

CITY OF PALOS VERDES ESTATES COASTAL DEVELOPMENT PERMIT APPLICATION

Background

A Coastal Development Permit or Coastal Waiver is required for all projects proposed within the City's Coastal Zone, as designated on the attached map. Applicable State regulations are also attached.

Previously issued by the California Coastal Commission, Coastal Permits within the City of Palos Verdes Estates came under the City's authority in December of 1991. Applications may be appealed to the Coastal Commission following the City appeals procedure.

The primary criterion in reviewing a Coastal Permit application is conformity with the Palos Verdes Estates' Coastal Plan (see Ord. No. 091-535). In many cases, a Coastal Permit application will be processed concurrently with Planning applications and requires only additional administrative steps. In a few instances, however, the Coastal Permit application process requires major steps not required for the primary application.

Application Requirements

- Two sets of plans, including a site plan and elevations
- Coastal Development Permit Application form
- Owner's Affidavit signed & notarized
- Filing fee for Coastal Application and Radius Map
- Floor Area/ Lot Coverage sheet
- Grading quantities on City form
- Other items as directed by staff

Please note: the Planning Department must receive evidence, in writing, of soils and geology approval before a Coastal application will be scheduled for Planning Commission review.

Palos Verdes Estates Municipal Code Section 19.02.040 states that the following findings must be made before a Coastal Development Permit may be approved:

1. The plans for the proposed development and the coastal development permit comply with all of the requirements of this chapter and other relevant city ordinances and development standards; and
2. The proposed use is consistent with the certified local coastal program, the general plan, any applicable specific plan, and the applicable zoning ordinance or ordinances; and
3. The proposed use will not be visually intrusive from public view points; and
4. The required reports and plans demonstrate to the satisfaction of the city, in its sole discretion, that the proposed use can be supported by the bluff and the proponent has demonstrated that the proposed use will not increase any existing geologic hazards; and
5. The proposed development, when located between the sea and the first public road inland from the sea, is in conformance with the public access and recreation policies of the California Coastal Act as contained in Chapter 3, sections 30200 through 30224, of the California Public Resources Code, the applicable sections of the California Code of Regulations, and the local coastal program.

STANDARD CONDITIONS OF APPROVAL

The following is a list of standard conditions of approval applied to all **Coastal Development 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. Prior to obtaining a building permit and within 30 day hereof, the applicant and property owner shall file with the Secretary of the Planning Department written acknowledgment of the conditions stated herein on forms provided by the Planning Department.
3. All buildings, fences, signs, roadways, parking areas, and other facilities or features shall be located and maintained as shown on the approved plans.
4. All buildings and structures shall be of the design as shown on the approved plans.
5. 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.
6.
 - a. The applicant shall have a maximum of one year, after approval of a Coastal Development Permit, within which to apply for and be issued a grading or building permit. The approval shall expire in the event such grading or building permit has not been issued within the prescribed one-year time period, or in the event such grading or building permit terminates or expires under any other provision of this Code or of the law of this State.
 - b. The Planning Director may approve a six month extension to the approval if an application for extension is filed prior to the expiration of the initial one year time period. Such an extension cannot be transferred to a new owner. Any subsequent extension applications must be made with the City Council.
7. 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.
8. This approval is subject to the applicant paying all fees and assessments to the City of Palos Verdes Estates, as required by Ordinance.
9. 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.
10. 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.
11. 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.
12. The owner shall provide for the planting of trees in the parkway adjacent to the site of the building in accordance with the recommendation of the Public Works Director or authorized designee.

COASTAL DEVELOPMENT PERMIT – SUPPLEMENTAL APPLICATION

Please print or type all responses. Attach additional sheets if necessary.

ADDRESS: _____

OWNER: _____

A. Briefly describe the project proposed within the Coastal Zone:

B. What off-site locations will this project be visible from?

C. PVEMC Section 19.02.020 D. states that permitted development shall not be considered visibly intrusive if it incorporates the following to the maximum extent practicable:

1. *The development is sited on the least visible portion of the site as seen from public view points;*
2. *The development conforms to the scale of existing surrounding development;*
3. *The development incorporates landscaping to soften and screen structures;*
4. *The development incorporates materials, colors, and/or designs which are more compatible with natural surroundings.*

How has the design of the proposed project addressed each of these items?

**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)

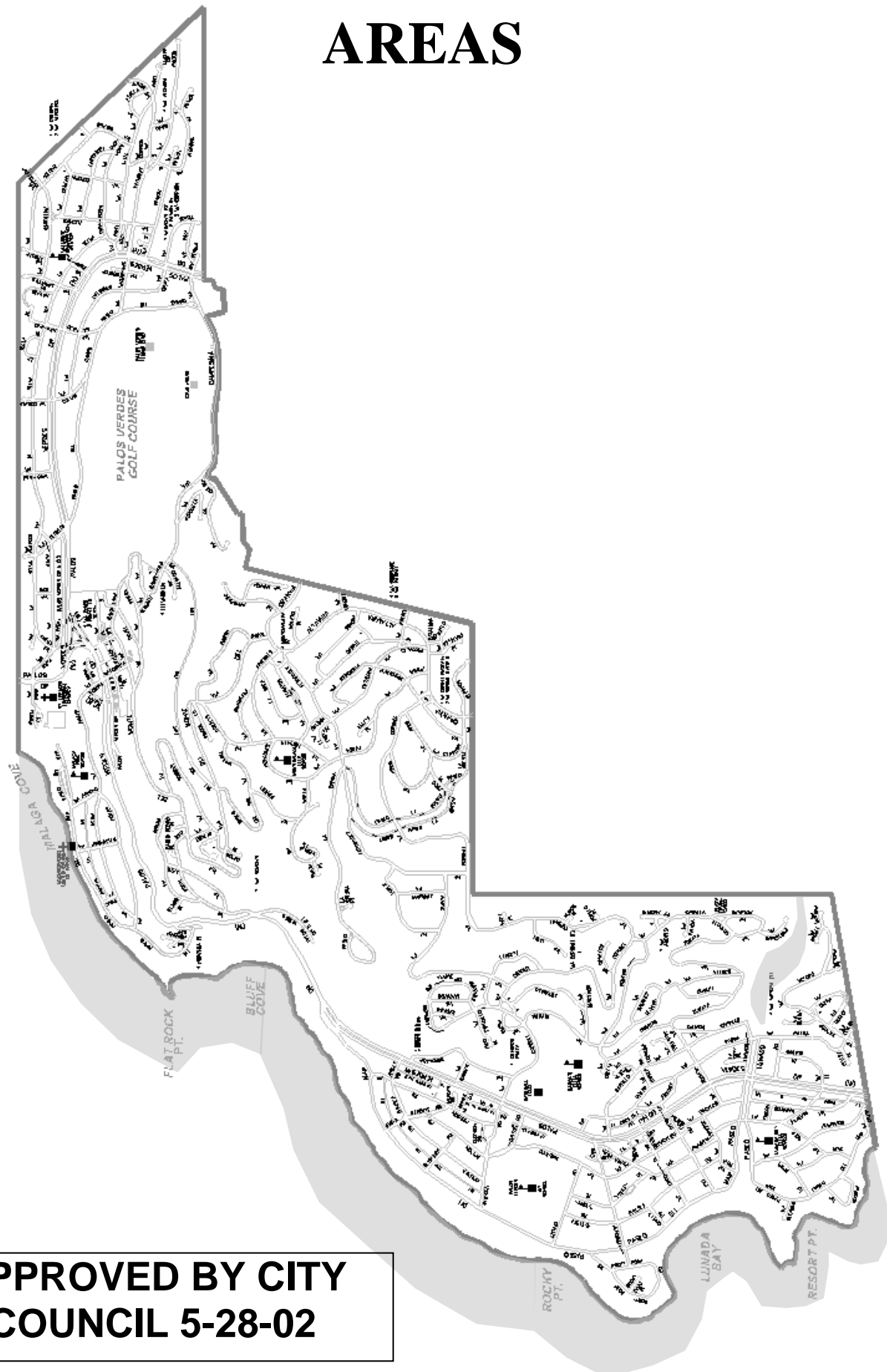
CUT _____ cubic yards
FILL _____ cubic yards
OVEREXCAVATION _____ cubic yards
RECOMPACTION** _____ cubic yards
TOTAL _____ cubic yards

*** 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.**

City of Palos Verdes Estates ENVIRONMENTALLY SENSITIVE AREAS



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

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: _____

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



City of Palos Verdes Estates

Request for Preparation of Mailing Matrix for Planning Application

Fee Paid: _____ MR #: _____ Date: _____

Applicant: _____

Application No.: _____

Project Address: _____

APN (required for vacant lots): _____

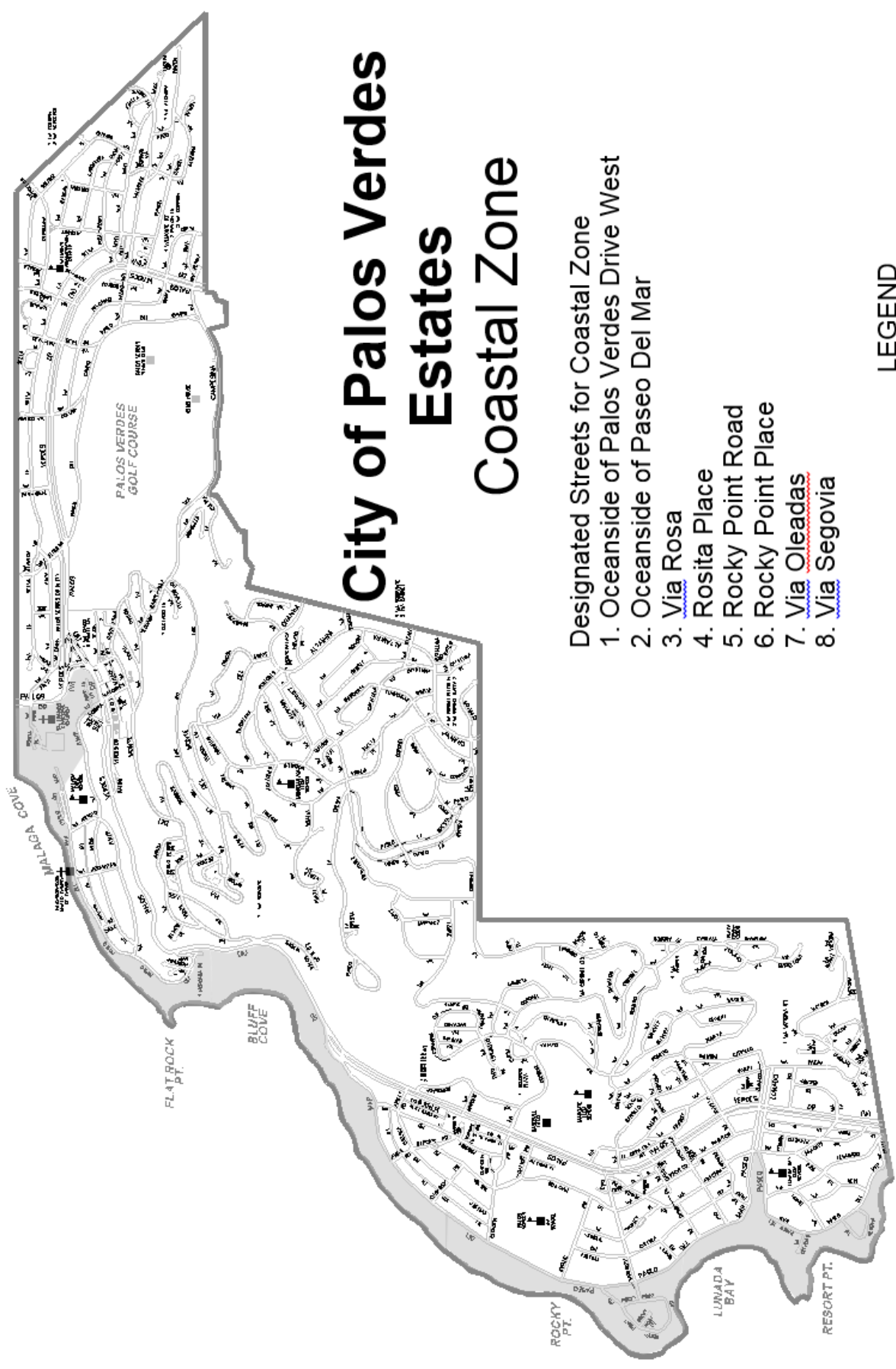
Once you have submitted this request for preparation of a mailing matrix, City staff will prepare the pertinent documents, according to City standards and provide a copy for you.

How do you wish to be notified when the mailing matrix is ready?

- Call me and I will pick it up.
Phone: _____
Contact name: _____
- Mail it to me. Phone: _____
Name and Address: _____
- Fax it to me. I will be responsible for printing it on labels.
Fax: _____ Phone: _____
Contact name: _____

For Staff Use Only

- Mailing matrix prepared
Date: _____ Staff initials: _____
- Applicant contacted/ package mailed
Date: _____ Staff initials: _____



City of Palos Verdes Estates Coastal Zone

- Designated Streets for Coastal Zone
1. Oceanside of Palos Verdes Drive West
 2. Oceanside of Paseo Del Mar
 3. Via Rosa
 4. Rosita Place
 5. Rocky Point Road
 6. Rocky Point Place
 7. Via Oleadas
 8. Via Segovia

LEGEND

 Coastal Zone

CODES RELATING TO COASTAL DEVELOPMENT PERMITS

<http://www.coastal.ca.gov/ccatc.html>

STATE OF CALIFORNIA PUBLIC RESOURCES CODE

§ 30610. Notwithstanding any other provision of this division, no coastal development permit shall be required pursuant to this chapter for the following types of development and in the following areas:

(a) Improvements to existing single-family residences; provided, however, that the commission shall specify, by regulation, those classes of development which involve a risk of adverse environmental effect and shall require that a coastal development permit be obtained pursuant to this chapter.

CALIFORNIA CODE OF REGULATIONS

§13250. Improvements to Existing Single-Family Residences.

(a) For purposes of Public Resources Code Section 30610(a) where there is an existing single-family residential building, the following shall be considered a part of that structure:

(1) All fixtures and other structures directly attached to a residence;

(2) Structures on the property normally associated with a single-family residence, such as garages, swimming pools, fences, and storage sheds; but not including guest houses or self-contained residential units; and

(3) Landscaping on the lot.

(b) Pursuant to Public Resources Code Section 30610(a), the following classes of development require a coastal development permit because they involve a risk of adverse environmental effects:

(1) Improvements to a single-family structure if the structure or improvement is located: on a beach, in a wetland, seaward of the mean high tide line, in an environmentally sensitive habitat area, in an area designated as highly scenic in a certified land use plan, or within 50 feet of the edge of a coastal bluff.

(2) Any significant alteration of land forms including removal or placement of vegetation, on a beach, wetland, or sand dune, or within 50 feet of the edge of a coastal bluff, or in environmentally sensitive habitat areas;

(3) The expansion or construction of water wells or septic systems;

(4) On property not included in subsection (b)(1) above that is located between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide of the sea where there is no beach, whichever is the greater distance, or in significant scenic resources areas as designated by the commission or regional commission, improvement that would result in an increase of 10 percent or more of internal floor area of an existing structure or an additional improvement of 10 percent or less where an improvement to the structure had previously been undertaken pursuant to Public Resources Code Section 30610(a), increase in height by more than 10 percent of an existing structure and/or any significant non-attached structure such as garages, fences, shoreline protective works or docks.

(5) In areas which the commission or a regional commission has previously declared by resolution after public hearing to have a critically short water supply that must be maintained for the protection of coastal resources or public recreational use, the construction of any specified major water using development not essential to residential use including but not limited to swimming pools, or the construction or extension of any landscaping irrigation system.

(6) Any improvement to a single-family residence where the development permit issued for the original structure by the commission, regional commission, or local government indicated that any future improvements would require a development permit.

(c) In any particular case, even though an improvement falls into one of the classes set forth in subsection (b) above, the executive director of the commission may, where he or she finds the impact of the development on coastal resources or coastal access to be insignificant, waive the requirement of a permit; provided, however, that any such waiver shall not be effective until it is reported to the commission at its next regularly scheduled meeting. If any three (3) commissioners object to the waiver, the proposed improvement shall not be undertaken without a permit.