

July 9, 2015

NOTICE

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rancho Palos Verdes will conduct a public hearing on Tuesday, August 11, 2015, at 7:00 PM at Hesse Park Community Building, 29301 Hawthorne Boulevard, Rancho Palos Verdes, to consider:

SITE PLAN REVIEW (CASE NO. ZON2015-00184) – A request to add an oven room of approximately 63 square feet within the existing storage area at the rear of the existing Smart & Final store (no new square footage), which will necessitate the installation of a make-up air (MUA) unit and an exhaust fan on the roof. The MUA unit will project 3'-8" above the roof, 1'-8" above the existing roof parapet and 24'-8" from the adjacent grade. The exhaust fan will project 4' above the roof, 1'-10" above the existing roof parapet and 24'-10" in height as measured from the adjacent grade.

LOCATION: 28500 S. Western Ave.

APPLICANT: WLP Westmont Plaza LLC

LANDOWNER: Smart & Final/Bruce A. Miller & Associates, Inc.

As defined in Section 17.48.050 of the City's Municipal Code, no portion of any building or structure shall exceed the maximum building height listed in the district development standards, except where in a nonresidential zoning district, any roof mounted equipment and/or architectural features, excluding renewable energy systems such as photovoltaic systems (solar panels) and/or solar water heating systems which exceed the maximum building height may be permitted upon determination by the planning commission, through a site plan review application, that the equipment:

1. May be erected above the height limits pursuant to the requirements of the building code; and
2. Will not cause significant view impairment from adjacent property, as defined in Section 17.02 (Single-Family Residential Districts).

All interested parties are invited to submit written comments and to attend and give testimony. If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to Ms. Amy Seeraty, Associate Planner by Monday, August 3, 2015. By doing so, you will ensure that your comments are taken into consideration for the staff analysis of the project. Written comments submitted after Monday, August 3, 2015, 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. 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.

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. The appeal shall set forth the grounds for appeal and any specific action being requested by the appellant. The appeal letter must be filed within fifteen (15) calendar days of the Planning Commission's decision and must be accompanied by a \$2,275.00 appeal fee.

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. Additionally, a Staff Report will be prepared for the August 11th Planning Commission meeting. On August 6th, said report will be available for viewing on the City's website (<http://www.rpvca.gov>). Alternatively, a copy of the Staff Report can also be viewed at the Community Development Department at City Hall on the same date.

If you have any questions regarding this application, please contact Associate Planner Amy Seeraty, at (310) 544-5231, or via e-mail at amys@rpvca.gov for further information. If you contact Ms. Seeraty 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. Seeraty, then please contact her via the telephone number above.

Sincerely,

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 raised in written correspondence delivered to the City of Rancho Palos Verdes during the public review period described in this notice.