

January 9, 2012

SUPPLEMENTAL NOTICE

On January 2, 2012, a public notice was given informing the public about a proposed code amendment that will be considered by the Planning Commission on January 24, 2012 regarding the allowance of residential uses in commercial zones. This supplemental notice is now being given to provide some clarifying information on the proposal.

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rancho Palos Verdes will conduct a public hearing on Tuesday, January 24, 2012, at 7:00 PM at Point Vicente Interpretive Center, 31501 Palos Verdes Drive West, Rancho Palos Verdes, to consider:

CODE AMENDMENT (CASE NO. ZON2011-00089): A proposed code amendment by the City to allow residential uses within certain commercially zoned properties in the City of Rancho Palos Verdes. Specifically, the proposal is to allow employees of commercial businesses to live on commercially zoned properties. Said proposal would apply to the City's Commercial Limited Zone, Commercial Neighborhood Zone, Commercial Professional Zone and Commercial General Zone (specific properties listed below). The proposal would also create standards to ensure that said residences are clearly ancillary to the commercial uses, do not adversely affect the vitality of the commercial uses and minimize impacts to adjacent neighbors.

The proposed code amendment was initiated by the City Council on June 21, 2011. No final decision on this proposal will be made at the January 24th Planning Commission meeting. The purpose of the January 24th meeting is to obtain feedback on the proposal from the public and the Planning Commission so that a recommendation on the proposal can be made to the City Council. Based on the feedback received on January 24th, a follow-up Staff Report and Draft Ordinance will be presented to the Planning Commission on February 14, 2012.

LOCATION:

- Properties Zoned Commercial Limited: 30019 Hawthorne Blvd. (Ralphs), 30019 Miraleste Plaza, 83 Miraleste Plaza, 4007 Miraleste Plaza, 28 Miraleste Plaza, 29501 Miraleste Plaza, and 16 Miraleste Plaza.
- Commercial Neighborhood Zone: 31186 Hawthorne Blvd. (7-Eleven), 31098 Hawthorne Blvd. (Golden Cove Center), 31100 Hawthorne Blvd. (Golden Cove Center), 31270 Hawthorne Blvd. (Pt. Vicente Animal Hospital), vacant lot on Silver Spur Road [APN# 7586022902].
- Commercial Professional Zone: 29941 Hawthorne Blvd. (vacant – proposed Chase Bank), 430 Silver Spur Road, 450 Silver Spur Road, 500 Silver Spur Road, 550 Silver Spur Road, 27580 Silver Spur Road.
- Commercial General Zone (along Western Blvd.): 1450 Brett Place, 28500 S. Western Ave., 28619 S. Western Ave., 28717 S. Western Ave., 28733 S. Western Ave., 28798 S. Western Ave., 28821 S. Western Ave., 28900 S. Western Ave., 29019 S. Western Ave., 29023 S. Western Ave., 29035 S. Western Ave., 29051 S. Western Ave., 29105 S. Western Ave., 29125 S. Western Ave., 29211 S. Western Ave., 29215 S. Western Ave., 29229 S. Western Ave., 29317 S. Western Ave., 29403 S. Western Ave., 29409 S. Western Ave., 29413 S. Western

Ave., 29421 S. Western Ave., 29505 S. Western Ave., 29519 S. Western Ave., 29529 S. Western Ave., 29601 S. Western Ave., 29619 S. Western Ave. and 29641 S. Western Ave.

APPLICANT: CITY OF RANCHO PALOS VERDES

You are receiving this notice because records indicate that you reside within 500 feet of one of the commercial zones listed above. All interested parties are invited to submit written comments and/or to attend and give testimony on the proposal. If you wish to submit written comments, please provide them to the attention of Ms. Leza Mikhail, Associate Planner. Public Comments received by 5:30p.m. on Tuesday, January 17, 2012 will be included in the Planning Commission Staff Report. Written comments submitted after January 17th will be given to the Planning Commission prior to the meeting. 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.

A Copy of all relevant materials related to this proposal are on file with the Community Development Department at City Hall, 30940 Hawthorne Boulevard, Rancho Palos Verdes, and are available for review between the hours of 7:30 am and 5:30 pm, Mondays through Thursdays, and 7:30 am and 4:30 pm on Fridays.

For additional information regarding the proposed project, please contact Associate Planner, Leza Mikhail at (310) 544-5228, or via email at lezam@rpv.com. The final staff report will be available on the City's website, <http://www.palosverdes.com/rpv/> , by 5:30 p.m. on January 19, 2012, under Current Planning Agenda.

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 at the public hearing described in this notice, or in written correspondence delivered to the City of Rancho Palos Verdes at, or prior to, the public hearing.

PLEASE PUBLISH IN THE PENINSULA NEWS ON THURSDAY, JANUARY 12, 2012