

January 18, 2018

## **NOTICE**

NOTICE IS HEREBY GIVEN that the City Council of the City of Rancho Palos Verdes will conduct a public hearing on Tuesday, February 20, 2018, at 7:00 PM at Hesse Park Community Building, 29301 Hawthorne Boulevard, Rancho Palos Verdes to consider the following:

**AN APPEAL TO OVERTURN THE PLANNING COMMISSION'S APPROVAL OF VESTING PARCEL MAP NO. 72658, HEIGHT VARIATION PERMIT, GRADING PERMIT & SITE PLAN REVIEW (CASE NOS. SUB2014-0003, ZON2014-00273, AND ZON2016-00120):** An appeal has been filed by the Appellants requesting that the City Council overturn the Planning Commission's approval of the project described below on the basis of neighborhood incompatibility, view impairment, and privacy concerns.

**Planning Commission-Approved Project Description:** Subdivide an existing lot at 27581 Palos Verdes Drive East into two separate lots to allow the following single-family residential development on each lot: Lot 1 would be 20,649 square feet in area and improved with a 5,927 square foot, two-story, residence with 1,528 cubic yards of grading; and Lot No. 2 would be 23,029 square feet in area and improved with a 5,311 square foot, two-story, residence with 1,766 cubic yards of related grading.

**LOCATION:** 27581 Palos Verdes Drive East

**APPELLANTS:** Vince Vassallo, Robert Bennet, Scott Ramsey,  
Glenn Komae, Art Viewig, and Reg Lowell

**PROPERTY OWNERS:** Nital & Nilay Patel

The Height Variation procedure is for the construction of additions to existing residential structures that are proposed to be taller than 16' in height, but not to exceed a maximum height of 26'. In reviewing a Height Variation application, the City will assess the impacts of the structure above 16' 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 appeal, please communicate those thoughts in writing to Senior Planner, Octavio Silva, by **Thursday, February 8, 2018**. By doing so, you will ensure that your comments are taken into consideration for the Staff analysis of the project. All correspondence received after the February 8, 2018 date will be given separately to the City Council 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. In addition, City meetings may be televised and may be accessed through the City's website. Accordingly, you may wish to omit personal information from your oral presentation or written materials as it may become part of the public record regarding an item on the agenda. Only those who have submitted written comments will receive notification of the decision.

If you would like the opportunity to review the Planning Commission-Approved Staff Report, Project Plans, and/or the Appeal Letter, 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. The final staff report will be available on the City's website, <http://www.rpvca.gov>, on February 13, 2018 under City Council Agenda. If you have any questions regarding this application, please contact Octavio Silva, at (310) 544-5234, or via e-mail [octavios@rpvca.gov](mailto:octavios@rpvca.gov) for further information.

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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.

**PLEASE PUBLISH IN THE PENINSULA NEWS ON THURSDAY, JANUARY 18, 2018.**