



City of Rancho Palos Verdes
COMMUNITY DEVELOPMENT
PLANNING DIVISION

September 19, 2024

NOTICE

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rancho Palos Verdes will conduct a public hearing on October 8, 2024, at 7:00 p.m.

The meeting will take place in accordance with the requirements of the Ralph M. Brown Act, Section 54950 et seq. of the Government Code. Remote participation by any Committee/Commission member shall be in accordance with Subdivisions (b)(3) or (f) of Government Code Section 54953. The meetings are held at Hesse Park, McTaggart Hall, 29301 Hawthorne Boulevard and/or via teleconference for staff/consultants/participants using the Zoom platform and broadcast live on the City's website at rpvca.gov/agendas and on PVPtv channels Cox 35 and Frontier FiberOptic 39. Public participation will be in person and using the virtual platform. The Planning Commission will consider the following proposed project:

APPEAL (CASE NOS. PLZC2024-0002 & PLSR2024-0225) – Appeal of the Director of the Community Development Department's determination that the proposed project which includes 482 units (1,173,927 square feet) does not qualify for SB35/423 ministerial review therefore requiring the following entitlements: General Plan Amendment, Zone Change, Certificate of Compliance, Major Grading Permit, Variance, Environmental Review and Major Site Plan Review as required by the Rancho Palos Verdes Municipal Code. The Appeal is brought pursuant Rancho Palos Verdes Municipal Code Section 17.80.

LOCATION: 5323 Ironwood Street

PROPERTY OWNER: Verdes Estates, Inc.

APPLICANT/APPELLANT: Verdes Estates, Inc.

The reason you are receiving this notice is because your property is located within 500 feet of the proposed project. If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to Senior Planner, Jessica Bobbott, by 12:00 pm on Tuesday, October 1, 2024. By doing so, you will ensure that your comments are taken into consideration for the staff analysis of the project. 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 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 appeal package and project file, they are on file in the Community Development Department at 30940 Hawthorne Boulevard, Rancho Palos Verdes, and are available for review by appointment from 7:30 a.m. to 5:30 p.m. Monday through Thursday, and from 7:30 a.m. to 4:30 p.m. Friday.

The final staff report will be available on the City's website, <https://ca-ranchopalosverdes2.civicplus.com/772/City-Meeting-Video-and-Agendas>, on Thursday, October 3, 2024 under Planning Commission Agenda.

If you have any questions regarding this application or to view the project plans, please contact Jessica Bobbett at (310) 544-5224 or via email at jbobbett@rpvca.gov.

Brandy Forbes, 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.