

January 26, 2017

NOTICE

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rancho Palos Verdes will conduct a public hearing on Tuesday, February 14, 2017, at 7:00 PM at Hesse Park Community Building, 29301 Hawthorne Boulevard, Rancho Palos Verdes to consider the following:

SITE PLAN REVIEW (CASE NO. ZON2017-00033): A request to construct a new swimming pool and spa with associated equipment, a 3' tall retaining wall (136' in length), and 19yd³ of associated grading (cut) in the rear yard.

LOCATION: **5933 Ocean Terrace Drive**

PROPERTY OWNER: **Justin Reese**

APPLICANT: **Steve Ragan**

City Council Resolution No. 93-86 allows, among other things, certain at-grade uses outside the building grading restriction (BGR) line. Condition No. 3 of Resolution No. 93-86 states that outside the building grading restriction (BGR) line, the grading allowed for pools and/or in-ground spas shall be excavation only, with no associated retaining walls, unless a retaining wall, not exceeding three feet in height, is approved by the Planning Commission. Thus, the project as proposed requires consideration by the Planning Commission.

If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to Amy Seeraty, by Tuesday, February 7, 2017. By doing so, you will ensure that your comments are taken into consideration for the Staff analysis of the project. All correspondence received after February 7, 2017 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 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 Amy Seeraty, at (310) 544-5231, or via e-mail amys@rpvca.gov for further information. The final staff report will be available on the City's website, <http://www.rpvca.gov>, on Wednesday, February 8, 2017, under Planning Commission Agenda.

Ara Mihranian, 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, JANUARY 26, 2017