



**November 13, 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:

**MAJOR SITE PLAN REVIEW WITH NEIGHBORHOOD COMPATIBILITY ANALYSIS & FOLIAGE ANALYSIS (CASE NO. PLSR2025-0056)** – A request for the following improvements to an existing single-family residence:

- Construct a 430 ft<sup>2</sup> addition to an existing 1,835 ft<sup>2</sup> single-story residence for a total structure size of 2,265 ft<sup>2</sup> (garage included) along with ancillary site improvements including a new 408 ft<sup>2</sup> deck in the west rear yard area of the project site and skylight.

The proposed addition will measure 15.78 feet, as measured from the lowest finished grade covered by structure (elev. 1000.22 feet) to the proposed roof ridgeline (elev. 1016.00 feet); and a height of 14.92 feet as measured from the highest elevation of the existing grade covered by the structure (elev. 1001.08 feet) to the proposed roof ridgeline (elev. 1016.00 feet).

**LOCATION: 26639 BASSWOOD AVENUE**

**APPLICANT: SHAIDA KAFE-GOMEZ**

**LANDOWNER: LUIS GOMEZ & SHAIDA KAFE-GOMEZ**

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 second story addition. 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, Miguel Garcia, by 5:30 pm by Monday, December 1, 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 Friday 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 Miguel Garcia at (310) 544-5233 or via email at [mgarcia@rpvca.gov](mailto:mgarcia@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 NOVEMBER 13, 2025**