

City of



Rancho Palos Verdes
COMMUNITY DEVELOPMENT

November 3, 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 WITH NEIGHBORHOOD COMPATIBILITY (CASE NO. PLSR2022-0292) – A request to allow the following improvements::

- Construction of a 674 ft² single-story addition to an existing 2,694 ft² (garage included) single-story residence, resulting in a new total structure size of 3,368 ft² (garage included); and
- Construction of ancillary site improvements including a driveway expansion, a new front porch and 76 ft² covered entry, 560 ft² patio cover, 215 ft² trellis, AC condenser, hardscape and 12 skylights.

The height of the residence will be 15.79 feet, as measured from the highest existing grade elevation adjacent to the structure (elev. 305.54 feet) to the highest proposed ridgeline (elev. 321.33 feet); and an overall height of 17.63 feet, as measured from the lowest finished grade elevation adjacent to the structure (elev. 303.70 feet) to the highest proposed ridgeline (elev. 321.33 feet).

LOCATION: 30629 RUE VALOIS

APPLICANT: LUIS DE MORAES

LANDOWNER: BALRAJ BRAR

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 project. 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.

If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to Associate Planner, Robert Nemeth, via e-mail at RNEMETH@RPVCA.GOV by 5:30 p.m. on Monday, November 21, 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 with fee, 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 will be closed to the public on November 11, 2022, in observance of Veteran's Day.**

If you have any questions regarding this application, please contact Robert Nemeth at (310) 544-5285, or via email at RNEMETH@RPVCA.GOV.



Octavio Silva
Deputy 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, NOVEMBER 3, 2022