



City of Rancho Palos Verdes

November 9, 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 MAJOR GRADING PERMIT (CASE NO. PLSR2022-0400) – A request to allow the following improvements:

- Construct a new 964 ft² addition to an existing 3,734 ft² single-story residence (garage included); and
- Construct ancillary site improvements including a new wrought iron fence in the front yard with portions adjacent to the west side property line; installation of mechanical equipment (AC units), a new 2.5-foot-tall wall adjacent to the walkway and east property line; repair and remodeling an existing pool and spa; and a new open-air courtyard; and
- Conduct 60 yd³ of grading (30 yd³ cut and 30 yd³ fill) in support of ancillary site improvements including the construction of a new combination wall up to 8-feet in height.

The project residence will measure 15.84 feet in height, as measured from the highest elevation of the existing building pad covered by structure (elev. 56.16 feet) to the highest ridgeline (elev. 72.00 feet); and 17.57 feet in height, as measured from the lowest foundation meets the finished grade (elev. 54.43 feet) to the highest ridgeline (elev. 72.00 feet).

LOCATION: 30719 CARTIER DRIVE

APPLICANT: ART ASHAI

LANDOWNER: MUZAFFAR AHMED

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, RPVMC Section 17.76.040(E) requires criteria assessment for the Major Grading Permit.

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, Robert Nemeth, by **5:30PM on November 27, 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. **Please note that City Hall will be closed to the public on November 10, 2023 in observance of the Veteran's Day holiday as well as November 23-24, 2023 in observance of the Thanksgiving Day holidays.**

If you have any questions regarding this application or to view the project plans, please contact, Associate Planner, Robert Nemeth, at (310) 544-5285 or via email at RNEMETH@RPVCA.GOV.



Brandy Forbes, AICP
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, NOVEMBER 9, 2023.