

August 24, 2017

NOTICE

NOTICE IS HEREBY GIVEN that the Coastal Hearings Officer of the City of Rancho Palos Verdes will conduct a public hearing on Monday, September 18, 2017 at 10:30 AM at the Community Development Department, 30940 Hawthorne Boulevard, Rancho Palos Verdes to consider the following:

SITE PLAN REVIEW, MINOR EXCEPTION PERMIT, GRADING PERMIT, AND COASTAL PERMIT (CASE NO. ZON2017-00081): A request for the following improvements:

- Demolish 49.59% of the existing interior/exterior walls of the existing residence;
- Construct 979ft² of single-story additions, at a reduced 16' front yard setback (20' required), resulting in a total structure size of 2,977ft². The height of the proposed residence would be 11.96', as measured from the highest grade elevation of the existing grade covered by the structure (elev. 105.0') to the highest existing roof ridgeline (elev. 116.96'); and an overall height of 12.56' as measured from the lowest finished grade adjacent to the structure (elev. 104.4') to the highest existing roof ridgeline (116.96');
- Construct a 142ft² attached rear yard patio cover;
- Construct a combination wall measuring up to 8.75' in height along the entire east side property line with 46.88yd³ associated grading. Portions of this combination wall within the 20' front yard setback will be limited to 7' in height (42" retaining topped with a 42" guardrail);
- Hardscape remodel, including a 128ft² patio area within the front yard, resurfacing of the existing driveway with pervious material; planters; extension of an existing 3' tall wall along the northwest yard area;
- Install a tankless water heater in the east side yard;
- Install a new skylights.

A Coastal Permit is required because the subject site is located within the Appealable Area of the City's Coastal zone.

LOCATION: 4112 Sea Horse Lane

PROPERTY OWNER: Robert L. Hamilton III (TE)

APPLICANT: Lane Design Build

Pursuant to the provisions of the Rancho Palos Verdes Municipal Code (RPVMC), no public hearing is required for this project. However, Section 17.02.030.B of the RPVMC requires a finding of "Neighborhood Compatibility" for the proposed addition. 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) front, side, and rear yard setbacks.

If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to Assistant Planner, Irving Anaya by 4:30 PM on September 8, 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 Assistant Planner, Irving Anaya, at (310) 544-5225, or via e-mail at ianaya@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, AUGUST 24, 2017