



NOTICE OF PUBLIC HEARING

The City of Palos Verdes Estates hereby gives notice that pursuant to the authority and criteria contained in the California Environmental Quality Act ("CEQA") and the CEQA Guidelines of the City of Palos Verdes Estates, the Director of Planning has analyzed the proposed Zone Change of Parcel A adjacent to 900 Via Panorama. Please be advised that pursuant to a Public Hearing held by the Planning Commission on February 19, 2013, the **City Council** will discuss this item at their regular meeting in compliance with PVEMC Section 17.10.

When: 7:30 PM, Tuesday, March 12, 2013
Where: City Council Chambers, City Hall
340 Palos Verdes Drive West
Palos Verdes Estates, CA 90274

THE PROJECT: Consideration of a Zone Change of Parcel A adjacent to 900 Via Panorama from Open Space to R-1 Single Family Residential. Application number: ZC-2

Recommended Action of Planning Commission: Denial of ZC-2-13 (4-0, Evans absent).

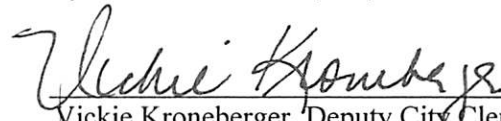
After reviewing the Initial Study and any applicable mitigating measures for the project, the Director of Planning has determined that this project will not have a significant effect on the environment. Accordingly, a **NEGATIVE DECLARATION** has been prepared.

HOW TO COMMENT

The City Council invites your comments regarding this application either by writing to the City Council in advance of the meeting or by attending the meeting and addressing the Council regarding this matter. All materials, including presentations that are to be distributed to the City Council are to be submitted no later than Thursday, **March 7th** by 5 pm. You are encouraged to review application materials for this project at City Hall. If you challenge the proposed actions in court, you may be limited to raising only those issues you or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City Council prior to the public meeting. If you would like to present a digital presentation at the meeting, please provide a copy of the presentation (no larger than 10 megabytes and/or 20 slides). The time allotted for the presentation is subject to the same time criteria as a speaker.

Additional information may be obtained by contacting the City Clerk's office at (310) 378-0383.

Dated: February 25, 2013


Vickie Kroneberger, Deputy City Clerk
FAX: (310) 378-7820

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DEPARTMENT APPROVAL 