

October 6, 2016

**NOTICE**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rancho Palos Verdes will conduct a public hearing on Tuesday, October 25, 2016, at 7:00 PM at Hesse Park Community Building, 29301 Hawthorne Boulevard, Rancho Palos Verdes, to consider:

**CONDITIONAL USE PERMIT REVISION (CASE NO. ZON2016-00456):** On January 12, 2016, the Planning Commission adopted P.C. Resolution No. 2016-01, thereby approving a revision to Conditional Use Permit No. 23, a Grading Permit, and a Minor Exception Permit allowing the construction of a new split-story, 7,710ft<sup>2</sup> residence and accessory structures with 1,937yd<sup>3</sup> of related grading. During the Building & Safety Plan Check process, the applicant was required to relocate an upslope drainage ditch away from the building and to regrade the area with fill between the building and the drainage ditch such that water flows away from the building. Pursuant to the Seacliff Hills Development Guidelines, any area disturbed through grading and not returned to existing slope is considered lot coverage. As this proposed change will disturb an existing slope with grading, the overall lot coverage will be increased by 1.1%, however, the overall Commission-approved grading quantity is not proposed to change as the grading quantity was originally overestimated. Thus, the applicant requests that the Planning Commission amend the Conditions of Approval to allow an increase to the permitted lot coverage by an additional 1.1% (35.8% previously approved).

**LOCATION:** 2935 Vista Del Mar

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

**LANDOWNER:** Teppei Yamaguchi

The reason you are receiving this notice is because your property is located within 500' of the proposed project. 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, October 17, 2016**. 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, October 17, 2016 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 October 25<sup>th</sup> Planning Commission meeting. On Wednesday October 19<sup>th</sup>, 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](mailto:amys@rpvca.gov) for further information.

Sincerely,

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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 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, October 6, 2016**