

Criteria for OH districts

Chapter 7.32.020

Lands shall be placed in the open space hazard district when the use of said land would endanger the public health, safety and welfare. Open space hazard districts shall include:

- A. Areas where the existing natural slope exceeds thirty-five percent, areas experiencing downslope movement, areas unstable for development, areas where grading or development of the land may endanger the public health and safety due to erosion or flooding and the ocean bluffs; and
- B. Areas subject to flooding or inundation from stormwater.

Evaluation was completed based on the 34 sheet index map provided by the city. Each sheet was evaluated based on the above criteria and modified as necessary through evaluation of the California Geological Survey Landslide Inventory Map, Dibblee Foundation Geologic Map, DF70, Seismic Hazard Zone Maps and reports for the Palos Verdes Peninsula, Rancho Palos Verdes Landslide Moratorium and personal knowledge of the areas. Adjoining sheets were compared to match zone limits. Reasons for changes in zones include moving oh zones out of developed areas, establishing zones in steep canyon areas and removing zones for slopes that are between lots. No changes were made in areas considered under the purview of the Coastal Commission. Changes and reasoning behind recommended changes are listed by sheet below:

Sheet 1

Relocated oh zone to the top of slope at the rear of the lots along Basswood, thus removing oh from developed flat lot areas. Removed slope from oh zone between lots at the north end of Basswood cul-de-sac.

Sheet 2

Relocated oh zone to the top of slope at the rear of the lots along Barkstone cul-de-sac, thus removing oh from developed flat lot areas. Added oh zone to slope below the rear of lots of the Barkstone cul-de-sac and curve of Wildbriar, thus adding canyon side slope area to oh zone.

Sheet 4

North of Montemalaga: Removed rear flat portion of oh zone from lots on east side of canyon along Basswood. Added steeper slope area to oh within current institutional zone. Added rear slope area below flat pads along Grayslake, thus adding natural canyon area to oh zone.

South of Montemalaga: Relocated oh zone to the top of slope at the rear of the lots along Menominee and Lightfoot thus removing oh from developed flat lot areas. Relocated oh zone to the top of slope at the rear of the lots in the Mazur cul-de-sac thus removing oh from developed flat lot areas. Added rear slope area below flat pads along Mazur and Basswood, thus adding natural canyon area to oh zone. Added slope areas within upper canyon areas where slope instability has been noted on CGS Landslide Inventory Map.

Sheet 5

Relocated oh zone to the top of slope at the rear of the lots at eastern end of Blackhorse thus removing oh from developed flat lot areas (See Sheet 7).

Sheet 7

Relocated oh zone so that developed portions of lots on the south side of Silver Moon and the lots between the terminus of Diamonhead and Browndeer are not in oh zone. Added rear slope area below flat pads along Silver Moon and Browndeer, thus adding natural canyon area to oh zone.

Changed a portion of CP zone north of Silver Spur to oh due to known issues with stability in the past (landslides). The area is also within a State of California earthquake-induced landslide hazard zone.

Sheet 7 and 8

Relocated oh so that a portion of developed area above Indian Peak is outside of oh zone.

Sheet 9

No change with addition of NCCP area

Sheet 10 and 11

Recommended that two oh zones within developed area of Marguerite Drive and Laurel Drive be removed

Sheet 11

Canyon area between Verde Ridge and Crest Road, relocate zone to slope area outside developed areas and to top of natural slopes. Area is shown to be an area of landslide hazard by the CGS. The area is also within a State of California earthquake-induced landslide hazard zone.

Sheet 12

For area west of Hawthorne and south of Locklenna it is recommended that the oh zone be extend up canyon to Hawthorne. As with the other areas of the canyon it is susceptible to slope instabilities and is within a State of California earthquake-induced landslide hazard zone.

For the area south of Crest Road and below Ocean Terrace Road it is recommended that the oh zone be removed down to the NCCP zone. For the area west of the terminus of Santa Catalina the zone should be relocated to the top of the slope at the rear of the properties thus adding natural slope area to oh zone.

Sheet 13

It is recommended that the strip of oh south of Saint John Fishers be removed.

For the area south of San Clemente and Santa Catalina the oh should be relocated to the top of slope above descending rear natural slope. This will remove developed areas from oh zone and add natural slope area to oh.

Sheet 14

No changes

Sheet 15

It is recommended that the canyon north of Sunnyside Ridge road and south of Palos Verdes Drive East be included as an oh zone. Currently it is not. The canyon is steep sided and exposes bedrock materials in accordance with the Dibblee Foundation Map of the area.

The canyon area south of Sunnyside Ridge Road and north of Rockinghorse Road is currently only partially with an oh zone. The canyon currently has three zones separated by non-zoned areas (see also sheet 33). It is recommended that the zone be relocated to exclude developed pad areas and currently developed slope areas, in addition it is recommended that the canyon slope areas east of the current zone be included as well as canyon slope areas west of the current oh zone. This will connect the three zones into one continuous oh zone within the canyon. This will remove developed areas from oh zone and add natural slope area to oh zone. This canyon is shown to be an area of landslide hazard by the CGS and is also within a State of California earthquake-induced landslide hazard zone.

A third canyon area situated between Golden Spur and Colt Road with a finger between Golden Spur and Rockinghorse Road is only zone with the upper portion of the canyon. This zone current traverses a number pad areas near the terminus of Golden Spur. It is recommended that this zone be relocated to the top of the canyon sides removing developed areas. It is further recommended that the lower portion of the canyon be included in the oh zone. Portions of this canyon is shown to be an area of landslide hazard by the CGS and is also within a State of California earthquake-induced landslide hazard zone. The upper portion of this canyon extends onto sheet 16.

Sheet 16

The canyon north of Colt Road has been discussed under sheet 15

The canyon south of Colt Road is only zoned in the western upper portion of the canyon near Palos Verdes Drive East and in the eastern portion of the canyon near Beecham Drive. It is recommended that develop areas in the western zone be removed from the zone by relocating the zone to the top of the canyon slopes. It is further recommended that the canyon slopes between the two zones be zoned as oh and that the developed flat portions near Beecham Drive be removed from the zone while the slope areas north of Ronsard be added to the oh zone. Much of this canyon has been zoned by the State of California with earthquake-induced landslide hazard zones. This will remove developed area from the oh zone and will add natural canyon areas to the oh zone.

The last major canyon area east of Palos Verdes Drive East is between Via Canada and Miraleste Drive and continues east between Caddington and Jaybrook Drives (see Sheet 34). This canyon has two oh zones separated by an Open Space Recreational zone (or) near the west terminus of Caddington Drive. Two additional Open Space Recreational zones are located near the head of the canyon at Palos Verdes Drive East. It is recommended that the oh zone be relocated to match the top of the canyon slopes thus removing existing developed flat areas and including the steeper canyons in oh. This would include the areas of Open Space Recreational zones within the canyon. Much of this canyon has been zoned by the State of California with earthquake-induced landslide hazard zones. This will remove developed area from the oh zone and will add natural canyon areas to the oh zone.

The oh zone west of Palos Verdes Drive East and north of Crest Road and Crownview Drive is recommended to remain relatively unchanged. This is a large canyon shared with Rolling Hills to the north. It is recommended that in the western portion of the zone that areas of developed land be removed from the zone and a portion of the canyon slope be added at the western border with Rolling Hills.

Sheet 17

No change with addition of NCCP area

Sheet 18

The oh zone at the top of the sheet above the NCCP area should be modified to include the sliver of area between the two zones. The developed area of the lots south of Amber Sky Drive should be removed from the oh zone.

The slopes around Del Cerro Park should be included within the oh zone up to the NCCP zone.

Sheet 19

It is recommended that the oh zone south of the southern lots of Ocean Terrace Drive be removed to the NCCP zone.

It is recommended that the oh zone east of Marne, Cartier, Rhone and Cartier be relocated to the top of the natural undeveloped slope. The area near the southern terminus of Marne be should be included in the oh zone and be continuous tying into the oh zone below Hawthorne Boulevard above Albergo Court. This will remove developed areas from the zone and add natural slope areas to the zone. Much of the slope areas are within State of California earthquake-induced landslide hazard zones.

Sheet 20

It is recommended that the developed area near the western terminus of Via La Cresta and the eastern terminus of Via Del Mar be removed from the two oh zones. It is further recommended that the two zones be joined with the eastern limits of the northern oh zone be extended to the approximate top of slope and the developed area of the Los Verdes Golf Course. Much of this slope area is within a State of California earthquake-induced

landslide hazard zone. This will remove developed areas from the zone and add natural slope areas to the zone.

Sheet 21

No changes

Sheet 22

It is recommended that the zone be removed from develop areas along Via La Cresta and within the developed areas of the Salvation Army facility south of Hawthorne Boulevard.

Sheet 23

Remove two small oh zones along the southern perimeter of Palos Verdes Drive South.

Sheet 24

No Changes – Area is covered by the Rancho Palos Verdes Landslide Moratorium

Sheet 25

Remove three oh areas in the Ladera Linda area in Forrestal and Intrepid Drives and within ball field. Remove oh in two areas west of Ganado Drive. Areas are best served by NCCP area.

Sheet 26

Modify oh zone west of Palos Verdes Drive East at Via Colinita to remove developed areas but to include slope area to west. Area is mapped as an historic landslide area by the CGS.

Oh zone east of Palos Verdes Drive East between Via Colinita and Avenida Corona should be relocated to remove developed areas from zone by moving zone to top of natural slope areas. Much of this canyon is within a State of California earthquake-induced landslide hazard zone.

Oh zone east of Palos Verdes Drive East between La Vista Verde and Santa Luna Drive should be modified to remove developed areas from zone and to include slope natural areas of canyon. Canyon is within a State of California earthquake-induced landslide hazard zone.

Sheet 26 and 27 – San Ramon Canyon

Oh zone at the top of San Ramon Canyon (Sheet 26) and remaining canyon should be modified to remove developed pad areas by relocating zone to top of natural slope throughout canyon area. This will remove developed areas from the zone and add natural slope areas to the zone. Canyon is within a State of California earthquake-induced landslide hazard zone. This will remove developed areas from the zone and add natural slope areas to the zone.

Sheet 27 and 28

Relocate oh zone along south side of Seaclaire Drive to top of slope at rear of lots and remove zone from cul-de-sac area at the east terminus of Seaclaire Drive. Add slope area below Seaclaire Drive near the terminus of Gulfcrest Drive. This will remove developed areas from zone and add slope areas within State of California earthquake-induced landslide hazard zone.

Sheet 28

It is recommended that oh zones with the Ocean Trails Development south of Palos Verdes Drive South be removed.

Sheets 29 to 32

No changes

Sheet 33

See Sheet 15

Sheet 34

See Sheet 16