



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 (CASE NO. PLHV2024-0004) – A request for the following improvements to an existing single-family residence:

- Construct a 20 ft² single-story addition and a 493 ft² second-story addition (513 ft² total) to an existing 4,529 ft² two-story residence for a new total structure size of 5,042 ft² (garage included);
- Obtain after-the-fact approvals for the construction of a 523 ft² accessory structure and a 145 ft² shed with a maximum structure height of 12 ft; and
- Construct ancillary site improvements including hardscape and landscape improvements and a new 140 ft² second story balcony.

The proposed addition measures 25.74 feet as measured from the lowest finished grade covered by structure (elev. 99.50 feet) to the highest roof ridgeline (elev. 125.29 feet); and a height of 16.45 feet as measured from the highest elevation of the existing grade covered by the structure (elev. 108.84) to the highest roof ridgeline (elev. 125.29 feet).

LOCATION: **30311 PALOS VERDES DRIVE EAST**

APPLICANT: **RIAD ITANI, ITANI DESIGN GROUP**

PROPERTY OWNER(S): **PARTO PARHAM**

This project is categorically exempt pursuant to the 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 the Rancho Palos Verdes Municipal Code (RPVMC) section 17.20.040 (as amended by Proposition M). The City's primary concerns in reviewing a Height Variation are the impacts the structure has on view encroachment from neighboring properties and from public viewing areas, as well as its cumulative impact on the affected properties and compatibility of the proposed structure with existing surrounding uses (refer to 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 Gerri Whitten, Assistant Planner, on or before **5:30 pm on Monday, July 21, 2025**. 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 Gerri Whitten, Assistant Planner, at (310) 544-5225 or via email at gwhitten@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, JUNE 19, 2025.