



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 a proposed amendment to the Zoning Ordinance which will limit the use of any OS zoned property when it is privately owned. The ordinance amendment would affect a Portion of Lot A adjacent to 900 Via Panorama. Please be advised that the Planning Commission will hold a Public Hearing to discuss this item at the following meeting:

When: 6:30 PM, Tuesday, May 21, 2013
Where: City Council Chambers, City Hall
340 Palos Verdes Drive West
Palos Verdes Estates, CA 90274

THE PROJECT: Under the current Zoning Ordinance, OS zoned property may be used for supervised recreation, playgrounds, public or private schools, museums or galleries open to the public, and similar uses. The Proposed change to the Zoning Ordinance would limit the permitted uses of privately owned property in the OS zone to undeveloped natural open space; and limits the conditionally permitted uses to only designated areas and uninhabitable accessory uses such as gazebo, barbeque and sport court improvements. The amendment would not affect publicly owned property in the OS zone.

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 Planning Commission invites your comments regarding this application either by writing to the Planning Commission in advance of the meeting or by attending the meeting and addressing the Commission regarding this matter. All materials, including presentations that are to be distributed to the Commissioners are to be submitted no later than **May 16th** 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 Planning Commission 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 QUESTIONS?

Additional information may be obtained by contacting the project coordinator indicated below between the hours of 8:00 AM and 10:00 AM, Monday through Friday.

Dated: April 22, 2013


Stacey Kinsella, Project Coordinator
Phone: (310) 378-0383
FAX: (310) 378-7820

PLANNING COMMISSION POLICY FOR THE SUBMISSION OF MATERIALS TO AND PRESENTATIONS BEFORE THE COMMISSION

SUBMISSION OF MATERIALS

By 5:00 PM the Thursday before the Planning Commission meeting

Materials will be duplicated and included in Planning Commission agenda packets, which are reviewed prior to the meeting.

After 5:00 PM the Thursday before the Planning Commission meeting and during the Planning Commission meeting

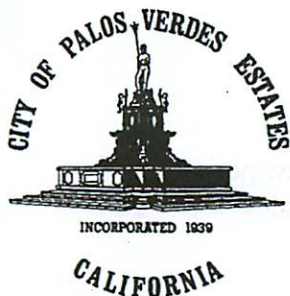
Materials will be accepted by staff, but will not be distributed to the Planning Commission.

VERBAL PRESENTATION GUIDELINES

- 1) The project applicant will have five minutes to make a presentation. The time limit includes all members of the applicant's team, and the total of all presentations shall not exceed five minutes. Materials will be accepted, but will not be reviewed or distributed.
- 2) Members of the audience will have three minutes each to make presentations. Materials will be accepted, but will not be reviewed or distributed.
- 3) The project applicant will have five minutes to rebut concerns raised by members of the audience. Materials will be accepted, but will not be reviewed or distributed.

COMPUTER PRESENTATION GUIDELINES

- 1) All computer presentations will be made in PowerPoint using the City's computer and projectors.
- 2) A copy of the PowerPoint presentation must be given to staff by 5:00pm the Thursday prior to the Planning Commission meeting. Copies of the presentation will be distributed to the Planning Commission for review prior to the meeting. No further changes to the presentation can be made once it is submitted to the City.
- 3) The presentation file must be no larger than 10 megabytes and/or 20 slides.
- 4) There will be no sound played with the presentation.



NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

Notice is hereby given that the City of Palos Verdes Estates has prepared an Environmental Initial Study for the following location:

PROJECT:

Zoning Text Amendment to establish permitted and conditionally permitted uses for privately owned Open Space

LOCATION:

Citywide and Portion of Lot A adjacent to 900 Via Panorama

PROJECT DESCRIPTION:

Under the current Zoning Ordinance, OS zoned property may be used for supervised recreation, playgrounds, public or private schools, museums or galleries open to the public, and similar uses. The proposed change to the Zoning Ordinance would limit the permitted uses of privately owned property in the OS zone to undeveloped natural open space; and limit the conditionally permitted uses to only designated areas and uninhabitable accessory uses such as gazebo, barbeque and sport court improvements. The amendment would not affect publicly owned property in the OS zone.

APPLICANT:

Bolton Engineering/Dan Bolton
25834 Narbonne Ave. #210
Lomita, CA 90717

Based on the environmental information gathered and analyzed for the project during the Initial Study process, the City of Palos Verdes Estates has determined that there is no substantial evidence, in light of the whole record, that the project may have a significant effect on the environment. Therefore, a Negative Declaration for the project is proposed pursuant to the requirements of the California Environmental Quality Act (CEQA)

The 20-day public review period for this document begins on May 1, 2013 and expires on May 21, 2013 at 5:00pm.

Please address all public comments (before the close of the environmental review period noted above) to City of Palos Verdes Estates, Attention: Stacey Kinsella, 340 Palos Verdes Drive West, Palos Verdes Estates, CA 90274, (310) 378-0383, skinsella@pvestates.org

The proposed Negative Declaration is available for public inspection during normal business hours at: The City of Palos Verdes Estates, 340 Palos Verdes Drive West, Palos Verdes Estates, CA 90274.

The Planning Commission of the City of Palos Verdes Estates will conduct a public hearing to consider the proposed Negative Declaration on **Tuesday, May 21, 2013** at 6:30 pm or as soon thereafter as possible, in the Palos Verdes Estates City Council Chambers, City Hall, 340 Palos Verdes Drive West, Palos Verdes Estates, California.

NEGATIVE DECLARATION

Pursuant to Division 6, Title 14, Chapter 3, Article 6, Sections 15070 and 15071 of the California Administrative Code, the **City of Palos Verdes Estates** does prepare, make, declare, publish, and cause to be filed with the County Clerk of Los Angeles, State of California, this Negative Declaration for the Project, described as follows:

PROJECT TITLE: Zoning Text Amendment to establish permitted and conditionally permitted uses for privately owned Open Space

PROJECT DESCRIPTION: Proposed change in text of the Zoning Ordinance in order to limit the permitted uses and conditionally permitted uses of privately owned property in the Open Space zone, per the request of the City Council.

PROJECT LOCATION: Citywide and Portion of Lot A adjacent to 900 Via Panorama, Palos Verdes Estates

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of Palos Verdes Estates, Planning Department

CONTACT PERSON: Stacey Kinsella, Associate Planner, Planning Department, 310-378-0383

NAME OF ENTITY OR AGENCY CARRYING OUT PROJECT: Dan Bolton of Bolton Engineering, 25834 Narbonne Ave. #210, Lomita CA 90717

NEGATIVE DECLARATION: The City of Palos Verdes Estates has determined that the subject project, further defined and discussed in the Environmental Checklist/Initial Study will not have any significant effects on the environment. As a result thereof, the preparation of an environmental impact report pursuant to the California Environmental Quality Act Division 13 of the Public Resources Code of the State of California) is not required. The Environmental Checklist/Initial Study has been prepared by the City of Palos Verdes Estates in support of this Negative Declaration. Further information including the project file and supporting reports and studies may be reviewed at the Planning Department, 340 Palos Verdes Drive West, Palos Verdes Estates, CA 90274.