



August 24, 2023

NOTICE

NOTICE IS HEREBY GIVEN that the Director of Community Development of the City of Rancho Palos Verdes will consider two independent applications for the following projects:

SITE PLAN REVIEW WITH NEIGHBORHOOD COMPATIBILITY AND MAJOR GRADING PERMIT (CASE NO. PLSR2022-0245) –

LOCATION: 2443 DALADIER DRIVE

A request to construct a new two-story 3,705 ft² single family residence and a 437 ft² garage (4,142 ft² total structure size) with ancillary site improvements including, but not limited to: hardscape, on-grade stairs, planters, mechanical units, covered patios, and a roof deck, with combination walls up to 8 feet in height and 679 yd³ total of associated grading. The proposed residence will measure 24.90 feet in height, as measured from the lowest finished grade covered by structure (elev. 747.10 feet) to the highest roof ridgeline (elev. 772.00 feet); and a height of 16 feet as measured from the average elevation of the 20-foot front setback line (elev. 756.00 feet) to the highest roof ridgeline (elev. 772.00 feet).

SITE PLAN REVIEW WITH NEIGHBORHOOD COMPATIBILITY AND MAJOR GRADING PERMIT (CASE NO. PLSR2022-0246) –

LOCATION: 2439 DALADIER DRIVE

A request to construct a new two-story 4,346 ft² single family residence and a 734 ft² garage (5,080 ft² total structure size) with ancillary site improvements including, but not limited to: hardscape, on-grade stairs, planters, mechanical units, covered patios, and a roof deck/balcony, with combination walls up to 8 feet in height and 892 yd³ total of associated grading. The proposed residence will measure 26.39 feet in height, as measured from the lowest finished grade covered by structure (elev. 745.30 feet) to the highest roof ridgeline (elev. 771.69 feet); and a height of 15.83 feet as measured from the average elevation of the 20-foot front setback line (elev. 755.86 feet) to the highest roof ridgeline (elev. 771.69 feet).

Note: Pursuant to Chapter 16.40 of the Rancho Palos Verdes Municipal Code, the City is concurrently processing an Urban Lot Split ministerial-level application to create two separate parcels from a single existing parcel (APN 7561-027-012) to accommodate the proposed new residential structures.

APPLICANT: CURT DITTMAN

LANDOWNER: KEVIN MCMINN

These projects are categorically exempt pursuant to California Environmental Quality Act, Section 15303 (New Construction).

Pursuant to the provisions of the Rancho Palos Verdes Municipal Code (RPVMC), no public hearings are required for these projects. However, Section 17.02.030.B of the RPVMC requires a finding of "Neighborhood Compatibility" for the proposed new residences. In making such a finding, the City will review the proposed projects 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 projects. Temporary frame structures (silhouettes) have been constructed on the project site outlining the height and bulk of the proposed projects. 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 projects, please communicate those thoughts in writing to Senior Planner, Amy Seeraty, by **4:30 pm on Friday, September 8, 2023**. By doing so, you will ensure that your comments are taken into consideration for the staff analysis of the projects. 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 on the two independent application requests. The Director's decision may then be appealed, in writing, to the Planning Commission.

If you would like the opportunity to review the application packages 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 these applications or to view the project plans, please contact Senior Planner 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 PENINSULA NEWS ON THURSDAY, AUGUST 24, 2023.