



City of

Rancho Palos Verdes
COMMUNITY DEVELOPMENT
PLANNING DIVISION

February 20, 2025

NOTICE

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rancho Palos Verdes will conduct a public hearing on Tuesday, March 25, 2025, at 7:00 PM. The meeting will take place in accordance with Government Code § 54953(e) et seq (AB 361) and pursuant to Resolution No. 2022-58, adopted by the City Council on October 18, 2022, and as renewed by subsequent resolution(s) thereafter. The regular meeting of the Planning Commission will be conducted through a hybrid combination of in-person and/or all virtual attendance of the Planning Commission and invited staff at Hesse Park, McTaggart Hall, 29301 Hawthorne Boulevard and via teleconference using the Zoom platform and broadcast live on the City's website at rpvca.gov/agendas and on PVPtv channels Cox 35 and Frontier FiOS 39. The Planning Commission will consider the following proposed project:

CONDITIONAL USE PERMIT (CASE NO. PLCU2024-0002) – A request to allow Fit Culture Pilates to operate a fitness studio within an existing 1,625 ft² suite on the first-level of the Terraces Shopping Center.

LOCATION: 28821 Western Avenue

APPLICANT: Ashley Rios (Fit Culture Pilates)

LANDOWNER: ROIC California, LLC

This project is categorically exempt pursuant to California Environmental Quality Act Section 15301(a) – Existing Facilities.

If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to Associate Planner, Jeffrey Kim and Deputy Director of Community Development, Octavio Silva by **noon on Tuesday, March 18, 2025**. 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, March 18, 2025, 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.

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 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 Thursday, March 20, 2025. If you have any questions regarding this application, please contact Associate Planner, Jeffrey Kim at (310) 544-5390 or via email at jkim@rpvca.gov, or Deputy Director of Community Development, Octavio Silva at (310) 544-4234 or via email at Octavios@rpvca.gov for further information.



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.

PLEASE PUBLISH IN THE PENINSULA NEWS ON TUESDAY FEBRUARY 20, 2025