



May 25, 2023

**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 SITE PLAN REVIEW WITH NEIGHBORHOOD COMPATIBILITY AND GRADING PERMIT (CASE NO. PLSR2022-0256)** – A request for the following improvements to an existing single-family residence:

- Construct a 1,616 ft<sup>2</sup> addition and a 455 ft<sup>2</sup> two-car garage to an existing 1,539 ft<sup>2</sup> single-story residence for a new total structure size of 3,610 ft<sup>2</sup> (garage included); and ancillary site improvements, including an expansion of the existing driveway, a new 641 ft<sup>2</sup> front patio, a new 647 ft<sup>2</sup> rear patio, landscape area including garden walls, a new 170 ft<sup>2</sup> pool and related equipment, and three new air conditioning units.

The proposed addition will measure 15.5 feet, as measured from the lowest finished grade covered by structure (elev. 268.34) to the highest roof ridgeline (elev. 283.84); and a height of 14 feet as measured from the highest elevation of the existing grade covered by the structure (elev. 269.84) to the highest roof ridgeline (elev. 283.84).

**LOCATION:** 6150 ARROWROOT LANE

**APPLICANT:** ARSENIOS ZACHARIADIS

**LANDOWNER:** DENIS BEAUBIEN & JANE MICUCCI

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

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, Whitney Berry, by 5:30 pm on Friday, June 9, 2023. 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 have any questions regarding this application or to view the project plans, please contact Whitney Berry at (310) 544-5225 or via email at [wberry@rpvca.gov](mailto:wberry@rpvca.gov).



Octavio Silva  
Interim 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, May 25, 2023