

November 9, 2017

NOTICE

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rancho Palos Verdes will conduct a public hearing on **November 28, 2017 at 6:00 p.m.** (note early start time) at Hesse Park Community Building, 29301 Hawthorne Boulevard, Rancho Palos Verdes. On November 14, 2017, the Planning Commission will be asked to continue, without discussion, the public hearing to November 28, 2017 to re-notice the public hearing to now consider the following applications:

CONDITIONAL USE PERMIT, VARIANCE, GRADING PERMIT & MASTER SIGN PROGRAM - Case No. ZON2017-00030

– A request to demolish an existing 5,501ft² vacant restaurant building (former Coco's Restaurant) and to construct a new 4,131ft² Chase bank building with a total of 48 parking spaces (including 17 additional parking spaces); a refurbished existing parking lot with new landscaping, lighting, and related site improvements; a Variance application to allow the existing legal non-conforming lot coverage of 77% (50% max allowed) to remain; 1,563yd³ of grading, consisting of 1,438yd³ of cut and 125yd³ of fill (1,310 yd³ of export); and a Master Sign Program to allow various types of signs on-site including the existing monument sign to remain.

LOCATION: 28300 S. Western Ave

APPLICANT: Stantec Architecture for Chase Bank

LANDOWNER: CAP Cincy, LLC

If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to Amy Seeraty, by noon on Tuesday, November 21, 2017. By doing so, you will ensure that your comments are taken into consideration for the staff analysis of the project. Written comments submitted after noon on Tuesday, November 21, 2017, will be given to the Planning Commission on the night of 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. 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 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.

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 from 7:30 a.m. to 5:30 p.m. Monday through Thursday, and from 7:30 a.m. to 4:30 p.m. on Friday.

If you have any questions regarding this application, please contact Associate Planner Amy Seeraty at (310) 544-5231 or via email at amys@rpvca.gov for further information.

Ara Mihranian, 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.