



City of

Rancho Palos Verdes COMMUNITY DEVELOPMENT PLANNING DIVISION

January 25, 2024

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 PERMIT (CASE NO. PLSR2023-0204) – A request for the following improvements:

- Construct a 691 ft² addition measuring 13.25 feet in height to an existing 1,819 ft² single-story residence for a new total structure size of 2,510 ft² (garage included).

LOCATION: 30857 CASILINA DRIVE

APPLICANT: QUETZAL SILVER

PROPERTY OWNERS: CHRISTOPHER & APRIL BARLEY

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

Pursuant to the provisions of the Rancho Palos Verdes Municipal Code (RPVMC), no public hearing is required for this project; however, RPVMC Section 17.02.030.B 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. 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 Assistant Planner Jose Martinez by **4:30 pm on Friday, February 2, 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.

If you have any questions, please contact Jose Martinez at (310) 544-5233 or via email at jmartinez@rpvca.gov for further information.

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, JANUARY 25, 2024.