

October 2, 2014

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the City Council of the City of Rancho Palos Verdes will conduct a public hearing on **Tuesday, October 21, 2014**, at 7:00 PM at Hesse Park Community Building, 29301 Hawthorne Boulevard, Rancho Palos Verdes, to consider:

TERRANEA RESORT AND SPA: ZON2014-00388 (REVISION 'Q' TO COASTAL PERMIT NO. 166, CONDITIONAL USE PERMIT NO. 215, GRADING PERMIT NO. 2229, VARIANCE NO. 489, AND TENTATIVE PARCEL MAP NO. 26073): A request to amend the Council adopted Conditions of Approval to: 1) delete Condition No. 40 (c and d) that requires a 1% Transfer Fee be paid to the City upon each transfer of ownership of the on-site owned units, including, without limitation, the bungalow units, resort villas, casitas and fifty hotel guest suites or guestrooms and to establish a new nonprofit corporation with a seven-member board of directors to undertake the duties specified in this condition; 2) construct a new 9,400 square foot Golf and Landscape Maintenance Yard located off the lower public parking lot with approximately 150 cubic yards of earth movement to accommodate the paved pad area; 3) construct a new 1,675 square foot upper resort pool (including 9,500 square feet of deck area) and a 1,100 square foot ancillary pool building to accommodate the pool equipment, restrooms and poolbar at a height of 14-feet, as measured from finished grade and 500 square feet of pool cabanas. The upper pool is proposed to be located at the existing lawn area between the main hotel building and Mar'sel restaurant; and 4) construct a 350 square foot outdoor bar and seating area at a height of 12-feet, as measured from finished grade, located at the main pool area.

LOCATION: 6610 PALOS VERDES DRIVE SOUTH (Thomas Guide Page 822/H-5)

APPLICANT: LONG POINT DEVELOPMENT LLC.

All interested parties are invited to submit written comments and to attend and give testimony. If you wish to submit written comments, please provide them to the Community Development Director. Public Comments received by 5:30p.m. on Tuesday, October 14, 2014 will be included in the City Council Staff Report. Written comments submitted after October 14th will be given to the City Council prior to the meeting.

This project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA). Staff has determined that the proposed revisions to the Council adopted Conditions of Approval qualifies as Addendum No. 17 under the authority provided by the CEQA guidelines since no significant environmental impacts are anticipated that are any more intense than originally assessed under the project's certified EIR.

The applications and plans are available on the City's website under the Terranea Resort homepage and on file with the Community Development Department at City Hall, 30940 Hawthorne Boulevard, Rancho Palos Verdes, and are available for review between the hours of 7:30 am and 5:30 pm, Mondays through Thursdays, and 7:30 am and 4:30 pm on Fridays. Please contact Ara Michael Mihranian, Project Planner, at (310) 544-5228 or via e-mail at aram@rpv.com for further information.

Joel Rojas, AICP
Community Development Director

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 at the public hearing described in this notice, or in written correspondence delivered to the City of Rancho Palos Verdes at, or prior to, the public hearing.

PLEASE PUBLISH IN THE PENINSULA NEWS ON THURSDAY, OCTOBER 2, 2014.