

## 2.0 PROJECT DESCRIPTION

The proposed Crestridge Senior Housing project would involve the development of a senior-restricted (55+ years of age or older) for-sale residential community. This section describes the project location, characteristics of the site and the proposed facilities, project objectives, and the approvals needed to implement the project.

### 2.1 PROJECT SPONSOR

Trumark Homes  
9911 Irvine Center Drive, Suite 150  
Irvine, California 92618  
Contact: James O'Malley, (949) 788-1990

### 2.2 PROJECT LOCATION

The project site is in the City of Rancho Palos Verdes, which is located in southwestern Los Angeles County, along the Palos Verdes Peninsula of the Southern California coastline and approximately 25 miles southwest of downtown Los Angeles. The approximately 9.76-acre project site is located at 5601 Crestridge Road in the north-central portion of the City and is bordered by Crestridge Road on the south, the Belmont Assisted Living facility on the west, the Mirandela Senior Apartments on the east, and the Vista Del Norte Ecological Preserve to the north. Figure 2-1 shows the regional vicinity of the project site within Los Angeles County. Figure 2-2 shows the site's location in the City of Rancho Palos Verdes.

### 2.3 CURRENT LAND USE AND REGULATORY SETTING

#### 2.3.1 Current Land Use

The approximately 9.76-acre project site is currently a vacant lot with native and non-native vegetation. The property slopes from south to north from Crestridge Road up to the ridgeline above, including the ridge and a portion of the slope beyond as it descends towards Indian Peak Road, with a maximum elevation gain of approximately 100 feet from the lowest point in the southeast corner to the highest point on the ridge. Slopes range from approximately 10% to 40%. Figures 2-3 a and b show photos of the existing conditions on site. Table 2-1 following these figures summarizes the existing site characteristics.

#### 2.3.2 Surrounding Land Uses

The project site is surrounded by open space and residential and institutional development. To the north of the project site is an undeveloped hillside that slopes down towards Indian Peak Road. This undeveloped area is the City-owned Vista Del Norte Ecological Preserve, which is a 14-acre reserve managed by the Palos Verdes Peninsula Land Conservancy and designated as reserve open space under the Rancho Palos Verdes Natural Communities Conservation Planning (NCCP) Subarea Plan. This adjacent property also includes portions of the Indian Peak Trail as designated in the City's Conceptual Trails Plan (1993) and the City's Palos Verdes



Figure 2-1



Figure 2-2



Figure 2-3a, Site Photographs



Figure 2-3b, Site Photographs cont'd



Nature Preserve. To the south of the project, across Crestridge Road, is a church (Peninsula Community Church). Immediately to the west and to the east of the site are senior residential communities (the Belmont Assisted Living facility to the west and the Mirandela Senior Apartments to the east).

**Table 2-1  
Existing Site Characteristics**

Site Size	9.76 acres (425,146 square feet)
Land Use Designation	Institutional (I)
Zoning Designation	Institutional (I)
Current Use and Development	Vacant
Surrounding Uses	North: Open space/public trails (Vista Del Norte Ecological Preserve) South: Institutional (church) East: Institutional/residential (assisted Living facility) West: Residential (senior apartments)
Regional Access Local Access	Pacific Coast Highway (State Route 1); Harbor Freeway (State Route 110) Crestridge Road
Public Services	Water: California Water Service Company Fire: Los Angeles County Fire Department Police: Los Angeles County Sheriff Sewer: Los Angeles County Sanitation, District 5 Gas: The Gas Company Electric: Southern California Edison

### 2.3.3 Land Use Regulatory Overview

#### a. Adopted Plans and Policies.

Rancho Palos Verdes General Plan. The project site has a City of Rancho Palos Verdes General Plan (1975) designation of Institutional. As described in the General Plan (Page 197),

*Institutional uses are described in the Urban Environment Element. They include public, educational, health, religious, and cultural activities. Recreational activities are generally compatible with institutional uses and are often part of such uses. The major new area designated for institutional use, the Crestridge/Indian Peak area, has generally moderate physical constraints and is centrally located in the Peninsula. Institutional uses exist in the area, and the intent is to provide for a complex of future such uses, rather than allowing them to scatter throughout the community, where they are sometimes incompatible with other uses.*

The project would also be subject to the General Plan’s applicable goals and policies related to the siting, type and design of new development. In addition, the General Plan identifies an Open Space Hazard line running in an east-west orientation to the north of the ridge near the northern boundary of the property. This line is shown on the proposed site plan (Figure 2-4).



Rancho Palos Verdes Conceptual Trails Plan. The City of Rancho Palos Verdes Conceptual Trails Plan designates trails that would connect Crestridge Road through the project site to the trails in the Vista del Norte Ecological Preserve to the north as identified by the Palos Verdes Nature Preserve.

**b. Rancho Palos Verdes Municipal Code.** The project site is zoned for Institutional land uses. Pursuant to Municipal Code Section 17.26.030.E, senior housing is allowed in the Institutional Zoning District with a Conditional Use Permit, as long as it includes “a city-approved supportive service program...such as an on-site caretaker, on-site property manager, meal service prepared on-site or provided to the site, an off-site transportation shuttle system provided by and dedicated solely for the residents of the development, housekeeping services, social/recreation programs, educational programs, health and nutrition programs, and/or on-site home health care personnel for the senior citizens who will reside within the development.”

The following standards apply to institutional districts pursuant to Section 17.26.040 of the City’s Municipal Code:

- A. *Setbacks.*
  - 1. *Front and Street Side.* On lots which abut a dedicated street, the front and street side setbacks shall be twenty-five feet. On lots which abut a private or nondedicated street, the front and street side setbacks shall be fifty-five feet.
  - 2. *Interior Side and Rear.* The interior side and rear setbacks shall be twenty feet.
- B. *Building height.* Institutional buildings erected in the city shall have a building height not greater than sixteen feet and shall not exceed one story, except with the approval of a conditional use permit by the planning commission, pursuant to Chapter 17.60 (Conditional Use Permits).
- C. *Roof Equipment.* All roof equipment shall conform to the height limits specified in Section 17.48.050 (Lots, Setbacks, Open Space Area and Building Height) of this title and shall be adequately screened from adjacent private properties and the public right-of-way.
- D. *Parking, loading and access.* The provisions of Chapter 17.50 (Nonresidential Parking and Loading Standards) of this title shall apply. Where an institutional district abuts a residential district, additional parking requirements may be imposed by the director or planning commission if warranted by a proposed project or use.
- E. *Transportation Demand Management Development Standards.* All development shall be subject to the applicable transportation demand and trip reduction measures specified in Section 10.28.030 (Transportation demand management and trip reduction measures) of this Municipal Code. Any transportation demand or trip reduction measures required pursuant to Section 10.28.030, shall be implemented in accordance with all applicable standards and specifications of this title.
- F. *Deliveries and Mechanical Equipment.* Where an institutional district abuts a residential district, all deliveries of goods and supplies; trash pick-up, including the use of parking lot trash sweepers; and the operation of machinery or mechanical equipment which emits noise levels in excess of sixty-five dBA, as measured from the closest property line to the



*equipment, shall only be allowed between the hours of seven a.m. and seven p.m., Monday through Sunday, unless otherwise specified in an approved conditional use permit or other discretionary approval.*

- G. *Signs. The provisions of Section 17.76.050 (Sign permit) shall apply.*
- H. *Storage. Except for those outdoor uses permitted by a conditional use permit or special use permit, all maintenance and groundskeeping equipment shall be housed in permanent, entirely enclosed, structures.*
- I. *Lighting. All exterior lighting in institutional zoning districts shall conform to the performance standards of Section 17.56.040 (Environmental Protection). Before any development is approved, a plan showing the locations and specifications of all exterior lighting shall be submitted for review and approval by the director.*
- J. *Where an institutional district abuts a residential district, buffering and screening techniques shall be utilized along the abutting district boundary line, and additional setbacks for structures, parking and activity areas may be imposed by the director and/or planning commission.*

The City's Zoning Map identifies an Open Space Hazard line running in an east-west orientation on the northern side of the ridge near the northern boundary of the property. Thus the northern portion of the site is subject to the Open Space Hazard (OH) District regulations as set forth in Municipal Code Section 17.32 - Open Space Hazard (OH) District. It should be noted that grading would encroach into the OH zoned area, but no structures or active use locations are proposed within the OH line. This line is shown on the proposed site plan (Figure 2-4).

## **2.4 PROJECT CHARACTERISTICS**

The proposed Crestridge Senior Housing project would involve the development of a senior-restricted (55+ years of age or older) for-sale residential community. The proposed site plan/conceptual grading plan is shown on Figure 2-4. The proposed project would include 60 attached residential units at an overall density of 6.15 units per acre. Of the 60 units, three units would be dedicated affordable units available to very-low-income households, in accordance with the City's inclusionary housing requirements. The proposed townhome-style and single-level living stacked flat residences would have two bedrooms and two bathrooms in six different floor plans, ranging from approximately 1,700 square feet to 2,100 square feet. The units would be two stories in height with up to five residences per structure. The proposed project is summarized in Table 2-2 on the following page.

Maximum building heights would be approximately 27 feet from finished grade. Several proposed buildings would exceed 16 feet in height above existing grade, and thus the project requires approval of a Conditional Use permit pursuant to Municipal Code Section 17.26.040.B. The main architectural style of the residences and other onsite structures would be Spanish Colonial. Elements of this style include the use of arches, tile roofs, window grilles, wrought iron, corbels, tile or stone decorative elements low-pitched, exterior courtyards, tiled parapets and stucco walls. Other complimentary architectural styles would also be incorporated in the residential building designs. Selected building elevations are shown in figures 2-5 through 2-7.





Figure 2-4 (11 x 17)



Back of Figure 2-4



Figure 2-5



Back of Figure 2-5



Figure 2-6



Back of Figure 2-6



Figure 2-7



Back of Figure 2-7





Figure 2-8



Back of Figure 2-8



To accomplish the project, the existing slope would be excavated to accommodate flat building pads stepping gradually downward from west to east. Much of the ridge itself would be removed and graded generally flat. The maximum depth of excavation would be approximately 40 feet at the western portion of the site. The northern portion of the site adjacent to the Vista del Norte preserve would be landscaped and developed with a system of paved pedestrian paths. Figure 2-8 shows site sections illustrating the proposed modification of the existing slopes and ridge, referring to the section lines shown on Figure 2-4.

Community Amenities. The project would include a number of community amenities. A private community trail system would be provided in open space areas to the north, near the highest elevations in the area, thereby offering views of the local area and the greater Los Angeles Basin to the north. A portion of the on-site trails including a pedestrian connection from Crestridge Road to the preserve would be open to the public, which would serve to connect the off-site City trails on the neighboring Preserve with Crestridge Road through the proposed development. The community trails would also access the proposed 13,000-square-foot outdoor community recreation area located at the northeastern corner of the site. The amenities proposed for this area would include a patio and trellis, a community conversation and gathering stage, a sundeck and outdoor living room, barbeque facilities, bocce ball courts, and picnic tables.

An approximately 2,400 square-foot Community Service Center building and sundeck would provide a second, centralized community amenity for the residents. The Community Service Center would provide a recreation and lounge area for community gatherings, kitchen, computer center/business room, office, fitness room, bathrooms, indoor and outdoor fireplaces, outdoor living area, spa, barbeque and seating area. The Community Service Center could also be used for community gatherings and as a social venue for regular resident activities like movie nights, book clubs and cooking classes.

**Table 2-2  
 Project Summary**

Lot Size	9.76 acres
Senior Residential Units	60
Density	6.15 dwelling units/acre
Maximum Building Height	Approximately 27 feet from finished grade
Project Square Footage	142,342 sf (units and garages) <u>2,400 sf (community room)</u> <b>144,742 sf (total)</b>
Building Footprints	90,527 sf (21% of site)
Streets/Parking/Driveways	62,798 sf (15% of site)
Private Yards	16,404 sf (4% of site)
Open Space/Landscaping	255,394 sf (60% of site)
Parking	120 garage spaces (2 per unit) <u>31 uncovered spaces (0.52 per unit)</u> <b>151 spaces (2.52 spaces/unit)</b>
Community Amenities	<ul style="list-style-type: none"> <li>• Community Trails</li> <li>• 13,000-sf outdoor community recreation area                             <ul style="list-style-type: none"> <li>○ patio and trellis</li> <li>○ conversation and gathering stage</li> <li>○ sundeck and outdoor living room</li> <li>○ barbeque facilities</li> </ul> </li> </ul>



**Table 2-2  
 Project Summary**

	<ul style="list-style-type: none"> <li>○ bocce ball courts</li> <li>○ picnic tables</li> <li>● 2,400 sf Community Service Center                         <ul style="list-style-type: none"> <li>○ recreation and lounge area</li> <li>○ kitchen</li> <li>○ computer center/business room</li> <li>○ office</li> <li>○ fitness room</li> <li>○ indoor and outdoor fireplaces</li> <li>○ outdoor living area</li> <li>○ spa</li> <li>○ barbeque</li> <li>○ seating area</li> </ul> </li> <li>● Community garden and orchard</li> </ul>
--	--

*sf = square feet  
 Source: Trumark Companies, 2012*

Landscaping. Proposed landscaping includes a mix of native and non-native plants and trees. The proposed landscape plan includes the following landscape areas:

- Common Landscape - Foundation Plantings (61,447 square feet)
- Coastal Sage (39,994 square feet)
- Coastal Sage Scrub Hydroseed Mix on disturbed slopes on the north side of ridge adjacent to the Vista del Norte Preserve
- Turf (9,761 square feet)
- California Native Garden (7,272 square feet)
- Butterfly Garden (3,609 square feet)
- Hummingbird Garden ((3,421 square feet)
- Herb Garden (3,351 square feet)
- Succulent Garden (2,146 square feet)

Proposed tree species include a variety of citrus trees, larger canopy trees including California laurel, coast live oaks and cork oaks, and olive trees, among others.

Circulation and Parking. The proposed project would have a gated vehicular access off of Crestridge Road. The vehicular entry gate would have a key pad and call box with sufficient stacking distance at the entrance to allow multiple cars to enter without impeding traffic on Crestridge Road. Remote and keypad entry would be two options for residents accessing the site through the gate. Visitors would be able to use the call boxes to call residents to open the gates. A turnaround would be provided should visitors not be able to reach a resident to be allowed inside the community. Pedestrian entry would also be provided adjacent to the driveway; however, it would be an un-gated pedestrian walkway with an entry feature.

Once inside the community, internal private streets would be designed to be a minimum of 26 feet wide. No parallel parking would be allowed on the streets. Guest parking would be provided by 31 perpendicular parking spaces distributed throughout the site to supplement the two-car garages available to each resident.

Public pedestrian access would be provided through the community. A sidewalk and trail



system would be provided that connects visitors and residents from Crestridge Road through the site to view points and to the City's property to the north. As specified above, the pedestrian access would not be gated; this would facilitate and ensure public access through the community to the trails in the Vista del Norte Reserve to the north.

## 2.5 PROJECT CONSTRUCTION

Site preparation would involve excavation of approximately 145,000 cubic yards of material (soil and rock) and placement of approximately 2,000 cubic yards of fill material. The project grading and construction would occur over approximately 13 months and be would be completed in 2014. Construction access would be from Crestridge Road.

## 2.6 PROJECT OBJECTIVES

The applicant's objectives for the proposed project are:

- *To provide market rate, age-restricted housing opportunities to the senior community.*
- *To provide affordable, age-restricted housing opportunities to those seniors who qualify.*
- *To provide a public pedestrian connection between Crestridge Road and the Indian Peak Loop public trail to the east of the project site.*
- *To diversify the range and type of high-quality housing choices available to Rancho Palos Verdes residents.*
- *To develop a residential community that is of an appropriate scale and density with the adjacent uses.*
- *To provide a community service center and other onsite amenities that offer a range of services to the residents.*
- *To place moderate-density residential land uses within walking and bicycling distance of supportive uses.*
- *To create a residential community with onsite facilities and amenities that encourages neighbor interaction, a high quality of life and the opportunity to enjoy the significant views from the site.*
- *To create a residential community that would result in reduced per-capita greenhouse gas emissions through the use of moderate-density attached housing within walking distance of services.*

## 2.7 REQUIRED APPROVALS

The City of Rancho Palos Verdes is the lead agency for the project and has discretionary authority over the proposed Project. Discretionary actions required include the following approvals:

- *Conditional Use Permit for senior housing use and building height above existing grade*
- *Division of Land Permit (Tentative Tract Map)*
- *Grading Permit (major)*



*This page intentionally left blank.*

