



August 9, 2018

NOTICE

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rancho Palos Verdes will conduct a public hearing on Tuesday, September 11, 2018 at 7:00 p.m. at Hesse Park Community Building, 29301 Hawthorne Boulevard, Rancho Palos Verdes to consider the following:

HEIGHT VARIATION, SITE PLAN REVIEW, AND GRADING PERMIT (ZON2017-00476)

– A request to demolish an existing single-story residence to accommodate the construction of a new 3,928ft² two-story residence (garage included). The height of the proposed residence will be 25.94', as measured from the preconstruction (existing) grade at the highest elevation of the existing building pad area covered by the structure (elev. 305.31') to the highest proposed roof line (elev. 331.25'); and an overall height of 26' as measured from the lowest finished grade adjacent to the structure (elev. 305.25') to the highest proposed roof line (elev. 331.25'). The proposed project includes ancillary site improvements consisting of a new pool/spa and related mechanical equipment; driveway reconfiguration/widening; removal of an existing retaining wall and construction of a new 4'-10" retaining wall along the south side of the lot that wraps around and extends across a portion of the rear yard; new walls up to 3.5' in height adjacent to the walkway in the front yard; a rear yard fireplace; planters; 6.5' tall perimeter fence/gate; and 76yd³ of associated grading to accommodate the proposed improvements.

LOCATION: 27023 Shorewood Road

APPLICANT: Luis De Moraes (Architect)

LANDOWNER: Mikihiko & Minako Shimada

The Height Variation procedure is for the construction of additions to existing residential structures taller than 16' feet, but not to exceed the maximum height of 26' feet when measured as defined in Section 17.020.040 of the Municipal Code (as amended by Proposition M). The City's primary concerns in reviewing a Height Variation are the impact of the structure on the views from neighboring properties and from public areas, its cumulative impact on the affected properties, and compatibility of the proposed structure with existing surrounding uses (See Municipal Code Section 17.02.040). Section 17.02.030.B of the RPVMC requires a finding of "Neighborhood Compatibility" for the proposed first and second story additions. In making such a finding, 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.

The reason you are receiving this notice is because your property is located within 500' of the proposed project. A temporary frame structure (silhouette) has been constructed on the project site outlining the height and bulk of the proposed project. This frame will be in place throughout

the duration of the public comment period to better assist you and the City in assessing any potential project impacts.

If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to Irving Anaya, by noon on Tuesday, September 4, 2018. By doing so, you will ensure that your comments are taken into consideration for the staff analysis of the project. Written comments submitted after noon, September 4, 2018, will be given 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. In addition, City meetings may be televised and may be accessed through the City's website. 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 application package and 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 a.m. to 5:30 p.m. Monday through Thursday, and from 7:30 a.m. to 4:30 p.m. Friday. The final staff report will be available on the City's website, <http://www.rpvca.gov>, on September 7, 2018, under Planning Commission Agenda.

If you have any questions regarding this application, please contact Irving Anaya at (310) 544-5225 or via email at ianaya@rpvca.gov.

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 raised 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 AUGUST 9, 2018