

City of



Rancho Palos Verdes  
COMMUNITY DEVELOPMENT  
PLANNING DIVISION

April 20, 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 AND MINOR GRADING PERMIT (CASE NO. PLSR2022-0373)** – A request for the following improvements to an existing single-family residence:

- Construct a 399.83 ft<sup>2</sup> habitable addition, and a 492 ft<sup>2</sup> garage addition to an existing 2,295 ft<sup>2</sup> one-story single-family residence (garage included);
- Conduct 43 yd<sup>3</sup> of grading consisting of 21.5 yd<sup>3</sup> cut and 21.5 yd<sup>3</sup> fill, with a maximum 2.6 foot depth of cut and a maximum 3 foot height of fill to reconfigure the driveway and entry walkway; and,
- Construct ancillary improvements including an expansion of an existing covered patio, a new 86 ft<sup>2</sup> attached pergola along the south façade of the residence, a new fountain in the front entry, and the replacement of existing mechanical equipment.

**LOCATION:** 24 NARCISSA DRIVE

**APPLICANT:** UNIQUE ENVIRONMENTS DESIGN/BUILD, INC.

**LANDOWNER:** RICHARD AND MARY JOSENHANS

The residence will measure 11.74 feet in height, as measured from the highest elevation of the existing grade covered by the structure (elev. 293 feet) to the highest proposed roof ridgeline (elev. 304.74 feet) and 17.33 feet, as measured from the lowest finished grade adjacent to the structure (elev. 287.41 feet) to the highest proposed roof ridgeline (elev. 304.74 feet).

This project is categorically exempt pursuant to California Environmental Quality Act, 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, Section 17.02.030.B of the RPVMC 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.

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 **4:30 pm on Friday, May 5, 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 Amy Seeraty at (310) 544-5231 or via email at [amys@rpvca.gov](mailto: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 PENINSULA NEWS ON THURSDAY, APRIL 20, 2023.