

City of



Rancho Palos Verdes
COMMUNITY DEVELOPMENT
PLANNING DIVISION

October 13, 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 AND SITE PLAN REVIEW WITH NEIGHBORHOOD COMPATIBILITY
(CASE NO. PLSR2021-0355) – A request for the following improvements to an existing single-family residence:

- Construct a 355 ft² addition to an existing split-story residence consisting of a 110 ft² first floor addition and a 245 ft² second-floor addition;
- Construct a detached 313 ft² office/gym with an overall height of 9.3 feet.
- Construct ancillary site improvements including a 370 ft² balcony along the front and side of the residence; landscaping, walkways, a driveway expansion, a new swimming pool, pool related equipment, and retaining walls up to 7 feet in height;
- Conduct 108 yd³ of total grading consisting of 73 yd³ of cut and 35 yd³ of fill with 38 yd³ of export and a maximum cut and fill of 9 feet and 4 feet, respectively.

The proposed addition will measure 20.75 feet, as measured from the lowest finished grade covered by structure (elev. 207.29 feet) to the highest roof ridgeline (elev. 228.04 feet); and a height of 23.26 feet as measured from the highest elevation of the existing grade covered by the structure (elev. 218.13) to the highest roof ridgeline (elev. 228.04 feet).

LOCATION: **7413 VIA LORADO**

APPLICANT: **HAYA NOF**

LANDOWNER: **LISA SIMPSON**

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, 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.

If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to Associate Planner, Steven Giang, by 4:30 pm on Friday, October 28, 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.

If you have any questions regarding this application or to view the project plans, please contact Steven Giang at (310) 544-5222 or via email at sgiang@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.