

June 28, 2010

NOTICE

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

Case No. ZON2010-00167 (Grading Permit & Site Plan Review): A request to construct a new, 3,220-square-foot 1-story single-family residence and a 600-square-foot, detached 3-car garage on a vacant, sloping lot. The height of the proposed residence would be 12'-6" from the highest elevation of the existing grade covered by the structure to the highest proposed roof ridgeline; and 14'-0" from the lowest elevation of the finished grade adjacent to the structure to the highest proposed roof ridgeline. The height of the proposed detached garage would be 13'-6" from the lowest elevation of the finished grade adjacent to the structure to the highest proposed roof ridgeline. The development of the proposed project would also involve 121 cubic yards of grading (including retaining walls), consisting of 66 cubic yards of cut and 55 cubic yards of fill, for a net export of 11 cubic yards of cut. A Landslide Moratorium Exception Permit (Planning Case No. ZON2010-00019) was granted for this application on March 3, 2010.

Location: 3 Fruit Tree Road (Thomas Guide 823-A4)

Owner: Raymond Barnett

Applicant: Joe Tabor, Tabor Construction

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 a new single-family residence or an addition to an existing single-family residence that exceeds twenty-five percent (25%) of the original structure size or seven hundred fifty square feet (750 SF), whichever is less. 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) property-line setbacks.

If you should have any concerns regarding this request, please communicate them in writing to the City Staff within fifteen (15) days of the date of this notice. By doing so, you will ensure that your comments are taken into consideration when a decision is

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made on the proposed project. 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 agenda item.

The subject Grading Permit and Site Plan Review application request requires 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 (July 13, 2010) will receive notification of the decision and a copy of the Staff report supporting that decision. The Director's decision may then be appealed, in writing, to the Planning Commission. The appeal letter must set forth the grounds of the appeal and any specific actions requested by the appellant, and must be accompanied by the applicable fee.

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 AM to 5:30 PM, Mondays through Thursdays, and from 7:30 AM to 4:30 PM on Fridays. Please contact Kit Fox, Associate Planner, at (310) 544-5228, or via e-mail at kitf@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 Palos Verdes *Peninsula News* on Thursday, July 1, 2010.