

August 25, 2010

NOTICE OF DECISION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rancho Palos Verdes has adopted P.C. Resolution No. 2010-28, approving with conditions, Conditional Use Permit No. 200 Revision 'A-1', Grading Permit, and Coastal Development Permit amending Condition No. 29 of P.C. Resolution No. 2010-03 to increase the project grading quantities from 20500 cubic yards to 25,885 cubic yards in association with the construction of the Parking Lot and Site Improvement Project at Lower Point Vicente (ZON2009-00441).

LOCATION: 31501 Palos Verdes Drive West

APPLICANT: City of Rancho Palos Verdes

The Parking Lot and Site Improvement Project at Lower Point Vicente involves the removal of the existing parking lot to accommodate a reconfigured and expanded parking lot to accommodate 101 parking spaces; new landscaping; new hardscape (walkways and plazas); new decomposed granite trails; and drainage improvements. The project now requires approximately 25,885 cubic yards of combined grading (cut and fill) that is balanced on-site.

This approval is subject to the mitigation measures established in the MMRP pursuant to P.C. Resolution No. 2010-02 and the Conditions of Approval set forth in P.C. Resolution No. 2010-28 adopted on August 24, 2010. The adopted Resolutions, MMRP, and Conditions of Approval are available for viewing on the City's website and at City Hall.

The Planning Commission's decision constitutes the final action on the project. The clock for filing an appeal begins on Wednesday, August 25, 2010 (Day 1). Any interested party who wishes to appeal the Commission's decision to the City Council must submit the appeal no later than the close of the business day on **Wednesday, September 8, 2010 at 5:30 p.m.**

An appeal must be filed to the City's Community Development Department with a letter stating the name(s) and contact information of the appellant(s) along with a detailed written statement of the grounds of the appeal. Additionally, pursuant to the City Council's adopted fee schedule, each appeal must include a filing fee of **\$2,255.00** at the time the appeal is filed. In the event multiple appeals are filed by more than one interested party, these appeals will be packaged and presented to the City Council in a single Staff Report. Lastly, pursuant to Section 17.80.070.F of the Rancho Palos

Verdes Municipal Code, an appeal hearing at the City Council level is considered a De Novo hearing and the City Council is not limited to consideration of the materials presented to the Planning Commission. Any matter or evidence relating to the action on the application, regardless of the specific issue appealed, may be reviewed by the City Council at the appeal hearing.

Inquiries regarding this matter should be directed to Ara Mihranian, Principal Planner at (310) 544-5228 or via e-mail at aram@rpv.com.

Joel Rojas, AICP
Director of Planning, Building &
Code Enforcement