

City of



Rancho Palos Verdes  
COMMUNITY DEVELOPMENT  
PLANNING DIVISION

February 27, 2024

**NOTICE**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rancho Palos Verdes will conduct a public hearing on March 12, 2024, at 7:00 p.m. at Hesse Park Community Building, 29301 Hawthorne Boulevard, Rancho Palos Verdes to consider the following:

**VARIANCE, MAJOR GRADING PERMIT, COASTAL PERMIT & SITE PLAN REVIEW (CASE NO. PLSR2020-0215)** – A request for the following improvements to an existing single-family residence:

- Construct a 3,604 ft<sup>2</sup> addition consisting of a 1,277 ft<sup>2</sup> upper-level addition and a 2,327 ft<sup>2</sup> lower-level addition resulting in a new total structure size of 4,840 ft<sup>2</sup> (garage included);
- Construction of ancillary improvements including a combination walls up to 8 feet high, an outdoor kitchen, exterior stairs within the side yards, landscaping, and a new water fountain; and,
- Conduct 1,367 yd<sup>3</sup> of on-site grading to accommodate the proposed improvements.

The proposed project will measure 20 feet, as measured from the lowest finished grade covered by structure (elev. 184.31 feet) to the highest roof ridgeline (elev. 204.31 feet); and a height of 11 feet as measured from the highest elevation of the existing grade covered by the structure (193.31 feet) to the highest roof ridgeline (elev. 204.31 feet).

The Variance request includes 1) reduction in the required 20-foot front yard setback; 2) construction of an addition that exceeds 250 ft<sup>2</sup> in the City's Coastal Setback Zone; and 3) allow grading of more than 20 cubic yards or more than 3 feet of cut in the City's Coastal Setback Zone.

**LOCATION: 4105 MARITIME ROAD**

**LANDOWNER: ROBERT GERACI**

**APPLICANT: RODIN ASSOCIATES**

This project is categorically exempt pursuant to California Environmental Quality Act, Section 15301 Existing Facilities.

Additionally, Section 17.02.030.B of the RPVMC requires a finding of "Neighborhood Compatibility" for the proposed new residence. 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 Associate Planner, Steven Giang, by 12:00 pm on Tuesday, March 5, 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 Planning Commission's decision may then be appealed, in writing, to the City Council.

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.

The final staff report will be available on the City's website, <https://ca-ranchopalosverdes2.civicplus.com/772/City-Meeting-Video-and-Agendas>, on Thursday, March 7, 2024.

If you have any questions regarding this application or to view the project plans, please contact Steven Giang at (310) 544-5222 or via email at [sgiang@rpvca.gov](mailto:sgiang@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 DAILY BREEZE ON TUESDAY, FEBRUARY 27, 2024.**