



April 11, 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 p.m. at Hesse Park Community Building, 29301 Hawthorne Boulevard, Rancho Palos Verdes to consider the following:

**HEIGHT VARIATION, SITE PLAN REVIEW & CONDITIONAL USE PERMIT
(PLHV2018-0010):**

A request to demolish and replace the existing detached garage to accommodate the construction of a new 1,635ft² two-story detached structure consisting of a 780ft² second dwelling unit (also known as an accessory dwelling unit) with an 84ft² balcony along the front façade above an 855ft² three-car garage. The height of the proposed structure will be 24'-1", as measured from highest elevation of the existing grade covered by the structure (elev. 1,220'-6") to the highest proposed roof ridgeline (elev. 1,244.7'); and an overall height of 24'-7", as measured from lowest finished grade adjacent to the structure (elev. 1,220') to the highest proposed roof ridgeline (elev. 1,244.7').

LOCATION: **3420 STARLINE DRIVE**

**APPLICANT/
LANDOWNER:** **PHILIPPE & ZOE VILLAIN**

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

The Height Variation procedure is for the construction of 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 structures (See Municipal Code Section 17.02.040). Section 17.02.030.B of the Municipal Code requires a finding of "Neighborhood Compatibility" for the proposed structure. 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. Additionally, Section 17.02.030.D(4)(a) of the Municipal Code requires a privacy finding for the proposed balcony. A Conditional Use Permit is requested because the proposed second dwelling unit is not served by a public sanitary sewer system per Section 17.10.020.H. of the Municipal Code.

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 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 Jaehee Yoon, 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, May 7, 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 May 9, 2019, under Planning Commission Agenda.

If you have any questions regarding this application, please contact Jaehee Yoon at (310)-544-5224 or via email at jyoon@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.

PLEASE PUBLISH IN THE PENINSULA NEWS ON THURSDAY, APRIL 11, 2019