

May 26, 2016

NOTICE

NOTICE IS HEREBY GIVEN THAT the Community Development Director will consider an application for the following project:

Case No. ZON2015-00587 (Site Plan Review, Neighborhood Compatibility and Foliage Analysis): A request to demolish an existing attached patio cover and construct a 546 square foot addition in its place at the rear of the existing residence. The proposed project includes a new master bedroom, bath and walk-in closet, and a kitchen expansion to an existing one-story single family residence. The project will result in a residence with an overall structure size of 2,785 square feet (garage included). The proposed overall height of the addition is 12'-6", as measured from the point where the structure meets the highest existing grade to the highest roof ridgeline.

Location: 2410 Colt Road

Owner: Brian and Vanessa Long

Applicant: Yaakov Marciano

Pursuant to the provisions of the Rancho Palos Verdes Municipal Code (RPVMC), this project requires a finding of "Neighborhood Compatibility." 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) property-line setbacks.

If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to Mercenia Lugo by 4:30 pm on Friday, June 10, 2016. By doing so, you will ensure that your comments are taken into consideration for the Staff analysis of the project. 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.

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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.

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 Mercenia Lugo at (310) 544-5237, or via e-mail at mercyl@rpvca.gov for further information. If you correspond with Ms. Lugo via e-mail, please periodically check your e-mail to make sure you receive an e-mail response from Ms. Lugo noting that she has received your email. If you do not receive a response e-mail, then please contact her via telephone at (310) 544-5237.

Ara Mihranian
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, MAY 26, 2016.