



July 30, 2020

NOTICE

NOTICE IS HEREBY GIVEN that the Coastal Hearings Officer of the City of Rancho Palos Verdes will conduct a public hearing on September 15, 2020, at 11:00 a.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>). The Coastal Hearings Officer will consider the following:

SITE PLAN REVIEW, COASTAL PERMIT, & MINOR GRADING PERMIT (CASE NO. PLSR2019-0313) – A request to allow the following improvements to an existing single-family residence:

- Demolition of an existing 260ft² carport and 202ft² of the existing residence;
- Construction of a 1,042ft² single-story addition, consisting of 627ft² to the residence and a 415ft² attached garage, resulting in a new total structure size of 2,797ft²;
- Construction of ancillary improvements, including an air condition unit, two water heaters in the east side yard, three skylights, and a new garden wall up to 1' in height in the front yard; and
- On-site grading, which consists of 49yd³ of associated grading (49yd³ cut with 49yd³ of export) to accommodate the proposed improvements.

The height of the proposed residence will be 10.14', as measured from the highest elevation of the existing grade covered by the structure (elev. 110.50') to the highest proposed roof ridgeline (elev. 120.64'); and an overall height of 11.67', as measured from the lowest finished grade adjacent to the structure (elev. 108.97') to the highest proposed roof ridgeline (elev. 120.64').

LOCATION: 4108 SEA HORSE LANE

APPLICANT: MATT SCHNEIDER

LANDOWNER: SUZANNE LAKE

This project is categorically exempt pursuant to California Environmental Quality Act Section 15301 (Existing Facility).

Pursuant to the provisions of the Rancho Palos Verdes Municipal Code (RPVMC), no public hearing is required for this project. However, RPVMC Section 17.02.030(B) 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.

The reason you are receiving this notice is because your property is located within 500 feet 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 Associate Planner, Jaehee Yoon, by Friday, August 14, 2020. 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 they may become part of the public record. Only those who have submitted written comments will receive notification of the decision.

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. **Please note that due to COVID-19, it is highly recommended that appointments be scheduled and confirmed ahead of visiting the Community Development Department by calling (310) 544-5228. The Community Development Department is only allowing one person at a time to be served and pre-scheduled appointments will be handled first. Please also note that use of face coverings and social distancing will be required while visiting City Hall.**

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

Ken Rukavina, P.E.
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, JULY 30, 2020