



July 1, 2021

NOTICE

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rancho Palos Verdes will conduct a meeting **on August 10, 2021, at 7:00 p.m. via a hybrid combination of in-person and/or all virtual attendance of the seven members of the Planning Commission and invited staff at Hesse Park, McTaggart Hall, 29301 Hawthorne Boulevard and via teleconference using the Zoom platform and broadcast live on the City's website at rpvca.gov/agendas and on PVptv channels Cox 35 and Frontier FiOS 39.** Public participation is highly encouraged using the virtual platform as there will be very limited seating (with a combined total of 25 people between two rooms) at Hesse Park. Please see separate cover for public participation options. The Planning Commission will consider the following proposed project:

HEIGHT VARIATION AND SITE PLAN REVIEW (CASE PLHV2021-0008) –

- Construct a 718 ft² second-floor addition and a 51 ft² first-floor addition (total 769 ft²) to an existing 2,288 ft² two-story residence for a new total structure size of 3,057 ft² (garage included);
- Construct a 35 ft² covered porch at the west front façade of the residence; and
- Extend the existing first floor chimney to new second floor level.

The residence will measure 21.73 feet, as measured from the highest elevation of the existing grade covered by the structure (elev. 99.87 feet) to the highest proposed roof ridgeline (elev. 121.60 feet) and 22.1 feet, as measured from the lowest finished grade adjacent to the structure (elev. 99.5 feet) to the highest proposed roof ridgeline (elev. 121.60 feet).

LOCATION: 28520 S. MONTEREINA DRIVE

APPLICANT: RAUL PODESTA, PODESTA DESIGN INC.

LANDOWNER: MR. AND MRS. JAMES COBUZZI

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.

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 amys@rpvca.gov to Senior Planner, Amy Seeraty by 5:30 p.m. on Tuesday, August 3, 2021. By doing so, you will ensure that your comments are included in the Staff Report. Written comments submitted after 5:30 p.m., on Tuesday, August 3, 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. **Please note that City Hall will be closed on Monday, July 5, 2021, in observance of Independence Day.**

If you have any questions regarding this application, please contact Amy Seeraty at (310) 544-5231 or via email at amys@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, JULY 1, 2021.