

City of



Rancho Palos Verdes  
COMMUNITY DEVELOPMENT  
PLANNING DIVISION

September 14, 2023

**PUBLIC 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:

**HEIGHT VARIATION PERMIT AND SITE PLAN REVIEW (CASE NO. PLHV2023-0003)** – A request for the following improvements to an existing single-family residence:

- Construct a 527 ft<sup>2</sup> addition consisting of a 207 ft<sup>2</sup> first-floor addition and a 320 ft<sup>2</sup> second-floor addition; a 75 ft<sup>2</sup> garage conversion into habitable space and remodel of an existing 2,946 ft<sup>2</sup> two-story residence for a new total structure size of 3,473 ft<sup>2</sup> (garage included).

The proposed project will measure 22.5 feet, as measured from the highest existing grade covered by the structure (elev. 497.79 feet) to the highest roof ridgeline (520.29 feet), and a height of 23.4 feet, as measured from the lowest finished grade adjacent to the structure (elev. 496.89 feet) to the highest roof ridgeline (elev. 520.29 feet).

**LOCATION:** **6508 VERDE RIDGE ROAD**

**APPLICANT:** **PHILIP TIU**

**LANDOWNER:** **THOMAS TAI**

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

The Height Variation procedure is for the construction of additions to existing residential structures taller than 16 feet, but not to exceed the maximum height of 26 feet when measured as defined in Section 17.020.040 of the Municipal Code (as amended by Proposition M). The City's primary concerns in reviewing a Height Variation are the impact of the structure on the views from neighboring properties and from public areas, its cumulative impact on the affected properties, and compatibility of the proposed structure with existing surrounding uses (see Municipal Code Section 17.02.040). RPVMC Section 17.02.030.B requires a finding of "Neighborhood Compatibility" for the proposed first and second story additions. 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, Whitney Berry, via e-mail at [wberry@rpvca.gov](mailto:wberry@rpvca.gov) by noon on Friday, October 18, 2023. By doing so, you will ensure that your comments are included in the Staff Report. 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 and 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 Whitney Berry at (310) 544-5225 or via email at [wberry@rpvca.gov](mailto:wberry@rpvca.gov) for further information.



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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, SEPTEMBER 14, 2023**