



City of Rancho Palos Verdes

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 2022-58 adopted by the City Council on October 18, 2022, 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 AND MAJOR GRADING PERMIT (CASE NO. PLSR2022-0144): A request for the following improvements:

- Construct a 2,552 ft² addition to an existing 3,106 single-story residence for a total of 5,658 ft²;
- Construct ancillary site improvements including, a second-floor deck, patio, landscaping, walkways, new driveway, pool, BBQ, and retaining walls up to 7.5 feet in height;
- Conduct 2,115 yd³ of total grading consisting of 1,981 yd³ of cut and 134 yd³ of fill with 1,847 yd³ of export and a maximum cut and fill of 18 feet and 18 feet, respectively; and

The proposed addition will measure 22.58 feet, as measured from the lowest finished grade covered by structure (elev. 664.42 feet) to the highest roof ridgeline (elev. 687.00 feet); and a height of 10.93 feet as measured from the highest elevation of the existing grade covered by the structure (elev. 676.07 feet) to the highest roof ridgeline (elev. 687.00 feet).

LOCATION: 3330 VIA CAMPESINA
APPLICANT: RUSS BARTO
LANDOWNER: OLAKALA LLC

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

The Height Variation procedure is for the construction of additions to existing residential structures taller than 16 feet, but not to exceed the maximum height of 26 feet when measured as defined in Section 17.020.040 of the Municipal Code (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, and compatibility of the proposed structure with existing surrounding uses (see Municipal Code Section 17.02.040). RPVMC Section 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, 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 Associate Planner, Steven Giang, **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 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 Steven Giang at (310) 544-5222 or via email at sgiang@rpvca.gov.



for OS
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