

January 4, 2018

NOTICE

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rancho Palos Verdes will conduct a continued public hearing on **January 23, 2018 at 7:00 p.m.** at Hesse Park Community Building, 29301 Hawthorne Boulevard, Rancho Palos Verdes, to consider the following:

CONDITIONAL USE PERMIT, VARIANCE, GRADING PERMIT, SITE PLAN REVIEW & MASTER SIGN PROGRAM - CASE NO. ZON2017-00030 – A request to demolish an existing 5,501ft² vacant restaurant building (former Coco's Restaurant) and construct a new 4,131ft² Chase bank building; reconfigure the parking area to accommodate additional parking spaces; refurbish the existing parking area with new landscaping, lighting, and related site improvements; allow a 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) to accommodate the improvements; install roof-mounted equipment above 16' in height; install on-site signs; and keep the existing monument sign.

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, January 16, 2018**. 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, January 16, 2018, 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 Senior 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.

PLEASE PUBLISH IN THE PENINSULA NEWS ON THURSDAY, JANUARY 4, 2018.