



April 22, 2021

NOTICE

NOTICE IS HEREBY GIVEN that the Coastal Hearings Officer of the City of Rancho Palos Verdes will conduct a public hearing **on May 13, 2021, at 1:00 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>)**. The Coastal Hearings Officer will consider the following:

MAJOR SITE PLAN REVIEW APPLICATION WITH NEIGHBORHOOD COMPATIBILITY & COASTAL PERMIT (CASE NO. PLSR2020-0297) – A

request to convert an existing carport into a 439 ft² attached garage and construct a 100 ft² addition to an existing 2,225 ft² single-story residence for a total structure size of 2,735 ft² (garage included). The project also proposes to construct a 127 ft² 8-foot-tall trellis along the front entrance along with ancillary hardscape improvements.

LOCATION: 25 PACKET ROAD

APPLICANT: HARRY DESIGNS

LANDOWNER: ROBERT LEVINE

This project is categorically exempt pursuant to California Environmental Quality Act Section 15301 (EXISTING FACILITIES) as the proposed addition is less than 50 percent of the floor area of the existing building.

Pursuant to the provisions of the Rancho Palos Verdes Municipal Code (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.

The reason you are receiving this notice is because your property is located within 500 feet 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.

A Coastal Permit is required because the subject property lies seaward of the first public road paralleling the shoreline (i.e., Palos Verdes Drive South) within an Appealable Area of the City's Coastal Specific Plan district.

The above-mentioned application will be listed as an item on the meeting agenda. The public hearing will be opened, a Staff Report will be presented, testimony will be taken, and the hearing will be closed. The Coastal Hearings Officer will then deliberate and make a decision on the application.

If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to Senior Planner, Art Bashmakian, by Tuesday, May 4, 2021 by 5:30 p.m. By doing so, you will ensure that your comments are taken into consideration for the staff analysis of the project. Comments received after 5:30 pm, Tuesday, May 4, 2021, will be presented to the Coastal Hearings Officer 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.

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. **Please note that due to COVID-19, it is highly recommended that appointments be scheduled and confirmed ahead of visiting the Community Development Department by calling (310) 544-5287. The Community Development Department is only allowing one person at a time to be served and pre-scheduled appointments will be handled first. Please also note that use of face coverings and social distancing will be required while visiting City Hall.**

If you have any questions regarding this application, please contact, Senior Planner, Art Bashmakian, AICP at (310) 544-5225, or via email at abashmakian@rpvca.gov.



Ken Rukavina, P.E.
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.