

February 27, 2020

NOTICE

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rancho Palos Verdes will conduct a public hearing on Tuesday, April 14, 2020 at 7:00 PM at Hesse Park Community Building, 29301 Hawthorne Boulevard, Rancho Palos Verdes to consider the following:

1) ANNUAL COMPLIANCE REVIEW NO. 7 OF THE POINT VIEW MASTER USE PLAN CONDITIONAL USE PERMIT (CASE NO. ZON2010-00087):

On January 8, 2013, the Planning Commission approved the Point View Master Use Plan, allowing 25.5-acres of agricultural uses; a golf course composed of 5 tee locations, 2 greens with 9 holes, and sand traps; a paved internal driveway; other ancillary site improvements; and up to 30 events at the “Event Garden” located on the subject property. The Planning Commission will conduct the seventh review of the project’s compliance with and adequacy of the Conditions of Approval. The compliance review will include, but not be limited to, the operation (including hours), lighting, noise, and any other concerns raised by the public. Pursuant to Condition 6.b of P.C. Resolution No. 2015-19, the Planning Commission may add, delete, or modify any condition of approval to address concerns raised by Staff, the Commission, the property owner, and/or interested parties, or may impose more restrictive standards and conditions to mitigate any impacts associated with the operation.

2) CONDITIONAL USE PERMIT REVISION “A” OF THE POINT VIEW MASTER USE PLAN CONDITIONAL USE PERMIT (CASE NO. PLCUP2019-0013): A request to consider the following:

- Revision of Condition of Approval No. 57 to reduce the maximum attendance at any event from 300 guests to 250 guests and requiring approval of a Special Use Permit for any event that would generate over 250 guests; and
- Reduction in the amount of on-site parking from 140 stalls to 112 stalls.

3) HEIGHT VARIATION AND MAJOR GRADING PERMIT (CASE NO. PLHV2019-0011): A request to consider the following:

- Construction of a new 7,375ft² two-story residence (garage included). The proposed residence will be located on a pad area of the property, in which the lowest finished grade elevation adjacent to the structure and the highest elevation of the existing grade covered by the structure will be the same. Hence, the overall height of the proposed residence will be 25.92', as measured from the lowest finished grade adjacent to the structure (elev. 425.00') to the highest proposed roof ridgeline (450.92');
- Construction of a new 611ft² single-story detached accessory dwelling unit. The proposed residence will be located on a pad area of the property, in which the lowest finished grade elevation adjacent to the structure and the highest elevation of the existing grade covered by the structure will be the same. Hence, the overall height of the proposed accessory dwelling unit will be 15.92', as measured from the lowest

finished grade adjacent to the structure (elev. 426.00') to the highest proposed roof ridgeline (441.92');

- Construction of ancillary site improvements including 1,871ft² of covered patio/terraces, a driveway motor court, hardscape and retaining walls with a maximum height of 2.5'; and
- Conduct approximately 932yd³ of grading to accommodate the proposed residence and 8,000yd³ of grading in support of on-site improvements (1,000yd³ of over-excavation/replacement and 7,000yd³ of stabilization).

LOCATION: **6001 PALOS VERDES DRIVE SOUTH**

PROPERTY OWNER/

APPLICANT:

YORK POINT VIEW PROPERTIES

A Mitigated Negative Declaration was previously approved by the Planning Commission for the Point View Master Use Plan Conditional Use Permit. An addendum to the Conditional Use Permit will be prepared for the proposed revisions to the Conditional Use Permit, as the revised Conditions of Approval do not result in new impact or intensification of impacts previously studied.

The proposed construction of the new residence and accessory dwelling unit is categorically exempt pursuant California Environmental Quality Act (CEQA) Section 153030(a) (New Construction).

If you have any comments or concerns about the project's operations, please communicate those thoughts in writing to Interim Deputy Director of Community Development, Octavio Silva, by noon, Tuesday, April 7, 2020. By doing so, you will ensure that your comments are taken into consideration for the Staff analysis of the project. All correspondence received after noon, Tuesday, April 7, 2020, will be given separately 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. 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.

If you would like the opportunity to review the proposed project, the information is 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, at (310) 544-5234, or via e-mail at octavios@rpvca.gov for further information.

Terry Rodrigue,
Interim 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.