

May 20, 2021

**NOTICE**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rancho Palos Verdes will conduct a meeting on June 22, 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:

**HEIGHT VARIATION AND SITE PLAN REVIEW (CASE PLSR2020-0150) –**

- Construct a 175 ft<sup>2</sup> second-floor addition and an 864 ft<sup>2</sup> first-floor addition (total 1,039 ft<sup>2</sup>) to an existing 3,147 ft<sup>2</sup> two-story residence for a new total structure size of 3,958 ft<sup>2</sup> (garage included);
- The residence will measure 23.75 feet, as measured from the highest elevation of the existing grade covered by the structure (elev. 488.86 feet) to the highest proposed roof ridgeline (elev. 512.61 feet) and 24.41 feet, as measured from the lowest finished grade adjacent to the structure (elev. 488.20 feet) to the highest proposed roof ridgeline (elev. 512.61 feet);
- Construct a 40 ft<sup>2</sup> balcony along the southwestern front façade of the residence and construct three attached trellises with a total area of 246 ft<sup>2</sup> as well as a 237 ft<sup>2</sup> balcony along the westerly rear façade of the residence; and
- Construct ancillary site improvements including an improved entry porch, installation on four new skylights, new freestanding gate along the south side yard, relocation of mechanical equipment and related hardscape improvements.

**LOCATION:** 30439 CALLE DE SUEÑOS

**APPLICANT:** CHRISTOPHER VALENZONA, ATELIER PENG

**LANDOWNER:** DR. NAZIR KHAJA

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

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 [mguillean@rpvca.gov](mailto:mguillean@rpvca.gov) to Assistant Planner, Maricela Guillean by 5:30 pm on Tuesday, June 15, 2021. By doing so, you will ensure that your comments are included in the Staff Report. Written comments submitted after 5:30 pm, on Tuesday, June 15, 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, 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. Friday. In light of COVID-19 response measures from the Governor of the State of California and the Los Angeles County Public Health Department, and in the interest of the health and well-being of residents and City employees, City Hall is limiting counter hours and walk-ins by appointment only. Staff is also able to provide electronic files upon request. Please note that City Hall will be closed on Monday, May 31, 2021 in observance of Memorial Day.

If you have any questions regarding this application, please contact Maricela Guillean at (310) 544-5232 or via email at [mguillean@rpvca.gov](mailto:mguillean@rpvca.gov) for further information.

**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 PRNINSULA NEWS ON THURSDAY, MAY 20, 2021.**