

7 Land Use Element

Contents

LU.1	Introduction and Goals
LU.2	Authorization and Scope
LU.3	Organization of the Element
LU.4	Natural Environment/Hazard Areas
	<i>Hazard Area</i>
	<i>Open Space Preservation</i>
LU.5	Urban Land Areas
	<i>Residential</i>
	<i>Commercial</i>
	<i>Institutional</i>
	<i>Recreational</i>
	<i>Agricultural</i>
	<i>Infrastructure Facility</i>
LU.6	Population Projections
LU.7	Overlay Control Districts
LU.8	Specific Plan Districts
LU.9	Redevelopment Project Area
LU.10	Compatibility of Adjacent Activity Areas to Rancho Palos Verdes
LU.11	Land Use Policies

LU.1 Introduction and Goals

The Land Use Element of the Rancho Palos Verdes General Plan 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.

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.



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. Descriptions of each use and residential density based on the determinants follow, in addition to the concepts of overlay control districts and specific plan areas.

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

LU.1.1 General Land Use Goals

Goal LU.1.1.1. 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 community, supply appropriate facilities to serve residents and visitors, promote a range of housing types, promote fiscal balance, and protect the general health, safety, and welfare of the community.

LU.1.2 Activity Area Goals

Goal LU.1.2.1. It is the goal of the City of Rancho Palos Verdes to preserve and enhance the community's quality living environment; to enhance the visual character and physical quality of existing neighborhoods; and to encourage the development of housing in a manner which adequately serves the needs of all present and future residents of the community.

Goal LU.1.2.2. The City shall discourage industrial and major commercial activities due to the terrain and environmental characteristics of the City. Commercial development shall be carefully and strictly controlled, and limited to consideration of convenience or neighborhood service facilities.

Goal LU.1.2.3 The City shall encourage the development of institutional facilities to serve the political, social, and cultural needs of its citizens.

Goal LU.1.2.4 The City shall endeavor to provide, develop, and maintain recreational facilities and programs of various types to

provide a variety of activities for persons of all age groups and in all areas of the community.

Goal LU.1.2.5 Agricultural uses within the City shall be encouraged, since they are desirable for resource management and open space.

LU.2 Authorization and Scope

The State of California requires a Land Use Element (Government Code Sections 65302(a) and 65302.4) to be included in every local government general plan. 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 include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan. 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 text and diagrams in the land use element that address the location and extent of land uses, and the zoning ordinances that implement these provisions, may also express community intentions regarding urban form and design. These expressions may differentiate neighborhoods, districts, and corridors, provide for a mixture of land uses and housing types within each, and provide specific measures for regulating relationships between buildings, and between buildings and outdoor public areas, including streets.



LU.3 Organization of the Element

After laying out the goals and the authorization and scope for the Land Use Element, it continues by identifying two broad classifications of land use in the City: Natural Hazard/Environment Areas and Urban Activity Areas. The description of Urban Activity areas includes the Residential (also discussed in the Housing Element), Commercial, Institutional, Recreational, Agricultural, Infrastructure Facility and Open Space Preservation 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, Specific Plan Districts and the Redevelopment Project Area 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 Land Use Policies.

LU.4 Natural Environment / Hazard Areas

Natural environment/hazard areas to be maintained encompass approximately 1,351 acres of land. These 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.

LU.4.1 Hazard Area

The Natural Environment/Hazard 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 Natural Environment/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 to protect public health, safety and general welfare by regulating development activity within active and historically-active landslide areas. The Landslide Moratorium Ordinance includes provisions to allow for the limited expansion of existing residences, while prohibiting the development of new residences with some exceptions. If the Landslide Moratorium area is stabilized by some natural or human-induced forces in the future, or legal decisions or case law mandate development in some areas of the Landslide Moratorium, the Natural Environment/Hazard designation for this area would be reviewed.

LU.4.2 Open Space Preservation

The Land Use Element designates approximately ### acres for open space preservation. This designation includes portions of properties acquired by the City for open space purposes that were previously designated for residential use at densities of 1 d.u./acre and 1 to 2 d.u./acre. These properties are generally interlaced with Natural Environment/Hazard areas, and have been consolidated under the ownership of the City to form the “backbone” of the Palos Verdes Nature Preserve.

LU.5 Urban Land Areas

Urban activity areas encompass the majority of the land uses in the City, totaling approximately 8,301 acres.

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 this General Plan. The following section deals with both existing and proposed primary urban activity areas.

LU.5.1 Residential

Residential activities are the major land use in the City, with existing and proposed residential uses encompassing approximately 5,456 acres



(56.5% of the total land area). Approximately 699 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 Element of the General Plan

LU.5.1.1 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 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 in Section LU.4.2 above. 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 in Chapter LU.8) 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 1.25-acre site were granted by the City in 2008 and remain valid until 2013.

LU.5.2 Commercial

LU.5.2.1 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 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.

LU.5.2.1.1 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).

LU.5.2.1.2 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.

LU.5.2.1.3 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.

LU.5.2.1.4 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.

LU.5.2.1.5 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 grading over the next 30 to 50 years, as compared to the original 1991 Master Plan.

LU.5.2.2 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.

LU.5.2.2.1 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 currently undeveloped, but entitlements for the development of a veterinary hospital on this portion of the site were granted by the City in Fall 2009. As such, in 2010 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.

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.



LU.5.2.2.2 Office Space

The continued inclusion of one office activity area is proposed in order to meet expected future office demand. This area would involve the development of a vacant parcel at the northwest corner of Hawthorne Boulevard and Crest Road that was previously developed with a temporary real estate office. In 2008, a commercial office building project was approved for this site by the City, but these entitlements expired in 2009.

This 0.65-acre site is currently undeveloped. The southeasterly portion of the site is a pad that is at roughly the same elevation as the curb lines of the adjacent public streets (Hawthorne Boulevard and Crest Road). The northeasterly portion of the site slopes downward into Agua Amarga Canyon, where it abuts City-owned open space lands to the north and west. It is intended for this site to develop into a light professional office space activity area. Access onto the site would be gained from Crest Road. This use should be of very light intensity due to the character of the site and to minimize traffic impacts.

As an alternative to office use, the City has previously considered and rejected residential use of the property due to its small size. Alternative commercial uses (such as retail) would introduce too much intensity of use to the site, resulting in conflicts with surrounding land uses. However, given that the property directly abuts City-owned open space, public use of the site may be a feasible alternative use, so long as such use is passive in nature.

LU.5.2.2.3 Service Stations

The number of service stations in the City of Rancho Palos Verdes has decreased from ten in 1975 to six in 2010. 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 in Chapter LU.7, 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 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 financial 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.

LU.5.2.3 Commercial Land Use Designations

The Land Use Element designates approximately 286 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 2.9% of the total land area, with



most of a retail or office type. Approximately 3 acres are vacant and proposed for new commercial 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.

LU.5.3 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) and religious activities. Given the broad range of activities covered under the general heading of institutional uses, they are broadly distributed throughout the City.

LU.5.3.1 Public Activities

LU.5.3.1.1 City Facilities

The City is presently operating as a contract city. Contracts with Los Angeles County include services for police and fire protection. The 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 (Upper Point Vicente). While the Nike 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 Nike 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 City facilities from the County (Lower Point Vicente, the Point Vicente Fishing Access, Abalone Cove Park and Shoreline Park) and the Palos Verdes Peninsula Unified School District (Hesse Park, Ladera Linda Park and Grandview Park).

LU.5.3.1.2 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

LU.5.3.1.3 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.

LU.5.3.1.4 State Facilities

There are no State facilities or land in the City.



LU.5.3.1.5 Federal Facilities

There are two Federal facilities in the City. These include the Point Vicente Lighthouse and Coast Guard Station (29 acres) and the United States Air Force and Federal Aviation Administration Radar Station (11 acres) on San Pedro Hill.

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.

LU.5.3.2 Educational Activities

LU.5.3.2.1 Public Schools

LU.5.3.2.1.1 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 no other property in the City.

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.



LU.5.3.2.1.2 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.

LU.5.3.2.2 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.

LU.5.3.2.3 Private Schools

The Peninsula contains several private schools: Chadwick School, Peninsula Montessori School, Palos Verdes 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.

LU.5.3.2.4 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 Palos Verdes College 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.

LU.5.3.3 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.

LU.5.3.4 Institutional Land Use Designations

The Land Use Element designates approximately 336 acres for institutional use. Approximately 21 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 two 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 is currently under construction on a 19.63-acre site at 5555 Crestridge Road. The project is joint venture of the City's Redevelopment Agency and the not-for-profit affordable housing developer, AMCAL Multi-Housing, Inc. It is expected to be completed and occupied in early 2011.

Located between the *Belmont Village* and *Mirandela* projects is the vacant 9.76-acre Crestridge Estates LLC property at 5601 Crestridge Road. Since the late 1990s, several commercial developers have proposed senior, "market-rate" condominium projects on this site, although none of these plans have yet come to fruition. The City supports the inclusion of a permanent facility for Peninsula Seniors as a part of any future development of this site.

Another major area designated for institutional use is the current Upper Point Vicente Park and Civic Center, a former Nike missile site that was acquired from the U.S. government in 1976.

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

LU.5.4 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. Path and trail networks, systems which involve linear right-of-way for the purpose of transportation or recreation, are addressed within the Circulation Element. A detailed discussion of the available active and passive recreational activity areas in the City can be found in the Conservation/Open Space Element.

City of Rancho Palos Verdes General Plan

The City has established a City-wide park acreage standard of 4 acres per 1,000 population. Based upon the City's estimated 2009 population of 42,800 persons, this equates to a park acreage standard of 171.2 acres. Currently, the City owns and/or operates 450 acres of public park facilities, which equates to roughly 10.5 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 active recreational opportunities.

As of 2010, there were proposals submitted for the development, expansion and/or enhancement of the following four (4) City-owned recreational facilities was :

- Lower Point Vicente: In 2008, the City authorized the Annenberg Foundation to submit applications for the development of the Annenberg Project at Lower Point Vicente. The Foundation's vision for the site is to create an area that connects the community to the ocean and the land, providing education, enhancing interpretative facilities and outdoor educational features, creating an educational center and connecting the site to the trails at the Vicente Bluffs Reserve and beyond. At the time of the preparation of this General Plan, the project was under review and a decision had not yet been rendered.
- 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. While the City has conducted public workshops to engage the public in the design process, at the time of the preparation of this General Plan, the project was under review and a decision had not yet been rendered.

- Abalone Cove Shoreline Park: In 2010, the City submitted a grant application to obtain State funding for the development of a Nature Education Center at Abalone Cove Shoreline Park. If the grant is awarded, the City would then need to go through the planning entitlement and public hearing processes before a decision could be rendered on the project.

Comment [G1]: STAFF COMMENT:
 This section may need to be revised prior to the completion of the General Plan Update process to more accurately reflect the status of these proposed projects and whether or not to include them at all.

LU.5.4.1 Recreational Land Use Designations

The Land Use Element designates approximately 526 acres for recreational use. Recreational uses are those areas already 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 subcommunity 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.

LU.5.5 Agricultural

Once the most predominant land activity on the Peninsula, agricultural 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 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.

LU.5.5.1 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.

LU.5.5.2 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, although the structure for one (Annie's Stand) remains at Abalone Cove Shoreline Park.

LU.5.5.3 Agricultural Land Use Designation



One, 53-acre area is designated for agricultural use. It is in the active Portuguese Bend landslide area, which would preclude any but low intensity, nonstructural use. Although agricultural use of this City-owned area has ceased, it appears to be feasible that this use might resume in the future.

Comment [G2]: Staff Comment: This section may need to be revised if the Ag. land use designation that this is referring to is removed and no Ag. Land use is designated on the land use map. Additionally, the Nantasket property and part of Terranea includes an Ag. Land use designation, however these may change with the decision by the Coastal Commission on Nantasket which would change that Ag land use, which would also necessitate a change to the Terranea portion of the Ag land use designation.

LU.5.6 Infrastructure Facility

The Land Use Element designates approximately 26 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.

LU.6 Population Projections

The Land Use Plan designates 699 acres for new residential development. In addition to this acreage, there are some potential "infill areas," i.e., areas where there are larger parcels which could be divided under the density designations of this Plan. It is difficult to project this potential "infill area" population, since some parcels may never be divided, either because the owners do not desire to do so or because such division does not meet the intent of the General Plan on grounds other than density. The best estimate at this time (prior to a detailed property and land use survey) is a maximum of 100 "infill" dwelling units and 350 persons. [NOTE: consultant to provide estimates of new DUs and population]

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 and 2000 to help further refine these estimates. Furthermore, the California Department of Finance provides annual estimates of dwelling units and population between decennial censuses. The 1970 Census data were not reflective of the City of Rancho Palos Verdes since it did not incorporate until 1973. Nevertheless, the original General Plan estimated the number of dwelling units and residents based upon (1) the County estimates for January 1974; (2) approximately 550 multi-family units were under construction at that time; (3) approximately 90 single family units were under construction or had been issued permits by January 1974; and (4) the redistribution of unit type counts based on a factual count of multi-family units. The following table reflects this methodology, along with more recent U.S. Census figures and Department of Finance estimates.

Table 12: Dwelling Units by Type, May 1975 to January 2009

	Estimated May 1975	Census 1980	Census 1990	Census 2000	Estimated January 2009
Single-family	8,873	9,347	13,312	13,379	13,554
Multi-family	2,727	2,934	2,156	2,290	2,300
TOTAL:	11,600	12,281	15,468	15,669	15,854

[NOTE: consultant to provide estimates of new DUs and population discussed below]

The “build-out” population estimate in January, 1974 was 39,887. Using family sizes of 3.7 persons per single-family dwelling unit and 2.0 persons per multi-family dwelling unit, the additional units have added 1,811 persons. This made a total “build-out” population estimate of 41,700 in May, 1975.

Based on the projected population for the density designations of the Plan, including the “infill” areas, plus the estimate of base population, including the difficulties of estimating family size, it is appropriate to project a range of 8,000-9,000 additional population and total capacity population of 49,700–50,700.

The projected maximum capacity population of the Peninsula, based on projections of the cities and unincorporated area, is approximately 93,500.

Rancho Palos Verdes	50,700
Palos Verdes Estates	18,600
Rolling Hills	3,900
Rolling Hills Estates	10,220
<u>Unincorporated*</u>	<u>10,000</u>
TOTAL:	93,420

*Including Western Avenue area

The County estimate for its entire Statistical Area No. 23, which includes the four cities, unincorporated area, Lomita, and part of Torrance is 195,244 as of January 1974, and a projection to 1990 of 205,000. This is a projected increase of less than 10,000 persons. If this projection is accurate, the projection for Rancho Palos Verdes may be quite high, at



least for 1990 as a capacity year, since the other three Peninsula cities are projecting almost 9,000 additional persons by that time and Lomita is projecting 5,000-6,000 persons. Assuming the County projection is accurate, the various cities are allowing more housing than will be needed for the projected population by 1990.

[NOTE: consultant to provide estimates of new DUs and population to updates Tables 13, 14 & 16]

Table 13: 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	80	80	1.5
≤ 1 d.u./acre	115	1205	1320	24.0
≤ 1-2 d.u./acre	1262	297	1559	28.4
2-4 d.u./acre	2208	84	2292	41.7
4-6 d.u./acre	44	6	50	0.9
6-12 d.u./acre	135	14	149	2.7
12-22 d.u./acre	40	0	40	0.7
TOTAL	3804	1686	5490	99.9

Table 14: Capacity of Residential Dwelling Units by Type by 2030

	Existing (d.u.)	Existing (%)	Proposed (d.u.)	Proposed (%)	Total (d.u.)	Total (%)
Single-Family	9347	76	2087	91.1	11434	78.5
Multi-Family	2934	24	203	8.9	3137	21.5
TOTAL	12281	100	2290	100	14571	100

* and under construction

** For the purposes of this Table only, multi-family is defined as more than 6 d.u./acre, regardless of type of ownership

Table 15: Land Use Acreage by Land Use Type by 2030

	Developed Acreage	Undeveloped Acreage	Total Acreage
Natural Environment/ Hazard Area			1712
Urban Land Areas:			
Residential	5412	699	6111
Commercial	283	3	286
Institutional	315	21	336
Recreational	490	36	526
Utility	26	0	26
Open Space Preservation	0	655	655
TOTAL	6526	3126	9652

Table 16: Projected New Residential Units by 2030

Density Ranges	Total Acreage	*Undeveloped Acreage	Units on *Committed Land plus Units generated (at top of range) on Uncommitted Land
			Committed + Potential = Potential
d.u./5 acre	80	80	0 + 15 = 15
1 d.u./acre	1320	1205	204 + 1001 = 1205
1-2 d.u./acre	1559	297	312 + 271 = 583
2-4 d.u./acre	2292	84	184 + 100 = 284
4-6 d.u./acre	50	6	10 + 24 = 34
6-12 d.u./acre	149	14	25 + 144 = 169
12-22 d.u./acre	40	0	
TOTAL	5490	1686	735 + 1555 = 2290

* Undeveloped Acreage= acreage without units as of April 1, 1980, census date.

* Committed + tentative or final subdivision designating future lots, units, as of November 1982.

LU.7 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 (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.

LU.7.1 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.

LU.7.2 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.

LU.7.3 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.



- 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.

LU.7.4 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.

LU.7.5 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.

LU.7.6 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,
- 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.

Comment [G3]: Staff Comment. As requested at the July 27th PC meeting, the Equestrian Overlay District was added into the Element. The Planning Commission needs to review and approve of this additional text



LU.8 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 (Specific Plan District No. 1) and four others located in inland areas of the City (Specific Plan District Nos. 2, 3, 4 and 7). Two other specific plan districts were initiated for subregions within the coastal region (Specific Plan District Nos. 5 and 6), but were never enacted by the City. It should also be noted that the three specific plan districts along Western Avenue (Specific Plan District Nos. 2, 3 and 4) 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.

LU.8.1 Specific Plan District No. 1 (Coastal Specific Plan)

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 in April 1983.



**LU.8.2 *Specific Plan District No. 2 (Western Avenue
Specific Plan I)***

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. Specific Plan District No. 2 was adopted by the City in January 1986.

**LU.8.3 *Specific Plan District No. 3 (Western Avenue
Specific Plan II)***

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. Specific Plan District No. 3 was adopted by the City in October 1986.

**LU.8.4 *Specific Plan District No. 4 (Western Avenue
Specific Plan III)***

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. Specific Plan District No. 4 was adopted by the City in October 1987.

LU.8.5 *Specific Plan District No. 7 (Eastview Park Specific Plan)*

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. Specific Plan District No. 7 was adopted by the City in November 1989.

LU.9 *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 encompasses roughly 1,100 acres along the south central coastline of the City, and includes 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. Landslide mitigation measures undertaken by the RDA and the City's Improvement Authority (IA) within the project area include:

- Acquisition of vacant properties in the most active portion of the Portuguese Bend Landslide area for the purpose of on-going maintenance, reconstruction and stabilization of Palos Verdes Drive South;
- Monitoring of landslide movement using geo-positioning satellite (GPS) technology;



- Installation and operation of monitoring and de-watering wells; and,
- Installation and operation of a sanitary sewer system in the Abalone Cove Landslide area.

LU.9.1 Landslide Moratorium Area

Roughly contiguous with the 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. As of 2010, these ME requests are “on hold,” and the property owner is pursuing 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 of the so-called “Upper Filiorum” property, the remainder of which was acquired by the City in 2009 as a part of the Palos Verdes Nature Preserve. The previous property owner had proposed an ME that would be resulted in the development of 21 homes on this property. As of 2010, the new property owners have not yet submitted a revised ME proposal, but the City anticipates that they intend to pursue a development proposal similar to that of the previous property owner.

LU.10 Compatibility of Adjacent Activity Areas to Rancho Palos Verdes

In evaluating the impacts of adjacent activity areas on 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.

LU.11 Land Use Policies

LU.11.1 Compatibility of Adjacent Land Use Areas

Policy LU.11.1.1 Work in conjunction with neighboring cities when development plans are submitted to either this City or the other cities which generate impacts into other organizations.

LU.11.2 Residential Land Use Policies

Policy LU.11.2.1 Retain the present predominance of single-family residences found throughout the community, while continuing to maintain the existing variety of housing types.

Policy LU.11.2.2 Require all new housing developed to include suitable and adequate landscaping, open space, and other design amenities to meet the community standards of environmental quality.

Policy LU.11.2.3 Encourage and assist in the maintenance and improvement of all existing residential neighborhoods so as to maintain optimum local standards of housing quality and design.

Policy LU.11.2.4 Prepare development codes with quality standards, but flexible to new technology and techniques of building.

Policy LU.11.2.5 Support and assist in enforcement of "open housing" regulations to prohibit discrimination in the sale or rental of housing.

Policy LU.11.2.6 Cooperate with County, State, and Federal agencies, monitoring all housing programs offered and studying their desirability for implementation in the City.

Policy LU.11.2.7 Cooperate with other governmental entities to explore the possibility of obtaining rent and purchase subsidies for low-income housing in the City and South Bay region.

Policy LU.11.2.8 Initiate strong code enforcement programs so that scattered housing problems are solved rapidly to prevent even small-area deterioration.

Policy LU.9.2.9 Discourage condominium conversion since this further limits the economic range of housing.



Policy LU.11.2.10 Require all developments that propose open space to be held in private ownership to provide legal guarantees to protect these areas from further development.

Policy LU.11.2.11 Control the alteration of natural terrain.

Policy LU.11.2.12 Encourage energy conservation in housing design.

Policy LU.11.2.13 Require proposals for development of areas which impact corridor related views to analyze the site conditions and address the preservation of such views.

Policy LU.11.2.14 Prohibit encroachment on existing scenic views reasonably expected by neighboring residents.

Policy LU.11.2.15 Enforce height controls to further lessen the possibility for view obstructions.

Policy LU.11.2.16 Require proposed housing to show how it ensures the existence of neighboring site privacy, while simultaneously providing privacy to the occupants of the proposed units.

Policy LU.11.2.17 Make an effort through zoning, cooperation with other governmental entities, and acquisition to preserve the rural and open character of the City.

Policy LU.11.2.18 Allow no further development involving any human occupancy within the active landslide area.

LU.11.3 Commercial Land Use Policies

Policy LU.11.3.1 Place commercial activities under the same building orientation controls as residential activities in regard to topographic and climatic design factors.

Policy LU.11.3.2 Require the commercial activity where a commercial area would be nonconforming with adjoining activities, to provide the necessary mitigating measures, including landscaping, etc.

Policy LU.11.3.3 Make special efforts to ensure safe conditions on ingress and egress routes to commercial areas for both pedestrians and vehicles.

Policy LU.11.3.4 Require that scenic view disruption by commercial activities be taken into account not only in the physical design of structures and signs, but also in night lighting of exterior grounds.

Policy LU.11.3.5 Require commercial sites to limit the exposure of parking and exterior service areas from the view of adjoining sites and circulation routes.

Policy LU.11.3.6 Study parking areas as to the degree of use for the total area. Where a portion of the parking area is determined to only serve short-term seasonal demands, alternative surface treatments such as grass should be employed.

Policy LU.11.3.7 Require adequate provisions be incorporated into commercial site design to reduce negative impacts on adjoining residential areas.

LU.11.4 Institutional (Public, Educational and Religious) Land Use Policies

Policy LU.11.4.1 Locate schools on or near major arterials or collectors, buffered from residential uses, and provide adequate parking and automobile access.

Policy LU.11.4.2 Make every effort to preserve the Coast Guard Station as a historical and cultural resource in the event that it is deactivated.

Policy LU.11.4.3 Continue to work closely with the School District in coordinating planning and programming.

Policy LU.11.4.4 Encourage implementation of plans for pedestrian and bicycling networks linking residential areas with schools for the safety of children.

Policy LU.11.4.5 Encourage additional institutions of higher learning and research, particularly those related to oceanography.

Policy LU.11.4.6 Review the location and site design of future institutional uses very carefully to ensure their compatibility with adjacent sites.



Policy LU.11.4.7 Encourage mitigation of the adverse aesthetic impact of the County communications tower, as changing technology and economics permit.

LU.11.5 Recreational Land Use Policies

Policy LU.11.5.1 Provide access to all public recreational land.

Policy LU.11.5.2 Continue to sponsor recreation programs within the City considering the diversity of needs.

Policy LU.11.5.3 Encourage local, public, non-profit recreation and cultural activities, which provide outlets for citizens on a non-discriminatory basis.

Policy LU.11.5.4 Establish ordinances to require builders and developers to provide lands and/or funds for acquisition and development of land for recreational use. These lands and/or funds shall be based on a standard of providing 4 acres of local parkland per 1000 population.

Policy LU.11.5.5 Seek County, State, and Federal funds or sharing funds to acquire lands.

Policy LU.11.5.6 Encourage landholders to contribute lands to the City for recreational use.

Policy LU.11.5.7 Work through the State and Federal government in support of legislation resulting in governmental acquisition of coastal land.

Policy LU.11.5.8 Encourage local citizens groups to participate in the planning, development, and maintenance of recreation facilities to the extent possible.

Policy LU.11.5.9 Engage in further study of recreational activities on a neighborhood level following the General Plan.

Policy LU.11.5.10 Investigate the interim use of vacant school sites for recreational use.

Policy LU.11.5.11 Encourage public use of institutional recreational facilities, where possible.

LU.11.6 Agricultural Land Use Policies

Policy LU.11.6.1 Encourage implementation techniques for preservation of agricultural activities.

Policy LU.11.6.2 Assist in the protection or conservation of agricultural sites.

Policy LU.11.6.3 Encourage continued operation of existing produce and flower stands, not necessarily in present locations and structural types, but in concept, related to local agricultural use.

Policy LU.11.6.4 Preserve flower farming wherever possible, in order to provide aesthetic appeal and visual accent.

LU.11.7 Open Space Preservation Land Use Policy

Policy LU.11.7.1 All land with an Open Space Preservation Land Use Designation shall be utilized in compliance with the City's NCCP.

(Note: This is a new Policy proposed by the Planning Commission)