



December 21, 2023

NOTICE

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rancho Palos Verdes will conduct a public hearing on Tuesday, February 13, 2024, at 7:00 p.m.

The meeting will take place in accordance with the requirements of the Ralph M. Brown Act, Section 54950 et seq. of the Government Code. Remote participation by any Committee/Commission member shall be in accordance with Subdivisions (b)(3) or (f) of Government Code Section 54953. The meetings are held at Hesse Park, McTaggart Hall, 29301 Hawthorne Boulevard and/or via teleconference for staff/consultants/participants using the Zoom platform and broadcast live on the City's website at rpvca.gov/agendas and on PVPTv channels Cox 35 and Frontier FiberOptic 39. Public participation will be in person and using the virtual platform. The Planning Commission will consider the following proposed project:

HEIGHT VARIATION PERMIT, COASTAL DEVELOPMENT PERMIT AND MAJOR SITE PLAN REVIEW (CASE NO. PLHV2023-0007)–

- Construct a 3,017 ft² addition, consisting of a 2,030 ft² single-story addition and a 987 ft² two-story addition to an existing 7,600 ft² two-story residence for a new total structure size of 10,617 ft² (garage included);
- Construct ancillary site improvements, including raising an existing 775 ft² patio area by 2.2 feet, new and expanded patio areas along with a new 885 ft² patio cover, outdoor BBQ area, and new concrete ramps.

LOCATION: 7 MARGUERITE DRIVE

APPLICANT: WENFEI FENG

PROPERTY OWNERS: OCEAN VIEW DRIVE INC

The overall proposed addition areas will measure 25.9 feet, as measured from the lowest finished grade covered by structure (elev. 228.1) to the highest proposed roof ridgeline (elev. 254.00); and a height of 24.4 feet as measured from the highest existing grade covered by the structure (elev. 229.6) to the highest roof ridgeline (elev. 254.00).

Staff has reviewed the proposed project for compliance with the California Environmental Quality Act (CEQA) and determined that the proposed project is exempt from CEQA, pursuant to Article 19, Section 15301 (Existing Facilities).

The Height Variation procedure is for the construction of additions to existing residential structures taller than 16 feet, but not to exceed the maximum height of 26 feet when measured as defined in Section 17.020.040 of the Municipal Code (as amended by Proposition M). The City's primary concerns in reviewing a Height Variation are the impact of the structure on the views from neighboring properties and from public areas, its cumulative impact on the affected properties, and compatibility of the proposed structure with existing surrounding uses (see Municipal Code Section 17.02.040). RPVMC Section 17.02.030.B requires a finding of "Neighborhood Compatibility" for the proposed first and second story additions. 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, Section 17.02.030.D(4)(a) of the RPVMC requires a privacy finding for the proposed balcony.

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 Assistant Planner, Jose Martinez, by noon on **Tuesday, February 6, 2024**. By doing so, you will ensure that your comments are taken into consideration for the staff analysis of the code amendment. Written comments submitted after noon on Tuesday, February 6, 2024, will be given to the Planning Commission on the night of the meeting. 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. In addition, this virtual City meeting will be televised and can be accessed through the City's website. **Please note that the 30-day public comment period has been extended to account for the closure of City Hall in observance of the winter holidays from Monday, December 25, 2023, to Monday, January 1, 2024.**

If you would like the opportunity to discuss or review the project, it is on file in the Community Development Department at 30940 Hawthorne Boulevard, Rancho Palos Verdes, and is available for review 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.

The final staff report will be available on the City's website, <https://www.rpvca.gov/772/City-Meeting-Video-and-Agendas>, on Thursday, February 8, 2024, under "Planning Commission Agenda". If you have any questions, please contact Jose Martinez at (310) 544-5233 or via email at jmartinez@rpvca.gov for further information.



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, DECEMBER 21, 2023