January 29, 2020
Planning Department
City of Palos Verdes Estates

Letter of Intent for 2724 Via Anita – Lot 30, Block 1703, Tract 6882

Existing Site Conditions – This property is located on the South side of Via Anita, between Via Jose to the West and Via Alameda to the East. It is a down sloping lot from the street with a grade difference of 25 feet 4 inches from North to South property lines.

The existing building is a 2-story, single family residence with the public/gathering spaces on the top floor as entered from the street. The top floor consists of Entry, Dining, Living and Kitchen with 2 existing bedrooms/1 bath. The lower level has bedrooms and a smaller family room. The original design has a cantilevered wood balcony with open decking. This balcony has begun to deteriorate and cannot be repaired adequately with it being cantilevered and integral with the existing structure. The existing retaining walls and stone patio at the ground level will also be rebuilt to meet current codes for egress from that level and new footings for deck.

Given the nature of the sloping lot with no adjacent outdoor spaces off the public gathering areas, we would like to create a new deck off the existing living/dining that is supported by two new columns. Since this will be the primary outdoor space for that level, we would like to design a space that will give my clients and their guests an adequate space to enjoy our year-round mild climate. This deck will also provide shade and cover for the south facing doors on the lower level as well as provide a covered outdoor space for the family room/master bedroom.

It will be visible to the adjacent neighbors to the West but can’t be seen from the East or North neighbors due to the building being in its way. The adjacent neighbors, directly below and to the South will be shielded from it by the existing vegetation planted on 2725 Palos Verdes Drive North.

We are not blocking any views to the South or West and we are addressing any privacy concerns with the adjacent neighbor to the West. The West neighbor at 2720 Via Anita also has a second-floor balcony that is original to the design. We are working with them to ensure that their privacy is maintained.

In closing, we are working with a landscape architect to try and reduce the amount of hardscape and create usable areas on this hillside lot. We would like to have that all-important space off the kitchen and living areas to enjoy outdoors without infringing on the privacy of our neighbors.

Respectfully submitted by,

Michelle Gainer, Architect

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March 23, 2020

Scope of Project for Miscellaneous Application for
2724 Via Anita, Palos Verdes Estates CA 90274

Scope of the Project as it relates to this application:

Rebuild existing retaining walls at rear of existing building on the south side of site. Existing concrete and railroad tie walls will be rebuilt in the same position and support the proposed raised concrete deck and second floor deck that is being considered in Application #NC-1670-20.

The upper wall will support the new raised concrete deck that will be flush with the lower floor finish floor elevation (approximately 85.51) and the lower railroad ties shall be removed and replaced with concrete block. The top of the lower wall being 82.11. The existing lowest grade is 79.88 adjacent to the lower wall. We are adding a glass guardrail to create a safe environment for the new lower floor deck because the difference is 3'-5" between the two wall heights.

The proposed walls and guardrail will not adversely affect adjacent properties because it is located at the rear of the property and cannot be seen from the street or any properties to the North and East. It is not located in the side or rear setbacks and it located approximately 9'-0" from the property line. While it is above 8'-0" in height it cannot be seen from grade level by the adjacent West properties (it is lower than privacy fence). The adjacent neighbor to the South cannot see it because it is hidden behind a large privacy hedge at the mutual property line.

In conclusion, by approving this application we would not be adversely affecting our adjacent neighbors by creating something that was not already there before or setting a precedent that affects the community at large.

Respectfully submitted by,

Michelle Gainer

Architect
March 23, 2020

2724 Via Anita, Palos Verdes Estates CA 90274

Letter of Non-Silhouette for Miscellaneous Application for walls exceeding 8’

We did not create a silhouette for the proposed lower guardrail at the proposed lower deck where we are rebuilding the existing retaining walls.

We did silhouette the upper guardrail and certify that silhouette that might impact the adjacent neighbor’s privacy or views. This lower guardrail is not a view impact, nor can it be seen from the adjacent properties as I have described in the Scope of Project letter.

Given that it doesn't impact any views or be seen from adjacent properties, we didn't feel that creating a silhouette would be beneficial to the neighboring properties or facilitate a better understanding of our proposed application.

Respectfully submitted by,

Michelle Gainer
Architect
March 23, 2020

2724 Via Anita, Palos Verdes Estates CA 90274

Drainage Concept:

We have retained a civil engineering firm to design and draw the proposed roofs/decks and site drainage of the property. At this time, they have just begun the process and are still gathering site information.

The existing roof is wood shake without rain gutters. We are currently in Phase Two of a Three Phase project with the replacement of the roof and new gutters to be installed as Phase Three. Conducting the future roof water and the proposed deck drainage together through an appropriate means to a legal discharge into the public Right of Way is the goal. Whether this is conducted to the lower street by a recognized and legal easement through the downhill property or pumped up to Via Anita, we are still awaiting the recommendations of the Civil Engineer.

The general site drainage will be designed to be evenly distributed by mean of natural percolation into the soil throughout the site and/or concentrated impermeable surface drainage may be tied into the roof/deck drainage.

We will have the concept finalized before the April Hearing and with the understanding that the finalized drainage cannot be complete without the replacement of the roof and the addition of rain gutters.

Respectfully submitted by,

Michelle Gainer
Architect