



City of

Rancho Palos Verdes

COMMUNITY DEVELOPMENT
PLANNING DIVISION

February 9, 2023

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.
PLSR2021-0283)** – A request to allow the following improvements:

- Construct a 1,512 ft² addition to an existing 4,753 ft² (garage included) single-story residence; and,
- Construct ancillary improvements, including four air conditioning units, five skylights, a trellis in the front and rear yard, a front courtyard wall up to 10.5 feet in height attached to the main structure, a covered entry patio area, fences up to 6 feet in height outside of the front yard setback, pool/spa with related equipment, a garden wall up to 2 feet in height in the rear yard, and a new driveway approach.

The height of the proposed residence will be 16.82 feet, as measured from the lowest finished grade covered by the structure (elev. 38.18 feet) to the proposed roof ridgeline (elev. 55.00 feet); and 15.58 feet, as measured from the highest elevation of the existing grade covered by the structure (elev. 39.42 feet) to the proposed roof ridgeline (elev. 55.00 feet).

LOCATION: 6939 ALTA VISTA DRIVE

APPLICANT: ART ASHAI

LANDOWNER: JOHN AIVAZ

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 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. Only those who have submitted written comments will receive notification of the decision.

If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to Associate Planner, Steven Giang, via e-mail sgiang@rpvca.gov, by noon on Monday, February 27, 2023. 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. **Please note that City Hall will be closed on Monday, February 20, 2023 in observance of President's Day.**

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, please contact Steven Giang at (310) 544-5222, or via email at sgiang@rpvca.gov.



Octavio Silva,
Interim 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, FEBRUARY 9, 2023