

November 21, 2011

NOTICE

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rancho Palos Verdes will conduct a public hearing on Tuesday, **December 13, 2011** at 7:00 PM at Hesse Park Community Building, 29301 Hawthorne Boulevard, Rancho Palos Verdes, to consider:

Proposed Changes to the 1975 General Plan Land Use Map – “Area 1”:

The City is in the process of updating its original 1975 General Plan, which includes a Land Use Map that “generally” identifies the land uses for all properties within the City. To facilitate the updating, the entire Land Use Map of the City has been divided into 25 separate “Areas”.

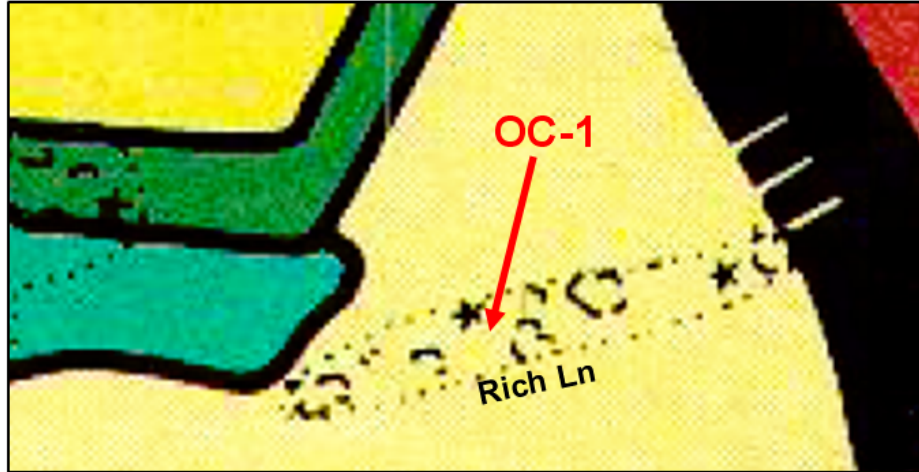
This notice pertains to proposed updates in “Area 1” with regards to the location of Overlay Control Districts. Overlay Control Districts are located throughout the City. Their purpose is to provide additional development criteria in certain sensitive areas to help reduce potential impacts which could be created by proposed and existing development. The following Overlay Control (OC) Districts are identified in “Area 1”: OC-1 (Natural Overlay Control District) and OC-3 (Urban Overlay Control District). Shortly after adopting the 1975 General Plan Land Use Map, the City adopted a Zoning Map, which further delineates and identifies the “specific” zoning district for each property within the City. However, the location of the Overlay Control Districts identified on the 1975 General Plan Land Use Map and the current Zoning Map do not match. Thus, the City intends to update the 1975 General Plan Land Use Map for consistency with the more specific Zoning Map so that properties have a matching General Plan Land Use designation and a Zoning designation, as required by law.

Below is a street map of the general vicinity of “Area 1”.

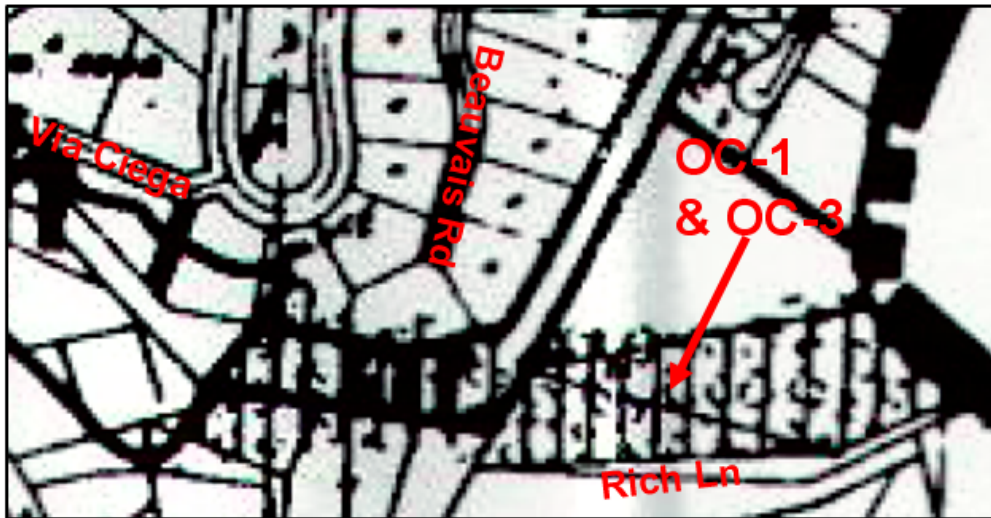


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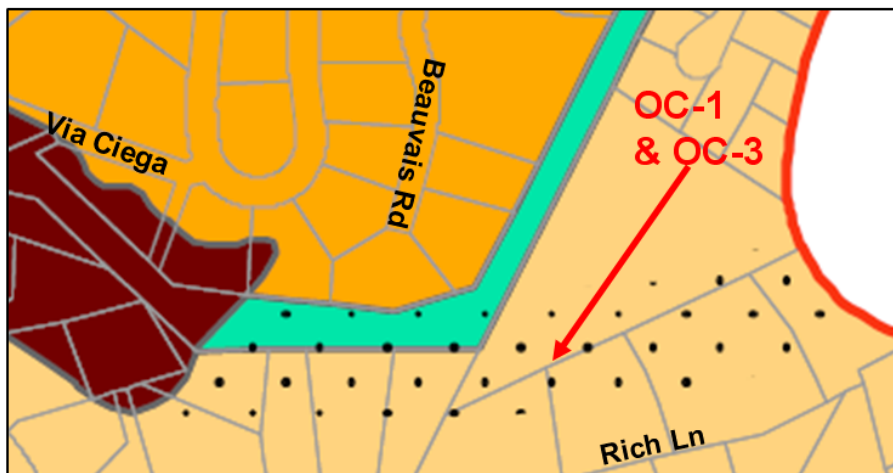
As shown below, the 1975 General Plan Land Use Map for “Area 1” shows a Natural Overlay Control District (OC-1) over several residential properties.



As shown below, the Zoning Map for “Area 1” shows both Natural Overlay Control District (OC-1) and Urban Overlay Control District (OC-3) areas over several residential properties.



For consistency, the 1975 General Plan Land Use Map will be updated to include both the Natural Overlay Control District (OC-1) and Urban Overlay Control District (OC-3) as shown below.



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All interested parties are invited to submit written comments and to attend the December 13th Planning Commission meeting and give testimony. If you would like more detail on the purpose and effects of the specific Overlay Control Districts on a property or have any comments or concerns about the proposed updates, please communicate those thoughts in writing to Ms. So Kim, Associate Planner, by Tuesday, December 6, 2011. By doing so, you will ensure that your comments are taken into consideration by Staff and presented to the Planning Commission as part of the Staff Report. Written comments submitted after Tuesday, December 6, 2011, will be given to the Planning Commission prior to 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 at or prior to, and/or given testimony at the public hearing will receive notification of the Planning Commission's decision on this update. The Planning Commission's recommendations on "Area 1" and all other "Areas" of the City will be forwarded to the City Council at a noticed future hearing.

If you would like the opportunity to review the updated maps in person, 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. Additionally, a Staff Report will be prepared for the December 13th Planning Commission meeting. On December 9th, said report will be available for viewing on the City's website (<http://www.palosverdes.com/rpv/>). Alternatively, a copy of the Staff Report can also be viewed at the Community Development Department at City Hall on the same date.

If you have any questions regarding this application, please contact Associate Planner, Ms. So Kim at (310) 544-5228, or via e-mail at sok@rpv.com for further information.

Sincerely,

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 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, NOVEMBER 24, 2011