

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 the following:

GRADING PERMIT, VARIANCE, & COASTAL PERMIT (CASE NO. ZON2016-125): A request to demolish the existing 1,476ft² residence (garage included) to allow the construction of a new 2,572ft² split-level residence (2,170ft² residence and 402ft² garage) with 50yd³ of related grading (25yd³ of cut and 25yd³ of fill). The proposed height of the new residence will be 14.25', as measured from highest elevation of the existing grade covered by the structure (elev. 99.25') to the highest proposed roof ridgeline (elev. 113.5'); and an overall height of 23.75' as measured from lowest finished grade adjacent to the structure (elev. 89.75') to the highest proposed roof ridgeline (elev. 113.5'). Other ancillary structure and site improvements include an 171ft² second-story balcony within the front yard setback, replacement of an existing wall with a new 3.75' tall retaining wall within the rear yard, removal of an existing retaining wall and construction of on-grade stairs in its place in the south-east side yard, and an extension of an existing retaining wall measuring up to 4.7' in height in the north-west side yard of the residence.

The applicants request a Variance to allow the following deviations from the Rancho Palos Verdes Municipal Code (RPVMC): 1) Reducing the required 20' front yard setback by up to 15' to accommodate the proposed residence (proposed 9' front setback) and balcony (proposed 5' front setback); 2) Reducing the required 15' rear yard setback by 4.96' (proposed 10.04'); 3) Allowing grading of more than 20 cubic yards or more than 3 feet of cut (4' proposed) and fill (7.5' proposed) in the City's Coastal Setback Zone; 4) Constructing an addition that exceeds 250ft² in the City's Coastal Setback Zone; and 5) Increasing the required 40% lot coverage for the RS-2 Zoning District to 57.7%.

LOCATION: 104 Spindrift Drive

PROPERTY OWNER: Mr. & Mrs. Timothy Morris

APPLICANT: Louie Tomaro

Additionally, Section 17.02.030.B of the RPVMC requires a finding of "Neighborhood Compatibility" for the proposed new residence. 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.

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 Amy Seeraty, 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. All correspondence received after the February 20, 2017 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 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 at amys@rpvca.gov for further information. 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.

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, February 2, 2017

