

November 10, 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 FOLIAGE ANALYSIS (CASE NO. ZON2016-00015):** A request to demolish the existing 1,322ft<sup>2</sup> residence (including garage) and construct a new 3,925ft<sup>2</sup> split-level house (3,510ft<sup>2</sup> residence and 415ft<sup>2</sup> garage) with 600yd<sup>3</sup> of related grading (300yd<sup>3</sup> of cut and 300yd<sup>3</sup> of fill). The proposed height of the new residence is 15', as measured from highest elevation of the existing grade covered by the structure (elev. 5005.5') to the highest proposed roof ridgeline (elev. 5020.5'); and an overall height of 20' as measured from lowest finished grade adjacent to the structure (elev. 5000.5') to the highest proposed roof ridgeline (elev. 5020.5'). Other ancillary site improvements include a 184ft<sup>2</sup> first floor trellis and a 74ft<sup>2</sup> second-floor balcony along the rear façade; the removal of an existing block wall and the construction of a new 7' tall, 124.25' long, freestanding block wall along the east side property line (42" maximum in 20' front yard setback); two new terraced retaining walls in the rear yard with a 42" guard rail on the upper wall; and a new spa with an attached stairway in the rear yard.

**LOCATION:** 1993 Jaybrook Drive

**PROPERTY OWNER:** Joe Esposito

**APPLICANT:** Lee Oakes (Oakes Architects)

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 Amy Seeraty by Tuesday, November 29, 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.

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 Amy Seeraty, at (310) 544-5231, or via e-mail at [amys@rpvca.gov](mailto:amys@rpvca.gov) for further information.

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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 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, November 10, 2016**