

August 6, 2015

### **NOTICE**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rancho Palos Verdes will conduct a public hearing on Tuesday, September 8, 2015 at 7:00 PM at Hesse Park Community Building, 29301 Hawthorne Boulevard, Rancho Palos Verdes, to consider the following:

**HEIGHT VARIATION PERMIT APPLICATION (CASE NO. ZON2015-00179)** – A request to demolish the existing detached 437 ft<sup>2</sup> garage and to construct a new attached garage of 476 ft<sup>2</sup>, a one-story addition of 301 ft<sup>2</sup>, and a second-story addition of 805 ft<sup>2</sup> with a balcony of 185 ft<sup>2</sup>. The additions will result in a 3,105 ft<sup>2</sup> residence with an attached 476 ft<sup>2</sup> garage. The maximum height of the addition is proposed to be 21.66' tall, as measured from highest point of existing grade covered by the structure to the highest proposed ridgeline, and an overall height of 24.16' as measured from the lowest finished grade adjacent to the structure to the highest proposed ridgeline. No grading is proposed for this project.

**LOCATION:** 3535 Heroic Drive

**APPLICANT:** Michael Varela, Architect

**LANDOWNER:** Jim Bullard & Jill Martin

The Height Variation procedure is for the construction of residential structures or additions 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, compatibility of the proposed structure with existing surrounding uses (See Municipal Code Section 17.02.040), and potential privacy impacts. 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.

If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to Associate Planner, Amy Seeraty, by Monday, August 31, 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 August 31, 2015 date will be given separately to the Planning Commission 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 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. 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 Director'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 September 8<sup>th</sup> Planning Commission meeting. On September 3<sup>rd</sup>, 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) 544-5228, or via e-mail at [amys@rpvca.gov](mailto: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.

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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, AUGUST 6, 2015.**