

October 27, 2016

NOTICE

NOTICE IS HEREBY GIVEN that the Community Development Director of the City of Rancho Palos Verdes will consider an application for the following project:

SITE PLAN REVIEW WITH NEIGHBORHOOD COMPATIBILITY AND GRADING PERMIT (CASE NO. ZON2016-00199): A request to demolish an existing single family residence and construct a new 3,051 square foot, split level, residence (garage included) located in the Mira Vista Overlay District. The height of the proposed structure will be 13'-3½", as measured from the highest elevation of the existing grade covered by the structure (elev. 100.41') to the highest proposed roof ridgeline (elev. 113.70'); and 20'-0" as measured from the lowest finished grade adjacent to the structure (elev. 93.70') to the highest proposed roof ridgeline (elev. 113.70'). The applicant is also proposing a 157.5 square foot balcony over the garage along the front of the residence. The project includes a total of 402 cubic yards of grading (cut) to create a flat rear yard area and to accommodate a partially subterranean garage.

LOCATION: 2028 JAYBROOK DRIVE

APPLICANT: EYAL & IRIS GLUZMAN

Pursuant to the provisions of the Rancho Palos Verdes Municipal Code (RPVMC), this project requires a finding of "Neighborhood Compatibility." 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.

If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to Assistant Planner, Jason Caraveo by November 11, 2016. 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. 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.

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. 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 Assistant Planner, Jason Caraveo at (310) 544-5232, or via e-mail at Jasonc@rpvca.gov for further information. If you correspond with Jason Caraveo via e-mail, please periodically check your e-mail to make sure you receive an e-mail response from Mr. Caraveo noting that they have received your email. If you do not receive a response e-mail, then please contact them via telephone at (310) 544-5228.

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, OCTOBER 27, 2016