

May 24, 2010

NOTICE

NOTICE IS HEREBY GIVEN that the City of Rancho Palos Verdes has received a request for a Height Variation and Site Plan Review (Case No. ZON2010-00100).

PROJECT LOCATION: 28805 Covecrest

APPLICANT/LANDOWNER: Erminio Bugliosi

PROPOSED PROJECT - A request to allow the construction of a 304ft² addition to the first floor, a 273ft² to the second floor, and a 122ft² balcony to an existing two-story residence. The proposed addition will match the existing height of 22'-2", as measured from the point where the lowest foundation or slab meets finished grade, to the ridgeline of the structure.

Pursuant to the provisions of the Rancho Palos Verdes Municipal Code (RPVMC), no public hearing is required for this project. However, Section 17.02.030.B of the RPVMC requires a finding of "Neighborhood Compatibility" for the proposed addition. 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 styles and materials; and 3) front, side, and rear yard setbacks.

The applications and plans are on file with the Planning, Building and Code Enforcement Department at City Hall, 30940 Hawthorne Boulevard, Ranchos Palos Verdes, and are available for review between the hours of 7:30 a.m. to 5:30 a.m., Monday through Thursday, and from 7:30 a.m. to 4:30 p.m., Friday. If you should have any concerns regarding this request, please communicate them, in writing, to City Staff by Thursday, June 24, 2010. By doing so, you will ensure that your comments are taken into consideration when a decision is made on the proposed project. Only those who have submitted written comments prior to the end of the notification period (June 24, 2010) will receive notification of the Director's decision and a copy of the Staff Report. The decision will be made shortly after the thirty (30) day notification period has expired. This decision may be appealed, in writing, to the Planning Commission. 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) days of the staff's decision and must be accompanied by a \$2,255.00 appeal fee.

In addition, a temporary frame structure (silhouette) has been constructed on the site to outline the height and bulk of the proposed project. This frame will be in place throughout the duration of the comment period to better assist you and the City to assess any project impacts.

If you have any questions regarding this application, please contact Assistant Planner So Kim, at (310) 544-5228, or via e-mail at sok@rpv.com for further information.

Sincerely,

Joel Rojas, 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, MAY 27, 2010.