

City of



Rancho Palos Verdes
COMMUNITY DEVELOPMENT
PLANNING DIVISION

November 10, 2022

NOTICE

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rancho Palos Verdes will conduct a public hearing on December 13, 2022, at 7:00 p.m. The meeting will take place in accordance with Government Code § 549539(e) et seq (AB 361) and pursuant to Resolution No. 2022-58, adopted by the City Council on October 18, 2022, and as renewed by subsequent resolution(s) thereafter. The regular meeting of the Planning Commission will be conducted through a hybrid combination of in-person and/or all virtual attendance 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 and on PVPtv channels Cox 35 and Frontier FiOS 39. The Planning Commission will consider the following proposed project:

HEIGHT VARIATION PERMIT WITH SITE PLAN REVIEW (CASE NO. PLHV2021-0013) – A request for the following improvements to an existing single-family residence:

- Construction of a 216 ft² first-floor addition and a 1,583 ft² second-floor addition (1,799 ft² total addition) to an existing 2,976 ft² one-story single-family residence (garage included) for a new total structure size of 4,775 ft² (garage included); and,
- Construction of ancillary improvements including a 147 ft² roof deck, and two at-grade decks of approximately 41 ft² each.

LOCATION: 26602 MENOMINEE PLACE

**APPLICANT/
LANDOWNER:** SAEED MOAYEDI

The residence will measure 22.67 feet in height, as measured from the highest elevation of the existing grade covered by the structure (elev. 99.37 feet) to the highest proposed roof ridgeline (elev. 122.04 feet) and 23.52 feet, as measured from the lowest finished grade adjacent to the structure (elev. 98.52 feet) to the highest proposed roof ridgeline (elev. 122.04 feet).

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

The Height Variation procedure is for the construction of residential structures taller than 16 feet, but not to exceed the maximum height of 26 feet when measured as defined in Section 17.02.040 of the Rancho Palos Verdes Municipal Code (RPVMC), as amended by Proposition M. The City's primary concerns in reviewing a Height Variation are the impact of the structure on the views from neighboring properties and from public areas, its cumulative impact on the affected properties, compatibility of the proposed structure with existing surrounding structures,

and privacy impacts (See RPVMC Section 17.02.040). Section 17.02.030.B of the RPVMC requires a finding of “Neighborhood Compatibility” for the proposed structure. 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 noon on Tuesday, December 6, 2022**. By doing so, you will ensure that your comments are taken into consideration for the staff analysis of the proposed project. Written comments submitted after noon on Tuesday, December 6, 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 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, November 11, 2022, in observance of the Veterans Day Holiday, as well as Thursday, November 24, 2022, and Friday, November 25, 2022 in observance of the Thanksgiving 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.



for

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, NOVEMBER 10, 2022.