



October 21, 2021

**NOTICE**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rancho Palos Verdes will conduct a meeting on Tuesday, November 9, 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](http://rpvca.gov/agendas) and on PVPtv channels Cox 35 and Frontier FiOS 39, in accordance with Government Code section 54953(e) *et seq.* (AB 361). 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:

**CONDITIONAL USE PERMIT (CASE NO. PLAU2021-0006)** – A request to allow the construction of an 840 ft<sup>2</sup> detached accessory dwelling unit (ADU) on a lot that is located within a very high fire hazard severity zone and does not have two distinct means of vehicular access from an arterial or collector street.

**LOCATION:** 29907 AVENIDA ESPLENDIDA

**APPLICANT:** JEFF LYON

**LANDOWNER:** ELLEN SHINKAL

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

The reason you are receiving this notice is because your property is located within 500 feet of the proposed project. If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to Deputy Director, Octavio Silva, by 5:30 pm on Tuesday, November 2, 2021. By doing so, you will ensure that your comments are taken into consideration for the staff analysis of the project. 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. Only those who have submitted written comments will receive notification of the decision. The Director's decision may then be appealed, in writing, to the Planning Commission.

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 by appointment 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.**

If you have any questions regarding this application or to view the project plans, please contact Octavio Silva at (310) 544-5234 or via email at [octavios@rpvca.gov](mailto:octavios@rpvca.gov).

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.