

Notice of Determination

To:

Office of Planning and Research
 U.S. Mail: Street Address:
 P.O. Box 3044 1400 Tenth St., Rm 113
 Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
 County of: Los Angeles
 Address: 12400 Imperial Hwy
Norwalk, CA 90650

From:

Public Agency: City of Palos Verdes Estates
 Address: 340 Palos Verdes Dr W
Palos Verdes Estates, CA
 Contact: Sheryl Brady
 Phone: (310) 750-9807

Lead Agency (if different from above):
 Address: _____
 Contact: _____
 Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2025030159

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

Project Applicant: City of Palos Verdes Estates

Project Location (include county): See Attached.

Project Description:

See Attached.

This is to advise that the City of Palos Verdes Estates has approved the above
 (Lead Agency or Responsible Agency)

described project on 06/10/2025 and has made the following determinations regarding the above
 (date)
 described project.

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

340 Palos Verdes Dr West, Palos Verdes Estates, CA 90274

Signature (Public Agency): _____ Title: _____

Date: _____ Date Received for filing at OPR: _____

Project Location:

316 Tejon Pl; 304 Tejon Pl; 2325 Palos Verdes Dr. W; 4010 Palos Verdes Dr. N, Palos Verdes Estates, Los Angeles County, California

Project Description:

The City's Housing Element identified Program 13: Zoning Code Review and Update; Program 13 provides ministerial approval of projects for three opportunity sites within five parcels that will be rezoned with either a Mixed-Use Overlay or Housing Opportunity Overlay designation to accommodate future housing to meet the City's RHNA target. Two candidate sites, Malaga Cove (Site 1) and Lunada Bay (Site 2), would be re-zoned to apply the MU-O designation. The First Church of Christ, Scientist (Site 3) would be rezoned to apply the 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 25 du/ac, resulting in a maximum of 116 units, for a total of 156 maximum units. The proposed project would include a General Plan Amendment at First Church of Christ, Scientist (Site 3).