



City of Rancho Palos Verdes

COMMUNITY DEVELOPMENT PLANNING DIVISION

January 31, 2024

REVISED 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:

MAJOR SITE PLAN REVIEW WITH NEIGHBORHOOD COMPATIBILITY ANALYSIS (CASE NO. PLSR2023-0063) – A request for the following improvements:

- Legalize the after-the-fact (ATF) construction of a 461 ft² balcony at the rear of the residence.

LOCATION: 28632 MOUNT RUSHMORE ROAD

APPLICANT: S2C DESIGN STUDIO

LANDOWNER: JOSEFINA KAUTZMAN

Note: A public notice was initially issued on January 25, 2024 for the proposed project. This revised notice updates staff's email information listed at the bottom of the notice.

This project is categorically exempt pursuant to California Environmental Quality Act, 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, Section 17.02.030.B of the RPVMC requires a finding of "Neighborhood Compatibility" for the proposed addition. In making such a finding, the Director 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.

The reason you are receiving this notice is because your property is located within 500 feet of the proposed project. Temporary frame structures (silhouettes) have been constructed on the project site outlining the height and bulk of the ATF balcony area. The frame of the ATF balcony will be in place throughout the duration of the public comment period to better assist you and the City Staff in assessing any potential project impacts.

The Applicant is also proposing a 348 ft² single-story addition along the front of the residence, which pursuant to Section 17.02.030(B)(1)(d) of the RPVMC is not subject to a Neighborhood Compatibility Analysis. A silhouette of the addition along the front of the residence has also been constructed but is not part of an analysis of Neighborhood Compatibility for this ATF balcony.

If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to Assistant Planner Jose Martinez by **4:30 pm on Friday, February 9, 2024**. By doing so, you will ensure that your comments are taken into consideration for the City Staff's 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 Jose Martinez at (310) 544-5233 or via email at jmartinez@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.