



# City of Rancho Palos Verdes

March 23, 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:

**MINOR GRADING PERMIT & SITE PLAN REVIEW WITH NEIGHBORHOOD COMPATIBILITY (CASE NO. PLSR2021-0242)** – A request to allow the following improvements:

- Construct a 1,040 ft<sup>2</sup> addition to an existing 2,537 ft<sup>2</sup> split-story residence resulting in a new total structure size of 3,577 ft<sup>2</sup> (garage included);
- Remodel an existing 964 ft<sup>2</sup> wooden deck along the rear façade of the residence to accommodate a new 1,155 ft<sup>2</sup> wooden deck;
- Construct ancillary site improvements including a new 552 ft<sup>2</sup> roof deck and hardscape and landscaping improvements;
- Conduct 49.75 yd<sup>3</sup> of grading consisting of 48.85 yd<sup>3</sup> of cut, 0.9 yd<sup>3</sup> of fill along with 47.95 yd<sup>3</sup> of export to accommodate the proposed addition and deck remodel.

The residence will measure 17.10 feet in height, as measured from the average elevation of the setback line abutting the street of access (elev. 1144.50 feet) to the highest roof ridgeline (elev. 1161.60 feet); and 26.68 feet, as measured from the lowest finished grade elevation adjacent to the structure (elev. 1134.92 feet) to the highest roof ridgeline (elev. 1161.60 feet).

**LOCATION: 30451 GANADO DRIVE**

**APPLICANT: IVO VENKOV**

**LANDOWNER: WAI HUI**

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 Associate Planner, Steven Giang, by 4:30 pm on Friday, April 7, 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.

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, Associate Planner, at (310) 544-5222 or via email at [sgiang@rpvca.gov](mailto: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, MARCH 23, 2023.**