

June 28, 2010

**NOTICE**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rancho Palos Verdes will conduct a public hearing on Tuesday, August 10, 2010, at 7:00 PM at Hesse Park Community Building, 29301 Hawthorne Boulevard, Rancho Palos Verdes, to consider:

**HEIGHT VARIATION, MAJOR GRADING PERMIT, MINOR EXCEPTION PERMIT, VARIANCE, AND REVISION TO GRADING PERMIT NO. 1844 (CASE NO. ZON2009-00400):** A request to 1) construct a 26' tall, 7,626ft<sup>2</sup> two-story residence (including garage) with 4,650yd<sup>3</sup> of grading; 2) construct improvements over an extreme slope (manufactured or natural grade of 35% or greater); 3) construct a 14.5' tall upsloping retaining wall to the west side of the property; 4) construct three separate retaining walls measuring up to 7.5' in height to accommodate the new driveway; 5) revise the approved Grading Permit No. 1844 to allow for a driveway gradient in excess of 16.7%; 6) construct a combination wall in excess of 8' in height; and 7) reduce the required front yard setback of 20' to 10' on a vacant lot located at 5903 Clint Place. The request also includes the construction of two separate walls measuring up to 20' in height on the abutting property located at 5901 Clint Place.

**LOCATION:** 5903 Clint Place

**APPLICANT:** R.J. Tavasci

**LANDOWNER:** Robin Vandever

All interested parties are invited to submit written comments and to attend and give testimony. If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to our staff by Tuesday, August 3, 2010. By doing so, you will ensure that your comments are taken into consideration for the staff analysis of the project. Written comments submitted after Tuesday, August 3, 2010, will be given to the Planning Commission prior to the meeting. 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.

Only those who have submitted written comments at or prior to, and/or given testimony at the public hearing will receive notification of the decision. The Planning Commission's decision may then be appealed, in writing, to the City Council. The appeal shall set forth the grounds for appeal and any specific action being requested by the appellant. The appeal letter must be filed within fifteen (15) calendar days of the Planning Commission's decision and must be accompanied by a \$2,255.00 appeal fee.

In accordance with the Municipal Code, the applicant may have attempted to contact you prior to submitting an application to inform you of his/her intentions and allow you to view the building plans for this project. If the applicant did not contact you, or you would like the opportunity to review these plans further, they are on

**Notice – 5903 Clint Place (ZON2009-00400)**

**June 28, 2010**

**Page 2**

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.

In addition, a temporary frame structure (silhouette) has been constructed on the site to outline the height and bulk of the proposed project. This frame will be in place throughout the duration of the comment period to better assist you and the City to assess any project impacts.

If you have any questions regarding this application, please contact Assistant Planner So Kim, at (310) 544-5228, or via e-mail at [sok@rpv.com](mailto:sok@rpv.com) for further information.

Sincerely,

Joel Rojas, 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 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, JULY 1, 2010**