

October 26, 2017

NOTICE

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rancho Palos Verdes will conduct a public hearing on Tuesday, November 28, 2017, at 6:00 PM at Hesse Park Community Building, 29301 Hawthorne Boulevard, Rancho Palos Verdes to consider the following:

A SUBDIVISION FOR VESTING TENTATIVE PARCEL MAP NO. 72658, HEIGHT VARIATION, GRADING PERMIT, AND SITE PLAN REVIEW (CASE NO. SUB2014-00003, ZON2014-00273, ZON2016-00120): A request to subdivide an existing 43,677 square foot lot into two separate residential lots (Lot No.1 and Lot No. 2) measuring 20,649 square feet and 23,029 square feet in area, respectively. In addition to the lot split, the request involves the demolition of an existing single-family residence in order to accommodate the future construction of two new homes and associated grading on each lot, as further described below:

Lot No. 1 (CASE NO. ZON2014-00273)

- The construction of a new 5,927 square foot (3-car attached garage and basement included) two-story residence at a height of 22.9', as measured from the highest elevation of the existing grade covered by the structure (elev. 429.1') to the highest proposed roof ridgeline (elev. 452.00'); and an overall height of 26' as measured from lowest finished grade adjacent to the structure (elev. 426.00') to the highest proposed roof ridgeline (elev. 452.00').
- Ancillary improvements including two attached covered patios, an outdoor kitchen and driveway.
- 1,528 cubic yards of associated grading, consisting of 1,272 cubic yards of cut and 256 cubic yards of fill (1,016 cubic yards of export).

Lot No. 2 (CASE NO. ZON2016-00120)

- The construction of a new 5,311 square foot (3-car garage and basement included) two-story residence at a height of 16.5', as measured from the highest elevation of the existing grade covered by the structure (elev.435.5') to the highest proposed roof ridgeline (elev. 452.00'); and an overall height of 24', as measured from the lowest finished grade adjacent to the structure (elev. 428') to the highest proposed roof ridgeline (elev. 452.00').
- Ancillary improvements including a new pool & spa, attached covered patio, new driveway and an 8' high up-sloping retaining wall.
- 1,766 cubic yards of grading, consisting of 1,504 cubic yards of cut and 262 cubic yards of fill (1,242 cubic yards of export).

(CASE NO. SUB2014-00003, ZON2014-00273, ZON2016-00120)

LOCATION: **27581 Palos Verdes Drive East**

PROPERTY OWNER: **Nital and Nilay Patel**

APPLICANT: **Timothy Racisz**

The Height Variation procedure is for the construction of additions to existing residential structures that are proposed to be taller than sixteen (16') feet in height, but not to exceed a maximum height of twenty-six (26') feet. In reviewing a Height Variation application, the City will assess the impacts of the structure above 16 feet in height on the views from neighboring properties and from public areas, its cumulative impact on the effected properties, and compatibility of the proposed structure with existing surrounding uses. When reviewing a project's "Neighborhood Compatibility," the City will review the proposed project relative to the following criteria for the immediate neighborhood: 1) scale of surrounding residences; 2) architectural style and materials; and 3) front, side, and rear yard setbacks.

If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to Associate Planner, Octavio Silva, by noon, on Tuesday, November 21, 2017. By doing so, you will ensure that your comments are taken into consideration for the Staff analysis of the project. All correspondence received after noon, on the November 21, 2017 will be given separately to the Planning Commission on the night of the meeting. Please note that written materials, including emails, submitted to the City are public records and may be posted on the City's website. Accordingly, you may wish to omit personal information from your written materials as it may become part of the public record. Only those who have submitted written comments at or prior to, and/or given testimony at the public hearing will receive notification of the decision. The Planning Commission's decision may then be appealed, in writing, to the City Council.

If you would like the opportunity to review the proposed plans, they are on file in the Community Development Department at 30940 Hawthorne Boulevard, Rancho Palos Verdes, and are available for review from 7:30 AM to 5:30 PM Monday through Thursday, and from 7:30 AM to 4:30 PM Friday. If you have any questions regarding this application, please contact Octavio Silva, at (310) 544-5234, or via e-mail octavios@rpvca.gov for further information.

Ara Mihranian, AICP
Director of Community Development

NOTE: STATE GOVERNMENT CODE SECTION 65009 NOTICE: If you challenge this application in court, you may be limited to raising only those issues you or someone else raises in written correspondence delivered to the City of Rancho Palos Verdes during the public review period described in this notice.