



February 22, 2021

NOTICE

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rancho Palos Verdes will conduct a meeting on March 23, 2021, 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:

**The original notice published on February 18, 2021, is hereby amended to correct the hearing date of the proposed project from March 9, 2021 to March 23, 2021.

HEIGHT VARIATION, MAJOR GRADING PERMIT, VARIANCE, SITE PLAN REVIEW, AND ENCROACHMENT PERMIT (CASE NO. PLVA2018-0001) –

On May 12, 2020, the Planning Commission held a duly noticed public hearing, at which time the proposed project was continued to provide an opportunity for the Applicant to address the concerns raised by the Planning Commission related to Neighborhood Compatibility, on-site grading, traffic safety conditions, and the number of variances requested to deviate from the development standards.

At the upcoming, March 23, 2021 Planning Commission meeting, the Commission will be asked to review the Applicant's revised plans which include the following:

- Construct a new 3,975 ft² three-story residence with an attached 1,310 ft² two-story garage, resulting in a total structure size of 5,285 ft²;
- Construct 911 ft² of balcony areas along the east and rear (south) façade of the proposed residence;
- Increase the wall heights within the front yard setback up to 6 feet in height and up to 24 feet in height outside of the front yard setback 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, freestanding/combination/retaining walls to support the proposed improvements;
- Conduct 751 yd³ of total grading for the private property consisting of 75 yd³ of cut and 676 yd³ of fill with a maximum cut and fill of 6 feet and 9 feet, respectively;

- Conduct 946 yd³ of total grading in the public right-of-way consisting of 946 yd³ of fill with a maximum fill of 17.5 feet 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 35.75 feet, as measured from the average elevation of the setback line abutting the street access (elev. 634.75 feet) to the highest proposed roof ridgeline (elev. 670.50 feet); and an overall height of 44.5 feet, as measured from the lowest finished grade adjacent to the structure (elev. 626.00 feet) to the highest proposed roof ridgeline (elev. 670.50 feet).

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 feet, but not to exceed the maximum height of 26 feet 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 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 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 to Senior Planner, Jaehhee Yoon, by noon on Tuesday, March 16, 2021. By doing so, you will ensure that your comments are included in the Staff Report. Written comments submitted after noon, on Tuesday, March 16, 2021, 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, please contact staff to schedule an appointment to visit City Hall. The final staff report will be available on the City's website, <http://www.rpvca.gov>, on Thursday, March 18, 2021, 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 for further information.



Ken Rukavina, PE
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.