



Rancho Palos Verdes COMMUNITY DEVELOPMENT PLANNING DIVISION

October 16, 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:

HEIGHT VARIATION PERMIT WITH FOLIAGE ANALYSIS (CASE NO. PLHV2025-0002) – A request for the following improvements to an existing single-family residence:

- Construct an 800 ft² second-story addition and a 12 ft² single-story entry expansion to an existing 2,106 ft² single-story residence for a new total structure size of 2,918 ft² (garage included).

The proposed addition will measure 24.67 feet, as measured from the lowest finished grade covered by structure (elev. 50.35 feet) to the highest roof ridgeline (elev. 75.02 feet); and a height of 23.27 feet as measured from the highest elevation of the existing grade covered by the structure (elev. 51.75) to the highest roof ridgeline (elev. 75.02 feet).

LOCATION: 28337 PONTEVEDRA DRIVE

APPLICANT: HJ ARCHITECTURE

LANDOWNER: MARIANNE & SAMEH MANSOUR

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 Permit 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, by 5:30 pm by Monday, November 17, 2025. 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 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.

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.

PLEASE PUBLISH IN THE PENINSULA NEWS ON OCTOBER 16, 2025.