

City of



Rancho Palos Verdes
COMMUNITY DEVELOPMENT
PLANNING DIVISION

June 8, 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. PLSR2020-0130)

– A request for the following improvements:

- Construct an 837 ft² first-floor addition to an existing 2,987 ft² single-story residence for a new total structure size of 3,824 ft² (garage included);
- Construct ancillary improvements including a 200 ft² front covered porch; a 518 ft² deck addition to an existing 588 ft² rear deck with an attached 73 ft² new staircase and landing.

The proposed project will measure 20 feet, as measured from the lowest finished grade covered by structure (elev. 831.61 feet) to the highest roof ridgeline (elev. 851.61 feet); and a height of 17.18 feet as measured from the highest elevation of the existing grade covered by the structure (elev. 834.43) to the highest roof ridgeline (elev. 851.61 feet).

LOCATION: 12 ROCKINGHORSE ROAD

APPLICANT: MICHAEL M. VARELA

LANDOWNER: DARIUS & KRISTIN ILGUNAS

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, 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.

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, June 23, 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 at (310) 544-5222 or via email at sgiang@rpvca.gov.

A handwritten signature in black ink, appearing to read "O. Silva".

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, JUNE 8, 2023.