



October 27, 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. PLSR2021-0120) - A request to allow the following improvements on a vacant lot:

- Construct a new 7,831 ft² single-family residence with a 732 ft² attached garage, resulting in a total structure size of 8,563 ft²;
- Construct ancillary site improvements including a 2,268 ft² deck on the entry level, a 391 ft² deck on the mezzanine level, a 135 ft² roof deck and 861 ft² balcony on the upper level, air conditioning unit, pool/spa, new driveway approach, stairs, walkway, planters and retaining walls up to 8 feet in height; and,
- On-site grading, consisting of 985 yd³ (983 yd³ of cut and 2 yd³ of fill with 981 yd³ of export) to accommodate the proposed improvements.

The height of the proposed residence will be 11.25 feet, as measured from the highest grade covered adjacent to the structure (elev. 480.25 feet) to the highest proposed roof ridgeline (elev. 491.5 feet); and an overall height of 29 feet, as measured from the lowest finished grade adjacent to the structure (elev. 462.5 feet) to the highest proposed roof ridgeline (elev. 491.5 feet).

LOCATION: **APN 7564026024**
(Property adjacent to 3231 Palos Verdes Drive South)

APPLICANT: **LUIS DE MORAES**

LANDOWNER: **BIAO QIU**

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, Jaehhee Yoon, via e-mail at jyoon@rpvca.gov by Monday, November 14, 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. Please note that City Hall offices will be closed in observance of Veterans Day on Friday, November 11, 2022

If you have any questions regarding this application, please contact Jaehhee 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 27, 2022