

July 28, 2017

NOTICE

NOTICE IS HEREBY GIVEN that the City Council of the City of Rancho Palos Verdes will conduct a public hearing on Tuesday, August 15, 2017, at 7:00 PM at Hesse Park Community Building, 29301 Hawthorne Boulevard, Rancho Palos Verdes to consider the following:

REVISION TO MAJOR GRADING PERMIT, MINOR EXCEPTION PERMIT & FENCE/WALL PERMIT (CASE NO. ZON2016-00224): On June 5, 2007, the City Council granted an approval for, among other things, the construction of a 4.5' tall retaining wall north of the garage, replacement of two unpermitted terraced retaining walls at the northeast corner, and a 2.5' tall retaining wall at the rear of the property. The proposed request is for the following:

- Replace the approved 4.5' tall retaining wall north of the garage with two terraced walls consisting of an 8.22' tall lower retaining wall and an 8.04' tall upper combination wall (4.54' retaining topped with a 3.5' guardrail).
- Replace the two unpermitted terraced retaining walls at the north-east corner of the property with two new terraced walls consisting of an 3' tall lower retaining wall and a 7' tall upper combination wall (3.0' retaining topped with 0.5' of freestanding wall and a 3.5' tall guardrail.)
- Replace an existing deteriorating 3.9' tall retaining wall along the west property line with a new 8.6' tall retaining wall that will extend around to the rear yard, which will replace a previously approved 2.5' tall wall in the rear yard. The portions of said retaining wall along the west side yard will be topped with 0.5' of freestanding wall and a 3' tall guardrail.)
- A total of 124.42yd³ of grading (123.12yd³ cut and 1.3yd³ fill) to accommodate the proposed improvements.

LOCATION: **2950 Crownview Drive**

PROPERTY OWNER: **TriWest Homes II, LP**

APPLICANT: **Tony Antich**

If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to Associate Planner, Amy Seeraty, by Friday, August 4, 2017. By doing so, you will ensure that your comments are taken into consideration for the Staff analysis of the project. All correspondence received after the August 4, 2017 date will be given separately to

the City Council 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 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 amys@rpvca.gov for further information. The final staff report will be available on the City's website, <http://www.rpvca.gov>, on August 8, 2017, under City Council Agenda.

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 DAILY BREEZE ON FRIDAY, JULY 28, 2017.