

City of



Rancho Palos Verdes
COMMUNITY DEVELOPMENT
PLANNING DIVISION

October 20, 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. PLSR2021-0217) – A request to allow the following improvements on a developed lot:

- Demolish 247 ft² rear yard balcony and construct a new 475 ft² rear balcony; and
- Reconfigure existing rear yard deck to a new a total area of 555 ft².

LOCATION: 6440 Chartres Drive

APPLICANT: Zoe Alferez

LANDOWNER: Lili Chen

This project is categorically exempt pursuant to California Environmental Quality Act, Article 19, Section 15301(e) (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 project, which includes 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 City will also review the balcony relative to not creating an unreasonable infringement of privacy of the occupants of abutting residences.

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, Robert Nemeth, via e-mail at RNEMETH@RPVCA.GOV by **4:30 p.m. on Friday November 4, 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 with fee, 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.

If you have any questions regarding this application or would like to view a copy of the plans/application materials, please contact Robert Nemeth at (310) 544-5285, or via email at RNEMETH@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, OCTOBER 20, 2022