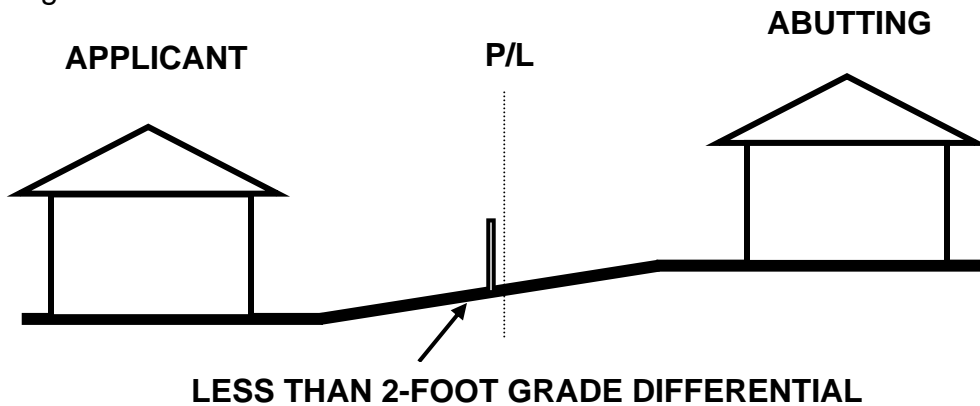


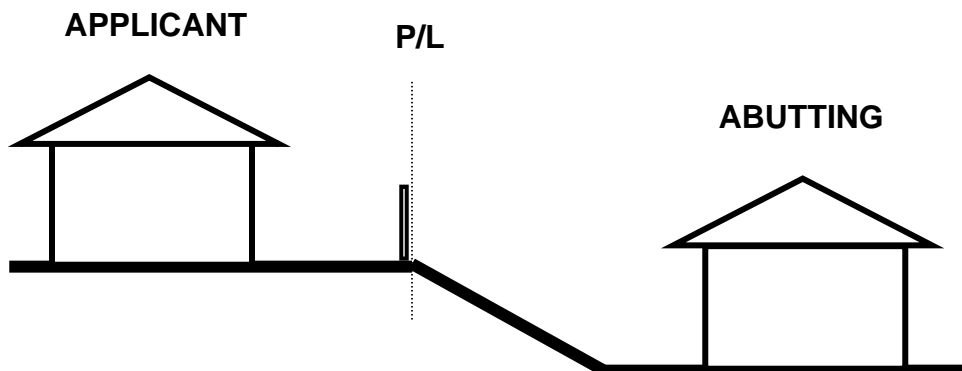
FENCES, WALLS AND HEDGES

This application is required for any fence, wall, or hedge constructed within the rear yard setback adjacent to a rear property line or for any wall or hedge constructed within the side yard setback adjacent to an interior side property line of any contiguous or abutting parcel. Existing fences, walls or hedges may be replaced without a permit if replaced at the same height or lower and with the same type of physical barrier (fence for fence, wall for wall, etc.), or with material which would be less obtrusive to potential views (stucco wall to wrought iron fence, etc.). A fence is defined as any physical barrier that allows the passage of at least 80% light and air. If your lot configuration matches one of the following conditions, you are exempt from this permit application.

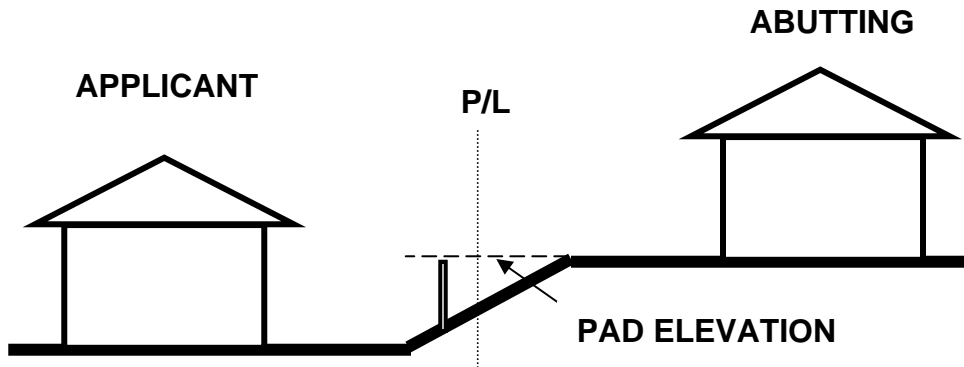
1. If the grade differential across the adjoining lots, measured perpendicular to the boundary between the two properties contiguous to or abutting the fence, wall, or hedge does not exceed two feet.



2. If the lot on which the fence, wall, or hedge is proposed is located upslope of any property contiguous or abutting the location of the fence, wall, or hedge.



3. If the top of the fence, wall, or hedge would be at an elevation lower than the pad elevation of the upslope lot.



The City's primary concern in processing a Fence, Wall, Hedge Application is to ensure that rear yard and side yard views from upslope lots are protected from intentional or inadvertent impairment of views.

Some of the major items staff will be checking are:

- * The height and location of proposed fences, walls, and hedges.
- * Whether the fence, wall, or hedge will significantly impair a view from the viewing area as defined in Section 17.02.040 of the Rancho Palos Verdes Development Code.

If you are unsure of any of the City's requirements in these areas, it is suggested that you contact the Planning Department before going to the expense of having plans prepared. Preliminary discussions with the Planning, Building, and Code Enforcement Staff may reveal potential conflicts with the Development Code, or may indicate that a different application is required.

When you are ready to file your application, make certain the entire form is completed and that you have all the required materials. This will allow us to process your application without necessary delay.

The following materials must be submitted to the Planning Department in order to process your request:

- * Three (3) copies of a diagram of the side view of the fence, wall, or hedge the elevations, including the proposed height, materials, and a section drawing identifying the relationship between the subject property and abutting properties.
- * Three (3) copies of the site plan (the plan should include dimensions of the lot, all property lines and streets, dimensions and location of proposed fences, walls, and hedges, existing and proposed).
- * Indicate topography of the lot either by elevation call outs or topographic lines.

- * Two (2) copies of a "vicinity map", prepared to scale, which shows all properties adjacent to the subject property. The "Vicinity Map" must be prepared exactly as described in the attached instruction sheet.
- * Two (2) sets of self-adhesive mailing labels and one (1) photocopy of the labels which list the property owner of every parcel which is adjacent to the subject property (applicant). The name and address of every property owner (including applicant) must be typed on 8 1/2" X 11" sheets of self-adhesive labels. The mailing labels must be keyed to the corresponding lots, as shown on the vicinity map described above. The property owners mailing list must be prepared exactly as described in the attached instruction sheet. If the property owners mailing list is not prepared by a Title Company or other professional mailing list preparation service, the applicant must sign and submit the attached "Certification of Property Owners Mailing List" form.
- * Fences, Walls and Hedges permit application form, signed by the property owner.
- * Filing fee: \$2,170 Application Fee + \$4 Data Processing Fee = **\$2,174**

In addition to the above Filing Fee, the following fee may be assessed if applicable: **\$18.00** Historic Data Entry Fee (one time fee per property).

Please remember that if all of the necessary materials are not submitted, the application cannot be deemed complete for processing.

➤ Important ◀

- Notice: CC&R's are private restrictions or agreements. Therefore the City is not responsible for a property owner's compliance with any CC&R's that may govern their property and the City does not enforce private CC&R's. The City recommends that property owners review their title report to see if any CC&R's govern their property, and if so, consult such CC&R's prior to submittal of their application. Additionally, property owners should review their title report for any other private property restrictions (Deed Restriction, Private Easement, etc.) that may govern their property.

Revised: 08/06/07

FENCES, WALLS, AND HEDGES PERMIT NO. ZON

APPLICANT/CONTRACTOR

LANDOWNER

 (Name)

 (Name)

 (Address)

 (Address)

Phone: Home _____

Phone: Home _____

Work _____

Work _____

Project Location: _____

Project Description: _____

GENERAL INFORMATION

____ 1. Maximum height of fences, walls, or hedges.

____ 2. Linear length of the proposed fence, wall, or hedge.

GRADING INFORMATION

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

- * Total volume of earth to be moved (sum of cut and fill) is 20 cubic yard or greater.
- * Depth of cut/fill is 3 feet or greater.

____ 1. Total volume if earth to be moved (sum of cut and fill) in cubic yards.

____ 2. Maximum height of fill.

____ 3. Maximum depth of cut.

PUBLIC WORKS ENCROACHMENT

Does the project involve any work, activity or encroachment in the public right-of-way or a public drainage structure? YES NO

If yes, you must obtain approval from the Public Works Department prior to insurance of construction permits.

SIGNATURES

I hereby certify, under penalty of perjury, that the information and materials with this application are true and correct.

Signature of Applicant/Contractor

Signature of Landowner

Dated: _____

Dated _____

CONTRACTORS PLEASE READ AND INITIAL:

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

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

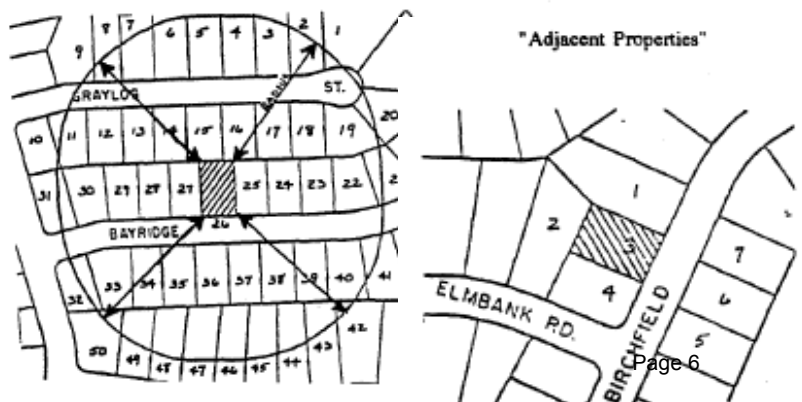
The property owner of every parcel (even if vacant, rented or government owned), which falls completely or partially within the required radius on the vicinity map must be identified, placed on a mailing list and submitted to the City. The name and address of every property owner along with the assigned lot identification number, which corresponds to the vicinity map, must be neatly typed on 8 1/2" 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

| | |
|--|---|
| <p>1 Harold Jackson 773 Graylog RPV, CA 90275</p> | <p>2 Malcolm Hill 4117 Greenwood Meadow Torrance, CA 90503</p> |
|--|---|

SAMPLE VICINITY MAPS





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 with the application(s) listed above includes all of the persons listed on the latest adopted LA County Tax Roll as the legal owners (and if applicable occupants) of all parcels of land within _____ feet of the subject property noted above. I certify that the property owners' mailing list has been prepared in accordance with the City of Rancho Palos Verdes Development Code and "Vicinity Map Instructions Sheet." I also understand that if more than 20% of the notices are returned by the post office after mailing due to incorrect address information, or if the address information is not complete, that I will have to submit a new property owners' list that has been prepared and certified as accurate by a Title Company or other professional mailing list preparation service, and the project notice will have to be re-mailed.

Property Owner (Applicant) Signature

Date

Name (Please Print)

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

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The California Environmental Protection Agency (Cal/EPA) has compiled lists of Hazardous Waste and Substances Sites for the entire State of California. Although the current list for the City of Rancho Palos Verdes (reproduced below) is based upon data retrieved from the Cal/EPA web site on October 17, 2006, you should be aware that these lists are revised periodically. Pursuant to Government Code Section 65962.5(f), before the City can accept an application as complete, the applicant must consult the list and indicate whether the project and any alternatives are located on a site, which is included on any such list, and shall specify any list.

IMPACT CITY: RANCHO PALOS VERDES

| STREET ADDRESS | CURRENT USE | FORMER USE | RWQCB CASE No. | CASE STATUS |
|----------------------|--|---------------------------------------|----------------|-------------|
| 3860 CREST ROAD | FAA radar site | Same | R-13308 | Closed |
| 5656 CREST ROAD | Demolished | Unocal service station | I-06500 | Open |
| 5837 CREST ROAD | Calif. Water Svc. Co. maintenance yard | Same | R-05395 | Open |
| 5841 CREST ROAD | Verizon facility | Same | R-12296 | Closed |
| 5701 CRESTRIDGE ROAD | Belmont Village | Vacant | L472881 | Closed |
| 28103 HAWTHORNE BLVD | Valero service station | Same | R-01504 | Open |
| 31100 HAWTHORNE BLVD | Shopping center | Same | 0586 | Closed |
| 28732 HIGHRIDGE ROAD | Hilltop Automotive | Unocal service station | I-06434 | Closed |
| 40 MIRALESTE PLAZA | Auto repair shop | Chevron service station | L469540 | Open |
| 96 NARCISSA DRIVE | Residence | Same | R-23219 | Closed |
| 6100 PVDS | Residence (1 Sea Cove Drive) | Shell service station | R-36348 | Closed |
| 6124 PVDS | Fire Station No. 53 | Same | R-12757 | Closed |
| 6560 PVDS | Two residences (32504 & 32508 Seawolf Drive) | Chevron service station | R-14832 | Closed |
| 6600 PVDS | Demolished | Marineland and Texaco service station | R-01409 | Closed |
| 31200 PVDW | Abandoned | Unocal service station | I-11074 | Closed |
| 31501 PVDW | Point Vicente Interpretive Center | U.S. Military rifle range | N/A | Open |
| 27501 WESTERN AVENUE | Green Hills Memorial Park | Same | R-12803 | Open |
| 29421 WESTERN AVENUE | Chevron service station | Same | I-15523 | Closed |
| 29505 WESTERN AVENUE | Shopping center | Mobil service station | R-03558 | Open |
| 29701 WESTERN AVENUE | Shopping center | Unocal service station | R-05958 | Closed |

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

(Applicant) _____ (Signature) _____ (Date) _____

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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

1. Name of Applicant: _____
2. Address: _____
3. Phone Number: _____ Email _____
4. Address of Site (Street name and number if available, and ZIP code):

5. Local Agency (City/County): _____
6. Assessor's Book, Page, and Parcel Number: _____
7. Specify any list pursuant to Section 65962.5 of the Government Code:

8. Regulatory Identification Number: _____
9. Date of List: _____

(Applicant)

(Signature)

(Date)

FOR STAFF USE ONLY

I have consulted the lists compiled pursuant to Section 65962.5 of the Government Code and hereby certify that the development project and any alternatives proposed in this application are located on a site which: (check one)

_____ Is not included in these lists.

_____ Is included in these lists, and the project applicant has completed the statement required by Section 65962.5(f) of the Government Code.

_____ Is included in these lists, and I have notified the applicant, pursuant to Section 65943 of the Government Code, that he or she has failed to complete the statement required by Section 65962.5(f) of the Government Code by letter dated _____.

Staff Signature