

May 11, 2017

NOTICE

NOTICE IS HEREBY GIVEN THAT the Director of Community Development 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. ZON2016-00512):

A request to construct a new 7,602 square foot single-family residence (includes a 1,980 square foot basement and a 642 square foot attached garage), ancillary site improvements and 956 cubic yards of grading to accommodate the improvements on a vacant lot. The height of the proposed residence will be 13'-0", as measured from highest elevation of the existing grade covered by the structure (elev. 894.5') to the highest proposed roof ridgeline (elev. 907.5'); and an overall height of 16'-0" as measured from lowest finished grade adjacent to the structure (elev. 891.5') to the highest proposed roof ridgeline (elev. 907.5'). The proposed project also includes the construction of a detached 640 square foot accessory pool/entertainment structure with an attached 425 square foot covered patio. The height of the accessory structure will be 11'-9" as measured from lowest preconstruction grade adjacent to the foundation wall (elev. 892.25') to the roof ridgeline (elev. 904.0').

LOCATION: 28955 Palos Verdes Drive East

PROPERTY OWNER: Kambiz Basetvat

APPLICANT: Art Ashai, AIA

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 Octavio Silva, Associate Planner, by **Friday, May 26, 2017**. 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 Octavio Silva, Associate Planner, at (310) 544-5234, or via e-mail at octavios@rpvca.gov for further information.

Ara Mihranian, AICP
Director of Community Development

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, MAY 11, 2017