

**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)



MILTON STREET
RESIDENTIAL ACQUISITIONS, INC.

3625 Del Amo Blvd. Suite 185
Torrance, CA 90503

December 23, 2020

Re: 1620 Espinosa Circle Minor Modification

To Whom It May Concern:

We respectfully submit the attached Minor Modification for review and consideration.

We did secure signatures from our neighbors at 1613 and 1624 Espinosa Circle.

We did not obtain a signature from our neighbor who lives at 1616 Espinosa Circle. We were not able to reach her, as her yard is fenced and she is typically quite a private person. We did not want to walk up to her front door, as doing so would require us to open her secured gate. We had approached her at the beginning of our development process, and she was not interested in even reviewing our plans.

We did not provide her signature as part of the initial submission to the City.

We appreciate your review and consideration, and feel free to contact us at any time with your questions or comments.

Sincerely,

Heriberto Gonzalez
President
Milton Street Residential Acquisitions, Inc

1620 Espinosa – retaining wall measurements



A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALOS VERDES ESTATES, CALIFORNIA, APPROVING A NEIGHBORHOOD COMPATIBILITY APPLICATION AND GRADING PERMIT APPLICATIONS AT 1620 Espinosa Circle.

WHEREAS, on June 8, 2018, an application was submitted for the property located at Lot 3, Block 172 of Tract Number 6889, in the City of Palos Verdes Estates, County of Los Angeles, State of California, commonly known as 1620 Espinosa Circle, Palos Verdes Estates, California (the "Property"). The application sought approval of Neighborhood Compatibility, Miscellaneous, and Grading applications; and

WHEREAS, on November 20, 2018, the Planning Commission conducted a public hearing on the matter, which hearing was held and properly noticed. At such hearing the Commission received and considered documentary evidence including, but not limited to, a staff report and site plans and received and considered oral testimony from the applicant and others. The Commission further received information and considered information regarding environmental review of the application and the determination that the project is categorically exempt from the California Environmental Quality Act; and

WHEREAS, following the conclusion of the public discussion and thorough deliberation of the subject matter, the Planning Commission determined by a vote of 3 to 0 that Neighborhood Compatibility Application Number NC-1620-18 and Grading Application Number G-1620-18 should be conditionally approved as set forth herein below.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF PALOS VERDES ESTATES DOES HEREBY RESOLVE, AS FOLLOWS:

Section 1. Based upon the evidence presented, the Planning Commission hereby finds and determines as follows:

- Each fact set forth in the recitals above is true and correct.
- Each fact set forth in the memorandum for Agenda Item Number 4, Meeting Date, October 16, 2018, from Planning staff, presented to the Planning Commission on said date, is true and correct.

Section 2. Pursuant to the foregoing recitations, the following findings are made:

NEIGHBORHOOD COMPATIBILITY:

- That the proposed development 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;
- That the proposed development is designed and will be developed in a manner which will be reasonably compatible with the existing neighborhood character in terms of scale of development and relation to surrounding residences and other structures;
- That the proposed development is designed and will be developed in a manner which will preserve to the greatest extent practicable the privacy of persons residing on adjacent properties; and,
- That the proposed development is designed and will be developed in a manner to the extent reasonably practicable so that it does not unreasonably interfere with neighbors' existing views.

GRADING APPLICATION:

- The proposed grading will not unreasonably change the natural contours of the land;
- The proposed grading will not create a hazard to the immediate or adjacent property; and
- The proposed grading will not unreasonably interfere with the use and enjoyment of property by other persons in the City.

Section 3. Pursuant to the foregoing recitations and findings, the Planning Commission approves Neighborhood Compatibility Application Number NC-1620-18 and Grading Application Number G-1620-18, subject to the following conditions:

- This approval is granted for the land or land use as described in the application and any attachments thereto, and as shown on the plan submitted, attached hereto as Exhibit A.
- All buildings, fences, signs, roadways, parking areas, and other facilities or features shall be located and maintained as shown on the approved plans.
- All buildings and structures shall be of the design as shown on the approved plans.
- 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.
- Expiration of the Miscellaneous Application approval shall be governed by the provisions of the City of Palos Verdes Estates Municipal Code that are applicable to the expiration of the Neighborhood Compatibility approval.
- 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.
- This approval is subject to the applicant paying all fees and assessments to the City of Palos Verdes Estates, as required by Ordinance.
- 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 property owners, and their successors in interest, 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 finally resolved, unless the City shows otherwise agree with the owners to waive said fees or any part thereof. The foregoing shall not apply if the property owner prevails in the enforcement proceeding.
- The property owners, and their successors in interest, shall indemnify and defend the City of Palos Verdes Estates and its officers, employees and agents from and against all liability and costs relating to this project, including (without limitation) any award of litigation expenses in favor of any person or entity who seeks to challenge the validity of any of the City's actions or decisions in connection with this project. The City shall have the sole right to choose its counsel and property owners shall reimburse the City's expenses incurred in its defense of any lawsuit challenging the City's actions concerning this project.
- 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, erection, relocation, conversion, or demolition of any building or structure within the City.
- 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.
- The owner shall provide for the improvement of streets, alleys, walks, and drainage courses adjacent to the site of the building in conformance with standards and specifications of the City and plans approved by the City Engineer.
- All pool equipment and air conditioning units shall be contained in sound attenuating structures, subject to the approval of the City Engineer.
- The owner shall provide a "Knox box" universal gate lock, if applicable, accessible to the police and fire departments. Applicants are advised to contact 1-800-552-5669 with any questions.
- All non-standard encroachments shall be removed from any Parkland adjacent to the subject property, unless specifically approved otherwise by the Planning Commission.
- The height of all new fireplace chimneys shall be the minimum allowable per the Building Code and the height of the chimney cap shall not exceed 30".
- A landscape plan and related certification are required for all projects proposing new or altered landscaping that is 50 sq. ft. or more.
- Any existing non-standard encroachments within the right-of-way, including, but not limited to the existing rock wall, shall be removed.
- Runoff from watershed tributary to the boundaries of the proposed project shall be intercepted and conveyed through the site to the street.
- A Hollywood Berm shall be constructed, per city standards, along the frontage of the property.

APPROVED AND ADOPTED this 20th day of November, 2018.

CHARMAN

ATTEND: SECRETARY

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF PALOS VERDES ESTATES

I, Jeffrey Graham, Planning Commission Secretary/Director of Planning and Building of the City of Palos Verdes Estates, California, do hereby certify that the foregoing Resolution No. PCB-2018-1094 was regularly approved and adopted at the regular meeting of the Planning Commission on the 20th day of November, 2018 by the following vote: to-wit:

AYES: COMMISSIONERS: Thomas Chang, Lazaro

NOES: COMMISSIONERS:

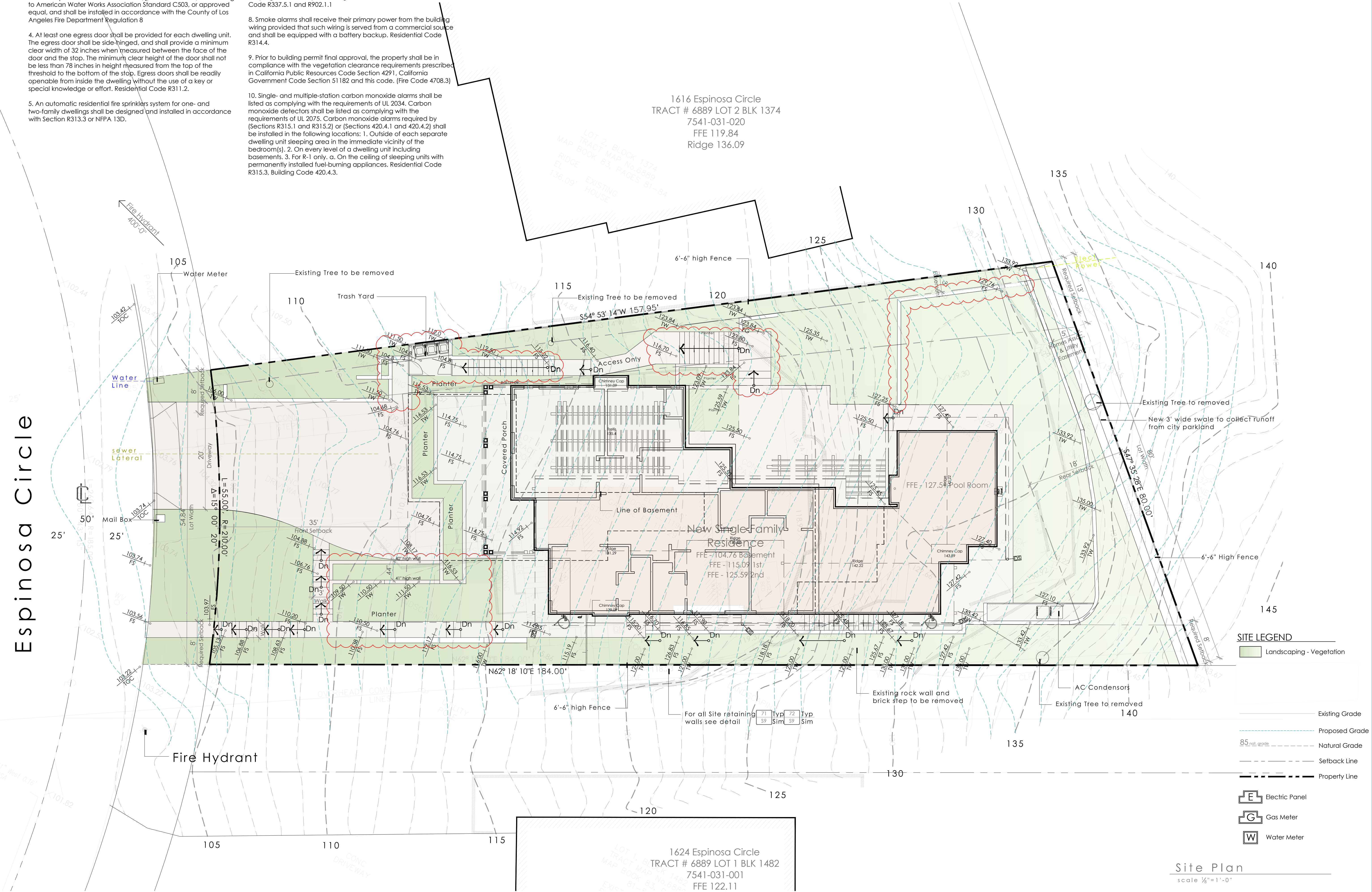
ABSENT: COMMISSIONERS: Walker, Colyer

Jeffrey Graham
Planning Commission Secretary/Director of Planning and Building

Fire Notes

- Approved building address numbers, building numbers or approved building identification shall be provided and maintained so as to be plainly visible and legible from the street fronting the property. The numbers shall contrast with their background, be Arabic numerals or alphabet letters, and be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Fire Code 505.1
- The Required fire flow for the hydrants at this location is 875 gpm, at 20 psi residual pressure, for a duration of 2 hrs over and above maximum daily domestic demand. Fire Code 507.3 and Appendix B105.1(1)
- All Fire Hydrants shall measure 6x4x2 1/2, brass or bronze, conforming to American Water Works Association Standard C503, or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Department Regulation 8
- At least one egress door shall be provided for each dwelling unit. The egress door shall be side-hinged, and shall provide a minimum clear width of 32 inches when measured between the face of the door and the stop. The minimum clear height of the door shall not be less than 78 inches in height measured from the top of the threshold to the bottom of the stop. Egress doors shall be readily operable from inside the dwelling without the use of a key or special knowledge or effort. Residential Code R311.2.
- An automatic residential fire sprinklers system for one- and two-family dwellings shall be designed and installed in accordance with Section R313.3 or NFPA 13D.

- In new construction, required smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms with integral strobes that are not equipped with battery backup shall be connected to an emergency electrical system. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnections which other than as required for overcurrent protection. Building Code 907.2.11.4.
- All roof coverings shall be class A as specified in Building Code 1505.1.1. Wood-shingle and wood shake roofs are PROHIBITED in Very High Fire Severity Zones, regardless of classification. Residential Code R337.5.1 and R902.1.1
- Smoke alarms shall receive their primary power from the building wiring provided that such wiring is served from a commercial source and shall be equipped with a battery backup. Residential Code R314.4.
- Prior to building permit final approval, the property shall be in compliance with the vegetation clearance requirements prescribed in California Public Resources Code Section 4291, California Government Code Section 51182 and this code. (Fire Code 4708.3)
- Single- and multiple-station carbon monoxide alarms shall be listed as complying with the requirements of UL 2034. Carbon monoxide detectors shall be listed as complying with the requirements of UL 2075. Carbon monoxide alarms required by Sections R315.1 and R315.2) or (Sections 420.4.1 and 420.4.2) shall be installed in the following locations: 1. Outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s). 2. On every level of a dwelling unit including basements. 3. For R-1 only. a. On the ceiling of sleeping units with permanently installed fuel-burning appliances. Residential Code R315.3, Building Code 420.4.3.



SITE LEGEND

- Landscaping - Vegetation
- Existing Grade
- Proposed Grade
- Natural Grade
- Setback Line
- Property Line
- Electric Panel
- Gas Meter
- Water Meter

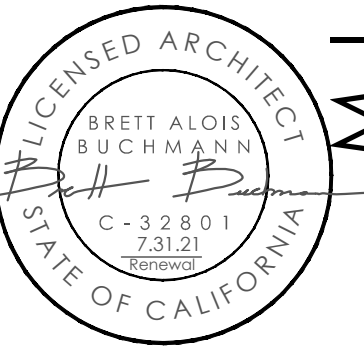
1624 Espinosa Circle
TRACT # 6889 LOT 1 BLK 1482
7541-031-001
FFE 122.11

1616 Espinosa Circle
TRACT # 6889 LOT 2 BLK 1374
7541-031-020
FFE 119.84
Ridge 136.09



746 4th st. hermosa beach
office # 310•896•8331
office @ buchmann-design.com

MILTON STREET RESIDENTIAL
1620 Espinosa Circle, Palos Verdes Estates, California 90274



Site Plan



1804
January 15, 2021

Site Plan
scale 1/8"=1'-0"