



September 1, 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:

SITE PLAN REVIEW WITH NEIGHBORHOOD COMPATIBILITY (CASE NO. PLSR2021-0387) - A request to allow the following improvements:

- Construct a 705 ft² single-story addition to an existing 2,894 ft² single-story residence, resulting in a total structure size of 3,599 ft² (garage included); and,
- Construct ancillary improvements, including conversion of 15 ft² of existing garage into habitable area, construction of an 80 ft² covered front porch and steps, and a new direct access driveway approach.

The height of the proposed residence will be 15.69 feet, as measured from the lowest finished grade covered by the structure (0 feet) to the proposed highest roof ridgeline (15.69 feet); and 14.19 feet, as measured from the highest elevation of the existing grade covered by the structure (1.5 feet) to the proposed highest roof ridgeline (15.69 feet).

LOCATION: 5561 GRAYLOG STREET

APPLICANT: ALI JABER

LANDOWNER: PANAH FAMILY TRUST

This project is categorically exempt pursuant to California Environmental Quality Act, Article 19, 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, RPVMC §17.02.030(B) requires a finding of "Neighborhood Compatibility" for the proposed balcony. 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. A temporary frame structure (silhouette) has been constructed on the project site outlining the height and bulk of the proposed project. 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. Only those who have submitted written comments will receive notification of the decision.

If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to Senior Planner, Jaehee Yoon, via e-mail at jyoon@rpvca.gov by Monday, September 19, 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 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. Please note that City Hall offices will be closed in observance of Labor Day on September 5, 2022.

If you have any questions regarding this application, please contact Jaehee Yoon at (310) 544-5224, or via email at jyoon@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, SEPTEMBER 1, 2022