



November 1, 2018

**NOTICE**

NOTICE IS HEREBY GIVEN that the City Council of the City of Rancho Palos Verdes will conduct a public hearing on December 4, 2018 at 7 p.m. at Hesse Park Community Building, 29301 Hawthorne Boulevard, Rancho Palos Verdes to consider the following:

**REVISION TO THE 2015 COUNCIL-APPROVED HEIGHT VARIATION, GRADING PERMIT, EXTREME SLOPE PERMIT & SITE PLAN REVIEW (PLRV2018-0009) –**

On August 4, 2015, the City Council adopted Resolution No. 2015-76 approving, with Conditions of Approval, the construction of a 4,620ft<sup>2</sup>, 2-story single-family residence (including a 674 ft. 3-car garage) with 466yd<sup>3</sup> of associated grading to accommodate the project. The Applicant is requesting to amend the following Conditions of Approval:

- Condition No. 21 to increase the square footage of the residence from 4,620ft<sup>2</sup> to 6,895ft<sup>2</sup> consisting of converting 2,215ft<sup>2</sup> of subfloor area into habitable area along the first floor and an increasing 60ft<sup>2</sup> to the second floor (all within the existing building envelope);
- Condition No. 13 to increase the proposed lot coverage from 39.3% to 39.4% (Maximum 40% allowed);
- Condition No. 25 to remove the approved pool and pool equipment; and,
- Condition No. 29 to increase the amount of associated grading by 5yd<sup>3</sup> to accommodate the widening of the driveway.

**LOCATION:** 29858 Knoll View Drive

**PROPERTY OWNER:** Marshall Esfahani

**APPLICANT:** Ben Cauthen

If you have any comments or concerns about the proposed initiation request, please communicate those thoughts in writing to Assistant Planner, Mario Arellano, by noon on Monday, November 26, 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 November 26, 2018 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 discuss or review the proposal, it is on file in the Community Development Department at 30940 Hawthorne Boulevard, Rancho Palos Verdes, and is 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. **Please note that City Hall offices will be closed on November 12<sup>th</sup> in observance of Veteran's Day, and November 22<sup>nd</sup> and November 23<sup>rd</sup> in observance of the Thanksgiving holiday.**

If you have any questions regarding this application, please contact Assistant Planner, Mario Arellano, at (310) 544-5237, or via email at [MARELLANO@RPVCA.GOV](mailto:MARELLANO@RPVCA.GOV) for further information. The final staff report will be available on the City's website, <http://www.rpvca.gov>, on November 28, 2018, under City Council Agenda.

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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, NOVEMBER 1, 2018

Ara Mihranian, AICP  
Director of Community Development

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