

November 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, December 10, 2019, at 7:00 PM at Hesse Park Community Building, 29301 Hawthorne Boulevard, Rancho Palos Verdes, to consider the following:

**CONDITIONAL USE PERMIT REVISION AND GRADING PERMIT (CASE NO. PLCU2019-0005)** – A request to revise Conditional Use Permit No. 23 to increase the approved 30% lot coverage by 5% for the construction of a new raised patio area with a swimming pool and spa, a built-in barbecue, a 307 ft<sup>2</sup> patio cover, a fireplace, and a flag pole, with 8'-tall combination walls and 78yd<sup>3</sup> of grading to accommodate these improvements.

**LOCATION:** 3432 Palo Vista Drive

**APPLICANT:** Thomas G. Dobos

**LANDOWNER:** Eric Alegria

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

The proposed project is located within the *Seacliff Hills* Residential Planned Development (RPD). A revision to the Conditional Use Permit is required because the proposed project exceeds the maximum allowed 30% lot coverage in this RPD.

If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to Senior Planner Amy Seeraty by noon on Tuesday, December 3, 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 written materials as it may become part of the public record. 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. Comments received after December 3, 2019 will be provided to the Commission as late correspondence on the night of the meeting.

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 AM to 5:30 PM Monday through Thursday, and from 7:30 AM to 4:30 PM Friday. Please also note that City Hall will be closed for the Thanksgiving holiday on Thursday November 28, 2019 and Friday November 29, 2019.

If you have any questions regarding this application, please contact Senior Planner Amy Seeraty at (310) 544-5231 or via email at [amys@rpvca.gov](mailto:amys@rpvca.gov) for further information.

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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, NOVEMBER 21, 2019**