

October 26, 2017

**NOTICE**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rancho Palos Verdes will conduct a public hearing on November 14, 2017 at 7:00 p.m. at Hesse Park Community Building, 29301 Hawthorne Boulevard, Rancho Palos Verdes to consider the following:

**CONDITIONAL USE PERMIT, GRADING PERMIT & MASTER SIGN PROGRAM -**

**Case No. ZON2017-00030** – A request to demolish an existing 5,501ft<sup>2</sup> vacant restaurant building (former Coco's Restaurant) and to construct a new 4,131ft<sup>2</sup> Chase bank building with a total of 48 parking spaces (including 17 additional parking spaces), a refurbished existing parking lot with new landscaping, lighting, and related site improvements. The main portion of the bank building is proposed to be 22.29' tall with a 27.36' tall tower feature. Also proposed is a Grading Permit to allow 1,563yd<sup>3</sup> of grading, consisting of 1,438yd<sup>3</sup> of cut and 125yd<sup>3</sup> of fill (1,310yd<sup>3</sup> of export) and Master Sign Program to allow various types of signs on-site including the existing monument sign to remain.

**LOCATION:** **28300 S. Western Ave**

**APPLICANT:** **Stantec Architecture for Chase Bank**

**LANDOWNER:** **CAP Cincy, LLC**

If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to Amy Seeraty, by noon on Tuesday, November 7, 2017. By doing so, you will ensure that your comments are taken into consideration for the staff analysis of the project. Written comments submitted after noon on Tuesday, November 7, 2017, will be given to the Planning Commission on the night of the meeting. Please note that written materials, including emails, submitted to the City are public records and may be posted on the City's website. Accordingly, you may wish to omit personal information from your written materials as it may become part of the public record. Only those who have submitted written comments at or prior to, and/or given testimony at the public hearing will receive notification of the decision. The Planning Commission's decision may then be appealed, in writing, to the City Council.

If you would like the opportunity to review the application package and the proposed plans, they are on file in the Community Development Department at 30940 Hawthorne Boulevard, Rancho Palos Verdes, and are available for review from 7:30 a.m. to 5:30 p.m. Monday through Thursday, and from 7:30 a.m. to 4:30 p.m. on Friday.

If you have any questions regarding this application, please contact Associate Planner Amy Seeraty at (310) 544-5231 or via email at [amys@rpvca.gov](mailto:amys@rpvca.gov) for further information.

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Ara Mihranian, AICP  
Director of Community Development

**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 in written correspondence delivered to the City of Rancho Palos Verdes during the public review period described in this notice.