

May 31, 2008

PUBLIC NOTICE
PROPOSED
MITIGATED NEGATIVE DECLARATION

The City of Rancho Palos Verdes hereby gives notice that pursuant to the authority and criteria contained in the California Environmental Quality Act ("CEQA") and the CEQA Guidelines of the City of Rancho Palos Verdes, the Director of Planning, Building, and Code Enforcement has analyzed the request for Conditional Use Permit #96 – Revision "D," Grading Permit, Minor Exception Permit and Sign Program for the St. John Fisher Master Plan.

The project is described as:

A request to construct a combined total of 34,406 square feet of new building area to the existing site as delineated below:

- **A new 18,400 square foot sanctuary at the northwest corner of the property. The new sanctuary will be circular in shape, whereby the main structure will range in height from 15'- 0" at the east end of the structure to 48'-0" at the west and southeast ends of the structure. In addition, the new sanctuary would include a bell tower/steeple, at the west end of the structure, with a maximum height of 72'-0" to the top of the bell tower/steeple and 88'-0" to the top of the cross. The proposed bells are proposed to ring intermittently between the hours of 8:00 am and 6:00 pm Monday through Saturday and 8:50 am and 6:00 pm Sunday.**
- **A new 11,268 square foot administration building (8,968 square foot first floor and 2,300 square foot basement)**
- **A 1,074 square foot addition for the creation of a new two-classroom preschool (currently no preschool on-site)**
- **A new 1,289 square foot art room at the northwest corner of the existing classrooms**
- **A new 1,217 square foot school library at the northeast corner of the existing classrooms**
- **A 304 square foot expansion to Barrett Hall for storage area**
- **A new 454 square foot garage at the southeast corner of the property, adjacent to the priest's new residence (previously nun's residence)**
- **A 400 square foot addition north of the existing music room to accommodate two (2) new offices**

In addition to the proposed new construction, the applicant is proposing to demolish a combined total of 10,329 square feet of the existing facilities (offices, youth building and existing priest residence) and remodel 26,544 square feet of the existing structures (existing nun's residence to be converted to priest's residence, existing sanctuary to be converted to new gymnasium, office areas and classrooms).

A total of 30,688 cubic yards of grading is required (19,694 cubic yards of raw cut and 10,994 cubic yards of fill to be reused on-site) to accommodate the new construction, major remodel, proposed retaining walls and new parking lot. The existing property has a total of 359 parking spaces with 0 loading spaces. As the new sanctuary will be located on a portion of the existing parking lot, the applicant is grading and reconfiguring the parking lot at the south end of the property to accommodate a total of 331 parking spaces with 3 loading spaces. The total number

of proposed parking spaces is based on a parking needs analysis for the highest peak hour of operation.

After reviewing the Initial Study, the Director of Planning, Building and Code Enforcement has determined that this project will not have a significant effect on the environment. Accordingly, a DRAFT MITIGATED NEGATIVE DECLARATION has been prepared.

Public comments on the proposed project and adequacy of the Draft Mitigated Negative Declaration will be received by the City prior to final approval of the MITIGATED NEGATIVE DECLARATION and action on the proposed project, for a period of 20 days **(May 31, 2008 through June 19, 2008)**.

A public hearing will be held before the Planning Commission to discuss the proposed project, including the proposed DRAFT MITIGATED NEGATIVE DECLARATION, on Tuesday, June 24, 2008, at 7:00 p.m. at Hesse Park Community Building, 29301 Hawthorne Boulevard, Rancho Palos Verdes.

If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to the Director of Planning, Building and Code Enforcement by **June 18, 2008**. By doing so, you will ensure that your comments are taken into consideration for Staff's analysis of the project. Public Comments received after June 18, 2008, but prior to the June 24, 2008 public hearing will be given to the Planning Commission on the night of the meeting. Those who have submitted written comments prior to the end of the notification period will receive notification of the decision. All interested parties are invited to submit comments and attend and give testimony at the public hearing.

A frame structure (silhouette) has been constructed on the site to provide a basic outline of the height and bulk of the main portions of the new sanctuary at the northeast corner of the subject property (corner of Crest and Crenshaw). This frame will be in place for a period of two weeks only, from June 2, 2008 through June 15, 2008, to better assist you and the City to assess any project impacts.

A copy of all relevant materials including the Initial Study, DRAFT MITIGATED NEGATIVE DECLARATION and project plans are on file in the offices of the Planning, Building and Code Enforcement Department, 30940 Hawthorne Boulevard, Rancho Palos Verdes, CA 90275, 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.

To receive a copy of the Initial Study or for additional information regarding the proposed project, please contact Associate Planner, Leza Mikhail at (310) 544-5228, or via email at lezam@rpv.com.

Joel Rojas, AICP
Director of Planning,
Building and Code Enforcement

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 Saturday, May 31, 2008.