



May 22, 2025

NOTICE

NOTICE IS HEREBY GIVEN that the Director of Community Development of the City of Rancho Palos Verdes will consider an application for the following project:

SPECIAL USE PERMIT (CASE NO. PLSU2025-0001): On August 18, 2017, a Notice of Decision was issued announcing that the Director of the Community Development Department approved, with conditions, the temporary installation of a Soil Vapor Extraction (SVE) system to remediate subsurface chemical impacts related to the historical dry-cleaning operations at the Golden Cove Shopping Center.

Pursuant to Condition of Approval No. 15 of Case No. ZON2017-00271, the SVE system, related equipment and enclosures were permitted for a maximum of one-year with the removal of the equipment to be completed by August 23, 2018. This provision also included an option to extend the time period to maintain the equipment, through the submittal of a revision to the Special Use Permit (SUP).

Since then, the Director of Community Development Department approved with conditions, a one-year extension of the SUP on January 31, 2019, March 10, 2020 April 19, 2021, and April 5, 2022. More recently, on April 7, 2023, the Director of Community Development Department approved with conditions a two-year extension of the SUP.

On April 23, 2025, the Applicant submitted a request to extend the SUP entitlements for an additional two-years without any modifications to the established Conditions of Approval. The SVE system will continue to be contained in a 9-foot tall, 84 ft² (7 feet x12 feet) temporary trailer, which will be located along the southeast corner of the site behind existing parking stalls. The existing dry cleaners and the shopping center will remain in operation throughout the course of the SVE operation, which is being performed under the environmental regulatory oversight of the Los Angeles County of Fire Department Site Mitigation Unit (LACoFD – SMU), and operation of the SVE unit will be performed under permitting through the South Coast Air Quality Management District (AQMD).

LOCATION: 31244 Palos Verdes Drive West
APPLICANT: David Horrell, Partner Engineering & Science, Inc.
LANDOWNER: Golden Cove Center, LLC.

If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to Assistant Planner, Maria Rivera, by 4:30 p.m. on Friday, June 6, 2025. By doing so, you will ensure that your comments are taken into consideration for the staff analysis of the project. 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. After June 6, 2025, a Notice of Decision will be mailed to owners of property within 500-foot radius of the site and the Applicant. All parties shall have five days to appeal the decision in writing to the Planning Commission.

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. Friday.

If you have any questions regarding this application, please contact Maria Rivera at (310) 544- 5232 or via email at mriviera@rpvca.gov for further information.



Brandy Forbes, 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.

PLEASE PUBLISH IN THE PENINSULA NEWS ON THURSDAY, MAY 22, 2025.