



Rancho Palos Verdes

COMMUNITY DEVELOPMENT PLANNING DIVISION

January 23, 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:

MAJOR SITE PLAN REVIEW WITH NEIGHBORHOOD COMPATIBILITY AND MAJOR GRADING PERMIT (CASE NO. PLSR2023-0166) –

- Legalize a previously constructed 642 ft² basement-level;
- Construct a 543 ft² addition to the existing 4,467 ft² (garage included) two-story project residence;
- Construct ancillary site improvements including a 125 ft² second-floor deck extension, 49 ft² first-floor deck extension, a new front yard trash enclosure, hardscape and landscape improvements along with new exterior side yard stairs; and
- Conduct 30.73 yd³ of on-site grading in support of the proposed improvements.

The existing project residence measures 16 feet, 10 ½ inches in height, as measured from the average elevation of the setback line abutting the street of access (elev. 885 feet, 10 ½ inches) to the highest roof ridgeline (elev. 902 feet, 9 inches); and 31 feet, 10 inches, as measured from the lowest finished grade covered by structure (elev. 869 feet, 6 inches) to the highest roof ridgeline (elev. 901 feet 7 ½ inches).

LOCATION: 30507 RHONE DRIVE

APPLICANT: DKY ARCHITECTS

PROPERTY OWNERS: AMI GANDHI & MEHUL PATEL

This project is categorically exempt pursuant to California Environmental Quality Act, 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 Section 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. The reason you are receiving this notice is because your property is located within 500 feet of the proposed project.

If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to Senior Planner, Jessica Bobbett, by noon on **February 7, 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.

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 is available for review 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 Jessica Bobbett at (310) 544-5224 or via email at jbobbett@rpvca.gov for further information.

A handwritten signature in cursive script, appearing to read "Brandy Forbes".

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, January 23, 2025