

September 29, 2016

NOTICE

NOTICE IS HEREBY GIVEN THAT the Community Development Director will consider an application for the following project:

HEIGHT VARIATION & SITE PLAN REVIEW (CASE NO. ZON2016-00199): A request to construct 539 square feet of additions consisting of living, kitchen, and dining area expansions to the first floor and bedroom expansions to the second floor with two “Juliet” balconies along the rear facade of the split-level single family residence. Additionally, a 45 square foot covered porch is proposed along the front façade. The overall structure height is proposed at 22.70', as measured from the point where the lowest foundation or slab meets finished grade, to the highest roof ridgeline.

Location: 5091 Silver Arrow Drive

Owner: Chris and Karen Braun

Applicant: Chris and Karen Braun

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 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 30-day 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 Mercy Lugo, by Monday, October 31, 2016.

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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. 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 Mercy Lugo, at (310) 544-5237, or via e-mail at mercyl@rpvca.gov for further information.

Ara Mihranian,
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, SEPTEMBER 29, 2016.