

April 9, 2020

**NOTICE**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rancho Palos Verdes will conduct a meeting on **May 12, 2020 at 7:00 p.m. via 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 AND SITE PLAN REVIEW (CASE NO. ZON2017-00594)** – A

request to demolish 42.25% of the existing single-story residence to accommodate the construction of a new 1,879ft<sup>2</sup> addition consisting of a 345ft<sup>2</sup> addition to the existing first-floor and a new 1,534ft<sup>2</sup> second-floor for a new total structure size of 4,243ft<sup>2</sup> (garage included). The height of the proposed addition will measure 25.75', as measured from the highest elevation of the existing grade covered by the structure (elev. 282.25') to the highest proposed roof ridgeline (elev. 308.00') and 25.91', as measured from the lowest finished grade adjacent to the structure (elev. 282.09) to the highest proposed roof ridgeline (elev. 308.00'). The proposed project also includes the construction of a new 107ft<sup>2</sup> entry porch, 597ft<sup>2</sup> attached patio cover and a 597ft<sup>2</sup> balcony.

**LOCATION:** 31031 Rue Langlois

**APPLICANT:** Hamlet Sadekyan

**LANDOWNER:** Dr. Rafik Grgis

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

The Height Variation procedure is for the construction of additions to existing residential structures taller than sixteen (16') feet, but not to exceed the maximum height of twenty-six (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). RPVMC Section 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, Section 17.02.030.D(4)(a) of the RPVMC requires a privacy finding for the proposed balcony.

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 Assistant Planner, Maricela Guillean by noon on Tuesday, May 5, 2020. By doing so, you will ensure that your comments are included in the Staff Report. Written comments submitted after noon, on Tuesday, May 5, 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, City meetings may be televised and may be accessed through the City's website.

**If you would like the opportunity to review the application package and the proposed plans, Staff will be 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, May 7, 2020, under Planning Commission Agenda.

If you have any questions regarding this application, please contact Maricela Guillean at (310) 544-5232 or via email at [mguillean@rpvca.gov](mailto:mguillean@rpvca.gov) for further information.

**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, APRIL 9, 2020.**