



PUBLIC HEARING NOTICE

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NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rolling Hills Estates will hold a public hearing in the City Hall Council Chambers, 4045 Palos Verdes Drive North, to consider the following:

TITLE: PA-230037
LOCATION: Citywide
APPLICANT: City of Rolling Hills Estates
DATE/TIME: Monday, June 3, 2024 at 7:00 pm

DESCRIPTION: Amendments to the Rolling Hills Estates Municipal Code and Amending the Zoning Map to Implement the General Plan 2040 to include the following actions:

- (a) Rezoning various Parcels of Approximately 93 Acres in the Commercial District from Commercial General/Mixed-Use Overlay to Commercial General Mixed-Use District;
- (b) Rezoning 28441 Highridge Road (APN 7587-009-103; P.M. 149-16-17) from Commercial Office to Commercial Limited Mixed-Use District;
- (c) Rezoning 26941 Rolling Hills Road (APN 7548-011-018) from RA-20,000/Landmark Overlay District to Commercial Limited Mixed-Use District/Landmark Overlay District;
- (d) Rezoning APN (7585-014-031) from Commercial Limited to Residential Planned Development;
- (e) Rezoning APN 7586-022-011 (27591 Crenshaw Blvd.) from RA-20,000 to Commercial Recreation;
- (f) Rezoning APNs 7586-002-900 through -901 (Levitt Park) from Commercial General/Mixed-Use Overlay District to Open Space;
- (g) Rezoning the following Parcels with the Institutional Zoning Designation to include a Workforce Housing Overlay District: APN 7551-002-900 (Dapplegray Elementary School); APNs 7576-030-900 thru -901 (Palos Verdes Peninsula High School); APNs 7554-001-007, 7551-015-023 through -024 (Rolling Hills Covenant Church);
- (h) Amending and Restating of Municipal Code Chapter 17.28 (Commercial Limited Mixed-Use District) and Chapter 17.30 (Commercial General Mixed-Use District);
- (i) Repealing Municipal Code Chapter 17.32 (Science, Research and Development District), Chapter 17.34 (Quarry District) and Chapter 17.37 (Mixed-Use Overlay District); and
- (j) Other Minor Code Changes to Implement the General Plan 2040.

Please note that the proposed rezonings will affect the permitted uses of each designated property and the proposed Municipal Code amendments to the Commercial Limited Mixed-Use and the Commercial General Mixed-Use Districts will affect the permitted uses of all properties within these districts. The draft amendments to the Zoning Code and Zoning Map may be found on the City's website, www.rhe.city/GP2040 or a hard copy obtained in-person in the Community Development

Department at City Hall, 4045 Palos Verdes Drive North, Monday-Thursday between 7:30 AM - 5:30 PM, and Friday 7:30 AM – 4:30 PM.

Questions should be directed to Jeannie Naughton, Community Development Director at (310) 377-1577, extension 115 or via email to JeannieN@RollingHillsEstates.Gov. If you would like to provide written comments and would like those comments to become an attachment to the official Staff Report, they must be submitted before **Wednesday, May 29, 2024 at 4:30 PM**, otherwise they will be placed before the City Council on the dais at the meeting.

Any and all persons interested are invited to participate. The staff report and agenda for this meeting will be available by **Friday, May 31, 2024** on the City's website, www.rhe.city/agendas.

The proposed amendments reflect implementation actions for the comprehensive update to the General Plan and Housing Element, adopted by the City in 2022 and to the Housing Element readopted by the City in 2023. The City previously certified an Environmental Impact Report (EIR) for the updates to the General Plan and Housing Element on April 26, 2022 (SCH# 2021050450). The City has determined that the proposed amendments do not create any new potentially significant environmental impacts not previously analyzed in the EIR, and as such, no further review is necessary. If you challenge the proposed action 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 Council at, or prior to, the Public Hearing.

/s/ Lauren Pettit
Lauren Pettit, City Clerk

May 24, 2024
Date