

City of



Rancho Palos Verdes
COMMUNITY DEVELOPMENT
PLANNING DIVISION

February 25, 2023

NOTICE

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rancho Palos Verdes will conduct a public hearing on March 28, 2023, at 7:00 p.m. The meeting will take place in accordance with Government Code § 54953(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, MAJOR GRADING PERMIT, VARIANCE, SITE PLAN REVIEW, AND ENCROACHMENT PERMIT (CASE NO. PLGR2022-0032) – A request for the following improvements:

- Construct a new 3,503 ft² three-story residence with an attached 1,310 ft² two-story garage, resulting in a total structure size of 4,813 ft²;
- Construct 911 ft² of balcony areas along the east (side) and south (rear) façade of the proposed residence;
- Increase the wall heights within the front yard setback up to 19.25 feet in height and up to 24 feet in height outside of the front yard setback through a Variance;
- Reduce the required hillside front yard setback from 10 feet to 5 feet through a Variance;
- Reduce the required landscaping within the front yard setback area from 50% to 27% through a Variance;
- Construct improvements in the public right-of-way to provide access to the proposed residence including, a new driveway, curb cuts, retaining walls, trail and planters with an Encroachment Permit;
- Construct ancillary site improvements including a pool, spa, trash enclosure, planters, stairways and mechanical equipment;
- Construct freestanding walls, combination walls and retaining walls up to 15 feet in height in support of the proposed improvements;
- Conduct 751 yd³ of total grading for the private property consisting of 75 yd³ of cut and 676 yd³ of fill with a maximum cut and fill of 6.3 feet and 9 feet, respectively;
- Conduct 130 yd³ of total grading in the public right-of-way consisting of 130 yd³ of fill with a maximum fill of 6.9 feet to accommodate the proposed improvements; and,

- Increase the allowable building height from the 16 foot/30 foot building height envelope through a Variance. The height of the proposed residence on the down sloping lot will be 30.75 feet, as measured from the average elevation of the setback line abutting the street access (elev. 632.75 feet) to the highest proposed roof ridgeline (elev. 663.50 feet); and an overall height of 37.50 feet, as measured from the lowest finished grade adjacent to the structure (elev. 626.00 feet) to the highest proposed roof ridgeline (elev. 663.50 feet).

LOCATION: 28160 PALOS VERDES DRIVE EAST

APPLICANT: LUIS DE MORAES, ENVIROTECHNO ARCHITECTURE INC.

LANDOWNER: DAVE DE LANGIS

This project is categorically exempt pursuant to California Environmental Quality Act, Article 19, Section 15303 (New Construction).

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. 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. 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, March 21, 2023**. 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, March 21, 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. Only those who have submitted written comments will receive notification of the decision.

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.

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.



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 DAILY BREEZE ON SATURDAY, FEBRUARY 25, 2023.