

CITY OF PALOS VERDES ESTATES



TO: All Interested Parties

DATE: March 4, 2025

PROJECT TITLE: Palos Verdes Estates 2021-2029 Housing Element Program 13 Rezoning Project

SUBJECT: Notice of Intent to Adopt a Mitigated Negative Declaration for the Palos Verdes Estates 2021-2029 Housing Element Program 13 Rezoning Project

REVIEW PERIOD: March 4, 2025 to April 2, 2025

NOTICE IS HEREBY GIVEN: As the Lead Agency, the City of Palos Verdes Estates has completed an Initial Study/Mitigated Negative Declaration for the proposed Palos Verdes Estates 2021-2029 Housing Element Program 13 Rezoning Project in accordance with the California Environmental Quality Act (CEQA) pursuant to State CEQA guidelines Sections 15071 and 15365 and, and Public Resources Code Section 21092.

PROJECT LOCATION: Palos Verdes Estates is a coastal city within the Los Angeles, Long Beach metropolitan area, approximately 30 miles southwest of downtown Los Angeles within Los Angeles County. The City covers approximately 4.8 square miles, situated on the Palos Verdes Peninsula. The City is generally bound to the west/southwest by the Pacific Ocean, the City of Torrance to the north, the City of Rolling Hills Estates to the east, and the City of Rancho Palos Verdes to the south. The nearest highway to the City is State Route (SR)-1, to the north of the City. Palos Verdes Drive West and Palso Verdes Drive North provide primary access to the City and to the project sites.

PROJECT DESCRIPTION: The City's Housing Element identified Program 13: Zoning Code Review and Update, which provides ministerial approval for three opportunity sites within five parcels that would be rezoned either Housing Opportunity Overlay (HO-O) or Mixed-Use Overlay (MU-O) to accommodate future housing to meet the City's Regional Housing Needs Assessment target.

Two candidate sites, Malaga Cove (Site 1), located at 304 Tejon PI and 316 Tejon PI (APNs 7539-016-018 and 7539-016-019), and Lunada Bay (Site 2), located at 2325 Palos Verdes Dr. W (APN 7542-015-025), would be re-zoned with a MU-O designation. The First Church of Christ, Scientist (Site 3), located at 4010 Palos Verdes Dr. N (APN's 7538-027-010 and 7538-027-009), would be rezoned with a HO-O overlay zone. Both overlay zones would allow for by-right residential uses with objective design standards. The overlay zone would allow Malaga Cove (Site 1) and Lunada Bay (Site 2) to develop at a maximum density of 30 dwelling units/acre (du/ac), resulting in a maximum of 20 units at each site and First Church of Christ, Scientist (Site 3) to develop at a maximum of 25 du/ac, resulting in a maximum of 116 units, for a total of 156 units. The proposed project would include a General Plan Amendment at First Church of Christ, Scientist (Site 3).

The project would require the following discretionary City Approvals:

- A General Plan Amendment for the First Church of Christ, Scientist (Site 3) to accommodate the density allowed by the HO-O Zone
- Amendments to the Palos Verdes Estates Municipal Code to create by-right MU-O and HO-O Zones

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- Amendments to the Palos Verdes Estates Municipal Code to include Objective Design Standards
- Rezoning Malaga Cove (Site 1) and Lunada Bay (Site 2) to apply the MU-O Zone and the First Church of Christ, Scientist (Site 3) to apply the HO-O Zone

ENVIRONMENTAL REVIEW: Environmental documents supporting the Initial Study are available for public review at the Palos Verdes Estates City Hall at 340 Palos Verdes Dr West, Palos Verdes Estates, CA 90274 during regular business hours and can be found at the City's website: pvestates.org. From March 4, 2025 to April 2, 2025 (the 30-day public review period), the public is invited to submit written comments to the contact person and address indicated below regarding the Initial Study environmental findings and Mitigated Negative Declaration determination. For further information please contact me by email at sbrady@pvestates.org or at 310.378.0383 ext. 807.

Sincerely,

Sheryl Brady

Sheryl Brady, Community Development Director
Community Development Department
City of Palos Verdes Estates
340 Palos Verdes Drive West
Pos Verdes Estates, California 90274

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