

City of



Rancho Palos Verdes
COMMUNITY DEVELOPMENT
PLANNING DIVISION

February 29, 2024

NOTICE

NOTICE IS HEREBY GIVEN that the Coastal Hearings Officer of the City of Rancho Palos Verdes will conduct a public hearing on Monday, March 25, 2024 at 2:00 PM in the Community Development Department Conference Room, located at 30940 Hawthorne Blvd., Rancho Palos Verdes, CA 90275 to consider the following:

SITE PLAN REVIEW WITH NEIGHBORHOOD COMPATABILITY REVIEW AND COASTAL DEVELOPMENT PERMIT (CASE NO. PLSR2023-0237) – A request for the following improvements to an existing single-family residence:

- Conversion of a 420 ft² existing carport to a two-car enclosed garage on a 1,962 ft² single-family residence for a new total structure size of 2,382 ft² (garage included).

The proposed project will measure 15.38 feet, as measured from the highest elevation of existing building pad covered by the structure (elev. 108.60 feet) to the highest roof ridgeline (elev. 123.98 feet) and 18.55 feet, as measured from the point where the lowest foundation or slab meets the finished grade (elev. 105.43) to the highest roof ridgeline (elev. 123.98 feet).

LOCATION: 25 PACKET ROAD

APPLICANT: ALEXANDER PETRAKOS

LANDOWNER: ROBERT LEVINE

The subject property is located within the Appealable Area of the City's Coastal Specific Plan District. As such, the proposed project requires consideration of a Coastal Development Permit by the City's Coastal Hearings Officer (Director of Community Development).

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, RPVMC §17.02.030(B) requires a finding of "Neighborhood Compatibility" for the proposed work. 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.

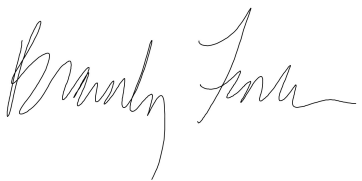
The reason you are receiving this notice is because your property is located within 500 feet of the proposed project. A temporary frame structure (silhouette) has been constructed on the project site outlining the height and bulk of the proposed project. This frame will be in place

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, Jeffrey Kim, by 4:30 pm on Friday, March 15, 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 Coastal Hearings Officer'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 Jeffrey Kim at (310) 544-5390 or via email at jkim@rpvca.gov.

A handwritten signature in black ink, appearing to read "Brandy Forbes". The signature is fluid and cursive, with the first name "Brandy" written in a larger, more prominent script than the last name "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, FEBRUARY 29, 2024.