



August 12, 2021

**NOTICE**

NOTICE IS HEREBY GIVEN that the City Council of the City of Rancho Palos Verdes will conduct a public hearing on Tuesday, September 7, 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 September 7, 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 SITE PLAN REVIEW, MAJOR GRADING PERMIT, AND MINOR EXCEPTION PERMIT (CASE NO. PLGR2019-0025)**

– A request that the City Council overturn the Planning Commission's decision to deny the proposed Site Plan Review, Major Grading Permit, and Minor Exception Permit to allow the following improvements on a vacant lot:

- Construction of a new 4,350 ft<sup>2</sup> (3,821 ft<sup>2</sup> residence and 529 ft<sup>2</sup> attached garage) split-story residence;
- Construction of ancillary site improvements, including two air conditioning units, eight skylights, a new motor-court, a 678 ft<sup>2</sup> roof deck with outdoor kitchen, a 210 ft<sup>2</sup> 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 yd<sup>3</sup> of associated grading (798 yd<sup>3</sup> of cut and 251 yd<sup>3</sup> of fill with 547 yd<sup>3</sup> 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**

**APPELLANT/  
LANDOWNER: DAVID HASS**

**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 Friday, August 27, 2021. By doing so, you will ensure that your comments are included in the Staff Report. Written comments submitted after noon on Friday, August 27, 2021, will be given to the City Council on the night of the meeting 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. 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 31, 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](mailto: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, AUGUST 12, 2021**