



July 24, 2025

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 (CASE NO. PLSR2024-0301)

– A request to allow the following improvements:

- Convert an existing 427 ft² attached garage into habitable area;
- Construct a 765 ft² single-story addition to the project residence including a new 440 ft² attached garage resulting in a new total structure size of 2,862 ft²; and
- Legalize the after-the-fact construction of a 426 ft²10-inch high deck in the rear yard along with the installation of a new spa.

The proposed project will measure 14.3 feet in height, as measured from the highest existing grade covered by the structure (elev. 105.07 feet) to the highest ridgeline (elev. 119.37 feet); and 15.43 feet, as measured from the lowest finished grade elevation adjacent to the structure (elev. 103.94 feet) to the highest ridgeline (elev. 119.37 feet).

LOCATION: 6005 GROVEOAK PLACE

APPLICANT: KEITH XIE, KX ARCHITECTS

LANDOWNER: DONG ZHANG

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

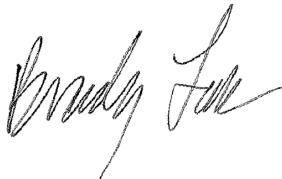
Pursuant to the provisions of the Rancho Palos Verdes Municipal Code (RPVMC), no public hearing is required for this project. However, RPVMC §17.02.030(B) requires a finding of "Neighborhood Compatibility" for the proposed project. In making such a finding, the City will review the proposed project relative 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, Robert Nemeth, by 4:30 pm on Friday, August 8, 2025. By doing so, you will ensure that your comments are included in the Staff Memorandum. 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, the information is on file in the Community Development Department at 30940 Hawthorne Boulevard, Rancho Palos Verdes, and is available for review 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 Robert Nemeth, at (310) 544-5285 or via email at RNEMETH@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.