



August 28, 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:

SITE PLAN REVIEW WITH NEIGHBORHOOD COMPATIBILITY & MAJOR GRADING PERMIT (CASE NO. PLSR2024-0194) – A request for the following improvements:

- Construct a new 11,306 ft² two-story, single-family residence and a 645 ft² garage (11,951 ft² total structure size);
- Construct ancillary site improvements including, but not limited to hardscape and walkways, accessory structures, roof decks, and a swimming pool and spa.
- Conduct 825 yd³ of total grading consisting of 776 yd³ of cut and 49 yd³ of fill, with 727 yd³ of export and retaining walls up to 7.83 feet in height in support of the proposed improvements.

The proposed residence will measure 25 feet in height, as measured from the average building pad covered by structure (elev. 212.48 feet) to the highest roof ridgeline (elev. 237.48 feet).

LOCATION: **68 LAUREL DRIVE**

APPLICANT: **NOLO DESIGN STUDIO (ART ASHAI)**

LANDOWNER: **LUCILA & MICHAEL BAKHSI**

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) and Conditional Use Permit No. 68, no public hearing is required for this project. However, Section 17.02.030.B of the RPVMC requires a finding of "Neighborhood Compatibility" for the proposed new residence. 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 Senior Planner, Amy Seeraty, by **4:30 pm on Friday, September 12, 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. **Please note that the City will be closed on Monday, September 1, 2025 in observance of the Labor Day holiday.**

If you have any questions regarding this application, or to view the project plans, please contact Senior Planner Amy Seeraty at (310) 544-5231 or via email at amys@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.