

June 10, 2010

NOTICE

NOTICE IS HEREBY GIVEN THAT The City of Rancho Palos Verdes has received an application for the following project:

SITE PLAN REVIEW & GRADING PERMIT (CASE NO. ZON2009-00465): A request to demolish and remodel more than 50% of the existing residence and construct a 209 square foot addition to the existing 480 square foot garage and a 396 square foot lower level floor. The residence would measure an overall height of 10'-11" in height, as measured from the highest existing grade covered by structure (elev. 192.35') to the top of the highest ridgeline (elev. 203.32') and 19'-3" as measured from lowest finished grade adjacent to the foundation/slab (elev. 184.05') to the highest ridgeline of the residence (elev. 203.32'). The project also includes 65 cubic yards of grading (cut).

LOCATION: 7329 VIA LORADO

PROPERTY OWNER: EMMA BUECHS

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 construction of habitable area in excess of 750 square feet of the original structure size.

If you should have any concerns regarding this request, please communicate them in writing to the City Staff by June 25, 2010. By submitting written correspondence, you will ensure that your comments are taken into consideration when a decision is made on the proposed project.

The subject Site Plan Review and Grading Permit applications require review by the Community Development Director. All interested parties are invited to submit written comments to the Department for consideration by the Director. Only those who have submitted written comments prior to the end of the notification period (June 25, 2010) will receive notification of the decision. The Director's decision may then be appealed, in writing, to the Planning Commission.

The applications and plans are on file with the Community Development Department at City Hall, 30940 Hawthorne Boulevard, Rancho Palos Verdes, and are available for review between the hours of 7:30 a.m. to 5:30 p.m., Monday through Thursday, and

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from 7:30 a.m. to 4:30 p.m., Friday. Please contact Leza Mikhail, Associate Planner, at (310) 544-5228, or via e-mail at lezam@rpv.com for further information.

Sincerely,

Joel Rojas, AICP
Community Development Director

NOTE: STATE GOVERNMENT CODE SECTION 65009: 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, JUNE 7, 2010