1. The proposed project consists of a new two story and basement residence in an undeveloped lot 45,104 sq.ft. As a result of a naturally descending lot, the appearance of the house will be close to a "one-half to one story" house as visible from the street. The entry level and driveway will be cut to provide access to the subterranean garage.

Note:
Upon a number of meetings and voluntary erection of poles and flags for the purpose of discussion with the affected neighbors across the street. We are situating the house approximately 3' lower than the lower house adjacent to our project.

As a result of accommodating "view" concerns from the neighbors across the street, we have pushed the house into the ground requiring additional grading per the quantities listed below:

Approximate grading quantities are:

CUT: (4,505) C.Y.
FILL: (1,222) C.Y.
TOTAL GRADING: (5,727) C.Y.
EXPORT: (3,283) C.Y.

2. The existing residences located in this area consist of a combination of Contemporary, Ranch and Mediterranean styles. The proposed Contemporary Ranch style was decided in order to maintain the character of the neighborhood. The house footprint and massing is similar to newer, re-built houses in the area in order to provide consistency with massing and scale.

Proposed Project: 1,668 sq.ft. basement level – below grade
6,878 sq.ft. entry level
5,488 sq.ft. upper level
14,034 sq. ft. total
1,183 sq. ft. garage

Total Lot coverage: 7,102 sq.ft. 15.75% Building
15,658 sq.ft. 35.39% Hardscape
23,066 sq.ft. 51.14% Total

Main Ridge Height: 29.5' AVG. (approximately from natural grade)

3. The neighbor located to the South is separated by a distance of approximately 70' feet min. for most of the length side of the house. The distance, and along with a high row of existing tall hedges, mitigates any concerns related to privacy; additionally all balconies face West and East. The neighbor located at the North is separated by approximately 45' min. No bedroom windows are located on that side.
Neighbors at the West and East are not affected by the project.

4. The predominant view exists straight ahead towards the West. There are two houses across the street impacted by the project. In working with the neighbors on numerous occasions, including erecting unofficial silhouettes and physically visiting their homes, we have lowered our roof line three times to allow a more open view of the Ocean and reduce the impact to their home. In doing so, our front façade, including the roof line will appear approximately half a story above the center of the street plane at the front side (refer to street line shown on elevation and neighborhood studies).
January 7, 2020

RE: Patel Residence
2014 Via Cerritos

Dear Planning Commissioners,

The following miscellaneous items requiring your approval are being proposed for the landscaped areas for a new home to be located on the vacant lot between Via Cerritos and Paseo La Cresta. A 12' high detached trellis. The trellis is located near the common rear property line of the neighboring homes to the North. The two rear support columns are 6' and 14' from the side property line, allowing enough space to screen the trellis with vegetation from adjacent properties. At the front property line we are proposing max 6'6" pilasters with max 6'0" high wrought iron fencing and driveway gate, which will be consistent with the majority of the homes on Via Cerritos. There will be some retaining walls measuring in excess of 8'0", but none of these walls will be higher than 8'0" above existing and natural grades. Thank you for your consideration in these matters.

Sincerely,

Alan. B. McGregor