

October 31, 2019

**NOTICE**

NOTICE IS HEREBY GIVEN that the City Council of the City of Rancho Palos Verdes will conduct a public hearing on Tuesday, November 19, 2019, at 7:00 PM at Hesse Park Community Building, 29301 Hawthorne Boulevard, Rancho Palos Verdes to consider the following:

**CERTIFICATION OF AN UPDATED FINAL ENVIRONMENTAL IMPACT REPORT AND CODE AMENDMENT RELATED TO ZONE 2 OF THE LANDSLIDE MORATORIUM AREA (CASE NO. PLCA2018-0004):** Certification of an updated Final Environmental Impact Report (FEIR) including the adoption of a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Plan, and adoption of an ordinance amending Section 15.20.040 (Exceptions) of the Rancho Palos Verdes Municipal Code (RPVMC) to amend Exception Category 'P' to allow and to clarify the future submittal of Landslide Moratorium Exception (LME) applications for the residential development of undeveloped lots in Zone 2 of the Landslide Moratorium Area (LMA).

**Project Location:**

The proposed code amendment to Exception Category 'P' would apply to the approximately 112-acre "Zone 2 Landslide Moratorium Ordinance" area, located north of the intersection of Palos Verdes Drive South and Narcissa Drive in the Portuguese Bend area of the City of Rancho Palos Verdes in the County of Los Angeles, California. The Zone 2 area, located on the hills above the south-central coastline of the City, is within the City's larger (approximately 1,200-acre) LMA. Zone 2 consists of 111 individual lots, of which 72 lots have been developed with residential structures (includes 8 *Monks* Plaintiffs' lots), 8 *Monks* Plaintiffs' lots have obtained Planning entitlements for development (via Exception "P") and 31 lots remain undeveloped. The remaining 31 undeveloped lots are the focus of the FEIR.

**Project Description:**

Section 15.20.040 of the RPVMC establishes the process for requesting exceptions to the existing moratorium on "the filing, processing, approval or issuance of building, grading or other permits" within the existing LMA. The proposed code amendment to Exception Category 'P' will allow for the future submittal of LME applications for the residential development of 31 undeveloped lots in Zone 2 of the LMA. It should be noted that the granting of an LME does not constitute approval of a specific project request, but simply grants the property owner the ability to submit the appropriate planning application(s) for consideration of a specific project request.

If you have any comments about the proposed project, please communicate those thoughts in writing to Senior Planner Octavio Silva by 12:00 PM on Friday, November 8, 2019. By doing so, you will ensure that your comments are taken into consideration in the Staff analysis of the project. All correspondence received after November 8, 2019, will be given separately to the City Council 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. 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 will receive notification of the decision.

The FEIR will be available on November 1, 2019, for public review. The document will be available for review during regular business hours at the following locations:

- City of Rancho Palos Verdes, Community Development Department , 30940 Hawthorne Blvd., Rancho Palos Verdes, CA 90275
- Palos Verdes Peninsula Library, Miraleste Branch, 29089 Palos Verdes Dr. E., Rancho Palos Verdes, CA 90275
- Palos Verdes Palos Verdes Main Library, 650 Deep Valley Dr., Rolling Hills Estates, CA 90274
- Fred Hesse Park Community Building, 29301 Hawthorne Blvd., Rancho Palos Verdes, CA 90275

The FEIR will also be available on on the City's website at <http://www.rpvca.gov/1140/Zone-2-Non-Monks-Lots>

If you have any questions regarding this notice, please contact Senior Planner Octavio Silva at (310) 544-5234, or via email at [octavios@rpvca.gov](mailto:octavios@rpvca.gov) for further information. The final staff report will be available on the City's website, <http://www.rpvca.gov>, on November 12, 2019, under City Council Agenda.



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 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, OCTOBER 31, 2019**