

June 3, 2021



NOTICE

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rancho Palos Verdes will conduct a meeting on June 22, 2021, 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 reviewed the original proposal on March 9, 2021 and will reconsider the following proposed project:

SITE PLAN REVIEW & MAJOR GRADING PERMIT (CASE NO. PLGR2019-0025)

– A request to allow the following improvements on a vacant lot:

- Construction of a new 4,350 ft² (3,821 ft² residence and 529 ft² attached garage) split-story residence;
- Construction of ancillary site improvements, including two air conditioning units, eight skylights, a new motor-court, a 678 ft² roof deck with outdoor kitchen, a 210 ft² balcony, a stairway along each side yard, a 6-foot tall wood fence along the front, rear and side property lines, a 5-foot tall retaining wall along the rear façade, terraced planters up to 8 feet-6 inches in height along the front of the residence, and landscaping strips (hedges) along the front and side yards; and,
- On-site grading, consisting of 1,049 yd³ of associated grading (798 yd³ of cut and 251 yd³ of fill with 547 yd³ of export) to accommodate the proposed improvements.

The height of the proposed residence will be 4 feet as measured from highest elevation of the existing grade covered by the structure (elev. 153.5 feet) to the highest proposed roof ridgeline (elev. 157.5 feet); and an overall height of 30 feet as measured from lowest finished grade adjacent to the structure (elev. 127.5 feet) to the highest proposed roof ridgeline (elev. 157.5 feet).

LOCATION: 30504 PALOS VERDES DRIVE WEST

APPLICANT: LUIS DE MORAES, ENVIROTECHNO ARCHITECTURE INC.

LANDOWNER: DAVID HASS

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

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 residence. This frame will be in place

throughout the duration of the project entitlement process 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, Jaehhee Yoon, via e-mail at jyoon@rpvca.gov by noon on Tuesday, June 15, 2021. By doing so, you will ensure that your comments are included in the Staff Report. Written comments submitted after noon, on Tuesday, June 15, 2021, 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. **City Hall is open to the public during regular business hours. To help prevent the spread of COVID-19, visitors are required to wear face coverings and adhere to physical distancing guidelines. Some employees are working on rotation and may be working remotely. If you need to visit City Hall, please schedule an appointment in advance by calling the appropriate department and follow all posted directions during your visit. Walk-ups are limited to one person at a time. Please note that our response to your inquiry could be delayed.**

The final staff report will be available on the City's website, <http://www.rpvca.gov>, on Thursday, June 17, 2021, under Planning Commission Agenda.

If you have any questions regarding this application, please contact Jaehhee Yoon at (310) 544-5224 or via email at jyoon@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, JUNE 3, 2021