

November 10, 2016

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rancho Palos Verdes will conduct a public hearing on Tuesday, December 13, 2016, at 7:00 PM at Hesse Park Community Building, 29301 Hawthorne Boulevard, Rancho Palos Verdes, to consider:

APPEAL OF VIEW PRESERVATION PERMIT NOTICE OF DECISION

(CASE NO. VPP 2016-00015): A request from the appellant, Rancho Palos Verdes Estates Homeowners' Association (Association), to modify the Community Development Director's determination of the City's view preservation tree trimming requirements for the Association's seven (7) common area Pine trees located between 12 Paseo De Pino and the applicant's property at 59 Paseo De Castana.

APPLICANTS:

Mr. & Mrs. Kobayashi, 59 Paseo De Castana

FOLIAGE OWNERS/ APPELLANT:

Rancho Palos Verdes Estates Homeowners' Association

All interested parties are invited to submit written comments and to attend and give testimony. If you have any comments or concerns about the appeal, please communicate those thoughts in writing to Senior Planner, John Alvarez. A Staff Report which will contain a Staff recommendation on the appellant's request will be mailed to each party and be transmitted to the Planning Commission. As such, any written comments intended to be included in the Staff Report should be submitted to the City by on or by **November 30, 2016**. By doing so, you will ensure that your comments are taken into consideration for Staff's analysis and for transmittal to the Commission and all parties on November 30^h.

A subsequent updated Staff Memorandum will also be given to the Commission on December 7, 2016. Any written comments to be included in that Memorandum needs to be submitted no later than December 7, 2016. Any correspondence submitted after December, 7th will be considered as late correspondence and will be given to the Planning Commission on the night of the meeting. 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 agendized item.

The Planning Commission's decision may be appealed, in writing, to the City Council. The appeal letter must be filed within fifteen (15) days of the Planning Commission's decision and must be accompanied by a \$2,275 appeal fee. The appeal shall set forth the grounds for appeal and any specific action being requested by the appellant.

The Staff Report will be available for viewing in the Community Development Department at City Hall (30940 Hawthorne Boulevard) beginning on Wednesday, November 30, 2016 during regular business hours which are from 7:30 a.m. to 5:30 p.m. Monday through Thursday, and from 7:30 a.m. to 4:30 p.m., on Friday. For further information, please contact Senior Planner, John Alvarez, at (310) 544-5228 or via email at johna@rpvca.gov between the hours noted above.

Ara Mihranian, 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, November 10, 2016.