



July 23, 2020

NOTICE

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rancho Palos Verdes will conduct a public hearing on Tuesday, August 11, 2020 at 7:00 p.m. via a virtual meeting. The public hearing will be conducted pursuant to the provisions of the Governor's Executive Orders N-25-20 (<https://www.gov.ca.gov/wp-content/uploads/2020/03/3.12.20-EO-N-25-20-COVID-19.pdf>) and N-29-20 (<https://www.gov.ca.gov/wp-content/uploads/2020/03/3.17.20-N-29-20-EO.pdf>). Please note that depending on the COVID-19 circumstances in the following weeks, an amended notice may be issued on the change from a virtual meeting to a regular meeting at Hesse Park Community Building, 29301 Hawthorne Boulevard, Rancho Palos Verdes. The Planning Commission will consider the following proposed project:

VARIANCE, COASTAL PERMIT, GRADING PERMIT & SITE PLAN REVIEW (CASE NO. PLVA2020-0001): A request to:

- Demolish an existing 3,167ft² residence (garage and accessory structures included);
- Construction of a new 8,977ft² single-story residence with basement (8,039ft² residence and 938ft² garage). The proposed height of the new residence will be 13.08', as measured from highest elevation of the existing grade covered by the structure (elev. 169.5') to the highest proposed roof ridgeline (elev. 182.58'); and an overall height of 19.95' as measured from lowest finished grade adjacent to the structure (elev. 162.63') to the highest proposed roof ridgeline (elev. 182.58');
- Conduct 1,547yd³ of related grading (970yd³ of cut and 577yd³ of fill) to accommodate the proposed improvements; and
- Construction of ancillary structures and site improvements, which include a 490ft² covered patio, a swimming pool and spa with associated equipment, air conditioning units and a combination wall measuring up to 8' in height along the east side property line, and a foundation retaining wall measuring up to 6.1' in height along the west side property line.

The applicants request a Variance to allow the following deviations from the Rancho Palos Verdes Municipal Code (RPVMC): 1) Allowing grading of more than 20 cubic yards or more than 3 feet of cut (4' proposed) in the City's Coastal Setback Zone; 2) Allowing a portion of the deck and pool to be constructed within the City's Coastal Setback Zone.

3) Allowing a portion of the house, deck, and pool to be constructed within the City's Coastal Structure Setback Zone; and 4) Allowing grading of more than 20 cubic yards or more than 3 feet of cut (9.5' proposed for basement) or fill (3.3' proposed) within the City's Coastal Structure Setback Zone.

LOCATION: 36 Sea Cove Drive

PROPERTY OWNER: Mr. & Mrs. Jhawar

APPLICANT: Louie Tomaro

Staff has reviewed the proposed application for compliance with the California Environmental Quality Act (CEQA) and determined that the proposed Code Amendment is exempt from CEQA, pursuant to Section 15303(a).

Additionally, Section 17.02.030.B of the RPVMC requires a finding of "Neighborhood Compatibility" for the proposed new residence. 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 Senior Planner, Amy Seeraty, by noon on Tuesday, August 4, 2020. 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 on Tuesday, August 4, 2020, 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 discuss or review the proposed project, 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. In light of COVID-19 response measures from the Governor of the State of California and the Los Angeles County Public Health Department, and in the interest of the health and well-being of residents and City employees, City Hall is limiting counter hours and walk-ins by appointment only.

The final staff report will be available on the City's website, <http://www.rpvca.gov>, on Thursday August 6, 2020, under Planning Commission Agenda. If you have any questions regarding this application or would like to schedule an appointment to view application materials, please contact Amy Seeraty at (310) 544-5231 or via email at amys@rpvca.gov.

Ken Rukavina, P.E.
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, JULY 23, 2020