

November 19, 2015

NOTICE

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rancho Palos Verdes will conduct a public hearing on Tuesday, December 8, 2015, at 7:00 PM at Hesse Park Community Building, 29301 Hawthorne Boulevard, Rancho Palos Verdes, to consider:

CONDITIONAL USE PERMIT REVISION, MINOR EXCEPTION PERMIT AND GRADING PERMIT (CASE NO. ZON2013-00174): A request to construct a new split-story (16'/30' height envelope), 7,710ft² residence (2,986ft² first floor, 2,768ft² second floor, 1,151ft² basement, and an 805ft² attached garage) with 1,937yd³ of grading to accommodate the proposed residence and the proposed swimming pool and yard area. Also proposed is a 6' tall fence and entry gate along the front property line. The 6' tall fence and entry gate along the front property line requires a Minor Exception Permit since they exceed the 42" maximum fence height limit within the front yard.

LOCATION: 2935 Vista Del Mar

APPLICANT: Luis de Moraes (Envirotechno Architecture, Inc.)

LANDOWNER: Teppei Yamaguchi

The proposed project is located within the Seacliff Hills Residential Planned Development. A revision to the Conditional Use Permit is required because the proposed project differs from the City-approved building footprint, and exceeds the maximum allowed lot coverage, grading quantities and fence heights. Additionally, the provisions of Rancho Palos Verdes Municipal Code (RPVMC) Section 17.02.030.B require a finding of "Neighborhood Compatibility" for a new residence that is proposed to be developed on a vacant lot. 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 subject Conditional Use Permit Revision, Grading Permit, and Minor Exception Permit application requests require review by the Planning Commission.

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 Associate Planner, Amy Seeraty, by Monday, November 30, 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, November 30, 2015 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. 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. The Planning Commission's decision may then be appealed, in writing, to the City Council. The appeal shall set forth the grounds for appeal and any specific action being requested by the appellant. The appeal letter must be filed within fifteen (15) calendar days of the Planning Commission's decision and must be accompanied by a \$2,275.00 appeal fee.

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 December 8th Planning Commission meeting. On Thursday December 3rd, said report will be available for viewing on the City's website (<http://www.rpvca.gov>). 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 Associate Planner Amy Seeraty, at (310) 544-5231, or via e-mail at amys@rpvca.gov for further information. If you contact Ms. Seeraty via email, please make sure that you receive an email response from her acknowledging that she received your email. If you do not receive an email response from Ms. Seeraty, then please contact her via the telephone number above.

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, November 19, 2015