

June 18, 2015

NOTICE

NOTICE IS HEREBY GIVEN that the City Council of the City of Rancho Palos Verdes will conduct a public hearing on **Tuesday, July 21, 2015, at 7:00 PM** at Hesse Park Community Building, 29301 Hawthorne Boulevard, Rancho Palos Verdes, to consider:

GENERAL PLAN AMENDMENT, ZONE CHANGE, HEIGHT VARIATION, GRADING PERMIT AND ENVIRONMENTAL ASSESSMENT (CASE NO. ZON2014-00143): On February 28, 2012, the Planning Commission adopted Resolution No. 2012-05, recommending that the City Council certify a Mitigated Negative Declaration and conditionally approve a boundary line relocation between residential and hazard designations along with a residential development at 10 Chaparral Lane. Pursuant to the Commission's recommendation, the City Council will consider the request to relocate the General Plan Land Use boundary line between Residential & Natural Environment/Hazard and the Zoning boundary line between Single Family Residential (RS-2) & Open Space Hazard (OH) to a more northerly location on the 1.96 acre vacant property located at 10 Chaparral so that the only relatively level area of the lot will be entirely within the Residential land use and RS-2 zoning district. As a result of the boundary line relocation, the applicant proposes to develop the level area of the lot with a new single-family residence. Since the Commission's review of the application, the proposed residence has been reduced to a 26' tall, 6,781ft² two-story residence (5,959ft² house with 822ft² garage) and accessory structures (e.g. swimming pool, spa, detached gazebo, etc.) with balanced grading on site (7,010yd³ of cut and 7,010yd³ of fill). As part of the grading, a retaining wall (varying in height up to 8' max.) is proposed against the upper slope on the subject site that will extend along the front property line of the abutting property at 8 Chaparral Lane for stabilization purposes. An additional retaining wall, measuring up to 3' in height, is proposed at the top of the lower slope. Both retaining walls will be constructed with a caisson foundation.

LOCATION: **10 Chaparral Lane**

APPLICANT: **Luis DeMoraes / Envirotechno**

LANDOWNER: **Kevin Chen**

All interested parties are invited to submit written comments and to attend and give testimony. If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to Ms. So Kim, Senior Planner, by **Monday, July 13, 2015**. By doing so, you will ensure that your comments are taken into consideration for the Staff analysis of the project. Written comments submitted after Monday, July 13, 2015, will be given 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 at or prior to, and/or given testimony at the public hearing will

receive notification of the decision.

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. Additionally, a Staff Report will be prepared for the July 21st City Council meeting. On July 17th, said report will be available for viewing on the City's website (<http://www.palosverdes.com/rpv/>). Alternatively, a copy of the Staff Report can also be viewed at the Community Development Department at City Hall on the same date.

If you have any questions regarding this application, please contact Ms. So Kim, Senior Planner at (310) 544-5222 or via email at sok@rpvca.gov. If you correspond with City Staff via email, please periodically check your email to make sure that you receive an email response acknowledging receipt of your email. If you do not receive an email response, please contact them via telephone at (310) 544-5228.

Sincerely,

Joel Rojas, AICP
Community Development Director

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 THURSDAY, JUNE 18, 2015