

October 29, 2015

NOTICE

NOTICE IS HEREBY GIVEN that the City's Hearings Officer of the City of Rancho Palos Verdes will conduct a public hearing on Monday, November 23, 2015 at 9:00 AM at the Community Development Department Conference Room, located at 30940 Hawthorne Blvd., Rancho Palos Verdes, to consider the following:

CASE NO. ZON2015-00379 (COASTAL PERMIT & SITE PLAN REVIEW): A request to construct a new 959 square foot single-story addition and to remodel 2,301 square feet of the existing single-story residence. The height of the addition will be 11', as measured from highest elevation of the existing grade covered by the structure (elev. 180.00') to the highest proposed roof ridgeline (elev. 191.00'); and an overall height of 17'-3" as measured from lowest finished grade adjacent to the structure (elev. 173.75') to the highest proposed roof ridgeline (elev. 191.00').

LOCATION: **30 Sea Cove Drive**

PROPERTY OWNER: **John and Sheryl Lewin**

APPLICANT: **Envirotechno Architecture, Inc.**

A Coastal Permit is required because the subject property lies seaward of the first public road paralleling the shoreline (i.e., Palos Verdes Drive South) within an **Appealable Area** of the City's Coastal Specific Plan district. Pursuant to the provisions of the Rancho Palos Verdes Municipal Code (RPVMC), this project also requires a finding of "Neighborhood Compatibility." 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) property-line setbacks.

The above-mentioned application will be listed as an item on the meeting agenda. The public hearing will be opened, a Staff Report will be presented, testimony will be taken, and the hearing will be closed. The Hearing Officer will then deliberate and make a decision on the application.

If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to Associate Planner, Octavio Silva by **Friday, November 13, 2015**. By doing so, you will ensure that your comments are taken into consideration for the Staff analysis of the project. 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

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comments at or prior to, and/or given testimony at the public hearing will receive notification of the decision. The Coastal Hearing Officer's decision may then be appealed to the Planning Commission.

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. Only those who have submitted written comments 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. If you have any questions regarding this application, please contact Associate Planner, Octavio Silva at (310) 544-5228, or via e-mail at octavios@rpvca.gov for further information.

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 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, October 29, 2015

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