

# City of Rancho Palos Verdes

January 11, 2024

## **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. PLHV2022-0001)** – A request to allow the following improvements:

- Construct a 742 ft<sup>2</sup> addition to an existing 2,533 ft<sup>2</sup> single-story residence (garage included) resulting in a new total structure size of 3,275 ft<sup>2</sup>; and
- Construct ancillary site improvements including hardscape and an outdoor kitchen area along with the installation of new mechanical equipment; and
- Demolition of existing improvements including a fireplace, site fencing, hardscape and deck/guard rail areas; and
- Legalize after-the-fact on-site grading consisting of 39 yd<sup>3</sup> of cut and the construction of retaining walls up to 3.5 feet along the north side of the project site.

The proposed project will measure 14.52 feet in height, as measured from the highest existing grade covered by the structure (elev. 90.00 feet) to the highest ridgeline (elev. 104.52 feet); and 15.44 feet, as measured from the lowest finished grade elevation adjacent to the structure (elev. 89.08 feet) to the highest ridgeline (elev. 104.52 feet).

**LOCATION: 2838 CALLE AVENTURA**

**APPLICANT: SINA KHAJAVI, S.K. ARCHITECTS**

**LANDOWNER: SEAN BORJKHANI**

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 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 4:30 pm on Friday, January 26, 2024. 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 Associate Planner, Robert Nemeth, at (310) 544-5285 or via email at [RNEMETH@RPVCA.GOV](mailto:RNEMETH@RPVCA.GOV).

A handwritten signature in cursive script, appearing to read "Brandy Forbes".

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, JANUARY 11, 2024.**