engineer's review.

2935 Vista Del Mar – I understand that you are planning to make additional changes to your plans. Despite the upcoming changes, the following are comments on the revised plans.

- 2. Please contact the Building & Safety Division to update the geologic review. You may want to do this after making the final changes. The application will not be deemed complete until a conceptual approval has been granted by the City Geologist.
- 3. Please provide all top-of-wall and bottom-of-wall measurements for the following walls:
  - Inside retaining wall along the driveway provide t.o.w. and b.o.w. along the east side of the wall.
  - Most westerly/outside retaining wall of the front yard area provide the b.o.w. along the east side of the wall.
  - Inside retaining wall of the front yard area provide b.o.w. along the west side of the wall.
  - Planter wall that wraps around the southeast corner of the building.
- 4. On lots which slope uphill from the street of access and where the height of a structure is in excess of 16' above the point where the lowest foundation or slab meets the ground, areas in excess of the 16' height limit shall be set back 1' from the exterior building façade of the first story, most parallel and closest to the front property line, for every 1' of height in excess of 16', as measured from the point where the lowest foundation or slab meets the ground as illustrated below.

The southeast corner of the garage is the façade most parallel and closest to the front property line. Since the overall height of the new structure is 27.51', 11.51' of the area above 16' in height will need to be recessed from the southeast corner of the garage.



- 5. Please provide the highest existing point/grade elevation covered by structure at the northeast corner on sheet A.01 or A.03.
- 6. Please provide the interior dimensions for the garage. Since the habitable space is less than 5,000ft² in size, a two-car garage is required. Please show at least two unobstructed garage space of 9' (width) by 20' on sheet A.02.
- 7. A minimum of 75% open space/unimproved area is required for this lot. Pools, patios, decks, stairways, garden walls, similar structures or any area disturbed through grading and not returned to existing slope counts as lot coverage for this tract. Please re-calculate the lot coverage shown on sheet A.00.
- 8. Based on the final changes, a silhouette will need to be constructed and re-certified.

#### Miscellaneous Information:

- All new and altered landscaped areas equal to or greater than 2,500ft² requires a landscape documentation package for review and approval by the Director, prior to building permit issuance. 'Landscaped area' means the entire lot, including water features such as pools, spas, ponds, and fountains. 'Landscaped area' shall not include the building footprint, driveways, non-irrigated portions of parking lots, hardscapes such as deck and patios, and other nonporous areas. Although this review is not part of completeness review, you may want to submit the information sooner than later to avoid delays.
- The City has a voluntary 'Green Building Program' that provides incentives such as expedited Planning and Building & Safety Plan Check review and a 50% rebate of all application fees (with exception to consultant fees, such as geology etc.). In order to receive a rebate, proof of certification by 'Build It Green' is required prior to Building Permit final.



November 21, 2013

Tomaro Architecture 2617 N Sepulveda Blvd. Manhattan Beach, CA 90266

SUBJECT:

LOT LINE ADJUSTMENT & NEW RESIDENCES (SUB2013-00003, ZON2013-00174, ZON2013-00175) 2935 & 2947 VISTA DEL MAR

Dear Mr. Maupin:

Thank you for submitting silhouette certifications on November 19<sup>th</sup>. Unfortunately, due to missing information and/or inconsistencies between the project plans and submitted application, it has been determined that the application is incomplete.

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

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

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

Sincerely,

So Kim

Associate Planner

CC:

Doug Maupin, 22118 S Vermont Ave, Torrance, CA 90502 Gregory Pfost, Deputy Community Development Director Project File

### Additional Information/Requirements:

A preliminary review of the submitted application has determined that the following additional information is needed towards achieving completeness:

1. Thank you for submitting soils reports for the subject lots. Please note, the applications will not be deemed complete until conceptual approvals are granted by the City Geologist.

### Miscellaneous Information:

- All new and altered landscaped areas equal to or greater than 2,500ft² requires a landscape documentation package for review and approval by the Director, prior to building permit issuance. 'Landscaped area' means the entire lot, including water features such as pools, spas, ponds, and fountains. 'Landscaped area' shall not include the building footprint, driveways, non-irrigated portions of parking lots, hardscapes such as deck and patios, and other nonporous areas. Although this review is not part of completeness review, you may want to submit the information sooner than later to avoid delays.
- The City has a voluntary 'Green Building Program' that provides incentives such as expedited Planning and Building & Safety Plan Check review and a 50% rebate of all application fees (with exception to consultant fees, such as geology etc.). In order to receive a rebate, proof of certification by 'Build It Green' is required prior to Building Permit final.



November 15, 2013

Tomaro Architecture 2617 N Sepulveda Blvd. Manhattan Beach, CA 90266

SUBJECT:

LOT LINE ADJUSTMENT & NEW RESIDENCES

(SUB2013-00003, ZON2013-00174, ZON2013-00175)

2935 & 2947 VISTA DEL MAR

Dear Mr. Maupin:

Thank you for submitting additional information on November 8, 2013. Unfortunately, due to missing information and/or inconsistencies between the project plans and submitted application, it has been determined that the application is incomplete.

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

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

If you have questions, or would like to discuss your project in further detail, please feel free to contact me at (310) 544-5228 or via email at <a href="mailto:sok@rpv.com">sok@rpv.com</a>.

Sincerely,

So Kim

Associate Planner

CC:

Doug Maupin, 22118 S Vermont Ave, Torrance, CA 90502 Gregory Pfost, Deputy Community Development Director



A preliminary review of the submitted application has determined that the following additional information is needed towards achieving completeness:

- As required by the Neighborhood Compatibility process, a silhouette of the proposed construction shall be erected, and <u>certified</u>, on the property prior to the application being determined complete. <u>Once the silhouette is certified</u>, please <u>submit the certification form (enclosed)</u>. The application will not be determined complete until Staff verifies the height, placement, and construction of the framework.
- 2. Thank you for submitting soils reports for the subject lots. Please note, the applications will not be deemed complete until conceptual approvals are granted by the City Geologist.

#### Miscellaneous Information:

- All new and altered landscaped areas equal to or greater than 2,500ft² requires a landscape documentation package for review and approval by the Director, prior to building permit issuance. 'Landscaped area' means the entire lot, including water features such as pools, spas, ponds, and fountains. 'Landscaped area' shall not include the building footprint, driveways, non-irrigated portions of parking lots, hardscapes such as deck and patios, and other nonporous areas. Although this review is not part of completeness review, you may want to submit the information sooner than later to avoid delays.
- The City has a voluntary 'Green Building Program' that provides incentives such as expedited Planning and Building & Safety Plan Check review and a 50% rebate of all application fees (with exception to consultant fees, such as geology etc.). In order to receive a rebate, proof of certification by 'Build It Green' is required prior to Building Permit final.

#### **Fees**

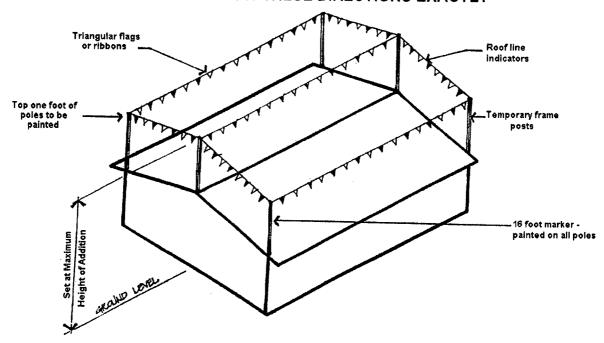
- It appears that you overpaid in application fees by \$2,006. As such, this fee will be refunded to VISTA DEL MAR REI, LLC. Please allow 4-6 weeks to process.
- Thank you for paying for the Minor Exception Permits and an additional trust deposit amount of \$1,000. The receipt is copied below.

\$1707.00 \$4414.00 \$1707.00 \$1000.00 9:21:27 Drawer: \*\*\* THANK YOU FOR YOUR PAYMENT \*\*\* ZON 13 CITY OF RANCHO PALOS VERDES \*\*\* CUSTOMER RECEIPT \*\*\* Receipt no: Quantity PLANNING & ZONING Type: RG PLANNING & ZONING 30275 ZON 13 174; 3 1.00 8.1 PLANNING PLANNING MAR REI INC RANCHO PALOS VERDES CA Trans date: 11/14/13 30940 HAWTHORNE BLVD 5 SUB 13 003; Date: 11/14/13  $\equiv$ lotal tendered Description PZ p [ender detai] lota∣ payment Oper: NAMEYV (310)377-0360 CK CHECK

### **SILHOUETTE CONSTRUCTION CRITERIA**

If a residential development projects 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 the required certification of the silhouette by a licensed engineer or architect.

### 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 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, and a similar mark shall be placed using a different, but equally visible, color on the posts at the 16-foot height limit, as measured pursuant to the City's code. Please consult with your case planner regarding the applicable method for determining the 16-foot height limit for your project.

- 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 instructed to do so by the case planner 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 <u>shall be accompanied by a site plan</u> 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 call-outs 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. An application will not be considered "complete" for processing by City Staff without an adequately constructed silhouette in place.
- 7. The frame 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/REGISTERED ENGINEER OR ARCHITECT. THIS FORM MUST BEAR AN ORIGINAL WET STAMP AND SIGNATURE IN ORDER TO BE VALID. THIS FORM MUST ALSO BE ACCOMPANIED BY A SITE PLAN THAT IDENTIFIES THE LOCATION OF THE SILHOUETTE POSTS, THE EXISTING GRADE OR SUPPORTING STRUCTURE ELEVATION CALL-OUTS AT THE BASE OF THE POSTS, AND THE ELEVATION CALL-OUTS FOR THE TOP OF THE POSTS. ANY MISSING INFORMATION WILL RENDER THE SUBJECT APPLICATION "INCOMPLETE" FOR PROCESSING.

| I have measured the location    | on and heigh    | t (including  | the color   | demarcation)     | of the   |
|---------------------------------|-----------------|---------------|-------------|------------------|----------|
| silhouette posts located at the | project site (a | iddress)      |             | 19774111         |          |
|                                 | on (date)       | 70            |             | and I have       | e found  |
| that the project silhouette acc | urately depicts | s the locatio | n and heig  | ht (including th | ne color |
| demarcation) of the proposed    | d structure pre | esented on    | the archite | ctural plans p   | repared  |
| by (name of architectural firm  | )               |               |             |                  | on       |
| (date)                          |                 |               |             |                  | ered by  |
| the City of Rancho Palos Verd   |                 |               |             |                  |          |
| Signature                       |                 |               |             |                  |          |
| LS/RCE                          |                 |               |             |                  |          |
| Date                            |                 |               |             |                  |          |
|                                 |                 |               |             |                  |          |

Revised: March 12, 2007

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



September 20, 2013

Tomaro Architecture 2617 N Sepulveda Blvd. Manhattan Beach, CA 90266

SUBJECT:

**LOT LINE ADJUSTMENT & NEW RESIDENCES** (SUB2013-00003, ZON2013-00174, ZON2013-00175)

2935 & 2947 VISTA DEL MAR

Dear Mr. Maupin:

Thank you for submitting revised plans on September 17, 2013. 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 30day period in which to determine if the revised application is complete will commence. To help expedite this review, all of the information should be submitted at one time. Additionally, it would also be helpful if you could also summarize how all of the items have been addressed in letter format, as this will help staff expedite further reviews.

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

Sincerely,

So Kim

Associate Planner

Doug Maupin, 22118 S Vermont Ave, Torrance, CA 90502 Gregory Pfost, Deputy Community Development Director

Project File

Additional Information/Requirements:

A preliminary review of the submitted application has determined that the following additional information is needed towards achieving completeness:

1. The City Engineer review of the lot line adjustment request is pending.

# 2935 & 2947 Vista Del Mar (CUP Revision – The following items apply to both plans unless specified otherwise)

- 2. Retaining walls combined with a guardrail is limited to 6' in height. However, this height may be increased to 11.5' in height with an approval of a Minor Exception Permit (MEP). Since combination walls exceeding 6' in height are proposed (i.e. 8.5' for 2935 Vista Del Mar & 11.5' for 2947 Vista Del Mar), please submit an additional fee of \$3,414 (\$1,707 per property).
- 3. Landscaping plan is required. Proposed landscaping shall meet the following criteria:
  - Screen buildings from PVDS
  - Soften architectural features
  - Improve transition between open space and buildings
  - Slope stabilization
  - Drought tolerant plants
- 4. Please provide the grading quantity for 2947 Vista Del Mar on the Grading Plan.
- 5. Please provide the finished slab measurement at the rear of the house adjacent to the rear wall for 2935 Vista Del Mar.
- 6. As required by the Neighborhood Compatibility process, 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 the certification form. The application will not be determined complete until Staff verifies the height, placement, and construction of the framework.
- 7. Thank you for submitting soils reports for the subject lots. Please note, the applications will not be deemed complete until conceptual approvals are granted by the City Geologist.

#### Please provide one set of revised plans for each property.

#### Miscellaneous Information:

- All new and altered landscaped areas equal to or greater than 2,500ft² requires a landscape documentation package for review and approval by the Director, prior to building permit issuance. 'Landscaped area' means the entire lot, including water features such as pools, spas, ponds, and fountains. 'Landscaped area' shall not include the building footprint, driveways, non-irrigated portions of parking lots, hardscapes such as deck and patios, and other nonporous areas. Although this review is not part of completeness review, you may want to submit the information sooner than later to avoid delays.
- The City has a voluntary 'Green Building Program' that provides incentives such as expedited Planning and Building & Safety Plan Check review and a 50% rebate of all application fees (with exception to consultant fees, such as geology etc.). In order to receive a rebate, proof of certification by 'Build It Green' is required prior to Building Permit final.



August 22, 2013

Tomaro Architecture 2617 N Sepulveda Blvd. Manhattan Beach, CA 90266

SUBJECT:

**LOT LINE ADJUSTMENT & NEW RESIDENCES** 

(SUB2013-00003, ZON2013-00174, ZON2013-00175)

2935 & 2947 VISTA DEL MAR

Dear Mr. Maupin:

Staff received corrections from the City Engineer. Unfortunately, due to missing information and/or inconsistencies between the project plans and submitted application, it has been determined that the application is incomplete.

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

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

If you have questions, or would like to discuss your project in further detail, please feel free to contact me at (310) 544-5228 or via email at <a href="mailto:sok@rpv.com">sok@rpv.com</a>.

Sincerely,

So Kim

Associate Planner

CC:

Doug Maupin, 22118 S Vermont Ave, Torrance, CA 90502 Gregory Pfost, Deputy Community Development Director

**Project File** 

Additional Information/Requirements:

A preliminary review of the submitted application has determined that the following additional information is needed towards achieving completeness:

Lot Line Adjustment

1. The City Engineer reviewed your lot line adjustment request. Please make the requested changes and resubmit two sets for review.

#### Please provide two copies of item nos. 1 and 2 above.

2935 & 2947 Vista Del Mar (CUP Revision - The following items apply to both plans unless specified otherwise)

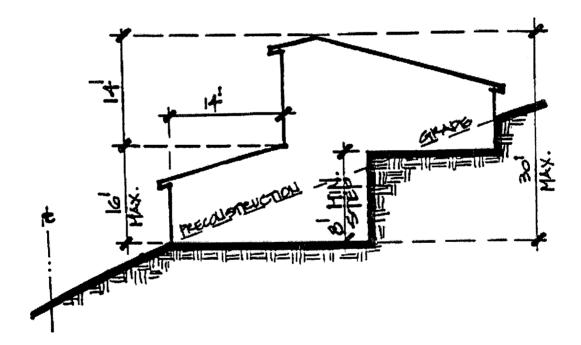
- 2. Retaining walls combined with a guardrail is limited to 6' in height. However, this height may be increased to 11.5' in height with an approval of a Minor Exception Permit (MEP). Since combination walls exceeding 6' in height are proposed (i.e. 8.5' for 2935 Vista Del Mar & 11.5' for 2947 Vista Del Mar), please submit an additional fee of \$3,414 (\$1,707 per property).
- 3. Per our recent conversation, the revised plans do not comply with the tract guidelines below:
  - Solid walls, fences, and hedges up to 42" shall be allowed in the front yard along the front property line and between the property line and the structure.
  - Solid walls up to 42" in height and fences up to 6' in height shall be allowed in the side yard. A solid wall or hedge up to 6' in height may be permitted if the City determines that it is necessary to preserve privacy in situations where tall landscaping is precluded due to the existence of a view corridor.
  - Solid walls up to 42" and fences or hedges up to 6' in height shall be allowed to be placed along the rear property line and between the property line and the structure. In addition, landscaping adjacent to the wall or fence up to 6' in height is allowed to soften the wall or fence in order to create privacy from Palos Verdes Drive South.

Please revise the plans so that the walls/fences are in compliance or let me know if you would like to pursue your project as-is. If you choose to move forward with the project as-is, it will be processed under the pending CUP-revision. No additional fees or applications are required.

4. The previous incomplete letter stated that the minimum open space required for upsloping lots is 25%. This is incorrect. The minimum open space required for upsloping lots along Vista Del Mar is 75% (=25% max. lot coverage). Open space includes all unimproved areas. Structures, pools, patios, decks, stairways, garden walls or other areas disturbed through grading and not returned to existing slope is considered improved and therefore counted towards lot coverage. In other words, all proposed grading areas are considered improved areas and counts towards lot coverage.

Per our recent conversation, most of the properties along Vista Del Mar were granted approvals to exceed the maximum lot coverage by 0.5% to 13%. The proposed lot coverage for both properties exceeds the maximum allowed by 30% (2935 Vista Del Mar) and 21% (2947 Vista Del Mar). Please consider reducing the lot coverage for both properties.

- 5. Landscaping plan is required. Proposed landscaping shall meet the following criteria:
  - Screen buildings from PVDS
  - Soften architectural features
  - · Improve transition between open space and buildings
  - Slope stabilization
  - Drought tolerant plants
- 6. The grading plan shows cut/fill only for the improved areas. It appears that grading outside of the improved areas is proposed for re-grading purposes. Please include these areas in the grading quantity calculation and hatched illustrations. Additionally, please provide the maximum depths of cut/fill.
- 7. On lots which slope uphill from the street of access and where the height of a structure is in excess of 16' above the point where the lowest foundation or slab meets the ground, areas in excess of the 16' height limit shall be set back 1' from the exterior building façade of the first story, most parallel and closest to the front property line, for every 1' of height in excess of 16', as measured from the point where the lowest foundation or slab meets the ground as illustrated below.



- 8. Fire Department review is required. Please submit your plans to the County of Los Angeles Fire Department and submit the first set of preliminary corrections/comments/concerns. Below is the contact information:
  - Fire Prevention Engineering 4475 W. El Segundo Blvd. Hawthorne, CA 90250-4411 (310) 973-3044 tel (310) 263-2735 fax

- 9. As required by the Neighborhood Compatibility process, 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 the certification form. The application will not be determined complete until Staff verifies the height, placement, and construction of the framework.
- 10. Thank you for submitting soils reports for the subject lots. Please note, the applications will not be deemed complete until conceptual approvals are granted by the City Geologist.

#### Please provide one set of revised plans for each property.

#### Miscellaneous Information:

- All new and altered landscaped areas equal to or greater than 2,500ft² requires a landscape documentation package for review and approval by the Director, prior to building permit issuance. 'Landscaped area' means the entire lot, including water features such as pools, spas, ponds, and fountains. 'Landscaped area' shall not include the building footprint, driveways, non-irrigated portions of parking lots, hardscapes such as deck and patios, and other nonporous areas. Although this review is not part of completeness review, you may want to submit the information sooner than later to avoid delays.
- The City has a voluntary 'Green Building Program' that provides incentives such as expedited Planning and Building & Safety Plan Check review and a 50% rebate of all application fees (with exception to consultant fees, such as geology etc.). In order to receive a rebate, proof of certification by 'Build It Green' is required prior to Building Permit final.



Charles Abbott Associates, Inc.

27401 Los Altos, Suite 220 Mission Viejo, CA 92691 (949) 367-2850 (PHONE) (949) 367-2852 (FAX)



## **MEMORANDUM**

TO:

So Kim, Associate Planner

City of Rancho Palos Verdes

FROM:

**Danny Chow** 

DATE:

8-15-2013

SUBJECT:

Lot Line Adjustment SUB 2013-00003

Vista Del Mar Lots 10 and 11, 1st review

The package you sent earlier including the legal descriptions, map exhibits, and closure calculations have been reviewed and there are minor corrections. Please return the attached to the engineer.

# Fees Associated With Case #: SUB2013-00003

OWN

VISTA DEL MAR REI, LLC 2935 VISTA DEL MAR RANCHO PALOS VERDES, CA 90275

APL

TOMARO ARCHITECTURE 2617 N SEPULVEDA MANHATTAN BEACH, CA 90266

| 120000000000000000000000000000000000000 |               |             |                           |                                   |          |                |            |          |
|---|---------------|-------------|---------------------------|-----------------------------------|----------|----------------|------------|----------|
| Fee<br>Type                             | Start<br>Date | End<br>Date | Dept Description          | Trans Revenue Code Account Number | C<br>By  | reated<br>Date | 4 * Amount | Due      |
| LLA                                     | 11/8/2010     | 12/31/2020  | Lot Line Adjustment (fee) | 132210                            | SK       | 7/17/2013      | 2,002.00   | 0.00     |
|   |               |             |                           | Subtotal for Rev                  | venue Ac | ct. 132210     | 2,002.00   |          |
| DATA                                    | 5/18/2009     | 12/31/2020  | Data Processing Fee       | 322-40                            | SK       | 7/17/2013      | 4.00       | 0.00     |
|   |               |             |                           | Subtotal for Rev                  | enue Ac  | ct. 322-40     | 4.00       |          |
| LLA                                     | 1/20/2001     | 12/31/2020  | Lot Line Adjustment (TD)  | 802051                            | SK       | 7/17/2013      | 1,000.00   | 0.00     |
| LLA                                     | 1/20/2001     | 12/31/2020  | Lot Line Adjustment (TD)  | 802051                            | SK       | 11/14/2013     | 1,000.00   | 1,000.00 |
|   |               |             |                           | Subtotal for Rev                  | 2,000.00 |                |            |          |

Total Due:

\$1,000.00

TD #6269

For Office Use Only

|   |                                    |                                    |   |  | 101011                                | <br>Omy                         | ′   |     |  |  |
|---|------------------------------------|------------------------------------|---|--|---------------------------------------|---------------------------------|---|-----|--|--|
| Recei   | pt No                              | ).                                 |   |  |                                       | Cł                              | neck N  | No. |  |  |
| 30940 HAWTHORNE BLVD<br>RANCHO PALOS VERDES CA 90275<br>(310)377-0360 | *** THANK YOU FOR YOUR PAYMENT *** | Trans date: 11/14/13 Time: 9:21:27 | Total tendered \$4414.00<br>Total payment \$4414.00 | Tender detail<br>CK CHECK 1041 \$4414.00 | SUB 13 003; ZON 13 174; ZON 13<br>175 | 1:00 \$1707.00<br>TD BI ANSITHS | VISTA DEL MAR REI INC<br>PZ PLANNING & ZONING |     | Description Quantity Amount PZ PLANNING & ZONING | CITY OF RANCHO PALOS VERDES  *** CUSTOMER RECEIPT ***  Oper: NANCYV Type: RG Drawer: 1  Date: 11/14/13 O1 Receipt no: 1803 |



Fees Associated With Case #: ZON2013-00174

OWN

VISTA DEL MAR REI, LLC 2935 VISTA DEL MAR RANCHO PALOS VERDES, CA 90275

APL

TOMARO ARCHITECTURE 2617 N SEPULVEDA MANHATTAN BEACH, CA 90266

| Fee<br>Type | Start<br>Date | End<br>Date Dep | t Description                 | Trans Revenue Code Account Number | C<br>By_ | reated<br>Date | Amount   | Due (    |
|-------------|---------------|-----------------|-------------------------------|-----------------------------------|----------|----------------|----------|----------|
| CUPR        | 11/8/2010     | 12/31/2020      | CUP (Revision)                | 132210                            | SK       | 5/7/2013       | 4,730.00 | 0.00     |
| NCA         | 11/8/2010     | 12/31/2020      | Neigh. Compatibility Analysis | 132210                            | SK       | 5/7/2013       | 1,727.00 | 0.00     |
| MEP         | 11/8/2010     | 12/31/2020      | Minor Exception Permit        | 132210                            | SK       | 11/14/2013     | 1,707.00 | 1,707.00 |
|             |               |                 |                               | Subtotal for Re                   | 8,164.00 |                |          |          |
| DATA        | 5/18/2009     | 12/31/2020      | Data Processing Fee           | 322-40                            | SK       | 5/7/2013       | 4.00     | 0.00     |
|             |               |                 |                               | Subtotal for Revenue Acct. 322-40 |          |                |          |          |

Total Due: \$1,707.00

For Office Use Only

Receipt No. \_\_\_\_\_ Check No. \_\_\_\_



# Fees Associated With Case #: ZON2013-00175

OWN

VISTA DEL MAR REI, LLC 2947 VISTA DEL MAR RANCHO PALOS VERDES, CA 90275

APL

TOMARO ARCHITECTURE 2617 N SEPULVEDA MANHATTAN BEACH, CA 90266

| Fee<br>Type | Start<br>Date | End<br>Date | Dept Description              | Trans Revenue Code Account Number      | C<br>By | reated<br>Date | Amount   | Due      |  |
|-------------|---------------|-------------|-------------------------------|--|---------|----------------|----------|----------|--|
| CUPR        | 11/8/2010     | 12/31/2020  | CUP (Revision)                | 132210                                 | SK      | 5/7/2013       | 4,730.00 | 0.00     |  |
| NCA         | 11/8/2010     | 12/31/2020  | Neigh. Compatibility Analysis | 132210                                 | SK      | 5/7/2013       | 1,727.00 | 0.00     |  |
| MEP         | 11/8/2010     | 12/31/2020  | Minor Exception Permit        | 132210                                 | SK      | 11/14/2013     | 1,707.00 | 1,707.00 |  |
|             |               |             |                               | Subtotal for Rev                       | enue Ac | ct. 132210     | 8,164.00 |          |  |
| DATA        | 5/18/2009     | 12/31/2020  | Data Processing Fee           | 322-40                                 | SK      | 5/7/2013       | 4.00     | 0.00     |  |
|             |               |             |                               | Subtotal for Revenue Acct. 322-40 4.00 |         |                |          |          |  |

**Total Due:** 

\$1,707.00

For Office Use Only

Receipt No. \_\_\_\_\_ Check No. \_\_\_\_



Professional Building & Safety / Engineering / Infrastructure Management

### Invoice

City of Rancho Palos Verdes Project Manager: Leza Mikhail 30940 Hawthorne Blvd Rancho Palos Verdes, CA 90275

| Invoice #:    | 52709     |  |
|---------------|-----------|--|
| Invoice Date: | 8/31/2013 |  |
| Terms         | Net 30    |  |
| Due Date:     | 9/30/2013 |  |

Progress INVOICE per our agreement for Consulting Services rendered for the following project:

Project:

Rancho Palos Verdes City Engineering, Planning Related Trust Deposits

Billing Period:

August 2013

| Description  | Hours | Rate   | Amount Due                      |
|--|-------|--------|---------------------------------|
| Danny Chow, Project Engineer LLA 2013-00003 (Vista Del Mar Lots 10 & 11): legal descriptions, map exhibits, 1st review | 3     | 132.00 | TD #6269<br>OK to Pay<br>396.00 |
| LLA 2013-00005 (TD 6272, 2973 & 3001 Crownview): lot line adjustment review  | 2.5   | 132.00 | 330.00<br>Ok to par<br>9-16-13  |
|  |       |        | 70 6073                         |
|  | ,     |        |                                 |
| September 2  |       |        |                                 |
| RECEIVED   |       |        |                                 |

SEP 16 2013

COMMUNITY DEVELOPMENT
DEPARTMENT

| Total Due        | \$726.00 |
|------------------|----------|
| Payments/Credits | \$0.00   |
| Balance Due      | \$726.00 |



August 5, 2013

Rusty Reed Charles Abbott Associates 27401 Los Altos #220 Mission Viejo, CA 92691

SUBJECT:

LOT LINE ADJUSTMENT (CASE NO. SUB2013-00003)

LOCATION: LOT 10 & 11 OF TRACT NO. 32991

Dear Mr. Reed:

On July 24, 2013, we received the enclosed Lot Line adjustment request between two vacant properties located on Vista Del Mar (lots 10 & 11). These properties are both vacant and owned by a single owner, Vista Del Mar REI, LLC.

Enclosed are copies of the Certificate of Compliance, Grant Deed, boundary closure report, title reports, and a survey for your review. Please review and return the originals materials with feed back within the next 10 calendar days, or August 16, 2013.

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

Sincerely,

So Kim

Associate Planner

Gregory Pfost, Deputy Community Development Director CC:



# RANCHO PALOS VERDES

Department of Planning, Building & Code Enforcement

| LOT LINE ADJUSTMENT | APPLICATION NO. |
|---------------------|-----------------|
|---------------------|-----------------|

SUB2013 -00003

| Applicant (Landowner's agent)  |                    |
|--|--------------------|
| Name: BOLTON ENGINEGRING CORP. Address: 25834 NARBONINE AVE, SUITE 210                         | LOMITA             |
| Telephone: 310-325-5580 Email: bone: 11@ boltonengineering.com  Parcel A (Landowners)          | 4077               |
| Parcel A (Landowners)  | •                  |
| Name: VISTA DEL MAR REI, LLC Address: 23505 CRENSHAW BLVD, SUITE 208                           | TORRACNCE<br>90505 |
| Telephone: 310-530-8457 Email: Amaupine maupincealtors.com                                     |                    |
| ot & Tract No.: LOT 10 TRACT NO. 32991   |                    |
| egal Description of Property: SEE ATTACHED   |                    |
|  |                    |
|  |                    |
| Parcel B (Landowners)  |                    |
| Name: VISTA DEL MAR REI, LLC Address: 23.505 CRENSHAW BLVD, 50, 70 208,                        | TORRANCE<br>90505  |
| Telephone: 310-530-8457 Email: dmaupine maupinrealtars.com                                     | ,000               |
| ot & Tract No.: LOT 11 TRACT NO. 32991   |                    |
| egal Description of Property: SEE ATTACHED   |                    |
|  | ·                  |
|  |                    |
| Project Description: (Include current & proposed use of property and purpose of this request.) |                    |
| LOT 10 AND LOT II ARE BOTH VACANT LOTS THAT  |                    |
| HAVE PLANS FOR DEVELOPMENT. DUE TO THE LOCATION  |                    |
| OF THE PLANNED HOUSE AND HARDSCAPE ON LOT 10,  |                    |
| THE LOT LINE NEEDS TO BE ADJUSTED.   |                    |
| RECEIVED   |                    |
| O Shed at Ed   |                    |
| JUL <b>24 2013</b>   |                    |

### General Information

| General into  | mation        |    |   |
|---------------|---------------|----|---|
| Parcel A      | Parcel B      |    |   |
| <u>RS-1</u>   | <u>RS-1</u>   | 1. | Correct zoning of the subject parcel (include any overlay control districts). |
| 24, 8479. Fl. | 23,186 sq. ft | 2. | Size of parcel before adjustment.   |
| 25,937 sq. A. | 22,095 g. ft. | 3. | Size of parcel after adjustment.  |
|               |               |    |   |

| I HEREB<br>applicatio | Y CERTIFY, under the on are true and correct | e penalty of perjur<br>ct; and that I have d | y, that the inforn<br>authorized the ab | nation and mater<br>pove-listed applica | ials submitted<br>ant to act in n | l with this<br>ny behalf. |
|-----------------------|--|--|---|---|-----------------------------------|---------------------------|
| Dated at              | ComiTA                                       |  | California, on                          | July                                    | 24                                | _, 20 <u>/</u> \$         |
|                       |  | Signature of Lan<br>Parcel A                 | downer                                  | agui-                                   |                                   |                           |
|                       |  | Signature of Lan<br>Parcel B                 | downer J                                | m                                       |                                   |                           |
| Staff Sign            | ature  |  |   | ·                                       |                                   |                           |

| Staff Signature |  |
|-----------------|--|
|                 |  |
| Date Accepted:  |  |

### Fees Associated With Case #: SUB2013-00003

7/17/2013

8:52:13AM

OWN VISTA DEL MAR REI, LLC 2935 VISTA DEL MAR RANCHO PALOS VERDES, CA 90275

APL TOMARO ARCHITECTURE 2617 N SEPULVEDA MANHATTAN BEACH, CA 90266

| <b>5( 2</b> |            |             |                           |                                   |           |                |          |          |
|-------------|------------|-------------|---------------------------|-----------------------------------|-----------|----------------|----------|----------|
| Type        | Start Date | End<br>Date | Dept Description          | Trans Revenue Code Account Number | C<br>By   | reated<br>Date | Amount   | Due      |
| LLA         | 11/8/2010  | 12/31/2020  | Lot Line Adjustment (fee) | 132210                            | SK        | 7/17/2013      | 2,002.00 | 2,002.00 |
|             |            |             |                           | Subtotal for Re                   | evenue Ac | ect. 132210    | 2,002.00 |          |
| DATA        | 5/18/2009  | 12/31/2020  | Data Processing Fee       | 322-40                            | SK        | 7/17/2013      | 4.00     | 4.00     |
|             |            |             |                           | Subtotal for Re                   | evenue Ac | ect. 322-40    | 4.00     |          |

**Total Due:** 

\$2,006.00

7/17/13

For Office Use Only 187 Receipt No. 1026 Check No.

| *** THANK YOU FOR YOUR PAYMENT ***                        | Trans date: 7/17/13 Time: 5:07:02            | Tender detail                                      | SUB 13 00003                                       |  | Description Quantity Amount PZ PLANNING & ZONING   | wer .   |   |
|---|--|--|--|--|--|---|---|
|   | THANK YOU FOR YOUR PAYMENT                   | date: 7/17/13 Time:<br>* THANK YOU FOR YOUR PAYMEN | r detail HECK tendered payment date: 7/17/13 Time: | PLANNING DATA PROCE 1.00 SUB 13 00003 r detail HECK tendered payment date: 7/17/13 Time: | 1.00 \$20 A DEL MAR REI PLANNING DATA PROCESSI 1.00 SUB 13 00003 r detail HECK tendered payment \$20 payment \$20 date: 7/17/13 Time: 9: | iption Quantity f PLANNING & ZONING \$20 A DEL MAR REI 1.00 \$20 A DEL MAR REI 1.00 SUB 13 00003 SUB 13 00003 Fr detail HECK 1026 \$20 tendered \$20 tendered \$20 payment \$20 date: 7/17/13 Time: 5: date: 7/17/13 Time: 5: | *** CUSTOMER RECEIPT *** NANCYV Type: RG Draw 7/17/13 01 Receipt no: 7/17/13 01 Receipt no: 7/17/13 01 Receipt no: 1.00 \$20 A DEL MAR REI PLANNING DATA PROCESSI 1.00 SUB 13 00003 F detail HECK tendered payment \$20 payment \$20 payment \$20 Time: 9: 420 \$30 \$30 \$30 \$30 \$30 \$30 \$30 \$30 \$30 \$3 |
| SUB 13 00003 r detail HECK tendered payment date: 7/17/13 | SUB 13 00003  r detail HECK tendered payment | ü  |  |  |  | scription Quantity<br>PLANNING & ZONING<br>1.00<br>ISTA DFI MAR REI   | *** CUSTOMER RECEIPT ** er: NANCYV Type: RG I te: 7/17/13 01 Receipt no: scription Quantity PLANNING & ZONING 1.00 ISTA DFI MAR REI   |

OWN

DUNLAVEY, DEAN C & DORIAN B 3255 PARKHURST DR RANCHO PALOS VERDES, CA 90275

APL

TOMARO ARCHITECTURE 2617 N SEPULVEDA

MANHATTAN BEACH, CA 90266

| Fee<br>Type | Start<br>Date | End<br>Date Dep | t Description             | Trans Revenue Code Account Number | C<br>By    | reated<br>Date | Amount   | Due      |
|-------------|---------------|-----------------|---------------------------|-----------------------------------|------------|----------------|----------|----------|
| LLA         | 11/8/2010     | 12/31/2020      | Lot Line Adjustment (fee) | 132210                            | SK         | 5/7/2013       | 2,002.00 | 2,002.00 |
|             |               |                 |                           | Subtotal for R                    | Revenue Ac | ct. 132210     | 2,002.00 |          |
| DATA        | 5/18/2009     | 12/31/2020      | Data Processing Fee       | 322-40                            | SK         | 5/7/2013       | 4.00     | 4.00     |
|             |               |                 |                           | Subtotal for R                    | Revenue Ac | ct. 322-40     | 4.00     |          |
| LLA         | 1/20/2001     | 12/31/2020      | Lot Line Adjustment (TD)  | 802051                            | SK         | 5/7/2013       | 1,000.00 | 1,000.00 |
|             |               |                 |                           | Subtotal for R                    | Revenue Ac | ct. 802051     | 1,000.00 |          |

For Office Use Only

**Total Due:** 

\$3,006.00

5/9/13

Receipt No. 3/22

Check No.

1018



# Fees Associated With Case #: ZON2013-00174

OWN

DUNLAVEY, DEAN C & DORIAN B 3255 PARKHURST DR RANCHO PALOS VERDES, CA 90275

APL

TOMARO ARCHITECTURE 2617 N SEPULVEDA MANHATTAN BEACH, CA 90266

| Fee<br>Type | Start<br>Date | End<br>Date | Dept Description              | Trans Revenue  Code Account Number | . By      | reated > Date | Amount   | Due . |
|-------------|---------------|-------------|-------------------------------|------------------------------------|-----------|---------------|----------|-------|
| CUPR        | 11/8/2010     | 12/31/2020  | CUP (Revision)                | 132210                             | SK        | 5/7/2013      | 4,730.00 | 0.00  |
| NCA         | 11/8/2010     | 12/31/2020  | Neigh. Compatibility Analysis | 132210                             | SK        | 5/7/2013      | 1,727.00 | 0.00  |
|             | 5/10/2000     |             |                               | Subtotal for Re                    | evenue Ac | ect. 132210   | 6,457.00 |       |
| DATA        | 5/18/2009     | 12/31/2020  | Data Processing Fee           | 322-40                             | SK        | 5/7/2013      | 4.00     | 0.00  |
|             |               |             |                               | Subtotal for Ro                    | evenue Ac | ect. 322-40   | 4.00     |       |

Total Due: \$0.00

For Office Use Only

5/9/13



July 17, 2013

Tomaro Architecture 2617 N Sepulveda Blvd. Manhattan Beach, CA 90266

SUBJECT:

LOT LINE ADJUSTMENT & NEW RESIDENCES (SUB2013-00003, ZON2013-00174, ZON2013-00175)

2935 & 2947 VISTA DEL MAR

Dear Mr. Maupin:

Thank you for submitting the above referenced applications on July 11, 2013. Pursuant to State Law, staff has completed the preliminary review of your application within the prescribed 30-day period. Unfortunately, due to missing information and/or inconsistencies between the project plans and submitted application, it has been determined that the application is incomplete.

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

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

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

Sincerely.

So Kim

Associate Planner

CC:

Doug Maupin, 22118 S Vermont Ave, Torrance, CA 90502 Gregory Pfost, Deputy Community Development Director

Project File

#### Additional Information/Requirements:

A preliminary review of the submitted application has determined that the following additional information is needed towards achieving completeness:

#### Lot Line Adjustment

- 1. Please submit existing and proposed legal descriptions (preferably in a 8.5" x 11" format).
- 2. Please submit existing and proposed plot plans (preferably in a 8.5" x 11" format). Two separate plot plans (existing and proposed) shall show the subject lots completely labeled and dimensioned with the following information:
  - 2.1. Property lines;
  - 2.2. Location of existing easements, utilities and infrastructure;
  - 2.3. North arrow and scale;
  - 2.4. Minimum ½" wide margins;
  - 2.5. Signed and sealed by L.S. or P.E., and with date of registration expiration shown;
  - 2.6. Area of lots before and after proposed lot line adjustment;
  - 2.7. Contours/topography of each lot;

#### Please provide two copies of item nos. 1 and 2 above.

# 2935 & 2947 Vista Del Mar (CUP Revision – The following items apply to both plans unless specified otherwise)

- 3. Retaining walls combined with a guardrail is limited to 6' in height. However, this height may be increased to 11.5' in height with an approval of a Minor Exception Permit (MEP). Since combination walls exceeding 6' in height are proposed (i.e. 8.5' for 2935 Vista Del Mar & 11.5' for 2947 Vista Del Mar), please submit an additional fee of \$3,414 (\$1,707 per property).
- 4. Per our recent conversation, the revised plans do not comply with the tract guidelines below:
  - Solid walls, fences, and hedges up to 42" shall be allowed in the front yard along the front property line and between the property line and the structure.
  - Solid walls up to 42" in height and fences up to 6' in height shall be allowed in the side yard. A solid wall or hedge up to 6' in height may be permitted if the City determines that it is necessary to preserve privacy in situations where tall landscaping is precluded due to the existence of a view corridor.
  - Solid walls up to 42" and fences or hedges up to 6' in height shall be allowed to be placed along the rear property line and between the property line and the structure. In addition, landscaping adjacent to the wall or fence up to 6' in height is allowed to soften the wall or fence in order to create privacy from Palos Verdes Drive South.

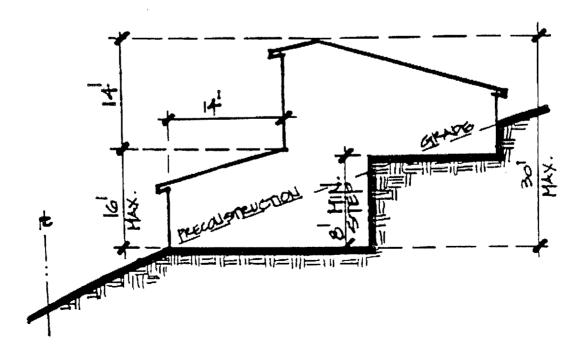
Please revise the plans so that the walls/fences are in compliance or let me know if you would like to pursue your project as-is. If you choose to move forward with the project as-is, it will be processed under the pending CUP-revision. No additional fees or applications are required.

5. The previous incomplete letter stated that the minimum open space required for upsloping lots is 25%. This is incorrect. The minimum open space required for upsloping lots along

Vista Del Mar is 75% (=25% max. lot coverage). Open space includes all unimproved areas. Structures, pools, patios, decks, stairways, garden walls or other areas disturbed through grading and not returned to existing slope is considered improved and therefore counted towards lot coverage. In other words, all proposed grading areas are considered improved areas and counts towards lot coverage.

Per our recent conversation, most of the properties along Vista Del Mar were granted approvals to exceed the maximum lot coverage by 0.5% to 13%. The proposed lot coverage for both properties exceeds the maximum allowed by 30% (2935 Vista Del Mar) and 21% (2947 Vista Del Mar). Please consider reducing the lot coverage for both properties.

- 6. Landscaping plan is required. Proposed landscaping shall meet the following criteria:
  - Screen buildings from PVDS
  - Soften architectural features
  - Improve transition between open space and buildings
  - Slope stabilization
  - Drought tolerant plants
- 7. The grading plan shows cut/fill only for the improved areas. It appears that grading outside of the improved areas is proposed for re-grading purposes. Please include these areas in the grading quantity calculation and hatched illustrations. Additionally, please provide the maximum depths of cut/fill.
- 8. On lots which slope uphill from the street of access and where the height of a structure is in excess of 16' above the point where the lowest foundation or slab meets the ground, areas in excess of the 16' height limit shall be set back 1' from the exterior building façade of the first story, most parallel and closest to the front property line, for every 1' of height in excess of 16', as measured from the point where the lowest foundation or slab meets the ground as illustrated below.



- 9. Fire Department review is required. Please submit your plans to the County of Los Angeles Fire Department and submit the first set of preliminary corrections/comments/concems. Below is the contact information:
  - Fire Prevention Engineering 4475 W. El Segundo Blvd. Hawthorne, CA 90250-4411 (310) 973-3044 tel (310) 263-2735 fax
- 10. As required by the Neighborhood Compatibility process, 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 the certification form. The application will not be determined complete until Staff verifies the height, placement, and construction of the framework.
- 11. Thank you for submitting soils reports for the subject lots. Please note, the applications will not be deemed complete until conceptual approvals are granted by the City Geologist.

#### Please provide one set of revised plans for each property.

#### Miscellaneous Information:

- All new and altered landscaped areas equal to or greater than 2,500ft² requires a landscape documentation package for review and approval by the Director, prior to building permit issuance. 'Landscaped area' means the entire lot, including water features such as pools, spas, ponds, and fountains. 'Landscaped area' shall not include the building footprint, driveways, non-irrigated portions of parking lots, hardscapes such as deck and patios, and other nonporous areas. Although this review is not part of completeness review, you may want to submit the information sooner than later to avoid delays.
- The City has a voluntary 'Green Building Program' that provides incentives such as expedited Planning and Building & Safety Plan Check review and a 50% rebate of all application fees (with exception to consultant fees, such as geology etc.). In order to receive a rebate, proof of certification by 'Build It Green' is required prior to Building Permit final.



May 24, 2013

Tomaro Architecture 2617 N Sepulveda Blvd. Manhattan Beach, CA 90266

SUBJECT:

LOT LINE ADJUSTMENT & NEW RESIDENCES (SUB2013-00003, ZON2013-00174, ZON2013-00175) 2935 & 2947 VISTA DEL MAR

Dear Mr. Maupin:

Thank you for submitting the above referenced applications on May 7, 2013. Pursuant to State Law, staff has completed the preliminary review of your application within the prescribed 30-day period. Unfortunately, due to missing information and/or inconsistencies between the project plans and submitted application, it has been determined that the application is incomplete.

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

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

If you have questions, or would like to discuss your project in further detail, please feel free to contact me at (310) 544-5228 or via email at <a href="mailto:sok@rpv.com">sok@rpv.com</a>.

Sincerely,

So Kim

Associate Planner

CC:

Doug Maupin, 22118 S Vermont Ave, Torrance, CA 90502 Gregory Pfost, Deputy Community Development Director Project File

#### Additional Information/Requirements:

A preliminary review of the submitted application has determined that the following additional information is needed towards achieving completeness:

#### Lot Line Adjustment

- 1. Please submit existing and proposed legal descriptions (preferably in a 8.5" x 11" format).
- 2. Please submit existing and proposed plot plans (preferably in a 8.5" x 11" format). Two separate plot plans (existing and proposed) shall show the subject lots completely labeled and dimensioned with the following information:
  - 2.1. Property lines;
  - 2.2. Location of existing easements, utilities and infrastructure;
  - 2.3. North arrow and scale;
  - 2.4. Minimum ½" wide margins;
  - 2.5. Signed and sealed by L.S. or P.E., and with date of registration expiration shown;
  - 2.6. Area of lots before and after proposed lot line adjustment;
  - 2.7. Contours/topography of each lot;

#### Please provide two copies of item nos. 1 and 2 above.

## 2935 & 2947 Vista Del Mar (CUP Revision – The following items apply to both plans unless specified otherwise)

- 3. Driveways which exceed 20% slope shall not be permitted except that one length, not at the point of access, of not more than 10 linear feet may have a slope of up to 22%. Please provide the slope (%) of the driveway.
- 4. A paved 25' turning radius shall be provided between the garage or other parking area and the street of access for driveways which have an average slope of 10% or more, and which are 50' or more in length. Please show the 25' turning radius.
- 5. Three enclosed, unobstructed parking area measuring 9' (width) by 20' (depth) is required. Please provide the interior measurements and ensure that each parking space complies with the Code minimum. Additionally, three unenclosed parking spaces shall be provided and maintained as a driveway. Please show these areas on the site plan.
- 6. Please provide the slope (%) of the area adjacent to the driveway. Slopes shall not exceed 67% adjacent to driveways.
- 7. Please provide the top-of-wall and bottom-of-wall measurement for all proposed free standing walls, retaining walls and fences. For example, the walls adjacent to the driveway, parking area, entryway and west of pool for 2935 Vista Del Mar.
- 8. Are guardrails proposed on top of the walls adjacent to the driveway? If so, please include on the plans. Guardrails required for safety as part of the driveway retaining walls should allow 90% light and air to pass through. Retaining walls combined with a guardrail is limited to 6' in height. However, this height may be increased to 11.5' in height with an approval of a Minor Exception Permit (MEP). If you are interested in applying for a MEP, please submit an additional fee of \$1,707 per applicable property.

Retaining walls combined with a guardrail in excess of 11.5' requires a Variance application. If a combination walls exceeding 11.5' are proposed, please submit an additional fee of \$4,209. Please note, Staff will not be able to support a Variance if the following findings cannot be met:

#### RPVDC §17.64.050 - Variance Findings

- a. There are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, which do not apply generally to other property in the same zoning district;
- b. Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant, which right is possessed by other property owners under like conditions in the same zoning district;
- c. Granting the variance will not be materially detrimental to the public welfare or injurious to property and improvements in the area in which the property is located; and
- d. Granting the variance will not be contrary to the objectives of the general plan or the policies and requirements of the coastal specific plan.
- 9. Are fences (90% light and air allowed to pass through) or free-standing walls proposed along the property lines? If yes, please show on the plans and refer to the guidelines below:
  - Solid walls, fences, and hedges up to 42" shall be allowed in the front yard along the front property line and between the property line and the structure.
  - Solid walls up to 42" in height and fences up to 6' in height shall be allowed in the side yard. A solid wall or hedge up to 6' in height may be permitted if the City determines that it is necessary to preserve privacy in situations where tall landscaping is precluded due to the existence of a view corridor.
  - Solid walls up to 42" and fences or hedges up to 6' in height shall be allowed to be placed along the rear property line and between the property line and the structure. In addition, landscaping adjacent to the wall or fence up to 6' in height is allowed to soften the wall or fence in order to create privacy from Palos Verdes Drive South.
- 10. Are exterior light fixtures proposed? If yes, please include them on the plans. Any light fixtures mounted on top of fences or walls shall be included as part of the height of the fence or wall. Light fixtures mounted on fence or wall shall be shielded so that no light or glare is directed towards or spills adjacent to properties.
- 11. The minimum open space required for upsloping lots along Vista Del Mar is 25%. Please provide an open space calculation. Open space shall include all unimproved areas. Structures, pools, patios, decks, stairways, garden walls or other areas disturbed through grading and not returned to existing slope is considered improved. In other words, all proposed grading areas are considered improved areas and shall not count towards open space.
- 12. Are any mechanical units proposed outside of the building? If so, please show them on the site plan and include setbacks to respective property lines (i.e. pool equipment, a/c, water heater etc.). The minimum required setbacks to accessory structures are 20' front, 10' side (25' total) and 20' rear.

- 13. Please provide the proposed front and rear yard setbacks. Additionally, please provide the side yard setback to the pool (3' minimum) for 2935 Vista Del Mar.
- 14. Landscaping plan is required. Proposed landscaping shall meet the following criteria:
  - Screen buildings from PVDS
  - Soften architectural features
  - Improve transition between open space and buildings
  - Slope stabilization
  - Drought tolerant plants
- 15. Please provide the roof pitch and include any proposed skylights or solatubes.
- 16. A building envelope of 16'/30' is allowed. The 16' height is 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. The 30' height is measured from the point where the lowest foundation or slab meets finished grade to the ridgeline or the highest point of the structure. The 30' height shall not exceed a horizontally projected 16' line. It appears that both 2935 and 2947 Vista Del Mar exceeds the allowable building envelope:

#### 2935 Vista Del Mar -

Pre-construction grade is not shown on the elevations. But, it appears to exceed 16'. Either reduce the height so that it does not exceed 16' from pre-construction grade or apply for a Height Variation (additional fee of \$4,658 is required along with other applicable requirements, i.e. early consultation signatures).

#### 2947 Vista Del Mar -

The lowest grade elevation is shown as 821.25, which allows for a maximum ridgeline of 851.25. The proposed ridgeline exceeds the maximum allowed. Please lower the overall height so that it does not exceed 851.25. Please note, the architectural feature is included in the height so you may want to consider omitting it from the plans.

- 17. Please provide a grading plan indicating areas of cut and fill. Additionally, please provide the quantity of grading, maximum depths of cut/fill, and the gradient of existing and proposed slopes.
- 18. Fire Department review is required. Please submit your plans to the County of Los Angeles Fire Department and submit the first set of preliminary corrections/comments/concems. Below is the contact information:
  - Fire Prevention Engineering 4475 W. El Segundo Blvd. Hawthorne, CA 90250-4411 (310) 973-3044 tel (310) 263-2735 fax
- 19. As required by the Neighborhood Compatibility process, 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 the attached

certification form. The application will not be determined complete until Staff verifies the height, placement, and construction of the framework.

20. 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 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.

21. Thank you for submitting soils reports for the subject lots. Please note, the applications will not be deemed complete until conceptual approvals are granted by the City Geologist.

#### Please provide one set of revised plans for each property.

#### Miscellaneous Information:

- All new and altered landscaped areas equal to or greater than 2,500ft² requires a landscape documentation package for review and approval by the Director, prior to building permit issuance. 'Landscaped area' means the entire lot, including water features such as pools, spas, ponds, and fountains. 'Landscaped area' shall not include the building footprint, driveways, non-irrigated portions of parking lots, hardscapes such as deck and patios, and other nonporous areas. Although this review is not part of completeness review, you may want to submit the information sooner than later to avoid delays. Please refer to the attached Code Section 15.34.
- The City has a voluntary 'Green Building Program' that provides incentives such as expedited Planning and Building & Safety Plan Check review and a 50% rebate of all application fees (with exception to consultant fees, such as geology etc.). In order to receive a rebate, proof of certification by 'Build It Green' is required prior to Building Permit final. Please refer to the attached Code Section 17.83 for more information.
- The structure sizes of the existing homes along Vista Del Mar range between 5,286ft² and 7,348ft², including the garage and all other accessory structures. Additionally, the amount of grading conducted on improved properties range from 58yd³ to 1,899yd³. If the proposed projects substantially exceed the approvals granted for other properties along Vista Del Mar, Staff may find it difficult to recommend approvals.

# 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'.

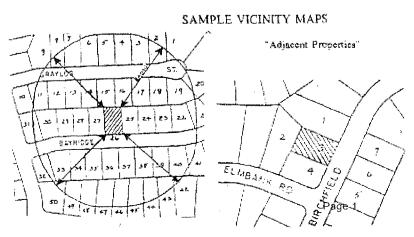
#### PROPERTY OWNERS MAILING LIST

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





# City of RANCHO PALOS VERDES

Department of Planning, Building & Code Enforcement

### 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 the persons listed on the latest adopted LA County occupants) of all parcels of land within feet of the property owners' mailing list has been prepared in a Development Code and "Vicinity Map Instructions Shoundices are returned by the post office after mailing durinformation is not complete, that I will have to submit and certified as accurate by a Title Company or other the project notice will have to be re-mailed. | / Tax Roll as the legal owners (and if applicable he subject property noted above. I certify that the accordance with the City of Rancho Palos Verdes eet." I also understand that if more than 20% of the le to incorrect address information, or if the address a new property owners' list that has been prepared |
| Property Owner (Applicant) Signature  | Date   |
| Name (Please Print)   | <b>-</b> .   |

### who 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

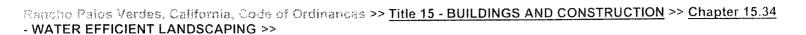
Sir Speedy Mapping Service 1073 Kendall Drive San Gabriel, CA 91775 (626) 281-6274 Attn: James Chang

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



#### Chapter 15.34 - WATER EFFICIENT LANDSCAPING [9]

#### Sections:

15.34.010 - Purpose.

15.34.020 - Applicability.

15.34.030 - Definitions.

15.34.040 - Review and approval requirements.

15.34.050 - Landscape design plan.

15.34.060 - Irrigation design plan.

15.34.070 - Grading design plan.

15.34.080 - Soil management report,

15.34.090 - Water efficient landscape worksheet.

15.34.100 - Certification of completion.

15.34.110 - Irrigation schedule.

15.34.120 - Landscape and irrigation maintenance.

15.34.130 - Irrigation audit.

15.34.140. - Irrigation efficiency.

15.34.150 - Alternative water-efficient use.

15.34.160 - Storm water management.

15.34.170 - Water waste prevention.

15.34.180 - Public education.

15.34.190 - Authority to promulgate rules and regulations.

15.34.200 - Administration and appeal process.

15.34.210 - Penalties.

#### 15.34.010 - Purpose.

Water is a precious commodity of limited supply. In accordance with the Water Conservation in Landscaping Act, the purpose and intent of the ordinance codified in this chapter is to:

- A. Promote the values and benefits of landscaping while recognizing the need to invest water and other resources as efficiently as possible;
- B. Establish a structure for planning, designing, installing, maintaining and managing water efficient landscapes in new residential or commercial development projects and when landscape areas are altered by more than fifty percent in total area;
- C. Promote water management practices and water waste prevention for existing landscapes; and
- D. Use water efficiently by setting a maximum applied water allowance as an upper limit for water use and reducing water use to the lowest practical amount.

Accordingly, the ordinance codified in this chapter is intended to be as effective in conserving water as is the Department of Water Resources' State Model Landscaping Ordinance set forth in Government Code Section 65595 and shall be known as the "Water Efficient Landscaping Ordinance."

(Ord. No. 503U. § 1, 12-15-09. Ord No. 504, § 1, 1-5-10)

### 15.34.020 - Applicability.

- A. Except as set forth in subsection B of this section, this chapter shall apply to all of the following landscape projects:
  - 1. All new landscaped areas and altered landscaped areas for public agency projects and private development projects with a landscape area equal to or greater than two thousand five hundred square feet.
  - 2. All new landscaped areas and altered landscaped areas which are developer-installed in residential projects (including a single-family project) with a landscape area equal to or greater than two thousand five hundred square feet.
  - 3. All new landscaped areas which are homeowner-provided and/or homeowner-hired in residential projects (including a single-family project) with a total project landscape area equal to or greater than five thousand square feet.
  - 4. Particular sections in the landscape regulations apply to existing landscapes, including existing cemeteries, that were installed before January 1, 2010 and are over one acre in size.
  - 5. Only Sections 15.34.090, 15.34.120 and 15.34.130 shall apply to new and rehabilitated cemeteries.
- B. This chapter shall not apply to:
  - Landscaping that is part of a property listed on any applicable local, state or national register of historic places.
  - 2. Plant collections as part of botanical gardens and arboretums open to the public.
  - 3. Ecological restoration projects that do not require a permanent irrigation system.

Ord No. PP3U \$ 1, 12-15-09; Ord, No. 504, § 1, 1-5-10).

#### 15.34.030 - Definitions.

Unless the context otherwise requires, the following definitions and those set forth in the landscape regulations shall govern the construction of this chapter:

"Altered landscaped area" means a landscaped area, including landscape areas of public property or facilities, that is equal to or greater than two thousand five hundred square feet and is altered by more than fifty percent of the total landscape area.

"Certificate of completion" is the document required under <u>Section 15.34.100</u>.

"Certified landscape irrigation auditor" means a person certified to perform landscape irrigation audits by a recognized professional trade organization or other educational organization.

"Developer installed landscaping" means landscaping installed by a builder in conjunction with the construction of a residential project. "Developer installed landscaping" shall not include landscaping installed by an owner/occupant building in conjunction with the construction of a single-family residence.

"Director" means the director of planning, building and code enforcement, or his or her designee.

"Estimated total water use" ("ETWU") means the total water used for the landscape subject to this chapter determined pursuant to the formula set forth in the landscape regulations. The ETWU is based upon such factors as the local evapo-transpiration rate, the size of the landscaped area, the types of plants, and the efficiency of the irrigation system.

"Homeowner-provided landscaping" means any landscaped area either installed by a private individual for a single-family residence or installed by a licensed contractor hired by a homeowner. A homeowner for purposes of

this chapter is a person who occupies the dwelling he or she owns. This excludes speculative homes, which are not owner-occupied dwellings.

"Irrigation audit" means an in-depth evaluation of the performance of an irrigation system conducted by a certified landscape irrigation auditor. An irrigation audit includes, but is not limited to: Inspection, system tune-up, system test with distribution uniformity or emission uniformity, reporting overspray or runoff that causes overland flow, and preparation of an irrigation schedule.

"Landscape documentation package" means the documents required under <u>Section 15.34.050</u> required to be submitted to the director for review and approval.

"Landscape regulations" means rules and regulations adopted by the director for the implementation and enforcement of provisions of this chapter, and when duly promulgated, such rules and regulations shall be in full force and effect.

"Landscaped area" means the entire lot, including water features such as pools, spas, ponds, and fountains. "Landscaped area" shall not include the building footprint, driveways, non-irrigated portions of parking lots, hardscapes such as decks and patios, and other nonporous areas.

"Maximum applied water allowance" ("MAWA") means the upper limit of annual applied water for the established landscaped area or altered landscaped area determined pursuant to the formula set forth in the landscape regulations. The MAWA is based upon the local reference evapo-transpiration rate, the ETo adjustment factor, and the size of the landscaped area or altered landscaped area.

"New construction" means a new building with a landscape or other new landscape, such as a park, playground, or greenbelt without an associated building.

"Permit" means an authorizing document issued by the city for new construction or rehabilitated landscapes, including a building or landscape permit, plan check or design review.

"Project applicant" means the person or entity submitting a landscape documentation package. A project applicant may include the property owner and/or an agent of the owner.

"Residential project" means the construction of one or more homes.

"Water efficient landscape worksheet" means the document described in <u>Section 15.34.090</u>.

(Ord. No. 503U, § 1, 12-15-09; Ord. No. 504, § 1, 1-5-10)

#### 15.34.040 - Review and approval requirements.

- A. Prior to issuance of a permit for any project that involves landscaped areas or altered landscaped areas subject to this chapter, the project applicant must submit a landscape documentation package for review and approval by the director. The landscape documentation package shall include the following:
  - 1. Project information as required by the landscape regulations;
  - 2. Landscape design plan as described in Section 15.34.050
  - 3. Irrigation design plan as described in <u>Section 15.34.060</u>
  - 4. Water efficient landscape worksheet as described in Section 15.34.090
  - 5. A soil management report as described in <u>Section 15.34.080</u>
  - 6. Grading design plan as described in Section 15.34.070; and

7.



Payment of the fee as prescribed by city council upon submittal of the landscape documentation package.

B. The documents listed in subsection A of this section shall be prepared and signed by a landscape architect, landscape designer, or irrigation designer, as appropriate, except that the soil management report shall be prepared by a qualified soil and plant laboratory.

(Ont. No. 503U, \$ ) 1751 5 6. Out 50, 504. § 1, 1-5-10.

# 15.34.050 - Landscape design plan.

- A. Landscaped areas or altered landscaped areas subject to this chapter shall be carefully designed and planned to ensure the efficient use of water. The project applicant shall submit to the director a landscape design plan that meets the criteria set forth in this section and the criteria set forth in the landscape regulations.
- B. The landscape design plan shall comply with or include the following:
  - 1. A description of the plant material. Any plant may be selected for the landscape provided that the estimated applied water use in the landscaped area or altered landscaped area does not exceed the maximum applied water allowance.
  - 2. Landscape design plans for projects in the city's high fire hazard severity zones areas, as identified in the landscape regulations, shall address fire safety and prevention. The project applicant shall ensure that the defensible space required by the municipal code is maintained and shall avoid fire-prone plant materials and mulches.
  - 3. The architectural guidelines of a common interest development, which include community apartment projects, condominiums, planned developments, and stock cooperatives, shall not prohibit or include conditions that have the effect of prohibiting the use of low-water use plants as a group.
  - 4. Turf is not allowed on slopes greater than twenty-five percent where the toe of the slope is adjacent to an impermeable hardscape and where twenty-five percent means one-foot of vertical elevation change for every four feet of horizontal length (rise divided by run x 100 + slope percent).
- C. Water features shall be designed as follows:
  - 1. Recirculating water systems shall be used as a source for water features.
  - 2. Where available, recycled water shall be used as a source for decorative water features.
  - 3. The surface area of a water feature shall be included in the high water use hydrozone area of the water budget calculation.
  - 4. Pool and spa covers are highly recommended.
- D. Mulch and amendments shall be included for use as follows:
  - 1. A minimum two-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers or direct seeding applications where mulch is contraindicated.
  - 2. Stabilizing mulching products shall be used on slopes.
  - 3. The mulching portion of the seed/mulch slurry in hydro-seeded applications shall meet the mulching requirement.
  - 4. Soil amendments shall be incorporated according to recommendations of the soil management report, if any, and what is appropriate for the plants selected.

(Ord. No. 503U, § 1, 12-15-09; Ord. No. 504, § 1, 1-5-10)

15.34.060 - Irrigation design plan.



An irrigation system and its related components for landscaped areas and altered landscaped areas subject to this chapter shall be carefully designed and planned to allow for proper installation, management, and maintenance. The project applicant shall submit to the director an irrigation design plan that meets the criteria set forth in this section and the criteria set forth in the landscape regulations.

(Ord No 503U & 1. 12-15-09 (De No 504 \$ 1 1-5-10)

# 15.34.070 - Grading design plan.

- A. Grading of a project site that contains a landscaped area or altered landscaped area subject to this chapter, shall be designed to minimize soil erosion, runoff and water waste. The project applicant shall submit to the director a grading design plan that meets the criteria set forth in this section and the criteria set forth in the landscape regulations.
- B. The landscape grading plan shall indicate finished configurations and elevations of the landscape area including: (i) height of graded slopes; (ii) drainage patterns; (iii) pad elevations; (iv) finish grade; and (v) storm water retention improvements, if applicable.
- C. To prevent excessive erosion and runoff, grading shall avoid disturbing natural drainage patterns and avoid soil compaction in landscaped areas or altered landscaped areas subject to this chapter. All irrigation and normal rainfall should remain within the property lines so as not to drain onto non-permeable hardscapes.
- D. A comprehensive grading plan prepared by a civil engineer for a project which includes landscaped areas or altered landscaped areas subject to this chapter can satisfy this requirement.

(Ord. No. 503U, § 1, 12-15-09; Ord. No. 504, § 1, 1-5-10)

# 15.34.080 - Soil management report.

The project applicant shall submit to the director a soil management report that meets the criteria set forth in the landscape regulations.

(Ord the 503U. § 1, 12-15-09: Ord No. 504. § 1. 1-5-10)

# 15.34.090 - Water efficient landscape worksheet.

- A. The project applicant shall complete and submit to the director a water efficient landscape worksheet that meets the criteria set forth in this section and in the landscape regulations.
- B. The water efficient landscape worksheet shall contain two sections: (i) a hydrozone information table and (ii) a water budget calculation for the landscaped areas or altered landscaped areas subject to this chapter. The water budget calculation shall include the maximum applied water allowance and the estimated total water use.

(Ord. No. 503U, § 1, 12-15-09; Ord. No. 504, § 1, 1-5-10)

# 15.34.100 - Certification of completion.

- A. Upon completion of the installation of the landscaped areas or altered landscaped area subject to this chapter, the project applicant shall submit a certificate of completion, in the form provided by the city, for review and approval by the director. The certificate of completion shall be executed by either the licensed landscaped architect, licensed landscape contractor or the certified irrigation designer that signed any of the documents submitted as part of the landscape documentation package.
- B. The certificate of completion shall certify and/or include the following:

  1.

The landscaped areas or altered landscaped areas subject to this chapter have been installed in conformance with the landscaped documentation package, the Water Efficient Landscaping Ordinance and the landscape regulations;

- 2. The automatic controller has been set according to the irrigation schedule described in <u>Section</u> 15.34.110
- 3. Documentation that the soil management report recommendations, if any, have been implemented;
- 4. The irrigation audit report; and
- 5. The landscape and irrigation maintenance schedule.
- C. The director shall approve the certificate of completion if he or she determines the project conforms to the provisions of this section. If the director determines that the certificate of completion is incomplete or does not conform to the provisions of this section, the director shall:
  - Notify the project applicant in writing that the certificate of completion has been denied and include a statement of reasons; or
  - 2. Notify the project applicant in writing that the certificate of completion is incomplete with an indication of additional information necessary. The project applicant may re-submit the certificate of completion for review by the director.
- D. The project applicant shall provide a copy of the approved certificate of completion to the property owner within seven days of its approval.

(Ord. No. 503U, § 1. 12-15-09; Ord. No. 504, § 1. 1-5-10)

# 15,34.110 - Irrigation schedule.

The project applicant shall prepare an irrigation schedule in accordance with the landscape regulations that evaluates and manages the amount of water required to maintain plant health.

(Ord. No. 503U, § 1. 12-15-09; Ord. No. 504, § 1. 1-5-10)

## 15.34.120 - Landscape and irrigation maintenance.

The project applicant shall prepare a landscape and irrigation maintenance plan in accordance with the landscape regulations to ensure the efficiency of water use.

(Ord. No. 503U, § 1, 12-15-09; Ord. No. 504, § 1, 1-5-10)

# 15.34.130 - Irrigation audit.

- A. For landscaped areas or altered landscaped areas subject to this chapter, the project applicant shall prepare an irrigation audit report as set forth in the landscape regulations.
- B. For all existing landscaped areas installed prior to January 1, 2010, irrigation audits shall be prepared as set forth in the landscape regulations.

(Ord. No. 503U, § 1, 12-15-09; Ord. No. 504, § 1, 1-5-10)

# 15.34.140. - Irrigation efficiency.

- A. New irrigation systems installed subject to this chapter shall be designed, maintained and managed to meet or exceed the average irrigation efficiency set forth in the landscape regulations.
- B New irrigation systems installed as stand-alone projects shall comply with Sections <u>15.34.060</u>, <u>15.34.090</u>, <u>15.34.100</u>, <u>15.34.110</u>, <u>15.34.120</u> and <u>15.34.130</u> of this chapter.

10 AL NO 10 St. \$ 1, 12-15-09: Ord No. 504, \$ 1, 1-5-10:

#### 15.34.150 - Alternative water-efficient use.

Alternative methods of using water efficiently such as the use of potable water, rain water or other alternative water systems are encouraged.

101d. No. 503U. § 1, 12-15-09; Ord. No. 504, § 1, 1-5-10;

# 15.34.160 - Storm water management.

- A. Landscape and grading design plans shall be developed in accordance with the applicable provisions of the storm water and urban runoff control provisions set forth in <u>Chapter 13.10</u> of <u>Title 13</u> of the Municipal Code.
- B. Rain gardens, cisterns, and other landscape features and practices that increase rainwater capture and create opportunities for infiltration and/or onsite storage are encouraged.

¿Ord. No. 503U, § 1, 12-15-09; Ord. No. 504, § 1, 1-5-10)

# 15.34.170 - Water waste prevention.

Water waste resulting from inefficient landscape irrigation, such as runoff, low head drainage, overspray or other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways, parking lots or structures is prohibited.

(Omt. No. 503U, § 1, 12-15-09; Ord. No. 504, § 1, 1-5-10)

#### 15.34.180 - Public education.

The city shall provide information to owners of new, single-family residential homes regarding the design, installation, management and maintenance of water-efficient landscapes, as set forth in the landscape regulations.

(Ord. No. 503U, § 1, 12-15-09; Ord. No. 504, § 1, 1-5-10)

## 15.34.190 - Authority to promulgate rules and regulations.

The director shall have the power and authority to promulgate rules and regulations for the implementation and enforcement of provisions of this chapter, and when duly promulgated, such rules and regulations shall be in full force and effect.

iOrd No 503U, § 1, 12-15-09; Ord. No. 504, § 1, 1-5-10)

# 15.34.200 - Administration and appeal process.

The director shall have the duty and authority to administer and enforce this chapter. The project applicant or property owner may appeal any other decision made by the director pursuant to this chapter by filing with the director within fifteen days of the date of written notification of the action at issue. The appeal shall be held pursuant to the applicable provisions of <u>Chapter 17.80</u> of <u>Title 17</u> of the Municipal Code.

, Ord. No. 503U, § 1, 12-15-09; Ord. No. 504, § 1, 1-5-10).

#### 15.34.210 - Penalties.

The enforcement sections are set forth in <u>Title 1</u> of the Municipal Code. In addition, the city building official may deny any project subject to this chapter its final permit approval or equivalent until the certificate of completion has been submitted, reviewed and approved by the city.



(Om: No. 3636 \$ 1, 12-16-09, Ord. No. 9-4, \$ 1, 1-5-10)

## FOOTNOTE(S):

- - (9)

Editor's note— Ord. No. 504. § 1. aucpted January 5, 2010, amended Chapter 15.34 in its entirety to nuclear the content out. Former a Chapter 13.34 ∫§ 15.34 010—15.34 ≥10, pertained to Water Conservation in Landscaping, and derived beautiful. Mo. 284, 1993. (Back)



#### Chapter 17.83 - GREEN BUILDING CONSTRUCTION

#### Sections:

- 17.83.010 Intent and purpose.
- 17.83.020 Incentives for participation in voluntary green building program.
- 17.83.030 Green building application requirements for obtaining single-family and multifamily projects.
- 17.83.040 Green building application requirements for commercial, institutional and/or mixed-use projects.
- 17.83.050 Application procedures for renewable energy systems (photovoltaic and solar water heating).
- 17.83.060 Small wind energy systems.

#### 17.83.010 - Intent and purpose.

This chapter establishes the incentives and procedures for participation in the city's voluntary green building program. In addition, this chapter provides criteria, standards and processing procedures for the installation and construction of certain "green" related improvements such as renewable energy systems, small wind energy systems, and permeable landscaping. This chapter allows owners of properties in the city and their architects, contractors and builders to design and develop and/or remodel single-family, multifamily residential, commercial, institutional and mixed-use projects that are sited, designed, constructed and operated in accordance with the provisions of this chapter to enhance the well-being of occupants, and to minimize negative impacts on the community and natural environment. The voluntary green building program provides the minimum requirements for obtaining certified recognition of a "green building" within the city.

(Ord. 481 § 8 (part), 2008)

## 17.83.020 - Incentives for participation in voluntary green building program.

- A. The following incentives shall be available to applicants who participate and meet the minimum requirements established in <u>Section 17.83.030</u> and/or <u>Section 17.83.040</u> of this chapter:
  - 1. Expedited Application Review. Any planning applications submitted to the department of planning, building and code enforcement for processing that meet all the requirements contained in <u>Section 17.83.030(A)(1)</u> and/or <u>17.83.040(A)(1)</u> shall be granted processing priority over other non-green planning applications.
  - 2. Expedited Building and Safety Plan Check. Any building permit applications submitted to the department of planning, building and code enforcement for processing that meet all the requirements contained in <u>Section 17.83.030(A)(2)</u> and/or <u>17.83.040(A)(2)</u> shall be granted processing priority over other non-green building permit applications.
  - 3. Fee Rebate for Single-family and Multifamily Residential Projects. If after issuance of final approval of a building permit, the applicant submits proof of final certification by "Build It Green" indicating that the residence has been certified as a "green building," the applicant shall be granted a rebate of fifty percent of all planning permit, plan check and building permit application fees paid to department of planning, building and code enforcement. Any fees paid to city consultants for review of the project (including, but not limited to, fees paid to a city consultant for building plan check, building inspections, geologic review, NPDES review, etc.) shall not be refunded. In order to receive a rebate,



- proof of certification by "Build It Green" shall be submitted to the city within ninety days of building permit final.
- 4. Fee Rebate for Nonresidential Projects. If after issuance of final approval of a building permit, the applicant submits proof of final certification by "Leadership in Energy and Design" (LEED) indicating that the residence has been certified as a "green building," the applicant shall be granted a rebate of fifty percent of all planning permit, plan check and building permit application fees paid to department of planning, building and code enforcement. Any fees paid to city consultants for review of the project (including but not limited to fees paid to a city consultant for building plan check, building inspections, geologic review, NPDES review, etc.) shall not be refunded. In order to receive a rebate, proof of certification by LEED shall be submitted to the city within ninety days of building permit final.

Cut 401 5 8 (part), 2008)

17.83.030 - Green building application requirements for obtaining single-family and multifamily projects.

- A. Property owners that choose to participate in the city's green building program for single-family or multifamily residential projects shall comply with the following requirements:
  - 1. In conjunction with submittal of a planning application for a new residence or a major renovation/remodel (whereby more than fifty percent of the existing interior and/or exterior walls are removed), that meets the minimum requirements for obtaining "green" certification, the property owner shall provide all of the following to the director:
    - a. A letter of intent to participate in the Rancho Palos Verdes green building program, which shall include the following:
      - i. The project address, and
      - ii. A statement from the property owner(s) stating that they have designed and will construct or renovate/remodel a home according to the city's minimum "Green Points Rated" requirements, and
      - iii. A statement acknowledging that compliance is voluntary and benefits will only be granted upon proof of final certification by "Build It Green" and acceptance of said certification by the director; and
    - b. Documentation that the services of a "Certified Green Building Professional" (CGBP), or an accredited professional through a similarly recognized program subject to the approval of the director has been retained; and
    - c. A copy of the proposed "Green Points Checklist" and any additional supporting documentation indicating how the project will achieve the minimum points required to become "Green-Point Rated."
  - 2. Upon submittal of a "green building construction" plan, which has been approved by the city's planning department, into building and safety plan check, the property owner shall ensure that:
    - a. The submitted building plans and documents indicate in the general notes and/or individual detail drawings the green building measures employed to become "Green-Point Rated";
    - b. A copy of the "Green Points Checklist" shall be incorporated in the building plans; and
    - C. The services of a "Green Points Rator," or an accredited third-party professional through a similarly recognized program that has been approved by the director, has been retained to conduct on-site inspections throughout the construction process to verify that the "green" measures set forth in the "Green Points Checklist" have been implemented to become "Green-Point Rated."

- 441 \$ Ripertl, 2008)



17.83.040 - Green building application requirements for commercial, institutional and/or mixed-use projects.

- A. Property owners that choose to participate in the city's green building program for commercial, institutional and/or mixed-use projects shall comply with the following requirements:
  - In conjunction with submittal of a planning application for a new development project or a major renovation/remodel (whereby more than fifty percent of the existing interior and/or exterior walls are removed) that meets the minimum requirements for obtaining "green" certification, the property owner shall provide all of the following to the director:
    - a. A letter of intent to participate in the Rancho Palos Verdes green building program which shall include the following:
      - i. The project address, and
      - ii. A statement from the property owner indicating that they have designed and intend to construct or renovate/remodel a commercial, institutional and/or mixed-use project according to the minimum "Leadership in Energy and Environmental Design (LEED) Certified" requirements, and
      - iii. Acknowledgement that compliance is voluntary and benefits will only be granted upon proof of final certification by a "LEED" accredited professional and approval by the director; and
    - b. Documentation that the services of a "LEED" accredited professional, or an accredited professional through a similarly recognized program that has been approved by the director prior to submittal of an application, has been retained; and
    - c. A copy of the "LEED" checklist and any supporting documentation indicating how the project will achieve a minimum "LEED" rating of "Certified."
  - 2. Upon submittal of "green building construction," plans, which have been approved by the city's planning department, into building and safety plan check, the property owner shall ensure that:
    - a. The submitted building plans and documents specify in the general notes and/or individual detail drawings the green building measures employed to become "LEED Certified." A copy of the "LEED" checklist shall be incorporated in the building plans. The "LEED" checklist shall be prepared, signed, and dated by the project "LEED" accredited professional; and
    - b. The services of a "LEED" accredited professional, or an accredited third-party professional through a similarly recognized program that has been approved by the director, has been retained to conduct on-site inspections throughout the construction process to verify that the "green" measures set forth in the "LEED" checklist have been implemented to achieve a minimum LEED level of "Certified"; and
    - c. The project has been registered with the relevant LEED rating program.

(Ord 481 § 8 (part) 2008)

# 17.83.050 - Application procedures for renewable energy systems (photovoltaic and solar water heating).

- A. This section provides standards and procedures for permitting renewable energy systems, such as photovoltaic (solar panels) and/or solar water heating systems, within all zoning districts.
  - 1. Roof-mounted Renewable Energy Systems.
    - a. Any roof-mounted renewable energy systems, which do not exceed the maximum building height permitted by this title, may be installed after the applicable building and safety permits have been obtained from the city.



- b. Any roof mounted renewable energy systems, which exceed the maximum building height listed in this title, may be permitted upon determination by the director, through a minor site plan review application, that the equipment and/or features will not have a specific adverse impact upon the public health or safety, as required by California Government Code Section 65850.5.
- 2. Ground-mounted Energy Systems. Installation of renewable energy systems are permitted in any zoning district through a minor site plan review application, provided that such systems do not encroach into a setback area or exceed twelve feet in height, as measured from existing grade.
- 3. Renewable Energy Systems on Extreme Slopes. Installation of renewable energy systems are permitted to be constructed on an extreme slope without the need for an extreme slope permit.

(Ord. 481.) 8 (pant. 2008):

# 17.83.060 - Small wind energy systems.

- A. Purpose. The purposes of this section are as follows:
  - 1. To provide for the installation and use of small wind energy systems in certain nonurbanized areas of the city to encourage the use of alternative energy sources;
  - 2. To minimize visual impacts of wind energy towers through careful design, siting and vegetation screening;
  - 3. To avoid damage to adjacent properties from tower failure through careful design and siting of tower structures; and
  - 4. To ensure that wind energy towers are compatible with adjacent uses.
- B. Conditional Use Permit Required. The installation and/or operation of a small wind energy system, as defined in <a href="Chapter 17.96">Chapter 17.96</a> (Definitions) of this title, shall require a conditional use permit reviewed and approved by the planning commission pursuant to the procedures set forth in <a href="Chapter 17.60">Chapter 17.60</a> (Conditional Use Permits). Except as modified by the provisions of this section, all applications for a conditional use permit for a small wind energy system shall comply with the procedures set forth in <a href="Chapter 17.60">Chapter 17.60</a>
- C. Permissible Zones. The development of small wind energy systems shall be permitted in the following zones on lots that are one acre or greater in size: CL (Commercial Limited), CN (Commercial Neighborhood), CP (Commercial Professional), CG (Commercial General), I (institutional), C (Cemetery) and OR (Open Space Recreation).
- D. Requirements. Each small wind energy system shall comply with the following requirements:
  - 1. Lot Size. A small wind energy system may be installed on a lot with a minimum size of one acre.
  - 2. Tower Height. Tower height, as defined in <u>Chapter 17.96</u> (Definitions) shall be measured from lowest finished grade immediately adjacent to the base of the tower. For parcels between one acre and five acres in size, tower height shall be no more than sixty-five feet. For parcels greater than five acres, tower height shall be no more than eighty feet. Under no circumstances may the height of a tower exceed the height recommended by the manufacturer or distributor of the system. The application shall include evidence that the proposed height of the system does not exceed the manufacturer's recommended height for the system.
  - 3. Setbacks. All small wind energy systems shall comply with the following setback requirements:
    - a. At a minimum, a wind energy system shall be set back from any property line a distance equal to the height of the system. No part of the system, including guy wire anchors, shall extend closer than thirty feet to any property line. In addition, all setbacks comply with applicable fire setback requirements pursuant to Section 4290 of the California Public Resources Code or its successor statute.
    - b. Placement of more than one tower on a lot may be permitted, provided that all setbacks and all other standards set forth in this section are met by each tower.

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- c. The towers may be located as close to each other as is technically feasible.
- d. Any accessory structures used in association with the towers shall meet the setbacks required in the applicable zoning district.
- 4. Turbine. Any wind energy system installed pursuant to this section must have a turbine. The system's turbine must be approved by the California Energy Commission as qualifying under the Emerging Renewables Fund of the Energy Commission's Renewables Investment Plan, or certified by a national program recognized by the Energy Commission.
- Noise Level. Noise levels for the system shall be no greater than either sixty decibels measured at the closest neighboring inhabited dwelling or any existing maximum noise levels in the general plan, whichever is lower. The noise levels established by this subsection shall not apply during short-term events such as utility outages and severe windstorms.
- 6. Safety Standards. A small wind energy system installed pursuant to this section must be designed to meet the most stringent wind requirements (as established by the UBC), the requirements for the worst seismic class (Seismic 4), and the weakest soil class, with soil strength of not more than one thousand pounds per square foot. The application shall include evidence sufficient to demonstrate the system complies with these standards.
- 7. Roof Mounting Prohibited. A small wind energy system may not be mounted on the roof of any structure.
- Aviation Regulations. The system shall comply with all applicable requirements imposed by the Federal Aviation Administration (FAA), including Subpart B (commencing with Section 77.11) of Part 77 of <u>Title 14</u> of the Code of Federal Regulations, and the California Aeronautics Act (Part 1, commencing with Section 21001, of <u>Division 9</u> of the Public).
- 9. Primary Use. A wind energy system installed pursuant to this section shall be used primarily to reduce onsite consumption of utility power.
- 10. Visual Impacts. A wind energy system may not impair a view from an adjoining property or create other adverse aesthetic impacts on adjacent properties. The applicant shall demonstrate that the tower will comply with all applicable provisions of <u>Section 17.02.040</u> (View preservation and restoration) of this title. The applicant shall further demonstrate that the tower can be expected to have the least visual impact on the environment, taking into consideration technical, engineering, economic, and other pertinent factors. Towers clustered on the same site shall be of similar height and design whenever possible.
- 11. Maintenance Impacts. The applicant shall describe anticipated maintenance needs for each wind energy system requested, including the frequency of service, personnel needs, equipment needs, and traffic, noise or safety impacts of such maintenance.
- 12. Parking. A minimum of two parking spaces shall be provided on each site. An additional parking space for each two employees shall be provided at facilities that require on-site personnel. Storage of vehicles or equipment on a site housing a small wind energy system requires approval of the director or planning commission. Vehicle and equipment storage must conform to landscape and screening requirements.
- 13. Landscaping. The applicant shall provide a landscape plan to be approved by the director or planning commission. The plan shall note specifications for landscape and screening, including plantings, fences, walls and other features designed to screen and buffer towers, accessory uses and stored equipment. Native vegetation shall be preserved to the greatest extent practicable and incorporated into the landscape plan.
- 14. Accessory Uses. Accessory uses shall include only such buildings and facilities permitted by the underlying zoning or necessary for the operation and maintenance of the wind energy system.

15.

- Application of Underlying Zoning Standards. Except as otherwise provided by this section, a small wind energy system shall comply with all applicable development standards for the underlying zone to the extent such standards do not conflict with paramount federal or state law.
- 16. Coordination with Electric Utility Service Provider. Unless the applicant does not intend to connect the wind energy system to the electricity grid, the applicant shall demonstrate that the electric utility service provider that serves the proposed site has been informed of the applicant's intent to install an interconnected, customer-owned electricity generator.
- E. Prohibited Sites. A small wind energy system shall not be allowed on any of the following locations:
  - 1. A small wind energy system shall not be allowed on any site subject to the city's coastal specific plan and/or the California Coastal Act (commencing with Section 30000 of the California Public Resources Code).
  - 2. A small wind energy system shall not be permitted on any site that is listed on the National Register of Historic Places or the California Register of Historical Resources pursuant to Section 5024.1 of the Public Resources Code.
  - 3. A small wind energy system shall not be permitted on any parcel that is part of an open space easement entered into pursuant to <u>Chapter 4</u> (commencing with Section 815) of Division 2 of Part 2 of the Civil Code.
  - 4. A small wind energy system shall not be permitted on any parcel that is part of an open space easement entered into pursuant to the Open-Space Easement Act of 1974, Chapter 6.6 (commencing with Section 51070) of Division 1 of Title 5 of the Government Code.
  - 5. A small wind energy system shall not be permitted on any site designated as an Alquist-Priolo Hazard Zone pursuant to the Alquist-Priolo Earthquake Fault Zoning Act (commencing with Section 2621 of the California Public Resources Code).
- F. Requirements for Application. Each application for a small wind energy system shall include the following information:
  - 1. A completed conditional use permit application on a form prescribed by the department of planning, building and code enforcement;
  - Site plan(s) to scale, specifying the location of the tower(s), guy wires, equipment building and other accessory uses, access, parking, fences, landscaped areas and screening;
  - 3. Scaled elevation plans of the proposed tower(s), equipment building, and other accessory uses and related landscaping and screening;
  - 4. Standard drawings and an engineering analysis of the tower showing compliance with the Uniform Building Code (UBC) or the California Building Standards Code (BSC), and certification by a professional mechanical, structural or civil engineer licensed by the state;
  - 5. A line drawing of the electrical components of the system in sufficient detail to show that the manner of installation conforms with the National Electric Code and evidence that the electric utility service provider that serves the proposed site has been informed of the applicant's intent to install an interconnected, customer-owned electricity generator;
  - 6. Evidence demonstrating that the proposed height of the wind energy system does not exceed the manufacturer's recommended height for the system;
  - 7. Sufficient evidence of the structural integrity of the tower(s) demonstrating compliance with the safety standards set forth in subsection (D)(6) of this section;
  - 8. An affidavit that the primary purpose of the wind energy system is to reduce onsite consumption of utility power;
  - 9. A completed environmental assessment application;
  - 10. A scaled landscape plan indicating size, spacing and type of plantings as required in subsection (D) (13) of this section;

- 11. Any additional information requested by the director and reasonably necessary to evaluate the application.
- G. Notice. Notwithstanding the notice provisions of <u>Section 17.60.040</u> (Public hearing), notice of any application for a conditional use permit for a wind energy system shall be provided to property owners within three hundred feet of the property on which the system is to be located.
- H. Findings. In addition to the findings required by <u>Section 17.60.050</u> (Findings and conditions) of this title, the planning commission may grant a conditional use permit for a small wind energy system only if it finds:
  - 1. The wind energy system will not impair a view from an adjoining property or create other adverse aesthetic impacts on adjacent properties; and
  - 2. The wind energy system complies with all applicable safety requirements and will not expose the public to any undue safety risk.
- I. Appeal. The decision of the planning commission may be appealed to the city council in accordance with the procedure set forth in <u>Section 17.80.070</u> (Hearing notice and appeal procedures) of this title.

(Ord. 481 § 9. 2008; Ord. 377 § 2. 2002)



Department of Planning, Building & Code Enforcement

# LOT LINE ADJUSTMENT APPLICATION NO.

SUB2013-00003 (UA)

| Applicant (Landowner's agent)  |
|--|
| Name: TOMARO ARCHITECTUR Address: ZOLT NA SEPULLEDA M.B.   |
| Telephone: 310.318, 8089 Email: LOUIET @ TOTTARO. COM  |
| Parcel A (Landowners)  |
| Name: VISTA DEL MAR, REI LICAddress: 22 118 4. VERMON AVE TOPE   |
| Telephone: 310.530 8457 Email: DMAUPING HAUPIN DEVELOPMENT OF  |
| Lot & Tract No.: 10, 32991   |
| Legal Description of Property:   |
|  |
|  |
| Parcel B (Landowners)  |
| Name: VISTA DEL MAR RET LLC Address: 22118 4. VERMONT AVE TOP  |
| Telephone: 310. 530, 8457 Email: DMAUPING MAUPIN DEUELOPHENI.  |
| Lot & Tract No.: 32991   |
| Legal Description of Property:   |
|  |
|  |
| Project Description: (Include ourrent & proposed use of proposition and proposed this project to                                     |
| Project Description: (Include current & proposed use of property and purpose of this request.)  BOTH LOTS ARE RESIDENTIAL PROPERTIES |
| PROPOSED LOT LINE ADJUSTMENT TO ALLOW  |
| 4PHL LOT ON LOT 10 TO BE MOVED OUT OF  |
| EAST NEKHOZS VIEW COORIDOR   |
| VIII INCAPTURED VIEW COOPLVOR  |
|  |

| General Info    | ormation          |                   |   |
|-----------------|-------------------|-------------------|---|
| Parcel A        | Parcel B          |                   |   |
| <b>PG</b> .     | PES.              | 1.                | Correct zoning of the subject parcel (include any overlay control districts).   |
| 24.846          | 23,182            | 2.                | Size of parcel before adjustment.   |
| 25,936          | 22,107            | 3.                | Size of parcel after adjustment.  |
| аррисанов аг    | e true ana correc | ct; and th        | y of perjury, that the information and materials submitted with this nat I have authorized the above-listed applicant to act in my behalf. , California, on |
|                 | خ                 | Signatu<br>Parcel | are of Landownel  |
|                 |                   | Signatu<br>Parcel | of Landowner B  |
| Staff Signature |                   |                   | -   |
| Date Accepted.  | •                 | _                 |   |

May 7, 2013

Doug Maupin 22118 S. Vermont Avenue Torrance, CA 90502

Subject:

SUB2013-00003

Project Address:

2935 Vista Del Mar

Dear Mr. Maupin:

On May 7, 2013, the application listed above was submitted to the Community Development Department for processing. Your application has been assigned to So Kim, who will be the Associate 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 So Kim at (310) 544-5228, or via email sok@rpv.com.

Sincerely,

Joel Rolas

ommunity Development Director

Tomaro Architecture, 2617 N. Sepulveda Blvd., Manhattan Beach, CA 90266

CC:

Category 4

PN 97082-2219

## CITY OF RANCHO PALOS VERDES GEOTECHNICAL REPORT RESPONSE CHECKLIST

Date Received:

January 23, 2014

Date of Response: Consultant:

January 16, 2014 Western Laboratories

Signed By: Signed By: Edward Castellanos

Previous Report:

Ray A. Eastman December 2, 2013

July 27, 2012

Date Completed:

January 24, 2014

Their Job No.:

Prior Review:

12-4433

License/Expiration Date: License/Expiration Date:

GE 191 Exp 3/31/14

CEG 423 Exp 2/18/14 December 16, 2013

Revised Dec 27, 2013

May 28, 2013

Applicant Name: Site Address:

Maupin Development

2935 Vista Del Mar

Legend:

N = No

Y = Yes

Proposed Project:

Rancho Palos Verdes, California

New single family residence, one to two story with infinite edge pool in front yard area

#### Geotechnical Response:

Responsive to checklist comments

Y/

Grading/foundation plans changed as a result of response

Recommended Actions:

#### Planning Department:

X In Concept Approval for Planning Purposes

#### **Building and Safety:**

Report Approved

X Conditional Approval (See Below)

Additional Input Required

Items requiring response/further evaluation:

1. None

Additional comments/Conditions of Approval (no response required):

- 1. Note to City Staff: Staff should confirm that the Consultants (C.E.G. and R.C.E./G.E.) have signed the final dated grading/foundation plans, thereby verifying the plans' geotechnical conformance with the Consultant's original report and associated addenda.
- 2. An as built geotechnical report should be prepared by the project geotechnical consultant following grading/construction of the subject site improvements. The report should include the results of all field density testing, depth of reprocessing and recompaction, as well as a map depicting the limits of grading, locations of all density testing, and geologic conditions exposed during grading/excavation. The report should include conclusions and recommendations regarding applicable setbacks, foundation recommendations, slope stability, erosion control and any other relevant geotechnical aspects of the site.

#### Limitations:

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

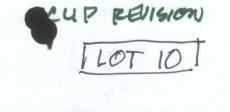
James M. Lancaster, Jr., C.E.G. 1927 Expires 6/30/14 KLING CONSULTING GROUP, INC.

Dante P. Domingo, R.C.E. 57939 Expires 6/30/14

KLING CONSULTING GROUP, INC.

MAY 0 7 2013
COMMUNITY DEVELOPMENT
DEPARTMENT





# RANCHO PALOS VERDES

**Community Development Department** 

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

| lanning Case No:   |  | (To be assigned by City Staff)   |
|--|--|----------------------------------|
| roject Address: 2935 VI  | STA DEL MAR                                  |                                  |
| PPLICATION(S) (Please check all that a                             | apply):                                      |                                  |
| ☐ Site Plan Review Major   | Grading Permit                               | ☐ Height Variation               |
| ☐ Extreme Slope Permit ☐ Fence, Wall and Hedge Permit ☐ Revision/A |  | ☐ Revision/Amendment             |
| Coastal Permit Appealable or Non-appealable?                       | ☐ Minor Exception Permit                     | ☐ Variance                       |
| ☐ Landslide Moratorium Exception                                   | ☐ Geologic Investigation Permit              | Conditional Use Permit           |
| Other Application: LOT   | LIHE ADJUSTMENT                              | 100                              |
| Additional Reviews: Neighborh                                      | nood Compatibility Analysis                  | Foliage Analysis                 |
| ame Doug MAUPIN  |  | ARCHITECTURE  SEPULVEDA BU       |
|  | (Nane TOMARO Address ZG17 N Telephone 310, 3 | State <u>LA</u> Zip <u>90266</u> |

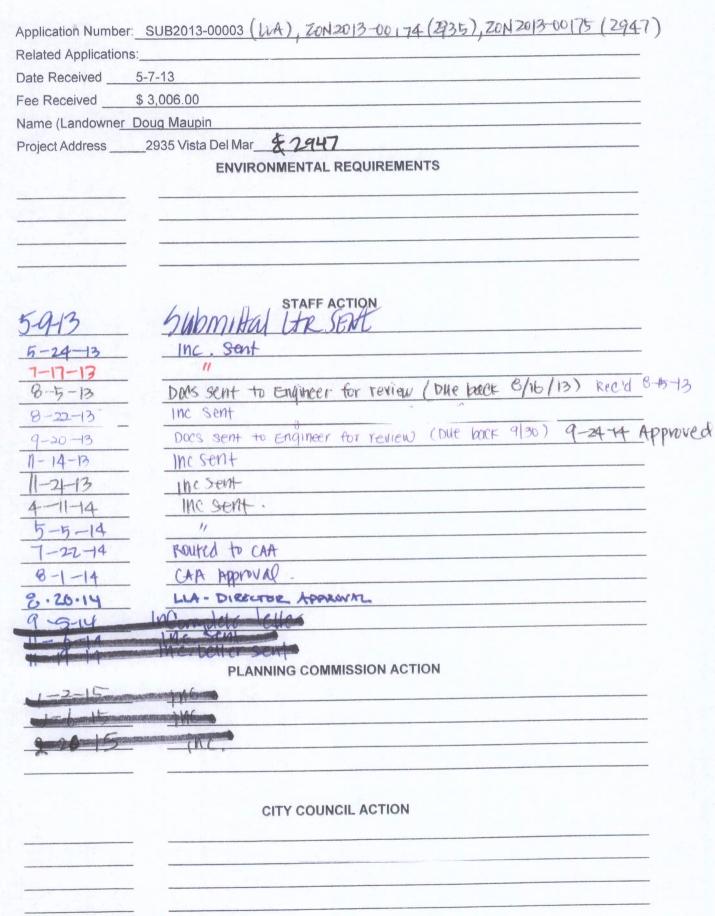
# **PROJECT INFORMATION**

| A. EXISTING    | DEVELOPMENT   |  | ***  | • •  |
|----------------|---|--|--|--|
| 25,936         | 1. Square footage of Lot  |  | in the second  |  |
|                | 2. Square footage of total existing floor a   | ırea:  |  |  |
|                | First Story Second Stor   | y <i>O</i> Ga  | arage  | Other(accessory structures)                          |
| _0_            | 3. Square footage of existing structure fo  | ootprint (including any a                                    | ccessory structures, atta                              | ,  |
|                | 4. Square footage of driveways, parking (EXEMPT: impervious surfaces less than 5        | areas and impervious s                                       | surfaces<br>patio areas less than 500                  | square feet in areas)                                |
|                | 5. Square footage of existing lot coverag   | e [line A3;+ line(A4]  | The second second                                      |  |
|                | 6. Percentage of existing lot coverage [lin   | ne A5 ÷ line A1 x 100]                                       | v  | •  |
|                | 7. Height of existing structure, as measu highest ridgeline (for structures on sloping  | red from highest point of<br>lots, please refer to the Heigl | of exist. grade covere<br>ht Variation guidelines hand | d by structure to the dout for height require.)      |
| B. PROPOS      | ED Development  |  |  |  |
| 7025           | 1. Square footage of proposed new floor   | area:  |  |  |
|                | First Story <u>2980</u> Second Stor   | y <b>2829</b> Ga   | arage <u>720</u>                                       | Other 1216 (accessory structures)                    |
| 33601          | 2. TOTAL square footage of structure fo   | otprint (existing + new                                      | ): <sup>77</sup>                                       | BASEMENT   |
| -              | 3. TOTAL square footage of driveways, p<br>(EXEMPT: impervious surfaces less than 5     | parking areas and impe<br>feet in width and/or one p         | ervious surfaces (exis<br>atio areas less than 500     | ting + new)<br>square feet in areas)                 |
|                | 4. TOTAL square footage of proposed lo  | t coverage [line B2 + line                                   | e B3]  |  |
|                | 5. Percentage of new lot coverage [line B   | <del>-</del>   |  |  |
| * 1. A         | 6. Height of proposed structure, as meas highest ridgeline (for structures on sloping l | ured from highest point<br>ots, please refer to the Heigh    | t of exist. grade cover                                | ed by structure to the lout for height restrictions) |
|                | 7. Linear feet of existing interior and exte (If demolishing 25% or more)               |  |  | s to be demolished                                   |
| C. GRADING     | INFORMATION   |  | •  |  |
| Cubic yards of | Fill (1997)   | ut   | = TOTAL  |  |
| Maximum heig   | ht of: Fill   | ut (to bottom of footing)                                    |  |  |
| Cubic yards of |   | xport  |  |  |
| D. HEIGHT V    | ARIATION EARLY NEIGHBORHOOD   | CONSULTATION P   | ROCESS   | Wift A   |
|                | Number of individual parcels under sep  | arate ownership within                                       | 500 foot radius of su                                  | ıbject parcel  |
| ·              | 2. Number of individual parcels under sep   | arate ownership within                                       | 100 foot radius of su                                  | bject parcel   |
|                | 3. Number of total signatures within 500 fo   | oot radius   | Percentage of total (I                                 | 01 ÷ D3 x 100)                                       |
|                | 4. Number of total signatures within 100 fo   | oot radius   | Percentage of total ([                                 | 02 ÷ 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://ht&lt;/td&gt;&lt;/tr&gt;&lt;tr&gt;&lt;td colspan=5&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, DOUG MAUPIN, am the owner of property located at 3935 VISTA DEL MAR (property owner)   |  |  |  |  |
| in the City of Rancho Palos Verdes and wish to apply to the City for permission to construct:   |  |  |  |  |
| A NEW SINGLE FAMILY RESIDENCE   |  |  |  |  |
| (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: Lange   |  |  |  |  |
|   |  |  |  |  |
| HAZARDOUS WASTE & SUBSTANCE STATEMENT (REQUIRED FOR ALL PROJECTS)   |  |  |  |  |
| 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.  |  |  |  |  |
| 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  |  |  |  |  |
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| 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):  |  |  |  |  |
| 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 not contained on these   |  |  |  |  |
| 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 not contained on these lists.  Property Owner Signature:   |  |  |  |  |
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# 20150391005



Pages: 0006

Recorded/Filed in Official Records Recorder's Office, Los Angeles County, California

04/09/15 AT 08:00AM

FEES:

30.00

TAXES: OTHER: 0.00

PAID:

30.00



LEADSHEET



201504090200005

00010404015



006752820

SEQ:

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPI ICATED



RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

City of Rancho Palos Verdes Community Development Department 30940 Hawthorne Boulevard Rancho Palos Verdes, CA 90275

SPACE ABOVE THIS LINE FOR RECORDERS USE

# **CERTIFICATE OF COMPLIANCE NO. SUB2013-00003**

Request for Certificate of Compliance

I/We the undersigned owner(s) of record of real property within the City of Rancho Palos Verdes hereby REQUEST the City of Rancho Palos Verdes to determine if said real property described below has complied with the provisions of the Subdivision Map Act (§ 66410 et. set., Government Code, State of California), the County Subdivision Ordinance (Title 21, County Code, County of Los Angeles), and/or the Rancho Palos Verdes Subdivision Ordinance (Title 16, Municipal Code, City of Rancho Palos Verdes).

Property Legal Description: See Exhibit "A" and "B" attached hereto and made a part hereof

Property Owner(s): Lot 10 of Tract Map No. 32991 (APN: 7564-025-010)

| Signature: Mu M. Lolled  |
|--|
| Name (typed or printed): Vista Del Mar REI, LLC                      |
| Date: 4-7-15   |
|  |
| Property Owner(s): Lot 11 of Tract Map No. 32991 (APN: 7564-025-011) |
| Signature: DOME MAUPIN   |
| Name (typed or printed): Vista Del Mar REI, LLC                      |
|  |

**DETERMINATION OF COMPLIANCE** 

I hereby certify that the above-described parcel(s) complies with the applicable provisions of the Subdivision Map Act, the County Subdivision Ordinance, and/or the Rancho Palos Verdes Subdivision Ordinance. The parcel described herein may be sold, leased, transferred, or financed in full compliance with all applicable provisions of the Subdivision Map Act, the County Subdivision Ordinance, and/or the Rancho Palos Verdes Subdivision Ordinance enacted pursuant thereto. Development of the parcel may require issuance of a permit or permits, or other grant or grants of approval.

| For: Lo  | ot Line Adjustment No.               | SUB2013-00003  |
|----------|--------------------------------------|--|
| Location | the City of Rancho Palo              | tween Lot 10 and Lot 11 of Tract Map No. 32991, in several sev |
| By:      |                                      |  |
|          | Joel Rojas  Community Development De | /<br>partment  |
| Date:    | 4-7-15                               |  |

# **Exhibit A**

# Parcel A Legal Description Adjusted Lot 10

A Portion of Lot 10 and a Portion of Lot 11 of Tract No. 32991, in the City of Rancho Palos Verdes, in the County of Los Angeles, State of California, as per map recorded in Book 936, pages 9 through 11, inclusive of maps, in the Office of the County Recorder of said County, describes as follows:

Beginning at the most northerly corner of said Lot 11; thence along the northwesterly line of said Lot 11, South 78° 19' 39" West, 114.11 feet; thence departing from said northwesterly line, South 19° 31' 41" East, 69.99 feet to an angle point therein; thence South 24°35'37" West, 135.51 feet to a point on the southerly line of Lot 10, said point also being on the northeasterly right of way line of Vista Del Mar, a public street (48 feet wide), said point also being the beginning of a non-tangent curve, concave northeasterly and having a radius of 151.00 feet, the radial to said curve bears North 68° 13' 00" East; thence southeasterly along said curve through a central angle of 37° 56' 39", an arc distance of 100.00 feet to the southeasterly corner of said Lot 10; thence along the easterly line of said Lot 10, North 24° 35' 37" East, 143.71 feet to an angle point therein; thence North 35° 28' 19" East 139.13 feet to the Northeast corner of said Lot 10; thence along the northeasterly line of said Lot 10, North 54° 31' 41" West, 73.53 feet to the **Point of Beginning**.

# See Attached Exhibit B

N. BO

C 26120 EXP. 3/31/201

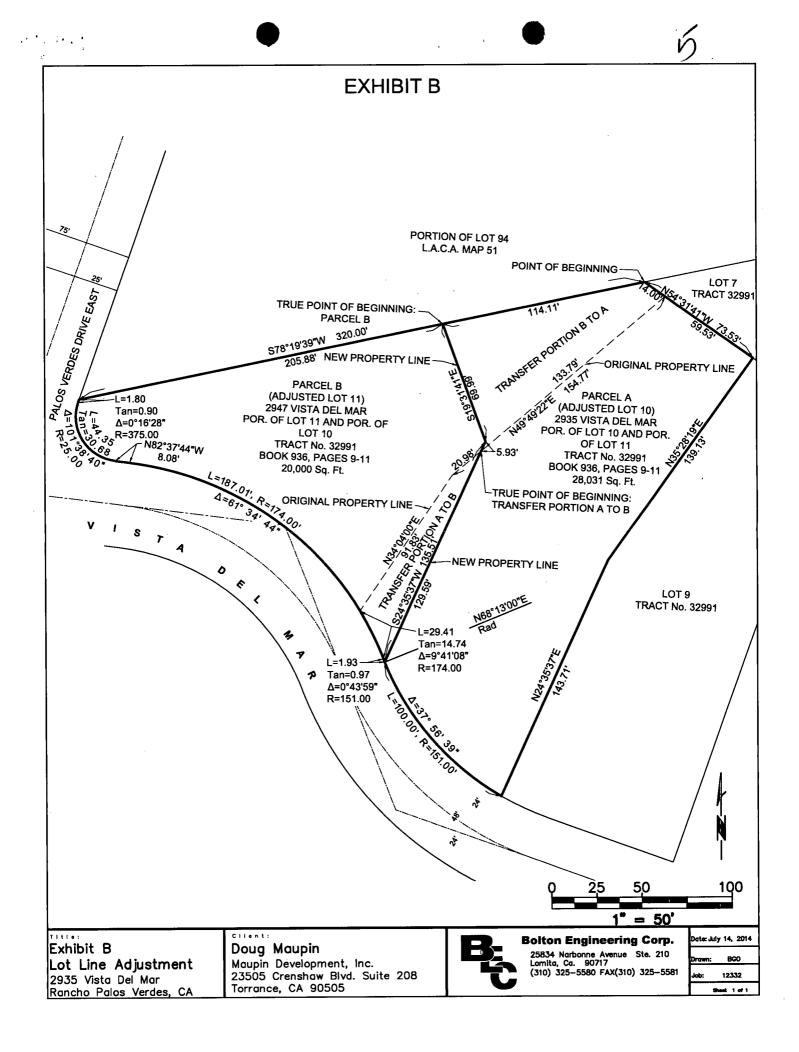
Contains 28,031 Square Feet

Prepared by

**Bolton Engineering Corp.** 

Ross N. Bolton, R.C.E. 26120

Date



6

## **CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189** 

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.

| State of California  | )  |  |  |
|--|--|--|--|
| County of Los Angeles  | _ )  |  |  |
| On   | Robert Bolger Jr., Notary Public,  |  |  |
| State of California  County of Los Angeles  On   |  |  |  |
|  |  |  |  |
| who proved to me on the basis of satisfact subscribed to the within instrument and ack | story evidence to be the person(s) whose name(s) is/are nowledged to me that he/she/they executed the same in by his/her/their signature(s) on the instrument the person(s), |  |  |
| ROBERT BOLGER JR   | I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.   |  |  |
| Commission # 2061640 Notary Public - California  | WITNESS my hand and official seal.   |  |  |
| Los Angeles County My Comm. Expires Mar 21, 2018                                       | Signature Signature of Notary Public   |  |  |
| Place Notary Seal Above  |  |  |  |
|  | OPTIONAL -   |  |  |
|  | this information can deter alteration of the document or f this form to an unintended document.  |  |  |
| <b>Description of Attached Document</b>  |  |  |  |
|  | Document Date:   |  |  |
| Number of Pages: Signer(s) Other   | Than Named Above:  |  |  |
| Capacity(ies) Claimed by Signer(s) Signer's Name:                                      | Signer's Name:   |  |  |
|  | Corporate Officer — Title(s):  |  |  |
| ☐ Partner — ☐ Limited ☐ General  | Partner — Limited General  |  |  |
| ☐ Individual ☐ Attorney in Fact  |  |  |  |
| ☐ Trustee ☐ Guardian or Conservato   | r ☐ Trustee ☐ Guardian or Conservator ☐ Other:   |  |  |
| Signer Is Representing:  | Signer Is Representing:  |  |  |
| e.g  |  |  |  |

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# 20150391004



Pages: 0006

Recorded/Filed in Official Records Recorder's Office, Los Angeles County, California

04/09/15 AT 08:00AM

FEES: 30.00 TAXES: 0.00

OTHER: 0.00

PAID: 30.00



LEADSHEET



201504090200005

00010404014



006752820

SEQ:

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED



04/09/2015 \*20150391004\*

# RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

City of Rancho Palos Verdes Community Development Department 30940 Hawthorne Boulevard Rancho Palos Verdes, CA 90275

SPACE ABOVE THIS LINE FOR RECORDERS USE

# **CERTIFICATE OF COMPLIANCE NO. SUB2013-00003**

Request for Certificate of Compliance

I/We the undersigned owner(s) of record of real property within the City of Rancho Palos Verdes hereby REQUEST the City of Rancho Palos Verdes to determine if said real property described below has complied with the provisions of the Subdivision Map Act (§ 66410 et. set., Government Code, State of California), the County Subdivision Ordinance (Title 21, County Code, County of Los Angeles), and/or the Rancho Palos Verdes Subdivision Ordinance (Title 16, Municipal Code, City of Rancho Palos Verdes).

Property Legal Description: See Exhibit "A" and "B" attached hereto and made a part hereof

Property Owner(s): Lot 10 of Tract Map No. 32991 (APN: 7564-025-010)

| Signature: Signature: Signature:                                     |
|--|
| Name (typed or printed): Vista Del Mar REI, LLC                      |
| Date: 4-7-15   |
|  |
| Property Owner(s): Lot 11 of Tract Map No. 32991 (APN: 7564-025-011) |
| Signature: Day h Cym   |
| Name (typed or printed): Vista Del Mar REI, LLC                      |
| Date: 4-7-15   |

# **DETERMINATION OF COMPLIANCE**

I hereby certify that the above-described parcel(s) complies with the applicable provisions of the Subdivision Map Act, the County Subdivision Ordinance, and/or the Rancho Palos Verdes Subdivision Ordinance. The parcel described herein may be sold, leased, transferred, or financed in full compliance with all applicable provisions of the Subdivision Map Act, the County Subdivision Ordinance, and/or the Rancho Palos Verdes Subdivision Ordinance enacted pursuant thereto. Development of the parcel may require issuance of a permit or permits, or other grant or grants of approval.

| For: Lo  | ot Line | Adjustment No.                   | SUB2013-00003   |
|----------|---------|----------------------------------|---|
| Location | on:     | the City of Rancho Palos         | een Lot 10 and Lot 11 of Tract Map No. 32991, in Verdes, County of Los Angeles, State of California, e attached legal description in Exhibit "A" and "B". |
| Ву:      |         | Rojas<br>munity Development Depa | rtment  |
| Date:    |         | 4-7-15                           |   |

# **Exhibit A**

# Parcel B Legal Description Adjusted Lot 11

A Portion of Lot 11 and a Portion of Lot 10 of Tract No. 32991, in the City of Rancho Palos Verdes, in the County of Los Angeles, State of California, as per map recorded in Book 936, pages 9 through 11, inclusive of maps, in the Office of the County Recorder of said County, describes as follows:

Beginning at the most northerly corner of said Lot 11; thence along the northwesterly line of said Lot 11, South 78° 19' 39" West, 114.11 feet to the True Point of Beginning; thence departing from said northwesterly line, South 19° 31' 41" West, 69.99 feet to an angle point therein; thence South 24°35'37" West, 135.51 feet to a point on the southerly line of said Lot 10, said point being on the northeasterly right of way line of Vista Del Mar, a public street (48 feet wide), and said point being the beginning of a non-tangent curve, concave northeasterly having a radius of 151.00 feet, the radial to said curve bears North 68° 13' 00" East; thence northwesterly along said curve through a central angle of 00° 43' 59", an arc distance of 1.93 feet to the point of reverse curve in said right of way; said point being the beginning of a tangent curve concave southwesterly having a radius of 174.00 feet; thence northwesterly along said curve through a central angle of 61°34' 44", an arc distance of 187.01 feet; thence North 82° 37' 44" West, 8.08 feet to the beginning of a tangent curve, concave northeasterly, having a radius of 25.00 feet; thence westerly, northwesterly and northerly along said curve through a central angle of 101° 38' 40", an arc distance of 44.35 feet, to the beginning of a tangent curve, concave easterly having a radius of 375.00 feet; thence northerly along said curve through a central angle of 00° 16' 28", an arc distance of 1.80 feet to the northwest corner of said Lot 11, said point also being on the easterly right of way line of Palos Verdes Drive East, a public street (75 feet wide); thence departing said easterly right of way line and along the northwesterly line of said Lot 11, North 78° 19' 39" East, 205.88 feet to the True Point of Beginning.

# See Attached Exhibit B

Contains 20,000 Square Feet

Prepared by

**Bolton Engineering Corp.** 

Ross N. Bolton, R.C.E. 26120

C 26120

MARCH 19, 2015

Date

6

## **CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189** 

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.

| document to which this certificate is attached, and not tr   | ne truthfulness, accuracy, or validity of that document.  |
|--|---|
| State of California  County of   | Here Insert Name and Title of the Officer  Colich Doug Maupin  Name(s) of Signer(s)   |
| subscribed to the within instrument and acknow   | evidence to be the person(s) whose name(s) is/are ledged to me that he/she/they executed the same in is/her/their signature(s) on the instrument the person(s), cted, executed the instrument.            |
| ROBERT BOLGER JR   | I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.  WITNESS my hand and official seal.  Signature  Signature of Notary Public |
| Place Notary Seal Above  | TIONAL  |
| Though this section is optional, completing this   | TIONAL information can deter alteration of the document or so form to an unintended document.   |
| Description of Attached Document  Title or Type of Document:  Number of Pages: Signer(s) Other Tha   | Document Date:  |
| Capacity(ies) Claimed by Signer(s)  Signer's Name:  Corporate Officer — Title(s):  Partner — Limited General Individual Attorney in Fact Trustee Guardian or Conservator Other:  Signer Is Representing: | Signer's Name: Corporate Officer — Title(s): Partner — Limited  |

# Accommodation Only

# Fidelity National Title Company

Recording Requested By: Maupin Development, Inc.23505 Crenshaw Blvd, Suite 208 Torrance, CA 90505

When recorded mail document to: Maupin Development, Inc.23505 Crenshaw Blvd, Suite 208 Torrance, CA 90505

# COPY of Document Recorded 20150391000 4915

Has not been compared with original.

Original will be returned when
processing has been completed.

LOS ANGELES COUNTY REGISTRAR - RECORDER

# **CONFORMED COPY**

A.P.N. 7564-025-010

Above Space for Recorder's Use Only

# **GRANT DEED**

Lot Line Adjustment from Lot 11, Tract No. 32991 to Lot 10, Tract No. 32991

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX IS \$0
CITY TAX \$0

- a computed on full value of property conveyed, or
- no computed on full value of items or encumbrances remaining at time of sale,
- □ Unincorporated area □ City of Rancho Palos Verdes and

FOR A FULL VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Vista Del Mar REI, LLC, A California Limited Liability Company, as owner of Lot 11 of Tract No. 32991

hereby GRANT(s) to

Vista Del Mar REI, LLC, A California Limited Liability Company, as owner of Lot 10 of Tract No. 32991, the following described real property in the City of Rancho Palos Verdes, County of Los Angeles, State of California:

See Exhibit A attached Hereto and made a part thereof

Vista Del Mar REI, LLC, A California Limited Liability Company

Doug Maupin, Manager

John Colich, Manager

3-31.2015

Date

3-31-2015

Date

#### Exhibit A

#### Transfer Portion B to A

A portion of Lot 11 of Tract No. 32991, in the City of Rancho Palos Verdes, in the County of Los Angeles, State of California, as per map recorded in Book 936, pages 9 through 11, inclusive of maps, in the Office of the County Recorder of said County, describes as follows:

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# See Attached Exhibit B

Contains 4,991 Square Feet

Prepared by Bolton Engineering Corp.

Ross N. Bolton, R.C.E. 26120

C 26120 عنه 331/ EXP Date

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

| The state of the s |   |  |  |  |
|--|---|--|--|--|
| 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.   |   |  |  |  |
| State of California  |   |  |  |  |
| County of Int Analls   |   |  |  |  |
| State of California  County of Los Angeles  On 3 3 1 15 before me, Robert Belger Jr. Notary Hublic  Date  Date  Description of the Officer  Personally appeared Dong Maupin, John Colich  Name(s) of Signer(s)   |   |  |  |  |
| On3 31 15 before me,   | bort Bolyce Jr. Notary Hublic   |  |  |  |
| `Date  | Here Insert Name and Title of the Officer   |  |  |  |
| personally appeared Pory Ma  | upin, John Glich  |  |  |  |
|  | Name(s) of Signer(s)  |  |  |  |
| subscribed to the within instrument and acknow   | y evidence to be the person(s) whose name(s) is/are wledged to me that he/she/they executed the same in his/her/their signature(s) on the instrument the person(s), acted, executed the instrument. |  |  |  |
|  | I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.  |  |  |  |
| ROBERT BOLGER JR   | WITNESS my hand and official seal.  |  |  |  |
| Commission # 2061640 Notary Public · California Los Angeles County My Comm. Expires Mar 21, 2016   | Signature Signature of Notary Public  |  |  |  |
|  | dignature of Notary Fublic  |  |  |  |
|  |   |  |  |  |
| Place Notary Seal Above  |   |  |  |  |
| Though this section is optional, completing this   | PTIONAL s information can deter alteration of the document or is form to an unintended document.  |  |  |  |
| Description of Attached Document   |   |  |  |  |
| Title or Type of Document:   | Document Date:  |  |  |  |
| Number of Pages: Signer(s) Other Th  | an Named Above:   |  |  |  |
| Capacity(ies) Claimed by Signer(s)   |   |  |  |  |
| Signer's Name:   | _ Signer's Name:  |  |  |  |
| ☐ Corporate Officer — Title(s):  | □ Corporate Officer — Title(s):   |  |  |  |
| ☐ Partner — ☐ Limited ☐ General ☐ Individual ☐ Attorney in Fact  | ☐ Partner — ☐ Limited ☐ General   |  |  |  |
| ☐ Individual ☐ Attorney in Fact ☐ Guardian or Conservator  | ☐ Individual ☐ Attorney in Fact ☐ Guardian or Conservator   |  |  |  |
| Other:   | ☐ Trustee ☐ Guardian or Conservator<br>☐ Other:   |  |  |  |
| Signer Is Representing:  | Signer Is Representing:   |  |  |  |
|  |   |  |  |  |

# Fidelity National Title Company

Recording Requested By: Maupin Development, Inc.23505 Crenshaw Blvd, Suite 208 Torrance, CA 90505

When recorded mail document to: Maupin Development, Inc.23505 Crenshaw Blvd, Suite 208 Torrance, CA 90505

Y of Document Recorded

Has not been compared with original. Original will be returned when processing has been completed. LOS ANGELES COUNTY REGISTRAR - RECORDER

# CONFORMED COPY

A.P.N. 7564-025-011

Above Space for Recorder's Use Only

# **GRANT DEED**

Lot Line Adjustment from Lot 10, Tract No. 32991 to Lot 11, Tract No. 32991

THE UNDERSIGNED GRANTOR(S) DECLARE(S) DOCUMENTARY TRANSFER TAX is \$0 CITY TAX \$0

- a computed on full value of property conveyed, or
- a computed on full value of items or encumbrances remaining at time of sale.
- □ Unincorporated area □ City of Rancho Palos Verdes and

FOR A FULL VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Vista Del Mar REI, LLC, A California Limited Liability Company, as owner of Lot 10 of Tract No. 32991

hereby GRANT(s) to

Accommodation

Vista Del Mar REI, LLC, A California Limited Liability Company, as owner of Lot 11 of Tract No. 32991, the following described real property in the City of Rancho Palos Verdes, County of Los Angeles, State of California:

See Exhibit A attached Hereto and made a part thereof

Vista Del Mar REI, LLC, A California Limited Liability Company

Doug Maupin, M

31-2015

#### Exhibit A

#### Transfer Portion A to B

A portion of Lot 10 of Tract No. 32991, in the City of Rancho Palos Verdes, in the County of Los Angeles, State of California, as per map recorded in Book 936, pages 9 through 11, inclusive of maps, in the Office of the County Recorder of said County, describes as follows:

Beginning at the most northerly corner of Lot 11 of said Tract No. 32991; thence along the northwesterly line of said Lot 11 South 78° 19' 39" West, 114.11 feet; thence departing from said northwesterly line South 19° 31' 41" East, 69.99 feet to an angle point therein; thence South 24° 35' 37" West, 5.93 feet to a point on the northwesterly line of said Lot 10 and the True Point of Beginning; thence continuing South 24° 35' 37" West, 129.59 feet to a point on the southerly line of said Lot 10, said point being on the northeasterly right of way line of Vista Del Mar, a public street (48 feet wide), and said point being the beginning of a non-tangent curve, concave northeasterly having a radius of 151.00 feet, the radial to said curve bears North 68° 13' 00" East; thence northwesterly along said curve through a central angle of 00° 43' 59", an arc distance of 1.93 feet to the point of reverse curve in said right of way, said point being the beginning. of a tangent curve concave southwesterly having a radius of 174.00 feet; thence northwesterly along said curve through a central angle of 09°41' 08", an arc distance of 29.41 feet to the southwesterly corner of said Lot 11; thence departing from said northerly right of way line and along the westerly line of sald Lot 10, North 34° 04' 00" East, 91.83 feet to an angle point therein; thence along said westerly line North 49° 49' 22" East 20.98 feet to the True Point of Beginning.

#### See Attached Exhibit B

Contains 1,806 Square Feet

Prepared by Bolton Engineering Corp.

Ross N. Bolton, R.C.E. 26120

C 26120

Mailch 19, 2015

Date

#### **CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

CIVIL CODE § 1189

|   | cate verifies only the identity of the individual who signed the the truthfulness, accuracy, or validity of that document.  |
|---|---|
| State of California   | )   |
| County of Los Angles  | )<br>)  |
| On 3/31/15 before me, Ro  | bert Bolyer Jr., Notury Public,  Here Insert Name and Title of the Officer  aupin, John Glich  Name(s) of Signer(s)   |
| Date  | Here Insert Name and Title of the Officer   |
| personally appeared bug M   | aupin, John Glich   |
| 3   | Name(s) of Signer(s)  |
| who proved to me on the basis of satisfactor<br>subscribed to the within instrument and acknow  | y evidence to be the person(s) whose name(s) is/are wledged to me that he/she/they executed the same in his/her/their signature(s) on the instrument the person(s),   |
|   | I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.  |
| ROBERT BOLGER JR  | WITNESS my hand and official seal.  |
| Commission # 2061640  Notary Public - California  |   |
| Los Angeles County  | Signature   |
| My Comm. Expires Mar 21, 2018   | Signature of Notary Public  |
|   |   |
|   |   |
|   |   |
| Place Notary Seal Above   |   |
| · · · · · · · · · · · · · · · · · · ·   | PTIONAL -   |
|   | is information can deter alteration of the document or instant or instantial |
| <b>Description of Attached Document</b>   |   |
| itle or Type of Document: Document Date:  |   |
| Number of Pages: Signer(s) Other Tr   | nan Named Above:  |
| Capacity(ies) Claimed by Signer(s)  |   |
| Signer's Name:  | Signer's Name:  |
| gner's Name: Signer's Name: Corporate Officer — Title(s): Corporate Officer — Title(s): Partner — Limited General Partner — Limited General Individual Attorney in Fact |   |
| ☐ Partner — ☐ Limited ☐ General   | Partner - Limited Li General  |
|   |   |
| ☐ Trustee ☐ Guardian or Conservator ☐ Other:  | ☐ Other:  |
| Signer Is Representing:   |   |
| oigner is riepresenting.  | Signer Is Representing:   |

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Charles Abbott Associates, Inc. 27401 Los Altos, Suite 220 Mission Viejo, CA 92691 (949) 367-2850 (PHONE) (949) 367-2852 (FAX)

AUG 1 2014

COMMUNITY DEVELOPMENT
DEPARTMENT

#### **MEMORANDUM**

TO:

So Kim, Associate Planner

City of Rancho Palos Verdes

FROM:

Danny Chow

DATE:

7-31-2014

SUBJECT:

Lot Line Adjustment SUB 2013-00003

Vista Del Mar Lots 10 and 11. Revised

The package you sent earlier including the legal descriptions, map exhibits, and closure calculations have been reviewed and deemed technically correct and acceptable.

Originals are attached for your use.

Recording Requested By: Maupin Development, Inc.23505 Crenshaw Blvd, Suite 208 Torrance, CA 90505

When recorded mail document to: Maupin Development, Inc.23505 Crenshaw Blvd, Suite 208 Torrance, CA 90505

A.P.N. 7564-025-011

Above Space for Recorder's Use Only

### GRANT DEED Lot Line Adjustment from Lot 10, Tract No. 32991 to Lot 11, Tract No. 32991

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX is \$0
CITY TAX \$0

- computed on full value of property conveyed, or
- □ computed on full value of items or encumbrances remaining at time of sale,
- □ Unincorporated area □ City of Rancho Palos Verdes and

FOR A FULL VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Vista Del Mar REI, LLC, A California Limited Liability Company, as owner of Lot 10 of Tract No. 32991

hereby GRANT(s) to

Vista Del Mar REI, LLC, A California Limited Liability Company, as owner of Lot 11 of Tract No. 32991, the following described real property in the City of Rancho Palos Verdes, County of Los Angeles, State of California:

#### See Exhibit A attached Hereto and made a part thereof

| Vista Del Mar REI, LLC, A California Limited Liability Company |      |
|--|------|
| Doug Maupin, Manager   | Date |
| Koji Kuwadi, Manager   | Date |

## STATE OF CALIFORNIA COUNTY OF LOS ANGELES} SS.

| On   | before me,                       | a Notary Public, personally  |
|--|----------------------------------|--|
| appeared   |                                  | who proved to me on the  |
| instrumen<br>authorized  | t and acknowledged to me that he | whose name(s) is/are subscribed to the within she/they executed the same in his/their/her signatures(s) on the instrument the person(s), sted, executed the instrument.] |
| I certify under PENALTY OF PERJURY under the laws of the State of California that the for paragraph is true and correct. |                                  | laws of the State of California that the foregoing   |
| paragrapi  | no true and correct.             | (SEAL)   |
| WITNES   | S my hand and official seal.     |  |
| Signature  | 9                                |  |

## Exhibit A Transfer Portion A to B

A portion of Lot 10 of Tract No. 32991, in the City of Rancho Palos Verdes, in the County of Los Angeles, State of California, as per map recorded in Book 936, pages 9 through 11, inclusive of maps, in the Office of the County Recorder of said County, describes as follows:

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#### See Attached Exhibit B

C 20120

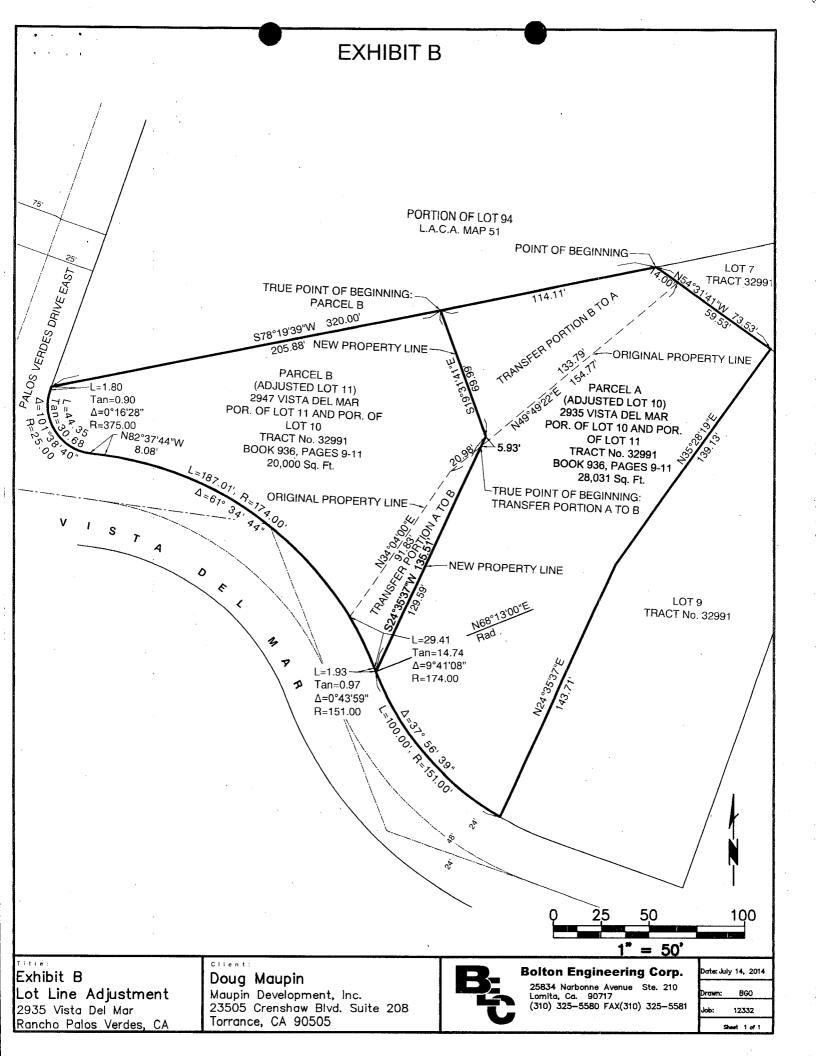
EOFCALIF

Contains 1,806 Square Feet

Prepared by Bolton Engineering Corp.

Ross N. Bolton, R.C.E. 26120

Date



Recording Requested By: Maupin Development, Inc.23505 Crenshaw Blvd, Suite 208 Torrance, CA 90505

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A.P.N. 7564-025-010

Above Space for Recorder's Use Only

## GRANT DEED Lot Line Adjustment from Lot 11, Tract No. 32991 to Lot 10, Tract No. 32991

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX is \$0
CITY TAX \$0

- □ computed on full value of property conveyed, or
- □ computed on full value of items or encumbrances remaining at time of sale,
- □ Unincorporated area □ City of Rancho Palos Verdes and

FOR A FULL VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Vista Del Mar REI, LLC, A California Limited Liability Company, as owner of Lot 11 of Tract No. 32991

hereby GRANT(s) to

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#### See Exhibit A attached Hereto and made a part thereof

| Vista Dei Mar HEI, LLC, A California Limited Liability Company |      |
|--|------|
| Doug Maupin, Manager   | Date |
| Koji Kuwadi, Manager   | Date |

## STATE OF CALIFORNIA COUNTY OF LOS ANGELES) SS.

| On                        | before me,  | a Notary Public, personally   |
|---------------------------|---|---|
| appeared                  |   | who proved to me on the   |
| instrument<br>authorized  | and acknowledged to me that he/she                        | nose name(s) is/are subscribed to the within withey executed the same in his/their/her gnatures(s) on the instrument the person(s), executed the instrument.] |
| l certify un<br>paragraph | der PENALTY OF PERJURY under the law is true and correct. | vs of the State of California that the foregoing  |
| , , ,                     |   | (SEAL)  |
| WITNES                    | S my hand and official seal.                              |   |
| <i>Signatu</i> re         |   |   |

## Exhibit A Transfer Portion B to A

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#### See Attached Exhibit B

Contains 4,991 Square Feet

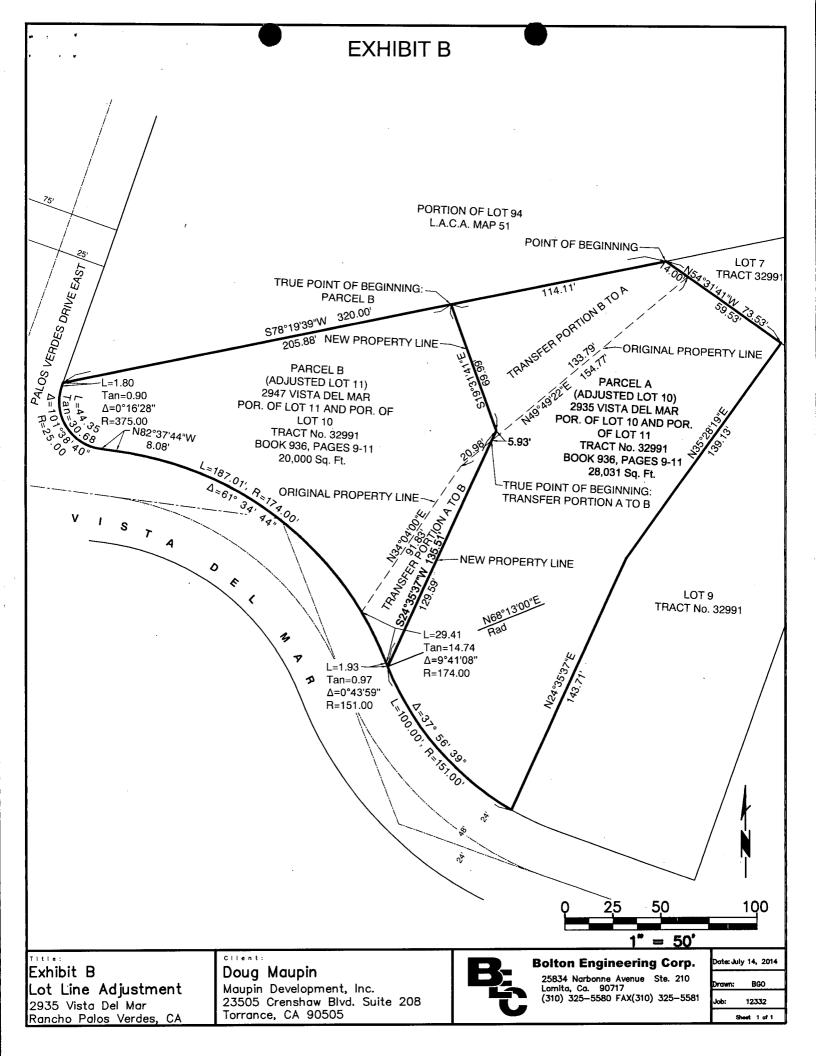
Prepared by

**Bolton Engineering Corp.** 

Ross N. Bolton, R.C.E. 26120

C 26120 EXP. 3/31/20

/ D



#### **PARCEL A**

#### **Closure Summary**

Precision, 1 part in: 194071.07475'

Error distance:

0.00400'

Error direction:

N80° 07' 25.7"E

Area:

28031.01 Sq. Ft.

Square area:

28031.015

Perimeter:

775.97050

Side 1: Line

Direction:

S78° 19' 39"W

Distance:

114.11'

Side 2: Line

Direction:

S19° 31' 41"E

Distance:

69.99'

Side 3: Line

Direction:

S24° 35' 37"W

Distance:

135.51'

Side 4: Curve

Curve direction:

Counter-clockwise

Radius:

151.00'

Arc length:

100.00'

Delta angle:

37° 56' 39"

Radial In:

N68° 13' 00"E

Side 5: Line

Direction:

N24° 35' 37"E

Distance:

143.71'

Side 6: Line

Direction:

N35° 28' 19"E

Distance:

139.13'

Side 7: Line

Direction:

N54° 31' 41"W

Distance:

73.53'

#### Parcel B

#### **Closure Summary**

Precision, 1 part in: 137800.68147'

Error distance:

0.00475'

Error direction:

N86° 32' 56"W

Area:

20000.13 Sq. Ft.

Square area:

20000.132

Perimeter:

654.55'

Side 1: Line

Direction:

S19° 31' 41"E

Distance:

69.991

Side 2: Line

Direction:

S24° 35' 37 "W

Distance:

135.51

Side 3: Curve

Curve direction:

Clockwise

Radius:

151.00'

Arc length:

1.93'

Delta angle:

0° 43′ 59″

Radial In:

S68° 13' 00"E

Side 4: Curve

Curve direction:

Counter-clockwise

Radius:

174.00

Arc length:

187.01

Delta angle:

61° 34' 44"

Side 5: Line

Direction:

N82° 37' 44"W

Distance:

8.08'

Side 6: Curve

Curve direction:

Clockwise

Radius:

25.00

Arc length:

44.35'

Delta angle:

101° 38' 40"

Side 7: Curve

Curve direction:

Clockwise

Radius:

375.00'

Arc length:

1.80'

Delta angle:

0° 16' 28"

Side 8: Line

Direction:

N78° 19' 39"E

Distance:

205.88'

#### **Transfer Portion A to B**

#### **Closure Summary**

Precision, 1 part in: 181443.05'

Error distance:

0.00'

Error direction:

S86° 27' 40"E

Area:

1805.76 Sq. Ft.

Square area:

1805.758

Perimeter:

273.74'

Side 1: Line

Direction:

S24° 35' 37"W

Distance:

129.59'

Side 2: Curve

Curve direction:

Clockwise

Radius:

151.00'

Arc length:

1.93

Delta angle:

0° 43′ 59"

Radial In:

N68° 13' 00"E

Side 3: Curve

Curve direction:

Counter-clockwise

Radius:

174.00'

Arc length:

29.41'

Delta angle:

9° 41' 08"

Radial In:

S68° 56' 59"W

Side 4: Line

Direction:

N34° 04' 00"E

Distance:

91.83'

Side 5: Line

Direction:

N49° 49' 22"E

Distance:

20.98'

#### **Transfer Portion B to A**

#### **Closure Summary**

Precision, 1 part in: 95688.19'

Error distance:

0.00'

Error direction:

S28° 59' 25"W

Area:

4991.49 Sq. Ft.

Square area:

4991.492

Perimeter:

337.82'

Side 1: Line

Direction:

S78° 19' 39"W

Distance:

114.11'

Side 2: Line

Direction:

S19° 31' 41"E

Distance:

69.99'

Side 3: Line

Direction:

S24° 35' 37"W

Distance:

5.93'

Side 4: Line

Direction:

N49° 49' 22"E

Distance:

133.79

Side 5: Line

Direction:

N54° 31' 41"W

Distance:

14.00'

AUG 26 2314

COMMUNITY DEVELOPMENT

DEPARTM - . .

# Doug Maupin MAUPIN REALTORS / MAUPIN DEVELOPMENT, INC. California Broker Lic # 00761109 23505 Crenshaw Blvd Suite 208 Torrance, CA 90505 310 530-8457 FAX 310 530 3673 Cel 310 293 8463

City of Rancho Palos Verdes Community Development Department 30940 Hawthorne Blvd. Rancho Palos Verdes, CA 90275-5391

August 21, 2014

Re: Condition No. 1; <u>NOTICE OF DECISION</u> on Planning Case #SUB2013-00003; Lot Line Adjustment between 2935 (Lot 10) and 2947 (Lot 11) Vista Del Mar

This letter is to confirm that the applicant and property owner of the above-referenced properties has read, understood and agreed to all conditions of approval contained in Exhibit "A", attached to the above-referenced Notice.

Vista Del Mar REI LLC (Owner)

By Doug Maupin, Co-Manager and Applicant

21 Aug 2014

COMMUNITY DEVELOPMENT DEPARTMENT

August 20, 2014

#### **NOTICE OF DECISION**

NOTICE IS HEREBY GIVEN that the City of Rancho Palos Verdes has **approved**, **with conditions**, a request for a Lot Line Adjustment between 2935 (Lot 10) and 2947 (Lot 11) Vista Del Mar (Planning Case No. SUB2013-00003).

Location: 2935 (Lot 10) and 2947 (Lot 11) Vista Del Mar

Applicant/

Landowner: Doug Maupin

Said approval is subject to the following conditions:

- 1. Prior to the submittal of final plans and exhibits for review prior to recordation, the applicant and the property owner shall submit to the City a statement, in writing, that they have read, understand, and agree to all conditions of approval contained in this Exhibit. Failure to provide said written statement within ninety (90) days following the date of this approval shall render this approval null and void.
- 2. Within 30 days from the date of the Director's decision, two copies of the original the Certificate of Compliance shall be completed and returned to the Community Development Department for review prior to recordation with Los Angeles County Recorder's Office.
- 3. The property owner shall record the required Certificate of Compliances (Lot line Adjustment) for Lots "A" and "B" within 180 days of the date of the Director's decision, and copies of said recorded documents shall be provided to the City of Rancho Palos Verdes, Community Development Department.
- 4. The property owner shall incur all costs associated with the recording of the required Certificate of Compliances (Exhibit "B").
- 5. The approved Lot Line Adjustment is subject to the City Engineer's approval dated July 31, 2014.
- 6. The Lot Area and Lot Dimensions (width and depth) shall comply with the Exhibits shown in the attached Certificate of Compliances (Exhibit "B"), and the standards set forth in the RPD for the Seacliff Hills Tract.

This decision may be appealed, in writing, to the Planning Commission. The appeal shall set forth the grounds for appeal and any specific action being requested by the appellant. Any appeal letter must be filed within fifteen (15) calendar days of the date of this notice, or by 5:30

PM on **Thursday**, **September 4**, **2014**. A \$2,275.00 appeal fee must accompany any appeal letter. If no appeal is filed timely, the Director's decision will be final at 5:30 PM on **Thursday**, **September 4**, **2014**.

If you have any questions regarding this permit, please contact Ara Mihranian, Deputy Community Development Director, at (310) 544-5228 or via e-mail at <a href="mailto:aram@rpv.com">aram@rpv.com</a>.

Joel Rojas, AICP

Community Development Director

#### Attachment:

Staff Report and Exhibits



COMMUNITY DEVELOPMENT DEPARTMENT

#### **MEMORANDUM**

TO: JOEL ROJAS, COMMUNITY DEVELOPMENT DIRECTOR

FROM: SO KIM, SENIOR PLANNER

**DATE:** AUGUST 14, 2014

SUBJECT: LOT LINE ADJUSTMENT (CASE NO. SUB2013-00003) BETWEEN

2935 AND 2947 VISTA DEL MAR (APPLICANT/PROPERTY OWNER -

**DOUG MAUPIN)** 

#### **RECOMMENDATION:**

Staff recommends that the Community Development Director conditionally approve a lot line adjustment between 2935 (Lot 10) and 2947 (Lot 11) Vista Del Mar (Planning Case No. SUB2013-00003).

#### **BACKGROUND**

On May 9, 2013, Tomaro Architecture, representing the subject property owner Doug Maupin of both 2935 and 2947 Vista Del Mar properties, submitted a Lot Line Adjustment and Conditional Use Permit applications to modify the lot line between the two lots and develop both properties, each with a new single-family residence subject to the Sea Cliff Hills Residential Development Standards. During the review process, the applicant decided to separate the two applications; thereby moving forward with the Lot Line Adjustment component first, then the development applications.

The lot line adjustment related documents were sent to the City Engineer for review on August 5, 2013. After a series of corrections, the City Engineer issued a conceptual approval on September 24, 2013. Subsequently, the applicant decided to revise the lot line between 2935 and 2947 Vista Del Mar. The revised lot line adjustment documents were sent to the City Engineer for review on July 22, 2014 and obtained approval on August 1, 2014. Subsequently, the Lot Line Adjustment application was deemed complete on August 14, 2014.

#### **SITE & PROJECT DESCRIPTION**

The two subject properties, 2935 (Lot 10) and 2947 (Lot 11) Vista Del Mar are located within Tract No. 32991 (Sea Cliff Hills), accessed off Palos Verdes Drive East. These are the first two vacant lots at the entryway of the Vista Del Mar cul-de-sac. Lot 11 is a corner lot abutting Palos Verdes Drive East and Lot 10 is located immediately to the east. The land use and zoning designations are Residential ≤1 du/ac and RS-1, respectively. These lots are part of the Seacliff Hills community, which was approved as a residential planned development (RPD) pursuant to Conditional Use Permit No. 23 in 1977. As an RPD, the minimum lot area and lot dimensions typically required for the RS-1 Zoning District were reduced in exchange for the dedication of open space lots.

The proposed project is to adjust the common side property line of Lots 10 and 11 of Tract No. 32991 (Seacliff Hills), thus modifying the lot area and lot dimensions (width and depth), to accommodate the future development of these two lots with a single-family residence. More specifically, the lot size of Lot 10 will be increased from 24,980ft² to 28,031ft² and the lot size of Lot 11 will be decreased from 23,230ft² to 20,000ft². Additionally, the lot dimensions, width and depth, have also been modified in accordance to the approvals set by the RPD. Notwithstanding, no changes to the residential development standards of the Seacliff Hills tract are proposed as part of this request.

#### **CODE CONSIDERATIONS AND ANALYSIS**

Pursuant to the City's Municipal Code Section 16.08 and Subdivision Map Act Section 66412(d), the adjustment of property lines between four or fewer existing adjoining parcels, where the land taken from one parcel is added to an adjoining parcel, and where a greater number of parcels than originally existed is not increased can be permitted, subject to the approval of a Lot Line Adjustment application.

#### Lot Line Adjustment

In considering a lot line adjustment, City's Municipal Code §16.08.010 requires the Director to find that the resulting lots comply with all applicable zoning and building codes of the City. As mentioned in the 'Background' section above, the City Engineer has reviewed and approved the proposed lot line adjustment exhibits and revised legal descriptions as to form and technical accuracy. With respect to the consistency of the resulting lots with the City's Codes, specifically as it pertains to the standards set forth in the RPD for the Sea Cliff Hills Tract:

- The lot sizes of the ten Vista Del Mar lots range between 15,900ft² to 66,292ft² in size with most (seven of 10) being at least 20,000ft² in area or larger. The resulting two lots will also be at least 20,000ft² in lot size (Lot 10 28,031ft² and Lot 11 20,000ft²) consistent with the character of the lots in the subject tract. Additionally, the lot dimensions (width and depth) will also resemble the dimensions for the lots on Vista del Mar within the subject Sea Cliff Hills Tract.
- The adjusted lot area and lot dimensions will not permit any increase or change in the residential development guidelines, including but not limited to lot coverage, setbacks or building heights beyond the maximum allowed by the development standards of the Seacliff Hills community.
- The proposed lot line adjustment will not allow more homes to be constructed than permitted by the residential development standards for the Seacliff Hills community (maximum 10 homes – one home per lot).

Since the proposed project will continue to comply with the development standards of Tract Map No. 32991, Conditional Use Permit No. 23 and the Seacliff Hills development guidelines as it pertains to lot area and lot dimensions, Staff believes that the requested lot line adjustment for the subject lots is acceptable.

#### ADDITIONAL INFORMATION

#### **Environmental Assessment**

Staff has reviewed the proposed application for compliance with the California Environmental Quality Act (CEQA). Upon completion of this review, it has been determined that this request is categorically exempt from CEQA, pursuant to Guideline Section No. 15305 (Minor Alterations in Land Use Limitations). Section 15305 (Class 5 Exemption) allows minor lot line adjustments, side yard, and setback variances not resulting in the creation of a new parcel. As such, no future environmental review is necessary.

#### CONCLUSION

Based upon the discussion above, Staff believes that all the required findings for the approval of the proposed lot line adjustment can be made. Therefore, Staff recommends that the Community Development Director approve the proposed lot line adjustment between 2935 (Lot 10) and 2947 (Lot 11) Vista Del Mar (Planning Case No. SUB2013-00003).

#### **ALTERNATIVES**

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

- 1. Identify any issues of concern and direct the applicant to re-design and resubmit the application (Planning Case No. SUB2013-00003); or,
- 2. Deny, without prejudice, the Lot Line Adjustment (Planning Case No. SUB2013-00003).

Approved pursuant to Staff's recommendation.

Accepted:

Joel Rojas

Community Development Director

Dated: 25.20.14

#### **ATTACHMENTS**

- Exhibit "A" Conditions of Approval
- Exhibit "B" Certificate of Compliance (Lot Line Adjustment) for Lots "A" and "B"

FOR J.R.

Memorandum from City Engineer, dated July 31, 2014

## EXHIBIT "A" CONDITIONS OF APPROVAL PLANNING CASE NO. SUB2014-00003 (LOT LINE ADJUSTMENT)

- 1. Prior to the submittal of final plans and exhibits for review prior to recordation, the applicant and the property owner shall submit to the City a statement, in writing, that they have read, understand, and agree to all conditions of approval contained in this Exhibit. Failure to provide said written statement within ninety (90) days following the date of this approval shall render this approval null and void.
- 2. Within 30 days from the date of the Director's decision, two copies of the original the Certificate of Compliance shall be completed and returned to the Community Development Department for review prior to recordation with Los Angeles County Recorders Office.
- 3. The property owner shall record the required Certificate of Compliances (Lot line Adjustment) for Lots "A" and "B" within 180 days of the date of the Director's decision, and copies of said recorded documents shall be provided to the City of Rancho Palos Verdes, Community Development Department.
- 4. The property owner shall incur all costs associated with the recording of the required Certificate of Compliances (Exhibit "B").
- 5. The approved Lot Line Adjustment is subject to the City Engineer's approval dated July 31, 2014.
- 6. The Lot Area and Lot Dimensions (width and depth) shall comply with the Exhibits shown in the attached Certificate of Compliances (Exhibit "B"), and the standards set forth in the RPD for the Seacliff Hills Tract.

Recording Requested By: Maupin Development, Inc.23505 Crenshaw Blvd, Suite 208 Torrance, CA 90505

When recorded mail document to: Maupin Development, Inc.23505 Crenshaw Blvd, Suite 208 Torrance, CA 90505

Above Space for Recorder's Use Only

## Certificate of Compliance Request for Certificate of Compliance Lot Line Adjustment Sub 2013-\_\_\_\_\_ Parcel A

We, the undersigned owner of record of real property within the City of Rancho Palos Verdes, hereby REQUEST the City of Rancho Palos Verdes to determine if said real property described below has complied with the provisions of the Subdivision Map Act of the State of California, and the Subdivision Ordinances of the City of Rancho Palos Verdes.

| Vista Del Mar REI, LLC, A Cal<br>Owner of Lot 10 and Lot 11 | ifornia Limited Liability Company      |
|---|--|
| Doug Maupin, Manager  |  |
| Date  | <u> </u>                               |
| Koji Kuwadi, Manager  | ······································ |
| Date  |  |

See Attached Exhibit A

## STATE OF CALIFORNIA COUNTY OF LOS ANGELES) SS.

| On  | _ before me,  | a Notary Public, personally  |
|---|---|--|
| appeared                                      |   | who proved to me on the  |
| instrument and ackr<br>authorized capacity (i | evidence to be the person(s) whose name(s<br>nowledged to me that he/she/they executes), and that by his/her/their signatures(s) and that by his/her/their signatures that of which the person(s) acted, executed the | s) is/are subscribed to the within uted the same in his/their/her on the instrument the person(s), |
| I certify under PENAL paragraph is true and   | TY OF PERJURY under the laws of the Sta   | ate of California that the foregoing   |
| , 5 ,   |   | (SEAL)   |
| WITNESS my hand                               | and official seal.  |  |
| Signature                                     |   |  |

#### Exhibit A

#### Parcel A Legal Description Adjusted Lot 10

A Portion of Lot 10 and a Portion of Lot 11 of Tract No. 32991, in the City of Rancho Palos Verdes, in the County of Los Angeles, State of California, as per map recorded in Book 936, pages 9 through 11, inclusive of maps, in the Office of the County Recorder of said County, describes as follows:

Beginning at the most northerly corner of said Lot 11; thence along the northwesterly line of said Lot 11, South 78° 19' 39" West, 114.11 feet; thence departing from said northwesterly line, South 19° 31' 41" East, 69.99 feet to an angle point therein; thence South 24°35'37" West, 135.51 feet to a point on the southerly line of Lot 10, said point also being on the northeasterly right of way line of Vista Del Mar, a public street (48 feet wide), said point also being the beginning of a non-tangent curve, concave northeasterly and having a\radius of 151.00 feet, the radial to said curve bears North 68° 13' 00" East; thence southeasterly along said curve through a central angle of 37° 56' 39", an arc distance of 100.00 feet to the southeasterly corner of said Lot 10; thence along the easterly line of said Lot 10, North 24° 35' 37" East, 143.71 feet to an angle point therein; thence North 35° 28' 19" East 139.13 feet to the Northeast corner of said Lot 10; thence along the northeasterly line of said Lot 10, North 54° 31' 41" West, 73.53 feet to the Point of Beginning.

#### See Attached Exhibit B

Contains 28,031 Square Feet

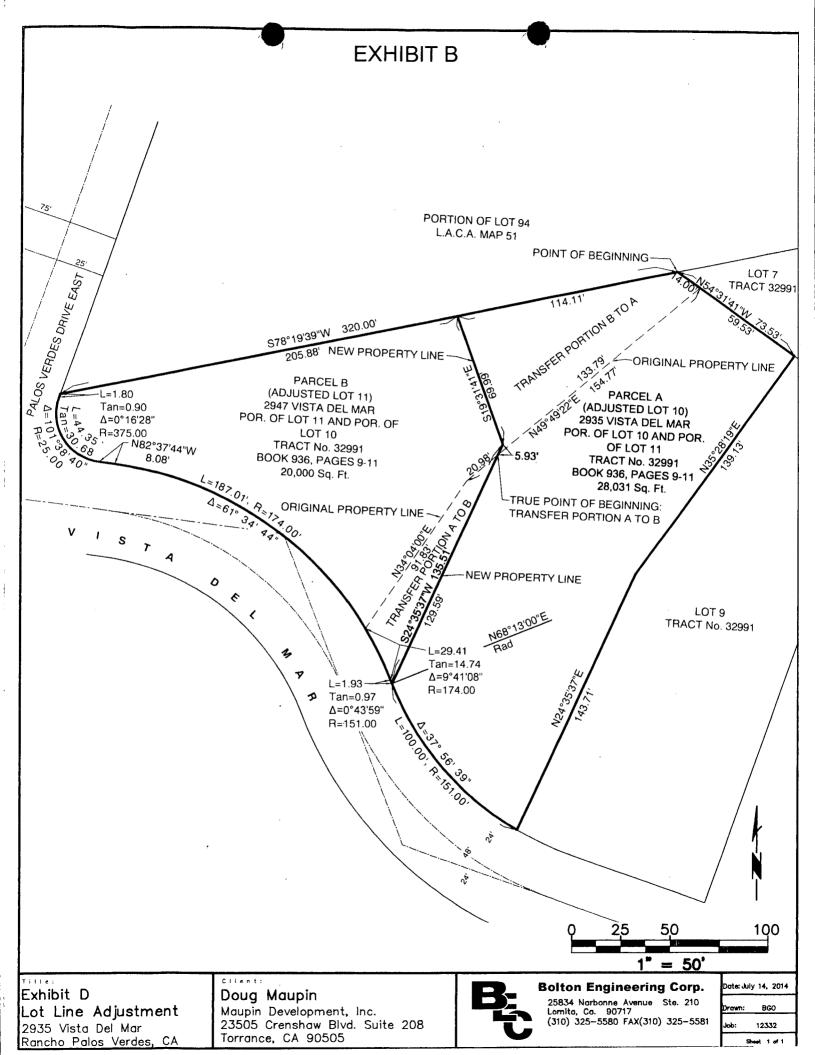
Prepared by

Bolton Engineering Corp.

Ross N. Bolton, R.C.E. 26120

CIVIL

Date



Recording Requested By: Maupin Development, Inc.23505 Crenshaw Blvd, Suite 208 Torrance, CA 90505

When recorded mail document to: Maupin Development, Inc.23505 Crenshaw Blvd, Suite 208 Torrance, CA 90505

Above Space for Recorder's Use Only

## Certificate of Compliance Request for Certificate of Compliance Lot Line Adjustment Sub 2013-\_\_\_\_Parcel B

We, the undersigned owner of record of real property within the City of Rancho Palos Verdes, hereby REQUEST the City of Rancho Palos Verdes to determine if said real property described below has complied with the provisions of the Subdivision Map Act of the State of California, and the Subdivision Ordinances of the City of Rancho Palos Verdes.

| Vista Del Mar REI, LLC, A Califo<br>Owner of Lot 10 and Lot 11 | ornia Limited Liability Company |
|--|---------------------------------|
| Doug Maupin, Manager   |                                 |
| Date   | _                               |
|  |                                 |
| Koji Kuwadi, Manager   |                                 |

Date

#### STATE OF CALIFORNIA COUNTY OF LOS ANGELES} SS.

| On                                      | before me,   | a Notary Public, personally  |
|---|--|--|
| appeared                                |  | _who proved to me on the   |
| instrument and authorized capac         | ory evidence to be the person(s) whose name(s) is acknowledged to me that he/she/they executed tity (ies), and that by his/her/their signatures(s) on to behalf of which the person(s) acted, executed the interpretation. | /are subscribed to the within I the same in his/their/her he instrument the person(s), |
| I certify under PE<br>paragraph is true | NALTY OF PERJURY under the laws of the State of and correct.   | of California that the foregoing   |
|   |  | (SEAL)   |
| WITNESS my h                            | nand and official seal.  |  |
| Signature                               |  |  |

#### Exhibit A

#### Parcel B Legal Description Adjusted Lot 11

A Portion of Lot 11 and a Portion of Lot 10 of Tract No. 32991, in the City of Rancho Palos Verdes, in the County of Los Angeles, State of California, as per map recorded in Book 936, pages 9 through 11, inclusive of maps, in the Office of the County Recorder of said County, describes as follows:

Beginning at the most northerly corner of said Lot 11; thence along the northwesterly line of said Lot 11, South 78° 19' 39" West, 114.11 feet to the True Point of Beginning; thence departing from said northwesterly line, South 19° 31' 41" West, 69.99 feet to an angle point therein; thence South 24°35'37" West, 135.51 feet to a point on the southerly line of said Lot 10, said point being on the northeasterly right of way line of Vista Del Mar, a public street (48 feet wide), and said point being the beginning of a non-tangent curve, concave northeasterly having a radius of 151.00 feet, the radial to said curve bears North 68° 13' 00" East; thence northwesterly along said curve through a central angle of 00° 43' 59", an arc distance of 1.93 feet to the point of reverse curve in said right of way; said point being the beginning of a tangent curve concave southwesterly having a radius of 174.00 feet; thence northwesterly along said curve through a central angle of 61°34′ 44″, an arc distance of 187.01 feet; thence North 82° 37' 44" West, 8.08 feet to the beginning of a tangent curve, concave northeasterly, having a radius of 25.00 feet; thence westerly, northwesterly and northerly along said curve through a central angle of 101° 38' 40", an arc distance of 44.35 feet, to the beginning of a tangent curve, concave easterly having a radius of 375.00 feet; thence northerly along said curve through a central angle of 00° 16' 28", an arc distance of 1.80 feet to the northwest corner of said Lot 11, said point also being on the easterly right of way line of Palos Verdes Drive East, a public street (75 feet wide); thence departing said easterly right of way line and along the northwesterly line of said Lot 11, North 78° 19' 39" East, 205.88 feet to the True Point of Beginning.

#### See Attached Exhibit B

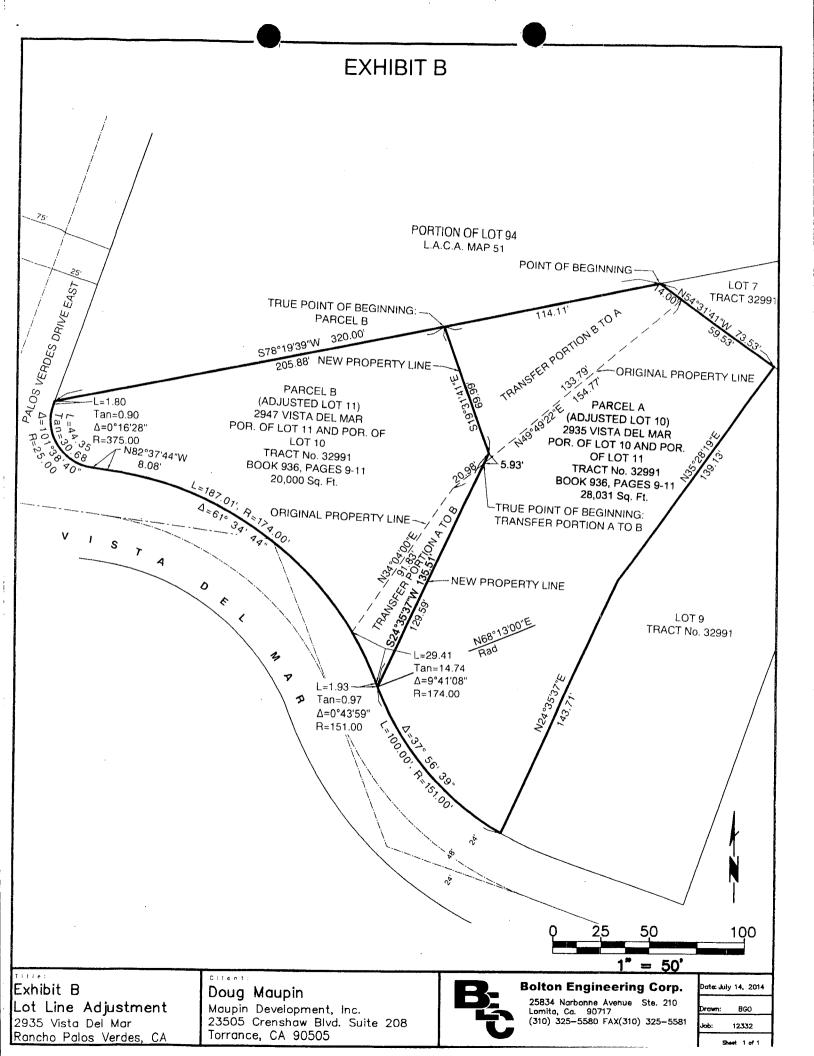
C 26120 EXP 3/31/20

Contains 20,000 Square Feet

Prepared by Bolton Engineering Corp.

Ross N. Bolton, R.C.E. 26120

July 17, 201





Charles Abbott Associates, Inc. 27401 Los Altos, Suite 220 Mission Viejo, CA 92691 (949) 367-2850 (PHONE) (949) 367-2852 (FAX)

AUG 1 2014

COMMUNITY DEVELOPMENT
DEPARTMENT

#### **MEMORANDUM**

TO:

So Kim, Associate Planner

City of Rancho Palos Verdes

FROM:

Danny Chow

DATE:

7-31-2014

SUBJECT:

Lot Line Adjustment SUB 2013-00003

Vista Del Mar Lots 10 and 11. Revised

The package you sent earlier including the legal descriptions, map exhibits, and closure calculations have been reviewed and deemed technically correct and acceptable.

Originals are attached for your use.



COMMUNITY DEVELOPMENT DEPARTMENT

November 16, 2015

Teppei Yamaguchi 6241 Crescent Park West, Unit 106 Plava Vista, CA 90094

SUBJECT:

CUP REVISION AND SITE PLAN REVIEW

(ZON2013-00174) 2935 VISTA DEL MAR

Dear Mr. Yamaguchi:

Pursuant to State Law, the City's Staff completed a preliminary review of the application and determined that the information submitted is generally complete to begin processing the application. This application has been scheduled for the December 8, 2015 Planning Commission meeting and a public notice will be published this week. Please note that the City may require further information in order to clarify, amplify, correct, or otherwise supplement existing or future data. If the City requires such additional information, it is strongly suggested that you supply it in a timely manner in order to avoid any delay in the processing of the application.

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 Planning Commission. You will be notified once a decision has been made.

If you have questions, or would like to discuss your project in further detail, please feel free to contact me at (310) 544-5231 or via email at amys@rpvca.gov.

Sincerely

Amy Secraty Associate Planner

Envirotechno, 13101 Washington Blvd. #404, Los Angeles, CA 90066 CC:

Joel Rojas, Community Development Director

Ara Mihranian, Deputy Director of Community Development

So Kim, Senior Planner

Project File

FEB 23 2015

COMMUNITY DEVELOPMENT
DEPARTMENT



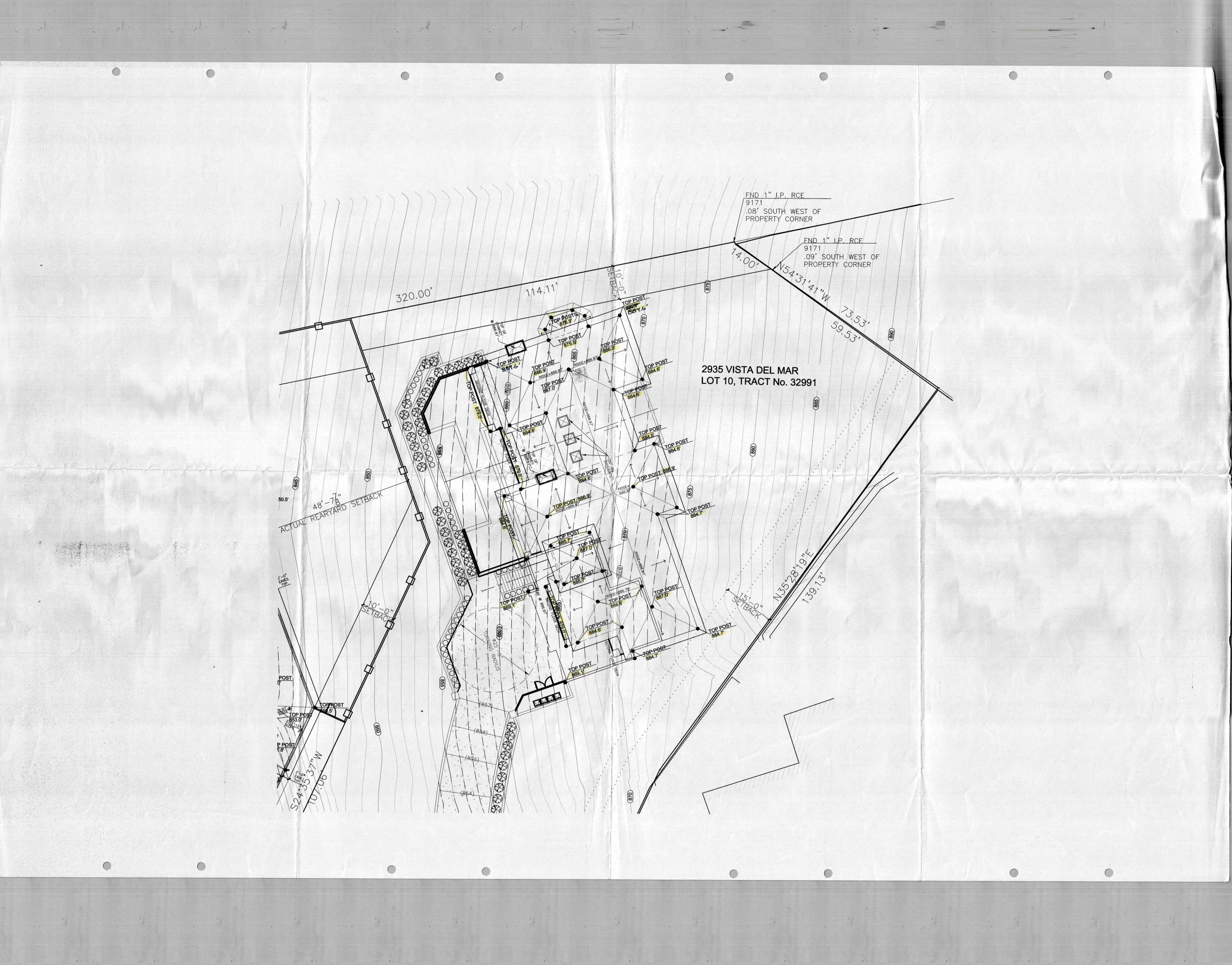
#### SILHOUETTE CERTIFICATION FORM

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) 2935 VISTA DEL MAR                   |
| on (date) FEB. 20, 2015 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) TOMARO DESIGN GROUP on                                      |
| (date) 1/22/2015 for the proposed project currently being considered by                     |
| the City of Rancho Palos Verdes (Planning Case No).   |
| Signature EXP 9/30/16   |
| LS/RCE LS 8958  |
| Date FEB. 20, 2015  |

Revised: June 3, 2011

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



OCT 20 2015

COMMUNITY DEVELOPMENT DEPARTMENT

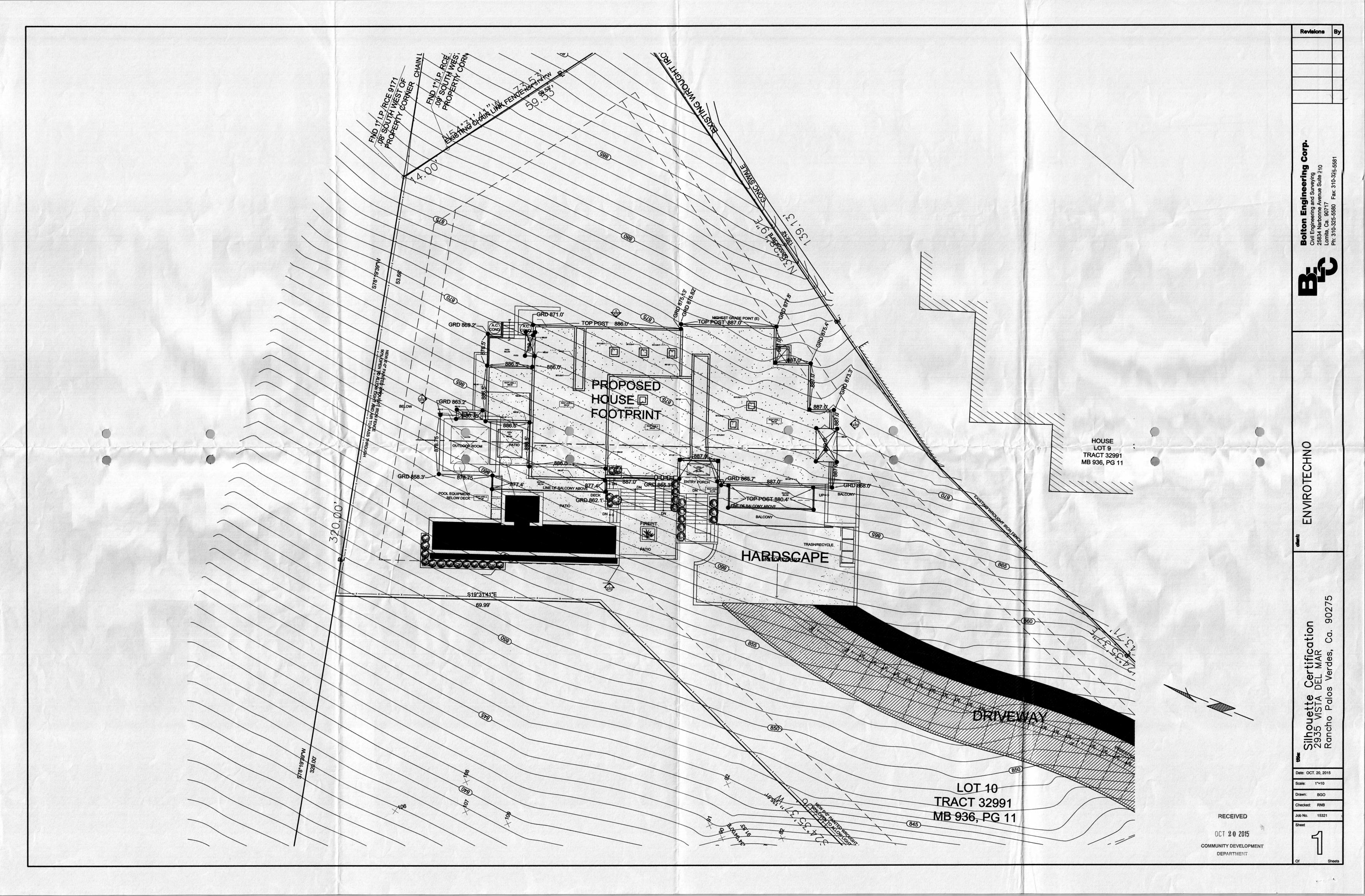


## SILHOUETTE CERTIFICATION FORM

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) 2935 Vista Del Mar  |
| on (date) 10-20-15 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)onon  |
| (date) for the proposed project currently being considered by  |
| the City of Rancho Palos Verdes (Planning Case No).  |
| NOTE: ONLY THE ITEMS SHOWN OUTLINED IN RED ON THE ATTACHED PLAN HAVE BEEN SILHOUETTED AND COVERED BY THIS CERTIFICATION. |
| Signature Fran G. ORull JANDS  |
| LS/RCE LS 8958   |
| Date 10-20-15 EXP 9/30/16  |
| PIE OF CALIFORNIA  |
| Payingd June 2 2011  |

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September 23, 2015

Work Order 12-4433

MR. TEPPEI YAMAGUCHI

6241 Cresent Park West - Unit 106 Playa Vista, California 90094

Subject: Geotechnical Engineering Plan Reviews

**Proposed Single Family Residence** 

2935 Vista Del Mar

Rancho Palos Verdes, California

RECEIVED

SEP 25 2015

COMMUNITY DEVELOPMENT

DEPARTMENT

Dear Sir:

As requested, Western Laboratories (WL) has reviewed the following plans related to the geotechnial engineering aspects for the proposed single family residence to be constructed at the subject site. All of the reviewed plans were prepared by Envirotechno, Interactive Architecture, all dated 07/22/2015, with the same Job No.: 15-003.

- Sheet A-1.0: Site Plan;
- Sheet A-3.0: Basement Level Plan;
- Sheet A-3.1: Entry Level Plan;
- Sheet A-3.2: Upper Level Plan;
- Sheet A-7.0: Exterior Elevations:
- Sheet A-7.1: Exterior Elevations:
- Sheet A-8.0: Sections:
- Sheet A-8.1: Sections.

The purpose of the review was to see if the plans are feasible from Western Laboratories (WL) viewpoint.

In general, the above referenced drawings appear to be acceptable from WL viewpoint. The recommendations contained in our Geotechnical Engineering & Engineering Geologic Report, dated 07/27/2012, Work Order 12-4433, and subsequent Addendum Reports, should be followed during the design, grading, and construction phases of the proposed residential development.

If you have any questions regarding the contents of this letter, please feel free to contact the undersigned at (310) 530-8900.

Respectfully submitted,

**WESTERN LABORATORIES** 

Edward Castellanos

GE 191



## **Amy Seeraty**

From:

John Hidalgo <jhidalgo@willdan.com>

Sent:

Thursday, October 08, 2015 12:19 PM

To:

**Amy Seeraty** 

Subject:

RE: billing question

hi Amy- yes you are correct. Disregard the invoice for 2935 vista del mar. sorry for the mix up.

Thanks, jh

From: Amy Seeraty [mailto:AmyS@rpvca.gov] Sent: Monday, October 05, 2015 10:24 AM

To: John Hidalgo Cc: So Kim

Subject: RE: billing question

Thanks John!

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

WE ARE IN PROCESS OF SWITCHING TO A NEW WEB AND EMAIL DOMAIN. IF YOU HAVE ME IN YOUR CONTACTS, PLEASE SWITCH MY EMAIL FROM <u>AMYS@RPV.COM</u> TO <u>AMYS@RPVCA.GOV</u>.

From: John Hidalgo [mailto:jhidalgo@willdan.com]

Sent: Monday, October 05, 2015 10:23 AM

To: Amy Seeraty < Amy S@rpvca.gov >

Subject: RE: billing question

Hi Amy- sorry I missed your call. I am out of the office today and will be in tomorrow- but I will double check with our invoice folks about this. The company has been converting over to a new invoicing system and this could be a duplicate or incorrect billing to this job.

Thanks, jh

From: Amy Seeraty [mailto:AmyS@rpvca.gov]
Sent: Thursday, October 01, 2015 4:30 PM

To: John Hidalgo

**Cc:** Ara Mihranian; So Kim **Subject:** RE: billing question

Hi John-

I just left you a voicemail regarding my questions below. Hopefully we can discuss next week, as I will be out of the office tomorrow. 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

WE ARE IN PROCESS OF SWITCHING TO A NEW WEB AND EMAIL DOMAIN. IF YOU HAVE ME IN YOUR CONTACTS, PLEASE SWITCH MY EMAIL FROM AMYS@RPV.COM TO AMYS@RPVCA.GOV.

From: Amy Seeraty

Sent: Monday, September 21, 2015 10:44 AM To: 'John Hidalgo' < jhidalgo@willdan.com >

Cc: Ara Mihranian <<u>AraM@rpvca.gov</u>>; So Kim <<u>SoK@rpvca.gov</u>>

Subject: billing question

Hi John-

I received the bills dated 8-26-15 for 2947 and 2935 Vista Del Mar (attached). However, I thought that you had only completed the most recent review for 2947. Please see the chronology below and note that I've highlighted when plans were sent for your review as well as the associated invoices.

1/21/15 – In-concept approval granted by the City's landscape consultant with two corrections required (Invoice #'s: 00513472 and 00513473)

2/12/15 - Revised landscape plans submitted to City, but only for 2947.

2/20/15 – Incomplete letter (attached) mailed including information about corrections for recently submitted landscape plans.

3/4/15 – Revised landscape plans submitted to City.

3/12/15 - City sent revised landscape plans to City's landscape consultant for review. (Invoice #'s: 00513515 and 00513516)

3/26/15 – City received comments (attached) dated 3/24/15 from City's landscape consultant with two corrections required.

4/9/15 – Incomplete letter (attached) mailed.

6/25/15 - Received revised landscape plans

**7/22/15** – Emailed revised landscape plans for 2947 only (email attached) to City's landscape consultant-Verbally confirmed that modifications were acceptable and received a follow-up memo on 9/16/15 per my request.

Since we had already received the bill for the first two reviews, and since the most recent work was just for 2947 Vista Del Mar, I believe that the most recent bill for 2935 Vista Del Mar was sent in error. Please confirm, thanks!

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



November 9, 2015

COMMUNITY DEVELOPMENT DEPARTMENT

John Hidalgo Principal Project Manager Willdan Engineering 13191 Crossroads Parkway North, Suite 405 City of Industry, CA 91746

SUBJECT:

LANDSCAPE PLAN FOR A NEW RESIDENTIAL DEVELOPMENT

(ZON2013-00174) 2935 VISTA DEL MAR

Dear Mr. Hidalgo:

Please see the attached revised landscape plans per your redline corrections received by the City on November 3, 2015. As previously stated, per the Seacliff Hills Development Guidelines, applicants are required to submit a landscape plan for review to ensure consistency with the following criteria:

- Screen buildings from Palos Verdes Drive South
- Soften architectural features
- Improve transition between open space and buildings
- Slope stabilization
- Drought tolerant plantings

The landscape plans revised per your initial comments for 2935 Vista Del Mar are enclosed for your review. Please provide feedback within 10 working days (November) and return the originals back to me. However, if there is any way that early comments or conceptual approval (if all concerns were addressed) could be submitted via email by end of day Friday November 6<sup>th</sup>, that would be much appreciated.

If you have questions 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

cc: Ara Mihranian, Deputy Community Development Director

So Kim, Senior Planner

Project File



October 6, 2015

John Hidalgo Principal Project Manager Willdan Engineering 13191 Crossroads Parkway North, Suite 405 City of Industry, CA 91746

SUBJECT: LANDSCAPE PLAN FOR A NEW RESIDENTIAL DEVELOPMENT

(ZON2013-00174) 2935 VISTA DEL MAR

Dear Mr. Hidalgo:

The City is in the midst of processing an application for the development of a vacant property located at 2935 Vista Del Mar. You had reviewed a previous plan for this address but the property was sold and a new owner and architect have submitted revised plans. Per the Seacliff Hills Development Guidelines, applicants are required to submit a landscape plan for review to ensure consistency with the following criteria:

- Screen buildings from Palos Verdes Drive South
- Soften architectural features
- Improve transition between open space and buildings
- Slope stabilization
- Drought tolerant plantings

The landscape plans for said properties are enclosed for your review. Please provide feedback within 10 working days (October 20<sup>th</sup>) and return the originals back to me. Early comments via email are appreciated.

If you have questions, or would like to discuss your project in further detail, please feel free to contact me at (310) 544-5231 or via email at amys@rpvca.gov.

Sincerely,

Amy Secraty

Associate Planner

cc: Ara Mihranian, Deputy Community Development Director

So Kim, Senior Planner

Project File



March 25, 2015

Ms. Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
30940 Hawthorne Boulevard
Rancho Palos Verdes, CA 92075-5391

Subject:

Residential Lot - 2935 Vista Del Mar

Seacliff Hills Development

Second Plan Check - Preliminary Landscape Concept Plan

Dear Ms Seeraty:

We have reviewed the above-referenced project. In general, the conceptual landscape plan is acceptable. We've noted a couple of items as follows:

- 1. Provide a 2-inch top-dress layer of "shredded wood" mulch in planter areas. Currently, the plan indicates "shredded bark".
- The landscape plans shall be prepared in accordance with Section 15.34 of the City's Municipal Code, specifically Section 15.34.070, which provides for detailed construction plans for the irrigation systems. Additionally, plans shall be prepared in compliance with the landscape regulations of the WELO (Water Efficient Landscape Ordinance).

Should you have any questions or need clarification on some points, please contact me at (562) 908-6248.

Thank you,

WILLDAN ENGINEERING

John Hidalgo, RLA No. 3551 Principal Landscape Architect



March 12, 2015

COMMUNITY DEVELOPMENT DEPARTMENT

John Hidalgo Principal Project Manager Willdan Engineering 13191 Crossroads Parkway North, Suite 405 City of Industry, CA 91746

SUBJECT:

LANDSCAPE PLAN FOR A NEW RESIDENTIAL DEVELOPMENT

(SUB2013-00003, ZON2013-00174, ZON2013-00175)

2935 & 2947 VISTA DEL MAR

Dear Mr. Hidalgo:

Thank you for your previous review of the landscape plans for the two vacant properties located at 2935 and 2947 Vista Del Mar. The plans for both homes have changed and as such, the landscape plans have been revised as well. The revised landscape plans for said properties are enclosed for your review. Please provide feedback within 10 working days (March 26, 2015) and return the originals back to me. Early comments via email are appreciated.

Again, per the Seacliff Hills Development Guidelines, applicants are required to submit a landscape plan for review to ensure consistency with the following criteria:

- Screen buildings from Palos Verdes Drive South
- Soften architectural features
- Improve transition between open space and buildings
- Slope stabilization
- Drought tolerant plantings

If you have questions, or would like to discuss this project in further detail, please feel free to contact me at (310) 544-5228 or via email at amys@rpvca.gov.

Sincerely.

Amy Seeraty

Associate Planner

cc: Joel Rojas, Community Development Director

Ara Mihranian, Deputy Community Development Director

Project File

COPT

