

## City of Palos Verdes Estates Grading Application

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Grading applications are required for projects involving a significant amount of earth movement. The City Code describes the purpose of the Grading ordinance as follows:

*The purpose of this chapter is to preserve the natural scenic character of the City by establishing minimum standards and requirements relating to grading of land and removal of major native vegetation. The intent is to regulate the development of each building with respect to adjacent land, public or private, and existing structures so as to maximize visually pleasant relationships, minimize physical problems and preserve the natural contours of the land insofar as in reasonable and practical. The regulations contained in this chapter are in addition to grading requirements of other regulations or ordinances of the City and, where in conflict, the more restrictive regulation shall apply. (PVEMC 18.24.010)*

Grading applications are required for the following specific types of projects:

1. The building official has required an engineering geology report or soils engineering report.
2. Any project resulting in a cut or fill in excess of ten feet in depth or height.
3. Any project where the quantity of cut and fill exceeds 250 cubic yards.
4. Any lot where the quantity of cut and fill exceeds 100 cubic yards of grading exterior to the dwelling unit foundation, garage, and driveway.
5. There has been grading or a grading application on the property within 24 months preceding the date of the current application which would, when combined with the current application, require grading permit approval.

Exceptions may apply for swimming pool construction. Please consult staff for further details.

Grading applications may be submitted concurrently with other planning applications such as Neighborhood Compatibility and Sports Court Applications. The following items must be submitted with a Grading application:

- One set of plans showing existing and proposed grades and topography.
- All City forms contained in this application package.
- Fee

## STANDARD CONDITIONS OF APPROVAL

The following is a list of standard conditions of approval applied to all **Grading Permit** applications. The conditions may be modified, deleted or added to by the Planning Commission on a case-by-case basis. For final conditions for a specific project, please contact the Planning Department.

1. This approval is granted for the land or land use as described in the application and any attachments thereto, and as shown on the plot plan submitted, attached hereto as Exhibit A.
2. All buildings, fences, signs, roadways, parking areas, and other facilities or features shall be located and maintained as shown on the approved plans.
3. All buildings and structures shall be of the design as shown on the approved plans.
4. Compliance with and execution of all conditions listed herein shall be necessary prior to obtaining final building inspection clearance and/or prior to obtaining any occupancy clearance. Deviation from this requirement shall be only by written consent of the Director of Planning.
5. All requirements of any law, ordinance, or regulation of the State of California, City of Palos Verdes Estates, and any other governmental entity shall be complied with.
6. This approval is subject to the applicant paying all fees and assessments to the City of Palos Verdes Estates, as required by Ordinance.
7. In the event the City determines that it is necessary to take legal action to enforce any of the provisions of these conditions, and such legal action is taken, the applicant shall be required to pay any and all cost of such legal action, including reasonable attorney's fees, incurred by the City, even if the matter is not prosecuted to a final judgment or is amiably resolved, unless the City should otherwise agree with the applicant to waive said fees or any part thereof. The foregoing shall not apply if the permittee prevails in the enforcement proceeding.
8. The applicant shall defend, indemnify, and hold harmless the City and its officers, agents, and employees from any claim, action or proceeding against the City or its officers, agents or employees to attach, set aside, void, or annul approval of this application. The City shall promptly notify the applicant of any such claim, action, or proceeding and shall cooperate fully in the defense.
9. An approval granted by the Planning Commission does not constitute a building permit or authorization to begin any construction. An appropriate permit issued by the Department of Building and Safety must be obtained prior to construction, enlargement, relocation, conversion, or demolition of any building or structure within the City.
10. All non-standard encroachments shall be removed from any Parkland adjacent to the subject property, unless specifically approved otherwise, by the Planning Commission.

**CITY OF PALOS VERDES ESTATES  
REQUIRED PLAN CHECK INFORMATION**

THE FOLLOWING IS MANDATORY AND MUST BE SUBMITTED WITH THE APPLICATION

OWNER/APPLICANT:			
PROJECT ADDRESS:			
LEGAL DESCRIPTION:	LOT	BLOCK	TRACT
APPLICANT'S AGENT:			PHONE:
EMAIL:			DATE:

LOT SIZE:  
\_\_\_\_\_ sq. ft.

ALLOWABLE FLOOR AREA:  
\_\_\_\_\_ sq. ft. Equals the lesser of 30% (lot size) + 1,750 or 50% (lot size)

EXISTING LOT COVERAGE:

_____ sq. ft.	_____ %	BUILDING
_____ sq. ft.	_____ %	HARDSCAPE (Pool, patio, deck, driveway, etc.)
_____ sq. ft.	_____ %	TOTAL

PROPOSED LOT COVERAGE: (Include only added lot coverage)

_____ sq. ft.	_____ %	BUILDING
_____ sq. ft.	_____ %	HARDSCAPE (Pool, patio, deck, driveway, etc.)
_____ sq. ft.	_____ %	TOTAL

**TOTAL LOT COVERAGE:** (Sum of existing and proposed)

_____ sq. ft.	_____ %	BUILDING (Not to exceed 30%)
_____ sq. ft.	_____ %	HARDSCAPE (Pool, patio, deck, driveway, etc.)
_____ sq. ft.	_____ %	TOTAL (Not to exceed 65%)

EXISTING FLOOR AREA:

_____ sq. ft. FIRST FLOOR	_____ sq. ft. MEZZANINE
_____ sq. ft. SECOND FLOOR	_____ sq. ft. GARAGE
_____ sq. ft. BASEMENT	_____ sq. ft. TOTAL

PROPOSED FLOOR AREA: (Include only added floor area)

_____ sq. ft. FIRST FLOOR	_____ sq. ft. MEZZANINE
_____ sq. ft. SECOND FLOOR	_____ sq. ft. GARAGE
_____ sq. ft. BASEMENT	_____ sq. ft. TOTAL

**TOTAL FLOOR AREA:** (Sum of existing and proposed)

_____ sq. ft. FIRST FLOOR	_____ sq. ft. MEZZANINE
_____ sq. ft. SECOND FLOOR	_____ sq. ft. GARAGE
_____ sq. ft. BASEMENT	_____ sq. ft. TOTAL

(Cannot exceed Allowable Floor Area)

**GRADING INFORMATION\***

PREVIOUS GRADING: (Any movement of earth on this site prior to this application)

CUT \_\_\_\_\_ cubic yards  
FILL \_\_\_\_\_ cubic yards  
TOTAL \_\_\_\_\_ cubic yards

PROPOSED GRADING: (Movement of earth required for this project)

CUT \_\_\_\_\_ cubic yards  
FILL \_\_\_\_\_ cubic yards  
OVEREXCAVATION \_\_\_\_\_ cubic yards  
RECOMPACTION\*\* \_\_\_\_\_ cubic yards  
TOTAL \_\_\_\_\_ cubic yards

**\* GRADING APPLICATION AND PLANNING COMMISSION REVIEW IS REQUIRED IF:**

1. The building official has required an engineering geology report or soils engineering report.
2. Any project resulting in a cut or fill **in excess of 10 feet in depth or height.**
3. Any project where the quantity of cut and fill **exceeds 250 cubic yards.**
4. Any lot where the quantity of cut and fill **exceeds 100 cubic yards** of grading exterior to the dwelling unit foundation, garage, and driveway.
5. There has been grading or a grading application on the property within twenty-four months preceding the date of the current application which would, when combined with the current application, require grading permit approval.

**\*\*THE CITY OF PALOS VERDES ESTATES DOES NOT ACCEPT SHRINKAGE FACTORS OR OTHER METHODS OF GRADING DATA CALCULATION.**

**SUPPLEMENTAL INFORMATION TO APPLICATIONS FOR APPROVAL  
OF GRADING OR THE REMOVAL OF NATIVE VEGETATION**

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(Each applicant is required to accurately complete the information requested below prior to the issuance of an application. All information shall be typed or printed.)

**SECTION A: GENERAL INFORMATION**

Site Address: \_\_\_\_\_

Number

Street

Legal Description: \_\_\_\_\_

Lot

Block

Tract

Name of Owner: \_\_\_\_\_

Name of Applicant: \_\_\_\_\_

Description of Work: \_\_\_\_\_

**SECTION B: QUANTITIES**

Grading Quantities:            Cubic Yds.    Max. Depth    Max. Depth    Location

CUT

Under house/ addition            \_\_\_\_\_            \_\_\_\_\_            \_\_\_\_\_

Under other \_\_\_\_\_            \_\_\_\_\_            \_\_\_\_\_            \_\_\_\_\_

Structures \_\_\_\_\_            \_\_\_\_\_            \_\_\_\_\_            \_\_\_\_\_

  List \_\_\_\_\_            \_\_\_\_\_            \_\_\_\_\_            \_\_\_\_\_

In yard areas \_\_\_\_\_            \_\_\_\_\_            \_\_\_\_\_            \_\_\_\_\_

Overexcavation            \_\_\_\_\_            \_\_\_\_\_            \_\_\_\_\_

**Total cut**            \_\_\_\_\_            \_\_\_\_\_            \_\_\_\_\_

*Previous cut*            \_\_\_\_\_            \_\_\_\_\_            \_\_\_\_\_

FILL

Under house/ addition            \_\_\_\_\_            \_\_\_\_\_            \_\_\_\_\_

Under other \_\_\_\_\_            \_\_\_\_\_            \_\_\_\_\_            \_\_\_\_\_

Structures \_\_\_\_\_            \_\_\_\_\_            \_\_\_\_\_            \_\_\_\_\_

  List \_\_\_\_\_            \_\_\_\_\_            \_\_\_\_\_            \_\_\_\_\_

In yard areas \_\_\_\_\_            \_\_\_\_\_            \_\_\_\_\_            \_\_\_\_\_

Recompaction            \_\_\_\_\_            \_\_\_\_\_            \_\_\_\_\_

**Total fill**            \_\_\_\_\_            \_\_\_\_\_            \_\_\_\_\_

*Previous fill*            \_\_\_\_\_            \_\_\_\_\_            \_\_\_\_\_

**Total grading** (sum of total cut and total fill) \_\_\_\_\_

**Import or Export Quantity** (this application only) \_\_\_\_\_

**SUPPLEMENTAL INFORMATION TO APPLICATIONS FOR APPROVAL  
OF GRADING OR THE REMOVAL OF NATIVE VEGETATION**

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**SECTION C:     DESCRIPTIVE INFORMATION**

Describe topography of lot (include maximum difference in elevation): \_\_\_\_\_  
\_\_\_\_\_

List location of all cut areas: \_\_\_\_\_  
\_\_\_\_\_

List location of all fill areas: \_\_\_\_\_  
\_\_\_\_\_

List location of all cut and/ or fill slopes greater than 2:1 and their location: \_\_\_\_\_  
\_\_\_\_\_

List the location of all walls and fences over 6 ½ feet above finish grade, including their maximum height and location of maximum height: \_\_\_\_\_  
\_\_\_\_\_

List type and location of all major vegetation to be removed: \_\_\_\_\_  
\_\_\_\_\_

**SECTION D:     SPORTS COURT**

If a Sports Court is proposed, please respond to the following:

1. What is the proximity to neighboring living quarters? Provide a map showing a 50 ft. radius around the proposed sports court.
2. Is mature screen planting to be provided?
3. What noise control methods will be provided?
4. Provide heights of all retaining walls.

**SECTION E:     LOT COVERAGE**

	<u>Area (sq. ft.)</u>	<u>Coverage (%)</u>
Lot Area	_____	_____
Buildings	_____	_____
Outside Improvements	_____	_____
Sports Court	_____	_____
Total Improvements	_____	_____

**SECTION F:**

Is a soils and/ or geology report going to be provided?	yes	no
Are Sections through adjacent lots and house provided?	yes	no

# OWNER'S AFFIDAVIT

State of California  
County of Los Angeles

I, (We,) \_\_\_\_\_ hereby declare under the penalty of perjury, that  
of the property involved in this request and that the foregoing statements and the information submitted herewith are true  
and correct.  
Owner(s)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

Address \_\_\_\_\_  
\_\_\_\_\_

Telephone \_\_\_\_\_

Subject Address: \_\_\_\_\_ Legal Description: \_\_\_\_\_  
Lot Block Tract

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public

## TO ALL APPLICANTS

Employees of the City of Palos Verdes Estates will give every possible assistance to anyone who desires to utilize the remedies provided by the City's zoning ordinance. However, the burden of proof is on the applicant to make the showing necessary before any of the described permits can be granted. Also, there is no guarantee - expressed or implied - that any permit will be granted by whatever agency or individual has authority in the matter.

The applicant shall understand also that each matter must be carefully investigated and, after a staff investigation has been made or a public hearing has been held, the staff's recommendation or decision may be contrary to a position taken in any preliminary discussions.

The staff is not permitted to assist the applicant or any opponents of any applicant in preparing arguments for or against a request. I have read the forgoing and understand that I HAVE THE BURDEN OF PROOF in the matter arising under the application made by me.

\_\_\_\_\_  
Applicant/Owner Signature

\_\_\_\_\_  
Date

## Application Certification

This certification must be completed for all Grading Applications and Neighborhood Compatibility Applications. It must be completed, signed, and stamped by the engineer or architect responsible for the application. If significant erroneous information is found to be contained in the application, the City may contact the State Department of Consumer Affairs with this certification and a report of the errors for the Department's information.

The Director of Planning may waive the requirement for this Certification if the services of a licensed engineer or architect are not needed for construction documents for the project.

Project Address: \_\_\_\_\_

Grading Application/Neighborhood Compatibility Case #: \_\_\_\_\_

Architect/Engineer's Name: \_\_\_\_\_

Architect/Engineer's Address: \_\_\_\_\_

\_\_\_\_\_  
Architect/Engineer's License # \_\_\_\_\_

Architect/Engineer's License Expiration Date \_\_\_\_\_

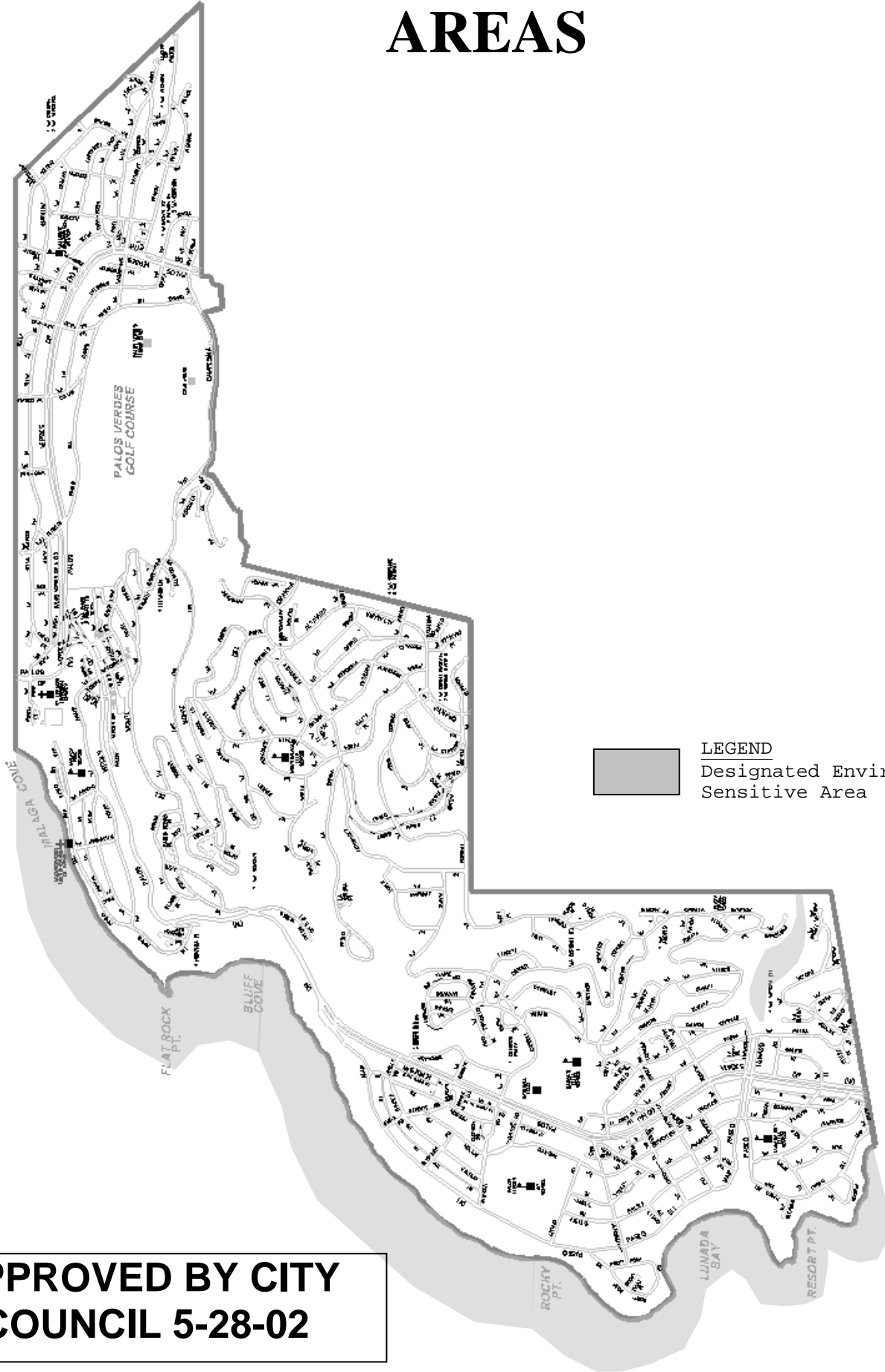
I am the architect/engineer for the subject project. I hereby certify that the information contained in this application is true and is accurate as defined by the licensing boards for architects/engineers.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Stamp



# City of Palos Verdes Estates ENVIRONMENTALLY SENSITIVE AREAS



**LEGEND**  
Designated Environmentally Sensitive Area

**APPROVED BY CITY  
COUNCIL 5-28-02**