



November 17, 2022

**NOTICE**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rancho Palos Verdes will conduct a public hearing on Tuesday, January 10, 2023, 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 October 18, 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 AND SITE PLAN REVIEW (CASE NO. PLSR2021-0091)** – A request to allow the following improvements:

- Demolish 72% of the existing 4,302 ft<sup>2</sup> two-story residence to accommodate the construction of a new 1,071 ft<sup>2</sup> addition, consisting of 216 ft<sup>2</sup> to the first floor and 855 ft<sup>2</sup> to the second floor, resulting in a total structure size of 5,373 ft<sup>2</sup>; and,
- Construct ancillary site improvements including demolition of an existing 173 ft<sup>2</sup> deck to accommodate a new 734 ft<sup>2</sup> deck and hardscape improvements in the rear yard, and a new 27 ft<sup>2</sup> roof deck in the northwest corner of the front façade.

The height of the proposed residence will be 19.67 feet, as measured from highest elevation of the existing grade covered by the structure (elev. 1,190.00 feet) to the highest roof ridgeline (elev. 1,209.67 feet); and an overall height of 23.67 feet, as measured from lowest finished grade adjacent to the structure (elev. 1,186.00 feet) to the highest roof ridgeline (elev. 1,209.67 feet).

**LOCATION: 36 SANTA BARBARA DRIVE**

**APPLICANT: JUNG MIN KIM**

**LANDOWNER: TRUGEM LLC**

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/20 feet building height envelope on pad 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 roof deck.


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, January 3, 2023. By doing so, you will ensure that your comments are included in the Staff Report. Written comments submitted after noon, on Tuesday, January 3, 2023, 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. **Please note that City Hall will be closed on Thursday, November 24, 2022, and Friday, November 25, 2022 in observance of the Thanksgiving holiday; and between Friday, December 23, 2022 through Monday, January 2, 2023 for the Winter Holiday Break.**

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, January 5, 2023 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, NOVEMBER 17, 2022**

