

March 3, 2016

**NOTICE**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rancho Palos Verdes will conduct a public hearing on Tuesday, April 12, 2016, at 7:00 PM at Hesse Park Community Building, 29301 Hawthorne Boulevard, Rancho Palos Verdes to consider the following:

**HEIGHT VARIATION, SITE PLAN REVIEW, AND GRADING PERMIT (CASE NO. ZON2015-00284):** A request to construct a new 2,080 square foot two-story addition to an existing 1,539 square foot single-story residence. The height of the addition will be 25'-9", as measured from the highest existing grade elevation (elev. 109.25') covered by structure to the highest roof ridgeline elevation (elev.135'), and 26'-0", as measured from lowest finished grade elevation (elev.109') to the highest roof ridgeline elevation (elev. 135'). Other ancillary site improvements include 1,034 square feet of second-story balcony area located along the front, rear, and east façades of the residence, and a 64 square foot covered trellis area at the rear of the residence. In addition, the applicant is proposing 138 cubic yards of grading (fill) to construct a 3'-6" tall downslope retaining wall along Locklenna Lane with a 3'-6" tall guard rail on top (max. combination height of 7'-0").

**LOCATION:** **6780 VERDE RIDGE ROAD**

**PROPERTY OWNER:** **HUNG NGO & ANN HOANG**

**APPLICANT:** **PHILLIP BOUTTE**

The Height Variation procedure is for the construction of additions to existing residential 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. In reviewing a Height Variation application, the City will assess 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. When reviewing a project's "Neighborhood Compatibility," 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' 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 proposed project, please communicate those thoughts in writing to Assistant Planner, Jason Caraveo by Monday, April 4, 2016. 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 Monday, April 4, 2016, date will be given separately 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

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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 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 Assistant Planner, Jason Caraveo at (310) 544 5232, or via e-mail at [Jasonc@rpvca.gov](mailto:Jasonc@rpvca.gov) for further information. The final staff report will be available on the City's website, <http://www.rpvca.gov>, on April 7, 2016, under Planning Commission Agenda.

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Terry Rodrigue,  
Interim 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, MARCH 3, 2016.**