



September 22, 2022

### **NOTICE**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rancho Palos Verdes will conduct a public hearing on Tuesday, October 25, 2022, at 7:00 p.m. The meeting will take place remotely in accordance with Government Code Section 54953(e) et seq. (AB 361), and pursuant to Resolution No. 2022-52, as adopted on September 22, 2022, and as renewed by subsequent resolution(s) thereafter. The meeting 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, MAJOR GRADING PERMIT, VARIANCE, AND SITE PLAN REVIEW (CASE NO. PLGR2021-0009)** – A request to allow the following improvements on a vacant lot:

- Construct a new 4,605 ft<sup>2</sup> split-story residence with a 201 ft<sup>2</sup> basement and a 625 ft<sup>2</sup> attached garage, resulting in a total structure size of 5,431 ft<sup>2</sup>;
- Construct a partially covered 1,432 ft<sup>2</sup> patio area on the basement-level, a partially covered 957 ft<sup>2</sup> balcony on the lower-level, and a 785 ft<sup>2</sup> balcony on the upper-level of the rear façade of the proposed residence;
- Construct ancillary site improvements including a pool/spa and related mechanical equipment on extreme slope through a Variance, trash enclosure, four air conditioning units, two tankless water heaters, retaining walls up to 4.5 feet in height, and combination walls (retaining wall plus railing above) up to 6 feet in height, stairways, and a driveway approach;
- Conduct 478 yd<sup>3</sup> of grading (consisting of 265 yd<sup>3</sup> of cut and 222 yd<sup>3</sup> of fill with 34 yd<sup>3</sup> of export) to accommodate the proposed improvements; and,
- Increase the allowable building height from the 16 feet/30 feet building height envelope through a Variance.

The height of the proposed residence on the down-sloping lot will be 11.58 feet, as measured from the average elevation of the setback line abutting the street access (elev. 96.75 feet) to the highest proposed roof ridgeline (elev. 108.33 feet); and an overall height of 36.33 feet, as measured from the lowest finished grade adjacent to the structure (elev. 72.00 feet) to the highest proposed roof ridgeline (elev. 108.33 feet).

**LOCATION: 30103 MATISSE DRIVE**

**APPLICANT: PACIFIC DESIGN & DEVELOPMENT GROUP INC**

**LANDOWNER: KENNY LIANG**

This project is categorically exempt pursuant to California Environmental Quality Act, Article 19, Section 15303 (New Construction).

The Height Variation Permit procedure is for the construction of residential structures taller than the 16 feet/30 feet building height envelope on sloping lots, as illustrated 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 Permit 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 first and second story additions. 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, §17.02.030.D(4)(a) of the RPVMC requires a privacy finding for the proposed balconies.

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, Jaehee Yoon, via e-mail at [jyoon@rpvca.gov](mailto:jyoon@rpvca.gov) by noon on Tuesday, October 18, 2022. By doing so, you will ensure that your comments are included in the Staff Report. Written comments submitted after noon, on Tuesday, October 18, 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 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.

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, October 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, SEPTEMBER 22, 2022**