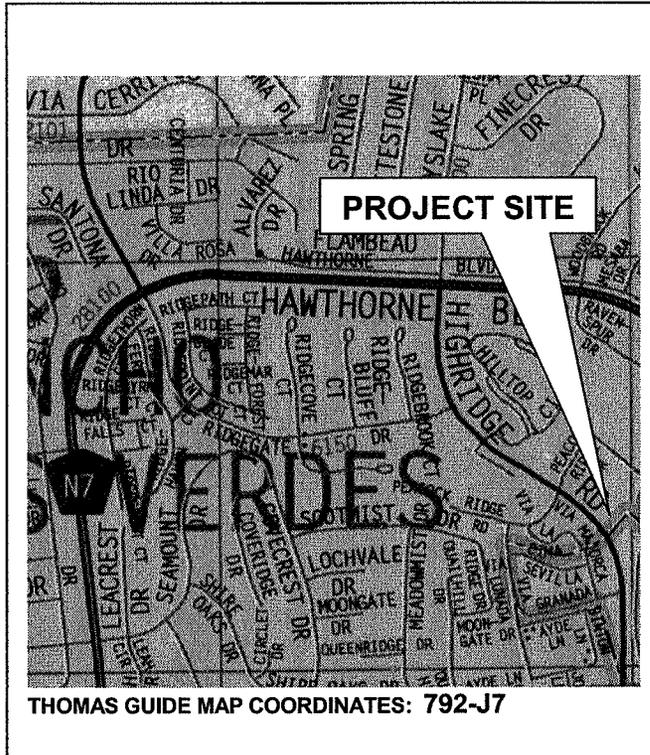


# STAFF REPORT



## RANCHO PALOS VERDES

DEPARTMENT OF PLANNING, BUILDING AND CODE ENFORCEMENT



**TO:** CHAIRMAN AND MEMBERS  
OF THE PLANNING  
COMMISSION

**FROM:** DIRECTOR OF PLANNING,  
BUILDING & CODE  
ENFORCEMENT

**DATE:** APRIL 8, 2008

**SUBJECT:** CASE NOS. SUB2007-00003 &  
ZON2007-00072 (VESTING  
TENTATIVE TRACT MAP  
NO. 68796, ET AL.)

**PROJECT  
ADDRESS:** 28220 HIGHRIDGE ROAD

**APPLICANT:** REC DEVELOPMENT, INC.  
3812 SEPULVEDA BLVD. #540  
TORRANCE, CA 90505

**PHONE:** (310) 378-1557

**LANDOWNER:** SAME AS APPLICANT

**STAFF COORDINATOR:** KIT FOX, AICP, ASSOCIATE PLANNER 

**REQUESTED ACTION:** APPROVE A 27-UNIT, 3-STORY CONDOMINIUM COMPLEX WITH SURFACE AND SUBTERRANEAN PARKING; 12,588 CUBIC YARDS OF RELATED GRADING; AND THE ANNEXATION AND REZONING OF A 440-SQUARE-FOOT PORTION OF THE 1.250-ACRE PROJECT SITE THAT CURRENTLY LIES WITHIN THE CITY OF ROLLING HILLS ESTATES

**RECOMMENDATION:** 1) RECEIVE STAFF'S PRESENTATION AND RECOMMENDATION OF CONDITIONAL APPROVAL OF ALL PROJECT COMPONENTS EXCEPT THE ROOF-ACCESS STAIR TOWER; 2) OPEN THE PUBLIC HEARING AND RECEIVE TESTIMONY FROM THE APPLICANT AND INTERESTED PARTIES; AND 3) CONTINUE THE PUBLIC HEARING TO MAY 13, 2008, TO ALLOW STAFF TO RESPOND TO ALL COMMENTS ON THE MITIGATED NEGATIVE DECLARATION AND PREPARE APPROPRIATE RESOLUTIONS

### REFERENCES:

**ZONING:** RM-22

**LAND USE:** FORMER TELEPHONE EQUIPMENT FACILITY

**CODE SECTIONS:** 16.20, 16.24, 17.04.040, 17.06.020, 17.11, 17.48.050(B), 17.60.050, 17.64.050, 17.76.040(E)

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- GENERAL PLAN: RESIDENTIAL, 12-22 DU/ACRE**
- TRAILS PLAN: N/A**
- SPECIFIC PLAN: N/A**
- CEQA STATUS: MITIGATED NEGATIVE DECLARATION**
- ACTION DEADLINE: NONE**
- PLANNING COMMISSIONERS WITHIN 500-FOOT NOTIFICATION RADIUS: NONE**

**BACKGROUND**

On February 14, 2007, the project applicant, REC Development, Inc., submitted a request for Vesting Tentative Tract Map No. 68796, general plan amendment, zone change, conditional use permit, grading permit, variance, site plan review and environmental assessment (Planning Case Nos. SUB2007-00003 & ZON2007-00072) to the Department of Planning, Building and Code Enforcement. The applicant's request is a proposal to construct a 27-unit, 3-story condominium complex with surface and subterranean parking; 12,588 cubic yards of related grading; and the annexation and rezoning of a 440-square-foot portion of the 1.250-acre project site that currently lies within the City Of Rolling Hills Estates. The applications were deemed incomplete on March 13, 2007, pending the submittal of additional information, revised plans and conceptual approval by the City's geotechnical and drainage consultants. Additional information and revised plans were submitted on June 28, 2007, September 10, 2007 and November 7, 2007. The applications were subsequently deemed complete on December 7, 2007.

**SITE AND PROJECT DESCRIPTION**

The subject property is a 54,460-square-foot site that was a former Verizon telephone equipment facility, located at 28220 Highridge Road along the City's boundary with the City of Rolling Hills Estates. The project site is currently developed with an abandoned 818-square-foot telephone equipment building, antenna tower, paved access road and perimeter fencing. The southwesterly portion of the site is a pad that varies from zero to roughly ten feet (10'-0") in elevation above the sidewalk of the adjacent public street (Highridge Road). The northeasterly portion of the site slopes down toward an abutting apartment complex in Rancho Palos Verdes and a church in Rolling Hills Estates. The site is surrounded by attached multi-family residences (*Highridge Apartments*) to the northeast and northwest; detached multi-family residences (*La Cima*) to the southwest; and a church (Rolling Hills Adventist Church) in the City of Rolling Hills Estates to the southeast. The General Plan land use and zoning designations for the site are Residential, 12-22 DU/acre and RM-22, respectively.

The applicant proposes to develop a 27-unit residential condominium complex on the site. This equates to a density of twenty-two (22) units per acre or one (1) unit for every 2,000 square feet of lot area, which is consistent with the current Residential Multi-Family,

22 DU/acre (RM-22) zoning designation for the site. Existing site improvements would be removed. The condominium units would range from one (1) to four (4) bedrooms and from 893 square feet to 2,880 square feet in size, with both single-level and townhouse-style units. Each unit would have private balconies and dedicated private storage areas in the subterranean garage. According to the City's affordable housing requirements, three (3) units would be designated for sale to low-income households. Sixty-seven (67) off-street parking spaces for residents and their guests would be provided, which is two (2) more parking spaces than the minimum number required by the City's Development Code. The applicant proposes to construct a left-turn pocket and a break in the landscaped median of Highridge Road for vehicular access to the property. A common swimming pool, spa, sun deck and 12-foot-tall shade trellis would be located on the lowest level at the rear of the building, with a common roof deck and trellis on the third floor facing to the northeast. For the most part, the proposed project would comply with the 36-foot height limit established for the RM-22 zoning district, with two (2) exceptions: at the entry to the subterranean garage, the height of the building would measure forty-four feet (44'-0") from the driveway ramp surface to the highest point of the main roofline of the building; and a roof-access stair tower at the front of the building would measure forty-two feet (42'-0") in height above finished grade. The project proposes 12,588 cubic yards of grading, consisting of 11,242 cubic yards of cut and 1,346 cubic yards of fill, for a net export of 9,896 cubic yards. If the project is approved as proposed, a 440-square-foot portion of the project site that is currently located in the City of Rolling Hills Estates would be annexed to the City of Rancho Palos Verdes and rezoned RM-22 to match the zoning of the rest of the property.

### **CODE CONSIDERATIONS AND ANALYSIS**

The proposed project involves a vesting tentative tract map, general plan amendment and zone change (contingent upon the approval of the annexation), conditional use permit, grading permit, variance and site plan review. In addition, based upon the environmental assessment submitted with the above-mentioned applications, a draft Mitigated Negative Declaration (MND) has been prepared for the project. Each of these elements of the proposed project is discussed separately below.

Pursuant to the City's Development Code and State planning law, the vesting tentative tract map, general plan amendment and zone change all require the final approval of the City Council. Section 17.78.030 of the City's Development Code requires concurrent processing of all of the requested entitlements for this project. Therefore, the Planning Commission's review of this project will be advisory, with recommendations to be made to the City Council. The City Council will consider the project and the Planning Commission's recommendation at a duly-noticed public hearing on a future date to be determined.

#### **Vesting Tentative Tract Map No. 68796**

Any division of land that proposes to create more than four (4) lots or condominium units requires the approval of a tentative tract map. In this case, the applicants have request approval of a vesting tentative tract map, which (if approved) creates vested rights to

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proceed with a project pursuant to the City ordinances, policies and standards that were in effect at the time that the application was deemed complete (i.e., as of December 7, 2007). Vesting Tentative Tract Map No. 68796 would create a 1-lot subdivision for twenty-seven (27) condominium units. The Planning Commission's role in reviewing the vesting tentative tract map is advisory. Pursuant to Section 16.16.020(C), the final action on a vesting tentative tract map application is taken by the City Council. The table below summarizes the consistency of the existing site and proposed subdivision with the RM-22 development standards:

<b>RM-22 Standard</b>	<b>Minimum Requirement</b>	<b>Existing</b>	<b>Proposed</b>
Lot Size	24,000 SF	54,460 SF	54,460 SF
Lot Width	100.00'	200.00'	200.00'
Lot Depth	110.00'	274.48'	274.48'
Lot Area per Unit	2,000 SF	N/A	2,017 SF'

In addition to these minimum standards, the proposed subdivision also meets the following standards for tract maps, as delineated in Chapter 16.20 of the City's Subdivision Ordinance:

*Public Streets, Highways, Alleys and Easements:* The proposed driveways and fire lane within the project will be private. The City will also require the developer to dedicate to the City the vehicular access rights to Highridge Road so that all driveway access for this lot will be only from the existing/proposed curb cut.

*Private Streets, Alleys or Ways:* As mentioned above, the proposed driveways and fire lane will be private. Maintenance of these areas will be the responsibility of a homeowners' association. The site and surface parking will not be gated without separate City approval, although the subterranean parking garage will be gated.

*Utility and Drainage Easements:* Any new easements necessary for the proposed development will be reserved and offered for dedication to the appropriate agencies.

*Park and Recreation Dedications and Fees:* The City's park acreage standard is four (4) acres of parkland per thousand (1,000) residents. Under the parkland dedication formula codified in the City's Subdivision Ordinance, the proposed 27-unit project would require the dedication of 0.3024 acre of parkland. However, the City's General Plan does not identify a recreational facility within or adjacent to the subject property where such dedication could occur. Therefore, Staff is recommending that the developer be required to pay a fee to the City in lieu of the dedication of parkland.

*Soils/Geology Report:* The City's geotechnical consultant has conceptually approved the geology for the proposed condominium project. Additional, detailed analyses will also be required prior to the commencement of grading or construction of the building.

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*Survey Monuments, Bonds and Other Securities:* The developer will be obligated to bond for and complete all required infrastructure improvements that are part of this project, including the proposed median break and left-turn lane from southbound Highridge Road.

*General Plan Consistency:* The General Plan land use designation for the subject property is Residential, 12-22 DU/acre. With respect to this land use designation, the 1975 Land Use Plan of the General Plan states:

No vacant land is designated in this density range. It is a reflection of an area with existing high-density residential uses. No new development is proposed due to potential extreme environmental impacts.

Notwithstanding this statement, the subject property is clearly designated at this density range on the City's General Plan land use map and is not vacant (although its former use has been abandoned). The current Housing Element of the General Plan includes programs calling upon the City to:

- Identify adequate sites for a variety of housing types (Program Category No. 1);
- Assist in the development of adequate housing to meet the needs of low- and moderate-income households (Program Category No. 2); and,
- Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement and development of housing (Program Category No. 3).

The development of condominiums—which are generally less expensive than detached single-family residences of comparable size—would serve to implement these programs. In addition, this project is subject to the inclusionary housing requirements of Chapter 17.11 of the City's Development Code. Based upon the proposed 27-unit project, the applicant shall be obligated to provide three (3) units affordable to households with low incomes. This is consistent with the goals and policies of the City's General Plan Housing Element.

Section 66474 of the State Subdivision Map Act (SMA) lays out the findings against which any tentative tract map shall be evaluated (SMA language is **boldface**, followed by Staff's analysis in normal type):

- (a) The proposed map is consistent with applicable general and specific plans as specified in Government Code Section 65451.**
- (b) The design or improvement of the proposed subdivision is consistent with applicable general and specific plans.**

For the reasons discussed above, Staff believes that the proposed project is consistent with the applicable goals and polices of the land use and housing elements of the Rancho

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Palos Verdes General Plan. The subject property is not located within any specific plan area.

- (c) The site is physically suitable for the type of development.**
- (d) The site is physically suitable for the proposed density of development.**

The subject property is more than double the minimum size required for lots in the RM-22 zoning district. The twenty-seven units (27) proposed are consistent with the minimum 2,000 square feet of lot area per unit requirement of the RM-22 zoning district. Furthermore, the project complies with all applicable setbacks, lot coverage and parking requirements of the RM-22 zoning district.

- (e) The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.**
- (f) The design of the subdivision or type of improvements is not likely to cause serious public health problems.**

The subject property has been developed and used as a telephone equipment facility for more than fifty (50) years. There are no sensitive plant or animal species; no known historical, archaeological or paleontological resources; and no known hazardous materials or conditions on the subject property. In the event that any of these are encountered prior to or during construction of the project, the recommended conditions of approval will reduce any potential impacts upon the environment, fish and wildlife, sensitive habitats or public health to less-than-significant levels.

- (g) The design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.**

There are no known public access easements across the subject property that should be preserved as a part of this project.

In conclusion, Staff believes that the proposed vesting tentative tract map is consistent with the City's subdivision regulations, as well as the zoning and General Plan land use designations for the site and the State Subdivision Map Act. Furthermore, the draft map has been reviewed by the City Engineer, the City's consultant traffic engineer, the City's drainage consultant and other public agencies.

General Plan Amendment and Zone Change

As mentioned above, a 440-square-foot portion of the subject property (Assessor’s Parcel No. 7589-007-802) is located in the City of Rolling Hills Estates. This portion of the site is currently zoned by the City of Rolling Hills Estates for institutional use, consistent with the adjacent church. If the proposed project is approved, the applicant would request that the City of Rancho Palos Verdes pursue the annexation of this area, with the cost of such annexation to be borne by the applicant. If annexed, it is Staff’s recommendation that the parcel be assigned a General Plan land use designation of “Residential, 12-22 DU acre” and zoned “Residential Multi-Family, 22 DU/acre” (RM-22) to be consistent with the remainder of the site. If for some reason the parcel cannot be annexed within the City of Rancho Palos Verdes, the remaining property is still large enough to accommodate a 27-unit project as it would still meet the minimum lot-area-per-unit standard of the RM-22 zoning district. However, the project would need to be modified so as not to encroach upon the 440-square-foot area of the site that would remain in the City of Rolling Hills Estates.

In conclusion, Staff believes that the annexation and rezoning of the 440-square-foot portion of the site that is in Rolling Hills Estates is consistent with the Rancho Palos Verdes General Plan and Zoning Code. It should be noted that the proposed annexation has been discussed by Staff with Rolling Hills Estates city officials, who agree that the annexation of the 440-square-foot portion of the site from Rolling Hills Estates to Rancho Palos Verdes is the best method to address this issue. The actual re-designation and rezoning of the 440-square-foot portion of the property would be contingent upon its successful annexation to the City of Rancho Palos Verdes. Staff recommends that this would be made a condition of the approval of the vesting tentative tract map.

Conditional Use Permit

The table below summarizes the project’s consistency with the multi-family development standards from the RM-22 zoning district, as established by Section 17.06.040 of the City’s Development Code

<b>RM-22 Standard</b>	<b>Required</b>	<b>Proposed</b>
Minimum Front Setback <sup>1</sup>	25’-0” for building 12’-6” for subterranean garage	39’-6” for building 12’-8” for subterranean garage
Minimum Rear Setback	20’-0”	20’-0”
Minimum Side Setback	10’-0” each side	10-0” each side
Minimum Open Space <sup>2</sup>	35%	37.5%

<sup>1</sup> The front setback for subterranean portions of the structure may be reduced by fifty percent (50%).

<sup>2</sup> In multi-family projects, up to thirty percent (30%) of the required open space area may be private open space (i.e., balconies and decks).

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<b>RM-22 Standard</b>	<b>Required</b>	<b>Proposed</b>
Maximum Height <sup>3</sup>	36'	36' at main ridgeline 44' at garage entry ramp 42' at roof access stair tower
Minimum Parking Spaces		
1-Bedroom Units (2)	2	2
2+ Bedroom Units (25)	50	50
Guest Parking <sup>4</sup>	13	15
Total Parking	65	67

The development of a residential condominium requires the approval of a conditional use permit. In considering a conditional use permit application for a residential condominium, Section 17.60.050 of the Rancho Palos Verdes Development Code (RPVDC) requires the Planning Commission to make six (6) findings in reference to the property and project under consideration (RPVDC language is **boldface**, followed by Staff's analysis in normal type):

- 1. The site is adequate in size and shape to accommodate the proposed use and for all of the yards, setbacks, walls, fences, landscaping and other features required by Title 17 (Zoning) or by conditions imposed under Section 17.60.050 to integrate said use with those on adjacent land and within the neighborhood.**

As depicted in the table above, the proposed project is consistent with nearly all of the RM-22 district development standards, with the exception of the height of the building at two (2) locations (see "Variance" and "Site Plan Review" discussions below). The subject lot is more than double the minimum size required in the RM-22 district. Therefore, Staff believes that this finding can be made for the proposed project.

- 2. The site for the proposed use relates to streets and highways sufficient to carry the type and quantity of traffic generated by the subject use.**

The project takes direct access from Highridge Road, a collector roadway connecting Hawthorne Boulevard and Crest Road. The project plans have been reviewed by the City's traffic engineer, who estimated that the project would generate two hundred sixteen (216) daily trips, based upon the Los Angeles County trip generation standard for condominiums (which is more conservative than the current 7<sup>th</sup> Edition ITE trip generation standard for condominiums). Since the City's threshold for requiring a traffic impact analysis is five hundred (500) daily trips, the City's traffic engineer concluded that such an analysis of post-construction traffic impacts was not warranted and that the additional traffic would

<sup>3</sup> For multi-family projects, building height is measured from the lower of either preconstruction or finished grade at any point within the building footprint.

<sup>4</sup> The guest parking requirement is equal to twenty-five percent (25%) of the total resident parking requirement.

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have no significant adverse impacts. It should be noted that the applicant prepared a focused traffic analysis for the project that confirmed the City traffic engineer's conclusion (see attachments). Therefore, Staff believes that this finding can be made for the proposed project.

**3. In approving the subject use at the specific location, there will be no significant adverse effect on adjacent property or the permitted use thereof.**

Early in the review of this application, Staff identified potential view impacts as the most likely adverse impacts on adjacent properties, particularly certain units in the 10-unit *La Cima* community located across Highridge Road from the subject property. For this reason, the applicant was asked to construct a certified silhouette of the proposed project. The applicant also prepared photographic simulations, with "before-and-after" views taken from the balcony abutting the living room from 7 Via La Cima (see attachments). The RM-22 zoning district establishes a 36-foot height limit, which is measured from the lower of either preconstruction or finished grade within the building footprint. The grade of the lot is being lowered by up to sixteen feet six inches (16'-6") such that the height of the building is up to six feet (6'-0") lower than it could be "by right" without the proposed grading. Nevertheless, the project clearly has an adverse effect upon the views from several units in the *La Cima* community. The critical point, therefore, is whether or not such effects are "significant."

*La Cima* residents have enjoyed views over the subject property for many years and have come to consider these views as a crucial component of the value of their homes. For several homeowners, these views would be adversely affected by the loss of Los Angeles basin, mountain and nighttime city light views. On the other hand, the subject property has been zoned and designated for multi-family residential use in the City's zoning and land use regulations since before the *La Cima* community was approved by the City in 1979. In addition, the height limit in the RM-22 zoning district is thirty-six feet (36'-0") "by right," so the analysis of view impacts above the 16-foot "by right" height limit that occurs when the City considers height variations for single-family residences does not come into play in this case (the exceptions are the elements requiring a variance and site plan review, as discussed below). Just as the City treats views impaired by 16-foot-tall structures in single-family areas as unprotected views, Staff believes that views impaired by a structure that complies with the "by right" height limit in a multi-family area are similarly unprotected, and that the impairment of unprotected views is not a significant adverse effect. Although it may be possible for the project to be redesigned to lower its height further, Staff believes that because of the 36-foot "by right" height limit, any view impairment created by a 36-foot-tall building on this site would be less than significant. Aside from view issues, Staff does not believe that the project has the potential to create any other significant adverse effects upon surrounding properties. Therefore, Staff believes that, in applying the City's view protection regulations consistently for single- and multi-family projects, this finding can be made for the proposed project.

**4. The proposed use is not contrary to the General Plan.**

As discussed above in the vesting tentative tract map and conditional use permit findings, the proposed project is consistent with the goals and policies of the land use and housing elements of the City's General Plan. It is a goal of the Urban Environment Element of the General Plan "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." Furthermore, it is a Housing Activity Policy of the City's General Plan to "[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." Therefore, Staff believes that this finding can be made for the proposed project.

- 5. If the site of the proposed use is within any of the overlay control districts established by Chapter 17.40 (Overlay Control Districts) of Title 17 (Zoning), the proposed use complies with all applicable requirements of that chapter.**

The subject property is not located within an overlay control district. Therefore, this finding does not apply to the proposed project.

- 6. Conditions regarding any of the requirements listed in this paragraph, which the Planning Commission finds to be necessary to protect the health, safety and general welfare, have been imposed:**
- a. Setbacks and buffers;**
  - b. Fences or walls;**
  - c. Lighting;**
  - d. Vehicular ingress and egress;**
  - e. Noise, vibration, odors and similar emissions;**
  - f. Landscaping;**
  - g. Maintenance of structures, grounds or signs;**
  - h. Service roads or alleys; and**
  - i. Such other conditions as will make possible development of the city in an orderly and efficient manner and in conformity with the intent and purposes set forth in this title.**

If approved, Staff would recommend inclusion of appropriate conditions to ensure the protection of public health, safety and general welfare. These conditions would include any mitigation measures identified in the draft Mitigated Negative Declaration for the project, which is discussed below. Examples include (but are not limited to):

- Limitations on the heights of walls and fences;
- Conditions regarding the placement and type of exterior light fixtures;
- Requirements for marking fire lanes and prohibiting parking therein;
- Requirements for compliance with the City's attached unit development standards regarding the transmission of sound and vibration through common walls and floors;

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- Requirements for water-conserving landscaping and irrigation in the common areas;
- Limitations on the height of foliage and trees in the common areas; and,
- Restrictions on the number and types of signage for the project.

In conclusion, Staff believes that all of the necessary findings for the approval of the conditional use permit to establish a residential condominium complex can be made for the proposed project. However, several surrounding residents have suggested project modifications that they believe would better integrate the project into the surrounding neighborhood, particularly with respect to view impacts. The Planning Commission may consider incorporating some or all of these suggestions into the project, and directing the applicant to make the appropriate changes to the project accomplish this.

Grading Permit

The table below summarizes the proposed grading associated with this project:

	<b>Cut</b>	<b>Fill</b>	<b>Total Earth Movement</b>	<b>Net Earth Movement</b>
<b>Under Building</b>	8,432 CY	442 CY	8,874 CY	<7,990 CY>
<b>Outside Building</b>	2,810 CY	904 CY	3,714 CY	<1,906 CY>
<b>Total</b>	11,242 CY	1,436 CY	12,588 CY	<9,896 CY>

The maximum depth of cut proposed is sixteen feet six inches (16'-6") within the footprint of the building and the maximum depth of fill proposed is nine feet (9'-0") beneath the pool and patio deck at the rear of the property. There would be a low retaining wall along the northeasterly and southeasterly sides of the patio deck.

In considering a grading permit application, RPVDC Section 17.76.040(E) requires the Planning Commission to make nine findings in reference to the property and project under consideration (RPVDC language is **boldface**, followed by Staff's analysis in normal type):

- 1. The grading does not exceed that which is necessary for the permitted primary use of the lot, as defined in Section 17.96.2210 of the Development Code.**

The proposed project encompasses 12,588 cubic yards of earth movement. Most of this material (i.e., 9,896 cubic yards) would be exported from the site. Most of the proposed cut would occur within the building footprint for the subterranean garage and lowest level of condominium units, while most of the proposed fill would occur within the footprint of the proposed patio deck at the rear of the property. The excavation of the site and export of material allows the 36-foot-tall building to be set lower on the site than could be allowed "by right" without the proposed grading (or with less grading). Therefore, Staff believes that this finding can be made for the proposed project.

- 2. **The grading and/or related construction does not significantly adversely affect the visual relationships with, nor the views from, neighboring properties. In cases where grading is proposed for a new residence or an addition to an existing residence, this finding shall be satisfied when the proposed grading results in a lower finished grade under the building footprint such that the height of the proposed structure, as measured pursuant to Section 17.02.040(B) of this Title, is lower than a structure that could have been built in the same location on the lot if measured from preconstruction (existing) grade.**

As discussed above, the proposed grading results in a lower structure than would be permitted “by right” without the proposed grading. With the exception of the elements described below in the discussion of the “Variance” and “Site Plan Review,” the project complies with the 36-foot height limit for the RM-22 zoning district. Therefore, Staff believes that this finding can be made for the proposed project.

- 3. **The nature of the grading minimizes disturbance to the natural contours, and finished contours are reasonably natural.**

The site is generally flat, with a gentle descending slope at the rear of the property. The proposed grading would generally lower the grade of the property overall, but would maintain the gently-sloping character of the site. Therefore, Staff believes that this finding can be made for the proposed project.

- 4. **The grading takes into account the preservation of natural topographic features and appearances by means of land sculpting so as to blend any man-made or manufactured slope into the natural topography.**

There are no natural topographic features on the subject property. Therefore, this finding is not applicable to the proposed project.

- 5. **For new single-family residences, the grading and/or related construction is compatible with the immediate neighborhood character, as defined in Section 17.02.040(A)(6) of the Development Code.**

The proposed project is not a new single-family residence. Therefore, this finding is not applicable to the proposed project.

- 6. **In new residential tracts, the grading includes provisions for the preservation and introduction of plant materials so as to protect slopes from soil erosion and slippage, and minimize visual effects of grading and construction on hillside areas.**

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The proposed project is a new residential tract, although it is not a single-family subdivision. This intent of this finding is to minimize the visual impacts and disturbance of existing vegetation that commonly occurs with cut-and-fill grading of terraced single-family neighborhoods (as was a common practice in the City prior to incorporation). The existing property is mostly flat, with a gentle slope descending at the rear, and these basic landforms will be maintained with the grading of the property. Therefore, Staff believes that this finding can be made for the proposed project.

- 7. The grading utilizes street designs and improvements which serve to minimize grading alternatives and harmonize with the natural contours and character of the hillside.**

The proposed project does not involve the construction of new streets. Therefore, this finding is not applicable to the proposed project.

- 8. The grading would not cause excessive and unnecessary disturbance of natural landscape or wildlife habitat through removal of vegetation.**

There is existing mature foliage on the site, but no wildlife habitat that supports any sensitive (i.e., endangered or threatened) species. Therefore, Staff believes that this finding can be made for the proposed project.

- 9. The grading conforms to the City's standards for grading on slopes, creation of new slopes, heights of retaining walls, and maximum driveway steepness.**

RPVDC Section 17.76.040(E)(9) establishes additional grading criteria. The table below summarizes the proposed project's consistency with these criteria.

Development Standard	Grading Criteria	Proposed
Grading on slopes over 35% steepness	Permitted on vacant lots created prior to the City's incorporation, based upon a finding that the grading will not threaten public health, safety and welfare [§ 17.76.040(E)(9)(a)]	Not applicable
Maximum finished slopes	35% steepness, unless next to a driveway where 67% steepness is permitted [§ 17.76.040(E)(9)(b)]	No new slopes of over 20% proposed

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Development Standard	Grading Criteria	Proposed
Maximum depth of cut or fill	5' depth, unless based upon a finding that unusual topography, soil conditions, previous grading or other circumstances make such grading reasonable and necessary [§ 17.76.040(E)(9)(c)]	16'-6" cut/9'-0" fill [NOT CONSISTENT]
Restricted grading areas	No grading on slopes over 50% steepness [§ 17.76.040(E)(9)(d)]	Maximum existing site slope is 29%
Retaining walls	One 8'-tall upslope wall [§ 17.76.040(E)(9)(e)(i)]	None proposed
	One 3½'-tall downslope wall [§ 17.76.040(E)(9)(e)(ii)]	One 2½'-tall downslope wall proposed
	One 3½'-tall up- or downslope wall in each sideyard [§ 17.76.040(E)(9)(e)(iii)]	One 2½'-tall downslope wall proposed
	One 5'-tall up- or downslope wall adjacent to driveway [§ 17.76.040(E)(9)(e)(iv)]	Not applicable
	Retaining walls within building footprint may exceed 8' [§ 17.76.040(E)(9)(e)(v)]	Not applicable
Driveways	20% maximum slope permitted, with a single 10'-long section up to 22% [§ 17.76.040(E)(9)(f)(i)]	10% driveway slope proposed
	67% slopes permitted adjacent to driveways [§ 17.76.040(E)(9)(f)(ii)]	Not applicable

The proposed project is consistent with nearly all of these criteria, but is inconsistent with the criteria related to the maximum depths of cut and fill. The proposed 16½-foot depth of cut and 9-foot depth of fill may be approved, based upon a finding that unusual topography, soil conditions, previous grading or other circumstances make such grading reasonable and necessary. Grading down the pad within the footprint of the proposed building allows for a 36-foot-tall structure that is lower than would otherwise be permitted "by right" without the proposed grading. Staff believes that these circumstances warrant approval of the increased depth of cut and fill. Therefore, Staff believes that the proposed grading is consistent with City grading standards, and that this finding can be made for the proposed project.

In conclusion, Staff believes that all of the applicable grading findings can be made for the proposed project.

Variance

The requested variance is for the proposed 44-foot height of the building at the entry to the subterranean garage. Since the building height is measured from the lower of existing or finished grade, the surface of the driveway ramp becomes the benchmark grade elevation for this portion of the front facade. As such, the requested variance covers only the extreme southeasterly twenty-five feet (25'-0") of the front facade, which is the width of the driveway ramp. By contrast, the width of the proposed building is one hundred eighty feet (180'-0"). Therefore, the requested variance encompasses less than fourteen percent (14%) of the frontage of the building.

In considering a variance application, RPVDC Section 17.64.050 requires the Planning Commission to make four (4) findings in reference to the property and project under consideration (RPVDC language is **boldface**, followed by Staff's analysis in normal type):

- 1. There are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, which do not apply generally to other property in the same zoning district.**

The proposed project requires grading within the building footprint to accommodate the subterranean garage. Due to the way in which building height is measured, the height of the 25-foot-wide portion of the front facade exceeds the 36-foot height limit, even though the height of the building at this point matches the 36-foot height of the building elsewhere on the property. Staff believes that the measurement of the building height from the surface of the driveway ramp to the subterranean garage is an exceptional circumstance that does not generally apply to other properties in the RM-12 zoning district. Therefore, Staff believes that this finding can be made for the proposed project.

- 2. Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant, which right is possessed by other property owners under like conditions in the same zoning district.**

The "by right" height limit in the RM-22 zoning district is thirty-six feet (36'-0"). Were it not for the excavation for the subterranean garage, the height of the 25-foot-wide portion of the front facade of the building that is the subject of this variance request would comply with this height limit. Granting this variance preserves the applicant's right to construct a 36-foot-tall building on the remainder of the property. Therefore, Staff believes that this finding can be made for the proposed project.

- 3. Granting the variance will not be materially detrimental to the public welfare or injurious to property and improvements in the area in which the property is located.**

The need for this variance requested is triggered by the grading of the lot to create subterranean parking. If such grading were not proposed, the 25-foot-wide portion of the

front facade that is the subject of this variance request could be just as tall as (if not taller than) currently proposed and still be in compliance with the 36-foot height limit. Although the height of the proposed 36-foot-tall building clearly affects views from nearby properties, because the variance does not request to increase a portion of the structure above the main 36-foot-high ridgeline, the approval of the requested variance will not exacerbate this condition. Therefore, Staff believes that this finding can be made for the proposed project.

**4. Granting the variance will not be contrary to the objectives of the General Plan or the policies and requirements of the Coastal Specific Plan.**

As discussed above, Staff believes that the proposed project as a whole is consistent with the City's General Plan. The requested variance involves only a relatively small portion of the building's front facade. The subject property is not located within the City's coastal specific plan district. Therefore, Staff believes that this finding can be made for the proposed project.

In conclusion, Staff believes that all of the applicable variance findings can be made for the proposed project.

Site Plan Review

The requested site plan review is to allow a 42-foot-tall roof-access stairway tower at the front of the building, pursuant to RPVDC Section 17.48.050(B). The applicant indicates that this stairway is required to provide roof access for public safety purposes, thereby needing to exceed the 36-foot height limit.

In considering a site plan view application for roof-mounted equipment and/or architectural features exceeding the maximum building height, RPVDC Section 17.48.050(B) requires the Planning Commission to make two (2) findings in reference to the property and project under consideration (RPVDC language is **boldface**, followed by Staff's analysis in normal type):

**1. The roof-mounted equipment and/or architectural features may be erected above the height limits pursuant to the requirements of the Building Code.**

If approved, the proposed building—including the roof-access stair tower—will require the review and approval of the City's Building and Safety Division. Staff has no reason to believe that the entire project cannot be built in accordance with the provisions of the City's adopted Building Code. Therefore Staff believes that this finding can be made for the proposed project.

**2. The roof-mounted equipment and/or architectural features will not cause significant view impairment from adjacent property.**

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Based upon site inspections from several residences in the *La Cima* community, it appears that the stair tower will encroach upon distant views of the San Gabriel and Santa Monica mountains above the 36-foot height limit. As discussed above in the "Conditional Use Permit" findings, Staff believes that the view impacts attributable to the overall project are not significant because of the 36-foot "by right" height limit for the property. With respect to the stair tower, however, the assessment of the significance of view impairment is focused upon the stair tower itself, which exceeds by six feet (6'-0") the 36-foot height limit. This is similar to the assessment of view impairment in height variation cases in single-family neighborhoods, where only the portion of the structure above the 16-foot "by right" height limit is considered. The incremental impairment of the distant mountain views that is caused by the stair tower is considered by Staff to be a significant impact. Therefore Staff believes that this finding cannot be made for the proposed project.

In conclusion, Staff believes that all of the applicable site plan review findings cannot be made for the proposed project. As such, approval of this project would be conditioned to require the project to be redesigned such that the roof-access stair tower does not exceed the 36-foot height limit.

**Environmental Assessment**

Based upon the information provided by the developer, Staff determined that the proposed project could have significant impacts upon the environment unless mitigation measures were imposed. Accordingly, a draft Mitigated Negative Declaration (MND) was prepared for the project, and has been circulated in accordance with CEQA. The 20-day public comment period for the MND ends on Tuesday, April 8, 2008. For this reason, Staff is only recommending that the Planning Commission accept public comment on the project and MND at tonight's meeting, with final action on the applications to be taken on a future date certain. This will allow time for Staff to prepare any needed response to public comments on the MND prior to its certification. Final action to certify the MND would be taken by the City Council, in conjunction with its review of the vesting tentative tract map, general plan amendment and zone change and other entitlements for the project.

The draft MND identified several potential environmental effects that require mitigation to reduce their impacts to less-than-significant levels. Many of these effects are short-term and construction-related, such as noise, construction hours, air quality, haul routes and the like. Others are longer-term operational impacts such as aesthetics, recreation and utilities and service systems. Staff believes that the recommended mitigation measures will reduce all of the impacts identified to less-than-significant levels.

**ADDITIONAL INFORMATION**

**Public Notification**

On March 19, 2008, public notices were mailed to the applicant/property owner and one hundred eighty-six (186) other property owners within a 500-foot radius of the project site.

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On March 22, 2008, public notice of the April 8, 2008, public hearing for this application was published in the Palos Verdes Peninsula News. As discussed above, Staff has also prepared a draft Mitigated Negative Declaration for the project and circulated notice of same to surrounding property owners and other agencies and jurisdictions with a possible interest in the project. As of the date this report was completed, Staff had received one (1) letter from the Los Angeles County Sanitation Districts (LACSD) providing information about existing sewer, storm drain and solid waste capacity; and a petition and six (6) individual letters from residents of the *La Cima* community in opposition to the proposed project. The information provided by LACSD confirms Staff's conclusion that there is adequate sewer, storm drain and solid waste capacity for the proposed project. The letters from the *La Cima* residents raise the following issues of concern:

*View Impacts:* The proposed project will reduce existing views, particularly from Units 6 through 10 in *La Cima*, which most directly overlook the subject property. Some residents recommend limiting the height of the project so as not to exceed the height of the abandoned Verizon building on the subject property or the height of the adjacent apartment buildings. As discussed above, the proposed project generally complies with the 36-foot height limit for the RM-22 zoning district. It might be possible to increase the quantity and depth of grading to lower the building further, although this may create complications with site drainage and increase the length of the construction process.

*Building Mass:* Some residents express concern that the proposed building is too bulky, and is out-of-character with the surrounding neighborhood. There is no neighborhood compatibility analysis requirement for multi-family projects. However, if there were such a requirement and this project was compared to other similar projects in the surrounding RM-22 zoning district (of which *La Cima* is not one), Staff believes that the proposed project is no more bulky and massive—and actually less dense—than similar nearby multi-family projects. Nevertheless, the draft MND proposes a mitigation measure (AES-1) requiring the application of additional architectural detail to certain blank 2- and 3-story facades of the building.

*Property Values:* Residents assert that the loss of view will result in decreased property values, both directly for the units affected and indirectly for all property owners within the *La Cima* community. This may well be true. However, the analysis of property-value impacts is not within the scope of the Planning Commission's review of this or any other development project.

*Traffic Impacts:* Many residents assert that the proposed project will have significant traffic impacts upon Highridge Road. Several residents have asked for a traffic study and one suggests eliminating the proposed left-turn pocket in the median of Highridge Road. As discussed above and in the MND, the City's traffic engineer reviewed the project plans and determined that it did not exceed the City's threshold for a traffic impacts analysis or for review by the City's Traffic Safety Commission. The City's traffic engineer also had recommendations regarding the proposed left-turn pocket, which would be included as conditions of approval for the project. A focused traffic analysis was prepared by the

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applicant's consultant, but the scope of this analysis is rather limited. A "full-blown" traffic impacts analysis could be prepared for the project for inclusion with the MND, but Staff does not expect it to reveal any significant impacts that have not already been identified.

Staff recommends continuing this matter to a future date certain, possibly to the Planning Commission meeting of May 13, 2008. This will give Staff time to respond to all of the comments on the MND prior to its certification, and Staff will be prepared to present draft P.C. Resolutions for the Commission's consideration. Also, if the Planning Commission directs the applicant to consider modifications to the proposed project—based upon public input and its own deliberations—this will provide time to do so.

**CEQA Compliance**

For the reasons discussed above, Staff recommends adoption of a Mitigated Negative Declaration for the project as currently proposed. It should be noted that, if new environmental impacts are identified as a result of comments on the MND and/or project applications, the MND may need to be re-circulated for public review prior to its certification.

**Permit Streamlining Act Compliance**

The application for Planning Case Nos. SUB2007-00003 and ZON2007-00072 was deemed complete for processing on December 7, 2008. Since the project has been determined to require the preparation of a Mitigated Negative Declaration (see discussion above), the Permit Streamlining Act would typically require a decision in this matter to be rendered within one hundred eighty (180) days of the date that the application was deemed complete (i.e., June 4, 2008). However, since this application includes legislative actions by the City Council for the requested general plan amendment and zone change, the 180-day action deadline does not apply in this case.

**CONCLUSION**

Based on the discussion presented above, Staff recommends conditional approval of the proposed project, with the exception of the roof-access stair tower. However, given that Staff knows that this project will be controversial and that there are likely to be additional comments on the MND that may need to be addressed, Staff recommends that the Planning Commission accept public testimony on the proposed project and the draft MND, identify any issues of concern and, if necessary, provide Staff and/or the applicant with direction in modifying the MND and/or project, and continue the item to the Planning Commission meeting of May 13, 2008.

**ALTERNATIVES**

In addition to the Staff recommendation, the following alternatives are available for the Planning Commission's consideration:

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1. Identify any issues of concern with the proposed project, provide Staff and/or the applicant with direction in modifying the project and/or conditions of approval, and continue the public hearing to another date certain.

**Attachments:**

Draft Mitigated Negative Declaration

Public correspondence

Focused traffic analysis (prepared for applicant by DKS Associates)

Photographic simulations (prepared for applicant by Focus 360)

Project plans and supplemental information

**City of Rancho Palos Verdes**  
**ENVIRONMENTAL CHECKLIST FORM**



**1. Project title:**

Planning Case Nos. SUB2007-00003 and ZON2007-00072  
(Vesting Tentative Tract Map No. 68796, General Plan Amendment, Zone Change,  
Conditional Use Permit, Grading Permit, Variance and Environmental Assessment)

**2. Lead agency name/ address:**

City of Rancho Palos Verdes  
Department of Planning, Building & Code Enforcement  
30940 Hawthorne Boulevard  
Rancho Palos Verdes, CA 90275

**3. Contact person and phone number:**

Kit Fox, AICP, Associate Planner  
City of Rancho Palos Verdes  
(310) 544-5228

**4. Project location:**

28220 Highridge Road (APN# 7587-007-800, -801, -802 and -803)  
City of Rancho Palos Verdes  
County of Los Angeles

**5. Project sponsor's name and address:**

REC Development  
ATTN: Zaffar Hassanally  
3812 Sepulveda Blvd., Ste. 540  
Torrance, CA 90505

**6. General plan designation:**

Residential, 12-22 DU/acre

**7. Coastal plan designation:**

Not applicable

**8. Zoning:**

Residential Multi-Family, 22 DU/acre (RM-22)

**9. Description of project:**

The applicant proposes to develop a 27-unit residential condominium complex on a 54,460-square-foot (1.250-acre) site on Highridge Road. This equates to a density of twenty-two (22) units per acre or one (1) unit for every 2,000 square feet of lot area, which is consistent with the current Residential Multi-Family, 22 DU/acre (RM-22) zoning designation for the site. Existing site improvements—consisting of a former telephone equipment building, antenna tower, access driveway and perimeter fencing—would be removed. The condominium units would range from one (1) to four (4) bedrooms and from 893 square feet

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**Case Nos. SUB2007-00003 & ZON2007-00072**  
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to 2,880 square feet in size, with both single-level and townhouse-style units. Each unit would have private balconies and dedicated private storage areas in the subterranean garage. According to the City's affordable housing requirements, three (3) units would be designated for sale to low-income households. Sixty-seven (67) off-street parking spaces for residents and their guests would be provided, which is one (1) more parking space than the minimum number required by the City's Development Code. The applicant proposes to construct a left-turn pocket and a break in the landscaped median of Highridge Road for vehicular access to the property. A common swimming pool, spa, sun deck and 12-foot-tall shade trellis would be located on the lowest level at the rear of the building, with a common roof deck and trellis on the third floor facing to the northeast. For the most part, the proposed project would comply with the 36-foot height limit established for the RM-22 zoning district, with two (2) exceptions: at the entry to the subterranean garage, the height of the building would measure forty-four feet (44'-0") from the driveway ramp surface to the highest point of the main roofline of the building; and a roof-access stair tower at the front of the building would measure forty-two feet (42'-0") in height above finished grade. The project proposes 12,588 cubic yards of grading, consisting of 11,242 cubic yards of cut and 1,346 cubic yards of fill, for a net export of 9,896 cubic yards. If the project is approved as proposed, a 440-square-foot (0.010 acre) portion of the project site (APN 7587-007-802) that is currently located in the City of Rolling Hills Estates would be annexed to the City of Rancho Palos Verdes and rezoned RM-22 to match the zoning of the rest of the property.

**10. Description of project site (as it currently exists):**

The project site measures 1.250 acres and is currently developed with an abandoned 818-square-foot telephone equipment building, antenna tower, paved access road and perimeter fencing. The southwesterly portion of the site is a pad that varies from zero to roughly ten feet (10'-0") in elevation above the sidewalk of the adjacent public street (Highridge Road). The northeasterly portion of the site slopes down toward an abutting apartment complex in Rancho Palos Verdes and a church in Rolling Hills Estates.

**11. Surrounding land uses and setting:**

	<b>Land Uses</b>	<b>Significant Features</b>
On-site	818-square-foot former telephone equipment building and related site improvements	All existing site improvements are to be demolished
Northeast & Northwest	255-unit, 11-building 3-story apartment complex (Highridge Apartments) in the 29100-block of Peacock Ridge Drive, a private street	Approved and constructed under the County's jurisdiction, in 1971, a few units in some buildings overlook the project site but most do not
Southeast	Church (Rolling Hills Adventist Church) at 28340 Highridge Road in the City of Rolling Hills Estates	The sanctuary building, constructed in 1972, sits at the extreme northeasterly end of the deep, narrow lot

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	<b>Land Uses</b>	<b>Significant Features</b>
Southwest	10-unit multi-family residential complex ( <i>La Cima</i> ) across Highridge Road on Via La Cima, a gated private street	Approved by the City of Rancho Palos Verdes in 1979, neighborhood includes ten (10) split-level detached condominium units along the northeasterly and northwesterly perimeters of the site, oriented so as to take advantage of views of Santa Monica Bay, downtown Los Angeles, the greater Los Angeles Basin, the San Gabriel Mountains and the Los Angeles/Long Beach port complex

**10. Other public agencies whose approval is required:**

The annexation of the 440-square-foot (0.010 acre) portion of the subject property that is not currently in the City of Rancho Palos Verdes also requires the approval of the City of Rolling Hills Estates and the Los Angeles County Local Agency Formation Commission (LAFCO).



**Project Site: 28220 Highridge Road**

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**Highridge**  
Rancho Palos Verdes, CA



**Photographic Simulation of Proposed Project**

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**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Land Use and Planning          | <input type="checkbox"/> Biological Resources           | <input type="checkbox"/> Aesthetics                         |
| <input type="checkbox"/> Population and Housing         | <input type="checkbox"/> Energy/Mineral Resources       | <input type="checkbox"/> Cultural Resources                 |
| <input type="checkbox"/> Geology and Soils              | <input type="checkbox"/> Hazards and Hazardous Material | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Hydrology and Water Quality    | <input type="checkbox"/> Noise                          | <input type="checkbox"/> Agricultural Resources             |
| <input type="checkbox"/> Air Quality                    | <input type="checkbox"/> Public Services                | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Transportation and Circulation | <input type="checkbox"/> Utilities and Service Systems  |   |

**DETERMINATION:**

On the basis of this initial evaluation:

- I find that the project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated". An ENVIRONMENTAL IMPACT REPORT is required but must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effect (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed on the proposed project

Signature:  Date: March 19, 2008

Printed Name: Kit Fox, Associate Planner For: City of Rancho Palos Verdes

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**EVALUATION OF ENVIRONMENTAL IMPACTS:**

Issues and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>1. LAND USE AND PLANNING. Would the proposal:</b>					
a) Conflict with any applicable land use plan, policy, or regulation including, but not limited to the general plan, specific plan, local coastal plan, or zoning ordinance?	1,2,8		X		
b) Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project?	1,2,8		X		
c) Be incompatible with existing land use in the vicinity?	1,2			X	
d) Conflict with any applicable habitat conservation plan or natural community conservation plan?					X
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?					X
<p><b>Comments:</b></p> <p>a-b) A 440-square-foot portion of the 54,460-square-foot project site is located in the City of Rolling Hills Estates. This portion of the property is designated for institutional use, consistent with the abutting church property. Since multi-family residential uses are inconsistent with the current zoning of this portion of the site, this area will be annexed by the City of Rancho Palos Verdes and rezoned RM-22, which is the zoning designation for the remaining 54,020 square feet of the site. The annexation and rezoning of this area must occur with the concurrence of the City of Rolling Hills Estates and the Los Angeles County Local Agency Formation Commission (LAFCO). Therefore, in order to reduce the land use and planning impacts of the proposed project to less-than-significant levels, the following mitigation measure is recommended:</p> <p><u>LUP-1:</u> Prior to final tract map recordation, the 440-square-foot (0.010 acre) portion of the project site that is located in the City of Rolling Hills Estates (Assessor's Parcel No. 7589-007-802) shall be annexed to the City of Rancho Palos Verdes, in accordance with the procedures established by the Los Angeles County Local Agency Formation Commission (LAFCO). The applicant shall be responsible for all City costs associated with processing the annexation request.</p> <p>c) Surrounding land uses are predominantly multi-family residential in nature. The abutting church site in Rolling Hills Estates is zoned for institutional use, but the proposed project will only be adjacent to the church parking lot, not to the sanctuary or other church buildings.</p> <p>d) The City has an adopted Natural Communities Conservation Plan (NCCP). However, the subject property is located roughly 0.40 mile from the nearest portion of the NCCP Preserve, which is the Crestridge property near Crestridge Road and Crenshaw Boulevard.</p> <p>e) The project site is an abandoned telephone equipment facility that is surrounding be developed properties. The proposed project is an in-fill project within the surrounding community. The proposed project would replace the existing site improvements, but would not disrupt or divide the existing pattern of development surrounding the project site.</p>					

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Issues and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>2. POPULATION AND HOUSING. Would the proposal:</b>					
a) Cumulatively exceed official regional or local population projections?	6,15			X	
b) Induce substantial growth in an area either directly or indirectly (e.g. through projects in an undeveloped area or major infrastructure)?	6,15			X	
c) Displace existing housing, especially affordable housing?					X
d) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?					X
<b>Comments:</b>					
<p>a-b) The proposed project involves the construction of twenty-seven (27) new dwelling units. Based upon the 2007 estimates from the State Department of Finance (DOF) of 2.769 persons per household, the proposed project would be expected to accommodate seventy-five (75) new residents. The DOF estimates the 2007 population of the City of Rancho Palos Verdes as 43,092 persons, so the proposed project would result in increase of only 0.2%. Furthermore, the most recent Regional Housing Needs Assessment (RHNA) allotment for the City of Rancho Palos Verdes is sixty (60) additional housing units during the period from July 1, 2005 through June 30, 2014. The proposed project would increase the number of housing units in the City, but would not exceed total number of units allocated to the City by the Southern California Association of Governments (SCAG) for the current reporting period. Therefore, the population and housing impacts of the proposed project will be less than significant.</p> <p>c-d) There are no existing dwelling units on the subject property. Therefore, the proposed project will not displace any existing residences or people.</p>					
<b>3. GEOLOGY AND SOILS. Would the proposal:</b>					
a) Expose people or structure to potential substantial adverse effects, including the risk of loss, injury, or death involving:					
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	4,13,14		X		
ii) Strong seismic ground shaking?	4,13,14		X		
iii) Seismic-related ground failure, including liquefaction?	4,13,14		X		
iv) Landslides?	4,13,14		X		
b) Result in substantial soil erosion or the loss of topsoil?	13,14			X	

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Issues and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse?	13,14		X		
d) Be located on expansive soil, as defined in the Uniform Building Code, thus creating substantial risks to life or property?	13,14		X		
e) Have soils incapable or adequately supporting the use of septic tanks or alternative wastewater disposal systems, where sewers are not available for the disposal of wastewater?					X
<p><b>Comments:</b></p> <p>a, c-d) The proposed project involves 12,588 cubic yards of grading (11,242 cubic yards of cut and 1,346 cubic yards of fill), with a net export of 9,896 cubic yards. The maximum depth of cut for the subterranean garage is 16'-6" and the maximum depth of fill is 9'-0" at the pool deck, which will be bounded on two (2) sides by a low retaining wall. According to the Official Maps of Seismic Hazard Zones provided by the State of California Department of Conservation, the subject property lot is not located within an earthquake-induced landslide zone, although the existing slopes abutting the apartment complex to the northeast of the site (which are not a part of the subject property) are identified as being potentially subject to earthquake-induced landslides. The subject property is within the vicinity of the Palos Verdes fault zone, although there is no evidence of active faulting on the subject property. The soils of the Palos Verdes Peninsula are also generally known to be expansive and occasionally unstable. Given the known and presumed soils conditions on and around the project site, the applicant has conducted soil investigations, which have been reviewed and conceptually approved by the City's geotechnical consultant. Nevertheless, the following mitigation measure is recommended to reduce the geology and soils impacts of the project to less-than-significant levels:</p> <p><u>GEO-1:</u> Prior to the issuance of a building permit by the City's Building Official, the applicant shall obtain final approval of the grading and construction plans from the City's geotechnical consultant. The applicant shall be responsible for the preparation and submittal of all soil engineering and/or geology reports required by the City's geotechnical consultant in order to grant such final approval.</p> <p>b) During grading and construction operations, top soil will be exposed and removed from the property. However, the City's Building and Safety Division will require the preparation and implementation of an erosion control plan for wind- and waterborne soil. A site landscape plan will also be prepared and implemented to help stabilize post-construction slopes. These standard project conditions will reduce any project-related erosion to less-than-significant levels.</p> <p>e) The project will be connected to the existing public sanitary sewer system; septic systems or alternative wastewater disposal systems will not be permitted.</p>					
<p><b>4. HYDROLOGY AND WATER QUALITY. Would the proposal:</b></p>					
a) Violate any water quality standard or wastewater discharge requirements?	18			X	

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b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater?					X
c) Substantially alter the existing drainage pattern of the site or areas, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on or off site?	18			X	
d) Substantially alter the existing drainage pattern of the site or areas including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or off site?	18			X	
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	18			X	
f) Otherwise substantially degrade water quality?	18			X	
g) Place housing within a 100-year flood hazard area, as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate map or other flood hazard delineation map?					X
h) Place within a 100-year flood hazard area, structures which would impede or redirect flood flows?					X
i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?					X
j) Inundation by seiche, tsunami, or mudflow?					X
<b>Comments:</b> a, c-f) The proposed parking lot would alter the topography of the site and increase the amount of impermeable surface area. This will result in changes to the current drainage patterns on the project site, as well as the potential for erosion and run-off during construction. Due to the scope of the project, it required the review and conceptual approval of the					

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<p>City's National Pollutant Discharge Elimination System (NPDES) consultant. The City's NPDES consultant has determined that the project will comply with all applicable requirements for the control and treatment of erosion and runoff from the project site. As such, the hydrology and water quality impacts of this project will be less than significant.</p> <p>b) The proposed project will not involve or require the withdrawal of groundwater. In addition, given the elevation and topography of the project site, it would not be likely to provide suitable opportunities for groundwater recharge.</p> <p>g-h) There are no Federally-mapped 100-year flood hazard areas in the City of Rancho Palos Verdes.</p> <p>i) There is no dam or levee anywhere in the vicinity of the project site.</p> <p>j) The subject property does not adjoin an ocean, lake or other body of water, so there is no risk of inundation by seiche, tsunami, or mudflow.</p>					
<p><b>5. AIR QUALITY. Would the proposal:</b></p>					
a) Violate any air quality standard or contribute to an existing or projected air quality violation?	3		X		
b) Expose sensitive receptors to substantial pollutant concentrations?	3		X		
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	3		X		
d) Create objectionable odors affecting a substantial number of people?					X
e) Conflict with or obstruct the implementation of any applicable air quality plan?	3,16		X		
<p><b>Comments:</b></p> <p>a-c, e) The subject site is located within the South Coast Air Basin, which is an area of non-attainment for Federal air quality standards for ozone (O<sub>3</sub>), carbon monoxide (CO), and suspended particulate matter (PM<sup>10</sup> and PM<sup>2.5</sup>). The proposed project involves 12,588 cubic yards of grading (11,242 cubic yards of cut and 1,346 cubic yards of fill), with a net export of 9,896 cubic yards. The movement of soil and the operation of construction equipment have the potential to create short-term construction-related air quality impacts upon nearby sensitive receptors, including multi-family residences to the northeast, northwest and southwest. In addition, four (4) of the proposed units would have fireplaces. The South Coast Air Quality Management District (SCAQMD) has recently adopted rules regulating wood-burning device, which include a prohibition against wood-burning fireplaces in new construction. As such, the following mitigation measures are recommended to reduce the air quality impacts of the project to less-than-significant levels:</p> <p><u>AIR-1:</u> Prior to the issuance of grading permits, the applicant shall demonstrate to the Director of Planning, Building and Code Enforcement that dust generated by grading activities shall comply with the South Coast Air Quality Management District Rule 403 and the City Municipal Code requirements that require regular watering for the control of dust.</p> <p><u>AIR-2:</u> During construction, all grading activities shall cease during periods of high winds (i.e., greater than 30 mph). To assure compliance with this measure, grading activities are subject to periodic inspections by City staff.</p> <p><u>AIR-3:</u> Construction equipment shall be kept in proper operating condition, including proper engine tuning and exhaust control systems.</p>					

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<p><b>AIR-4:</b> Trucks and other construction vehicles shall not park, queue and/or idle at the project site or in the adjoining public rights-of-way before 7:00 AM, Monday through Saturday, in accordance with the permitted hours of construction stated in Section 17.56.020(B) of the Rancho Palos Verdes Municipal Code.</p> <p><b>AIR-5:</b> Prior to the issuance of building permits, the applicant shall demonstrate the project's compliance with the South Coast Air Quality Management District Rule 445 and the City Municipal Code requirements regarding wood-burning devices.</p> <p>d) Since the proposed project is not an industrial or commercial use, no objectionable odors are expected to be generated during or after the completion of construction.</p>					
<b>6. TRANSPORTATION/CIRCULATION. Would the proposal:</b>					
a) Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system?	9,10		X		
b) Exceed either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	9,10			X	
c) Result in inadequate emergency access or inadequate access to nearby uses?					X
d) Result in insufficient parking capacity on-site or off-site?					X
e) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?					X
f) Conflicts with adopted policies, plans, or programs supporting alternative transportation (e.g. bus turnouts, bicycle racks)?					X
g) Substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	18		X		
<p><b>Comments:</b></p> <p>a-b) The project plans have been reviewed by the City's traffic engineer. Based upon the Los Angeles County trip generation standard for condominiums (which is more conservative than the current 7<sup>th</sup> Edition ITE trip generation standard for condominiums), the City's traffic engineer estimated that the project would generate two hundred sixteen (216) daily trips. However, the threshold for requiring a traffic impact analysis is five hundred (500) daily trips, so the City's traffic engineer concluded that such an analysis of post-construction traffic impacts was not warranted. It should be noted that the applicant prepared a focused traffic analysis for the project that confirmed the City traffic engineer's conclusion. During construction, however, 9,896 cubic yards of soil would be removed from the site, which equates to roughly four hundred ninety-five (495) truck trips. These truck trips have the potential to create adverse impacts along the route on and off the Peninsula (i.e., Hawthorne Boulevard). Therefore, the following mitigation measure is recommended to reduce the transportation/circulation impacts of the project to less-than-significant levels:</p>					

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<p><u>TRA-1:</u> Prior to grading permit issuance, the applicant shall obtain approval of a haul route from the Director of Public Works. The applicant shall ensure that loaded trucks are appropriately covered to prevent soil from spilling on the roadway along the haul route.</p> <p>c) The surface parking lot includes a “hammerhead” turn-around area for Fire Department access to the building. The new driveway curb cut will be in the same general location as the existing curb cut, and no other nearby uses take access to or through the subject property.</p> <p>d) Based upon the 27-unit proposal, a minimum of sixty-six (66) on-site parking spaces are required for residents and guests, pursuant to the multi-family residential parking standards of the Rancho Palos Verdes Municipal Code. The proposed project would provide sixty-seven (67) parking spaces, including two (2) handicapped-accessible spaces. No off-site parking spaces are proposed or necessary.</p> <p>e) The proposed project is a residential condominium and has no impact upon air traffic patterns.</p> <p>f) There are no adopted policies, plans, or programs supporting alternative transportation that include the subject property and/or any abutting right-of-way.</p> <p>g) The project proposes a break in the median of Highridge Road to provide a left-turn pocket for access to the project site. This would be located at a descending curve in Highridge Road. The preliminary street improvements plans were reviewed by the City’s traffic engineer, who recommended the imposition of conditions upon these proposed right-of-way improvements. Therefore, in order to reduce the transportation/circulation impacts of the proposed project to less-than-significant levels, the following mitigation measures are recommended:</p> <p><u>TRA-2:</u> Prior to recordation of the final tract map, the applicant shall submit street improvement plans for the median break and left-turn pocket on Highridge Road to the Director of Public Works for final review and approval.</p> <p><u>TRA-3:</u> Prior to recordation of the final tract map, the applicant shall post a bond or other security acceptable to the Director of Public Works for any approved improvements within the public right-of-way of Highridge Road.</p> <p><u>TRA-4:</u> Vegetation, walls or other site improvements located on the south side of the driveway shall be limited to no more than thirty inches (30”) in height so as to preserve sight distance in accordance with Section 17.48.070 of the Rancho Palos Verdes Municipal Code.</p>					
<p><b>7. BIOLOGICAL RESOURCES. Would the proposal result in:</b></p>					
<p>a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of fish and Game or US Fish and Wildlife Service?</p>					<p>X</p>
<p>b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?</p>					<p>X</p>

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c) Have a substantial adverse effect on federally protected wetlands, as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc...), through direct removal, filling, hydrological interruption, or other means?					X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites					X
e) Conflict with any local polices or ordinances protecting biological resources, such as tree preservation policy or ordinance?					X
f) Conflict with the provisions of an adopted Habitat Conservation Plan or Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?					X
<b>Comments:</b>					
a-d) According to the City's vegetation maps, the subject site is not located in an area where there is protected habitat and/or a wetlands area. The site was developed as a telephone equipment facility nearly sixty (60) years ago. As such, there will be no impacts to biological resources as a result of the proposed project.					
e) The City has a Coastal Sage Scrub Conservation and Management Ordinance, which is codified as Chapter 17.41 of the Rancho Palos Verdes Municipal Code. However, this ordinance only applies to parcels over two (2) acres in size that contain coastal sage scrub (CSS) habitat. The subject property qualifies on neither of these grounds.					
f) The City has an adopted Natural Communities Conservation Plan (NCCP). However, the subject property is located roughly 0.40 mile from the nearest portion of the NCCP Preserve, which is the Crestridge property near Crestridge Road and Crenshaw Boulevard.					
<b>8 ENERGY AND MINERAL RESOURCES. Would the proposal:</b>					
a) Conflict with adopted energy conservation plans?	18			X	
b) Use non-renewable resources in a wasteful and inefficient manner?	18			X	
c) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State?					X
d) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local General Plan, Specific Plan, or other land use plan?					X

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<b>Comments:</b>					
a-b) The City has initiated a "Green Building" Ordinance, although it has not yet been reviewed or adopted by the City Council. Non-renewable resources would be used during the construction of the project, and by residents once the project is completed. The use of environmentally-friendly building materials, household appliances, lighting and plumbing fixtures and mechanical equipment will be encouraged through the project conditions of approval. As such, the project's impacts upon the use of energy and non-renewable resources is expected to be less than significant.					
c-d) There are no mineral resources known or expected to exist on the subject property.					
<b>9. HAZARDS AND HAZARDOUS MATERIAL. Would the proposal involve:</b>					
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous material?	11		X		
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	11		X		
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of and existing or proposed school?	11		X		
d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?					X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?					X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?					X
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?					X

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h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	17			X	

**Comments:**

a-c) The applicant has prepared a Phase I environmental assessment of the property to identify the presence or absence of hazardous materials. The Phase I report noted the possible presence of PCBs, asbestos-containing materials (ACMs) and lead paint in the abandoned telephone equipment building. The demolition of this building as a part of the proposed project has the potential to release these hazardous materials. Therefore, in order to reduce the hazards and hazardous materials impacts of the proposed project to less-than-significant levels, the following mitigation measures are recommended:

HAZ-1: Prior to approval of grading permits, the applicant shall conduct a soil investigation to determine whether site conditions pose any significant health or environmental risks associated with the past use of the site, and the nature and extent of any associated contamination. The investigation shall also include sampling and analysis to determine the PCB status of the site and building. The results of these investigations shall be presented in a report prepared in accordance with applicable law and standard practice.

HAZ-2: No grading associated with the project shall occur until the soils investigation report is reviewed and approved by the City. If the soils investigation report requires remedial actions to address contamination, no grading activities shall occur in identified areas until appropriate response actions have been completed in accordance with applicable law and standard practice to the satisfaction of the City.

HAZ-3: During grading or other soil disturbing activities, if malodorous or discolored soils or soils thought to contain significant levels of contaminants are encountered; the applicant or his contractors shall enlist the services of a qualified environmental consultant to recommend methods of handling and/or removal from the site. The need for and methods of any required response actions shall be coordinated with, and subject to, approval by the City.

HAZ-4: Prior to disturbing the suspected asbestos and/or lead containing materials identified in the Phase I report for the property, a consultant qualified in sampling and analysis of said materials shall be retained by the applicant. If samples test positive, specifications shall be prepared for the removal of identified asbestos and/or lead materials as necessary. A licensed asbestos contractor and Certified Asbestos Consultant, pursuant to EPA/AHERA Section 206 and CCR Title 8, Article 2.6 shall be retained by the applicant to properly document, inspect, monitor, remove, and encapsulate the asbestos materials prior to disposal. Prior to demolition, precautionary steps shall be taken to reduce worker exposure to lead, according to occupational health standards. Removal of lead-based paint, if necessary, shall be subject to applicable state and federal regulatory guidelines.

d) The proposed project is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

e-f) The subject property is not located within two (2) miles of Torrance Municipal Airport or in the vicinity of any private airstrip.

g) In 2004, the cities of Rancho Palos Verdes and Rolling Hills Estates adopted a Joint Natural Hazards Mitigation Plan (JNHMP). The purpose of the JNHMP is "to promote sound public policy designed to protect citizens, critical facilities, infrastructure, private property, and the environment from natural hazards." The development of the proposed project is not incompatible with the purpose of the JNHMP.

h) Based upon the most recent maps prepared by the California Department of Forestry and Fire Protection (CalFire), the entire Palos Verdes Peninsula is within a Very High Fire Hazard Severity Zone. However, the subject property is surrounded by other developed properties in an urbanized area of the Peninsula. Therefore, the risk of increased exposure of residents to wildland fires is expected to be less than significant.

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<b>10. NOISE. Would the proposal result in:</b>					
a) Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies?				X	
b) Exposure of persons to or generation of excessive groundbourne vibration or groundbourne noise levels?	18		X		
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	18		X		
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	18		X		
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project expose people residing or working in the project area to excessive noise levels?					X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?					X
<b>Comments:</b>					
<p>a) The City of Rancho Palos Verdes does not have a noise ordinance. However, General Plan Noise Policy No. 5 "[requires] residential uses in the 70 dB(A) location range to provide regulatory screening or some other noise-inhibiting agent to ensure compliance with the noise ordinance." The Noise Levels Contour diagram in the General Plan depicts Highridge Road as falling with the 60 db(A) noise contour. Therefore, noise impacts upon future project residents are expected to be less than significant.</p> <p>b-d) The proposed project involves 12,588 cubic yards of grading (11,242 cubic yards of cut and 1,346 cubic yards of fill), with a net export of 9,896 cubic yards, and the construction of a 42,978-square-foot building. The movement of soil and the operation of construction equipment have the potential to create short-term construction-related noise impacts upon nearby sensitive receptors, including multi-family residences to the northeast, northwest and southwest. As such, the following mitigation measures are recommended to reduce the noise impacts of the project to less-than-significant levels:</p> <p><u>NOI-1:</u> Permitted hours and days for construction activity are 7:00 AM to 7:00 PM, Monday through Saturday, with no construction activity permitted on Sundays or on the legal holidays specified in Section 17.96.920 of the Rancho Palos Verdes Municipal Code without a special construction permit.</p> <p><u>NOI-2:</u> The project shall utilize construction equipment equipped with standard noise insulating features during construction to reduce source noise levels.</p>					

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<p><b>NOI-3:</b> All project construction equipment shall be properly maintained to assure that no additional noise, due to worn or improperly maintained parts is generated.</p> <p><b>NOI-4:</b> Haul routes used to transport soil exported from the project site shall be approved by the Director of Public Works to minimize exposure of sensitive receptors to potential adverse noise levels from hauling operations.</p> <p>e-f) The subject property is not located within two (2) miles of Torrance Municipal Airport or in the vicinity of any private airstrip.</p>					
<b>11. PUBLIC SERVICES.</b>					
a) Would the project result in substantial adverse physical impacts associated with the provisions of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:					
i) Fire protection?	15			X	
ii) Police protection?	15			X	
iii) Schools?	15			X	
iv) Parks?	15			X	
v) Other public facilities?	15			X	
<b>Comments:</b>					
<p>a) The estimated population of the proposed 27-unit project is seventy-five (75) persons, which amounts to only a 0.2% increase in the City's 2007 estimated population of 43,092. This small increase in population is not expected to place significant additional demands upon public safety services (i.e., fire and police). As conditions of project approval, the applicant will be required to pay fees to the Palos Verdes Peninsula Unified School District (PVPUSD) and the City for the project's proportional impacts upon schools and parks, respectively. Therefore, the public services impacts of the project are expected to be less than significant.</p>					
<b>12. UTILITIES AND SERVICE SYSTEMS. Would the project:</b>					
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	18			X	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	18			X	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	18			X	

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d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	18		X		
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project, that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	18			X	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	18			X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?	18			X	
<p><b>Comments:</b></p> <p>a-c, e-g) The proposed project would result in the construction of twenty-seven (27) new dwelling units, which equates to only a 0.2% increase in the number of dwelling units in the City (based upon 2007 estimates). The project site has access to existing water, waste water and sewage disposal infrastructure in the vicinity and the City has existing contracts for solid waste disposal for residential properties in the City. Therefore, the additional demand for these services resulting from the proposed project is expected to be less than significant.</p> <p>d) California Water Service Company (Cal Water) provides the City's water service. Given that the proposed project would increase the number of households and persons in the City by only 0.2%, the increase in demand for water attributable to this project is expected to be minimal compared to the amount of water used in the Cal Water service area. The applicant would be responsible for installing any new water distribution facilities required on site. Nevertheless, the following mitigation measures are recommended to reduce the water supply impacts of the project to less-than-significant levels:</p> <p><u>UTL-1:</u> Prior to final map approval, the applicant shall provide evidence of confirmation from California Water Service Company that current water supplies are adequate to serve the proposed project.</p> <p><u>UTL-2:</u> Prior to building permit issuance, the applicant shall ensure that construction plans and specifications for the project includes the following interior water-conservation measures for the following plumbing devices and appliances:</p> <ul style="list-style-type: none"> <li>• Reduce water pressure to 50 pounds per square inch or less by means of a pressure-reducing valve;</li> <li>• Install water-conserving clothes washers;</li> <li>• Install water-conserving dishwashers and/or spray emitters that are retrofitted to reduce flow; and,</li> <li>• Install one-and-one-half gallon, ultra-low flush toilets.</li> </ul> <p><u>UTL-3:</u> Prior to building permit issuance, the applicant shall submit landscape and irrigation plans for the common open space areas for the review and approval of the Director of Planning, Building and Code Enforcement. Said plans shall incorporate, at a minimum, the following water-conservation measures:</p> <ul style="list-style-type: none"> <li>• Extensive use of native plant materials.</li> <li>• Low water-demand plants.</li> <li>• Minimum use of lawn or, when used, installation of warm season grasses.</li> <li>• Grouped plants of similar water demand to reduce over-irrigation of low water demand plants.</li> <li>• Extensive use of mulch in all landscaped areas to improve the soil's water-holding capacity.</li> <li>• Drip irrigation, soil moisture sensors, and automatic irrigation systems.</li> <li>• Use of reclaimed wastewater, stored rainwater or grey water for irrigation.</li> </ul>					

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<b>13. AESTHETICS. Would the proposal:</b>					
a) Have a substantial effect on a scenic vista?	18'		X		
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historical buildings, within a state scenic highway?					X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?					X
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	18		X		
<p><b>Comments:</b></p> <p>a) The Visual Aspects diagram in the City's General Plan identifies the location of scenic vistas to be preserved, restored and enhanced. The subject property does not fall within any scenic vista identified in the General Plan. Currently, there are views over the subject property towards Santa Monica Bay, downtown Los Angeles, the greater Los Angeles Basin, the San Gabriel Mountains and the Los Angeles/Long Beach port complex from private property and public rights-of-way. The proposed building would block different portions of these views from different vantage points, but the proposed building height is generally consistent with the maximum 36-foot-height limit established for the RM-22 zoning district. With respect to the appearance of the building, most facades present a variety of windows, balconies, and wood, stucco and wrought-iron trim to soften the mass of the building. However, a few facades of the building are blank due to Development Code requirements for separation between adjoining wings of the building. The appearance of these blank facades could be improved by the placement of additional architectural trim and details to reduce their mass. The installation of site landscaping would also help to soften the building's appearance. As such, the following mitigation measures are recommended to reduce the aesthetic impacts of the project to less-than-significant levels:</p> <p><u>AES-1:</u> Prior to building permit issuance, the building elevations shall be revised to provide architectural trim and detailing on the blank 2- and 3-story facades of the facing wings of the building.</p> <p><u>AES-2:</u> Prior to building permit issuance, the applicant shall submit a site landscape plan for the review and approval of the Director of Planning, Building and Code Enforcement.</p> <p><u>AES-3:</u> Common area landscaping shall be maintained so as not to result in significant view impairment from the viewing area of another property, as defined in Section 17.02.040 of the Rancho Palos Verdes Municipal Code.</p> <p><u>AES-4:</u> Any temporary or permanent project signage shall require the approval of a sign permit by the Director of Planning, Building and Code Enforcement, and shall be consistent with the provisions of Section 17.76.050(E)(2).</p> <p>b-c) There are no significant scenic or historic resources on the subject property, nor does it display any unique visual character or quality. The project site is generally surrounded by other multi-family residential projects. The existing building on the site is functionally obsolete and in poor condition. The proposed project would replace the existing structure on this developed site.</p> <p>d) The proposed condominium building will have exterior lighting, both in the private and common areas, as well as on the grounds. This lighting creates a significant new source of nighttime lighting in the area surrounding the project site, particularly compared to the existing site conditions. Therefore, the following mitigation measures are recommended to reduce the light and glare impacts of the project to less-than-significant levels:</p> <p><u>AES-5:</u> Prior to building permit issuance, the applicant shall submit a site lighting plan for the review and approval of the Director of Planning, Building and Code Enforcement. The plans shall demonstrate that lighting fixtures on the building and grounds shall be designed and installed so as to contain light on the subject property and not spill over onto adjacent private properties or public rights-of-way.</p>					

**Environmental Checklist**  
**Case Nos. SUB2007-00003 & ZON2007-00072**  
**March 19, 2008**

Issues and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><u>AES-6:</u> Exterior lighting fixtures on the grounds shall be low, bollard-type fixtures, not to exceed forty-two inches (42") in height.</p> <p><u>AES-7:</u> Exterior lighting fixtures on private balconies and common exterior walkways shall be energy-efficient fixtures, such as compact fluorescents. Said fixtures shall be equipped with light sensors so that they will only be illuminated during hours of darkness.</p> <p><u>AES-8:</u> No internally-illuminated signage may be used on the project site.</p>					
<b>14. CULTURAL RESOURCES. Would the proposal:</b>					
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the State CEQA Guidelines?	12			X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the State CEQA Guidelines?	12		X		
c) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	12		X		
d) Disturbed any human remains, including those interred outside of formal cemeteries?	12		X		
<p><b>Comments:</b></p> <p>a) The existing telephone equipment building on the site would be demolished as a part of the proposed project. The building is more than fifty (50) years old, and is a simple square building with a gable roof and no distinguishing architectural features. As such, it is not a "historically significant" structure as defined in the State CEQA Guidelines, and its demolition would have less-than-significant impacts upon the surrounding community.</p> <p>b-d) According to the City's Archaeology Map, the subject site is not within a probable area of archaeological resources. The applicant consulted with the South Central Coastal Information Center (SCCIC), which identified no known archaeological sites on or within a half-mile radius of the subject property. Nevertheless, SCCIC notes that "there is still potential of buried prehistoric and/or history resources with the project boundaries," and recommends the preparation of a Phase I archaeological survey. Therefore, in order to reduce the cultural resources impacts of the proposed project to less-than-significant levels, the following mitigation measures are recommended:</p> <p><u>CUL-1:</u> Prior to the issuance of a grading permit, the applicant shall conduct a Phase 1 archaeological survey of the property. The survey results shall be provided to the Director of Planning, Building and Code Enforcement for review prior to grading permit issuance.</p> <p><u>CUL-2:</u> Prior to the commencement of grading, the applicant shall retain a qualified paleontologist and archeologist to monitor grading and excavation. In the event undetected buried cultural resources are encountered during grading and excavation, work shall be halted or diverted from the resource area and the archeologist and/or paleontologist shall evaluate the remains and propose appropriate mitigation measures.</p>					
<b>15. RECREATION. Would the proposal:</b>					
a) Would the project increase the use of neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?	18		X		

**Environmental Checklist**  
**Case Nos. SUB2007-00003 & ZON2007-00072**  
**March 19, 2008**

Issues and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	18			X	
<p><b>Comments:</b></p> <p>a) The proposed project is expected to increase the City's population by seventy-five (75) persons. Although this amounts to only a 0.2% population increase (based upon 2007 estimates), additional residents will place additional demands on the City's recreational facilities. The City's park acreage standard is four (4) acres of parkland per thousand (1,000) residents. Under the parkland dedication formula codified in the City's Subdivision Ordinance, the proposed 27-unit project would require the dedication of 0.3024 acre of parkland. However, the City's General Plan does not identify a recreational facility within or adjacent to the subject property. In such cases, a developer may pay a fee to the City in lieu of the dedication of parkland. Therefore, in order to reduce the recreation impacts of the proposed project to less-than-significant levels, the following mitigation measure is recommended:</p> <p><u>REC-1:</u> Prior to final tract map recordation, the applicant shall pay to the City a fee equal to the value of 0.3024 acre of parkland in lieu of the dedication of such land to the City, pursuant to the provision of Section 16.20.100 of the Rancho Palos Verdes Municipal Code.</p> <p>b) The proposed project includes both common and private open space and recreation facilities. The common facilities include a pool, spa, sundeck and patio trellis on the lowest level and a roof deck and trellis on the third floor. The private facilities include balconies for each unit. These facilities will be constructed concurrent with the proposed project and will, in and of themselves, have no significant impacts that are not addressed elsewhere in this analysis.</p>					
<p><b>16. AGRICULTURE RESOURCES: Would the project:</b></p>					
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resource Agency, to non-agricultural use?					X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?					X
c) Involve other changes in the existing environment that, due to their location or nature, could result in conversion of Farmland, to a non-agricultural use?					X
<p><b>Comments:</b></p> <p>a-c) Although commercial agriculture on properties over one (1) acre in size is a conditionally permitted use in the RM-22 zoning district, there is no such current use on the property, nor is there evidence of such use since the establishment of the telephone equipment building and related improvements on the site in 1950. As such, there will be no agricultural resources impacts as a result of this project.</p>					

**Environmental Checklist**  
**Case Nos. SUB2007-00003 & ZON2007-00072**  
**March 19, 2008**

Issues and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>17. MANDATORY FINDINGS OF SIGNIFICANCE.</b>					
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X	
<b>Comments:</b> The proposed project will not degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or pre-history.					
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects)?				X	
<b>Comments:</b> The proposed project is a relatively small project compared to existing and on-going multi-family development in the vicinity of the project site, most of which is currently occurring in the commercial district of the City of Rolling Hills Estates. The proposed project would result in negligible increases of 0.2% in the number of persons and households in the City. Once construction of the project is completed, the traffic expected to be generated by the project is less than one-half of the number of trips that would require a traffic impact analysis. This project is an in-fill development in an area of the City that is zoned for and developed with multi-family residences, many of them at higher densities than the proposed project. The environmental impacts of the project will be below the level of significance after mitigation. Therefore, the proposed project is not anticipated to result in a significant cumulative impact.					
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?				X	
<b>Comments:</b> As discussed above, all potentially-significant environmental effects of the proposed project can be mitigated to less-than-significant levels. Therefore, the proposed project will have no substantial adverse effects on human beings, either directly or indirectly.					
<b>18. EARLIER ANALYSES.</b>					
Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or Negative Declaration. Section 15063 (c) (3) (D). In this case a discussion should identify the following items:					
a) <b>Earlier analysis used.</b> Identify earlier analyses and state where they are available for review.					
<b>Comments:</b> There has been no previous analysis of this site under CEQA.					

**Environmental Checklist**  
**Case Nos. SUB2007-00003 & ZON2007-00072**  
**March 19, 2008**

Issues and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>b) <b>Impacts adequately addressed.</b> Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.</p>					
<p><b>Comments:</b> There has been no previous analysis of this site under CEQA.</p>					
<p>c) <b>Mitigation measures.</b> For effects that are "Less than Significant with Mitigation Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions of the project.</p>					
<p><b>Comments:</b> There has been no previous analysis of this site under CEQA.</p>					
<p><b>Authority:</b> Public Resources Code Sections 21083 and 21087.</p>					
<p><b>Reference:</b> Public Resources Code Sections 21080 (c), 21080.1, 21080.3, 21082.1, 21083, 21083.3, 21093, 321094, 21151; <i>Sundstrom v. County of Mendocino</i>, 202 Cal. App. 3d 296 (1988); <i>Leonoff v. Monterey Board of Supervisors</i>, 222 Cal. App. 3d 1337 (1990).</p>					
<p><b>19. SOURCE REFERENCES</b></p>					
1	City of Rancho Palos Verdes, <u>Rancho Palos Verdes General Plan</u> , and associated Environmental Impact Report. Rancho Palos Verdes, California as amended through August 2001.				
2	City of Rancho Palos Verdes Zoning Map				
3	South Coast Air Quality Management District. <u>CEQA AIR Quality Handbook</u> . Diamond Bar, California: November 1993				
4	Official Maps of Seismic Hazard Zones provided by the Department of Conservation of the State of California, Division of Mines and Geology				
5	City of Rancho Palos Verdes Archeology Map.				
6	City of Rancho Palos Verdes General Plan Housing Element, adopted August 2001				
7	City of Rancho Palos Verdes, <u>Natural Communities Conservation Plan</u> . Rancho Palos Verdes, California as adopted August 2004				
8	Letter from the City of Rolling Hills Estates regarding annexation of APN 7589-007-802. Rolling Hills Estates, California, March 2007.				
9	DKS Associates, <u>Focused Traffic Analysis for 28220 Highridge Road in the City of Rancho Palos Verdes</u> . Irvine, California, August 2007.				
10	Institute of Traffic Engineers, <u>ITE Trip Generation, 7<sup>th</sup> Edition</u> .				
11	Waterstone Environmental, Inc., <u>Phase I Environmental Assessment Report</u> . Anaheim, California, August 2006.				
12	South Central Coastal Information Center, <u>Record Search Results for 28220 Highridge Road</u> . Fullerton, California, August 2006.				
13	Hu Associates, Inc., <u>Preliminary Soil Investigation, Proposed Condominium Complex, 28220 Highridge Road</u> . Santa Fe Springs, California, September 2006.				
14	Hu Associates, Inc., <u>Response to City of Rancho Palos Verdes Geotechnical Investigation Report Review Sheet, Proposed Condominium Complex, 28220 Highridge Road</u> . Santa Fe Springs, California, August 2007.				
15	State of California, Department of Finance, <u>2007 Population and Housing Estimates</u> . Sacramento, California, accessed via website March 2008				
16	South Coast Air Quality Management District, <u>Rule 445 "Wood Burning Devices"</u> . Diamond Bar, California, accessed via website March 2008				

**Environmental Checklist**  
**Case Nos. SUB2007-00003 & ZON2007-00072**  
**March 19, 2008**

Issues and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
17	State of California, Department of Forestry and Fire Protection, <u>Very High Fire Hazard Severity Zone Maps</u> . Sacramento, California, accessed via website, March 2008				
18	Withee Malcolm Architects, Project Plans and Applications.				

**ATTACHMENTS:**

Mitigation Monitoring Program



# COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400  
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998  
Telephone: (562) 699-7411, FAX: (562) 699-5422  
www.lacsd.org

STEPHEN R. MAGUIN  
Chief Engineer and General Manager

**RECEIVED**

March 24, 2008

File No: SBC-00.04-00

MAR 25 2008

**PLANNING, BUILDING &  
CODE ENFORCEMENT**

Mr. Joel Rojas, AICP, Director  
Planning, Building and Code Enforcement  
City of Rancho Palos Verdes  
30940 Hawthorne Boulevard  
Rancho Palos Verdes, CA 90275

Dear Mr. Rojas:

**Planning Case Nos. SUB2007-00003 and ZON2007-00072,  
Vesting Tentative Tract Map No. 068796**

The County Sanitation Districts of Los Angeles County (Districts) received a Public Notice/Proposed Mitigated Negative Declaration for the subject project on March 21, 2008. The proposed development is located within the jurisdictional boundaries of District No. 30. We offer the following comments regarding sewerage service:

1. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' Palos Verdes North Slope Trunk Sewer, Sections 2 and 3, located in a right of way along the south side of Rolling Ridge Road west of Range Horse Lane. This 10-inch diameter trunk sewer has a design capacity of 2.1 million gallons per day (mgd) and conveyed a peak flow of 0.5 mgd when last measured in 2007.
2. The wastewater generated by the proposed project will be treated at the Joint Water Pollution Control Plant located in the City of Carson, which has a design capacity of 400 mgd and currently processes an average flow of 309.4 mgd.
3. The expected average wastewater flow from the project site is 5,265 gallons per day. For a copy of the Districts' average wastewater generation factors, go to [www.lacsd.org](http://www.lacsd.org), Information Center, Will Serve Program, Obtain Will Serve Letter, and click on the appropriate link on page 2.
4. The Districts are authorized by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System or increasing the strength or quantity of wastewater attributable to a particular parcel or operation already connected. This connection fee is a capital facilities fee that is imposed in an amount sufficient to construct an incremental expansion of the Sewerage System to accommodate the proposed project. Payment of a connection fee will be required before a permit to connect to the sewer is issued. For a copy of the Connection Fee Information Sheet, go to [www.lacsd.org](http://www.lacsd.org), Information Center, Will Serve Program, Obtain Will Serve Letter, and click on the appropriate link on

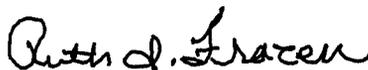
page 2. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at extension 2727.

5. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the design capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CAA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise you that the Districts intend to provide this service up to the levels that are legally permitted and to inform you of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,

Stephen R. Maguin



Ruth I. Frazen  
Customer Service Specialist  
Facilities Planning Department

RIF:rf

**RECEIVED**

March 26, 2008

MAR 26 2008

Dr. and Mrs. Carl L. Hejna  
#1 La Cima  
Rancho Palos Verdes,  
CA, 90275

**PLANNING, BUILDING &  
CODE ENFORCEMENT**

City of Rancho Palos Verdes  
Planning, Building, & Code Enforcement  
30940 Hawthorne Blvd.  
Rancho Palos Verdes,  
CA 90275

Attention: Planning Commission City of Rancho Palos Verdes  
Regarding Planning Case NOs. SUB2007-00003 and ZON2007-00072

The planned development of a 27-unit residential condominium complex on Highridge Road will result in the substantial loss of view, property value and add significantly to the density and traffic congestion on the surrounding streets, most impacted of which are Highridge Road, Hawthorne Blvd., Crestridge Road, and Crenshaw Blvd.

As a homeowner in the 10-unit <sup>YR</sup>25 old planned development, "La Cima" off of Peacock Ridge Road and Highridge Road our east facing views will be severely impacted and those units in our development directly opposite the 27-unit residential condominium complex on Highridge Road will have entire views blocked. Our La Cima development has since its inception, worked with the City of Rancho Palos Verdes and its View Restoration and Preservation policies to keep the foliage trimmed and appropriate at the proposed 27-unit building location. In fact, the City of Rancho Palos Verdes clearly recognizes the import of the views our homes have with regard to that locale as it has been the City of Rancho Palos Verdes who has continued each year to preserve our "view lots" and our "vista points," which this 27-unit residential condominium complex on Highridge Road will ultimately block.

It is our unique topographical location across the street from the proposed 27-unit site that provide unique and irreplaceable views. The development of the Highridge Road parcel of land with such a massive structure does not occur in a manner which is harmonious and compatible with our existing units. The character of our community will suffer from the proposed development also with regard to our property values.

Both the 'near view' and the 'far view' of our home will be blocked and subsequently one of the significant assessed values of our property will diminish. Potential homeowners in our development have as their main reason for purchase the views to which our home(s) include.

The Director of Planning, Building and Code Enforcement  
City of Rancho Palos Verdes  
C/o Mr. Kit Fox, Associate Planner  
30940 Hawthorne Blvd  
Rancho Palos Verdes, CA 90275

25 March 2008

**RECEIVED**

MAR 27 2008

PLANNING, BUILDING &  
CODE ENFORCEMENT

Re: Mitigated Negative Declaration Nos. SUB2007-00003 & ZON2007-00003  
The proposed Highridge Condominium Complex

We, Barry N. and Barbara Sloan Smith of 5 Via La Cima, wish to advise the City that the proposed project will violate our rights and the City's principle of View Preservation. We herein protest the continuation of this project until the following concerns are addressed.

- **View Preservation:** The proposed plan provides two major building structures. The three story building closest to Highridge has a roof elevation of "497" or 36 feet above the street entry elevation of "461". The front entry to the subterranean garage has two code violations, one at a 44 foot Height (+8 feet) and another at 42 feet (+6 feet). The rear building has a roof elevation of "486". Both buildings, along with the exceptions, exceed the height of the existing view line established from the rooftop of the westerly Peacock Ridge Apartments, the existing Verizon building roof line (elevation "482") to the Easterly tree lines of the Terraces. This view line has existed and has been preserved prior to our purchase in 1996.

**It is requested that the City require the applicant to reduce the height of all building structures to an elevation not to exceed "482" in order to preserve the established view line.**

Please see photo attachments of stated violation.

- **Traffic Density and Hazards:** A major reason for the formation and incorporation of the City in 1973 was the principle of controlling unfettered expansion of high density construction and to retain a reasonable amount of "open space". Highridge Road provides the only East - West access to the major North-South conduits of Hawthorne and Crenshaw for commuter and shopping traffic. Morning and evening traffic along Highridge is very high. We witness large numbers of children walking to and from Ridgecrest School and Highridge Park. The residences of La Cima are on record with the City to have stop signs at the Peacock Ridge / Highridge intersection. We have also requested the annual trimming of shrubbery within the median strip in an attempt to mitigate the ever-increasing occurrence of near accidents. The addition of 27 units will add more traffic to this already congested thoroughfare. It will exacerbate the existing difficult situation.

**We request that the City perform a traffic density and flow study. We wish to prevent accidents, hazards and injuries to pedestrians and vehicular traffic.**

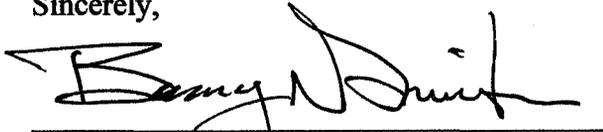
Re: Mitigated Negative Declaration Nos. SUB2007-00003 & ZON2007-00072  
The proposed Highridge Condominium Complex

- **Property Values:** We purchased our Town House in La Cima because of its proximity to the Shopping Center, the City's attention to retaining open spaces and minimal traffic issues. The view from our home is of Malibu, the Santa Monica Bay, the Hollywood hills, Downtown Los Angeles, Mount Baldy, San Jacinto Mountains and the City of Long Beach. Real-estate parties we have spoken to state that the view is the major selling point of the La Cima complex. Loss of view means the direct loss of property value.

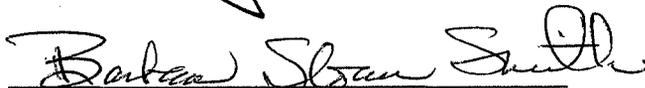
**The establishment of a three-story set of buildings of this size, on the highest northerly knoll of Highridge Road, West of Crestridge Road, must be considered incompatible and inappropriate for this location.**

Our notification of the April 8th hearing was postmarked March 20 and was received March 22. This was only 17 days, not the required 20 days. This is an important matter and all the affected parties should have an opportunity to hear the entire presentation and discussion. We will be out of the country from March 29 through April 14. We request that an additional hearing date be scheduled.

Sincerely,



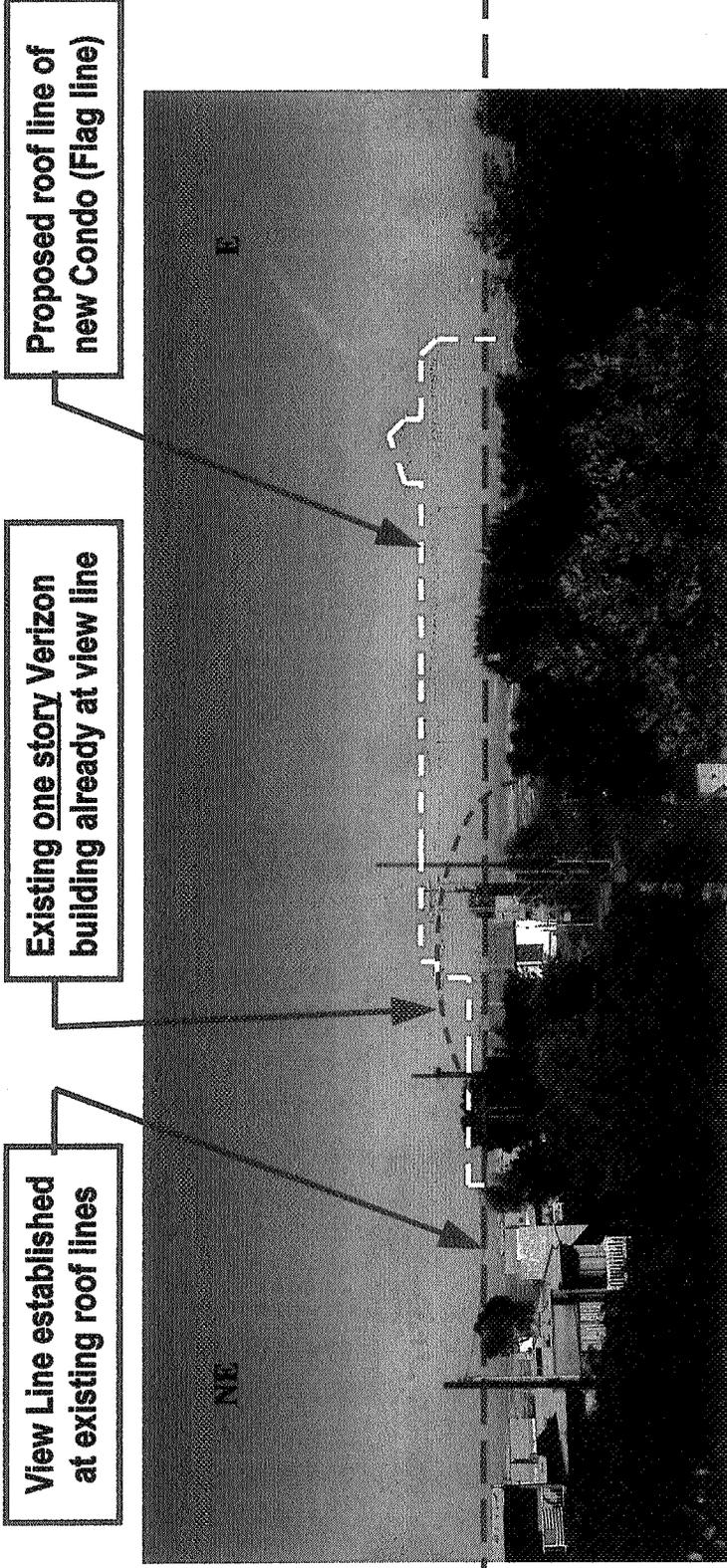
Barry N. Smith



Barbara Sloan Smith

5 Via La Cima  
Rancho Palos Verdes, CA 90275  
Phone: (310) 377-8717  
Fax: (310) 544-6552

# View from 5 Via La Cima

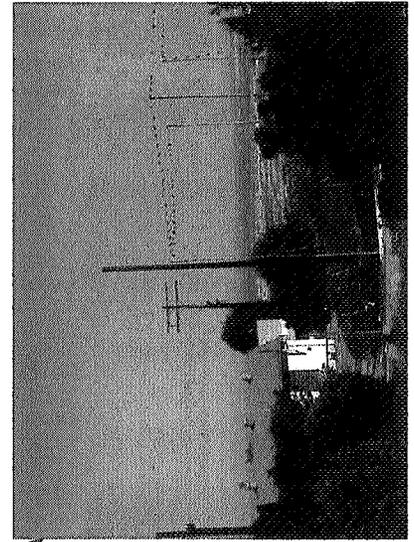


Proposed roof line of new Condo (Flag line)

Existing one story Verizon building already at view line

View Line established at existing roof lines

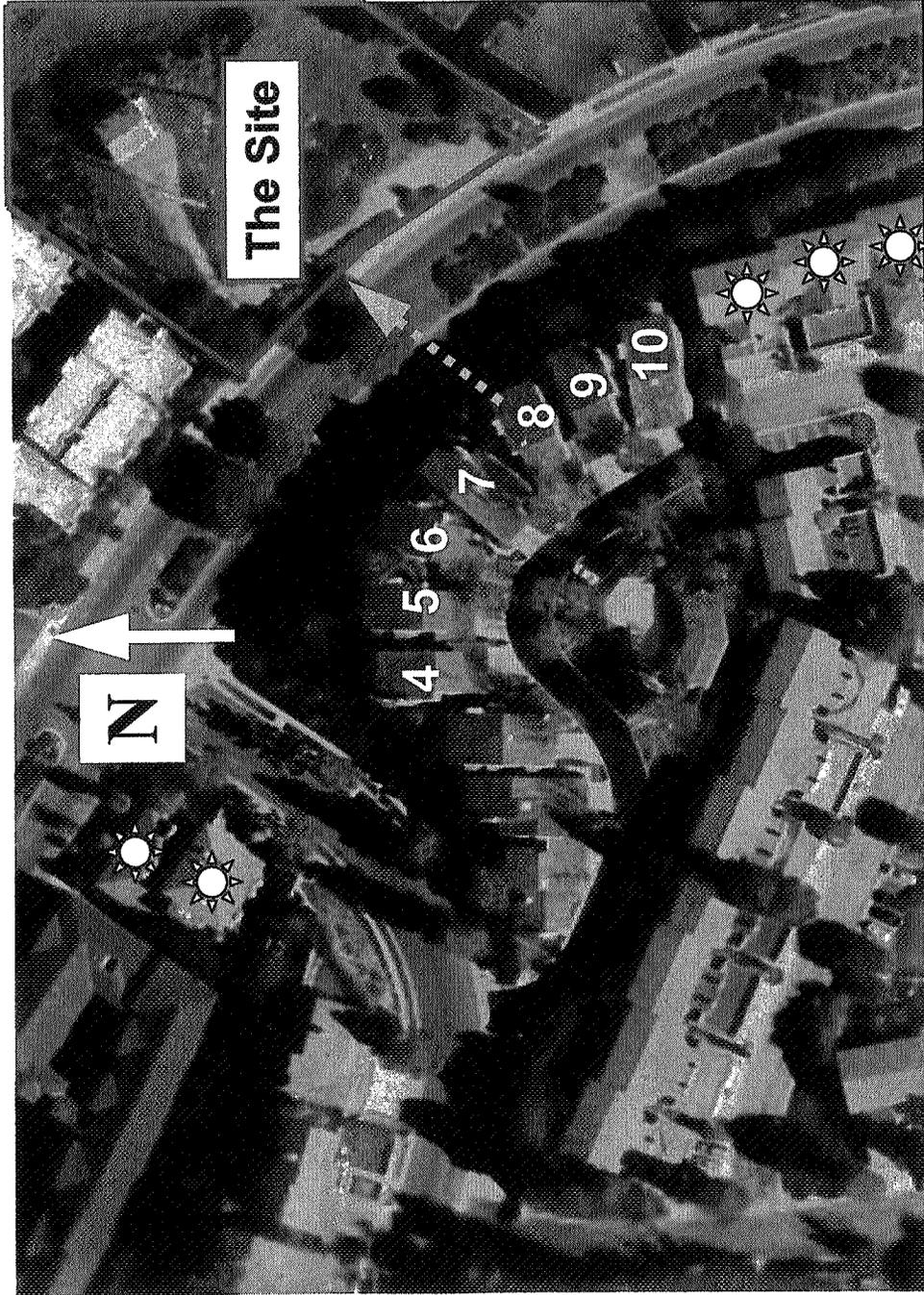
City view in background



Downtown L.A.



# La Cima Aerial Plot Plan Units Affected by View Blockage



**RECEIVED**

MAR 28 2008

**PLANNING, BUILDING &  
CODE ENFORCEMENT**

TO: Joel Rojas, Director of Planning  
City of Rancho Palos Verdes

FROM: Mike Conner, resident at Via La Cima, RPV

RE: Highridge Construction Project

DATE: March 25, 2008

Dear Mr. Rojas:

The ten homeowners at 1-10 Via La Cima would like to give testimony, either individually or through a representative at the April 8, 2008 public hearing.

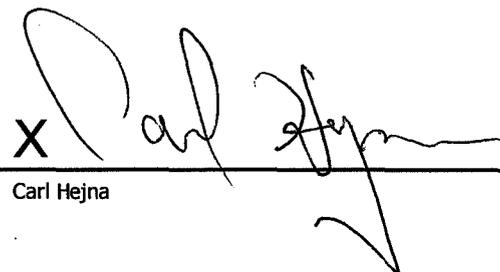
In short, we as a directly affected group, feel that the silhouette of the proposed Highridge Road complex, both in mass and in height, is incompatible with the neighborhood.

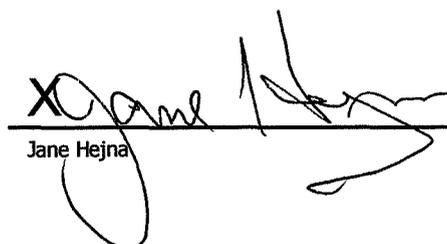
In addition, we wonder if the additional traffic will heighten the danger to neighborhood children who cross Highridge illegally because there is no crosswalk, stop sign or traffic light.

We understand that the property's owner, Mr. Hassanally, has a right to build a structure that complies fully within the Rancho Palos Verdes zoning laws. We also understand that Mr. Hassanally's proposal falls outside of these rules and that some variances are being requested.

In the spirit of compromise, we are sure that accommodation can be reached on both sides.

Respectfully submitted,

   
Mike Conner Carl Hejna

   
Jane Hejna Nancy Selfridge

X *William F. Smith*

William Smith

X *Claudia Smith*

Claudia Smith

X *Sheen Shimpei*

Sheen Shimpei

X *Nina Ito*

Nina Ito

X *Barry Smith*

Barry Smith

X *Barbara Smith*

Barbara Smith

X *Dek Hagenburger*

Dek Hagenburger

X *Karen Hagenburger*

Karen Hagenburger

X *Mervin Resing*

Mervin Resing

X *Marlene Resing*

Marlene Resing

X Elaine E Miller

Elaine Miller

X Judith K. Conner

Judith Conner

X Richard J Baker

Richard Baker

X Carol L Baker

Carol Baker

**RECEIVED**

MAR 28 2008

**PLANNING, BUILDING &  
CODE ENFORCEMENT**

Nancy M. Bradley  
2 Via La Cima  
Rancho Palos Verdes, Ca. 90275

March 27, 2008

City of Rancho Palos Verdes  
Planning, Building, & Code Enforcement  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, Ca. 90275

Att. Planning Commision City of Rancho P.V.

Ref.: Planning Case Nos. SUB2007-0003 and ZON2007-00072

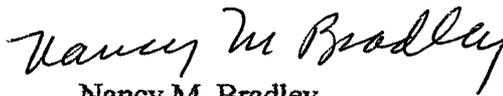
Gentlemen,

As a homeowner of one of La Cima's planned development homes since 1985 I would like to express my concern about the proposed building of the above reference.

Our views will be blocked totally for some and partially for others; traffic will increase and cause congestion on Highridge Road which is heavily used already, day and night. Traffic since 1985 in noticeably heavier and this proposed high-density building will only make matters worse.

Such a building will impact negatively the value of my home as well as of all the other homeowners in this unique 10-unit complex. I oppose construction of this building as proposed.

Thank you.

  
Nancy M. Bradley

**RECEIVED**

MAR 28 2008

**PLANNING, BUILDING &  
CODE ENFORCEMENT**

March 26, 2008

City of Rancho Palos Verdes  
Planning, Building, & Code Enforcement  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, CA 90275

To: Planning Commission  
Re: Planning Case Nos. SUB2007-00003 and ZON2007-00072  
Planned development of a 27-unit residential condominium complex on Highridge  
Road near Peacock Ridge Road.

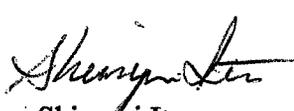
Dear Members of the Commission,

We bought our home at 4 Via La Cima in 1997 primarily for the view. We have a lovely view that includes the L.A. basin, the Santa Monica Bay, and a portion of the Long Beach area. With the construction of a condominium complex across the street, our view of Long Beach will apparently be taken away.

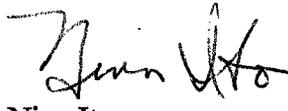
We understand that the owner of the property across the street has the right to build, but we are asking that the planning commission do whatever it can to help us preserve as much of the view from La Cima as possible. The homes in the La Cima Homeowners Association which directly face the proposed complex (Units #6 through 10) will, if that property is built as depicted by the silhouette construction, instantly and drastically drop in value. The decrease in their home values will not bode well for the rest of us (Units #1 through 5).

Thank you for your attention to this matter. We have been happy to live in a city where views are taken seriously. We look forward to the public hearing on April 8<sup>th</sup>.

Regards,



Shimpei Ito



Nina Ito

4 Via La Cima  
Rancho Palos Verdes, CA 90275

**RECEIVED**

MAR 31 2008

**Delivered by Hand**

**PLANNING, BUILDING &  
CODE ENFORCEMENT**

March 31, 2008

Joel Rojas  
Director of Planning, Building and  
Code Enforcement  
City of Rancho Palos Verdes  
30940 Hawthorne Blvd  
Rancho Palos Verdes, CA 90275

**RE:** Planning Case Nos. SUB2007-00003 and ZON2007-00072, Proposed  
Condominiums Located at 28220 Highridge Road, Rancho Palos Verdes, CA.

Director Rojas:

The undersigned is presenting preliminary written comments in opposition to the  
**Proposed Mitigated Negative Declaration** in the above referenced matter.

**Significant Cumulative View Impairment:** In accordance with the existing silhouette,  
our view impairment ranges from one hundred percent (100%) to thirty percent (30%)  
from areas of the household considered to be the viewing areas. From the most  
prominent viewing area we will lose 100% of the mountains, Cities of Long Beach,  
Santa Monica, Hollywood and downtown Los Angeles along with complete obliteration  
of the respective city lights at night, and our years of enjoyment of this spectacular scene.

When we purchased this home, the motivation was the view. The price we paid was  
substantially predicated on the views. This view impairment will materially damage our  
selling price in an amount now being investigated.

In addition to our view impairment, there are multiple neighboring properties and home  
owners that are suffering significant adverse loss of views. There has not been sufficient  
time to mobilize a greater number of these affected home owners to formally object to  
this project.

The City of Rancho Palos Verdes has represented itself as concerned about view  
preservation for its residents. To allow the referenced project to proceed, without  
modification, will produce a result inconsistent with the intent and purpose of view  
preservation.

**Traffic Congestion, Density and Increased Hazards:** Adding sixty four (64) resident  
vehicles along with additional guest vehicles plus constructing a left turn pocket and  
break in the median strip for vehicle access to the proposed property, is a recipe for an  
increase in traffic and safety related problems along this section of Highridge Road.

The proposed left turn pocket is but yards above an existing left turn servicing the intersection of Peacock Ridge Rd. On a daily basis we observe near miss accidents between vehicles proceeding down Highridge (often at a higher than anticipated rate of speed) and vehicles turning left utilizing this existing intersection to enter a multifamily complex. The vehicles turning left have difficulty determining whether there are any vehicles actually coming down Highridge and at what rate of speed and whether they can safely continue across Highridge. Some don't make it without a problem. The problem they most frequently encounter is the need to hit the accelerator to complete the turn in front of the oncoming vehicle or motorcycle.

Now, add to the above the fact that there are multiples of children walking up and down the same side of Highridge Road as the proposed project, on their way to Ridgecrest School and Highridge Park. This is evident in both the morning and afternoon hours. The proposed new left turn pocket will become another point of potential danger for these children when the left turning vehicle needs to speed up (while looking up Highridge Road) to avoid an accident with a vehicle proceeding down Highridge Road.

The City needs to perform the appropriate study to determine the effect of increased traffic related problems along with the "danger factor" to pedestrians. If there is a potential safety issue and the new pocket is constructed, is there a new liability issue?

**Recommendations:**

Reject the existing site plan and request the developer to submit a modified development plan for this project that considers the following:

1. Reduce the number of units to be built so as to reduce bulk and mass in the interest of less damage to neighborhood character and compatibility.
2. Reduce the height of the proposed structure so that its roof line is not higher than the existing roof line of the multifamily structure adjacent to and immediately below the proposed project.
3. One (1) and two (2) above could reasonably minimize the view impairment and hopefully maintain the City's commitment to view preservation for its residents.
4. Eliminate the construction of the left turn pocket to avoid the accidents and injuries resulting from another problematic traffic control issue.
5. The provision of appropriate traffic studies designed to assess problems related to additional traffic density and dangers to pedestrians and vehicular traffic.
6. Provides for additional public hearing(s) so that other affected homeowners, now not represented, may provide comment.

**Background:** This writer has been a resident of our peninsula since 1966. I have lived and raised a family in Palos Verdes Estates, Rolling Hills Estates and Rancho Palos Verdes. I have presented for city approval as well as completed residential development plans in each of these cities. These experiences suggest that neither Palos Verdes Estates nor Rolling Hills Estates would, for the reasons above, allow this project to proceed, under similar circumstances, without significant modifications.

Respectfully,



D. W. (Dek) Hagenburger  
6 Via La Cima  
Rancho Palos Verdes, CA 90275  
310-541-7771  
[dwhhssi@msn.com](mailto:dwhhssi@msn.com)

**CC:**  
Kit Fox, Associate Planner, City of Rancho Palos Verdes

**RECEIVED**

March 29,2008

MAR 31 2008

Joel Rojas  
Director of Planning and  
Code Enforcement  
30940 Hawthorne Blvd,  
Rancho Palos Verdes.Ca. 90275

**PLANNING, BUILDING &  
CODE ENFORCEMENT**

RE: Planning Case Nos. SUB2007-00003 and ZON2007-00072, Proposed  
Condominium Located at 28220 Highridge Road, Rancho Palos Verdes. Ca.

Director Rojas,

We are objecting to the proposed project by Mr. Hassanally. We allowed his photographer to come into our home and take view pictures so he could design a building that would be advantageous to all parties. However, the propose height and mass of the new condominium project will only benefit Mr. Hassanally at the cost of La Cima's property value and is not harmonious with the existing surrounding buildings.

The City of Rancho Palos Verdes has always represented itself as concerned about view preservation for its residents. Since the 1970's this property has been owned by several utilities. Our view at La Cima has been maintained since our inception in 1982 by the City of R.P.V., the utility companies, and Highridge Apts. Also, the 7th Day Adventist Church ( in Rolling Hills ) has voluntarily maintain our view.

Another consideration is the increase in traffic by adding 64 resident vehicles along with additional guest vehicles. Additionally, their will be many construction vehicles. Since the reopening of the Ridgecrest School the walking traffic of the children has greatly increased and we are concerned as to their safety.

Mr. Hassanally should not be permitted to profit at the expense of so many.

We request the City of Rancho Palos Verdes preserve the existing view and property values of La Cima by redesigning the project.

We also request an appropriate traffic study be executed.

NOTE: The artist rendering is very misleading as to the height off the street and the mass of the building.

Enclosed are (6) pictures. Sometimes pictures speak louder than words!

Thank you for you time.

Respectfully,

Capt. Merv & Marlene Resing  
7 Via La Cima  
Rancho Palos Verdes, Ca.  
90275  
mervresing@cox.net

#1 Now



Top of  
PEPPER TREES  
in Highridge

#1

AFTER

NO city view }  
NO city lights } GONE  
NO mountains }  
==



#2 Now



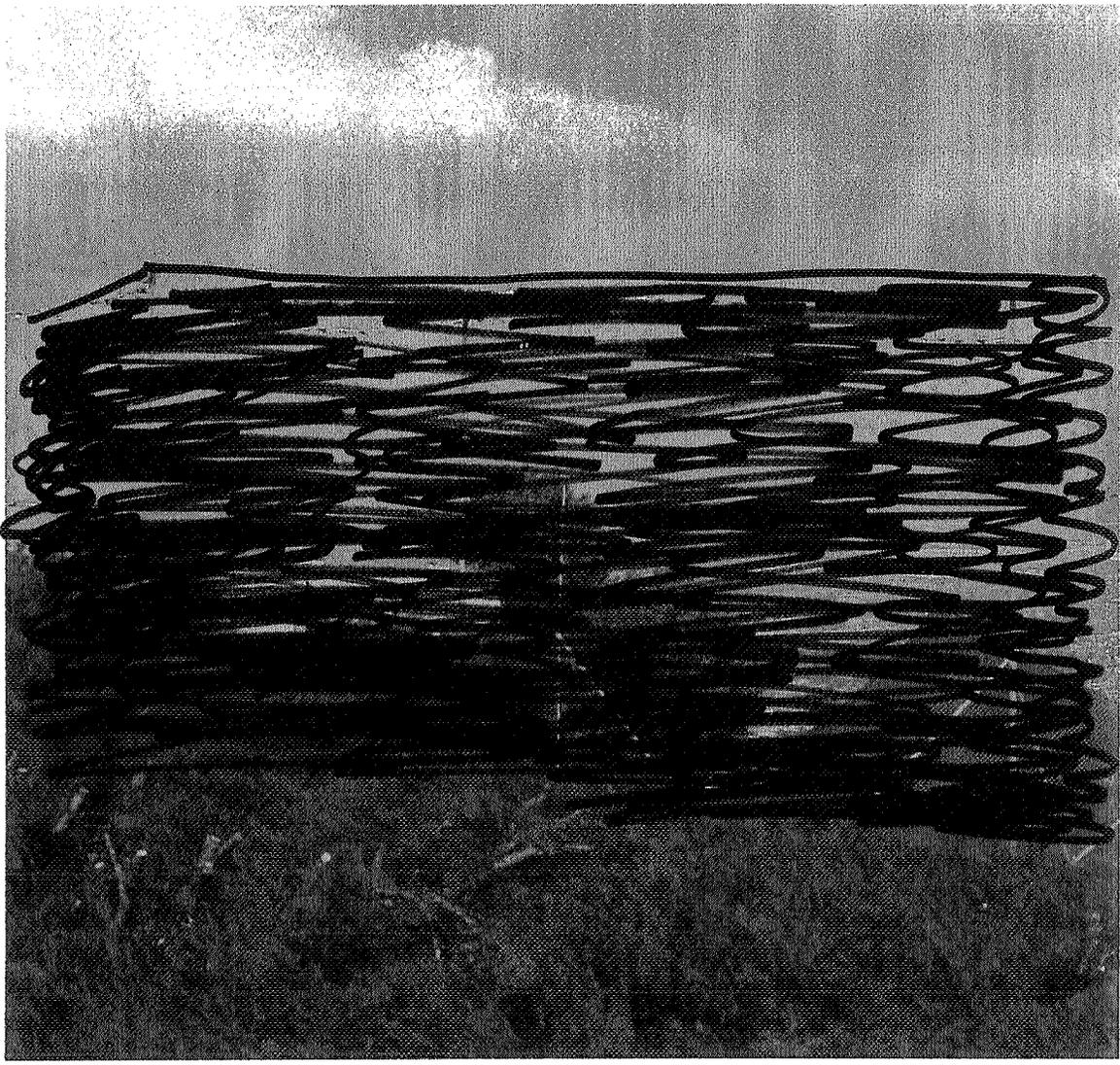
Top of PEPPER TREES ON Highridge

This tree is trimmed EVERY YEAR

#2 AFTER

NO CITY LIGHTS  
NO CITY DAY  
NO MOUNTAINS

} GONE



#3 NOW

From: "Timaree Hagenburger" <discovery@scn@sbglobal.net>  
Date: March 19, 2008 12:42:35 PM PDT  
To: "discovery@scn@sbglobal.net"  
Cc: "Dek Hagenburger" <dahesi@scn.com>  
Subject: Pictures of your view - email 2 of 3

3 more pictures...

From: Timaree Hagenburger [mailto:discovery@scn@sbglobal.net]  
Sent: Wednesday, March 19, 2008 12:42 PM  
To: 'timareeh@scn.com'  
Cc: 'Dek Hagenburger'  
Subject: Pictures of your view - email 1 of 3

Marlene-  
Here are the pictures that we took from the patio. I am sending 3 emails, since the picture files are quite large. Good luck with the fight. It would be very unfortunate if that building gets constructed as planned. See you next time we visit!

Sool and Timaree Hagenburger  
discovery@scn@sbglobal.net



city topped  
PINE TREE  
FOR  
VIEW

7 Via La Cima 66

#3

AFTER

NO City Lights  
NO City View  
NO MOUNTAINS

GONE  
~

From: "Timaree Hagenburger" <discovernut@stcglobal.net>  
Date: March 10, 2008 12:42:55 PM PDT  
To: "timaree@stcglobal.net"<  
Cc: "Dak Hagenburger" <dakhead@men.com>  
Subject: Pictures of your view - email 2 of 3

3 more pictures

From: Timaree Hagenburger [mailto:discovernut@stcglobal.net]  
Sent: Wednesday, March 19, 2008 12:42 PM  
To: "timaree@stcglobal.net"  
Cc: "Dak Hagenburger"  
Subject: Pictures of your view - email 1 of 3

Mario:-  
Here are the pictures that we took from the patio. I am sending 3 emails, since the picture files are quite large. Good luck with the light. It would be very unfortunate if that building gets constructed as planned. See you next time we visit

Scott and Timaree Hagenburger  
discovernut@stcglobal.net



→ THIS TREE IS TRIMMED EVERY YEAR TO PRESERVE OUR VIEW.

#4 now



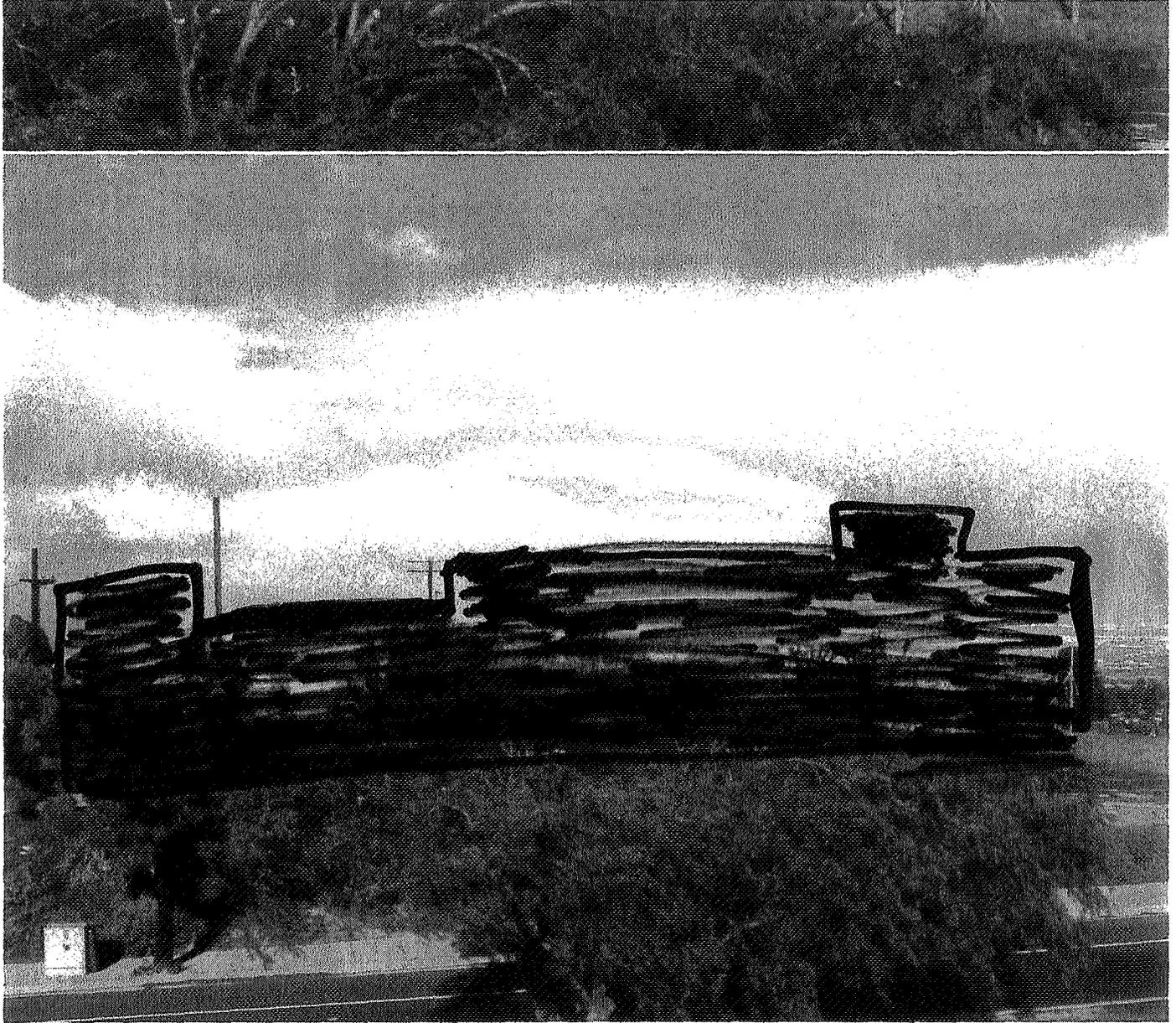
BASE  
OF  
CONDOR

↓  
Trimmed by  
R.P.V.

↓  
Trimmed by  
R.P.V.

#4 AFTER

NO city views }  
NO city lights } GONE  
NO MOUNTAINS } 2



From Unit 5



From Unit 7



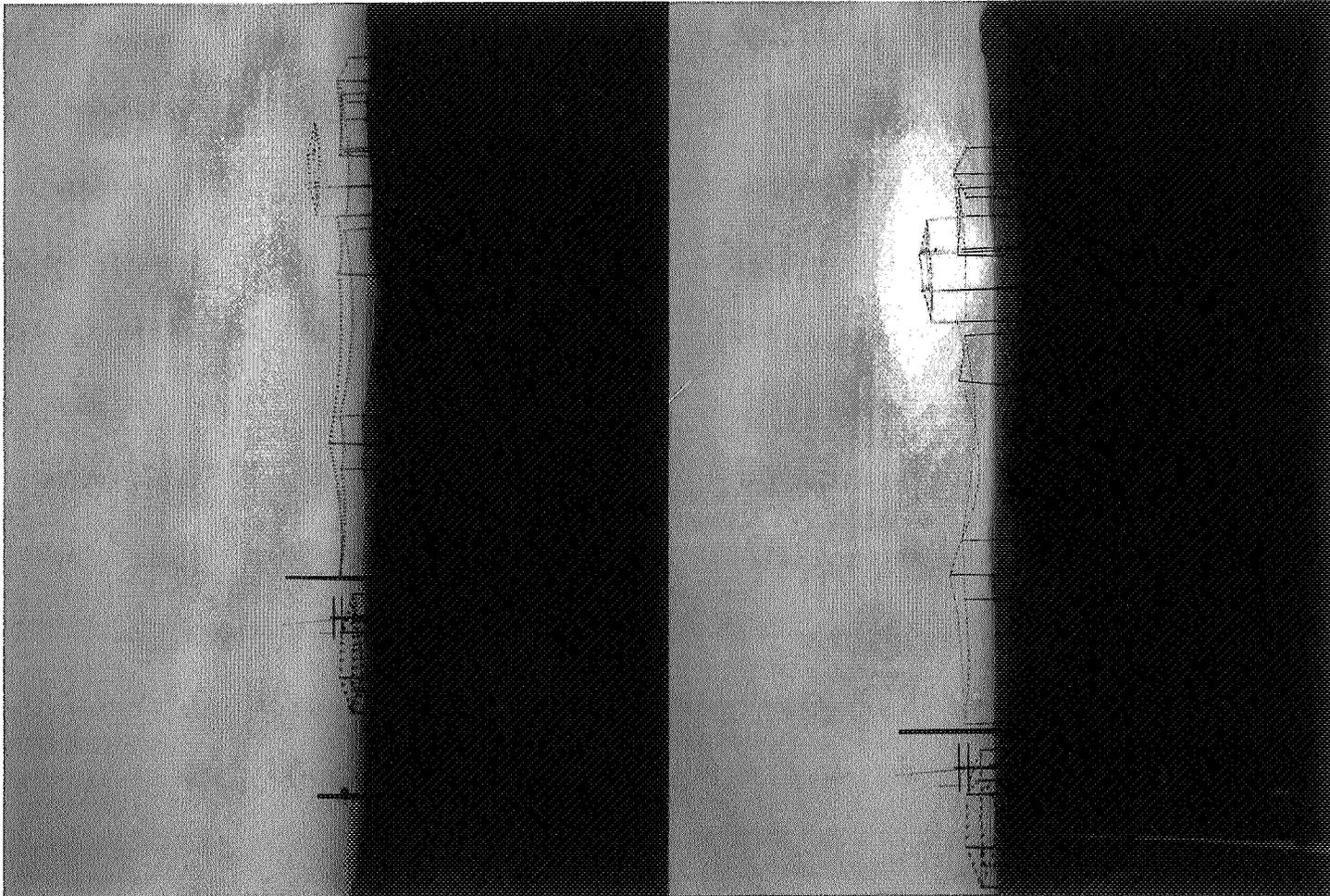
From Unit 7



From Unit 7



PLC



SURRISE  
@

Via La Cina

**RECEIVED**

August 24, 2007

SEP 10 2007

**PLANNING, BUILDING &  
CODE ENFORCEMENT**

Ms. Barbara Woodward  
Real Estate Connection  
3812 Sepulveda Boulevard  
Suite 540  
Torrance, California 90505

**Subject: Focused Traffic Analysis for 28220 Highridge Road in the City of Rancho Palos Verdes**      P# 07219-000-000

Dear Barbara:

The following is a Focused Traffic Analysis prepared by DKS Associates (DKS) for the proposed residential condominium complex (proposed project) located at 28220 Highridge Road in the City of Rancho Palos Verdes (City). The proposed project would develop 27 residential condominiums on approximately 1.24 acres located approximately one-half a mile south of the intersection of Highridge Road/Hawthorne Boulevard.

The purpose of this focused analysis is to determine whether the proposed project would require a full traffic impact analysis per the Los Angeles County *Traffic Impact Analysis Report Guidelines* (January 1997) which are currently used by the City.

***Trip Generation***

Trip generation estimates for the proposed project were determined using trip rates from LA County's traffic study guidelines, and the Institute of Transportation Engineers (ITE) *Trip Generation*, 7<sup>th</sup> Edition. Table A provides the trip generation estimates for the proposed project.

As shown in the table, the proposed project would generate approximately 216 daily trips, 15 a.m. peak hour trips (2 inbound and 13 outbound), and 20 p.m. peak hour trips (13 inbound and 7 outbound) when using the more conservative LA County trip generation rates. When using the trip rates from ITE, the proposed project would generate approximately 158 daily trips, 10 a.m. peak hour trips (2 inbound and 10 outbound), and 14 p.m. peak hour trips (9 inbound and 5 outbound).



2222 Martin  
Suite 150  
Irvine, CA 92612

(949) 863-0041  
(949) 863-1339 fax  
www.dksassociates.com

**Table A – Project Trip Generation Estimates**

Land Use	Size	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
<b>Trip Rates</b>								
Condominiums (per LA County Guidelines)	per DU	8.00	0.06	0.48	0.54	0.47	0.26	0.73
Condominiums (per ITE Trip Rates)	per DU	5.86	0.07	0.37	0.44	0.35	0.17	0.52
<b>Trip Generation</b>								
Proposed Condominiums (per LA County)	27 DU	<b>216</b>	<b>2</b>	<b>13</b>	<b>15</b>	<b>13</b>	<b>7</b>	<b>20</b>
Proposed Condominiums (per ITE Trip Rates)	27 DU	<b>158</b>	<b>2</b>	<b>10</b>	<b>12</b>	<b>9</b>	<b>5</b>	<b>14</b>

Note: Trip rates based on Institute of Transportation Engineers (ITE) *Trip Generation*, 7th Edition and *Los Angeles County Traffic Study Guidelines*, January 1997.

According to the *Los Angeles County Traffic Impact Report Guidelines*:

*“...A traffic report is generally needed if a project generates over 500 trips per day or where the following possible adverse impacts may occur:*

- *the limited visibility of access points on curved roadways*
- *the need for pavement widening to provide left-turn and right-turn lanes at access points into the proposed project*
- *the impact of increased traffic volumes on local residential streets*
- *the need for road realignment to improve sight distance...”*

Therefore, based on the trip generation estimates based on LA County and ITE rates, the proposed project would not require a traffic impact analysis.

***Project Trip Distribution and Assignment***

Trip distribution patterns for the proposed project were derived based on factors such as: 1) location of housing and jobs within the City and adjacent Cities, and Los Angeles and Orange Counties; and 2) transportation facility characteristics that impact travel demand (i.e. locations of urban arterials).

Figure 1 illustrates the resulting trip distribution patterns of the proposed project. The trip distribution percentages were applied to the project’s trip generation estimates to calculate the turn movement volumes at the project driveway and the nearby intersection of Highridge Road/Hawthorne Boulevard. The resulting trip assignments at the intersection of Highridge Road/Hawthorne Boulevard are also shown in Figure 1.

Based on the project trip assignment, project traffic generated on the street network would be considered negligible and insignificant.

***Other Possible Adverse Impacts***

1. *“...the limited visibility of access points on curved roadways.”*

Based on a review of the site plan and aerial photography the proposed project appears to have adequate visibility and adequate sight distance.

Ms. Barbra Woodward  
August 24, 2007  
Page 3 of 3

2. *"...the need for pavement widening to provide left-turn and right-turn lanes at access points into the proposed project."*

Based on a review of the site plan and discussions with the client, the project will construct a break in existing median on Highridge Road to provide for a southbound left turn lane into the project site and southbound egress from the project site. The median break will be designed to City standards.

3. *"...the impact of increased traffic volumes on local residential streets."*

As seen in the project's trip assignment, a maximum of 12 trips are forecast to travel northbound on Highridge Road, while only one (1) trip is forecast to travel southbound on Highridge Road. This amount of traffic is considered negligible.

4. *"...the need for road realignment to improve sight distance."*

Based on a review of the site plan and aerial photography the proposed project appears to have adequate visibility and adequate sight distance. The proposed median break on Highridge Road will be designed to meet City standards and adhere to sight distance requirements.

I trust this information will serve your planning purposes. Please call me at (949) 863-0041 if you have any questions.

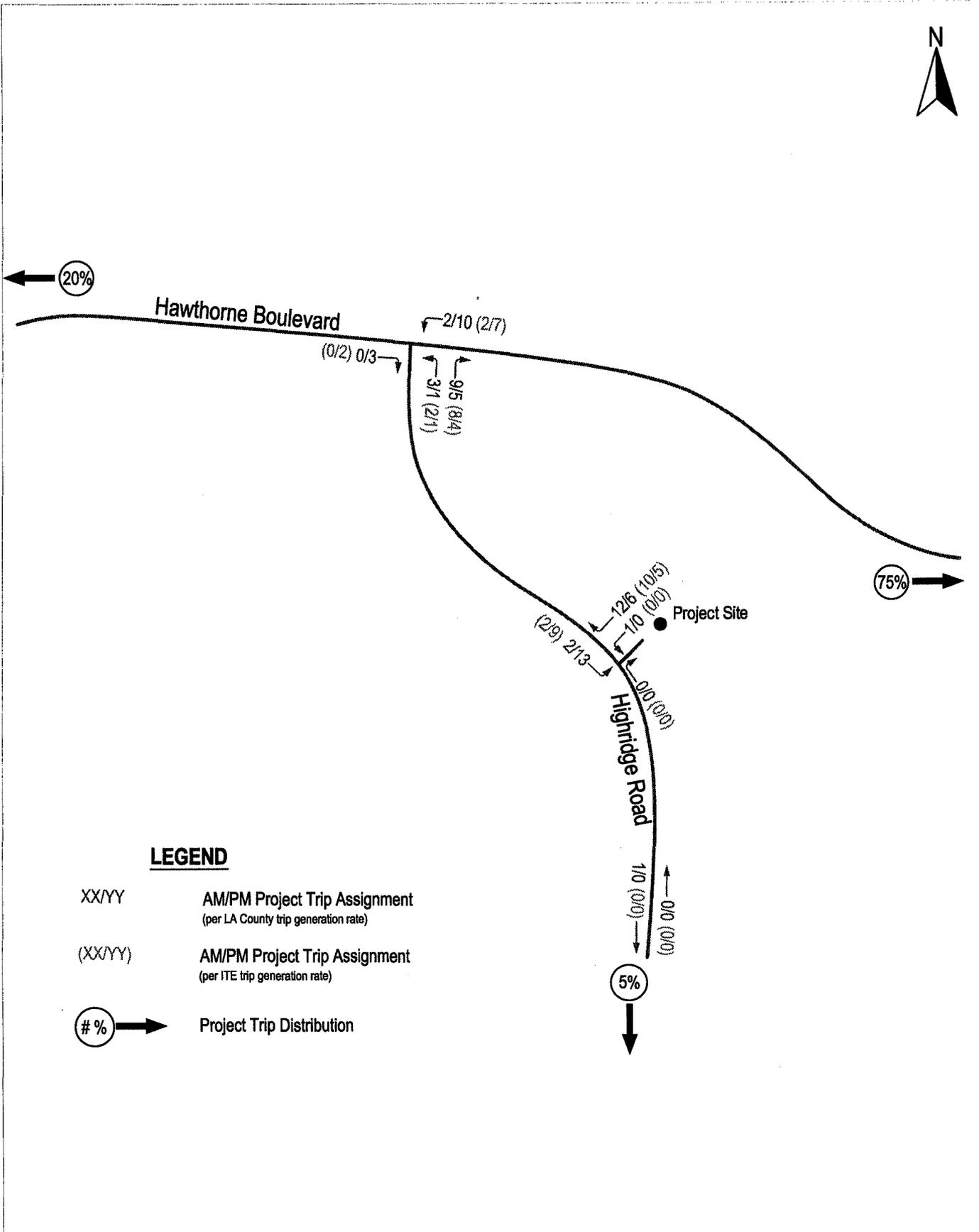
Sincerely,

**DKS Associates**  
A California Corporation



Dennis M. Pascua, PTP  
Senior Transportation Planner

Attachment: Figure 1 – Project Trip Distribution and Assignment





Existing Condition



View from Balcony of Adjacent Residential Unit

Proposed Development

# Highridge

Rancho Palos Verdes, CA



© 2007 FOCUS360

# Highridge

Rancho Palos Verdes, CA