

August 22, 2019

NOTICE

NOTICE IS HEREBY GIVEN that the Coastal Hearings Officer of the City of Rancho Palos Verdes will conduct a public hearing on Tuesday, September 10, 2019 at 10:00 AM at the Community Development Department, 30940 Hawthorne Boulevard, Rancho Palos Verdes to consider the following:

SITE PLAN REVIEW WITH NEIGHBORHOOD COMPATIBILITY AND COASTAL PERMIT (CASE NO. PLSR2019-0051): A request to construct a 651ft² single-story addition to the rear of the existing residence resulting in a total size of 2,025ft² including the garage. The height of the proposed addition would be 11.3', as measured from the highest grade elevation of the existing grade covered by the structure (elev. 218.25') to the highest proposed roof ridgeline (elev. 229.55'); and an overall height of 11.7' as measured from the lowest finished grade adjacent to the structure (elev. 217.89') to the highest proposed roof ridgeline (elev. 229.55'). Additionally, 2 new skylights are proposed to be installed as part of the addition.

A Coastal Permit is required to be considered by the City's Coastal Hearings Officer at a public hearing because the subject site is located within the Appealable Area of the City's Coastal zone.

LOCATION: 4111 Sea Horse Lane

PROPERTY OWNER: Jeffrey Bogosian / Joan Yazejian

APPLICANT: Bizhan Khaleeli (Architect)

Section 17.02.030.B of the RPVMC requires a finding of "Neighborhood Compatibility" for the proposed addition. 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.

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. Only those who have submitted written comments or attend the public hearing will receive notification of the decision.

If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to Associate Planner, Irving Anaya by 5:30 PM on September 5, 2019. By doing so, you will ensure that your comments are taken into consideration for the Staff analysis

of the project. 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 oral presentation or written materials as it may become part of the public record regarding an item on the agenda.

If you would like the opportunity to review 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 AM to 5:30 PM Monday through Thursday, and from 7:30 AM to 4:30 PM Friday. If you have any questions regarding this application, please contact Associate Planner, Irving Anaya, at (310) 544-5225, or via e-mail at ianaya@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, AUGUST 22, 2019