

City of



Rancho Palos Verdes
COMMUNITY DEVELOPMENT
PLANNING DIVISION

February 22, 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:

HEIGHT VARIATION PERMIT AND MAJOR SITE PLAN REVIEW (CASE NO. PLHV2022-0013) – A request for the following improvements to an existing single-family residence:

- Construct a 1,079 ft² second-story addition and 72 ft² first-story addition to an existing 2,342 ft² single-story residence (garage included) for a new total structure size of 3,493 ft² (garage included); and
- Construct ancillary improvements including a 48 ft² balcony, 128 ft² covered patio, and skylights.

The proposed project will measure 23.14 feet, as measured from the lowest finished grade covered by structure (elev. 879.89 feet) to the highest roof ridgeline (elev. 903.03 feet); and a height of 22 feet as measured from the highest elevation of the existing grade covered by the structure (elev. 881.03) to the highest roof ridgeline (elev. 903.03 feet).

LOCATION: 5502 MANITOWAC DRIVE

**APPLICANT/
LANDOWNER: KWAI FER LEW**

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

The Height Variation Permit procedure is for the construction of residential structures taller than the 16 feet/20 feet building height envelope on pad lots, as illustrated in §17.020.040 of the Rancho Palos Verdes Municipal Code (RPVMC) (as amended by Proposition M). The City's primary concerns in reviewing a Height Variation Permit 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 RPVMC §17.02.040). RPVMC §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, §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 Assistant Planner, Jeffrey Kim, by 4:30 pm on Tuesday, March 26, 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 President's Day on Monday, February 19, 2024.**

If you have any questions regarding this application or to view the project plans, please contact Jeffrey Kim at (310) 544-5390 or via email at jkim@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, FEBRUARY 22, 2024