

August 5, 2010

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the Traffic Safety Commission of the City of Rancho Palos Verdes will conduct a public meeting to take comments on **Section 4.8, Traffic and Circulation**, of the Draft Environmental Impact Report for the Annenberg Project at Lower Point Vicente proposed on property located at 31501 Palos Verdes Drive West. The public hearing will be held at **7:00 p.m. on Monday, August 16, 2010** at **Fred Hesse Community Park, 29301 Hawthorne Boulevard**, Rancho Palos Verdes.

Pursuant to the California Environmental Quality Act (CEQA), an Environment Impact Report (EIR) is required for this project. The purpose of the hearing is to provide a forum for agencies and members of the community to comment on the Traffic and Circulation Section (Section 4.8) of the Draft EIR for the pending Annenberg Project at Lower Point Vicente. According to the Traffic Impact Analysis prepared for the Draft EIR, the following intersections are identified to be impacted:

- Hawthorne and Via Rivera
- Palos Verdes Drive South and Tromonto - Sea Hill Drive
- Palos Verdes Drive South and Forrestal Drive
- Palos Verdes Drive South and Palos Verdes Drive East

The Draft EIR recommends specific mitigation measures, such as the installation of traffic signals or roadway improvements to reduce the intersection impacts to a less than significant level.

All interested parties are invited to submit written comments and/or provide testimony at the August 16th public hearing. Further, the comment period during which written comments on the Draft EIR can be submitted to the City runs through Wednesday, September 15, 2010. The comments received during the comment period will be considered by the City, and addressed, pursuant to CEQA, as part of the Final EIR. This meeting is not to discuss the merits of the Annenberg Project, and additional public hearings will be held for that purpose.

The Project application consists of Zoning Case No. ZON2009-00442 (Revision "B," to Conditional Use Permit No. 100, a Grading Permit, and a Coastal Development Permit). The project involves construction of an education building, as well as an outdoor exhibit area, expanded picnic areas and restroom facilities, grassland and habitat restoration, drainage improvements and enhanced pedestrian pathways and trails. The proposed Education Center would be the primary structural component of the project. This two-

story building includes one story above existing grade and one story below existing grade. The building would be approximately 50,979 square feet in size, consisting of 35,213 square feet of habitable space, 11,850 square feet of subterranean covered parking, and 3,916 square feet of subterranean mechanical space (approximately 15,766 square feet will be located below grade). The proposed building height, at its highest point, would be approximately 16 feet above the existing grade and 31 feet above the proposed finished grade (as measured from the lowest finished grade (153' – garage entrance) to highest roof ridge line (184' – skylight). In addition to interior space for educational exhibits and classrooms, space for animal care and adoption, the building would include a multi-purpose theatre space that could be used for teaching as well as community and civic events and meetings. The project also includes a proposed “Outpost Building” that would serve as an information and interpretative station for the site, as well as a storage area for educational material and a public restroom facility. This one-story, 16-foot tall building would be located west of the main building, adjacent to the PVIC parking area. The Outpost Building would be approximately 900 feet in size and would be similar to the main Education building in materials and design.

The project proposal (including architectural and grading plans), the project applications and the Draft EIR are 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 a.m. and 5:30 p.m. Monday through Thursday, and 7:30 a.m. and 4:30 p.m., on Fridays. Additionally, the Draft EIR is available for review on the City’s website at www.palosverdes.com/rpv at Fred Hesse Park, the Peninsula Center (Main) Library, and the Miraleste Branch Library. Please send written comments or project inquiries to Ara Mihranian, Principal Planner, at (310) 544-5228 or via e-mail at aram@rpv.com. General inquiries regarding the Traffic Safety Commission meeting should be directed to Senior Engineer, Nicole Jules, at 310-377-5252 or via email at nicolej@rpv.com.

Joel Rojas, AICP
Community Development Director

**PLEASE PUBLISH IN THE PALOS VERDES PENINSULA NEWS ON THURSDAY,
August 5, 2010.**

STATE GOVERNMENT CODE SECTION 65009 NOTICE: If you challenge these applications 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.