



January 21, 2021

NOTICE

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rancho Palos Verdes will conduct a public hearing on Tuesday, February 9, 2021, 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:

VARIANCE, COASTAL PERMIT, GRADING PERMIT & SITE PLAN REVIEW (CASE NO. PLVA2020-0001): A request to:

- Demolish the existing 3,167 ft² residence (garage and accessory structures included);
- Construct a new 8,380 ft² single-story residence with basement (7,442 ft² residence and 938 ft² garages) at 19.98 feet in height and a 407 ft² covered patio;
- Construct ancillary site improvements including a swimming pool, spa and deck located within the City's Coastal Structure Setback Zone;
- Conduct 1,390 yd³ of grading (970 yd³ of cut and 420 yd³ of fill) in support of the improvements with retaining walls measuring up to 8 feet in height along the east side property line, on-grade stairs along the east side the structure, and a foundation wall up to 6.1 feet in height, along the west side of the structure.

The Applicants request a Variance to allow the construction of ancillary site improvements including the pool, spa and deck to be located within the City's Coastal Structure Setback Zone.

LOCATION: 36 Sea Cove Drive

PROPERTY OWNER: Mr. & Mrs. Jhawar

APPLICANT: Louie Tomaro

Staff has reviewed the proposed application for compliance with the California Environmental Quality Act (CEQA) and determined that the proposed Code Amendment is exempt from CEQA, pursuant to Section 15303(a).

Additionally, Section 17.02.030.B of the RPVMC requires a finding of "Neighborhood Compatibility" for the proposed new residence. 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 compliance review please communicate those thoughts in writing to Deputy Director/Planning Manager, Octavio Silva by noon on Tuesday, February 2, 2021. By doing so, you will ensure that your comments are taken into consideration for the staff analysis of the project. Written comments submitted after noon on Tuesday, February 2, 2021, 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, City meetings may be televised and may be accessed through the City's website. 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.

If you would like the opportunity to discuss or review the proposed project, it 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. **To limit public contact and help prevent the spread of COVID-19, City Hall is temporarily closed to the public, but services are available by telephone, email, online and limited curbside service.**

The final staff report will be available on the City's website, <http://www.rpvca.gov>, on Thursday February 4, 2021, under the Planning Commission Agenda. If you have any questions regarding this application or would like to schedule an appointment to view application materials, please contact Octavio Silva at (310) 544-5234 or via email at octavios@rpvca.gov



Ken Rukavina, PE
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, JANUARY 21, 2021