



CITY OF PALOS VERDES ESTATES SITE PLAN REVIEW APPLICATION

The Site Plan Review process provides applicants with written feedback regarding potential zoning issues for a proposed plan. Staff will determine the elements of the proposed project that may trigger a review by the Planning Commission, may trigger other Planning review processes, or which are contrary to City zoning regulations. In some cases, staff may find that the proposed project meets Municipal Code standards and the project may proceed with the Building & Safety Department review process.

Be sure that the scope of work provided is comprehensive so that staff can provide a comprehensive response. The following details are requested as part of this application:

- Square footage proposed
- Amount of grading proposed (cubic yards), including the location and the depth
- Lot coverage
- Location and height of roof ridge increases
- Location and height of miscellaneous structures

Submittal Requirements:

- Completed Site Plan Review application clearly describing the proposed project
- One set of plans (no larger than 11" x 17") with all areas of work identified
- Drawings should include: Site/roof plan, floor plans, and elevation drawings
- Fee

SITE PLAN REVIEW

Date: _____ Misc. Receipt #: _____ Fee Paid: _____

Applicant /Owner: _____

Address: _____

Telephone # _____ Work # _____ Fax # _____

Project Address: _____

Scope of Work: _____



Staff Use Only

This project will most likely not require Planning Commission review.

This project will most likely not require Planning Commission review, but additional staff review will be required for the following reasons: _____

This project will most likely require Planning Commission review for the following reasons:

- The square footage quantities
- The grading quantities
- The roof ridge increase
- The height of miscellaneous structures
- The location of the residence/structures

Additional comments from Staff: _____

Date: _____

**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.**