

August 28, 2021

NOTICE

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rancho Palos Verdes will conduct a meeting on Tuesday, September 28, 2021, at 7:00 p.m. via a hybrid combination of in-person and/or all virtual attendance of the seven members of the Planning Commission and invited staff 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 PVPtv channels Cox 35 and Frontier FiOS 39. Public participation is highly encouraged using the virtual platform as there will be very limited seating (with a combined total of 25 people between two rooms) at Hesse Park. The Planning Commission will consider the following proposed project:

HEIGHT VARIATION PERMIT AND SITE PLAN REVIEW (CASE NO. PLHV2020-0008) – A request to allow the following improvements:

- Construction of a 522 ft² second-story addition to an existing 4,085 ft² two-story residence, resulting in a new total structure size of 4,607 ft² (garage included); and,
- Construction of ancillary site improvements including a 104 ft² balcony and 462 ft² roof deck along the rear façade of the residence, new tankless water heater within the garage, and removal of 2 skylights and addition of 3 new skylights.

The height of the proposed residence will be 22.35 feet, as measured from the highest elevation of the existing grade covered by the structure (elev. 92.25 feet) to the highest roof ridgeline (elev. 114.60 feet); and an overall height of 23.20 feet, as measured from lowest finished grade adjacent to the structure (elev. 91.40 feet) to the highest roof ridgeline (elev. 114.60 feet).

LOCATION: **29826 KNOLL VIEW DRIVE**

APPLICANT: **BUSCEMI CONSTRUCTION**

LANDOWNER: **DAVID CHIANG**

This project is categorically exempt pursuant to California Environmental Quality Act, Article 19, Section 15301 (Existing Facilities).

The Height Variation procedure is for the construction of additions to existing residential structures taller than 16 feet, but not to exceed the maximum height of 26 feet when measured as defined in §17.020.040 of the Rancho Palos Verdes Municipal Code (RPVMC) (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 RPVMC §17.02.040). RPVMC §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, §17.02.030.D(4)(a) of the RPVMC requires a privacy finding for the proposed balcony and roof deck.

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 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 Senior Planner, Jaehée Yoon, via e-mail at jyoon@rpvca.gov by noon on Tuesday, September 21, 2021. By doing so, you will ensure that your comments are included in the Staff Report. Written comments submitted after noon, on Tuesday, September 21, 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. 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.

The final staff report will be available on the City's website, <http://www.rpvca.gov>, on Thursday, September 23, 2021, under Planning Commission Agenda.

If you have any questions regarding this application, please contact Jaehée Yoon at (310) 544-5224 or via email at jyoon@rpvca.gov for further information.



for

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.