



June 19, 2025

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. PLSR2024-0285) – A request to allow the following improvements:

- Construct a 584 ft² single-story addition along the rear of an existing 2,692 ft² (garage included) single-story residence resulting in a new total structure size of 3,276 ft²; and
- Construct ancillary improvements including a new 254 ft² covered patio at rear of the project residence and a new 166 ft² covered entry.

The proposed project will measure 16.6 feet in height, as measured from the highest existing grade covered by the structure (elev. 1222.45 feet) to the highest ridgeline (elev. 1239.05 feet); and 17.67 feet, as measured from the lowest finished grade elevation adjacent to the structure (elev. 1221.38 feet) to the highest ridgeline (elev. 1239.05 feet).

LOCATION: 6000 MOONGATE DRIVE

**APPLICANT/
LANDOWNER: CALVIN WONG**

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 Rancho Palos Verdes Municipal Code (RPVMC) §17.020.040 (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 RPVMC §17.020.040). RPVMC §17.020.030.B requires a finding of "Neighborhood Compatibility" for the

proposed addition and modification. 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, Robert Nemeth, by 5:30 pm on Monday, July 21, 2025. By doing so, you will ensure that your comments are included in the Staff Memorandum. 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 regarding this application or to view the project plans, please contact Robert Nemeth at (310) 544-5285 or via email at RNEMETH@RPVCA.GOV.



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, JUNE 19, 2025.