

City of



Rancho Palos Verdes
COMMUNITY DEVELOPMENT
PLANNING DIVISION

December 14, 2023

NOTICE

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rancho Palos Verdes will conduct a continued public hearing on January 23, 2024, at 7:00 p.m.

HEIGHT VARIATION PERMIT AND SITE PLAN REVIEW (CASE NO. PLHV2022-0002) – A request for the following improvements to an existing single-family residence:

- Construct a 653 ft² second-floor addition to an existing 2,264 ft² two-story residence for a new total structure size of 2,917 ft² (garage included); and,
- Construction of ancillary improvements including the conversion of an existing rear trellis into a covered patio.

The proposed project will measure 26 feet, as measured from the lowest finished grade covered by structure (elev. 99.00 feet) to the highest roof ridgeline (elev. 125.00 feet); and a height of 22.2 feet as measured from the highest elevation of the existing grade covered by the structure (102.8 feet) to the highest roof ridgeline (elev. 125.00 feet).

LOCATION:

28621 MOUNT HOOD COURT

APPLICANT/LANDOWNER:

MARK ZAKY

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. Additionally, Section 17.02.030.D(4)(a) of the RPVMC requires a privacy finding for the proposed balcony.

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, Steven Giang, by 12:00 pm on Tuesday, January 16, 2024. 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 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 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. **Please note that the 30-day public comment period has been extended to account for the closure of City Hall in observance of the winter holidays from Monday, December 25, 2023, to Monday, January 1, 2024.**

If you have any questions regarding this application or to view the project plans, please contact Steven Giang at (310) 544-5222 or via email at sgiang@rpvca.gov.

A handwritten signature in cursive script, appearing to read "Brandy Forbes".

Brandy Forbes, AICP
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, DECEMBER 14, 2023.