

May 17, 2018

NOTICE

NOTICE IS HEREBY GIVEN that the City Council of the City of Rancho Palos Verdes will conduct a public hearing on Tuesday, June 5, 2018, at 7:00 PM at Hesse Park Community Building, 29301 Hawthorne Boulevard, Rancho Palos Verdes to consider the following:

REVIEW OF ARCHITECTURAL PLANS FOR LOT NO. 1 AND AMEND THE COASTAL PERMIT AND GRADING PERMIT CONDITIONS OF APPROVAL (ZON2008-00075 & -00076):

On September 21, 2010, the City Council adopted Resolution No. 2010-87, thereby approving entitlements to allow the vacant lot at 32639 Nantasket Drive to be subdivided into 4 lots to be developed with single-family residences. In accordance to Condition No. 46, the City Council will review updated architectural plans for the proposed residence on Lot No. 1 that have been redesigned to minimize a potential view impairment from the viewing areas of properties located at 6619, 6617 and 6615 Beachview Drive. The City Council will also consider amending the 2010 Council-adopted Conditions of Approval as follows:

Lot No. 1

- Increasing the total structure height by 1' from 24.1' to 25.1', by reducing the pad elevation from 156' to 155'. The maximum roof ridgeline elevation will not increase and will remain at the approved elevation of 180.1'.
- Increasing the allowed grading from 340yd³ cut to 735yd³ cut
- Increasing the lot coverage from 35% to 37%.

Lot No. 2

- Increasing the total structure height by 1', from 24.1' to 25.1', by reducing the pad elevation from 141.3' to 140.3'. The maximum roof ridge elevation will not increase and will remain at the approved elevation of 165.4'.
- Increasing the allowed grading from 793yd³ cut to 1,343yd³ of cut.
- Increasing the lot coverage from 32.5% to 36%.

In light of the grading changes described above for Lots Nos. 1 and 2, the total grading for the overall project now proposes 108yd³ of export instead of 114yd³ of import.

LOCATION: **11 and 21 Nantasket Drive (also known as 32639 Nantasket Drive)**

PROPERTY OWNER: **Dana Ireland**

APPLICANT: **Allen Wix (Wix Design)**

If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to Amy Seeraty, by **Thursday, May 24, 2018**. By doing so, you will ensure that your comments are taken into consideration for the staff analysis of the project. Written

comments submitted after **May 24, 2018**, will be given 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. Accordingly, you may wish to omit personal information from your written materials as it may become part of the public record. Only those who have submitted written comments at or prior to, and/or given testimony at the public hearing will receive notification of the decision.

If you would like the opportunity to review the application package and 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 a.m. to 5:30 p.m. Monday through Thursday, and from 7:30 a.m. to 4:30 p.m. on Friday. The final staff report will be available on the City's website, <http://www.rpvca.gov>, on May 29, 2018 under the "City Meetings and Agendas" link, May 15, 2018 City Council Agenda.

If you have any questions regarding this application, please contact Senior Planner Amy Seeraty at (310) 544-5231 or via email at amys@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 raised in written correspondence delivered to the City of Rancho Palos Verdes during the public review period described in this notice.