

III. Land Use Element

The State of California requires a Land Use Element to be included in every local government general plan. According to the State's General plan Guidelines, the Land Use Element shall designate the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. The location and designation of the extent of the uses of the land for public and private uses shall consider the identification of land and natural resources suitable for designation in the Conservation and Open Space Element. The Land Use Element shall also include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan. Additionally, the Land Use Element shall identify and annually review those areas covered by the plan that are subject to flooding identified by flood plain mapping prepared by the Federal Emergency Management Agency (FEMA) or the Department of Water Resources.

The City's Land Use Element is a composite of the other elements of the General Plan. The determination of appropriate land uses is derived from the natural environmental, socio/cultural, and urban environmental constraints and opportunities analyzed throughout the General Plan. Those sections of the General Plan also contain land use policies.

Determinants of appropriate uses include the following:

- Natural environmental constraints: climate, geotechnical factors, hydrology, and biotic resources.
- Social and cultural resources and needs of the community and region.
- Existing and future adjacent development patterns, intensities, and structural types.
- Capacity of infrastructure, local and regional.
- Safety.
- Visual and noise consideration.

City of Rancho Palos Verdes General Plan

In preparation of the City's first General Plan, these determinants were overlaid for the various areas and analyzed for their relationships. The initial step was to determine which areas had characteristics that should preclude them from use for physical development. The primary determinants were natural environmental constraints and safety. These areas are discussed and summarized in the Conservation and Open Space Element and Safety Element of this Plan.

In the City's first General Plan, where it was determined that there were no constraints severe enough to preclude development, areas were then analyzed for appropriate uses, based on all determinants, and controls which might be necessary to preserve and/or enhance environmentally sensitive areas. Since the adoption of the first General Plan, developable areas of the City have become nearly built out. As such, the discussion of land uses now focuses on describing existing conditions to be preserved and policy direction for those few sites that still remain to be developed. Descriptions of each land use and residential density based on the determinants follow, in addition to the concepts of overlay control districts and specific plan areas.

Goals

To set the context for this Element, its Goals are as follows:

- ~~It is the goal of the City of Rancho Palos Verdes to~~ Provide for land uses that will be sensitive to and enhance the natural environment and character of the City, supply appropriate facilities to serve residents and visitors, promote fiscal balance, and protect the general health, safety, and welfare of the City.
(PLANNING COMMISSION RECOMMENDED CHANGE TO GOAL)
- ~~It is the goal of the City to~~ Carefully control and direct future growth towards making a positive contribution to all elements of the community. Growth in Rancho Palos Verdes should be a cautious, evolutionary process that considers the capacity limitations for the City, and the environmental factors and quality of life on the Peninsula.
(PLANNING COMMISSION RECOMMENDED CHANGE TO GOAL)
- ~~It is the goal of the City of Rancho Palos Verdes to~~ Preserve and enhance the visual character and physical quality of existing

neighborhoods and housing in a manner which serves the needs of the residents.

(PLANNING COMMISSION RECOMMENDED CHANGE TO GOAL)

4. Rancho Palos Verdes is a residential City dedicated to the preservation of open space. The City shall discourage activities that are not compatible with the terrain and environmental characteristics of a respective region of the City. Activities shall be carefully and strictly controlled, and limited, giving consideration to the respective neighboring residential or open space areas.

5. ~~The City shall allow~~ **Encourage** the development of institutional facilities to serve the needs of its residents. Such development shall be carefully and strictly controlled, and limited, giving consideration to the respective neighboring residential or open space areas.

(PLANNING COMMISSION RECOMMENDED CHANGE TO GOAL)

6. ~~The City shall~~ Endeavor to provide, develop, and maintain recreational facilities and programs of various types to provide a variety of activities.

(PLANNING COMMISSION RECOMMENDED CHANGE TO GOAL)

7. Existing agricultural uses within the City shall be allowed so long as they are in concert with the environmental objectives stated elsewhere in the General Plan.

After laying out the goals and introduction for the Land Use Element, it continues by identifying two broad classifications of land use in the City: Natural Environment/Hazard Areas and Urban Activity Areas.

- The Natural Environment/Hazard Areas include areas that possess extreme physical constraints due to the impacts of features such as active landslides, sea cliff erosion and extreme slope. They also represent areas designated as Open Space Preservation, which make up the City's Palos Verdes Nature Preserve.

City of Rancho Palos Verdes General Plan

- The Urban Activity Areas includes the Residential (also discussed in the Housing Element), Commercial, Institutional, Recreational, Agricultural, and Infrastructure Facility land use designations.

Also included is the analysis of population and housing trends from the City's incorporation to "build out" in 2030. The Land Use Element then goes on to discuss the application of special districts such as Overlay Control Districts and Specific Plan that have been adopted for certain sites or areas within the City. The Land Use Element then touches briefly upon the compatibility of development activity in adjacent jurisdictions with the City of Rancho Palos Verdes. Finally, the element enumerates the City's Land Use Policies.

Natural Environment / Hazard Areas

Natural environment/hazard areas to be maintained encompass approximately 1,710 acres of land. There are three separate land use designations that encompass these areas: "Hazard", "Open Space Hillside" and "Open Space Preserve." Descriptions of each of these designations follow.

Hazard

The Hazard areas possess extreme physical constraints and will be maintained in open space at this time, with very light intensity uses permitted such as agriculture and recreational activities, for the protection of public health, safety, and welfare. The constraints include: active landslide, sea cliff erosion hazard, and extreme slope of 35 percent and greater. These relate directly back to the analysis and policies in the Conservation and Open Space Element and the Safety Element in the section on areas for consideration of public health and safety.

The Hazard Area designation includes an area of existing residences, part of the Portuguese Bend community, located within the active Portuguese Bend landslide. This Plan recognizes these existing residences, in a density range of 1-2 d.u./acre, overlaid with the Hazard designation. The criteria and policies to regulate this area have been codified in the City's Landslide Moratorium Ordinance (Chapter 15.20 of the Rancho Palos Verdes Municipal Code), which was originally enacted in September 1978. The purpose of the Landslide Moratorium Ordinance is discussed in more detail elsewhere in this Element.



The Hazard Area designation also occurs on other properties throughout the City that are blufftop lots along the City's coastline. In many cases, the Hazard designation along the coastline has been applied to portions of residential properties.

Open Space Hillside

The Open Space Hillside areas also possess extreme physical constraints and will be maintained in open space at this time, with very light intensity uses permitted such as agriculture, recreational activities, and very minor structures, for the protection of public health, safety, and welfare. The constraints include: active landslide and extreme slope of 35 percent or greater. These relate directly back to the analysis and policies in the Conservation and Open Space Element and the Safety Element in the section on areas for consideration of public health and safety. The Open Space Hillside areas are typically steep sloped areas near canyons and are found on private property that contain existing residential structures and related accessory structures.



Open Space Preservation

The Open Space Preservation areas are composed of the City's Palos Verdes Nature Preserve. These are lands that have been acquired by the City as permanent open space, which are managed by the Palos Verdes Peninsula Land Conservancy. The purpose of these lands is to provide permanent open space buffers within the community; to protect sensitive plant and animal communities; and to provide opportunity for passive recreational uses that are compatible with this purpose.

The Land Use Element designates approximately 1,367 acres for open space preservation. This designation includes portions of properties acquired by the City for open space purposes that previously had other Land Use Designations such as Hazard and Residential. These properties have been consolidated under the ownership of the City to form the "backbone" of the Palos Verdes Nature Preserve.

Urban Land Areas

Urban activity areas encompass the majority of the land uses in the City, totaling approximately 6,564 acres.

City of Rancho Palos Verdes General Plan

Urban activity areas consist of sites that have been set aside for some structured use which, either directly (primary activity areas) or indirectly (secondary activity areas) serve a function oriented toward urbanization. Primary activity areas are those sites where residential, commercial, industrial, recreational, or institutional activities take place. Secondary activity areas are those sites that are used in infrastructure activities which provide service to primary urban activity areas. Since secondary activity areas were considered to be a reflection of infrastructure, they are, therefore, included in the infrastructure section of the General Plan's Circulation Element.

The following section deals with both existing and proposed primary urban activity areas. As of 2013, the City is nearly built out. As described in Table LU-1 below, there remain limited opportunities for new residential or non-residential development of "raw" land within the City. As such, new development activity is expected to be mainly limited to the "re-development" of existing developed sites.

Table LU-1: Land Use Acreage by Land Use Type by 2030

	Developed Acreage	Undeveloped Acreage	Total Acreage
Natural Environment/Hazard Areas:			1,709.88
Hazard	0	91.70	91.70
Open Space Hillside	0	251.29	251.29
Open Space Preservation	0	1,366.89	1,366.89
Urban Land Areas:			6,563.55
Residential*	5,110.47	389.66	5,500.13
Commercial	272.79	9.43	282.22
Institutional	338.15	9.82	347.99
Recreational	395.59**	17	412.59
Infrastructure	20.62	0	20.62
TOTAL			8,273.43

* Residential includes the combined land use designation of Residential 1-2 d.u./acre and Hazard that is found within the active Portuguese Bend landslide area.

** Recreational facilities that fall under the "Developed Acreage" column may be partially developed with buildings, other structures, landscaping, and/or hardscaping, while other portions of the same Recreational facility are undeveloped.

Comment [GP1]: Per the direction of the PC, since the July 23rd PC meeting Staff updated this table and adjusted the acre count numbers throughout the document to reflect the accurate numbers.

Residential

Residential activities are the major land use in the City, with existing and proposed residential uses encompassing approximately 5,500 acres (66.5% of the total land area). Approximately 399.48 acres are vacant and proposed for new residential use. The predominance of residential use is based on several factors: the ability of residential activity to produce low environmental stress, the geographic location of the community with no major transportation facilities, lack of market potential for any major commercial development, and need for support facilities only to meet the community's demand. The discussion of residential opportunities and constraints throughout the City is discussed in the Housing and Social Services Element of the General Plan

Residential Densities

The Land Use Element establishes several ranges of residential density. These density ranges, which are described in more detail below, are intended to accommodate residential development spanning the spectrum from very low density, semi-rural detached homes to moderately-dense, attached multi-family residences.

- *1 Dwelling Unit per 5 Acres.* Land designated in this density possesses or is immediately adjacent to sensitive plant or animal habitats, and development could have a direct effect on these and the watershed of canyon habitats. Such land generally has slopes of 25 to 35%. It is anticipated that any future residences could be clustered in the most buildable sections of such lands, extending existing deadend streets, and providing development types consistent with the adjacent neighborhoods, while preserving the most sensitive areas of the canyons. This development approach would serve to mitigate environmental impacts.
- *1 Dwelling Unit per acre.* Land designated in this density in the original General Plan was of two primary types. Firstly, areas identified in the Conservation and Open Space Element having high slopes, wildlife habitats, natural vegetation, canyons within the general area, some ancient landslide, plus some immediately adjacent areas included for continuity, are designated at this density. This density would tend to promote development which would have low environmental stress and be so designed under the use of overlay control districts that the physical and social

City of Rancho Palos Verdes General Plan

impacts could be minimized. Much of the land originally designated at this density in these environmentally-sensitive areas has now been re-designated as Open Space Preservation, as discussed above. Exceptions include the undeveloped *Point View* and *Plumtree* properties within the City's Landslide Moratorium Area. Secondly, areas in the Coastal Specific Plan District that were not yet committed to urban use at the time of the City's adoption of its first General Plan (which is further described under "Specific Plan Districts") was designated at this density. Since the adoption of the City's first General Plan, most of this land has been committed to urban use, including the *Lunada Pointe* and *Oceanfront Estates* neighborhoods and the Trump National Golf Club. There currently remain only a few vacant lots within the Coastal Specific Plan District that are designated for future development at this density, mostly within the Trump National project.



- *1 to 2 Dwelling Units per Acre.* Land designated in this density range in the original General Plan had low and moderate physical constraints, and social constraints, such as public views and vistas, which at this density could be controlled through subdivision design. This density is compatible with the Peninsula environment and with adjacent existing densities and/or a reasonable transition between lower and higher densities. Since the adoption of the City's first General Plan, most of this land has been committed to urban use, including the *Seacrest*, *Seabreeze*, *Alta Vista*, *The Island View*, *Seacliff Hills*, *Rancho Palos Verdes Estates* and *Park Place* neighborhoods. There currently remain only a scattering of vacant lots to be developed at this density, mostly within the City's equestrian neighborhoods located within the *Portuguese Bend* community and along Palos Verdes Drive East and Via Campesina.
- *2 to 4 Dwelling Units per Acre.* Land designated in this density range in the original General Plan had low and moderate physical and social constraints and the density was compatible with the adjacent existing and future densities. At the time of the adoption of the City's first General Plan, most of this land had already been committed to urban use. Since the adoption of the original General Plan, vacant land in this density range has been developed, including the *Wallace Ranch*, *Alida Place*, *Tuscan Village* and *Villa Verde* neighborhoods. There currently remain only a



few, widely scattered larger parcels designated for this density that could be developed in the future.

- *4 to 6 Dwelling Units per Acre.* Land designated in this density range in the original General Plan had generally low physical and social constraints. At the time of the adoption of the City's first General Plan, most of this land had already been committed to urban use. This includes the single-family neighborhoods in the formerly-unincorporated *Eastview* area that were annexed into the City of Rancho Palos Verdes in 1983. There currently remain only a scattering of small vacant lots to be developed at this density.
- *6 to 12 Dwelling Units per Acre.* Land designated in this density range in the original General Plan had much the same determinants as that in the 4 to 6 dwelling units per acre range (above), but the vacant sites were small and almost completely surrounded by existing high-density uses. This includes the multi-family neighborhoods in the formerly-unincorporated *Eastview* area that were annexed into the City of Rancho Palos Verdes in 1983. Since the adoption of the original General Plan, vacant land in this density range has been developed, including the *Villa Capri* and *La Cima* neighborhoods. There currently remain no vacant parcels designated for this density that could be developed in the future.
- *12 to 22 Dwelling Units per Acre.* Land designated in this density range in the original General Plan mainly encompassed existing, moderate- to high-density multi-family residential projects that were constructed prior to the City's incorporation. Only one parcel of vacant land is designated in this density range. Entitlements to develop a 28-unit condominium project (*Highridge Condominiums*) on this 1.23-acre site were granted by the City in 2008 and construction of the project began in 2013.



Commercial

Existing Commercial Activity

The major share of commercial activity on the Palos Verdes Peninsula occurs in Rolling Hills Estates, which contains the Peninsula Center and Town & Country shopping centers, which are sub-regional shopping centers with a variety of retail outlets; the Promenade at the Peninsula

City of Rancho Palos Verdes General Plan

open-air mall, which includes several major national retailers and a 13-screen multiplex cinema; and numerous smaller freestanding and multi-tenant commercial and office buildings and centers. Since 1975, however, the amount of commercial development in Rancho Palos Verdes has increased, both as the result of new development of formerly-vacant or under-developed land, and the annexation of existing commercial districts in the formerly-unincorporated Eastview area.

Retail

Retail facilities in Rancho Palos Verdes are still limited, although they were substantially expanded as a result of the annexation of the Eastview area in 1983. Located in the Eastview area, The Terraces at South Bay is the largest commercial center in the City. The Terraces occupies a 10.95-acre site at 28901 Western Avenue that was extensively renovated during the late 1990s. In 2010, major tenants in The Terraces included a Bally's fitness center, a Marshall's department store (which replaced a former Do-It Center home improvement center), a Trader Joe's market and a 6-screen multiplex cinema.

The second largest retail facility in the City is the 6.35-acre Golden Cove Center, located at Hawthorne Boulevard and Palos Verdes Drive West. The Golden Cove Center was also extensively renovated and expanded beginning in the late 1990s. In 2010, major tenants in the Golden Cove Center included the Peninsula Montessori School (occupying the renovated former Vons supermarket building), a Trader Joe's market (replacing the former bank building that had been occupied by the Golden Lotus restaurant), and the Admiral Risty restaurant. Three freestanding pad buildings along the Palos Verdes Drive West frontage of the site were constructed in the early 2000s and are occupied by a Starbucks coffee shop, a Subway sandwich shop and other food/restaurant tenants. The existing 2-story building on the site is occupied by a mix of ground-floor retail and upper-floor office and service businesses. Although not technically a part of the Golden Cove Center, the former Unocal service station at the corner of Hawthorne Boulevard and Palos Verdes Drive West was renovated in the early 2000s and re-opened as a 7-11 convenience store and Citgo gasoline station.



Westmont Plaza is the third largest multi-tenant retail center in the City. The 5.95-acre shopping center is located at the southeast corner of Western Avenue and Westmont Drive. The center has undergone modest renovation since the annexation of the Eastview area in 1983. In 2010, major tenants in Westmont Plaza included a Smart & Final store (which

occupies the space vacated by a former Albertson's supermarket), a Wells Fargo bank, a Coco's restaurant and a veterinary hospital (occupying a renovated former Reuben's Steakhouse restaurant building).

The fourth largest commercial center in the City is the Ralphs supermarket on a 4.52-acre site at 30019 Hawthorne Boulevard. The building was originally occupied by a Hughes supermarket and included several interior suites that were separately occupied by a bank branch, an independent pharmacy, The Appetizer sandwich shop and a postal annex. Ralphs' parent company acquired the Hughes chain and renovated the building in the early 2000s, converting it into an upscale "Ralphs Fresh Fair" supermarket. With the exception of a small portion of the building that is still occupied by a bank branch, the site is now effectively a single-tenant commercial center.



Other commercial centers in the City include:

- Miraleste Plaza, with several small retail and service businesses serving the neighborhood surrounding the intersection of Palos Verdes Drive East and Miraleste Drive;
- A small, multi-tenant commercial building anchored by a 7-11 convenience store at 28041 Hawthorne Boulevard;
- Several small, multi-tenant "strip" commercial centers and freestanding retail, service and restaurant businesses along Western Avenue; and,
- Five other automotive service stations at various locations in the City (decreased from ten service stations in 1975).
- A stand-alone Veterinarian Hospital near the Golden Cove Center.

Office Space

Office space activities in Rancho Palos Verdes occur mainly in a strip of multi-tenant buildings along the north side of Silver Spur Road. This 17.03-acre district was developed with 5 multi-story office buildings constructed during the 1980s and 1990s (430, 450, 500, 550 and 580 Silver Spur Road). Office uses are also found in several existing commercial centers, particularly those that contain more than a single story. These include the Golden Cove Center; the 7-11 building at 28041 Hawthorne Boulevard; and the Harbor Cove shopping center at 28924 and 29000 Western Avenue. The City's most recent office building development is a financial institution located at the northwest corner of Crest Road and Hawthorne Boulevard.

City of Rancho Palos Verdes General Plan

Commercial Recreational

Commercial recreational activity in Rancho Palos Verdes consists of the former site of the large entertainment/recreation attraction at Long Point, Marineland of the Pacific. The Marineland restaurant and motel closed during the late 1970s and, after passing through the ownership of several different entities, the entire facility was closed in 1987. Applications to redevelop the site as a resort complex were considered by the City during the late 1980s and into the 1990s, but did not come to fruition at that time.

In 2000, Destination Resorts International submitted the initial applications for development of a hotel and golf resort on the Long Point property and portions of adjacent City-owned property. In 2002, these applications were revised to contain the entire project to the former Marineland site. After a series of further project revisions and public hearings before the Rancho Palos Verdes City Council and the California Coastal Commission from 2002 to 2006, the Terranea Resort was eventually approved. The approved Terranea project encompassed the following facilities and amenities:

- A 400-room resort hotel (bungalows included) with a short game golf course (9 golf holes);
- 50 casitas (a maximum of 3 keys per unit);
- 32 single-keyed villa units; and,
- Conference center, golf club house, spa, related commercial uses, restaurants, public trails and park areas, coastal access points, 100 public parking spaces, and natural open space and habitat areas.



The demolition of the remaining buildings and infrastructure from the former Marineland development occurred in Summer 2006, and the Terranea Resort opened in Summer 2009.

Industrial Activity

The majority of industrial activities within the Palos Verdes Peninsula were formerly located on the northern face of the hill, and many of these have been replaced by other uses since 1975. Rolling Hills Estates contained most of the industrial areas, these being Northrop's scientific research and development center on Crest Road (now the site of a 68-home, gated residential neighborhood); the former Palos Verdes landfill (closed in 1980); and Chandler's quarry, which is now in use as an inert landfill but has been proposed for residential development. Industrial activities are nonexistent within Rancho Palos Verdes and will not be induced under the General Plan. This decision is based on the inability of

the Peninsula to support traffic and site impacts that are associated with this type of activity, unless it is of the research and development type, more closely related to office uses.

Cemetery

The unincorporated territory annexed by the City in 1983 included Green Hills Memorial Park, a 121.57-acre cemetery located at 27501 Western Avenue. Green Hills has been in operation on this site since 1948, and the oldest structures on the site were built beginning in the early 1950s. Existing uses and structures on the site include a mortuary and crematorium; administrative and consulting offices, a flower shop; a chapel; a maintenance yard; and several mausoleums, columbariums and other interment structures.

The City approved the first Master Plan for Green Hills in 1991. This original Master Plan allowed for 194,340 cubic yards of grading to be balanced on site (i.e., no import or export) and the development of 2.44 acres of additional mausoleum footprint area; 11.87 acres of additional burial sites; 27.21 acres of additional ground burial sites; and 3.72 acres of additional roads.



In 2007, the City approved a revision to Green Hills' Master Plan, which is intended to guide the development of the property over a period of 30 to 50 years. The 2007 Master Plan Revision allows up to a total of 643,259 cubic yards of grading, which includes 97,964 cubic yards of import for the mausoleum buildings proposed throughout the cemetery site, and all cut and fill associated with ground burials throughout the cemetery site for the life of the Master Plan. The import of fill material will be conducted in phases as each mausoleum building is constructed. The Master Plan Revision also clarifies the total number of ground burial sites permitted; allows a reconfiguration, relocation and expansion of a previously-approved mausoleum building, resulting in 5 separate mausoleum buildings with each footprint measuring 23,653 square feet at a location that is approximately 300-feet farther west than approved in the original Master Plan; allows a new 75,131-square-foot mausoleum building to the west of the existing mortuary; allows a larger mausoleum building than previously approved for the area southeast of the existing maintenance yard; and allows a reduction in the size of the previously approved mausoleum building at the southwest side of the cemetery. In summary, the Master Plan Revision allows a net increase of 2.17 acres of mausoleum footprint area and allows for a total of 643,259 cubic yards of

City of Rancho Palos Verdes General Plan

grading over the next 30 to 50 years, as compared to the original 1991 Master Plan.

Future Commercial Activity

As discussed above in Section LU.5.2.1, much of the existing commercial activity on the Palos Verdes Peninsula occurs outside of the City of Rancho Palos Verdes. Since the adoption of the City's first General Plan, there has been limited, new commercial development within the City, primary as a result of the very limited amount of land designated for this purpose. This section discusses the opportunities for and constraints upon additional commercial development within the City of Rancho Palos Verdes.

Retail

In 1975, the General Plan identified two retail activity areas in order to meet expected future retail demand. The first area involved the opening for development of a 7.16-acre parcel adjacent to the Golden Cove Center. In 1984, the City approved the re-designation of a 6.10-acre portion of this site for residential use at a density of 6 to 12 dwelling units per acre. The City subsequently approved the 49-unit *Villa Capri* project on this portion of the site, which was constructed in 1989. The remaining 1.06-acre portion of the site is the current location of a new Veterinary Hospital. As such, in 2013 there is no longer vacant land abutting the Golden Cove Center that is available for its future expansion.

The second retail activity area was not specifically located, but would have introduced a new neighborhood-scale commercial center in the southeastern section of the City, as a part of what is now the Trump National Golf Club. However, the entitlements granted by the City and the California Coastal Commission for what is now Trump National did not include the designation of a site for a neighborhood commercial center.

In 1980, the City re-designated a vacant, 2.05-acre property at 980 Silver Spur Road from office use to retail use. A commercial development on the property was subsequently approved by the City in 1986, but these entitlements expired in 1990 after the City had granted several extensions. The property owner ultimately donated the property to the City in 1994. Therefore, the General Plan does not identify this site as a location for future growth of retail commercial activity. Further, as part of the City's

2014 General Plan Update, this property's land use designation was changed from Commercial to Recreational-Passive.

Comment [GP2]: Since the July 27th PC meeting, Staff proposes this additional sentence as this property is no longer has a commercial designation.

With the annexation of the Eastview area in 1983, the commercial corridor along Western Avenue became a part of the City. All of the properties within this corridor that are designated for retail use were developed at the time of their annexation, and remain so in 2010. Therefore, the General Plan does not identify locations for future growth of retail commercial activity in the Eastview area.

In summary, the General Plan does not identify any available vacant land within the City that will accommodate new retail development. However, in the future—given the age of many of the City's existing retail establishments—there may be opportunities for the renovation and remodeling of existing retail developments, as was recently completed at the Golden Cove Center. One such opportunity is the City's recent efforts towards improving the Western Avenue Corridor through the development of a new Western Avenue Vision Plan, which when completed will form the foundation for a revision to the existing Western Avenue Specific Plans.

Office Space

There is one available vacant office space site of approximately 9.4 acres located off of Silver Spur Road. This site is heavily constrained by existing extreme slopes. Besides this site, there are no potential sites available to accommodate additional office space within the City. However, in the future—given the age of some of the City's existing office establishments—there may be opportunities for the renovation and remodeling of existing office developments

Comment [GP3]: Since the July 27th PC meeting Staff revised this paragraph as noted to clarify that there is one potential site available for future development.

Service Stations

The number of service stations in the City of Rancho Palos Verdes has decreased from ten in 1975 to six in 2013. There is no longer an oversupply of such uses along Crest Road or Palos Verdes Drive South, such as had previously existed in 1975. However, in order to ensure that the supply of automotive service stations in the City remains sufficient to provide for needs of the City's residents, the City amended the General Plan in 1993 to adopt the Automotive Service Station Overlay Control (OC-4) District. This overlay control district, which is discussed in greater detail further on in this Element, is intended to preserve existing automotive commercial services, which are essential to the residents of the City. The development criteria for such projects require that the

City of Rancho Palos Verdes General Plan

design of the project reduce adverse impacts on adjoining residential areas.

There are eight (8) properties that are subject to the Automotive Service Station Overlay Control (OC-4) District regulations. Of these, seven (7) sites retain some form of automotive service use, although not all of them still involve the dispensing of gasoline. The eighth site is located at the southeast corner of Crest Road and Whitley Collins Drive, and is the former site of a Unocal service station that was demolished in the 1990s.

This 0.47-acre site is currently undeveloped. It is a pad lot with nearly equal frontages along both Crest Road and Whitley Collins Drive. While the Unocal service station was in operation, the site's soil was contaminated by leaking underground gasoline storage tanks. In 1996, the remediation process began with the removal of contaminated soil. From 1997 to 2010, temporary soil and groundwater remediation equipment was operated on the site, first by Unocal and eventually by Chevron. This equipment was removed from the site in 2010 when the Los Angeles Regional Water Quality Control Board determined that active remediation measures were no longer necessary for the site. With the removal of this equipment, the only remaining site improvements are a perimeter fence and ornamental landscaping, which Chevron is required to maintain. The OC-4 designation for the site could allow for the future re-establishment of an automotive service use on this site. Any such future use of this site should be of very light intensity due to the character of the site and to minimize traffic impacts.

As an alternative to service station use, the underlying 1 to 2 Dwelling Units per Acre residential land use designation for the property would allow single-family residential development. Given the small size of the site, this would allow for the development of only one single-family residence, which depending upon the value of the land, might or might not be financially feasible for a future developer. Any future proposal to increase the maximum allowable residential density for this site should be carefully considered for its impacts upon adjacent residential uses. Alternative commercial uses (such as retail) would introduce too much intensity of use to the site, resulting in conflicts with surrounding land uses.

Commercial Land Use Designations

The Land Use Element designates approximately 282 acres for commercial use, including the neighborhood-scale commercial centers along Western Avenue that were annexed to the City in 1983, and are analyzed as part of the Western Avenue Specific Plan Districts. Commercial activities would comprise 3.4% of the total land area, with most of a retail or office type. Approximately 9 acres are vacant and proposed for new commercial office use. While this is a very small amount of commercial use, it is based on the existence of major commercial facilities in neighboring cities and the need to preserve the character of the Peninsula.

Commercial uses tend to have environmental impacts unless small in scale and very carefully designed.

Over the course of the past thirty-five years, the community has become accustomed to and dependent upon certain commercial activities, which are scattered throughout the City. The locations of these commercial uses are on corner lots along the City's most predominant arterials or collector streets. Due to the length of time that these businesses have been in existence, and the community's demand for them, it is preferable that these sites should not revert to the surrounding land use, but rather that the sites should retain the flexibility to either continue the existing use or revert to the underlying land use as warranted by future economic and social conditions.

Institutional

Institutional land uses encompass public activities (primarily related to the provision of government and public safety services), educational activities (including public and private schools at all grade levels, as well as libraries) assisted living facilities, homes for the aged, and religious activities. Given the broad range of activities covered under the general heading of institutional uses, they are broadly distributed throughout the City.

Public Activities

City Facilities

The City is presently operating as a contract city. Contracts with Los Angeles County include services for police and fire protection. The

City of Rancho Palos Verdes General Plan

present City staff provides most other administrative and public service to the City's residents.

Since 1975, the City has acquired the old Nike missile sites for parkland (Del Cerro Park) and the City Hall site. While the City Hall site is not in the geographic center of the City, it has the potential for becoming a strong focal point for the community. The buildings at the City Hall site have undergone very modest upgrades over the years to accommodate expanded City services, a City storage yard, Peninsula Seniors and Palos Verdes on the Net. In the years since incorporation, the City has also acquired property for other City facilities from the County (Lower Point Vicente, Pelican Cove, Abalone Cove Park and Shoreline Park) and the Palos Verdes Peninsula Unified School District (Hesse Park, Ladera Linda Park and Grandview Park).

Fire Protection Facilities

Currently, the County of Los Angeles provides fire protection to the City of Rancho Palos Verdes through the operation of the following fire stations, two of which are located within the City:



Fire Station No. 53	
Address	6124 Palos Verdes Drive South, Rancho Palos Verdes
Equipment	1 Fire Engine, 3 Personnel
Fire Station No. 56	
Address	12 Crest Road West, Rolling Hills
Equipment	1 Fire Engine, 1 Patrol Unit, 4 Personnel
Fire Station No. 83	
Address	83 Miraleste Plaza, Rancho Palos Verdes
Equipment	2 Fire Engines (active & reserve), 1 Patrol, 4 Personnel
Fire Station No. 106	
Address	413 Indian Peak Road, Rolling Hills Estates
Equipment	1 Fire Engine, 1 Truck, 1 Paramedic Rescue Squad, 1 Battalion Chief, 1 Patrol, 1 Reserve Wagon, 1 Utility Vehicle, 12 Personnel

County Facilities

Aside from fire stations, the County of Los Angeles has no service facilities in the City. However, County-owned land within the City includes Los Verdes Country Club, a portion of Friendship Park and a communications tower located south of the Peninsula Center area.

State Facilities

There are no State facilities or land in the City.

Federal Facilities

There are three Federal facilities in the City. These include the Point Vicente Lighthouse and Coast Guard Station (29 acres); the United States Air Force and Federal Aviation Administration Radar Station (11 acres) on San Pedro Hill; and a WWII-area bunker and Coast Guard antenna site (4 acres) at City Hall.

Postal services for the City are headquartered at the main post office in Rolling Hills Estates; there is no branch post office in the City. However, it should be noted that the City successfully petitioned the U.S. Postal Service to assign the 90275 ZIP code to all of Rancho Palos Verdes in the early 1990s, combining a portion of the 90274 ZIP code assigned to the rest of the Palos Verdes Peninsula with the portion of the 90732 ZIP code in San Pedro that had been assigned to the formerly-unincorporated Eastview area.

Educational Activities

Public Schools

Palos Verdes Peninsula Unified School District

The entire Palos Verdes Peninsula is served by the Palos Verdes Peninsula Unified School District (PVPUSD). In 2010, the District enrolled approximately 11,613 students. The District's reputation for having a high-quality education system attracts many families to this suburban area and its schools. Students attend two early childhood centers, ten elementary schools, three intermediate schools, two comprehensive high schools and one continuation school. PVPUSD schools continue to be recognized for outstanding achievement at the local, state and national level. Community and parent volunteers make significant contributions to the public schools. The Peninsula Education Foundation has been successful in raising local funds to meet and supplement classroom needs. Strong PTA programs support and enrich school delivery systems.

There are, within the boundaries of the City, one early childhood center, eight elementary schools, and two intermediate schools; however, attendance boundaries extend across city boundaries. The District owns

City of Rancho Palos Verdes General Plan

no other property in the City with exception to playing fields adjacent to the Ladera Linda Community Center site.

The District grew most rapidly between 1955 and 1965, when fourteen of the 18 schools were constructed. Enrollment later began to level off, but continued at the rate of 3% annually in the early 1970's. In the early 1980's, four elementary schools were closed due to declining enrollment. School enrollment reached a high of 17,836 in 1973-74. There was a small "bump" in enrollment in FY 2005-06, but the District's projected enrollment through FY 2009-10 shows a year-to-year decline. As such, the demand for additional classrooms and classroom seats is not expected to increase in the foreseeable future.

The District discontinued bus service in 1964. Presently, student bus transportation is provided by the Palos Verdes Peninsula Transit Authority (PVPTA), a joint powers authority serving the District and all four cities on the Peninsula and beyond. The PVPTA operates from District-owned property in the City of Rolling Hills that was originally used as the District's administrative offices. Nevertheless, there is a large amount of automobile traffic to and from all schools.

The District's primary sources of income are property taxes and State funding. Because the Peninsula is a primarily residential community, an above-average school tax rate has been necessary. While expectations are high in this highly-educated community, and the citizens have generally supported tax increases in the past, the most recent revenue limit increase election was defeated. Consequently, the District is faced with cutting programs and other costs.

In the past, the greatest population increase within the District was expected to be in Rancho Palos Verdes. With the adoption of the City's original General Plan, the residential densities previously proposed by the County were substantially reduced, particularly within the coastal portion of the City. Furthermore, the City's acquisition of undeveloped, open-space areas has also reduced the potential future "inventory" of new households within the District's boundaries. At this point, it is not clear if there will be a continuing need for either additional schools and/or expansion of existing facilities. It is concluded that, at minimum, the community is faced with continual enrollment boundary changes. Nevertheless, the City must continue to work closely with the District in planning, projections, and school needs.

The District currently occupies the former Malaga Cove Elementary School in the City of Palos Verdes Estates as its administrative offices. Until 2009, these offices were located at the former Valmonte Elementary School in the City of Palos Verdes Estates. The City supports a potential, permanent joint-use facility with the District on the Nike site in the City as a part of a future civic center complex.

Los Angeles Unified School District

The Eastview area of the City falls within the jurisdiction of the Los Angeles Unified School District (LAUSD). LAUSD is among the largest urban school districts in the country. The Eastview area falls within LAUSD Local District 8, which serves San Pedro, Lomita, Harbor City, Wilmington, Carson, Gardena and other nearby communities. In 2010, District-wide enrollment for LAUSD exceeded 617,000 students. There are, within the boundary of the City, one elementary school and one intermediate school.



Since 1983, the City has attempted unsuccessfully to “annex” the Eastview area of the City into the PVPUSD. As a result, property owners in the Eastview area continue to pay for property taxes, bonded indebtedness and development fees for new construction to LAUSD. However, in 1998, the City was successful (with the assistance of local State legislators) in passing legislation allowing Eastview residents to send their children to PVPUSD schools.

Libraries

The Palos Verdes Library District (PVLDD) serves the entire Peninsula. There are three existing library facilities: Malaga Cove in Palos Verdes Estates, Peninsula Center in Rolling Hills Estates, and Miraleste in Rancho Palos Verdes. These branches currently have an annual circulation of 1,000,000 books, which is extremely high for the Peninsula’s population. The District has plans for improving these existing facilities, but not for additional facilities at this time. If a new facility is proposed in the future, it would be appropriate geographically, and from a population distribution point-of-view, for it to be in the southern portion of the Peninsula, in Rancho Palos Verdes. One possible location would be as part of the civic center of the City.



City of Rancho Palos Verdes General Plan

Private Schools

The Peninsula contains several private schools: Chadwick School, Peninsula Montessori School, Rolling Hills Country Day School and St. John Fisher, plus several nursery schools and day care centers.

The growing demand for child care centers and nursery schools has generated the problem of ensuring private organizations with adequate site locations. Efforts to provide sites in conjunction with new developments and solving locational problems in existing areas will alleviate the need for this activity to locate in unsuitable areas which are not designed to adequately facilitate their needs.

Colleges

The community college district serving the Palos Verdes Peninsula is the Los Angeles Community College District. The nearest community college is Los Angeles Harbor College located in Wilmington.

Marymount California University has been in Rancho Palos Verdes since 1958. A major modernization of the campus facilities on Palos Verdes Drive East was approved by the City in June 2010. It has also been recently accredited to offer 4-year Bachelor's degree programs. The previous Marymount campus on Hawthorne Boulevard is now occupied by Crestmont College, which is a training academy for the Salvation Army. A major expansion of this facility was approved by the City in the 1990s but was not constructed. However, in 2008, a 3-story addition to an existing dormitory building was approved to provide additional cadet housing.

Religious Activities

There are twenty churches and one synagogue on the Peninsula. Ten churches are based in the City; seven have their own physical facilities. Four additional church buildings have been constructed on the Peninsula since 1975. The Plan designates an area for religious and other activities, centrally located, with good access, and buffered from residential neighborhoods. This area, between Crestridge Road and Indian Peak Road, is also appropriate for other united institutional, cultural, and recreational activities.



Institutional Land Use Designations

The Land Use Element designates approximately 348 acres for institutional use. Approximately 9.82 acres are vacant and proposed for new institutional use. Institutional uses include facilities for public, educational, health, religious, and cultural activities. Recreational activities are generally compatible with institutional uses and are often part of such uses.

The major area designated for institutional use, the Crestridge Road/Indian Peak Road 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. Within this area there exist three senior housing facilities that have been approved by the City as being uses that are compatible with the Institutional land use designation:

- *Belmont Village* is a 150-bed senior assisted-living facility on a 4.57-acre site at 5701 Crestridge Road. It was completed in 2003 and provides assisted living, skilled nursing and Alzheimer's care for its residents.
- *Mirandela* is a 34-unit senior affordable apartment complex that was completed and fully occupied in 2010. It is located on a 19.63-acre site at 5555 Crestridge Road. The project was a joint venture of the City's former Redevelopment Agency and the affordable housing developer, AMCAL Multi-Housing, Inc.
- Located between the *Belmont Village* and *Mirandela* projects is the vacant 9.82-acre property. Since the late 1990s, several commercial developers have proposed senior. "market-rate" condominium projects on this site. In 2013 the City Council approved a 60 unit age restricted (55 years+) market rate condominium project that includes a clubhouse, resident services, three affordable housing units and a public access trail through the project site.

Another major area designated for institutional use is a portion of the current Point Vicente Park and Civic Center, a former Nike missile site that was acquired from the U.S. government in 1976. In 2010, the Rancho Palos Verdes City Council had a tactical goal of developing a new civic

City of Rancho Palos Verdes General Plan

center on this site, however master planning efforts have been put on hold.

In considering the future development of institutional sites, environmental impacts must be mitigated through proper design.

Recreational

Recreational activity areas include sites which have been set a side or are proposed for either active or passive use. These sites are structured to various degrees to allow specific site activities to take place. While this section briefly covers recreational activity areas, a detailed discussion of the available active and passive recreational activity areas in the City can be found in the Conservation/Open Space Element. Additionally, path and trail networks, systems which involve linear right-of-way for the purpose of transportation or recreation, are addressed within the Circulation Element.

The City has established a City-wide park acreage standard of 4 acres per 1,000 population. Based upon the City's 2010 Census population of 41,643 persons, this equates to a park acreage standard of 166.6 acres. Currently, the City owns and/or operates approximately 413 acres of public park facilities, which equates to roughly 9.92 acres per 1,000 population. This total does not include other publicly-accessible recreational facilities such as golf courses, private recreational facilities, public school playing fields and the property owned and operated by the Miraleste Recreation and Park District.



As authorized by the Subdivision Map Act, the City requires the dedication of land or the payment of in-lieu fees (so-called "Quimby fees") by the developers of new residential projects. These fees are earmarked for the provision of new and/or expanded park facilities to serve the City's residents. Although the General Plan does not delineate specific additional recreational areas, it is intended that facilities may be added in conjunction with proposed developments (which, by providing additional units, will induce new residents, which, in turn, place a recreational load on the community), and through further study of existing neighborhoods. Additionally, some existing facilities may be changed to either increase or decrease their recreational opportunities.

As of 2010, there were proposals submitted for the development, expansion and/or enhancement of the following three (3) City-owned recreational facilities:

LU-24
(08/27/13 Version)



- Lower Hesse Park and Grandview Park: The City is considering improvements to both Lower Hesse Park and Grandview Park. The park improvement plans are essentially intended to improve accessibility to all park user groups, and to enhance the aesthetic condition of both parks. The City is considering such amenities as a dog park, trails, exercise and play equipment, and picnic and restroom facilities at either or both sites. The City conducted public workshops to engage the public in the design process for both park projects, and at the time of the preparation of this General Plan, the Grandview Park project was still being processed, while a scaled back Lower Hesse Park project had not yet begun construction.

- Abalone Cove Shoreline Park: In November 2010, pursuant to Council authorization, the City filed a Land and Water Conservation Fund (LWCF) grant application with the California State Parks and Recreation Department for improvements at Abalone Cove Shoreline Park. In December 2011, State Parks notified the City that it is the recipient of the LWCF grant. The grant award reimburses the City for 50% of the project cost for the following improvements:
 - Replacing picnic tables and benches;
 - Replacing trash receptacles;
 - Installing a drinking fountain;
 - Installing mutt mitt dispensers;
 - Improving trailheads and all trails/paths;
 - Replacing bluff top fencing;
 - Installing interpretive signs along trails;
 - Installing viewing nodes with viewing station telescopes;
 - Installing boulders;
 - Install landscaping and irrigation;
 - Constructing an exploration play area; and
 - Installing bike racks.

Construction on these improvements is anticipated to occur early 2014.

Recreational Land Use Designations

The Land Use Element designates approximately 413 acres for recreational use. Recreational uses are held by public agencies and developed or proposed for development for active or passive recreational activity. Additional recreational land may be designated after more specific study is made of community needs and, as new development creates additional demand, new development will be required to provide land and/or fees to meet its share of that demand.

The environmental impacts of the development of new recreational facilities should be low.

Agricultural

Once the most predominant land activity on the Peninsula, agriculture has now been diminished to only a few remaining areas. A majority of these agricultural areas lie within Rancho Palos Verdes' jurisdiction, where there is strong support for its preservation as open space for the managed production of resources. The primary aim of the General Plan, in relationship to agriculture, is to evaluate existing agricultural activities and determine which of these areas is both compatible with its future surroundings and of a nature that makes it economically feasible to maintain.

Historically, agriculture in the City has been of three main types: grain, special crops, and flower farming. Grain farming requires large sites in order to remain economically feasible, while specialty crops and flower farming are of a higher economic yield, which allows them to exist on smaller sites.

Agricultural Activity Areas to be Preserved

Two major areas are incorporated into the Plan; these are of a nature compatible to adjacent surroundings and of a scale which would allow them to produce profitable crops.

A portion of the Portuguese Bend slide area is the first major agricultural area. Former agricultural practices included primarily specialty crops. This activity was considered to be one of the few compatible uses for the slide area. In order for agriculture to be completely compatible in this area, crops which require little or no water must be grown. This is to

eliminate as much water intrusion as possible on the active slide area, because of water's tendency to act as a lubricating medium. This area is now owned by the City and is no longer in agricultural use.

The second area is not designated on the Land Use Plan but consists of two farming sites located on opposite sides of Palos Verdes Drive South near Point Vicente. Both of the farms are located on leased portions of City-owned sites which are used for other activities. However, the lease for farming activity on the Lower Point Vicente site has been terminated. It is felt that both areas could be maintained as visual accents on these sites without placing a major limitation on the uses which share the sites.

All agricultural activities not indicated above should continue until surrounding areas have developed to their capacities. Only when these agricultural areas can no longer maintain reasonable productivity should they be converted to uses indicated by the Plan.

Agriculturally-Related Commercial Activity

There previously existed several produce and flower stands along Palos Verdes Drive South. A specific policy has been incorporated into the General Plan which is directed at upgrading and preserving this activity in concept due to its cultural significance. Currently, there are none in operation.

Infrastructure Facility

The Land Use Element designates approximately 21 acres for infrastructure facility use. This designation includes existing public utility uses and facilities. Some small facilities are not indicated because they are too specific for the General Plan. However, designated facilities include reservoirs and electric utility substations.

Population Projections

The Land Use Plan designates 399.48 acres for new residential development. Table LU-2 below provides a breakdown by land use category of where new residential development is expected.

Comment [GP4]: Per the direction of the PC, since the July 23rd PC meeting Staff updated these tables, re-organized them and adjusted the text slightly.

City of Rancho Palos Verdes General Plan

Table LU-2: Capacity of Residential Acreage by Density by 2030

Density Range	Developed Acres	Proposed Acres	Total Acres	Percent Total Residential
1 d.u./5 acres	0	25.16	25.16	0.60
≤ 1 d.u./acre	115	145.93	260.93	6.21
1-2 d.u./acre	1262	130.87	1438.79	34.23
1-2 d.u./acre/Hazard Area*		45.92		
2-4 d.u./acre	2208	40.07	2248.07	53.48
4-6 d.u./acre	44	0.48	44.48	1.06
6-12 d.u./acre	135	0.00	135.00	3.21
12-22 d.u./acre	40	1.23	41.23	0.98
Institutional	0	9.82	9.82	0.23
TOTAL	3804	399.48	4203.48	100.00

* This combined land use designation occurs within the active Portuguese Bend landslide area.

Although it was difficult to estimate existing dwelling units and population in the City at the time that the General Plan was originally adopted in 1975, there have subsequently been decennial U.S. censuses in 1980, 1990, 2000 and 2010 to help further refine these estimates. Table LU-3 reflects the most recent U.S. Census figures and Department of Finance estimates; showing that the population in 2010 was 41,643. The Table also shows that the total “build-out” population estimate is 43,570 in 2030, which is based upon Table LU-4’s estimate of the total number of “build-out” dwelling units being 16,935 in 2030.

Table LU-3: Dwelling Units by Type and Total Population, 1980 to 2030

	Census 1980	Census 1990	Census 2000	Census 2010	Projected 2020	Projected 2030
Single-family	9,347	13,312	13,379	13,534	13,868	14,202
Multi-family	2,934	2,156	2,290	2,645	2,673	2,733
Total Units	12,281	15,468	15,669	16,179	16,541	16,935
Total Population	36,577	41,659	41,145	41,643	42,168	43,570

Most of the new dwelling units to be constructed in the City by 2030 are expected to be single-family residences, as depicted in Tables LU-4 and LU-5 below. The greatest increases in population are expected within

areas of the City designated for development at a density of less than 4 d.u. per acre, which for the most part tend to be in-fill lots.

Table LU-4: Capacity of Residential Dwelling Units by Type by 2030

	Existing [d.u.]	Existing [d.u./acre]	Proposed [d.u.]	Proposed [d.u./acre]	Total [d.u.]	Total [d.u./acre]
Single-Family	13,534	83.65	668	88.36	14,202	83.86
Multi-Family*	2,645	16.35	88*	11.64	2,733	16.14
TOTAL	16,179	100.00	756	100.00	16,935	100.00

* "Multi-family - Proposed (d.u.)" is defined as a density of more than 6 d.u./acre (regardless of type of ownership) as well as Institutional land uses.

Table LU-5: Projected New Residential Units and Population Increase by Density Range by 2030

Density Range	Undeveloped [acres]	Projected Dwelling Units	Projected Additional Population*
1 d.u./5 acres	25.16	5	13
≤ 1 d.u./acre	145.93	146	372
1-2 d.u./acre	130.87	262	668
1-2 d.u./acre/ Hazard Area*	45.92	92	234
2-4 d.u./acre	40.07	160	408
4-6 d.u./acre	0.48	3	8
6-12 d.u./acre	0.00	0	0
12-22 d.u./acre	1.23	28***	71
Institutional	9.82	60****	153****
TOTAL	399.48	756	1927

* This combined land use designation occurs within the active Portuguese Bend landslide area.

** Population projections assume 2.65 persons/DU and 3.80% vacancy rate, based upon State Department of Finance estimates (2010).

*** Assumes development of approved 28-unit condominium project.

**** Assumes development of approved 60-unit senior condominium project.

Overlay Control Districts

Overlay Control Districts are incorporated into the General Plan in order to further reduce impacts that could be induced by proposed and existing developments in sensitive areas. Although the developable areas are not of an extremely critical condition which could endanger future residents

City of Rancho Palos Verdes General Plan

(those areas possessing extreme conditions were placed in open space), it is concluded that major disruptive treatment of these land areas would alter features which form the City's character and environment. These features include significant natural, urban, and socio/cultural characteristics. Control districts are placed on those land areas found, through analyses in the various elements, to possess special features, and have been incorporated for the following reasons:

- To guide developments in order to make wise and prudent use of Rancho Palos Verdes' natural environment, urban environment, and socio/cultural factors.
- To regulate the manner in which lands are urbanized and maintained in order to ensure a proper relationship between special features and urban uses.
- To enhance watershed management, ground water recharge, and water quality to ensure a continuing supply of safe water.
- To maintain and enhance land areas necessary for continued survival of valuable wildlife and vegetation habitats.
- To maintain and promote the historic and archaeological heritage of the community.
- To preserve the continued availability of significant land areas which are used for the production of food and enjoyment of scenic beauty.

The use of overlaying control districts on land areas is initiated so that more flexibility may be employed in mitigating site specific conditions. The proposed use of any one development technique, such as cluster development, is considered an ineffective way of dealing with all the varied site conditions within the City. This flexibility also allows for the City's housing supply to contain a variety of development treatments (conventional lot designs, cluster lot designs, etc.). The control districts are grouped into categories which reflect their respective elements, and detailed factors involving sub-breakdowns are presented. The location and extent of the Overlay Control Districts are depicted on the General Plan Land Use Map.

Control Districts Applying to Natural Factors

Areas delineated within this control district shall develop under the following conditions:

- Site activities shall protect, conserve, and maintain land and water areas which possess, affect, or encompass significant natural factors (such as vegetation, wildlife, minerals, and soils) whose use or recovery can best be realized by restricting and regulating the use of land.
- Site activities shall protect the function of natural and existing water courses as a part of the system for surface water collection and dispersal.
- Site activities shall maintain the quality of surface and marine water as a valuable public resource.
- Site activities shall regulate the modification of water runoff characteristics.
- Site activities shall maintain the characteristics of land areas which contribute to ground water recharge, storm water storage, silt retention, and marine water quality.
- Site activities shall regulate use, development, and alteration of land in slope areas, so that essential natural characteristics, such as land form, vegetation and wildlife communities, ground water recharge, scenic qualities, and open space can be substantially maintained.
- Site activities shall preserve unique and significant geologic, biologic, and hydrologic features of public value.
- Site activities in hill areas shall use alternative approaches to conventional flatland construction practices.



Control Districts Applying to Socio/Cultural Factors

Land areas within this District shall preserve, protect, and maintain land and water areas and improvements which have significant historical, archaeological, or cultural importance to the public.

Control Districts Applying to Urban Activities

This control district is established in order to ensure that developments conform to the following:

- Site activities shall ensure the continuing availability of land particularly suited to food and flower production.
- Site activities shall preserve, protect, conserve, and maintain land and water areas which are of significant value to the public because of their recreational, aesthetic, and scenic qualities.

City of Rancho Palos Verdes General Plan

- Site activities shall achieve land use concentrations that are consistent with the natural characteristics of hill areas, such as slope, land form, vegetation, and scenic quality.
- Site activities shall protect predominant view of and from slope areas in order to maintain the identity, image, and environmental quality of the City.

Control Districts Applying to Automotive Service Uses

The Automotive Service Overlay Control District is established to preserve existing automotive commercial services, which are essential to the residents of the City.

The development criteria for such projects shall require that the design of the project reduce adverse impacts on adjoining residential areas.

In evaluating the development criteria for such projects, the City shall consider the characteristics of the particular site and the surrounding area, and shall attempt to achieve a reasonable balance between the optimum design for the commercial automotive use and the environmental, social, and aesthetic impacts of the proposed use on the existing surrounding uses. The specific locations of the properties affected by the Automotive Service Overlay Control District are identified in Section 17.40.070 of the City's Municipal Code.



Control Districts Applying to the Mira Vista Neighborhood (Tract No. 16010)

Tract No. 16010 (*Mira Vista*) is the oldest subdivided neighborhood in the Eastview area of the City, which was annexed in 1983. The 215-home neighborhood was subdivided and developed just after World War II. By modern standards, the existing dwelling units are very small and often have substandard parking and setbacks.

The purpose of the *Mira Vista* Overlay Control District is to:

- Acknowledge the unique qualities of the overlay area, which is generally characterized by very small homes on small lots, with substandard or no off-street parking facilities; and,
- Allow for the modernization and enlargement of the homes in the overlay area, in a manner compatible with the unique character of the



neighborhood, and with the needs and desires of current property owners.

The specific location and extent of the neighborhood affected by the *Mira Vista* Overlay Control District is identified in Section 17.40.080 of the City's Municipal Code.

Control Districts Applying to the Keeping of Large Domestic Animals

There are four (4) established Equestrian Overlay (Q) Districts in the City. They include the *Portuguese Bend* community; the residential neighborhoods along Palos Verdes Drive East between Coral Ridge Road to the south and the City of Rolling Hills Estates to the north; the residential neighborhoods along Via Campesina abutting the City of Palos Verdes Estates, including Rollingridge Road and Yellow Brick Road; and thirty-four (34) lots in the easterly portion of the *Ridgecrest* community abutting the City of Rolling Hills. These neighborhoods share a semi-rural character and are generally located adjacent to areas of the Palos Verdes Peninsula that are served by existing equestrian trails. "Large domestic animals" include horses (and other equines), sheep (and other ovines) and goats (and other caprines), as well as cows (and other bovines).

The purpose of the Equestrian Overlay (Q) District is to:

- Allow property within the District to be used for the keeping of horses, other large domestic animals and cows, subject to all applicable requirements of the Municipal Code;
- Regulate the keeping of horses and other large domestic animals by property owners or lessees within the District, where such use is clearly accessory to the allowable use of the land, as provided for by the underlying land use designation;
- Impose reasonable regulations and standards upon animal owner so as to preserve the rights of neighbors by maintaining and controlling animals in a safe, sanitary and healthy manner at appropriate locations;
- Prohibit the creation or maintenance of any private or public nuisance related to the keeping of large domestic animals; and,



City of Rancho Palos Verdes General Plan

- Provide development incentives to property owners within the District to continue to provide opportunities for the future keeping of large domestic animals on privately-owned property.

Specific Plan Districts

The purpose of a Specific Plan District is to designate functionally interrelated geographic areas where detailed planning studies may be conducted. These studies shall provide the means for coordinating, balancing and regulating the development of property within a Specific Plan District in order to provide consistency with the goals of the General Plan.

The City of Rancho Palos Verdes has established five specific plan districts, one within its coastal region (Coastal Specific Plan District) and four others located in inland areas of the City (Western Avenue Specific Plan District Nos. 1, 2 and 3, and the Eastview Park Specific Plan District). It should also be noted that the three specific plan districts along Western Avenue were consolidated into a single document in June 2001, although they remain separate districts. The procedure for establishing specific plan districts is provided for under Section 65450 of the State Government Code. Other specific plans may also be initiated in the future and it is not necessary for them to be designated in the General Plan for the City to do so.

Coastal Specific Plan District

Rancho Palos Verdes, being a newly-incorporated City as of September 1973, was under legislative law to adopt a General Plan by June 1975. This time schedule would be severe to most established cities; and, being a newly-incorporated city required an assemblage of base information. An environmental resource inventory, census profile, and economic base perspective were developed, on which sound land use and fiscal projections could be based. In the course of preparing this plan, it became evident that the time constraint would not permit a thorough study of the City's highly complex and sensitive coastline. Therefore, a specific plan district was designated on the coastal area to permit further study of this environment.

It was quite evident that, in preparing the Coastal Specific Plan, it would be necessary to further assess physical factors. A more accurate definition



of bluff stability was needed so that those areas which were geologically unstable could be accurately identified and areas capable of supporting structures would be known. Biological input was crucially needed to better assess both terrestrial and marine habitats and to develop sound land use and resource policies which would not only ensure their continued existence but also increase the quality of these habitats where feasible.

Land use decisions had to respond to environmentally sensitive natural features as well as physical limitations of infrastructural systems. These systems have defined limitations due to the City's location on a peninsula, which limits the direction from which their networks can provide service. All land use decisions and policies had to be based on a sound fiscal approach, which is a primary concern of the City.

Not only were physical factors important, but also social concerns. It was indicated through the passage of Proposition 20 in 1972 that the entire state of California was concerned with the management of the State's coastline, for which Rancho Palos Verdes is the primary governing body of 7-1/2 miles. It is important that the coastal specific plan respond not only to local social need; a perspective must also be maintained as to its value as a locally defined public resource.

At the onset of the study, jurisdictional control of land use and zoning matters was undefined. It was unclear whether the California legislature would maintain local control of coastal areas or whether a state Coastal Commission would evolve as an overseeing agency, presiding over local jurisdictions to ensure their compliance with the California Coastal Plan (the plan founded on the passage of Proposition 20). Therefore, a close watch over the progress of associated coastal legislation needed to be maintained in order to evaluate the relative compatibility/non-compatibility of these issues with the City's Coastal Specific Plan.

The subsequent 1976 Coastal Act redefined the Coastal Commission's jurisdiction within the City to coincide with the established Coastal Specific Plan District. Therefore, this Plan not only serves as a local specific plan, but also represents the City's Local Land Use Plan component of the Local Coastal Program, as mandated by the 1976 act. In adopting the Coastal Specific Plan in December 1978, the City found that this plan addresses the required 1976 Coastal Act goals and policies, as they are intended to apply to the City's segment of the California coastline. The California Coastal Commission subsequently certified the City's Coastal Specific Plan District in April 1983.

Western Avenue Specific Plans

There are 3 separate Western Specific Plans covering 3 distinct districts as discussed below. As discussed earlier, the City has begun efforts towards improving the Western Avenue Corridor through the development of a new Western Avenue Vision Plan, which when completed will form the foundation for a revision to the existing Western Avenue Specific Plans.



- **District No. 1:** The Plan area includes *The Terraces* commercial center, located at the southwest corner of Caddington Drive and Western Avenue (28901 Western Avenue). The Plan strives to provide a safe, convenient and attractive commercial development related to the needs of the area. Any project should be oriented towards Western Avenue with a secondary access from Caddington Drive. A Mediterranean theme to provide identity and cohesiveness is established. Architecture, landscaping, and accessories should compliment each other and be consistent with the theme. Western Avenue Specific Plan District No. 1 was adopted by the City in January 1986.
- **District No. 2:** The Plan area includes the southwest corner of Crestwood Street and Western Avenue, and extends southward to the City boundary near Summerland Street. The Plan encompasses street addresses ranging from 29505 to 29701 Western Avenue, including the nonconforming, 70-unit *Eastview Townhouse* condominiums located at 29641 Western Avenue. The Plan strives to provide a safe, convenient and attractive commercial development related to the needs of the area. Any project should be oriented toward Western Avenue. General use of the Summerland Street driveway is discouraged. A Mediterranean theme to provide identity and cohesiveness is established. Architecture, landscaping and accessories should compliment each other and be consistent with the theme. Western Avenue Specific Plan District No. 2 was adopted by the City in October 1986.
- **District No. 3:** The Plan area includes all properties which front along the west side of Western Avenue from and including 29019 to 29421 Western Avenue. It should be noted that a sliver of the parking lot and some existing freestanding signage for the Western Plaza shopping center (29105 to 29229 Western Avenue) is located outside of the City limits and is not covered by the Plan. The Plan is for retail/service commercial use. The City would like

to encourage merging lots held in common ownership to encourage master plan development. Pedestrian access to the commercial use is encouraged. The plan seeks to improve the existing access to the area and to provide for safe pedestrian, bicycle, vehicular, and transit access to the area. The plan is directed toward protecting views of surrounding residences while minimizing adverse sensory impacts of the area through effective buffering. A Mediterranean theme is required. Western Avenue Specific Plan District No. 3 was adopted by the City in October 1987.

Eastview Park Specific Plan District

Eastview Park is a 10-acre park located at 1700 Westmont Drive. The property is owned by the Los Angeles County Sanitation Districts and provides a secure access point for the Districts' Joint Outfall System sewer lines. The City leases the property from the Districts for park purposes. With the annexation of the Eastview area in 1983, the park was designated by the City as a specific plan area. The intent of the Plan is to ensure that the park is maintained and developed for passive recreational use that is compatible with the surrounding residential and commercial lands uses, and that preserves the Districts rights and ability to access and maintain the underground sewer lines. Eastview Park Specific Plan District No. 7 was adopted by the City in November 1989.



Former Redevelopment Project Area

The Rancho Palos Verdes Redevelopment Agency (RDA) was established in 1984 with the primary purpose of providing mitigation measures to stabilize landslides in the Abalone Cove and Portuguese Bend areas of the City. The RDA project area encompassed roughly 1,100 acres along the south central coastline of the City, and included the *Portuguese Bend* and *Portuguese Bend Club* communities; 36 homes located at the west end of the *Seaview* community; the City's Abalone Cove Shoreline Park and Portuguese Bend Nature Preserve, the Lloyd Wright-designed Wayfarers Chapel; and the coastal bluff-face along Sea Cove Drive in the *Abalone Cove* community.

The City and Redevelopment Agency had carried out an active and successful redevelopment program since the activation of the Agency in 1984. However, on October 1, 2011, ABX126 dissolved all existing redevelopment agencies in California, designated successor agencies as

City of Rancho Palos Verdes General Plan

successor entities to the former redevelopment agencies, imposed numerous requirements on the successor agencies, and subjected successor agency actions to the review of oversight boards established under the new law. On January 31, 2012, the Rancho Palos Verdes Redevelopment Agency (RDA) was formally dissolved and the Successor Agency to the RDA was formed pursuant to state law.

Other than the City Council's election to retain the housing assets and function of the former RDA, which resulted in a transfer of approximately \$5.5 million of assets to the City, all actions of the Successor Agency and its Oversight Board have been required by State Law. The Successor Agency continues to wind up the affairs of the former RDA in accordance with state law.

Comment [GP5]: Per the PC direction at the July 23rd meeting, Staff revised this to address the dissolution of the RDA.

Landslide Moratorium Area

Roughly contiguous with the former RDA project area is the City's Landslide Moratorium Area (LMA). The LMA was originally established in 1978 in response to potentially unstable soil conditions and active landslide movement. Since 1978, development activity has been strictly limited within the LMA. The specific restrictions imposed within the LMA are described in the City's Landslide Moratorium Ordinance (Chapter 15.20 of the Rancho Palos Verdes Municipal Code). In general, properties in the LMA that are currently developed with residential structures are permitted to make limited improvements if the City grants a Landslide Moratorium Exception (LME). New construction is not permitted on properties in the LMA that are not currently developed with residential structures unless a Moratorium Exclusion (ME) is granted, which would effectively remove the subject properties from the LMA.



In 2002, a group of *Portuguese Bend* property owners filed an ME application to exclude their undeveloped lots within the area known as "Zone 2" from the LMA. Zone 2 is a portion of the LMA that had been designated by the late Dr. Perry Ehlig in 1993 as being potentially suitable for development. Shortly after this ME application was deemed incomplete for processing, the applicants filed suit against the City. Eventually, the case (*Monks v. Rancho Palos Verdes*) was decided in the applicants'/plaintiffs' favor in December 2008, the City being found to have taken the plaintiffs' property by virtue of preventing the development of their undeveloped lots. The City has been ordered to remove regulatory impediments in its Municipal Code that prevent the development of the 16 *Monks* plaintiffs' lots. The City began this process

with the adoption of Ordinance 498 in 2009 to allow the *Monks* plaintiffs to apply for LMEs for their lots. The City began issuing LMEs for these properties in 2010. At the same time, the City was considering broader revisions to the Landslide Moratorium Ordinance that could also permit the owners of the other 31 undeveloped lots in Zone 2 to be developed with new residences. Once enacted, this would result in the possible future development of up to 47 new residences on existing legal lots in Zone 2 within the *Portuguese Bend* community

In addition to the consideration of new development on existing vacant lots in the LMA, there have also been requests to exclude larger undeveloped tracts of land from the LMA to allow for their future development. The City has yet to act upon a request for an ME. However, the City expects that the following ME requests may be submitted for review in the future:

- The 94-acre *Point View* property is located on the inland side of Palos Verdes Drive South between the *Portuguese Bend* and *Upper Abalone Cove* communities. There have been several ME requests for this property dating back to 1996. The requests have proposed the potential future development of between 72 and 84 residences. Currently, there are no ME requests for the property as the property owner has obtained entitlements for other, non-residential uses for the property.
- The 28-acre *Plumtree* property is located immediately upslope from the *Portuguese Bend* community at the terminus of Plumtree Road. It is a portion excluded from the “Upper Filiorum” property, which was acquired by the City in 2009 for inclusion to the Palos Verdes Nature Preserve. The previous property owner had proposed an ME that would have resulted in the development of 21 homes on this property. Currently, a revised ME proposal anticipates the development of one dwelling unit on the property.
- A 6.94-acre property located at 20 Vanderlip is seeking approval of an ME to allow the subdivision of the property into four single family residential lots.

Flood Hazard Areas

Government Code Section 65302(a) requires general plans for cities and counties to consider those areas covered by the plan that are subject to flooding identified by floodplain mapping prepared by the Federal Emergency Management Agency (FEMA) or the Department of Water Resources. The Flood Insurance Rate Maps (FIRM) prepared by FEMA indicate that most of the City of Rancho Palos Verdes falls within "Zone X," which is not a designated flood hazard area. Other portions of the City fall within "Zone D," which are identified as areas where flood hazards are possible but not yet determined. Areas of the City included within "Zone D" include Lunada and Agua Amarga canyons; the Portuguese Bend and Forrestal nature preserves; and other public and private properties. Much of this property is designated as Hazard Area or Open Space Preserve in the Land Use Element. Therefore, the development potential within "Zone D" is generally limited, as is the risk of the exposure of the general public to flood hazards. However, in accordance with the requirements of the Government Code, the City will annually monitor the portions of the City designated within "Zone D" for any changes in flood hazard status, as determined by FEMA. For additional information about flood hazards, see the Safety Element.

Compatibility of Adjacent Activity Areas to Rancho Palos Verdes

In evaluating the impacts of adjacent activity areas outside of the City upon Rancho Palos Verdes, the major concern is compatibility of these activities with adjoining areas in the City. Compatibility is primarily reflected in use and intensity of the adjacent activities.

In the past, the main areas of concern to the City are two sections of Rolling Hills Estates which are nearly landlocked by Rancho Palos Verdes. The southernmost area (bounded by city boundaries on both the north and east, Crest Road to the south, and Hawthorne Boulevard on the west) previously contained Northrop's research and development facility, a small nursery, and large amounts of undeveloped land, a portion of which was then in agricultural use. In recent years, nearly all of these sites have been developed or redeveloped, with the exception of the former nursery at the northeast corner of Crest Road and Highridge Road. The northern area consists of residential condominium

developments along Highridge Road and the Peninsula Center commercial district. The major concern here was the degree of intensity to which vacant commercial lands might develop in the future. Major new development in the Peninsula Center commercial district during the 1980s and 1990s included the construction of the (then enclosed) Peninsula Center mall, the main library for the Palos Verdes Library District and the main post office serving the Palos Verdes Peninsula.

With the annexation of the Eastview area in 1983, new development activity within San Pedro along the Western Avenue commercial corridor also became a concern to the City and its new residents. Since the mid-1990s, a primary focus of these concerns has been the reuse of the former Navy housing facilities on Western Avenue and Palos Verdes Drive North. Although the City and its residents became involved in the development of a reuse plan for these sites, the City continued to address the impacts of development in adjacent jurisdictions upon the City and its residents on an *ad hoc* basis until the early 2000s.

Beginning in 2002, the City Council began to receive regular monthly reports on so-called “border issues,” which were identified as projects in surrounding jurisdictions having potential adverse effects upon the City and its residents. Typically, the City’s involvement in these border issues has been to submit written and oral comments to decision makers as a part of a project’s CEQA and/or entitlement process. Since 2002, the City has offered its input on a number of controversial proposals in surrounding jurisdictions, including:

- The *Ponte Vista* project at the former Navy housing site on Western Avenue in San Pedro;
- A proposed County golf course to be developed on the site of the former Palos Verdes Landfill in Rolling Hills Estates;
- The proposed “Peninsula Village Overlay Zone” in Rolling Hills Estates, which would have increased the density and intensity of residential development allowed in the Peninsula Center commercial district;
- The development of a residence in Palos Verdes Estates that abutted and could have adversely affected views from the City’s Grandview Park; and,
- A number of proposals for the expansion of container terminals and other facilities in the Port of Los Angeles.

City of Rancho Palos Verdes General Plan

The City should continue to monitor development in nearby communities to ensure that adverse impacts upon the City and its residents are avoided or minimized.

Policies

Compatibility of Adjacent Land Use Areas

1. Work in conjunction with neighboring jurisdictions when development plans are submitted to either this City or the other jurisdictions which generate impacts across jurisdictional lines.

Residential Land Use Policies

2. Retain the present predominance of single-family residences found throughout the City. Allow for the maintenance and replacement of existing non-conforming multi-family residential uses.

3. Require all new housing developed to include suitable and adequate landscaping, open space, and other design amenities to meet the City's standards.

4. Encourage and assist in the maintenance and improvement of all residential neighborhoods so as to maintain local standards of housing quality and design.

5. Maintain and update the Development codes with quality standards, being flexible to new technology and techniques of building.

6. Require all developments that include open space held in private ownership to provide legal guarantees to protect these areas from further development and to establish mechanisms enforceable by the City to ensure continued maintenance.

7. Control the alteration of natural terrain.

8. Encourage energy and water conservation in housing design.

9. Require that development reasonably protects corridor-related views.

10. Prohibit encroachment on existing scenic views reasonably expected by neighboring residents.



11. Enforce height controls to reasonably minimize view obstructions.
12. Encourage all development to preserve neighboring site privacy.
13. Preserve the rural and open character of the City through zoning, cooperation with other jurisdictions, and acquisition of open space land.
- ~~14. Allow no further development involving any human occupancy within active landslide areas.~~
(UPON CITY ATTORNEY RECOMMENDATION, THE PLANNING COMMISSION RECOMMENDS DELETION OF THIS POLICY.)
14. Require all new housing and significant improvements to existing housing to consider neighborhood compatibility.

Commercial Land Use Policies

15. Place commercial and institutional developments under the same building orientation controls as residential developments in regard to topographic and climatic design factors.
16. Require that commercial and institutional activity buffer and mitigate negative impacts on adjoining residential areas.
17. Required commercial and institutional development to be designed to maximize pedestrian safety.
18. Require that scenic view preservation by commercial and institutional activities be taken into account not only in the physical design of structures and signs, but also in night lighting of exterior grounds.
19. Require commercial and institutional sites to limit the exposure of parking and exterior service areas from the view of adjoining sites and circulation routes.
20. Specify the mix of standard and compact parking spaces for new development to ensure that all parking requirements are met.
21. Require adequate screening or buffering techniques for all new and existing commercial activities in order to minimize odors, light and noise pollution.

City of Rancho Palos Verdes General Plan

(PLANNING COMMISSION RECOMMENDED CHANGE TO THE POLICY)

Institutional (Public, Educational and Religious) Land Use Policies

22. Require any new schools and encourage existing schools to provide adequate on-site parking and automobile access.
23. Incorporate the Coast Guard Station into Lower Point Vicente Park when it is deactivated.
24. Coordinate with the School District on cross-jurisdictional issues.
25. Encourage implementation of plans for pedestrian and bicycling networks linking residential areas with schools for the safety of children.
26. Review the location and site design of future institutional uses to ensure their compatibility with adjacent sites.
27. Encourage mitigation of the adverse aesthetic impacts of utility facilities.
28. Encourage the unification of the Eastview students into the Palos Verdes Peninsula Unified School District.

Recreational Land Use Policy

29. Encourage local groups to participate in the planning, development, and maintenance of recreation facilities.

Agricultural Land Use Policies

30. Encourage preservation of agricultural activities.
31. Encourage continued operation of existing produce and flower stands.

Open Space Preservation Land Use Policy

32. All land with an Open Space Preservation Land Use Designation shall be utilized in compliance with the City's NCCP.

(PLANNING COMMISSION RECOMMENDATION FOR A NEW POLICY)