



Rancho Palos Verdes

COMMUNITY DEVELOPMENT PLANNING DIVISION

January 30, 2025

NOTICE

NOTICE IS HEREBY GIVEN that the City Council of the City of Rancho Palos Verdes will conduct a public hearing on Tuesday, February 18, 2025 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 Cox35 and Frontier Fiber Optic39. Public participation will be in person and using the virtual platform.

The City Council will consider the following:

APPEAL (CASE NOS. PLZC2024-0002 & PLSR2024-0225) – Appeal of the Planning Commission's decision to uphold 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 the exemption set forth in Government Code, section 65589.5(d)(5) or for SB35/423 ministerial review (Government Code, section 65913.4), 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.

If you have any comments or concerns, please communicate those in writing to Senior Planner, Jessica Bobbott, by noon on **Tuesday, February 4, 2025**. 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. Written comments submitted after noon on 01203.0049/1046680.1

Tuesday, February 4, 2025, will be provided to the City Council as late correspondence.

If you have questions about the project or would like the opportunity to review information, please visit 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.

The final staff report will be available on the City's website, <https://ca-ranchopalosverdes2.civicplus.com/772/City-Meeting-Video-and-Agendas>, on Tuesday, February 11, 2025 under "City Council Agenda". If you have any questions, please contact Jessica Bobbett at (310) 544-5224 or via email @rpvca.gov.



Brandy Forbes, AICP
Director of Community Development

NOTE: STATE GOVERNMENT CODE SECTION 65009 NOTICE: If you challenge the City Council's decision on the appeal of the Director's Determination in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the (public entity conducting the hearing) at, or prior to, the public hearing.