

February 2, 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 28, 2017, at 7:00 PM** at Hesse Park Community Building, 29301 Hawthorne Boulevard, Rancho Palos Verdes, to consider:

SITE PLAN REVIEW, GRADING PERMIT, AND ENVIRONMENTAL ASSESSMENT/MITIGATED NEGATIVE DECLARATION (CASE NO. ZON2016-00401): A request to construct a 1,917ft² single-story manufactured residence and a 600ft² detached garage on a vacant lot located at 48 Cinnamon Lane (Tract 14195, Lot 12). The height of the proposed residence is at a building envelope of 15.08'/18.54', with 15.08' as measured from the highest elevation of existing building pad covered by structure (elev. 99.08') to the highest point of the structure (elev. 114.16'); and 18.54', as measured from the point where the lowest foundation or slab meets finished grade (elev. 95.62') to the highest point of the structure (elev. 114.16'). The height of the detached garage is proposed at a building envelope of 10.12'/11.62', based on the same measuring method used for the residence. A concrete walkway is proposed at the west end of the front of the residence that leads up to an attached deck at the east end of the proposed residence. The entrance of the residence is accessed via the attached deck. A grey water storage tank is proposed immediately underneath the deck that will be screened with a 3' planter wall that will wrap around both sides of the proposed residence.

In accordance with the provisions of the California Environmental Quality Act (CEQA), Staff prepared an Initial Study of the project's environmental impacts. Based on the Initial Study, Staff determined that construction of the proposed single-family residence may have potential significant effects on the environment unless mitigation measures are incorporated, and as such, a Mitigated Negative Declaration was prepared.

LOCATION: **48 Cinnamon Lane (Tract 14195, Lot 12)**

APPLICANT/LANDOWNER: **Andrea Joannou**

All interested parties are invited to submit written comments and to attend and give testimony at the February 28th Planning Commission meeting. If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to Ms. So Kim, Senior Planner, by **Monday, February 20, 2017**. 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, February 20, 2017, 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 and/or the initial study, 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 February 28th Planning Commission meeting. On February 24th, said report will be available for viewing on the City's website (<http://www.palosverdes.com/rpv/>). 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 Ms. So Kim, Senior Planner at (310) 544-5228 or via email at sok@rpvca.gov.

Sincerely,

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 raised 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, FEBRUARY 2, 2017