



June 30, 2022

NOTICE

NOTICE IS HEREBY GIVEN that the Director of Community Development of the City of Rancho Palos Verdes will consider an application for the following project:

MAJOR GRADING PERMIT, AND SITE PLAN REVIEW WITH NEIGHBORHOOD COMPATIBILITY (CASE NO. PLGR2022-0008) – A request for the following improvements:

- Convert an existing 690 ft² detached garage into a new guesthouse with a remodeled roof and a new 95 ft² addition for a total guesthouse structure size of 785 ft²;
- Construct a new 656 ft² detached garage for a total structure size of 4,108 ft² on the subject lot;
- Conduct 110 yd³ of grading consisting of 109 yd³ of cut and 1 yd³ of fill with up to 6-foot-high retaining walls to accommodate a reconfigured driveway and entry stairs;
- Construct ancillary site improvements including new mechanical equipment and hardscape.

LOCATION: 30128 VIA BORICA

**APPLICANT/
LANDOWNER:** DARYL AND JILL TESHIMA

The proposed guesthouse will measure 12 feet in height, as measured from the lowest preconstruction grade adjacent to the foundation wall (elev. 105.46 feet) to the highest point of the roof (elev. 117.46 feet).

The new garage will measure 12 feet in height, as measured from the lowest preconstruction grade adjacent to the foundation wall (103.26 feet) to the highest point of the roof (elev. 115.26).

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

Pursuant to the provisions of the Rancho Palos Verdes Municipal Code (RPVMC), no public hearing is required for this project. However, Section 17.02.030.B of the RPVMC requires a finding of "Neighborhood Compatibility" for the proposed addition. 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.

The reason you are receiving this notice is because your property is located within 500 feet of

the proposed project. Temporary frame structures (silhouettes) have been constructed on the project site outlining the height and bulk of the proposed project. These frames 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 **5:30 pm on Monday, July 18, 2022**. 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. **Please note that City Hall will be closed on Monday July 4, 2022, in observance of the July 4th Holiday.**

If you have any questions regarding this application or to view the project plans, please contact Amy Seeraty at (310) 544-5231 or via email at amys@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.

PLEASE PUBLISH IN THE PENINSULA NEWS ON THURSDAY, JUNE 30, 2022.