

City of



Rancho Palos Verdes
COMMUNITY DEVELOPMENT
PLANNING DIVISION

December 28, 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 (CASE NO. PLSR2022-0290) – A request for the following improvements on a vacant parcel:

- Construct a new 4,522 ft² two-story residence with an attached 475 ft² two-car garage, resulting in a total structure size of 4,997 ft²;
- Construction of ancillary improvements including, 812 ft² of total second floor balcony area, patios, landscaping, walkways, driveway, retaining walls up to 3.5 feet in height, a carport, and pool/spa area;
- Conduct 933 yd³ of total grading consisting of 923 yd³ of cut and 10 yd³ of fill with 913 yd³ of export.

The proposed project will measure 28.24 feet, as measured from the lowest finished grade covered by structure (elev. 85.76 feet) to the highest roof ridgeline (elev. 114.00 feet); and a height of 16 feet as measured from the highest elevation of the finished grade covered by the structure (98.00 feet) to the highest roof ridgeline (elev. 114.00 feet).

LOCATION: 29081 PALOS VERDES DRIVE EAST

APPLICANT: DARIAN RADAC

LANDOWNER: JESSE HUIZAR

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, RPVMC §17.02.030(B) requires a finding of "Neighborhood Compatibility" for the proposed work. 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, Steven Giang, by 5:30 pm by 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 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. **Please note that the 15-day public comment period has been extended to account for the closure of City Hall in observance of the New Years holiday on 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 black ink, appearing to read "Brandy Forbes". The signature is fluid and cursive, with a long horizontal stroke at the end.

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 28, 2023.