



# City of Rancho Palos Verdes

July 6, 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:

### **SITE PLAN REVIEW WITH NEIGHBORHOOD COMPATIBILITY, MAJOR GRADING PERMIT, AND EXTREME SLOPE PERMIT (CASE NO. PLSR2019-0079) -**

A request to demolish an existing two-story residence and construct a new two-story 5,193 ft<sup>2</sup> single family residence and a 795 ft<sup>2</sup> garage (5,988 ft<sup>2</sup> total structure size) with retaining walls up to 14.75 feet in height within and outside of the structure, along with ancillary site improvements including, but not limited to, balcony and terraced areas and 502 yd<sup>3</sup> of associated grading.

**LOCATION:** 6502 LEBEC PLACE

**APPLICANT:** JOHN AND NANCY SANDERS

**LANDOWNER:** S.K.A. ARCHITECTS (SID KHAJAVI)

This project is categorically exempt pursuant to California Environmental Quality Act, 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, Section 17.02.030.B of the RPVMC requires a finding of "Neighborhood Compatibility" for the proposed addition. 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. Temporary frame structures (silhouettes) have been constructed on the project site outlining the height and bulk of the proposed project. These frames 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 Senior Planner, Amy Seeraty, by **4:30 pm on Friday, July 21, 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 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 by appointment 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 or to view the project plans, please contact Amy Seeraty at (310) 544-5231 or via email at [amys@rpvca.gov](mailto:amys@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, JULY 6, 2023.**