

December 9, 2021

### **NOTICE**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rancho Palos Verdes will conduct a public hearing on Tuesday, January 25, 2022, at 7:00 PM. The meeting will take place remotely in accordance with Government Code Section 54953(e) et seq. (AB 361), and Resolution 2021-58 adopted by the City Council on November 16, 2021 and will be conducted through 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 FiberOptic 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:

#### **HEIGHT VARIATION PERMIT AND SITE PLAN REVIEW (CASE NO. PLHV2020-0009)** – A request to consider the following:

- Demolish 63% of an existing 2,280 ft<sup>2</sup> single-story residence to accommodate the construction of a new 973 ft<sup>2</sup> addition, consisting of a 35 ft<sup>2</sup> to the first floor and 938 ft<sup>2</sup> to the second floor, resulting in a two-story residence with a total structure size of 3,253 ft<sup>2</sup>; and,
- Construction of ancillary improvements, including a 197 ft<sup>2</sup> balcony at the northwest corner of the residence, a new air conditioning unit at the east side yard, and one skylight.

The height of the proposed residence will be 22.85 feet, as measured from highest elevation of the existing grade covered by the structure (elev. 1,008.85 feet) to the highest proposed roof ridgeline (elev. 1,031.7 feet); and an overall height of 23.54 feet, as measured from lowest finished grade adjacent to the structure (elev. 1,008.16 feet) to the highest proposed roof ridgeline (elev. 1,031.7 feet).

**LOCATION: 5119 SILVER ARROW DRIVE**

**APPLICANT: STEFANIE HAERING**

**LANDOWNER: ALEX AND ADRIENNE KIM**

This project is categorically exempt pursuant to California Environmental Quality Act §15303 (New Construction).

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 project. 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, RPVMC §17.02.030.D(4)(a) requires a privacy finding for the proposed balcony.

If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to Senior Planner, Jaehee Yoon, by noon on **Tuesday, January 18, 2022**. By doing so, you will ensure that your comments are included in the Staff Report. Written comments submitted after noon on Tuesday, January 18, 2022, will be given to the Planning Commission 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, 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. Please note that City Hall offices will be closed from December 24, 2021, to January 1, 2022, for the Winter Holiday Break, and that the public commenting period has been extended to account for this closure**

The final staff report will be available on the City's website, <https://ca-ranchopalosverdes2.civicplus.com/772/City-Meeting-Video-and-Agendas>, on Thursday, January 20, 2022, under "Planning Commission Agenda".

If you have any questions regarding this application, please contact 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, DECEMBER 9, 2021**