



# City of Rancho Palos Verdes

November 24, 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 PERMIT & SITE PLAN REVIEW WITH NEIGHBORHOOD COMPATIBILITY (CASE NO. PLSR2022-0156)** – A request to allow the following improvements:

- Construct a 267 ft<sup>2</sup> addition to an existing 5,089 ft<sup>2</sup> two-story residence resulting in a new total structure size of 5,356 ft<sup>2</sup> (garage included);
- Demolish an existing 494 ft<sup>2</sup> balcony along the rear façade of the residence to accommodate a new 1,008 ft<sup>2</sup> balcony with access stairs;
- Construct ancillary site improvements including a new 1,458 ft<sup>2</sup> at-grade patio below the new balcony, pool deck, fire pit and seating area, entry arbor, outdoor kitchen area, fountains, planters, retaining walls up to 3.5 feet in height, fences, and gates up to 6 feet in height, and hardscaping and landscaping improvements;
- Conduct 162 yd<sup>3</sup> of grading consisting of 78 yd<sup>3</sup> of cut, 84 yd<sup>3</sup> of fill and 6 yd<sup>3</sup> of import to accommodate the proposed improvements.

The residence will measure 16.33 feet in height, as measured from the average elevation of the setback line abutting the street of access (elev. 99.35 feet) to the highest roof ridgeline (elev. 115.68 feet); and 26.54 feet, as measured from the lowest finished grade elevation adjacent to the structure (elev. 89.14 feet) to the highest roof ridgeline (elev. 115.68 feet).

**LOCATION:** **6780 CREST ROAD**

**APPLICANT:** **JEFF LYON**

**LANDOWNER:** **CHARANJIY AND UMA SINGH**

This project is categorically exempt pursuant to California Environmental Quality Act, Article 19, 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 addition. 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, Section 17.02.030.D(4)(a) of the RPVMC requires a privacy finding for the proposed balcony.

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 Steven Giang, Associate Planner, by 5:30 pm on Monday, December 12, 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. **Please note that City Hall will be closed on 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, Steven Giang, Associate Planner, at (310) 544-5222 or via email at [sgiang@rpvca.gov](mailto: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.**

**PLEASE PUBLISH IN THE PENINSULA NEWS ON THURSDAY, NOVEMBER 24, 2022.**