



CITY OF RANCHO PALOS VERDES
COMMUNITY DEVELOPMENT
PLANNING DIVISION

August 24, 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 EXCEPTION PERMIT & MAJOR GRADING PERMIT (CASE NO. PLGR2023-0018) – A request for the following improvements to an existing single-family residence:

- Construction of a replacement retaining wall in the rear yard up to 10.5 feet in height, which requires a Minor Exception Permit;
- 70 cubic yards (yd^3) of grading (70 yd^3 of cut with 70 yd^3 of export) related to the installation of 14 caissons; and
- Installation of 165 linear feet of 3.5-foot-tall railing.

LOCATION: **45 OCEANAIRE DRIVE**

APPLICANT: **MATT KIM, COMMUN ASSOCIATES**

LANDOWNER: **FIRST WEALTH INVESTMENTS LLC**

This project is categorically exempt pursuant to California Environmental Quality Act, Article 19, Section 15304 (Minor alterations to land).

Pursuant to the provisions of the Rancho Palos Verdes Municipal Code (RPVMC), no public hearing is required for this project. However, RPVMC §17.66.040 states that upon receipt of a complete application for a Minor Exception Permit, the Director shall notify the owners of all parcels located adjacent and directly across from the proposed use or development. The reason you are receiving this notice is because your property is located adjacent or across from the subject property.

If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to Associate Planner, Whitney Berry, 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 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 Whitney Berry at (310) 544-5225 or via email at wberry@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.