

July 26, 2010

NOTICE

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

CASE NO. ZON2010-00091 (After-the-Fact Site Plan Review): A request to approve after-the-fact conversion of 494 square feet of the existing 614 square foot garage partially into habitable space, the conversion of 209 square feet of habitable space into a direct-access, one-car garage, and an addition of 72 square feet to the front of the residence for a second new 184 square foot direct-access, one-car garage. The silhouette depicted on site reflects this 72 square foot proposed garage addition.

LOCATION: 29124 Highmore Avenue (Thomas Guide Page 823-J3)

APPLICANT: Tyrone James

LANDOWNER: Bert Whitfield

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 additions that are 25% or more than the original structure size (garage included). This notice serves to inform you of the pending application, and to inform you of a minimum fifteen (15) day period, from the date of this notice (by August 10, 2010), in which to submit any written comments on the proposed project. The Director, when making a decision on this project, will consider any comments received. The Director's decision is appealable in writing to the Planning Commission. Any appeal letter must be filed within fifteen (15) days of the Director's decision and must be accompanied by the appropriate filing fee of \$2,255.00. Interested parties, including those who comment on the project, will receive notification of the Director's decision and a copy of the Staff Report supporting that decision.

The City's primary concern with the "Neighborhood Compatibility" finding encompasses the following criteria for the twenty closest homes to the subject property: 1) scale of surrounding residences; 2) architectural style and materials; and 3) front, side and rear yard setbacks.

The application and plans are on file in the Community Development Department at City Hall, 30940 Hawthorne Boulevard, and are available for review from 7:30 am to 5:30 pm Monday through Thursday, and from 7:30 am to 4:30 pm on Fridays. A frame structure (silhouette) has been constructed on the site to outline the location, 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.

NOTICE: ZON2010-00091 (SPR)
29124 Highmore Avenue
July 26, 2010

If you should have any concerns regarding this request, please communicate them in writing to City Staff within fifteen (15) days of the date of this notice. Thus, **please submit any comments in writing by 5:30 pm on Tuesday, August 10, 2010.** By doing so, you will ensure that your comments are taken into consideration when a decision is 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.

If you have any questions concerning this application, please contact Assistant Planner Abigail Harwell, at (310) 544-5228, or via e-mail at abigailh@rpv.com.

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 raises 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 29, 2010.