

January 6, 2022

## **NOTICE**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rancho Palos Verdes will conduct a public hearing on Tuesday, January 25, 2022, at 7:00 p.m. The meeting will take place remotely in accordance with Government Code Section 54953(e) et seq. (AB 361), and pursuant to Resolution No. 2021-59, as adopted by the City Council on November 16, 2021, and as renewed by subsequent resolution(s) thereafter. The meeting will be conducted through a \*hybrid combination of in-person and/or all virtual attendance of the seven members of the Planning Commission and invited staff at Hesse Park, McTaggart Hall, 29301 Hawthorne Boulevard and via teleconference using the Zoom platform and broadcast live on the City's website at [rvca.gov/agendas](http://rvca.gov/agendas) and on PVPtv channels Cox 35 and Frontier FiberOptic 39. Public participation is highly encouraged using the virtual platform as there will be very limited seating (with a combined total of 25 people between two rooms) at Hesse Park. The Planning Commission will consider the following:

**CONDITIONAL USE PERMIT (CASE NO. PLCU2021-0006)** – A request to allow a Jiu Jitsu studio to operate classes five days a week, between the hours of 5:00 p.m. to 8:00 p.m. on Monday/Wednesday, 5:00 p.m. to 7:00 p.m. on Tuesday/Thursday, and 10:00 a.m. to 12:00 p.m. on Saturday, within a 621 ft<sup>2</sup> leasing space on the lower level of an existing split-story commercial building.

**LOCATION:** **34 MIRALESTE PLAZA**

**APPLICANT:** **NICOLE AND BRIAN PHILLIPS**

**LANDOWNER:** **EFTHEMIOS A & MARIA TSIBOUKAS**

This project is categorically exempt pursuant to California Environmental Quality Act Sections 15301(a)(Existing Facilities).

If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to Senior Planner, Jaehée Yoon, by noon on **Tuesday, January 18, 2022**. By doing so, you will ensure that your comments are included in the Staff Report. Written comments submitted after noon on Tuesday, January 18, 2022, will be given to the Planning Commission on the night of the meeting as late correspondence. 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. In addition, this virtual City meeting will be televised and can be accessed through the City's website.

If you would like the opportunity to discuss or review the proposed project, it is on file in the Community Development Department at 30940 Hawthorne Boulevard, Rancho Palos Verdes, and is 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. Friday. **In light of COVID-19 response measures from the Governor of the State of California and the Los Angeles County Public Health Department, and in the**

**interest of the health and well-being of residents and City employees, City Hall is limiting counter hours and walk-ins by appointment only.**

The final staff report will be available on the City's website, <https://ca-ranchopalosverdes2.civicplus.com/772/City-Meeting-Video-and-Agendas>, on Thursday, January 20, 2022, under "Planning Commission Agenda".

If you have any questions regarding this application, please contact Jaehee Yoon at (310) 544-5224 or via email at [jyoon@rpvca.gov](mailto:jyoon@rpvca.gov) for further information.



Ken Rukavina, PE  
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.

**PLEASE PUBLISH IN THE PENINSULA NEWS ON THURSDAY, JANUARY 6, 2022**