

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, August 9, 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 MITIGATED MONITORING PLAN, A SUBDIVISION FOR VESTING TENTATIVE PARCEL MAP NO. 72658, A VARIANCE, HEIGHT VARIATION, GRADING PERMIT AND SITE PLAN REVIEW (CASE NO. SUB2014-00003, ZON2014-00273, ZON2016-00120):** A request to subdivide an existing 43,677 square foot lot into two residential lots (Parcel No.1 and Parcel No. 2) measuring 23,361 square feet and 20,316 square feet in area, respectively. A Variance is being requested as the proposed lot split would create two substandard lots with respect to the City's required minimum lot width dimensions. The required minimum lot width in the RS-2 zoning district is 90'. The proposed lot width of Parcel No. 1 will be 88.5' and the proposed lot width of Parcel No. 2 will be 85.5'. In addition to the lot split, the request involves the construction of two new homes and associated grading on each lot as further described below:

**Parcel No. 1 (CASE NO. ZON2014-00273)**

- The proposed residence on Parcel No. 1 will be 8,182 square feet in area with a height of 21'-6", as measured from the highest elevation of the existing grade covered by the structure (elev. 430.9') to the highest proposed roof ridgeline (elev. 452.50'); and an overall height of 26'-0" as measured from lowest finished grade adjacent to the structure (elev. 426.50') to the highest proposed roof ridgeline (elev. 452.50'). The applicant is also proposing 911 cubic yards of grading on Parcel No. 1, consisting 891 cubic yards of cut and 20 cubic yards of fill.

**Parcel No. 2 (CASE NO. ZON2016-00120)**

- The proposed residence on Parcel No. 2 will be 8,103 with a height of the 21'-0", as measured from the highest elevation of the existing grade covered by the structure (elev. 431.5') to the highest proposed roof ridgeline (elev. 452.50'); and an overall height of 26'-0" as measured from the lowest finished grade adjacent to the structure (elev. 426.5') to the highest proposed roof ridgeline (elev. 452.50'). The applicant is also proposing 828 cubic yards of grading on Parcel No. 2, consisting of 731 cubic yards of cut and 97 cubic yards of fill.

**LOCATION:** 27581 Palos Verdes Drive East

**PROPERTY OWNER:** Nital and Nilay Patel

**APPLICANT:** Timothy Racisz

The Height Variation procedure is for the construction of additions to existing residential structures that are proposed to be taller than sixteen (16') feet in height, but not to exceed a maximum height of twenty-six (26') feet. In reviewing a Height Variation application, the City will

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assess the impacts of the structure above 16 feet in height on the views from neighboring properties and from public areas, its cumulative impact on the effected properties, and compatibility of the proposed structure with existing surrounding uses. When reviewing a project's "Neighborhood Compatibility," 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 Associate Planner, Octavio Silva, by Monday, August 1, 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 August 1, 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 Octavio Silva, at (310) 544-5234, or via e-mail [octavios@rpvca.gov](mailto:octavios@rpvca.gov) for further information. The final staff report will be available on the City's website, <http://www.rpvca.gov>, on August 4, 2016, under Planning Commission Agenda.

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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.**