

October 4, 2018

NOTICE

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rancho Palos Verdes will conduct a public hearing on Tuesday, October 23, 2018, at 7:00 PM at Hesse Park Community Building, 29301 Hawthorne Boulevard, Rancho Palos Verdes to consider:

SITE PLAN REVIEW (CASE NO. PLSR2018-0342) – A request to replace several existing air conditioning units with two new air conditioning units, install one new supply fan, replace one existing exhaust fan with two new exhaust fans, and install associated ductwork, all screened with a 6' tall neutral color painted metal fence on the roof of Building “B”. The new air conditioning units will project 6' above the height of the roof and will measure 34' in height from adjacent grade to the top of the air conditioning unit. The supply fan will project 3.11' above the height of the roof and will measure 31.11' in height from adjacent grade to the top of the fan unit. The exhaust fans will project a maximum of 2.86' above the height of the roof and will measure 30.86' in height from adjacent grade to the top of the exhaust fans.

LOCATION: 30840 Hawthorne Boulevard

APPLICANT: Hellmuth, Obata + Kassabaum, Inc. (Gabriel Gonzalez)

LANDOWNER: The Salvation Army

As defined in Section 17.48.050 of the City’s Municipal Code, no portion of any building or structure shall exceed the maximum building height listed in the district development standards, except where in a nonresidential zoning district, any roof mounted equipment and/or architectural features, excluding renewable energy systems such as photovoltaic systems (solar panels) and/or solar water heating systems which exceed the maximum building height may be permitted upon determination by the Planning Commission, through a Site Plan Review application, that the equipment:

1. May be erected above the height limits pursuant to the requirements of the building code; and
2. Will not cause significant view impairment from adjacent property, as defined in Section 17.02 (Single-Family Residential Districts).

You are receiving this notice because you own property within a 500' radius of the project site. If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to Amy Seeraty, by noon on Tuesday, October 16, 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 noon, Tuesday October 16, 2018, will be given to the Planning Commission 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. In addition, City meetings may be televised and may be accessed through the City's website. 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. The Planning Commission's decision may then be appealed, in writing, to the City Council.

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. Friday. The final staff report will be available on the City's website, <http://www.rpvca.gov>, on Thursday, October 18, 2018, under Planning Commission Agenda.

If you have any questions regarding this application, please contact Amy Seeraty at (310) 544-5231 or via email at amys@rpvca.gov.

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.