

May 12, 2022

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rancho Palos Verdes will conduct a public hearing on Tuesday, June 14, 2022, at 7:00 p.m.

The meeting will take place in accordance with Government Code § 549539(e) et seq (AB 361) and pursuant to Resolution No. 2022-21, adopted by the City Council on April 19, 2022, and as renewed by subsequent resolution(s) thereafter. The regular meeting of the Planning Commission will be conducted through a hybrid combination of in-person and/or all virtual attendance 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. The Planning Commission will consider the following proposed project:

**HEIGHT VARIATION PERMIT, MAJOR GRADING PERMIT AND SITE PLAN REVIEW
(CASE NO. PLHV2018-0001)** – A request to construct a new two-story 3,531 ft² single family residence and a 400 ft² garage (3,931 ft² total structure size) with combination walls up to 7.5 feet in height along with ancillary site improvements and 699 yd³ of associated grading.

The residence will measure 25 feet in height, as measured from the highest elevation of the existing grade covered by the structure (elev. 190.5 feet) to the highest proposed roof ridgeline (elev. 215.5 feet) and 25.75 feet, as measured from the lowest finished grade adjacent to the structure (elev. 189.75 feet) to the highest proposed roof ridgeline (elev. 215.5 feet).

LOCATION: **10 Rockinghorse Road**

**PROPERTY OWNER/
APPLICANT:** **Ben Amor Abedlhamid**

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

The Height Variation procedure is for the construction of residential structures taller than 16 feet, but not to exceed the maximum height of 26 feet when measured as defined in Section 17.02.040 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, compatibility of the proposed structure with existing surrounding structures, and privacy impacts (See RPVMC Section 17.02.040). Section 17.02.030.B of the RPVMC requires a finding of "Neighborhood Compatibility" for the proposed structure. In making such a finding, the City will review the proposed project relative to the following criteria for the neighborhood:

1) scale of surrounding residences; 2) architectural style and materials; and 3) front, side, and rear yard setbacks.

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, Amy Seeraty, by noon on Tuesday, June 7, 2022. By doing so, you will ensure that your comments are taken into consideration for the staff analysis of the proposed project. Written comments submitted after noon on Tuesday, June 7, 2022, 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 discuss or review the relevant materials, they are on file in the Community Development Department at 30940 Hawthorne Boulevard, Rancho Palos Verdes, and are 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. **Please note that City Hall will be closed on Monday, May 30, 2022, in observance of Memorial Day.**

The final staff report will be available on the City's website, <https://www.rpvca.gov/772/City-Meeting-Video-and-Agendas>, on Thursday, June 9, 2022, under "Planning Commission Agenda". If you have any questions, please contact Amy Seeraty at (310) 544-5231 or via email at amys@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.

PLEASE PUBLISH IN THE PENINSULA NEWS ON THURSDAY MAY 12, 2022