



July 8, 2021

NOTICE

NOTICE IS HEREBY GIVEN that the City Council of the City of Rancho Palos Verdes will conduct a public hearing on Tuesday, August 17, 2021, at 7:00 PM. Pursuant to Section 3 of [Executive Order N-29-20](#), issued by Governor Newsom on March 17, 2020, the regular meeting of the City Council for August 17, 2021, will be conducted through a hybrid combination of in-person attendance with not less than three members of the City Council, invited staff, and limited members of the public at Hesse Park, McTaggart Hall, 29301 Hawthorne Boulevard and via teleconference using the Zoom platform and broadcast live on the City's website at rpvca.gov/agendas and on RPVtv channels Cox 35 and Frontier FiOS 39. The City Council will consider the following:

AN APPEAL OF A PLANNING COMMISSION-DENIED HEIGHT VARIATION, MAJOR GRADING PERMIT, VARIANCE, SITE PLAN REVIEW, AND ENCROACHMENT PERMIT (CASE NO. PLVA2018-0001) – A request that the City Council overturn the Planning Commission's decision to deny the proposed Height Variation, Major Grading Permit, Variance, Site Plan Review, and Encroachment Permit to allow the following improvements on a vacant lot:

- Construct a new 3,975 ft² three-story residence with an attached 1,310 ft² two-story garage, resulting in a total structure size of 5,285 ft²;
- Construct 911 ft² of balcony areas along the east and rear (south) façade of the proposed residence;
- Increase the wall heights within the front yard setback up to 6 feet in height and up to 24 feet in height outside of the front yard setback through a Variance;
- Construct improvements in the public right-of-way to provide access to the proposed residence including, two new driveways, curb cuts, retaining walls, and planters with an Encroachment Permit;
- Construct ancillary site improvements including a pool, spa, trash enclosure, planters, stairways, freestanding/combination/retaining walls to support the proposed improvements;
- Conduct 751 yd³ of total grading for the private property consisting of 75 yd³ of cut and 676 yd³ of fill with a maximum cut and fill of 6 feet and 9 feet, respectively;
- Conduct 946 yd³ of total grading in the public right-of-way consisting of 946 yd³ of fill with a maximum fill of 17.5 feet to accommodate the proposed improvements; and,
- Increase the allowable building height from the 16'/30' building height envelope through a Variance. The height of the proposed residence on the down-sloping lot will be 35.75 feet, as measured from the average elevation

of the setback line abutting the street access (elev. 634.75 feet) to the highest proposed roof ridgeline (elev. 670.50 feet); and an overall height of 44.5 feet, as measured from the lowest finished grade adjacent to the structure (elev. 626.00 feet) to the highest proposed roof ridgeline (elev. 670.50 feet).

LOCATION: **28160 PALOS VERDES DRIVE EAST**

**APPELLANT/
LANDOWNER:** **DAVE DE LANGIS**

APPLICANT: **LUIS DE MORAES, ENVIROTECHNO ARCHITECTURE INC.**

If you have any comments or concerns about the proposed project and appeal, please communicate those thoughts in writing to Senior Planner, Jaehee Yoon, by noon on Thursday, August 5, 2021. By doing so, you will ensure that your comments are taken into consideration for the staff analysis of the proposed code amendment. Written comments submitted after noon on Thursday, August 5, 2021, will be given to the City Council 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 discuss or review the proposed project and the appeal, it 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. In light of COVID-19 response measures from the Governor of the State of California and the Los Angeles County Public Health Department, and in the interest of the health and well-being of residents and City employees, City Hall is limiting counter hours and walk-ins by appointment only. Staff is also able to provide electronic files upon request.

The final staff report will be available on the City's website, <http://www.rpvca.gov>, on Tuesday, August 10, 2021, under "City Council Agenda". If you have any questions, please contact Senior Planner, Jaehee 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, JULY 8, 2021