

May 5, 2011

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the City of Rancho Palos Verdes Planning Commission will conduct a public meeting to consider Zoning Case No. ZON2011-00083 (Site Plan Review) to allow roof mounted ventilation equipment on the existing academic building located at Marymount College at 30800 Palos Verdes Drive East. The meeting will be held at **7:00 p.m. on Tuesday, May 24, 2011 at 7:00 p.m.** at Fred Hesse Community Building, 29301 Hawthorne Boulevard, Rancho Palos Verdes.

The requested project application involves installation of roof mounted equipment on the existing Cecilia Hall Classroom Building (academic building) serving the biology and chemistry labs. Specifically, the improvements include the installation of two roof mounted air conditioning units enclosed by an uncovered screening wall at a height of 5'-6" above the existing roof. The roof mounted mechanical equipment screening wall dimensions are proposed at 57'-0" in length by 20'-6" in width and will be finished in a color that resembles the composite roof material. Additionally, two roof mounted fume exhaust vents will be installed at a height of 11'-0" above the existing roof.

In accordance to Section 17.48.050 of the Rancho Palos Verdes Municipal Code (RPVMC) for non-residential buildings, the proposed roof mounted mechanical equipment may exceed the building height limit required by the Institutional Zoning District provided that the Planning Commission, at a noticed meeting, makes the following findings of facts under a Site Plan Review application:

1. That the equipment complies with the Uniform Building Code; and,
2. That the equipment will not cause a significant view impairment from adjacent property.

The proposed project does not involve changes or modifications to the approvals granted by the City Council on June 1, 2010 for the Marymount College Facilities Expansion Project.

If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to the Director of Community Development by **May 17, 2011** to ensure that your comments are included in the Staff Report. Public Comments received after May 17, 2011, but prior to the May 24, 2011 public meeting will be given to the Planning Commission on the night of the meeting. All interested parties are invited to submit comments and attend and give testimony at the public meeting.

A copy of all relevant materials including the project plans are on file in the offices of the Community Development Department, 30940 Hawthorne Boulevard, Rancho Palos Verdes, CA 90275, and are available for review from 7:30 a.m. to 5:30 p.m. Monday through Thursday, and from 7:30 a.m. to 4:30 p.m. Friday. The project plans are also available for viewing on the City's website at www.palosverdes.com/rpv under the Marymount College homepage.

Inquiries regarding the proposed project should be directed to Ara Michael Mihranian, Deputy Director of Community Development, at (310) 544-5228, or via email at aram@rpv.com.

Joel Rojas, AICP
Director of Community Development

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 at the public hearing described in this notice, or in written correspondence delivered to the City of Rancho Palos Verdes at, or prior to, the public hearing.