



October 22, 2020

### **NOTICE**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rancho Palos Verdes will conduct a meeting **on November 24, 2020 at 7:00 p.m. via a virtual meeting. The public hearing will be conducted pursuant to the provisions of the Governor's Executive Orders N-25-20 (<https://www.gov.ca.gov/wp-content/uploads/2020/03/3.12.20-EO-N-25-20-COVID-19.pdf>) and N-29-20 (<https://www.gov.ca.gov/wp-content/uploads/2020/03/3.17.20-N-29-20-EO.pdf>).** Please note that depending on the COVID-19 circumstances in the following weeks, an amended notice may be issued on the change from a virtual meeting to a regular meeting at Hesse Park Community Building, 29301 Hawthorne Boulevard, Rancho Palos Verdes. The Planning Commission will consider the following proposed project:

**HEIGHT VARIATION, MAJOR GRADING PERMIT AND SITE PLAN REVIEW (CASE NO. PLHV2019-0009)** – A request to allow the following improvements on a vacant lot considered a “building pad” lot:

- Construct a new 8,383 ft<sup>2</sup> two-story residence with an attached 708 ft<sup>2</sup> three-car garage, resulting in a total structure size of 9,092 ft<sup>2</sup>;
- Construct ancillary site improvements including, patios, outdoor kitchen, pool and spa, water features, walkways, new driveway approach, landscape planters, and retaining walls up to 10 feet in height;
- Conduct 1,390 yd<sup>3</sup> of total grading consisting of 1,110 yd<sup>3</sup> of cut and 280 yd<sup>3</sup> of fill with 893 yd<sup>3</sup> of export and a maximum cut and fill of 8 feet and 4.1 feet, respectively.

The height of the proposed residence will be 25.28 feet, as measured from the existing grade (elev. 133.3 feet) at the highest elevation of the existing building pad area covered by the structure to the ridge line (elev. 158.58 feet) and 25.86 feet, as measured from the point where the lowest foundation or slab meets finished grade (133.02 feet) to the ridge line (158.58 feet).

**LOCATION: 2958 CROWNVIEW DRIVE**  
**APPLICANT: PAUL KIM**  
**LANDOWNER: HAMID SEYEDI**

This project is categorically exempt pursuant to California Environmental Quality Act, Article 19, Section 15303 (New Construction).

The Height Variation procedure is for the construction of additions to existing residential structures taller than 16 feet, but not to exceed the maximum height of 26 feet when measured as defined in Section 17.020.040 of the Municipal Code (as amended by Proposition M). The City's primary concerns in reviewing a Height Variation are the impact of the structure on the

views from neighboring properties and from public areas, its cumulative impact on the affected properties, and compatibility of the proposed structure with existing surrounding uses (See Municipal Code Section 17.02.040). Section 17.02.030.B of the RPVMC requires a finding of "Neighborhood Compatibility" for the proposed first and second story additions. 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) front, side, and rear yard setbacks.

The reason you are receiving this notice is because your property is located within 500' of the proposed project. A temporary frame structure (silhouette) has been constructed on the project site outlining the height and bulk of the proposed residence. This frame will be in place throughout the duration of the public comment period to better assist you and the City in assessing any potential project impacts.

If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to Senior Planner, Art Bashmakian, via e-mail at [abashmakian@rpvca.gov](mailto:abashmakian@rpvca.gov) by noon on Tuesday, November 17, 2020. By doing so, you will ensure that your comments are included in the Staff Report. Written comments submitted after noon, on Tuesday, November 17, 2020, will be given to the Planning Commission on the night of the meeting. 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 written materials as it may become part of the public record. In addition, this virtual City meeting will be televised and can be accessed through the City's website.

If you would like the opportunity to review application materials, the information is on file in the Community Development Department at 30940 Hawthorne Boulevard, Rancho Palos Verdes, and is 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. **In light of COVID-19 response measures from the Governor of the State of California and the Los Angeles County Public Health Department, and in the interest of the health and well-being of residents and City employees, City Hall is limiting counter hours and walk-ins by appointment only. Staff is also able to provide electronic files upon request.**

The final staff report will be available on the City's website, <http://www.rpvca.gov>, on Thursday, November 19, 2020, under Planning Commission Agenda.

If you have any questions regarding this application, please contact Art Bashmakian at (310) 544-5225 or via email at [abashmakian@rpvca.gov](mailto:abashmakian@rpvca.gov) for further information.

  
Ken Rukavina, PE  
Director of Community Development

**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 PENINSULA NEWS ON THURSDAY, OCTOBER 22, 2020**

