

October 8, 2015

NOTICE

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rancho Palos Verdes will conduct a public hearing on Tuesday, October 27, 2015, at 7:00 PM at Hesse Park Community Building, 29301 Hawthorne Boulevard, Rancho Palos Verdes to consider the following:

POINT VIEW MASTER USE PLAN 6-MONTH REVIEW & REVISION TO THE CONDITIONAL USE PERMIT REVISION "C" (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 the approval of 30 events at the "Event Garden" located on the subject property. On April 22, 2014, as required by the original conditions of approval, the Planning Commission conducted a "6-month review" of the operations of the events conducted at the Event Garden, and allowed . At that time, the Planning Commission approved a Revision to the Conditional Use Permit to allow 20 "small events" in addition to the 30 events permitted at the Event Garden (total of 50 events). One of the conditions of approval imposed by the Planning Commission requires an additional 6-month review after the first "small event" occurs. Thus, TtThe Planning Commission will now conduct another operational review of the project's compliance with, and adequacy of, the conditions of approval imposed by the Planning Commission at its April 22, 2014 public hearing for the Pt. View property. The Planning Commission's review will include, but not be limited to, the operation (including hours), lighting, noise, and any other concerns raised by the public. The Planning Commission may add, delete or modify the Conditions of Approval pertinent to the Event Garden and the associated use based on evidence presented at the public hearing that demonstrates that such changes are necessary and appropriate to address impacts resulting from the use of the Event Garden.

In addition to the 6-month review, the property owner is requesting that the Conditions of Approval be modified to allow a total of 60 events per calendar year, regardless of size (event vs. "small event"), with a maximum capacity of 300 guests per event, and a maximum of two (2) events per day, . Additionally, the applicant is requestingand that all 60 events be permitted to end at 10:00 p.m., instead of 9:30 p.m.

LOCATION: 6001 PALOS VERDES DRIVE SOUTH

PROPERTY OWNER: YORK POINT VIEW PROPERTIES

APPLICANT: SAME

If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to Senior Planner, Leza Mikhail, by Monday, October 19, 2015. By doing so, you will ensure that your comments are taken into consideration for the Staff analysis of the project. All

**Pt. View Master Use Plan 6-Month Review & CUP Revision
(CASE NO. ZON2010-00087)**

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correspondence received after the October 19, 2015 date 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.

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. The appeal shall set forth the grounds for appeal and any specific action being requested by the appellant. The appeal letter must be filed within fifteen (15) calendar days of the Director's decision and must be accompanied by a \$2,275.00 appeal fee.

If you would like the opportunity to review the proposed project, plans 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.

If you have any questions regarding this application, please contact Senior Planner Leza Mikhail, at (310) 544-5228, or via e-mail at lezam@rpvca.gov for further information. If you contact Ms. Mikhail via email, please make sure that you receive an email response from her acknowledging that she received your email. If you do not receive an email response from Ms. Mikhail, then please contact her via the telephone number above.

Joel Rojas, AICP
Community Development Director

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 raises 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 8, 2015.