

July 13, 2017

NOTICE

NOTICE IS HEREBY GIVEN that the City's Hearings Officer of the City of Rancho Palos Verdes will conduct a public hearing on July 27, 2017, at 10:00AM at the Community Development Department Conference Room, located at 30940 Hawthorne Blvd., Rancho Palos Verdes, to consider the following:

COASTAL DEVELOPMENT PERMIT AND SITE PLAN REVIEW (CASE NO. ZON2017-00262): A request to construct the following ancillary site improvements on the property located at 31 Nantasket:

- A swimming pool and spa with related mechanical equipment within the rear yard;
- An outdoor BBQ and kitchen within the rear yard;
- A 6' tall gas fireplace within the rear yard;
- Two air conditioning condensing units within the side yard (north);
- A 42" tall fountain within the front yard (east);
- A motor for the 42" tall mechanized entry gate within the front yard; and
- Built-in benches (18"), planters (2.6'), on-grade decks and patios.

It should also be noted that the single family residence, garage and site grading was previously approved by the City Council per Resolution No. 2010-87.

LOCATION: 31 Nantasket

PROPERTY OWNER: Great Mason Group LTD

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

Because the subject property lies within an **Appealable Area** of the City's Coastal Specific Plan District, the application requires approval of a Coastal Development Permit by the City's Hearings Officer (The Director of Community Development).

You are receiving this notice because your property is located within 100 feet of the proposed project and/or is within the 10 closest properties to the proposed project. If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to Amy Seeraty, Associate Planner, by **Monday, July 17, 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. Accordingly, you may wish to omit personal information from your written materials. Only those who submit written comments and/or give testimony at the public hearing (interested parties) will receive notification of the decision. The Coastal Hearing Officer's decision may then be appealed to the City's Planning Commission. The City's

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final decision on the application may ultimately be appealed to the California Coastal Commission.

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 for further information.

Ara Mihranian,
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.