



# City of Rancho Palos Verdes

April 6, 2023

## **NOTICE**

NOTICE IS HEREBY GIVEN that the Interim 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, EXTREME SLOPE PERMIT & MINOR GRADING PERMIT (CASE NO. PLSR2022-0302)** – A request to allow the following improvements:

- Construct a 282 ft<sup>2</sup> addition to an existing 2,414 ft<sup>2</sup> split-story residence resulting in a new total structure size of 2,696 ft<sup>2</sup> (garage included);
- Construct an 80 ft<sup>2</sup> rear balcony with wood privacy screen in the southwest corner of the project residence;
- Legalize the after-the-fact construction of ancillary site improvements including a 923 ft<sup>2</sup> rear yard deck a portion of which cantilevers over an extreme slope (35% or greater in steepness), hardscape improvements, a.c. condenser, fire pit; and
- Conduct 15 yd<sup>3</sup> of grading consisting of 13 yd<sup>3</sup> of cut and 2 yd<sup>3</sup> of fill along with 11 yd<sup>3</sup> of export with retaining walls up to 4.94 feet to accommodate the proposed addition.

The project residence will measure 12.25 feet in height, as measured from the average elevation of the setback line abutting the street of access (elev. 888.25 feet) to the highest ridgeline (elev. 900.50 feet); and 20.11 feet, as measured from the lowest finished grade elevation adjacent to the structure (elev. 20.11 feet) to the highest ridgeline (elev. 900.50 feet).

**LOCATION:** **30327 RHONE DRIVE**

**APPLICANT:** **DOMINGO OTTOLIA**

**LANDOWNER:** **BOB PEDERSON**

This project is categorically exempt pursuant to California Environmental Quality Act, Article 19, 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 §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. 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 Associate Planner, Robert Nemeth, by 4:30 pm on Friday, April 21, 2023. 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 regarding this application or to view the project plans, please contact, Robert Nemeth Associate Planner, at (310) 544-5285 or via email at [RNEMETH@RPVCA.GOV](mailto:RNEMETH@RPVCA.GOV).

A handwritten signature in black ink, appearing to read "O. Silva".

Octavio Silva  
Interim 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, APRIL 6, 2023.**