

April 2, 2020

**NOTICE**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rancho Palos Verdes will conduct a meeting on May 12, 2020 at 7:00 p.m. via virtual meeting. The public hearing will be conducted pursuant to the provisions of the Governor's Executive Orders N-25-20 (<https://www.gov.ca.gov/wp-content/uploads/2020/03/3.12.20-EO-N-25-20-COVID-19.pdf>) and N-29-20 (<https://www.gov.ca.gov/wp-content/uploads/2020/03/3.17.20-N-29-20-EO.pdf>). Please note that depending on the COVID-19 circumstances in the following weeks, an amended notice may be issued on the change from a virtual meeting to a regular meeting at Hesse Park Community Building, 29301 Hawthorne Boulevard, Rancho Palos Verdes. The Planning Commission will consider the following proposed project:

**HEIGHT VARIATION, MAJOR GRADING PERMIT, VARIANCE, SITE PLAN REVIEW, AND ENCROACHMENT PERMIT (CASE NO. PLVA2018-0001)** – A request to allow the following improvements on a vacant lot:

- Construct a new 4,613ft<sup>2</sup> three-story residence with an attached 1,310ft<sup>2</sup> two-story garage, resulting in a total structure size of 5,923ft<sup>2</sup>;
- Construct 965ft<sup>2</sup> of balcony areas along the east and rear façade of the proposed residence;
- Increase the wall heights within the front yard setback up to 6' in height and up to 24' in height outside of the front yard setback through a Variance ;
- Reduce the required hillside front yard setback from 10' to 5' through a Variance;
- Reduce the required landscaping within the front yard setback area from 50% to 27% through a Variance;
- Construct a stairway and patio area over 30" in height within the east side yard setback area through a Variance;
- Construct improvements in the public right-of-way to provide access to the proposed residence including , two new driveways, curb cuts, retaining walls, and planters with an Encroachment Permit;
- Construct ancillary site improvements including a pool, spa, trash enclosure, planters, stairways and mechanical equipment;
- Construct freestanding walls, combination walls and retaining walls up to 9' in height in support of the proposed improvements;
- Conduct 571yd<sup>3</sup> of total grading for the private property consisting of 75yd<sup>3</sup> of cut and 496yd<sup>3</sup> of fill with a maximum cut and fill of 9' each, and 946yd<sup>3</sup> of total grading in the public right-of-way consisting of 946yd<sup>3</sup> of fill with a maximum fill of 14'-6" to accommodate the proposed improvements; and,
- Increase the allowable building height from the 16'/30' building height envelope through a Variance. The height of the proposed residence on the down sloping lot will be 32', as measured from the average elevation of the setback line abutting the street access (elev. 638.5') to the highest proposed roof ridgeline (elev. 670.5'); and an overall height of 44'-6", as measured from

the lowest finished grade adjacent to the structure (elev. 626') to the highest proposed roof ridgeline (elev. 670.5').

**LOCATION: 28160 PALOS VERDES DRIVE EAST**

**APPLICANT: LUIS DE MORAES, ENVIROTECHNO ARCHITECTURE INC.**

**LANDOWNER: DAVE DE LANGIS**

This project is categorically exempt pursuant to California Environmental Quality Act, Article 19, Section 15303 (New Construction).

The Height Variation procedure is for the construction of residential structures taller than 16', but not to exceed the maximum height of 26' when measured as defined in Section 17.02.040 of the Rancho Palos Verdes Municipal Code (RPVMC), 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, compatibility of the proposed structure with existing surrounding structures, and privacy impacts (See RPVMC Section 17.02.040). Section 17.02.030.B of the RPVMC requires a finding of "Neighborhood Compatibility" for the proposed structure. 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. Additionally, Section 17.02.030.D(4)(a) of the RPVMC requires a privacy finding for the proposed balconies.

The reason you are receiving this notice is because your property is located within 500' of the proposed project. A temporary frame structure (silhouette) has been constructed on the project site outlining the height and bulk of the proposed residence. 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 via e-mail at [jyoon@rpvca.gov](mailto:jyoon@rpvca.gov) to Associate Planner, Jaehee Yoon, by noon on Tuesday, May 5, 2020. By doing so, you will ensure that your comments are included in the Staff Report. Written comments submitted after noon, on Tuesday, May 5, 2020, 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 meetings 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, Staff will be able to provide electronic files upon request.** The final staff report will be available on the City's website, <http://www.rpvca.gov>, on Thursday, May 7, 2020, under Planning Commission Agenda.

If you have any questions regarding this application, please contact Jaehee Yoon at (310) 544-5224 or via email at [jyoon@rpvca.gov](mailto:jyoon@rpvca.gov) for further information.

Terry Rodrigue,  
Interim 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 THURSDAY, APRIL 2, 2020**