

P.C. RESOLUTION NO. 2014-32

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO PALOS VERDES, CONDITIONALLY APPROVING A COASTAL PERMIT AND CONDITIONAL USE PERMIT (PLANNING CASE NO. ZON2014-00332), IN CONJUNCTION WITH THE ADOPTION OF A MITIGATED NEGATIVE DECLARATION, TO ALLOW THE CONVERSION OF A PORTION OF THE HARDEN ESTATE GATEHOUSE INTO THE "HERITAGE CASTLE MUSEUM," LOCATED AT 5500 PALOS VERDES DRIVE SOUTH

WHEREAS, on August 21, 2014, applications for a Coastal Permit, Conditional Use Permit and Environmental Assessment (Planning Case No. ZON2014-00332) were submitted to the Community Development Department by the applicants, Dr. Allan and Mrs. Charlotte Ginsburg, to allow the conversion of a portion of the Harden Estate Gatehouse on a 2.06-acre site at 5500 Palos Verdes Drive South into the "Heritage Castle Museum"; and,

WHEREAS, on September 10, 2014, the application for Planning Case No. ZON2014-00332 was deemed complete by Staff; and,

WHEREAS, pursuant to the provisions of the California Environmental Quality Act, Public Resources Code Section 21000 *et. seq.* ("CEQA"), the State's CEQA Guidelines, California Code of Regulation, Title 14, Section 15000 *et. seq.*, the City's Local CEQA Guidelines, and Government Code Section 65962.5(F) (Hazardous Waste and Substances Statement), the City of Rancho Palos Verdes prepared an Initial Study and determined that, by incorporating mitigation measures into the Negative Declaration, there is no substantial evidence that the approval of Planning Case No. ZON2014-00332 would result in a significant adverse effect on the environment. Accordingly, a Draft Mitigated Negative Declaration was prepared and circulated for public review for thirty (30) days between October 9, 2014, and November 10, 2014, and notice of that fact was given in the manner required by law; and,

WHEREAS, after issuing notices pursuant to the requirements of the Rancho Palos Verdes Development Code and the State CEQA Guidelines, the Planning Commission held a duly-noticed public hearing on October 28, 2014, November 11, 2014, and December 9, 2014 at which time all interested parties were given the opportunity to be heard and present evidence; and,

WHEREAS, at its December 9, 2014, meeting, after hearing public testimony, the Planning Commission adopted P.C. Resolution No. 2014-31 making certain findings related to the requirements of the California Environmental Quality Act (CEQA) and adopted a Mitigation Monitoring Program and Mitigated Negative Declaration for the proposed project.