



Rancho Palos Verdes  
COMMUNITY DEVELOPMENT  
PLANNING DIVISION

October 16, 2025

**NOTICE**

NOTICE IS HEREBY GIVEN that the City Council of the City of Rancho Palos Verdes will conduct a public hearing on Tuesday, November 4, 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](http://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 City Council will consider the following proposed project:

**REVISION “JJJ” TO THE TRUMP NATIONAL GOLF CLUB PROJECT CONDITIONAL USE PERMIT (CASE NO. PLCU2025-0005)** – A request to revise Condition of Approval No. L.5 of Resolution No. 2024-049 to allow Lot No. 35 of Tract No. 50667 to maintain an as-built firepit and an as-built outdoor kitchen/BBQ structure within the western 20-foot-side-yard setback. The project also proposes an Interpretation Procedure to relocate the location of the Open Space Hazard (OH) boundary line on the property by 3 feet to the northwest of its existing location.

**LOCATION:** 31909 EMERALD VIEW DRIVE

**APPLICANT:** MIKE COYLE

**LANDOWNER:** SOUTH BAY LAND MANAGEMENT & DEVELOPMENT LLC (MIKE MULLIGAN)

This project is categorically exempt pursuant to California Environmental Quality Act Section 15303 (New Construction or Conversion of Small Structures).

If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to Amy Seeraty, Senior Planner, by noon on **Friday October 24, 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 October 24, 2025, will be given 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. 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 submitted application and 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 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 Tuesday, October 28, 2025, under City Council Agenda. If you have any questions regarding this application, please contact Amy Seeraty, Senior Planner at (310) 544-5231 or via email at [amys@rpvca.gov](mailto:amys@rpvca.gov).



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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 THURSDAY, OCTOBER 16, 2025.**