



June 18, 2020

NOTICE

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rancho Palos Verdes will conduct a meeting on July 14, 2020 at 7:00 p.m. via a virtual meeting. The public hearing will be conducted pursuant to the provisions of the Governor's Executive Orders N-25-20 (<https://www.gov.ca.gov/wp-content/uploads/2020/03/3.12.20-EO-N-25-20-COVID-19.pdf>) and N-29-20 (<https://www.gov.ca.gov/wp-content/uploads/2020/03/3.17.20-N-29-20-EO.pdf>). Please note that depending on the COVID-19 circumstances in the following weeks, an amended notice may be issued on the change from a virtual meeting to a regular meeting at Hesse Park Community Building, 29301 Hawthorne Boulevard, Rancho Palos Verdes. The Planning Commission will consider the following proposed project:

SITE PLAN REVIEW, VARIANCE, COASTAL DEVELOPMENT PERMIT, AND MINOR GRADING PERMIT (CASE NO. PLSR2019-0282) – A request to allow the following improvements to an existing two-story single-family residence:

- Construct a 727ft² addition to an existing two-story residence, consisting of a 275ft² addition to the first floor and a new 415ft² two-car garage as well as a 37ft² after-the-fact addition on the second floor, resulting in a new total structure size of 2,203ft²;
- Construct ancillary site improvements including planters and stairs in the front yard, a combination wall up to 8' in height along the rear yard, and replacement of existing stairs along the south side yard; and,
- Conduct 44yd³ of total grading, consisting of 25yd³ of cut and 19yd³ of fill with a maximum cut and fill of 3' and 4', respectively;

The overall height of the proposed residence will remain the same as no modifications are proposed to the roof and the after-the-fact second story addition has been constructed below the existing highest roof ridgeline elevation.

LOCATION: 104 SPINDRIFT DRIVE

APPLICANT: ALBERTO JUAREZ

LANDOWNER: ANN LINEBERGER

This project is categorically exempt pursuant to California Environmental Quality Act, Article 19, Section 15301 (Existing Facilities).

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 residence. 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 via e-mail at jyoon@rpvca.gov to Associate Planner, Jaehee Yoon, by noon on Tuesday, July 7, 2020. By doing so, you will ensure that your comments are included in the Staff Report. Written comments submitted after noon, on Tuesday, July 7, 2020, 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, this virtual City meeting will be televised and can be accessed through the City's website.

If you would like the opportunity to review application materials, the information is on file in the Community Development Department at 30940 Hawthorne Boulevard, Rancho Palos Verdes, and is 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. **In light of COVID-19 response measures from the Governor of the State of California and the Los Angeles County Public Health Department, and in the interest of the health and well-being of residents and City employees, City Hall is limiting counter hours and walk-ins by appointment only. Staff is also able to provide electronic files upon request.**

The final staff report will be available on the City's website, <http://www.rpvca.gov>, on Thursday, July 9, 2020, 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 for further information.

Terry Rodrigue,
Interim 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, JUNE 18, 2020