Neighborhood Compatibility Questionnaire

This questionnaire will be used in determining the compatibility of your project with the neighborhood in which it is located. It is important that all available information regarding the project be included and that all information is accurate. Incomplete or inaccurate applications are not acceptable and will be returned. Please be thoughtful and consider every element, impact, and perspective of your request. Your answers will be considered as part of the staff report. You may submit your answers on a separate sheet of paper if desired.

FINDING #1: TOPOGRAPHY. Explain how the proposal is designed and will be developed to preserve to the greatest extent practicable the natural features of the land, including the existing topography and landscaping. (Include information regarding: Grading amounts, cut/fill locations, landscaping, existing and proposed; sitting of the structure on the lot; and other items relating to natural amenities.)

This project will not alter the existing topography of this previously developed property. No grading is planned.

FINDING #2: NEIGHBORHOOD CHARACTER. Explain how the proposal is compatible with the existing neighborhood character in terms of the scale of development of surrounding residences, particularly those within 300’ of the proposed development. (Include information regarding: floor area in relation to area homes; total lot coverage in relation to area homes; height in relation to area homes.)

This modest 524 sq. ft. addition will not impact the character of this established neighborhood. At 3962 proposed total sq. ft, the project will be approximately 75% of the maximum floor area allowable on this 11,290 sq. ft. lot.

FINDING #3: PRIVACY. Explain how the proposal respects the existing privacy of adjacent properties. (Include information regarding: separation between the proposed structure and adjacent properties; the design of balconies, decks and windows in relation to adjacent properties.)

The existing configuration of windows will not be significantly altered. Privacy of surrounding properties will not be impacted due to existing topography and existing landscaping.

FINDING #4: VIEWS. Explain how the proposal considers to the extent reasonably practicable neighbors’ existing views.

Although this project will raise the roofline, it should not impact neighbors’ views. More information will be available once the silhouette is constructed.
CITY OF PALOS VERDES ESTATES
REQUIRED PLAN CHECK INFORMATION
LOT COVERAGE INFORMATION

THE FOLLOWING INFORMATION IS MANDATORY AND MUST BE SUBMITTED WITH THE PLAN CHECK APPLICATION:

OWNER: Kelly Lingel and Max Crowder                PHONE# 562-754-8969
APPLICANT: Russell E. Barto, AIA, Architect         PHONE# 310-378-1355
PROJECT ADDRESS: 2773 Via Campesina
LEGAL DESCRIPTION: LOT 10 BLOCK 1716 TRACT 6885 AIN 7539-025-011
DATE: April 17, 2020                                APPLICATION# ______

LOT SIZE: 11,290 sq. ft.

ALLOWABLE FLOOR AREA:  5137 sq. ft.

EXISTING LOT COVERAGE:

2640  sq.ft.  23.4%  BUILDING
3180  sq.ft.  28.2%  HARDSCAPE
5820  sq.ft.  51.6%  TOTAL

PROPOSED LOT COVERAGE:

420  sq.ft.  3.7%  BUILDING
170  sq.ft.  1.5%  HARDSCAPE
590  sq.ft.  5.2%  TOTAL

TOTAL LOT COVERAGE:

3060  sq.ft.  27.1%  BUILDING
3350  sq.ft.  29.7%  HARDSCAPE
6410  sq.ft.  56.8%  TOTAL

EXISTING FLOOR AREA:

1980  sq.ft.  FIRST FLOOR  0  sq.ft. MEZZANINE
0  sq.ft.  SECOND FLOOR  660  sq.ft. GARAGE
798  sq.ft.  BASEMENT  0  sq.ft. CABANA
3438  sq.ft.  TOTAL

PROPOSED FLOOR AREA:

420  sq.ft.  FIRST FLOOR  0  sq.ft. MEZZANINE
0  sq.ft.  SECOND FLOOR  0  sq.ft. GARAGE
104  sq.ft.  BASEMENT  0  sq.ft. CABANA
524  sq.ft.  TOTAL

TOTAL FLOOR AREA:

2400  sq.ft.  FIRST FLOOR  0  sq.ft. MEZZANINE
0  sq.ft.  SECOND FLOOR  660  sq.ft. GARAGE
902  sq.ft.  BASEMENT  0  sq.ft. CABANA
3962  sq.ft.  TOTAL