

December 19, 2019

NOTICE

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rancho Palos Verdes will conduct a public hearing on Tuesday, January 28, 2020 at 7:00 p.m. at the Hesse Park Community Building, 29301 Hawthorne Boulevard, Rancho Palos Verdes to consider the following:

HEIGHT VARIATION, SITE PLAN REVIEW, EXTREME SLOPE PERMIT AND MINOR GRADING PERMIT (CASE NO. PLHV2019-0003) – A request to consider the following:

- Demolition of an existing single-story residence;
- Construction of a new 4,513ft² (garage included) two-story residence. The proposed residence will be built on a flat building pad created by proposed grading, in which the lowest finished grade adjacent to the structure and the highest elevation of the existing grade covered by the structure will be the same. Hence, the overall height of the proposed residence will be 23.33', as measured from the lowest finished grade adjacent to the structure (elev. 102.00') to the highest roof ridgeline (elev. 125.33');
- Construction of an 873ft² rear deck, of which a portion will extend a maximum of 6' beyond the top of an extreme slope;
- Construction of ancillary improvements, which include a 204ft² balcony, two 53ft² roof decks, air condition units, fencing, and a remodeled driveway with hardscape improvements; and
- On-site grading, which consists of 43yd³ of associated grading (26yd³ cut and 17yd³ fill with 9yd³ of export) to accommodate the proposed improvements.

LOCATION: **30815 RUE VALOIS**

APPLICANT: **TOMARO DESIGN GROUP**

LANDOWNER: **ASHOK AND MANISHA RAHEJA**

This project is categorically exempt pursuant to California Environmental Quality Act §15303 (New Construction).

The Height Variation procedure is for the construction of additions to existing residential structures taller than 16', but not to exceed the maximum height of 26' feet when measured as

defined in §17.020.040 of the Rancho Palos Verdes Municipal Code (RPVMC) (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 RPVMC §17.02.040). RPVMC §17.02.030(B) 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. Additionally, RPVMC §17.02.030.D(4)(a) requires a privacy finding for the proposed balcony and roof decks.

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 project. 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 Interim Deputy Director of Community Development, Octavio Silva by Tuesday, January 21, 2020. By doing so, you will ensure that your comments are taken into consideration for the staff analysis of the project. Comments received after January 21, 2020, will be presented to the Planning Commission at the time of the hearing as late correspondence. 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. Only those who have submitted written comments will receive notification of the decision. The Planning Commission's decision may then be appealed, in writing, to the City Council. **Please note that City Hall offices will be closed from December 24, 2019, to January 1, 2020, for the Winter Holiday Break, and that the public commenting period has been extended to account for this closure**

If you would like the opportunity to review the application package and the proposed plans, they are on file in the Community Development Department at 30940 Hawthorne Boulevard, Rancho Palos Verdes, 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.

If you have any questions regarding this application, please contact Octavio Silva at (310) 544-5234 or via email at octavios@rpvca.gov.

Terry Rodrigue,
Interim Director of Community Development

NOTE: STATEGOVERNMENTCODESECTION65009 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, DECEMBER 19, 2019.