

June 30, 2016

NOTICE

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rancho Palos Verdes will conduct a public hearing on Tuesday, July 26, 2016, at 7:00 PM at Hesse Park Community Building, 29301 Hawthorne Boulevard, Rancho Palos Verdes to consider the following:

THE ADOPTION OF A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PLAN, A SUBDIVISION FOR VESTING TENTATIVE PARCEL MAP NO. 73817, AND GRADING PERMIT (CASE NO. SUB2015-00001, ZON2015-00187): A request to subdivide a vacant 43,610ft² lot into two residential lots (Parcel No.1 and Parcel No. 2) measuring 21,682.72ft² and 21,925.86ft² in area, respectively. In addition to the lot split, the request includes a grading permit to allow the construction of two new homes and associated grading on each lot as further described below:

Parcel No. 1

The proposed residence on Parcel No. 1 will be a 5,390ft² two-story residence with 1,719yd³ of grading consisting of 1,348yd³ cut and 371yd³ cubic yards of fill. The proposed height of the structure will be 16', as measured from the highest elevation of the existing grade covered by the structure (elev. 104') to the highest proposed roof ridgeline (elev. 120'); and an overall height of 29' as measured from lowest finished grade adjacent to the structure (elev. 91') to the highest proposed roof ridgeline (elev. 120').

Parcel No. 2

The proposed residence on Parcel No. 2 will be a 7,616ft² three-story residence with 1,817yd³ of grading consisting of 1,270yd³ of cut and 547yd³ of fill. The proposed height of the structure will be 15.7', as measured from the highest elevation of the existing grade covered by the structure (elev.130.8') to the highest proposed roof ridgeline (elev. 146.5'); and an overall height of 30' as measured from the lowest finished grade adjacent to the structure (elev. 116.5') to the highest proposed roof ridgeline (elev. 146.5').

LOCATION: **30389 Palos Verdes Drive East
(APN 7566-002-018)**

**PROPERTY OWNER/
APPLICANT:** **Douglas Maupin (Maupin Development, Inc.)**

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)

(CASE NO. SUB2015-00001, ZON2015-00187)

June 30, 2016

Page 2 of 2

architectural style and materials; and 3) property-line setbacks. The subject Vesting Tentative Parcel Map and Grading Permit application require review by the Planning Commission.

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 Associate Planner, Amy Seeraty, by Monday, July 18, 2016. By doing so, you will ensure that your comments are taken into consideration for the Staff analysis of the project. All correspondence received after the July 18, 2016 date will be given separately 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 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 Amy Seeraty, at (310) 544-5231, or via e-mail amys@rpvca.gov for further information. The final staff report will be available on the City's website, <http://www.rpvca.gov>, on July 21, 2016, under Planning Commission Agenda.

Ara Mihranian, 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, JUNE 30, 2016.