

EduardoS

From: Yolanta Schwartz [ys@cityofrh.net]
Sent: Tuesday, June 10, 2008 10:18 AM
To: eduardos@rpv.com
Cc: Joel Rojas
Subject: ZON2008-00091 CVS proposal

Dear Planning Commissioners and staff

As a resident of Rancho Palos Verdes, I have reviewed the mitigated Negative Declaration and the proposed project to construct the CVS Pharmacy Building.

I object to the construction of a CVS Pharmacy for the following reasons:

1. The use is wrong for the location. There are several pharmacies in RPV in close proximity to the subject site. There is absolutely no need for another pharmacy in RPV. If you visit the Ralph's Pharmacy, Rite Aid, Longs Drugs and others that include pharmacy, sundries, snacks, wine, beer, food and other everyday products, you will find that there is already very limited traffic in those businesses. There isn't enough population in the vicinity of the proposed development to support such a business. As a new business it probably would be successful for a year or two, as people may frequent it out of curiosity. However, in few years it will become less profitable. Should the business close, the City and the residents will have an abandoned building, contributing to the blight of the area in vicinity. This business will definitely not be frequented out of convenience, as very few people take a single purpose trip, especially with the price of gasoline.

2. It requires too many and too drastic changes to the General Plan and current development standards (Zoning Code).

The lot is zoned for residential uses with an Automotive Service Station overlay. In order to allow this use, the City has to amend/change the General Plan designation, the Zoning Code designation and approve a Variance, Conditional Use Permit and Grading Permit. These are quite a drastic changes to the General Plan and the Zoning Code and the changes will result in promoting a different flavor and character of the city than what is in the General Plan.

3. The project would not be economically feasible for the developer and the City.

As a professional, I understand the right of a property owner to develop his/her property. However, a market study needs to be conducted to determine if such a use is needed and can be supported by residents in the proposed location.

In my professional opinion, no single standing business will be successful in this location. The lot is zoned for multi-family residential and if it must be re-developed, it should be developed with several dwelling units, not a commercial enterprise.

4. The City and that area in particular do not need additional business with the sale of beer and wine.

All of the grocery stores and the pharmacies in RPV, including in the vicinity of this project, sell wine and beer. There is absolutely no need for additional venue for such sales. Our teen-agers (although not legally) and young adults have plenty of places to obtain wine and beer and there is not need in a residential setting to promote such uses.

5. Inadequate information regarding the removal of the underground storage tanks (USTs) and the potential emission of hazardous fumes and contaminated soil.

In the Mitigated Negative Declaration, staff comments on the USTs, and that the old ones were removed in 1996 and replaced with new, environmentally safe tanks. The study further states that contaminated soil was exported and the site is no longer considered as hazardous material site, pursuant to State Law. These newer tanks have been in there for over 10 years, and one would expect some leakage and contamination. A further, more thorough study should be conducted prior to any approval on this site, to determine the extend, if any, of hazardous conditions on the site, and appropriate measures should be taken prior to development.

6. Inadequate notification of the project.

Although I reside more than 500 feet from the subject site, and did not expect to be notified of the project, I understand from speaking to residents on Monero, Rio Linda and others in the vicinity that they were not notified of this proposal. With this in mind city staff should verify that all the residents within the 500-foot radius were notified and possibly expand the notification to a larger area.

Thank you very much for your consideration.

Yolanta Schwartz
28717 Rothrock Drive
Rancho Palos Verdes, CA 90275

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PLANNING, BUILDING AND
CODE ENFORCEMENT

Date: June 2, 2008

In reply to: Mr. and Mrs. David and Yolanda Hsu, (owners of the property at 6409 Rio Linda Drive, Rancho Palos Verdes, CA. 90275) at 6409 Rio Linda Drive, Rancho Palos Verdes, CA 90275.

To the City of Rancho Palos Verdes,
Attn: Joel Rojas, AICP
Director of Planning,
Building and Code Enforcement
30940 Hawthorne Blvd., Rancho Palos Verdes, CA 90275-5391

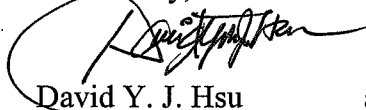
Reference: Public Notice ZON2008-00091 (CUP, VAR, GR & EA), dated May 21, 2008

Public Comments on Proposed Mitigated Negative Declaration Re: The Request for NON2008-00091, a Conditional Use Permit, Variance and Grading Permit for Property located at 28103 Hawthorne Boulevard (current Valero service station), in Rancho Palos Verdes, CA 90275

We respectfully and strongly object to this proposed construction of a new 10,880 square foot pharmacy/convenience store building near our resident. We are currently experiencing traffic we considered heavy, objectionable and undesirable to its adjacent quiet and mainly residential neighborhood. In addition, with so many pharmacy already in the nearby shopping centers and malls, there is no practical need for one more to be placed so near to the highly residential neighborhood. Also, we don't believe this will generate any additional meaningful income for the city, from this proposed pharmacy services and the retail business.

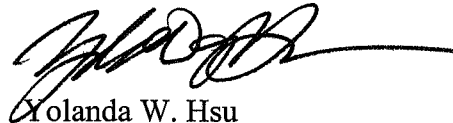
As consumers and the members of this RPV city community for over 12 years, we want this type of pharmacy services and the retail business be placed centrally and not sticking out like a sore thumb, such as this proposal.

Yours truly,



David Y. J. Hsu

and



Yolanda W. Hsu

[Joint owners of the property at 6409 Rio Linda Drive, Rancho Palos Verdes, CA. 90275]

FRANK V. ZERUNYAN
Mayor

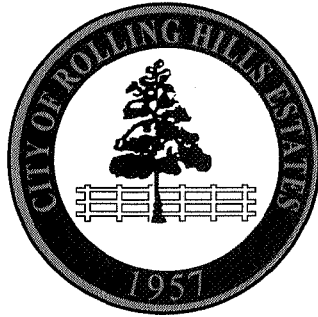
JUDY MITCHELL
Mayor Pro Tem

JOHN C. ADDLEMAN
Council Member

SUSAN SEAMANS
Council Member

STEVEN ZUCKERMAN
Council Member

DOUGLAS R. PRICHARD
City Manager



THE CITY OF

ROLLING HILLS ESTATES

4045 PALOS VERDES DRIVE NORTH • ROLLING HILLS ESTATES, CA 90274
TELEPHONE 310.377.1577 FAX 310.377.4468
www.ci.Rolling-Hills-Estates.ca.us

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JUN 05 2008

PLANNING, BUILDING AND
CODE ENFORCEMENT

June 3, 2008

Mr. Eduardo Schonborn, AICP
City of Rancho Palos Verdes
Planning, Building and Code Enforcement Department
30940 Hawthorne Boulevard
Rancho Palos Verdes, CA 90275

Re: Proposed Mitigated Negative Declaration for Planning Case No. ZON2008-00091 (28103
Hawthorne Boulevard)

Dear Mr. Schonborn,

The City of Rolling Hills Estates appreciates the opportunity to provide comment on the proposed Mitigated Negative Declaration (MND) for the new CVS Pharmacy proposed at the above-noted address. After reviewing the associated Environmental Checklist and Trip Generation Study by RK Engineering Group, we offer the following comments:

- Trip Generation Study:** Staff recommends that the Trip Generation Study be recalculated using pass-by reductions for the existing and proposed uses. Gasoline/Service stations have an average 62% AM pass-by reduction and 51% PM reduction. Drugstores have a typical 53.5% pass-by reduction. It is anticipated that this difference will change the calculation of NET trips.
- Grading and Export:** The Project Description indicates 3,948 cubic yards of grading for the site. Staff was unable to determine in the Environmental Checklist whether this grading was cut and/or fill. Should the project involve transport of cut material from the site on any street in the City of Rolling Hills Estates, staff requests that the applicant prepare and file a construction traffic management plan for site grading to be reviewed by the City of Rolling Hills Estates.

In conclusion, the City of Rolling Hills Estates again thanks the City of Rancho Palos Verdes for the opportunity to comment on your proposed Mitigated Negative Declaration for this project and hopes that our comments be addressed prior to project approval. Should you have any questions or need additional information, please do not hesitate to contact either myself or Niki Cutler, AICP, Senior Planner at (310) 377-1577, ext. 115, or by email at nikic@ci.rolling-hills-estates.ca.us.

Sincerely,

David Wahba
Planning Director

cc: Rolling Hills Estates Mayor and City Council
Douglas R. Prichard

EduardoS

From: Joel Rojas [joelr@rpv.com]
Sent: Monday, June 09, 2008 8:15 AM
To: 'EduardoS'
Subject: FW: 28103 Hawthorne Blvd

From: Don Gonzales [mailto:dongonzales@cox.net]
Sent: Saturday, June 07, 2008 11:25 AM
To: planning@rpv.com
Subject: 28103 Hawthorne Blvd

RPV City Planners,

Reference: ZON2006-00091 CVS Pharmacy replacing Velero gas station.

I am opposed to allowing a CVS Pharmacy to go into the Southwest corner of Hawthorne and Granvia Altamira. That intersection would become a nightmare with South-bound Hawthorne traffic making U-turns to get into the pharmacy.

Donald A Gonzales
6576 Eddinghill Drive
RPV, CA 90274

310-963-3434
dongonzales@cox.net

EduardoS

From: Joanne Itagaki [jitagaki@willdan.com]
Sent: Tuesday, June 10, 2008 10:55 AM
To: EduardoS
Cc: Siamak Motahari
Subject: RE: CVS traffic

Hi Eduardo,

With regards to the Trip Generation comment by RHE, the pass-by reductions could be applied to the project. However, without the pass-by reductions, we have a more conservative analysis of the trips generated by the proposed project as well as the existing use.

I get a little turned around but I think the resident's comment is with regards to **Northbound** Hawthorne making U-turns. Either way, if I remember the site plan, there is access to the site on Granvia Altamira so a left turn can be made from Hawthorne and then into the site. Do you remember if this intersection has left-turn arrows for Hawthorne? If so, the U-turns should not be a concern because turns would be made on a green arrow (protected phase) with no conflict from opposing traffic. If there is no green arrow and some motorists make a U-turn to access the site, there could be some conflicts. However, the number of motorists making a U-turn would be limited. In the future, if we find there is a problem (reported accidents) with U-turning vehicles we can look to restrict this movement.

Let me know if you have any questions.

Thank You,

WILLDAN

Joanne Itagaki
Senior Design Manager
(562) 908-6226
Fax (562) 463-4426

From: EduardoS [mailto:EduardoS@rpv.com]
Sent: Monday, June 09, 2008 8:27 AM
To: Joanne Itagaki
Cc: 'Siamak Motahari'
Subject: FW: CVS traffic

In addition to the attached comment regarding traffic, another resident expressed concern by indicating that the "intersection would become a nightmare with South-bound Hawthorne traffic making U-turns to get into the pharmacy." What do you think? Anyhow, if you can get me your response by end of business day tomorrow (June 10th) I would appreciate it so that I can have it for the meeting.

Thanks!

EDUARDO SCHONBORN, AICP
SENIOR PLANNER

6/10/2008

*City of Rancho Palos Verdes
30940 Hawthorne Boulevard
Rancho Palos Verdes, CA 90275
pb: 310-544-5228
fax: 310-544-5293*

From: EduardoS [mailto:EduardoS@rpv.com]
Sent: Friday, June 06, 2008 9:32 AM
To: 'Joanne Itagaki'
Cc: 'Siamak Motahari'
Subject: CVS traffic

Joanne,

Attached is a comment received by our department from the City of Rolling Hills Estates. They express concern with the traffic report's trip generation. Can you review this comment and let me know what you think? Would it warrant the applicant to re-do the report to address this comment?

Anyhow, let me know. Thanks!

*EDUARDO SCHONBORN, AICP
SENIOR PLANNER
City of Rancho Palos Verdes
30940 Hawthorne Boulevard
Rancho Palos Verdes, CA 90275
pb: 310-544-5228
fax: 310-544-5293*

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JUN 09 2008

May 28, 2008

PLANNING, BUILDING AND
CODE ENFORCEMENT

The City of Rancho Palos Verdes
Planning Commission
30940 Hawthorne Boulevard
Rancho Palos Verdes, CA 90275

From:

NEMAT AZAR
30615 Hawthorne Dr
Rancho Palos Verdes CA 90275

RE: Proposed CVS Pharmacy at 28103 Hawthorne Boulevard

Dear Honorable Commissioners:

We write this letter in support of the proposed CVS Pharmacy/Drug Store at 28103 Hawthorne Boulevard. Currently, this property is occupied by Valero Gas Station. As you know, gas stations produce a severe threat of environmental contamination to the surrounding area and pose a real risk of soil contamination with petroleum. Also, as you may have noticed, the gas station has become a haven for loitering during lunch hours for day-laborers that are not local residents. Hence, it would be in the best interest of our community to change the existing station to something that is less environmentally toxic, reduces loitering and better meets the needs of our community. Additionally, a new structure at this location would help beautify this corner property in contrast to the dark and dingy look of a gas station, one of several gas stations lining on a stretch of one street in such a small city.

As you are aware, our community is growing and the local population is aging. Many of us local residents frequently need to go to other near-by cities to meet our health needs. It is such a grueling process just to find parking in order to go to Rite Aide and for many of us residents; Longs Drugs is always exceedingly crowded. Hence, having a local CVS Pharmacy would greatly help meet the increasing demands of our aging and growing population.

CVS Pharmacy can better meet the needs of our aging community and lessen the risk of environmental pollution and local loitering. We, as residents of Palos Verdes, urge the Honorable Planning Commission to recommend the necessary approvals to allow the re-development of this property with a CVS store.


Very truly yours,



Tricor Southwest Corporation

June 6, 2008

Eduardo Schonborn, AICP
Senior Planner
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275-5391

RE: Meeting Minutes
Town Hall Meeting
Proposed CVS - Hawthorne and Granvia Altamira

Dear Eduardo,

On June 4th at Hess Park the Sharifi family hosted their second town hall meeting to discuss the future of their property on the NWC of Hawthorne and Granvia Altamira. Also in attendance was the Tricor development team (Chad Hagle, Lauren Wooding, Grant Elliott), Steven Kuykendall (entitlements consultant), and Michael Gonzales (land use counsel for the owner).

During the discussion we received thoughtful questions about the impact of the development on the surrounding area, and we offered our opinion as well as potential solutions to mitigate concerns. Below is a list of the topics covered by the residents, followed by an account of the discussion regarding each item:

- Boundary wall and landscaping between commercial lot and adjacent residents to serve as a sound buffer and block pedestrian traffic.
- View impact from above and below the site.
- Site lighting and the impact on local residents.
- Late night visitors using the parking lot as a spot to congregate.
- Loss of the service station.
- Increased traffic at the intersection.

Three of the five residential neighbors directly adjacent to the site were in attendance [Larry Barlock, Scott Gregerson, and Bill Cogan]. They were interested in the construction of a boundary wall along the property line to act as a noise buffer, improve site lines, and to keep pedestrians from creating trails as short cuts across their property. Tricor offered that we are willing and eager to work with the residents and the City to come up with the best solution for everyone. Tricor offered to build a wall around the property based upon a design that meets the desires of the surrounding neighbors, is reasonable to build, is structurally sound and meets with the approval of the City. In addition, Tricor offered to re-landscape the residential property on the other side of the wall to improve the camouflaging of the site and decrease noise and light issues. Tricor explained to the neighboring residents that this would require a construction easement be granted by the neighbors to allow Tricor's general contractor to enter their premises to perform the desired landscaping during construction.



Tricor Southwest Corporation

This same group of neighbors also expressed interest in how visible the proposed development would be from their properties. Tricor offered to meet with each adjacent home owner at their property with a photographer to take pictures of their current view. If desired by the adjacent owners, Tricor would have the project architect use those photographs to create renderings of what their future view will be. We produced renderings of this type from the intersection of Hawthorne and Granvia that will be on display at the Planning Commission meeting. Lauren Wooding is meeting the neighbors and with the photographer on Monday, June 9th, to discuss design options for the wall and commence production of the view studies as requested by the adjacent residents. *Tricor plans to report on this meeting at the June 10th Planning Commission meeting.*

Neighboring resident **Bob Cogan** was particularly concerned about the lighting on the property. Tricor discussed how we will mitigate any light leaving the property with hoods and shields. We also assured him that the City would hold us to high standards with this regard. Additionally, Tricor suggested its willingness to consider lowering the light poles to help reduce the impact.

Neighboring resident **Scott Gregerson** was concerned about people congregating in the parking lot after hours. He expressed concern that constructing the building close to intersection would shield the view of the late night visitors from law enforcement. Tricor stressed that CVS takes security extremely seriously. Late night visitors to their property are not only security threats but also liabilities to CVS as the operator. CVS strictly monitors their properties with a top of the line electronic surveillance system and will work aggressively with local law enforcement to prevent loitering and trespassing.

George Bender, a local resident, voiced general concerns about development on the hill and the loss of the service station. The Sharifis explained the financial situation of the service station and the reality of their future prospects, namely that gas sales will inevitably cease at this location and the service station will go out of business. Tricor discussed the detailed economic analysis that was produced as part of the project application and offered to overnight a copy of the document to anyone who made a request so they could fully understand the lengths that have been taken to explore different options. Mr. Bender was given business cards of Tricor representatives and asked to follow up with Tricor to receive a copy of the report to be sent overnight to him.

An additional issue raised by Mr. Bender was the traffic impact on the intersection and at the property. Tricor discussed the results of the traffic study produced as part of our application and again offered to overnight that study to Mr. Bender or anyone who contacted Tricor with such a request.

Mr. Bender was the sole outspoken opponent of redevelopment of the subject property at the meeting. He indicated that he has decided that it is "time for him to take an active role in local development matters." Tricor offered Mr. Bender the opportunity to become involved in the project as part of our team to make sure the community's needs and his personal concerns are being considered. He took contact information for Tricor, and Tricor will be following up with him over the next few days to seek his involvement and input.



Tricor Southwest Corporation

Another resident **Larry Barlock** volunteered to serve as a community coordinator and to be a direct contact to the neighbors and surrounding community.

We look forward to seeing you Tuesday evening. Please don't hesitate to contact me if you need anything.

Best,

Grant Elliott
Development Manager

EduardoS

From: Joel Rojas [joelr@rpv.com]
Sent: Monday, June 09, 2008 1:14 PM
To: 'EduardoS'
Subject: FW: Zoning Request - Valero Station / Hawthorne & Granvia Altamira

From: Ken DeLong [mailto:ken.delong@verizon.net]
Sent: Monday, June 09, 2008 10:52 AM
To: pc@rpv.com
Subject: Zoning Request - Valero Station / Hawthorne & Granvia Altamira

Kenneth I. DeLong
6940 Maycroft Dr.
Rancho Palos Verdes, CA. 90275
Tel No. 310 541-8369 - Fax 310 377-7496
e-mail - ken.delong@verizon.net

June 6, 2008

RPV Planning Commission.

This is to express my opposition to converting the Valero Service Station at Hawthorne Blvd & Granvia Altamira to a CVS pharmacy.

While I am usually in favor of open competition, in this instance, another pharmacy is not needed in this area and the likelihood is that the pharmacy will fail and the community will have an eyesore to contend with. Some have suggested that a better location for a pharmacy is in the Golden Cove area.

My view is that a much better plan for this location (Valero Station / Hawthorne Blvd & Granvia Altamira) would be to build condos. The views would be awesome. Any zoning change should be to multi residential not commercial.

A significant reason why the Valero Service Station is failing is that their price for auto fuel is non competitive with other close by (Arco & Chevron) stations. The Valero station on PCH & the 110 as is the Valero station on Crenshaw usually less costly than the RPV station. That the Valero station is non competitive should not be the problem of RPV residents.

Ken DeLong

EduardoS

From: Joel Rojas [joelr@rpv.com]
Sent: Monday, June 09, 2008 8:25 AM
To: 'EduardoS'
Subject: FW: Proposed CVS Pharmacy hearing: 6/10/08

From: Bindu V [mailto:binduv@rpv.com]
Sent: Monday, June 09, 2008 7:29 AM
To: wrbartron@earthlink.net
Cc: 'Ara Mihranian'; 'Joel Rojas'; JimB@rpv.com; 'Carolyn Lehr'; 'Carolynn Petru'
Subject: RE: Proposed CVS Pharmacy hearing: 6/10/08

Bartron,
Thank you very much for the e-mail. I am forwarding this e-mail to appropriate city staff for follow up.
Thank you,
Bindu Vaish

From: will bartron [mailto:wrbartron@earthlink.net]
Sent: Saturday, June 07, 2008 4:09 PM
To: binduv@rpv.com
Subject: Proposed CVS Pharmacy hearing: 6/10/08

It is with great dismay that I drive past the corner of Hawthorne Blvd. and Granvia Altamira. The sheer size of the proposed pharmacy is of such proportions so as to be a blight on the landscape.

I had attended and spoke at the meeting when this issue was first presented. My opinion remains the same. We do not need another pharmacy in Rancho Palos Verdes. And now that the size of the structure is obvious, I am saddened that the owners would see this building as architecturally and aesthetically pleasing.

It is my hope that the city council will carefully consider this project. It is imperative that all involved look carefully at the flag silhouette. It is in the best interest of the city to look at each proposed structure and know that this particular structure is not compatible with the surroundings.

Ruth Bartron

6939 Starstone Drive

bill bartron
wrbartron@earthlink.net
Why Wait? Move to EarthLink.

EduardoS

From: Joel Rojas [joelr@rpv.com]
Sent: Thursday, June 05, 2008 8:20 AM
To: 'EduardoS'
Subject: FW: CVS Pharmacy -- NO!

-----Original Message-----

From: John Freeman [mailto:jrfree@cox.net]
Sent: Wednesday, June 04, 2008 7:31 PM
To: pc@rpv.com
Subject: CVS Pharmacy -- NO!

Re: Agenda Item #6, June 10, 2008

Dear Planning Commissioners:

I live approximately 1 mile from the Valero station and we drive past there at least several times each day.

Just a couple short simple comments:

1. When the previous Mobile station located there (at Hawthorne Blvd and Granvia Altamira) wanted to add a car wash, the community spoke loud and clear: We didn't need more traffic and more noise from operating a car wash in addition to a gas/service station. Thankfully it was denied.
2. If we didn't and don't want additional congestion from a car wash, why would we want even more congestion from a CVS Pharmacy?
3. If CVS really thinks the community needs another pharmacy, why don't they review existing pharmacies? I go to the Ralph's pharmacy at least once a month to refill prescriptions. Rarely do I ever see more than one person in line waiting. Sometimes no one!
4. If CVS really thinks the community needs another pharmacy, will they agree to a "pharmacy-express-only" CVS mini-building? Or do they instead want to sell makeup, shampoo, liquor, and other high-profit items?
5. We don't even know yet the full traffic impact to support the Terranea resort and Trump golf course. Why make it even worse?
6. If I wanted Hawthorne Blvd in RPV to end up looking like Hawthorne Blvd in Lawndale, I would have moved to Lawndale in the first place.

Zoning definitions and General Plan Land Use designations are there to protect our residents, not to be give away.

PLEASE...just say NO!

John Freeman
6850 Faircove Drive
Rancho Palos Verdes, CA 90275

P.S. You shouldn't believe the stated economic un-viability comments about car repair at gas stations -- you should go look at the ARCO station near the high school. They are always busy doing repair work. Valero needs to revisit and revamp their marketing plan for repair service. The need is there. Just build a better mouse trap!

EduardoS

From: Kathy Tyndall [kathytyndall@gmail.com]
Sent: Wednesday, June 04, 2008 8:19 PM
To: EduardoS
Subject: Re: CVS Initial Study

Thank you for the information. Having read what you have sent, I am wondering about the probability of having such a large structure approved by the planning. Particularly because it requires a zoning change, height variance and encroachment into setback limitations. I know I have passed the time limit for voicing my reservations about this project except for the meeting on the 10th, but I am very concerned as a licensed Realtor and resident about such an imposing commercial structure in our residential area. I am hoping it won't be easy for approval of the aforementioned changes. I know when I needed to make improvements to my property, the city was inflexible about encroaching on setback limitations even when though my existing structure was built that way and in need of repair. Nevertheless, I will be there on the 10th. Thank you again.

Kathy Tyndall

On Wed, Jun 4, 2008 at 4:54 PM, EduardoS <EduardoS@rpv.com> wrote:

Ms. Tyndall,

The City's Development Code requires that a Notice be published in a newspaper and that Notice be provided to property owners within 500-feet of the external boundaries of the subject property. Both methods were done, with a notice being published in the Peninsula News on May 24, 2008 and the Notice being mailed to all property owners within 500-feet on May 21, 2008. Your property on Braidswood Drive, however, is significantly farther than 500-feet, which is why you did not receive a Notice in the mail.

Should you have additional questions regarding this project, please let me know.

Sincerely,

EDUARDO SCHONBORN, AICP

SENIOR PLANNER

City of Rancho Palos Verdes

30940 Hawthorne Boulevard

Rancho Palos Verdes, CA 90275

ph: 310-544-5228

fax: 310-544-5293

From: Kathy Tyndall [mailto:kathymtyndall@gmail.com]
Sent: Wednesday, June 04, 2008 1:14 PM
To: EduardoS
Subject: Re: CVS Initial Study

Thank you Eduardo. As a homeowner living in close proximity to the proposed changes, why weren't the residents in the adjacent community mailed letters about the proposed changes? I live at 28120 Braidwood Drive, Rancho Palos Verdes. I didn't know about this size or nature of this project until I saw the flags posted.

Kathy Tyndall

On 6/4/08, **EduardoS** <EduardoS@rpv.com> wrote:

Kathy,

Per your request, attached is the Initial Study/Mitigated neg Dec for the proposed CVS project. The attachment has the Notice, which indicates that the public hearing with the Planning Commission is schedule for June 10th at Hesse Park.

Let me know if you have any questions.

Sincerely,

EDUARDO SCHONBORN, AICP

SENIOR PLANNER

City of Rancho Palos Verdes

30940 Hawthorne Boulevard

6/6/2008

Rancho Palos Verdes, CA 90275

ph: 310-544-5228

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KATHY TYNDALL
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RECEIVED

JUN 05 2008

PLANNING, BUILDING AND
CODE ENFORCEMENT

May 28, 2008

The City of Rancho Palos Verdes
Planning Commission
30940 Hawthorne Boulevard
Rancho Palos Verdes, CA 90275

From:

Rita Williams
130 *Spencer St*
R.P.V. - CA 90275

RE: Proposed CVS Pharmacy at 28103 Hawthorne Boulevard

Dear Honorable Commissioners:

We write this letter in support of the proposed CVS Pharmacy/Drug Store at 28103 Hawthorne Boulevard. Currently, this property is occupied by Valero Gas Station. As you know, gas stations produce a severe threat of environmental contamination to the surrounding area and pose a real risk of soil contamination with petroleum. Also, as you may have noticed, the gas station has become a haven for loitering during lunch hours for day-laborers that are not local residents. Hence, it would be in the best interest of our community to change the existing station to something that is less environmentally toxic, reduces loitering and better meets the needs of our community. Additionally, a new structure at this location would help beautify this corner property in contrast to the dark and dingy look of a gas station, one of several gas stations lining on a stretch of one street in such a small city.

As you are aware, our community is growing and the local population is aging. Many of us local residents frequently need to go to other near-by cities to meet our health needs. It is such a grueling process just to find parking in order to go to Rite Aide and for many of us residents; Longs Drugs is always exceedingly crowded. Hence, having a local CVS Pharmacy would greatly help meet the increasing demands of our aging and growing population.

CVS Pharmacy can better meet the needs of our aging community and lessen the risk of environmental pollution and local loitering. We, as residents of Palos Verdes, urge the Honorable Planning Commission to recommend the necessary approvals to allow the re-development of this property with a CVS store.

Very truly yours,

RECEIVED

JUN 04 2008

PLANNING, BUILDING AND
CODE ENFORCEMENT

May 28, 2008

The City of Rancho Palos Verdes
Planning Commission
30940 Hawthorne Boulevard
Rancho Palos Verdes, CA 90275

From: Nina Neumann
26133 Basswood Ave
Rancho Palos Verdes, CA
90275

RE: Proposed CVS Pharmacy at 28103 Hawthorne Boulevard

Dear Honorable Commissioners:

We write this letter in support of the proposed CVS Pharmacy/Drug Store at 28103 Hawthorne Boulevard. Currently, this property is occupied by Valero Gas Station. As you know, gas stations produce a severe threat of environmental contamination to the surrounding area and pose a real risk of soil contamination with petroleum. Also, as you may have noticed, the gas station has become a haven for loitering during lunch hours for day-laborers that are not local residents. Hence, it would be in the best interest of our community to change the existing station to something that is less environmentally toxic, reduces loitering and better meets the needs of our community. Additionally, a new structure at this location would help beautify this corner property in contrast to the dark and dingy look of a gas station, one of several gas stations lining on a stretch of one street in such a small city.

As you are aware, our community is growing and the local population is aging. Many of us local residents frequently need to go to other near-by cities to meet our health needs. It is such a grueling process just to find parking in order to go to Rite Aide and for many of us residents; Longs Drugs is always exceedingly crowded. Hence, having a local CVS Pharmacy would greatly help meet the increasing demands of our aging and growing population.

CVS Pharmacy can better meet the needs of our aging community and lessen the risk of environmental pollution and local loitering. We, as residents of Palos Verdes, urge the Honorable Planning Commission to recommend the necessary approvals to allow the re-development of this property with a CVS store.

Very truly yours,



RECEIVED

JUN 04 2008

PLANNING, BUILDING AND
CODE ENFORCEMENT

May 28, 2008

The City of Rancho Palos Verdes
Planning Commission
30940 Hawthorne Boulevard
Rancho Palos Verdes, CA 90275

From:

IRAJ SADRABHITAJI M.D.

457 VIA DEL MONTE

PVE - CA 90274


RE: Proposed CVS Pharmacy at 28103 Hawthorne Boulevard

Dear Honorable Commissioners:

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CVS Pharmacy can better meet the needs of our aging community and lessen the risk of environmental pollution and local loitering. We, as residents of Palos Verdes, urge the Honorable Planning Commission to recommend the necessary approvals to allow the re-development of this property with a CVS store.


Very truly yours,

STEVEN T. KUYKENDALL & ASSOCIATES

P. O. Box 4259

Palos Verdes Peninsula, California 90274

310-377-8895 Fax 310-541-8092

stevenkuykendall@aol.com

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JUN 05 2008

PLANNING, BUILDING AND
CODE ENFORCEMENT

HAND DELIVERED

June 5, 2008

Planning Commission
City of Rancho Palos Verdes
30940 Hawthorne Blvd.
Ranch Palos Verdes, CA 90275

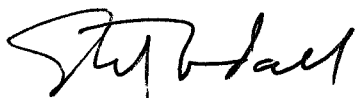
Re: Case No. ZON2008-00091, 28103 Hawthorne Blvd. (CVS Pharmacy)

Gentlemen:

Enclosed are the original and nine additional copies of a petition containing 21 signatures (19 different property owners), in support of the project, that was circulated by the property owner Masoud Sharifi.

Please add these to the letters in support of the project for distribution to the Planning Commission members prior to the June 10 meeting.

Sincerely,



Steven T. Kuykendall

STK/sk

CC: Masoud Sharifi
Tricor

**PETITION SUPPORTING THE REDEVELOPMENT OF 28103
HAWTHORNE BOULEVARD (the "Property")**

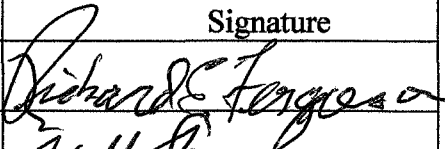


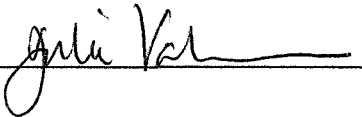
We the undersigned are supportive of the Property's proposed redevelopment from an existing Valero Gas Station (the "Station") to a CVS Pharmacy/Drugstore (the "Project"). We understand that the City of Rancho Palos Verdes' Planning Commission (the "Commission") will consider project related approvals at their June 10, 2008 public hearing. *We would like to express our support of the project for the following reasons:*

A. The Project would add a badly needed drugstore to the Rancho Palos Verdes Community in order to avoid the current long waits and difficult parking situations at the existing pharmacies on the hill.

B. The Project would diminish the current lunchtime loitering problem at the gas station.

C. The Property also offers convenient access to the surrounding neighborhood and is ideally located along a large boulevard.

D. The Station will be demolished as part of the Project. Fear of potential tank leakage and continued environmental pollution will be eliminated because existing underground storage tanks will be removed.

Printed Name	Address	Signature
Richard E. Ferguson	2047 Lomo Dr., R.P.V., CA	
WILLYS SHU	28116 LOMO DR. R.P.V. CA 90271	
LINDA SHU	28116 LOMO DR. R.P.V. CA 90271	
Julie Valukonis	28111 Lomo Dr. R.P.V. CA 90271	

Petition Supporting the Redevelopment of 28103 Hawthorne Boulevard

PRINT NAME	ADDRESS	SIGNATURE
Richard C. Einsteinman	6503 Certia Drive	
JENNY LEE	28313 LOMO DR	Jenny Lee
Bo Kelly	28216 Lomo Dr.	Bo Kelly
J. Macfarlane	6520 Monero Dr	
Nina Clark	6513 Monero Dr	Nina Clark
James Clark	6513 Monero Dr	James Clark
Kristie Lee	6557 Monero Dr.	Kristie Lee
Andrew Neights	28004 Santana Ave-	
Scott Gregerson	28060 Santona Ave	Scott Gregerson
S. P. Krum	28054 Santona Dr.	
DAVID TANG	28012 SANTONA DR	
Silvia Katayama	28005 Santona Dr	Silvia Katayama
B. G. FETTERSON	28047 SANTONA DR	
TANJA BUOUR	28062 SANTONA DR.	
Petra Miller	28048 Santona Dr.	
Tom Thompson	28043 Santona Dr	Tom Thompson
LARRY & ROSE BARLOCK	28070 SANTONA DR	Larry & Rose Barlock