



March 19, 2020

NOTICE

NOTICE IS HEREBY GIVEN that the Director of Community Development of the City of Rancho Palos Verdes will consider an application for the following project:

SITE PLAN REVIEW WITH NEIGHBORHOOD COMPATIBILITY (CASE NO. ZON2017-00495) – A request to allow the following improvements to an existing single-family residence:

- Demolish an existing 383ft² two-car garage;
- Construct a total of 1,755ft² of additions, resulting in a new structure size of 5,985ft² (garage included), consisting of a new 594ft² guest room; a 510ft² recreation room and a 651ft² 3-car garage;
- Construct ancillary site improvements, which include 306ft² of covered patios, a new rear yard courtyard, the demolition of the existing outdoor kitchen to accommodate a new 60ft² outdoor kitchen and the installation of new mechanical equipment.

The height of the proposed guest room addition will be 13'-3", as measured from the highest elevation of the existing grade covered by the structure (elev. 767.00') to the highest proposed roof ridgeline (elev. 780.22'); and an overall height of 15'-6", as measured from the lowest finished grade adjacent to the structure (elev. 764.72') to the highest proposed roof ridgeline (elev. 780.22').

The height of the proposed recreation room and garage will be 12'-4", as measured from the lowest preconstruction grade adjacent to the foundation wall (elev. 766.28') to the highest proposed roof ridgeline (elev. 778.62').

LOCATION: 4300 VIA FRASCATI

APPLICANT: MICHAEL VARELA

LANDOWNER: CHRISTER & LARS PALSSON

This project is categorically exempt pursuant to California Environmental Quality Act Section 15301 (Existing Facility).

Pursuant to the provisions of the Rancho Palos Verdes Municipal Code (RPVMC), no public hearing is required for this project. However, RPVMC Section 17.02.030(B) requires a finding of "Neighborhood Compatibility" for the proposed addition. 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. In addition, the detached accessory structure will require a finding that no

potential significant view impacts to adjacent properties will result from exceeding the 12' height limitation per RPVMC Section 17.48.050(D).

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 Associate Planner, Jaehee Yoon, by Friday, April 3, 2020. By doing so, you will ensure that your comments are taken into consideration for the staff analysis of the project. 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 they may become part of the public record. Only those who have submitted written comments will receive notification of the decision. The Director's decision may then be appealed, in writing, to the Planning Commission.

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 Jaehee Yoon at (310) 544-5224, or via email at jyoon@rpvca.gov.

Terry Rodrigue
Interim 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, MARCH 19, 2020