

April 2, 2015

NOTICE

NOTICE IS HEREBY GIVEN that the City Council of the City of Rancho Palos Verdes will conduct a public hearing on Tuesday, May 5, 2015, at 7:00 PM at Hesse Park Community Building, 29301 Hawthorne Boulevard, Rancho Palos Verdes, to consider:

APPEAL OF A REDESIGNED PROJECT FOR A GRADING PERMIT, HEIGHT VARIATION, EXTREME SLOPE PERMIT, & SITE PLAN REVIEW (CASE NO.

ZON2011-00280): On February 11, 2014, the Planning Commission denied a request for a new 5,203 square foot, 2-story single-family residence and garage, with 466 cubic yards of total associated grading that was subsequently appealed to the City Council. On April 15, 2014, the City Council, at the appeal hearing, remanded the project back to the Planning Commission to review changes to the project proposed by the applicant. On December 9, 2014, the Planning Commission approved a revised project to allow the construction of a 4,860 square foot residence (including a 649 square foot garage), with a total of 213 cubic yards of grading to accommodate the construction of a driveway accessed from a private easement and other ancillary site improvements. The new, two-story residence is proposed to reach 26'-0", as measured from the lowest finished grade adjacent to the structure (elev. 79.50') to the highest proposed ridgeline (elev. 105.50'), with a pool and spa in the rear yard. In addition, a portion of the front entry deck would extend a maximum of 6'-0" over an extreme slope (35% or greater slope). The Planning Commission's decision was appealed and is scheduled to be considered by the City Council.

LOCATION: APN 7566-006-018 ([Thomas Guide 823-G4](#))
Vacant parcel on east side of Knollview Drive

APPLICANT: Emir Esfahani

APPELLANT: Law Offices of Stanley Denis – Representing S & K Industries (Property Owner of 29848 Knollview Dr. – Neighbor to the Proposed Project)

The Height Variation procedure is for the construction of structures that are proposed to be taller than sixteen (16') feet in height, but not to exceed a maximum height of twenty-six (26') feet when measured as defined in Section 17.020.040 of the Municipal Code (as amended by Proposition M). The City's primary concerns in reviewing a Height Variation application are the impacts of the structure above 16 feet in height on the views from neighboring properties and from public areas, its cumulative impact on the effected properties, and compatibility of the proposed structure with existing surrounding uses (See Municipal Code Section 17.02.040). Section 17.02.030.B of the RPVMC requires a finding of "Neighborhood Compatibility" for the proposed second story 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.

NOTICE: ZON2011-00280 (GR, HV, SPR, ESP)

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If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to Associate Planner, Leza Mikhail, by Monday, April 27, 2015. By doing so, you will ensure that your comments are taken into consideration for the Staff analysis of the project. All correspondence received after the April 27, 2015 date will be given separately to the City Council prior to 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. In addition, City meetings may be televised and may be accessed through the City's website. Accordingly, you may wish to omit personal information from your oral presentation or written materials as it may become part of the public record regarding an item on the agenda.

A temporary frame structure (silhouette) has been constructed on the project site outlining the height and bulk of the proposed revised 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. Only those who have submitted written comments will receive notification of the decision.

If you would like the opportunity to review 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.

If you have any questions regarding this application, please contact Associate Planner Leza Mikhail, at (310) 544-5228, or via e-mail at lezam@rpv.com for further information. If you contact Ms. Mikhail via email, please make sure that you receive an email response from her acknowledging that she received your email. If you do not receive an email response from Ms. Mikhail, then please contact her via the telephone number above.

Joel Rojas, AICP
Community Development Director

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, April 2, 2015.