

July 12, 2010

**NOTICE**

NOTICE IS HEREBY GIVEN that the City of Rancho Palos Verdes has received a request for a Grading Permit (Case No. ZON2010-00084).

**PROJECT LOCATION:** 3340 Via Campesina  
**APPLICANT:** Miles Pritzkat (Pritzkat & Johnson Architects)  
**LANDOWNER:** Jane Meine

**PROPOSED PROJECT - A request to allow the construction of new 3,789ft<sup>2</sup> two-story residence, a swimming pool, two retaining walls along the new driveway (up to 5.5' tall to the east and up to 0.5' tall to the west), a retaining wall up to 3' in height to the east of the new residence, and a retaining wall up to 6' in height to the rear of a vacant lot.**

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 Tuesday, July 27, 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 (July 27, 2010) will receive notification of the Director's decision and a copy of the Staff Report. The decision will be made shortly after the fifteen (15) 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.

Please note that written materials, including emails, submitted to the City are public records and may be posted on 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.

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](mailto: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.**