



# City of Rancho Palos Verdes

November 3, 2022

## **NOTICE**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rancho Palos Verdes will conduct a public hearing on December 13, 2022, at 7:00 p.m.

The meeting will take place in accordance with Government Code § 549539(e) et seq (AB 361) and pursuant to Resolution No. 2022-21, adopted by the City Council on April 19, 2022, and as renewed by subsequent resolution(s) thereafter. The regular meeting of the Planning Commission will be conducted through a hybrid combination of in-person and/or all virtual attendance 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](http://rpvca.gov/agendas) and on PVPtv channels Cox 35 and Frontier FiOS 39. The Planning Commission will consider the following proposed project:

**HEIGHT VARIATION PERMIT AND SITE PLAN REVIEW (CASE NO. PLHV2022-0015)** – A request for the following improvements to an existing single-family residence:

- Construct a 421 ft<sup>2</sup> second-story addition to an existing 2,983 ft<sup>2</sup> two-story residence resulting in a new total structure size of 3,404 ft<sup>2</sup> (garage included);
- Construct ancillary site improvements including a 50 ft<sup>2</sup> conversion of the existing garage into habitable area and a new 121 ft<sup>2</sup> balcony.

The proposed addition is 21.25 feet tall, as measured from the highest existing grade covered by the structure (elev. 59.46 feet) to the highest proposed roof ridgeline (elev. 80.71 feet), and 21.5 feet tall, as measured from the lowest finished grade covered by the structure (elev. 59.21 feet) to the highest proposed roof ridgeline (elev. 80.71 feet).

**LOCATION:** **27731 LONGHILL DRIVE**

**APPLICANT:** **BIZHAN KHALEELI**

**LANDOWNER:** **KEVIN PUSAVAT**

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

The Height Variation procedure is for the construction of additions to existing residential structures that are proposed to be taller than 16 feet in height, but not to exceed a maximum height of 26 feet. In reviewing a Height Variation application, the City will assess the impacts of the structure above 16 feet in height on the views from neighboring properties and from public areas, its cumulative impact on the effected properties, and compatibility of the proposed structure with existing surrounding uses. When reviewing a project's "Neighborhood

Compatibility," 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, Octavio Silva, Deputy Director, by 12:00 p.m. on Tuesday, December 6, 2022. By doing so, you will ensure that your comments are taken into consideration for the staff analysis of the project. Written comments submitted after 12:00 p.m. on Tuesday, December 6, 2022, 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. Only those who have submitted written comments at or prior to, and/or given testimony at the public hearing will receive notification of the decision. The Planning Commission's decision may then be appealed, in writing, to the City Council.

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 from 7:30 a.m. to 5:30 p.m. Monday through Thursday, and from 7:30 a.m. to 4:30 p.m. on Friday.

If you have any questions regarding this application or to view the project plans, please contact, Octavio Silva, Deputy Director, at (310) 544-5234 or via email at [octavios@rpvca.gov](mailto:octavios@rpvca.gov).



for

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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.