

November 6, 2020

NOTICE

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rancho Palos Verdes will conduct a meeting on December 8, 2020, at 7:00 p.m. via 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:

HEIGHT VARIATION, MAJOR GRADING AND SITE PLAN REVIEW (CASE PLSR2020-0031) –

- A request to demolish an existing 2,690 ft² two-story residence to accommodate the construction of a 4,750 ft² two-story residence with an attached 506 ft² garage, resulting in a total structure size of 5,256 ft²;
- Construct a 398 ft² balcony and a 454 ft² covered patio along the easterly rear façade of the proposed residence;
- Conduct 380 yd³ of grading consisting of 269 yd³ of cut and 111 yd³ of fill along with 158 yd³ of export and a maximum cut and fill of 5' each;
- Construct freestanding walls, combination walls and retaining walls up to 6' 9" in height in support of the proposed improvements;
- The height of the proposed residence will measure 25.06 feet, as measured from the highest elevation of the existing grade covered by the structure (elev. 740.33 feet) to the highest proposed roof ridgeline (elev. 765.39') and 26.00', as measured from the lowest finished grade adjacent to the structure (elev. 739.39') to the highest proposed roof ridgeline (elev. 765.39').
- Construct ancillary site improvements including an expanded driveway, 438 ft² pool and spa, 1,217 ft² play area, mechanical equipment and related hardscape improvements.

LOCATION: 10 TOPRAIL LANE

APPLICANT: TRACI WATSON, ALAMEDA CONSTRUCTION SERVICES

LANDOWNER: KEVIN RAMSEY

This project is categorically exempt pursuant to California Environmental Quality Act, Article 19, Section 15303 (New Construction).

The Height Variation procedure is for the construction of residential structures taller than 16', but not to exceed the maximum height of 26' when measured as defined in Section 17.02.040 of the Rancho Palos Verdes Municipal Code (RPVMC), 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, compatibility of the proposed structure with existing surrounding structures, and privacy impacts (See RPVMC Section 17.02.040). Section 17.02.030.B of the RPVMC 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 RPVMC requires a privacy finding for the proposed balconies.

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 mguillean@rpvca.gov to Assistant Planner, Maricela Guillean by noon on Tuesday, December 1, 2020. By doing so, you will ensure that your comments are included in the Staff Report. Written comments submitted after noon, on Tuesday, December 1, 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 meetings will be televised and can be accessed through the City's website.

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 by appointment 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. Please note that City Hall will be closed on Wednesday, November 11, 2020 in observance of Veteran's Day.

If you have any questions regarding this application, please contact Maricela Guillean at (310) 544-5232 or via email at mguillean@rpvca.gov for further information.

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 DAILY BREEZE ON THURSDAY, November 6, 2020.