

March 16, 2017

**NOTICE**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rancho Palos Verdes will conduct a public hearing on Tuesday, April 11, 2017, at 7:00 PM at Hesse Park Community Building, 29301 Hawthorne Boulevard, Rancho Palos Verdes to consider the following:

**GRADING PERMIT AND SITE PLAN REVIEW WITH NEIGHBORHOOD**

**COMPATIBILITY (CASE NO. ZON2016-00176):** A request demolish an existing split level residence and garage in order to construct a new 7,199 square-foot (attached and detached garage included), split level residence on a “down-slope” lot. The height of the proposed residence will be 15', as measured from the average elevation of the setback line abutting the street of access (elev. 99.51') to the highest proposed roof ridgeline (elev. 114.5'), and 26'-6", as measured from the lowest finished grade adjacent to the structure (elev. 88.00') to the highest proposed roof ridgeline (elev. 114.5'). The height of the proposed detached garage will be 16'-0", as measured from the lowest preconstruction grade adjacent to the foundation wall (93.86') to the ridge (elev.109.86'). The applicant also proposes 1,887 cubic yards of grading, consisting 939 cubic yards of cut, 948 cubic yards of fill, and 9 cubic yards of import to accommodate the proposed residence.

**LOCATION:** 5375 Rollingridge Road

**PROPERTY OWNER:** Michael A. Olmos

**APPLICANT:** Jeff A. Dhal

Pursuant to the provisions of the Rancho Palos Verdes Municipal Code (RPVMC), this project requires a finding of “Neighborhood Compatibility.” 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) property-line setbacks.

If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to Octavio Silva, Associate Planner, by 4:30 PM on Friday, March 31, 2017. 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. In addition, City meetings may be televised and may be accessed through the City's website. Accordingly, you may wish to omit personal information from your oral presentation or written materials as it may become part of the public record regarding an item on the agenda.

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

**(CASE NO. ZON2016-00176)**

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impacts. Only those who have submitted written comments will receive notification of the decision.

If you would like the opportunity to review the proposed plans, they are on file in the Community Development Department at 30940 Hawthorne Boulevard, Rancho Palos Verdes, and are available for review from 7:30 AM to 5:30 PM Monday through Thursday, and from 7:30 AM to 4:30 PM Friday. If you have any questions regarding this application, please contact Octavio Silva, Associate Planner, at (310) 544-5234, or via e-mail at [octavios@rpvca.gov](mailto:octavios@rpvca.gov) for further information. If you correspond with Mr. Silva, via e-mail, please periodically check your e-mail to make sure you receive an e-mail response from Mr. Silva noting that he has received your email. If you do not receive a response e-mail, then please contact him via telephone at (310) 544-5234.

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Ara Mihranian, AICP  
Community Development Director

**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 raises 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, MARCH 16, 2017.**