



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:

**SITE PLAN REVIEW AND MINOR EXCEPTION PERMIT (CASE NO. PLSR2022-0094)** - A request to allow the following improvements:

- Construct a 1,188 ft<sup>2</sup> single-story addition to an existing 2,462 ft<sup>2</sup> (garage included) single-story residence, resulting in a new total structure size of 3,650 ft<sup>2</sup>;
- Demolish the existing skylights, outdoor kitchen, and planter wall along the east side yard; and,
- Construct ancillary site improvements including a 112 ft<sup>2</sup> covered front porch, 570 ft<sup>2</sup> of covered patios along the rear facade, hardscape improvements, an air conditioning unit, and three skylights.

The height of the proposed residence will be 16.86 feet, as measured from the highest grade covered adjacent to the structure (elev. 268.80 feet) to the highest roof ridgeline (elev. 285.66 feet); and an overall height of 17.12 feet, as measured from the lowest finished grade adjacent to the structure (elev. 268.54 feet) to the highest roof ridgeline (elev. 285.66 feet).

**LOCATION: 4324 ADMIRABLE DRIVE**

**APPLICANT: ROKO VULIN**

**LANDOWNER: JERRY RODIN**

This project is categorically exempt pursuant to California Environmental Quality Act, Article 19, Section 15301 (Existing Facilities).

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.

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](mailto: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](mailto: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**