



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 a 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, MINOR EXCEPTION PERMIT, SITE PLAN REVIEW, AND MINOR GRADING PERMIT (CASE NO. ZON2017-00011)** – A request to allow the following improvements:

- Construction of an 844 ft<sup>2</sup> addition to an existing 3,941 ft<sup>2</sup> two-story residence, consisting of 441 ft<sup>2</sup> to the first floor and 403 ft<sup>2</sup> to the second floor, resulting in a new total structure size of 4,785 ft<sup>2</sup> (garage included); and
- Construction of ancillary site improvements including balconies in the front and rear façade, new hardscape and landscaping in the front and east side yard, and four caissons up to 20 feet deep to support the proposed addition.

The height of the proposed residence will be 24.99 feet, as measured from highest elevation of the existing grade covered by the structure (elev. 102.61 feet) to the highest proposed roof ridgeline (elev. 127.6 feet); and an overall height of 26 feet, as measured from lowest finished grade adjacent to the structure (elev. 101.6 feet) to the highest proposed roof ridgeline (elev. 127.6 feet).

**LOCATION:** 3408 GULFCREST DRIVE

**APPLICANT:** SORIN DONE

**LANDOWNER:** SAJID VEERA

This project is categorically exempt pursuant to California Environmental Quality Act, Article 19, 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 §17.020.040 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, and compatibility of the proposed structure with existing surrounding uses (see RPVMC §17.02.040). RPVMC §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. Additionally, §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 to Senior Planner, Jaehee Yoon, via e-mail at [jyoon@rpvca.gov](mailto:jyoon@rpvca.gov) by noon on Tuesday, June 15, 2021. By doing so, you will ensure that your comments are included in the Staff Report. Written comments submitted after noon, 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 meeting will be televised and can be accessed through the City's website.

If you would like the opportunity to review application materials, the information is on file in the Community Development Department at 30940 Hawthorne Boulevard, Rancho Palos Verdes, and is available for review 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.

The final staff report will be available on the City's website, <http://www.rpvca.gov>, on Thursday, June 3, 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](mailto: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.

PLEASE PUBLISH IN THE PENINSULA NEWS ON THURSDAY, MAY 20, 2021