

March 21, 2019

NOTICE

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rancho Palos Verdes will conduct a public hearing on Tuesday, May 14, 2019, at 7:00 PM at the Hesse Park Community Building, located at 29301 Hawthorne Boulevard, Rancho Palos Verdes to consider the following:

HEIGHT VARIATION AND SITE PLAN REVIEW (CASE NO. ZON2016-00358):

A request to demolish an existing single-story residence to accommodate the construction of a new 5,332ft² (garage included) two-story residence. The height of the proposed residence will be 24.55', as measured from highest elevation of the existing grade covered by the structure (elev. 675.55') to the highest proposed roof ridgeline (elev. 700.10'); and an overall height of 25.1' as measured from lowest finished grade adjacent to the structure (elev. 675.00') to the highest proposed roof ridgeline (elev. 700.10'). The proposed project includes ancillary site improvements such as a new driveway approach, new mechanical equipment (air conditioning units), and yard improvements.

LOCATION: 5325 Bayridge Road

PROPERTY OWNER: Mingho Chen

APPLICANT: Pacific Design Group

This project is categorically exempt pursuant California Environmental Quality Act (CEQA) Section 15303(a) (New Construction).

The Height Variation procedure is for the construction of additions to existing residential structures taller than sixteen (16') feet, but not to exceed the maximum height of twenty-six (26') feet when measured as defined in Section 17.020.040 of the Municipal Code (as amended by Proposition M). The City's primary concerns in reviewing a Height Variation are the impact of the structure on the views from neighboring properties and from public areas, its cumulative impact on the affected properties, and compatibility of the proposed structure with existing surrounding uses (See Municipal Code Section 17.02.040). Section 17.02.030.B of the RPVMC requires a finding of "Neighborhood Compatibility" for the proposed first and second story additions. 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.

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 project. This frame will be in place throughout

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the duration of the public comment period to better assist you and the City in assessing any potential project impacts.

If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to Octavio Silva, Senior Planner by noon on Tuesday, May 7, 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 on Tuesday, May 7, 2019, will be given separately 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. 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 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, May 9, 2019, under Planning Commission Agenda.

If you have any questions regarding this application, please contact Octavio Silva, Senior Planner at (310) 544-5234, or via email at octavios@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, MARCH 21, 2019.