

January 24, 2019

NOTICE

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rancho Palos Verdes will conduct a public hearing on February 26, 2019 at 7 p.m. at Hesse Park Community Building, 29301 Hawthorne Boulevard, Rancho Palos Verdes to consider the following:

HEIGHT VARIATION & SITE PLAN REVIEW (CASE NO. PLHV2018-0013) – A request for the following improvements:

- Construct 1,523ft² of additions to an existing two-story residence consisting of 110ft² to the first floor and 1,413ft² to the second floor, resulting in a total structure size of 6,659ft².
- Construct a 157ft² balcony to the south façade of the second story addition.

The proposed addition will be lower than the height of the existing residence, measuring 21.33' in height from the highest elevation of the existing grade covered by the structure (elev. 946') to the highest proposed roof ridgeline (elev. 967.33'); and 23.33', as measured from the lowest finished grade adjacent to the structure (elev. 944') to the highest roof ridgeline (elev. 967.33').

LOCATION: 6106 VIA SUBIDA

APPLICANT: CHASE CONTRACTING

LANDOWNER: TARIK A. GHAZY

The Height Variation procedure is for the construction of additions to existing residential structures that are proposed to be taller than 16' in height, but not to exceed a maximum height of 26'. In reviewing a Height Variation application, the City will assess the impacts of the structure above 16' in height on the views from neighboring properties and from public areas, its cumulative impact on the effected properties, and compatibility of the proposed structure with existing surrounding uses. When reviewing a project's "Neighborhood Compatibility," 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.

The reason you are receiving this notice is because your property is located within 500' of the proposed project. A temporary frame structure (silhouette) has been constructed on the project site outlining the height and bulk of the proposed balcony. 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 have any comments or concerns about the proposed project, please communicate those

thoughts in writing to Assistant Planner, Jason Caraveo, by noon on Tuesday, February 19, 2019. 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, February 19, 2019, 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 February 21, 2019, under Planning Commission Agenda.

If you have any questions regarding this application, please contact Mr. Caraveo at (310) 544-5232 or via email at JasonC@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.

PLEASE PUBLISH IN THE PENINSULA NEWS ON THURSDAY, JANUARY 24, 2019