



RANCHO PALOS VERDES

TO: HONORABLE MAYOR & CITY COUNCIL MEMBERS
FROM: CITY CLERK
DATE: NOVEMBER 20, 2012
SUBJECT: ADDITIONS/REVISIONS AND AMENDMENTS TO AGENDA**

Attached are revisions/additions and/or amendments to the agenda material presented for tonight's meeting:

Item No.	Description of Material
C	Email exchanges between Olivier Enders, Director Rojas and, Mayor Pro Tem Campbell
1	Staff Proposed Updated Edits to the Vision Plan document; Emails from: Lynn Swank; Dena Friedson and Barbara Gleghorn; Peter Jensen
2	Email exchanges between and among Subcommittee Members and Staff; Emails from: Barry Hildebrand; David Feldman; Email exchange between Staff and John Maniatakis

Respectfully submitted,


Carla Morreale

**** PLEASE NOTE: Materials attached after the color page(s) were submitted through Monday, November 19, 2012**.**

Carla Morreale

From: Ara Mhuranian
Sent: Tuesday, November 20, 2012 10:36 AM
To: CC
Cc: Joel Rojas; Carla Morreale; Teresa Takaoka; Carolyn Lehr; Carol Lynch <clynch@rwglaw.com>; Carolynn Petru
Subject: November 20th CC Meeting - Updated Vision Plan Exhibits for Agenda Item No. 1
Attachments: 2_Vision_Plan_LPV UPDATED EDITS_11_20_2012.pdf; 3_Key_Sites_LPV UPDATED EDITS_11_20_2012.pdf

Honorable Mayor Missetich and Members of the City Council,

In light of the public comments received since the transmittal of November 20th Staff Report on the proposed amendments to the Coast Vision Plan document, Staff is proposing updated edits to the recommended text amendments to the Coast Vision Plan. Attached for your consideration at tonight's meeting are the updated edits (shown in red) as summarized in its entirety below:

- Page 2-2 – Replace the Annenberg Building with the proposed Public Green (see exhibit)
- Page 2-7 – Replace the Annenberg Building with the proposed Public Green (see exhibit)
- Page 3-1 – Replace the word “educational” with “interpretive” per the deed restrictions.
- Page 3-1 – Add the words “enhanced passive public recreational amenities.”
- Page 3-5 – Delete reference to the existing farming operation which no longer occurs at LPV.
- Page 3-5 – Add the words “with the exception of the amendments shown herein.”
- Page 3-6 – Add the word “amended” to reflect the proposed public green on the amended concept plan
- Page 3-6 – Add the words “Public Green” to the Open Space bullet point.
- Page 3-6 – Delete reference to the existing farming operation which no longer occurs at LPV.
- Page 3-7 – Restore the originally proposed strike-out text (from the top of the page) to continue describing a trail connection from LPV to Palos Verdes Drive.

Staff will present and read into the record the updated edits at tonight's meeting. Please do not hesitate to contact me with any questions.

Regards,
Ara

Ara Michael Mhuranian

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11/20/2012

1.



2 VISION PLAN



Upper and Lower Point Vicente Existing and Proposed



- 1 Point Vicente Interpretive Center (existing)
- 2 **Public Green** (proposed)
- 3 Outdoor History Museum (proposed)
- 4 City Hall and City Buildings (existing)
- 5 Community Center (proposed)
(health center, community rooms, gym, pool)
- 6 Village Green
(campfire, Veteran's Memorial)
- 7 Cultural Center
(art center, dance center)
- 8 Temporary Maintenance Yard
- 9 Palos Verdes Drive Crossing

Existing



Proposed

A school group, on a field trip for the day might begin at the Gateway Park, learning about the Preserve and the Peninsula's environment through the interpretive displays at the small nature education center, before taking a docent led hike up the trail to the outdoor education area overlooking the ocean. Here the students could participate in an activity learning about the fascinating site geology, and enjoy a picnic, before boarding their bus to finish with a visit to Lower Point Vicente and its indoor and outdoor exhibits about the animals of the peninsula and the ocean that surrounds it.

An equestrian might spend some time using the rings at the equestrian area within Gateway Park, (maybe even teaching some school kids a few things about horses), head out for a trail ride, and picnic back in the park before heading home.

A cyclist might enjoy a safe ride heading onto the Peninsula from the south, take advantage of well marked areas to rest and enjoy the view at Trump National, before parking at Abalone Cove and enjoying a solitary walk to Inspiration Point.

Visitors to the resort at Terranea might take advantage of outings, perhaps in a "Coast Traveler" shuttle, to trail ride or hike from the Gateway Park, to performances and exhibitions at the cultural facilities at Upper Point Vicente, and to the exhibits and whale watching at Lower Point Vicente.

Before a walk on the Burma Road Trail, a resident might walk to the overlook at Del Cerro Park to enjoy a wide view of the Preserve while perusing the names of the people who made it all possible on the donor recognition wall. Another resident may leave home on a Sunday morning and spend all day hiking the trails

and silently enjoying this 1400 acre sanctuary. In short, myriad opportunities to explore and enjoy the Rancho Palos Verdes Coast will exist, identified by well placed signage, supported by trails, bike ways, and parking, and all designed to blend into the awe-inspiring natural landscape.

The following is a summary of each of the key vision dimensions for these precious coastal, civic and open space areas of the City, followed by a series of vision statements associated with each. This Vision, together with Vision Plan goals, guides the concept design for the key sites within the Plan (included in Chapter 3 of this document), as well as the goals developed for the design guidance for the Vision Plan area (included in Chapter 5 of this document), and generally serves as a touchstone or benchmark for the concepts included in the Plan. The Vision also reflects common ground among community stakeholders in relation to these resources, and the basis for action in the future.

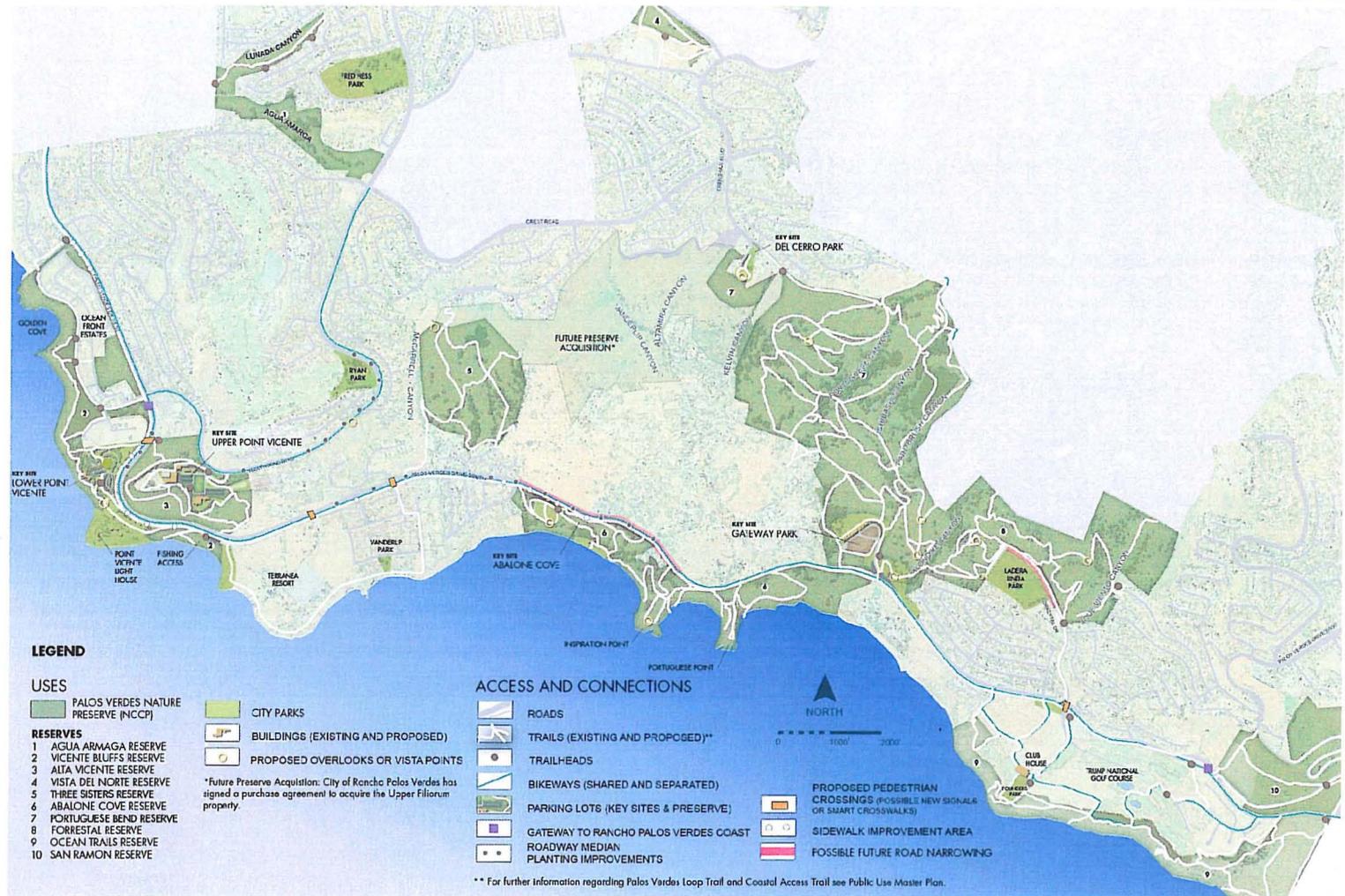


THE VISION FRAMEWORK PLAN

The plan provided on this page synthesizes all of the Vision Plan elements into one framework plan, so that not only the potential of the individual spaces and places within the Rancho Palos Verdes Coast can be seen at a glance, but their connections to each other, to the Preserve, and to other City parks and destinations are highlighted as well.

The Plan locates uses, including each of the Palos Verdes Nature Preserve Reserves, City parks in the Coast areas, approved sites for Preserve or Rancho Palos Verdes Coast Overlooks or Vista Points, building areas anticipated on the key sites, and Rancho Palos Verdes coast destinations. The Plan also identifies significant Access and Connections features within the Plan area, including roads, trails and trailheads, bikeways and parking lots. The trail network identified on the Plan is the result of many months of work by the City's Preserve Public Use Master Plan Committee. Trail routes and uses are identified, as well as trailhead locations. On the key backbone spine of the Vision Plan area, Palos Verdes Drive, two locations are identified for gateways into the Rancho Palos Verdes Coast, as well as locations for roadway median planting improvements, pedestrian crossings, sidewalk improvement areas and even a short stretch of Palos Verdes Drive which may in the future be considered for narrowing.

Chapter 3, Key Sites, provides concept designs and further guidance for future development (uses) and enhancement of each Key Site, while Chapter 4 further explains the suggested enhancements to the key connections elements shown on the Plan. Gateways and other potential signage improvements suggested in the Plan area are described in Chapter 5, Design Guidance.



** For further information regarding Palos Verdes Loop Trail and Coastal Access Trail see Public Use Master Plan.

3



3 KEY SITES

THE KEY SITES

Five Key Sites have been selected for inclusion in the Vision Plan because they serve as key open space parcels within the Rancho Palos Verdes Coast, but are not a part of the City's NCCP Preserve, and/or because they provide ideal public use opportunities. Although several of the key sites have been the subject of community conversation and planning prior to the Vision Plan process, there has previously been no public process to consider all of these properties together, and to consider the unique role each site plays in the context of the emerging Rancho Palos Verdes Coast. Goals for each of these sites were developed and reviewed with City Staff as part of the Vision Plan process, and were also reviewed with the City Council and community members, as part of the public process for this Plan.

Background information on existing conditions at each key site, together with site goals, site concept design descriptions and recommendations for implementation, are included below for the following Vision Plan key sites.

UPPER POINT VICENTE

Presently housing the City Hall complex, this site is identified as the civic and cultural heart of Rancho Palos Verdes. Additional facilities for the arts, culture and community, together with connections to the surrounding trail network are envisioned that would complement the ultimate build out of the Civic Center.

LOWER POINT VICENTE

Given the existing Point Vicente Interpretive Center's focus on the marine environment of the Rancho Palos Verdes coastline, the educational-emphasis of this interpretive

site is proposed to be expanded to include outdoor history museum elements long envisioned by the Point Vicente Interpretive Center docents, together with enhanced passive public recreational amenities.

These components are intended to expand the learning opportunities at the site, to connect the ocean and land, people and animals, and the community.

DEL CERRO PARK

While the park functions of this site remain unchanged, its amenities are enhanced to celebrate the environmental stewardship that made the City's NCCP Preserve possible. Proposed improvements are oriented to the dramatic views of the Preserve and coast that are experienced from its bluff edge.

ABALONE COVE

Abalone Cove is one area of the Rancho Palos Verdes Coast from which direct access to the ocean, as well as access to the Preserve trails, can be made. Thus, this site is identified as a gateway to nature, on land and at sea, with an enhanced bluff pathway, overlook and picnic areas envisioned.

GATEWAY PARK

This site, set within a portion of the City's most unusual geological setting, is surrounded by and a gateway to, the City's Preserve, but is outside its boundaries. This site has long been the focus of the City's Equestrian community as an area for equestrian training and recreation, as well as an area identified by Palos Verdes Peninsula Land Conservancy as an outdoor educational resource related to the Preserve. The site is identified as a portal to outdoor education and recreation.

Five Key Sites



LOWER POINT VICENTE

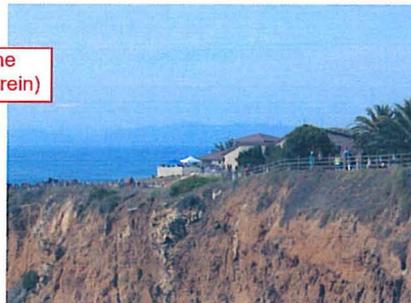
Presently the Lower Point Vicente site is zoned Open Space Recreation, and is identified for passive recreation in the City's General Plan. The 20.5 acre site incorporates the Point Vicente Interpretive Center (PVIC), at 10,000 sf of developed building area, and 13,000 sf of hardscaped plazas and outdoor amphitheater area. The Interpretive Center is focused on the coastal setting, marine life and history of the Peninsula, and since its expansion, also serves as a destination for community functions, such as meetings, weddings and parties. The Interpretive Center continues its tradition of hosting the annual Whale of a Day celebration as well. The adjacent Point Vicente Lighthouse is presently closed to the public, and home to Coast Guard personnel. The Lighthouse itself is periodically open for tours, and Coast Guard related exhibits and activities are integrated into the Whale of a Day event as well. A pathway along the bluff edge of the site connects into the Ocean Front Estates bluff front trail system via a bridge over the storm drain at the northern edge of the site. However, the connection terminates to the south at the Lighthouse property line. **A farming operation is presently the only active use on the portion of the site inland of the existing PVIC parking lot.**

SITE GOALS

As a result of the public Vision Plan process, and discussion with City Staff and elected leadership, the following goals have been established for the concept design for this site:

- Develop the conceptual design of the entire Lower Point Vicente area that integrates, in terms of design and amenities, existing and proposed facilities

- These include the Point Vicente Interpretive Center and its proposed outdoor education components (PVIC Phase III, relating to cultural, social, physical and natural history and environments), surrounding public parkland, and other potential, complimentary educational public uses
- Determine broad site design and program possibilities for publicly accessible space at the Lighthouse property, should the City obtain permission to this land via the Coast Guard
- Implement an integrated approach to access and parking for all users



(with the exception of the amendments shown herein)

SITE CONCEPT PLAN

With the City's approval, The Annenberg Foundation spearheaded the development of a detailed conceptual design for the Lower Point Vicente site. The detailed concept plan was guided by input from City staff and elected leadership, as well as input from a Community Advisory Committee. The associated report, produced as the result of this concept design process is available under separate cover, and the results of the process have been presented to the public and City leadership at each Vision Plan public meeting, the City Council meeting on the Vision Plan process, as well as at numerous community meetings attended by the Foundation. Materials relating to this proposal were also posted on the City's website during the Vision Plan process.

Lower Point Vicente Existing Conditions



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2

Lower Point Vicente Concept Plan



amended

The concept design for this site, shown at left, has been extrapolated from this process, as well as public input and discussions with City staff and leadership, and depicts the potential for:

- PVIC - The existing Point Vicente Interpretive Center (shown at 10,000 sf of building area and 13,000 sf of surrounding hardscape, or 2.5% of the site area) remains.
- **A Complementary, Educational Public Use Facility** — A facility, not approved by the City, but proposed by The Annenberg Foundation, is depicted on the concept plan (shown at 15,000 square-foot footprint with two levels and a portion of its parking under part of the building, and encompassing not more than 5% of the site area.) In order to be an appropriate addition to this site, a facility such as this must be designed to integrate into the physical contours of the land, be consistent with the design guidance provided in Chapter 5 of this document, and not dominate either the site or PVIC either in terms of massing or height. The building must be publicly accessible, and complement the educational mission of the PVIC, as well as contribute to telling the compelling and unique story of animal life on the Palos Verdes Peninsula. This facility may include indoor uses such as: museum quality educational exhibit areas drawing community and school visitors, multipurpose classroom spaces for community, professional, and school groups, space for limited companion animal care and socialization, as well as a multipurpose theatre space which could be used for teaching as well as available for community and civic events and meetings. Outdoor program areas related to a use such as this could include some enclosed and screened companion animal socialization/

demonstration area for supervised activities, as well as open outdoor gathering and seating areas in a promenade and plaza spaces which would link a new facility to PVIC and provide an extension of both the indoor space of PVIC and the complementary facility built on-site.

- Outdoor History Museum/PVIC Phase III Program Components - The outdoor history museum must be designed to complement the Interpretive Center docents. (It is depicted on the concept plan at 69,000 sf/7.8% of the site area). The components include a Tongva village, geology display, interactive archaeology exhibit, and dry farming/water wise landscaping demonstration. This could be complemented by an exhibit tying the story of the site together, and focusing on the whole ecology of the Peninsula and the continuum of marine, coastal, bluff top and terrestrial life within it.
- Parking and Access - Parking, driveways and drop off areas must be provided in order to serve all site uses (in the concept plan depicted at just over 102,000 sf/11.4% of the site area, and 136 parking spaces)
- **Public Green**
- Open Space — Open space and picnic areas, both those existing along the bluff edge of the site, and new areas, are shown in the concept plan, to be planted with native and locally appropriate vegetation. New, accessible open space areas are depicted on the inland portion of the site **presently only occupied by and accessible to the existing farming operation in a leasehold.** Further, this component includes a new trailhead and trail system encompassing an enhanced existing bluff front trail, as well as a new connection through

the site inland through the open space, potentially along the northern edge of the site, to Palos Verdes Drive. This trail would open access across the site, connect to the Preserve trail, and extend toward the bluff and the Upper Point Vicente site. Finally, a potential new trail alignment is shown, connecting from the southern edge of the site, through the Palos Verdes Drive edge of the Lighthouse property. This alignment would facilitate implementation of the Coastal Access Trail alignment south, to connect to the Fishing Access trail head and amenity area. The open space component of this concept plan is shown at over 15 acres, or nearly 74% of the site area

RECOMMENDATIONS FOR IMPLEMENTATION

- Enter into a planning process, engaging community stakeholders, PVIC staff and docents, and City staff and leadership, to complete detailed design of the ~~complementary educational facility~~, outdoor history museum/PVIC Phase III, and site wide improvements
- Open a discussion with the Coast Guard relating to the possible future trail connection to the south, requiring relocation of the fence line of the Lighthouse property toward the bluff in order to allow a trail connection off Palos Verdes Drive to the Fishing Access

Bluff Side Trail at Lower Point Vicente Existing (1) and Proposed (2)



②

From: Swank Lynn [lynn.swank@cox.net]
Sent: Tuesday, November 20, 2012 7:48 AM
To: CC
Cc: Carolyn Lehr; Carla Morreale
Subject: CC Agenda 11/20/12 #1-Update to Coast Vision Plan

Agenda Item #1- Regular Business
Update to the Coast Vision Plan/Lower Point Vicente

Council Members,

I applaud the initiative of Council Member Knight and RPV staff to examine the current and future status of Lower Point Vicente (LPV). The amendment to the Coast Vision Plan begins to address this area and the proposed public workshops about LPV will continue this. I urge you to proceed with this amendment so that we can further define how this public area will be used.

Lower Point Vicente has a long history prior to and since the founding of Rancho Palos Verdes. We need to agree on the conceptual plan for this area so that any proposal for future use is evaluated according to this plan. The time of interest groups, residents and staff will be used more efficiently if everyone understands that LPV can only be used for specific purposes. Changing the Coast Vision Plan to expressly accommodate the narrow interests of a group or individual is poor policy making, and hopefully this council will be able to establish their vision for this property and what they see is in the best interests of the community. Deed restrictions, as noted by staff, are an important aspect of any future use of LPV.

Questions for consideration:

- The remaining text, after removal of the canine educational facility, includes outdoor museum, parking, open space, and expanded trails and picnic use. I am not sure if this still applies, and the Los Serenos docents and City need to review the status of Phase III for PVIC. Public input in this area is also necessary, particularly the need for an outdoor museum.
- Staff would like LPV temporarily be considered a public area for grant purposes. Please don't let the grant writers dictate public policy. We shouldn't accept any grant money if it does not meet the policy needs as set forth by Council, and policy shouldn't be changed to get "free" money.
- Multi-Use for a park is a laudable intent but experience in the Preserve has demonstrated that multi-use excludes a portion of the public who can't or won't compete for the use they want. Please don't allow this wonderful, serene coastal property to become something for which it was never intended.
- A plan was developed by RPV residents, at their own expense, that tried to address many of the uses and concerns about LPV. In fact this was discussed with previous Council members. This may be a good starting point for the workshops that would provide a framework consistent with the remaining Coast Vision Plan text that assists all residents in forming their own thoughts and ideas.
- Deed restrictions that currently exist should be reviewed for compliance. I recall that there are some areas that I think the City needs to address to meet these restrictions.

I look forward to proceeding with the discussions of Lower Point Vicente and following the process outlined by Council Member and staff.

Lynn Swank
RPV Resident

From: dena friedson [dlfriedson@gmail.com]
Sent: Monday, November 19, 2012 11:04 PM
To: CC; Ara Mihranian; dena friedson; Barbara Gleghorn
Subject: Lower Point Vicente -- Public Hearing on November 20, 2012

To: Mayor Anthony Misetich and City Council Members Brian Campbell, Susan Brooks, Jerry Duhovic, and Jim Knight and
To: Ara Mihranian

From: Dena Friedson and Barbara Gleghorn

Re: Lower Point Vicente -- Revised Plan

Thank you for moving forward to re-design the Lower Point Vicente Parkland plan for the benefit of the general public. Acknowledgement of the federal and state deed restrictions as a necessary part of any proposed change is appreciated.

We have a question regarding three words (printed in red) on page nine: "enhanced recreational amenities." It should be very clear that these recreational amenities do NOT exclude participation by members of the general public at any time. The deed restrictions require that Lower Point Vicente be used by individuals in perpetuity for passive recreational activities that are consistent with the attributes of the Pacific Ocean.

Recently, a number of different groups have envisioned designs for the Lower Point Vicente site. Opinions may have changed since the withdrawal of the Annenberg project. Some people might want more open space to be devoted to individual choices of passive, unstructured, unorganized recreational activities. Some people might want more exhibits that feature the marine environment and the history of local native American Indians to be included inside the Interpretive Center with a few related examples of a Tonga Village to be provided outside.

Will 136 parking spaces still be needed? A smaller area with fewer hard-surface parking spots might serve the purpose since some of these parking spaces were to be shared with the Annenberg facility.

The suggestion of new public meetings and discussions seems like a good idea. We look forward to seeing this planning process evolve.

Sincerely,

Dena Friedson and Barbara Gleghorn

From: waterlinepro@cox.net
Sent: Tuesday, November 20, 2012 12:58 PM
To: CC
Subject: Amendment to RPV's Coast Vision Plan

Council-

I support Councilmen Knight's proposal, and Staff recommendation, to amend our Coast Vision Plan to remove Annenberg's companion animal vision, and potential future usage thereof, from Lower Point Vicente land.

-Peter Jensen
RPV



RANCHO PALOS VERDES

TO: HONORABLE MAYOR & CITY COUNCIL MEMBERS
FROM: CITY CLERK
DATE: NOVEMBER 19, 2012
SUBJECT: ADDITIONS/REVISIONS AND AMENDMENTS TO AGENDA

Attached are revisions/additions and/or amendments to the agenda material received through Monday afternoon for the Tuesday, November 20, 2012 City Council meeting:

Item No.	Description of Material
1	Email from Sunshine
2	Email exchange between Staff and Mayor Pro Tem Campbell; Emails from: Bob Nelson; Charles Ingraham; Dorothy Daybell; Krista Johnson; Lois Karp; Email exchange between City Manager Lehr and Christy Kelly; Email exchange between City Manager Lehr and Jeanne Lacombe; Email exchange between Councilwoman Brooks and Bob Nelson; Excerpts of City Council Minutes dated March 9, 1989; February 16, 1993; and March 30, 1993

Respectfully submitted,


Carla Morreale

From: SunshineRPV@aol.com

Sent: Wednesday, November 14, 2012 2:17 PM

To: CC

Subject: November 20, 2012 City Council meeting. Not public hearings.

MEMO from Sunshine

TO: RPV City Council

RE: November 20, 2012 City Council meeting probable agenda items primarily about Point Vicente Park.

My suggestions are that you refer to the existing RPV General Plan and the existing RPV Parks Master Plan, offer Martin Martinez a very good deal to keep the flower farm going and round file the Coastal Vision Plan just like the previous Council did to the proposed PARKS, RECREATION AND OPEN SPACE STRATEGIC PLAN.

Pretty much everyone knows that the Annenberg Foundation paid for the RPV Coastal Vision Plan. I see no reason to throw tax payer dollars in after that disrespectful freebie. A lot of research and public input went into both of these plans. Staff has access to all of it.

Staff should respond to opportunities which walk through the front door and be sensitive to disasters in the making. In between, they should be taking care of regular business. The Lower Point Vicente flower farm is gone and the Lower Point Vicente bluff top is still eroding. Who's fault is that?

Do any of you really think that word processing the "plans" will get Staff to implement the policies in any of them any differently? Follow the money.