



October 20, 2022

NOTICE

NOTICE IS HEREBY GIVEN that the Director of Community Development of the City of Rancho Palos Verdes will consider an application for the following project:

MAJOR GRADING PERMIT AND SITE PLAN REVIEW (CASE NO. PLGR2019-0032) - A request to allow the following improvements on a vacant lot:

- Construct a new 4,496 ft² single-family residence with a 1,608 ft² attached garage, resulting in a total structure size of 6,104 ft²;
- Construct ancillary site improvements including a 471 ft² roof deck, air conditioning unit, pool and related equipment, outdoor kitchen, new driveway approach, steps on grade, and retaining walls up to 5 feet in height; and,
- On-site grading, consisting of 998.6 yd³ (917.4 yd³ of cut and 81.2 yd³ of fill with 836.2 yd³ of export) to accommodate the proposed improvements.

The height of the proposed residence will be 11.5 feet, as measured from the highest grade covered adjacent to the structure (elev. 472.0 feet) to the highest proposed roof ridgeline (elev. 483.5 feet); and an overall height of 30 feet, as measured from the lowest finished grade adjacent to the structure (elev. 453.5 feet) to the highest proposed roof ridgeline (elev. 483.5 feet).

LOCATION: 3325 PALO VISTA DRIVE

APPLICANT: BRETT BUCHMANN

LANDOWNER: HOUSE ON THE HILL INC.

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

Pursuant to the provisions of the Rancho Palos Verdes Municipal Code (RPVMC), no public hearing is required for this project. However, RPVMC §17.02.030(B) requires a finding of "Neighborhood Compatibility" for the proposed balcony. 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, pursuant to RPVMC §17.02.030(D)(4)(a), a privacy finding will also be considered.

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 project. 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. Only those who have submitted written comments will receive notification of the decision.

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 by Friday, November 4, 2022. By doing so, you will ensure that your comments are taken into consideration for the staff analysis of the project. 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. Only those who have submitted written comments will receive notification of the decision. The Director's decision may then be appealed, in writing, to the Planning Commission.

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.

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



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, OCTOBER 20, 2022