



October 31, 2024

NOTICE

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rancho Palos Verdes will conduct a public hearing on December 10, 2024, at 7:00 p.m.

The meeting will take place in accordance with Government Code § 549539(e) et seq (AB 361) and pursuant to Resolution No. 2022-58, adopted by the City Council on October 18, 2022, and as renewed by subsequent resolution(s) thereafter. The regular meeting of the Planning Commission will be conducted through a hybrid combination of in-person and/or all virtual attendance of the Planning Commission and invited staff at Hesse Park, McTaggart Hall, 29301 Hawthorne Boulevard and via teleconference using the Zoom platform and broadcast live on the City's website at rpvca.gov/agendas and on PVPTv channels Cox 35 and Frontier FiOS 39. The Planning Commission will consider the following proposed project:

HEIGHT VARIATION PERMIT AND SITE PLAN REVIEW (CASE NO. PLHV2023-0010) – A request for the following improvements:

- Construct an 891 ft² second-floor addition and 44 ft² first-floor addition to an existing 3,251 ft² two-story residence for a new total structure size of 4,186 ft² (garage included); and,
- Construct ancillary improvements including a new front entry way.

The proposed project will measure 23.83 feet, as measured from the lowest finished grade covered by structure (elev. 770.90 feet) to the highest roof ridgeline (elev. 794.73 feet); and a height of 23.33 feet as measured from the highest elevation of the existing grade covered by the structure (771.40 feet) to the highest roof ridgeline (elev. 794.73 feet).

LOCATION: 26718 NOKOMIS ROAD

APPLICANT: KHURRAM SHORO

LANDOWNER: FARHANA HAJI

This project is categorically exempt pursuant to California Environmental Quality Act, 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.

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, Jeffrey Kim, via e-mail at jkim@rpvca.gov by noon on Tuesday, December 3, 2024. By doing so, you will ensure that your comments are included in the Staff Report. Written comments submitted after noon, on Tuesday, December 3, 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.

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 challenge the requested Height Variation Permit and Site Plan Review applications in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing

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, December 5, 2024 under Planning Commission Agenda.

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.



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.