



# RANCHO PALOS VERDES

## PUBLIC HEARING

**Date:** February 17, 2009

**Subject:** Rezoning Ordinance Related to the Highridge Condominiums Project

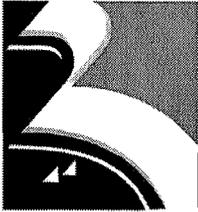
**Location:** 28220 Highridge Road

1. **Declare the Hearing Open:** Mayor Clark
2. **Report of Notice Given:** City Clerk Morreale
3. **Staff Report & Recommendation:** Associate Planner Fox
4. **Public Testimony:**

**Appellant:** N/A

**Applicant:** REC Development, Inc.

5. **Council Questions:**
6. **Rebuttal:** N/A
7. **Declare Hearing Closed:** Mayor Clark
8. **Council Deliberation:**
9. **Council Action:**



CITY OF RANCHO PALOS VERDES

**MEMORANDUM**

**TO:** HONORABLE MAYOR & CITY COUNCIL MEMBERS  
**FROM:** JOEL ROJAS, AICP, DIRECTOR OF PLANNING,  
BUILDING AND CODE ENFORCEMENT  
**DATE:** FEBRUARY 17, 2009  
**SUBJECT:** PREZONING ORDINANCE RELATED TO THE HIGH-  
RIDGE CONDOMINIUMS PROJECT, LOCATED AT 28220  
HIGHRIDGE ROAD  
**REVIEWED:** CAROLYN LEHR, CITY MANAGER  
Project Manager: Kit Fox, AICP, Associate Planner

**RECOMMENDATION**

1) Adopt Ordinance No. \_\_\_ U, thereby rezoning the 440-square-foot portion of the Highridge Condominiums site that is within Rolling Hills Estates as "Residential, Multi-Family, 22 Dwelling Units per Acre" (RM-22), and declaring the urgency thereof; 2) and introduce Ordinance No. \_\_\_, thereby rezoning the 440-square-foot portion of the Highridge Condominiums site that is within Rolling Hills Estates as "Residential, Multi-Family, 22 Dwelling Units per Acre" (RM-22).

**EXECUTIVE SUMMARY**

Staff has submitted the application to the Local Agency Formation Commission (LAFCO) for the 440-square-foot detachment/annexation related to the Highridge Condominiums project. LAFCO has indicated that the application is incomplete, pending the adoption of a "Rezoning Ordinance" for the subject parcel. The adoption of the attached Urgency Ordinance will address this deficiency so that the LAFCO application may be processed in a timely manner.

**BACKGROUND**

On October 21, 2008, the City Council adopted Resolution Nos. 2008-101 and 2008-102 by a 3-1 vote (with Councilman Long dissenting and Councilman Gardiner absent), thereby

## **MEMORANDUM: Rezoning Ordinance for Highridge Condominiums Annexation**

**February 17, 2009**

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certifying the Mitigated Negative Declaration and conditionally approving the 28-unit Highridge Condominiums project, respectively. A 440-square-foot portion of the project site is currently in the City of Rolling Hills Estates, thereby requiring the detachment of this area from Rolling Hills Estates and the annexation of the area to Rancho Palos Verdes. On December 2, 2008, the City Council unanimously adopted Resolution No. 2008-116, a resolution of application asking LACFO to initiate proceedings for the detachment and annexation of this 440-square-foot parcel.

On January 15, 2009, Staff transmitted the detachment/annexation application to LAFCO. On January 20, 2009, LAFCO acknowledged receipt of the application, but indicated that it was not complete due to the lack of a "Rezoning Ordinance." It should be noted that, prior to the filing of the LAFCO application, Staff asked if such an ordinance was necessary in this case, but received no reply from LAFCO. Had Staff been advised by LAFCO of the need for this ordinance in a timely manner, it would have been prepared for presentation to the City Council along with the resolution of application in December 2008. Nevertheless, Staff has now prepared a draft ordinance—based upon a model provided by LAFCO—for the City Council's adoption.

### **DISCUSSION**

The detachment and annexation of territory from one agency's jurisdiction to another's falls within the purview of LAFCO. The mission of LAFCO is to encourage the orderly development and reorganization of local governmental agencies, essential to the social, fiscal, and economic well-being of the State. To achieve this mission, LAFCO operates under the authority of the Cortese-Knox-Hertzberg Act of 2000 (California Government Code Section 56000, *et seq.*).

As a part of the recently-approved Highridge Condominiums project, the City Council authorized the application for the detachment and annexation request by adopting Resolution No. 2008-116 on December 2, 2008. As a part of the LAFCO application process, the City Council must also adopt a "Rezoning Ordinance," stating the intended zoning of the property to be annexed. In this case, the 440-square-foot property to be annexed would be zoned Residential, Multi-Family, 22 Dwelling Units per Acre (RM-22) to match the remainder of the project site that falls within the City of Rancho Palos Verdes.

Staff is proposing that the City Council adopt an Urgency Ordinance in this matter. The urgency in this case is that LAFCO's review of the detachment/annexation proposal will not proceed until the "Rezoning Ordinance" is adopted. LAFCO estimates that the detachment and annexation process may take up to a year, but for the financial viability of this project, it is important for the detachment/annexation to proceed as quickly as possible. A non-urgency version of the same ordinance is also presented for the City Council's introduction at tonight's meeting, with the adoption of the non-urgency ordinance tentatively agendaized for March 3, 2009.

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## ADDITIONAL INFORMATION

### Public Notification

On January 26, 2009, public notices were mailed to the applicant/property owner, one hundred eighty-four (184) other property owners within a 500-foot radius of the project site, seventeen (17) other interested parties, and the City of Rolling Hills Estates. The public hearing notice was posted on the City's website and a listserve message was sent to Highridge Condominiums listserve subscribers on February 2, 2009. On January 29, 2009, public notice of the February 17, 2009, public hearing for this application was published in the Palos Verdes Peninsula News. As of the date that this report was completed, Staff had received no comments from any notified parties.

### CEQA Compliance

On October 21, 2008, the City Council adopted Resolution No. 2008-101, certifying the Mitigated Negative Declaration (MND) prepared for the Highridge Condominiums project and adopting a Mitigation Monitoring Program. The proposed detachment/annexation was discussed in the MND, and a mitigation measure related to it was imposed, to wit:

*Land Use and Planning Mitigation Measure No. 1 [LUP-1] - 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.*

As such, the adoption of the draft Ordinance is consistent with and within the scope of the City Council's previous action taken to approve the MND for this project.

## CONCLUSION

In conclusion, Staff recommends that the City Council adopt Ordinance No. \_\_\_U, rezoning the 440-square-foot portion of the Highridge Condominiums site that is within Rolling Hills Estates as "Residential, Multi-Family, 22 Dwelling Units per Acre" (RM-22), and declaring the urgency thereof; and introduce Ordinance No. \_\_\_\_.

## ALTERNATIVES

In addition to the Staff recommendation, the following alternative action is available for the City Council's consideration:

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1. Do not adopt and/or introduce the draft Ordinances for the rezoning of the area to be detached/annexed as a part of the Highridge Condominiums project. This alternative will render the LAFCO application incomplete, and will require the applicant to re-design the approved project so as not to encroach upon the portion of the project site that currently falls within the City of Rolling Hills Estates.

**FISCAL IMPACT**

The costs associated with the proposed detachment and annexation will be wholly borne by the project applicant. If successfully annexed, the additional 0.010-acre of territory is expected to have a negligible fiscal impact upon the City of Rancho Palos Verdes.

**Attachments:**

- Draft Ordinance No. \_\_\_U
- Draft Ordinance No. \_\_\_
- Resolution No. 2008-116

ORDINANCE NO. \_\_\_U

**AN ORDINANCE OF THE CITY OF RANCHO PALOS VERDES  
PREZONING THE 440-SQUARE-FOOT PORTION OF THE HIGHRIDGE  
CONDOMINIUMS PROJECT (ASSESSOR'S PARCEL NO. 7589-007-  
802), LOCATED AT 28220 HIGHRIDGE ROAD, AS "RESIDENTIAL  
MULTI-FAMILY, 22 DWELLING UNITS PER ACRE" (RM-22), AND  
DECLARING THE URGENCY THEREOF**

WHEREAS, on October 21, 2008, the City Council of the City of Rancho Palos Verdes conditionally approved an application for a 28-unit residential condominium project on an undeveloped 1.25-acre site, of which a 440-square-foot portion lies within the corporate boundaries of the City of Rolling Hills Estates, a municipal corporation; and,

WHEREAS, on December 2, 2008, the City Council of the City of Rancho Palos Verdes adopted Resolution No. 2008-116 requesting that the Local Agency Formation Commissioner (LAFCO) initiate proceedings for the reorganization of territory for the detachment of said 440-square-foot area from the City of Rolling Hills Estates and the annexation of said 440-square-foot area to the City of Rancho Palos Verdes; and,

WHEREAS, on January 15, 2009, the City of Rancho Palos Verdes filed an application with LAFCO for the aforementioned detachment and annexation; and,

WHEREAS, in order to the LAFCO application to be deemed complete for processing, it is necessary for the City of Rancho Palos Verdes to prezone the 440-square-foot subject territory.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RANCHO PALOS VERDES DOES ORDAIN AS FOLLOWS:

**Section 1:** The City Council of the City of Rancho Palos Verdes does hereby make the following findings of fact:

- A. The site (Assessor's Parcel No. 7589-007-802) consists of approximately 0.010 acres (440 square feet) of undeveloped and uninhabited area.
- B. The site is located adjacent to the corporate boundary between the cities of Rancho Palos Verdes and Rolling Hills Estates, and is a portion of an abandoned former Verizon facility, known as 28220 Highridge Road.
- C. The site is a portion of an approved but as-yet-unbuilt 28-unit condominium project, the majority of which (i.e., approximately 1.24 acres) would be located within the City of Rancho Palos Verdes.

- D. The site will accommodate the future development of a 28-unit condominium project, which is not a different use, a more intense use nor a denser use than those already entitled or already permitted to occur by the land use designations and zoning of the site, and for which environmental review has already been conducted.
- E. The site contains a small portion of an abandoned Verizon facility that will be demolished to accommodate the approved 28-unit condominium project. The rezoning of the site will not give the City the legal authority to alter in any way the lawfully approved entitlements that exist at the site, but will instead allow the development of the site in accordance with these existing entitlements.
- F. Such rezoning would become effective upon annexation, and designated upon the Zoning Map incorporated within Chapter 17.88 of Title 17 of the City's Municipal Code.
- G. The Planning Commission held a duly-noticed public hearing on this issue on April 8, 2008, May 13, 2008, June 24, 2008, July 22, 2008 and August 12, 2008. This public hearing was held at Hesse Park Community Building, 29301 Hawthorne Boulevard, Rancho Palos Verdes. At the hearing, the Planning Commission considered Staff's presentation, the Staff report, public testimony on the proposal and the Mitigated Negative Declaration prepared for the project.
- H. The City Council held a duly-noticed public hearing on this issue on September 16, 2008, and October 21, 2008. This public hearing was held at Hesse Park Community Building, 29301 Hawthorne Boulevard, Rancho Palos Verdes. At the hearing, the City Council considered the Planning Commission's recommendation, Staff's presentation, the Staff report, public testimony on the proposal and the Mitigated Negative Declaration prepared for the project.
- I. Public participation and notification requirements pursuant to Sections 65090, 65391 and 65854 of the Government Code of the State of California were duly followed.

**Section 2:** Based upon the testimony and other evidence received at the hearing, and upon the study and investigation made by the City Council, the City Council further finds as follows:

- A. The purpose of the proposal is to prezone the project site to Residential Multi-Family, 22 Dwelling Units per Acre (RM-22), as indicated on the attached Exhibit 'A', upon adoption of the proposed General Plan Amendment, Zone Change and the Mitigated Negative Declaration prepared for the project, approved under separate resolution on October 21, 2008.
- B. The prezone has been reviewed for consistency with the City's proposed General Plan Amendment and Zone Change.

- C. Public participation and notification requirements pursuant to Sections 65090 and 65391 of the Government Code of the State of California were duly followed.
- D. The Mitigated Negative Declaration prepared for this project was approved by separate resolution by the City Council on October 21, 2008.

**Section 3:** Based upon the foregoing facts and findings, the City Council of the City of Rancho Palos Verdes makes the following findings regarding the rezoning of the subject parcel:

- A. The need to rezone to Residential Multi-Family, 22 Dwelling Units per Acre (RM-22) does exist within the area of the project site so the site can be annexed into the City of Rancho Palos Verdes and so the site's zoning designation would be consistent with adjacent land uses.
- B. The subject property is a proper location for the zoning designation because the site is adjacent to areas with similar/compatible zoning designations and similar types of development.
- C. Public necessity, convenience, general welfare and good planning practice justify the rezone classification proposed because the proposed development will be consistent with the surrounding development and consistent with the City's development standards.
- D. The proposed rezoning of the project site is consistent with existing land uses in the area and would not result in a substantive change to the existing zoning of the project site, as existing and approved development complies with the development standards of the proposed zoning designations.

**Section 4:** In order to protect the public health, safety and welfare it is necessary for the City of Rancho Palos Verdes to adopt an urgency ordinance rezoning the the 440-square-foot portion of the Highridge Condominiums project (Assessor's Parcel No. 7589-007-802), located at 28220 Highridge Road, as "Residential Multi-Family, 22 Dwelling Units per Acre" (RM-22). The urgency in this case is that LAFCO's review of the detachment/annexation proposal will not proceed until the "Rezoning Ordinance" is adopted. The approved project includes the provision of two (2) dwelling units that will be affordable to very-low-income families. LAFCO estimates that the detachment and annexation process may take up to a year, but for the financial viability of this project and the timely provision of affordable housing units, it is important for the detachment/annexation to proceed as quickly as possible. Therefore, this ordinance is necessary for the public health, safety and welfare and shall take effect immediately upon adoption as an Urgency Ordinance.

**Section 5:** The City Clerk shall certify to the adoption of this Ordinance and shall cause the same to be posted in the manner prescribed by law.

PASSED, APPROVED AND ADOPTED THIS \_\_\_<sup>TH</sup> DAY OF FEBRUARY 2009.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

STATE OF CALIFORNIA                    )  
COUNTY OF LOS ANGELES            )ss  
CITY OF RANCHO PALOS VERDES        )

I, CARLA MORREALE, City Clerk of the City of Rancho Palos Verdes, do hereby certify that the whole number of members of the City Council of said City is five; the foregoing Urgency Ordinance No. \_\_\_U was duly and regularly adopted by the City Council of said City at a regular meeting thereof held on \_\_\_\_\_, 2009, and that the same was passed and adopted by the following roll call vote:

AYES:

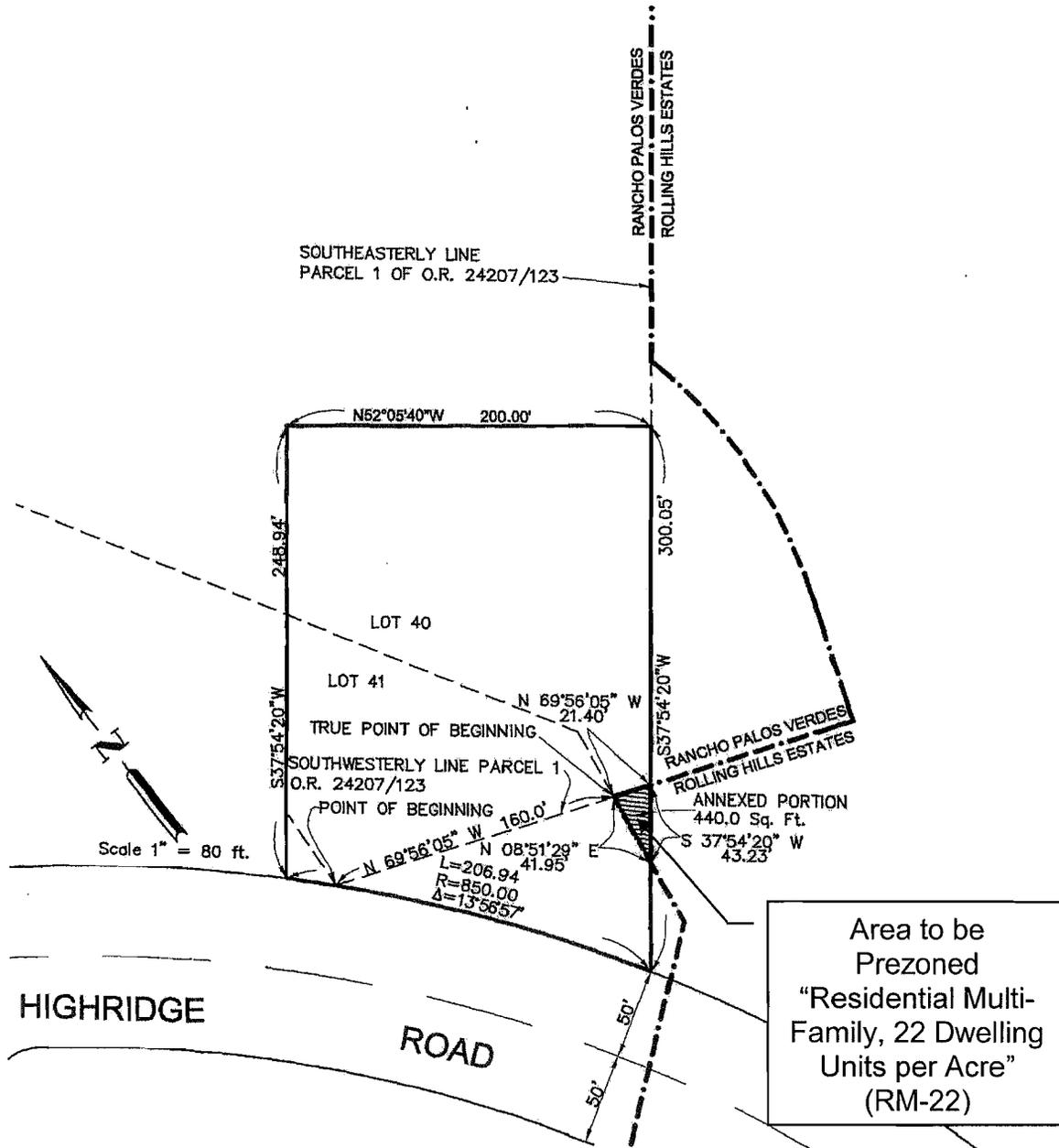
NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
CITY CLERK

**EXHIBIT 'A'**  
**ORDINANCE NO. \_\_\_ U**  
**PRE-ZONING ORDINANCE FOR HIGHRIDGE CONDOMINIUMS ANNEXATION**  
**(LAFCO Proposal Designation No. 2008-20)**



ORDINANCE NO. \_\_\_\_

**AN ORDINANCE OF THE CITY OF RANCHO PALOS VERDES  
PREZONING THE 440-SQUARE-FOOT PORTION OF THE HIGHRIDGE  
CONDOMINIUMS PROJECT (ASSESSOR'S PARCEL NO. 7589-007-  
802), LOCATED AT 28220 HIGHRIDGE ROAD, AS "RESIDENTIAL  
MULTI-FAMILY, 22 DWELLING UNITS PER ACRE" (RM-22)**

WHEREAS, on October 21, 2008, the City Council of the City of Rancho Palos Verdes conditionally approved an application for a 28-unit residential condominium project on an undeveloped 1.25-acre site, of which a 440-square-foot portion lies within the corporate boundaries of the City of Rolling Hills Estates, a municipal corporation; and,

WHEREAS, on December 2, 2008, the City Council of the City of Rancho Palos Verdes adopted Resolution No. 2008-116 requesting that the Local Agency Formation Commissioner (LAFCO) initiate proceedings for the reorganization of territory for the detachment of said 440-square-foot area from the City of Rolling Hills Estates and the annexation of said 440-square-foot area to the City of Rancho Palos Verdes; and,

WHEREAS, on January 15, 2009, the City of Rancho Palos Verdes filed an application with LAFCO for the aforementioned detachment and annexation; and,

WHEREAS, in order to the LAFCO application to be deemed complete for processing, it is necessary for the City of Rancho Palos Verdes to prezone the 440-square-foot subject territory.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RANCHO PALOS VERDES DOES ORDAIN AS FOLLOWS:

**Section 1:** The City Council of the City of Rancho Palos Verdes does hereby make the following findings of fact:

- A. The site (Assessor's Parcel No. 7589-007-802) consists of approximately 0.010 acres (440 square feet) of undeveloped and uninhabited area.
- B. The site is located adjacent to the corporate boundary between the cities of Rancho Palos Verdes and Rolling Hills Estates, and is a portion of an abandoned former Verizon facility, known as 28220 Highridge Road.
- C. The site is a portion of an approved but as-yet-unbuilt 28-unit condominium project, the majority of which (i.e., approximately 1.24 acres) would be located within the City of Rancho Palos Verdes.
- D. The site will accommodate the future development of a 28-unit condominium project, which is not a different use, a more intense use nor a denser use than

those already entitled or already permitted to occur by the land use designations and zoning of the site, and for which environmental review has already been conducted.

- E. The site contains a small portion of an abandoned Verizon facility that will be demolished to accommodate the approved 28-unit condominium project. The rezoning of the site will not give the City the legal authority to alter in any way the lawfully approved entitlements that exist at the site, but will instead allow the development of the site in accordance with these existing entitlements.
- F. Such rezoning would become effective upon annexation, and designated upon the Zoning Map incorporated within Chapter 17.88 of Title 17 of the City's Municipal Code.
- G. The Planning Commission held a duly-noticed public hearing on this issue on April 8, 2008, May 13, 2008, June 24, 2008, July 22, 2008 and August 12, 2008. This public hearing was held at Hesse Park Community Building, 29301 Hawthorne Boulevard, Rancho Palos Verdes. At the hearing, the Planning Commission considered Staff's presentation, the Staff report, public testimony on the proposal and the Mitigated Negative Declaration prepared for the project.
- H. The City Council held a duly-noticed public hearing on this issue on September 16, 2008, and October 21, 2008. This public hearing was held at Hesse Park Community Building, 29301 Hawthorne Boulevard, Rancho Palos Verdes. At the hearing, the City Council considered the Planning Commission's recommendation, Staff's presentation, the Staff report, public testimony on the proposal and the Mitigated Negative Declaration prepared for the project.
- I. Public participation and notification requirements pursuant to Sections 65090, 65391 and 65854 of the Government Code of the State of California were duly followed.

**Section 2:** Based upon the testimony and other evidence received at the hearing, and upon the study and investigation made by the City Council, the City Council further finds as follows:

- A. The purpose of the proposal is to rezone the project site to Residential Multi-Family, 22 Dwelling Units per Acre (RM-22), as indicated on the attached Exhibit 'A', upon adoption of the proposed General Plan Amendment, Zone Change and the Mitigated Negative Declaration prepared for the project, approved under separate resolution on October 21, 2008.
- B. The rezone has been reviewed for consistency with the City's proposed General Plan Amendment and Zone Change.

- C. Public participation and notification requirements pursuant to Sections 65090 and 65391 of the Government Code of the State of California were duly followed.
- D. The Mitigated Negative Declaration prepared for this project was approved by separate resolution by the City Council on October 21, 2008.

**Section 3:** Based upon the foregoing facts and findings, the City Council of the City of Rancho Palos Verdes makes the following findings regarding the rezoning of the subject parcel:

- A. The need to rezone to Residential Multi-Family, 22 Dwelling Units per Acre (RM-22) does exist within the area of the project site so the site can be annexed into the City of Rancho Palos Verdes and so the site's zoning designation would be consistent with adjacent land uses.
- B. The subject property is a proper location for the zoning designation because the site is adjacent to areas with similar/compatible zoning designations and similar types of development.
- C. Public necessity, convenience, general welfare and good planning practice justify the rezone classification proposed because the proposed development will be consistent with the surrounding development and consistent with the City's development standards.
- D. The proposed rezoning of the project site is consistent with existing land uses in the area and would not result in a substantive change to the existing zoning of the project site, as existing and approved development complies with the development standards of the proposed zoning designations.

**Section 4:** The City Clerk shall certify to the adoption of this Ordinance and shall cause the same to be posted in the manner prescribed by law.

PASSED, APPROVED AND ADOPTED THIS \_\_\_<sup>RD</sup> DAY OF \_\_\_\_\_ 2009.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

STATE OF CALIFORNIA                    )  
COUNTY OF LOS ANGELES            )ss  
CITY OF RANCHO PALOS VERDES        )

I, CARLA MORREALE, City Clerk of the City of Rancho Palos Verdes, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Ordinance No. \_\_\_ passed first reading on \_\_\_\_\_, 2009, was duly and regularly adopted by the City Council of said City at a regular meeting thereof held on \_\_\_\_\_, 2009, and that the same was passed and adopted by the following roll call vote:

AYES:

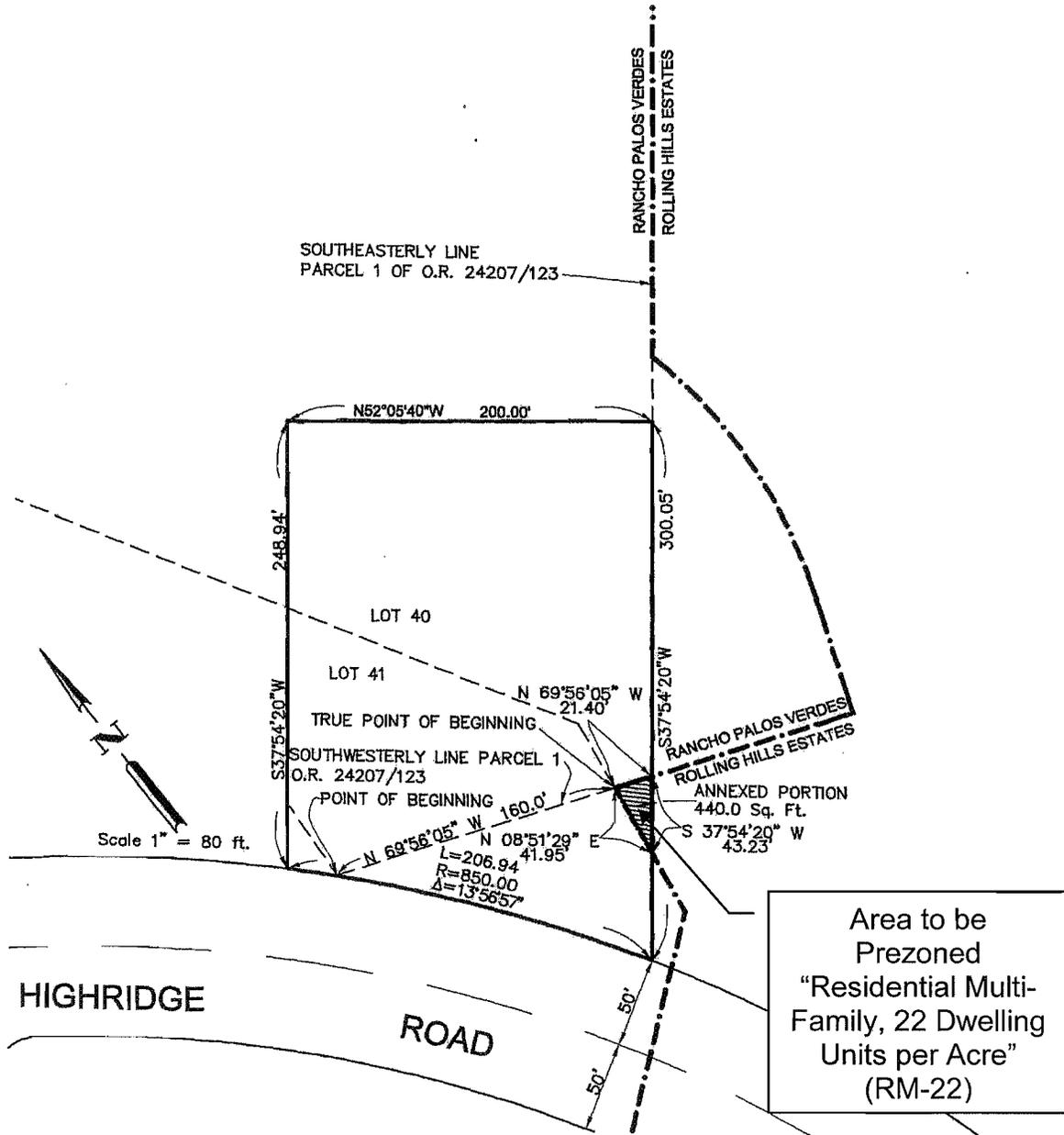
NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
CITY CLERK

**EXHIBIT 'A'**  
**ORDINANCE NO. \_\_\_\_\_**  
**PRE-ZONING ORDINANCE FOR HIGHRIDGE CONDOMINIUMS ANNEXATION**  
**(LAFCO Proposal Designation No. 2008-20)**



**RESOLUTION NO. 2008-116**

**A RESOLUTION OF APPLICATION BY THE CITY COUNCIL OF THE CITY OF RANCHO PALOS VERDES REQUESTING THE LOCAL AGENCY FORMATION COMMISSION TO INITIATE PROCEEDINGS FOR THE REORGANIZATION OF TERRITORY.**

WHEREAS, on October 21, 2008, the City Council of the City of Rancho Palos Verdes conditionally approved an application for a 28-unit residential condominium project on an undeveloped 1.25-acre site, of which a 440-square-foot portion lies within the corporate boundaries of the City of Rolling Hills Estates, a municipal corporation; and,

WHEREAS, the City of Rancho Palos Verdes desires to initiate proceedings pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, commencing with Section 56000 of the California Government Code, for a reorganization which would concurrently annex territory to the City of Rancho Palos Verdes and detach territory from the City of Rolling Hills Estates; and,

WHEREAS, notice of intent to adopt this Resolution of application has been given in accordance with the provisions of Section 56157 of the California Government Code, and this City Council has conducted a public hearing on December 2, 2008, based upon this notification; and,

WHEREAS, the principal reasons for the proposed reorganization are as follows: to allow the development of the approved residential condominium project to occur wholly within the corporate boundaries of the City of Rancho Palos Verdes so as to simplify and maximize the efficiency of providing public services to the future residents of the project; to facilitate the timely development of two (2) new dwelling units that will be affordable to very-low-income families, which are required as a part of the approved residential condominium project; and to correct an apparent error in the logical placement of a portion of the corporate boundary between the City of Rancho Palos Verdes and the City of Rolling Hills Estates; and,

WHEREAS, the following agency or agencies would be affected by the proposed jurisdictional changes:

| <b>Agency</b>                 | <b>Nature of Change</b>  |
|-------------------------------|--------------------------|
| City of Rancho Palos Verdes   | Annexation of 0.010 acre |
| City of Rolling Hills Estates | Detachment of 0.010 acre |

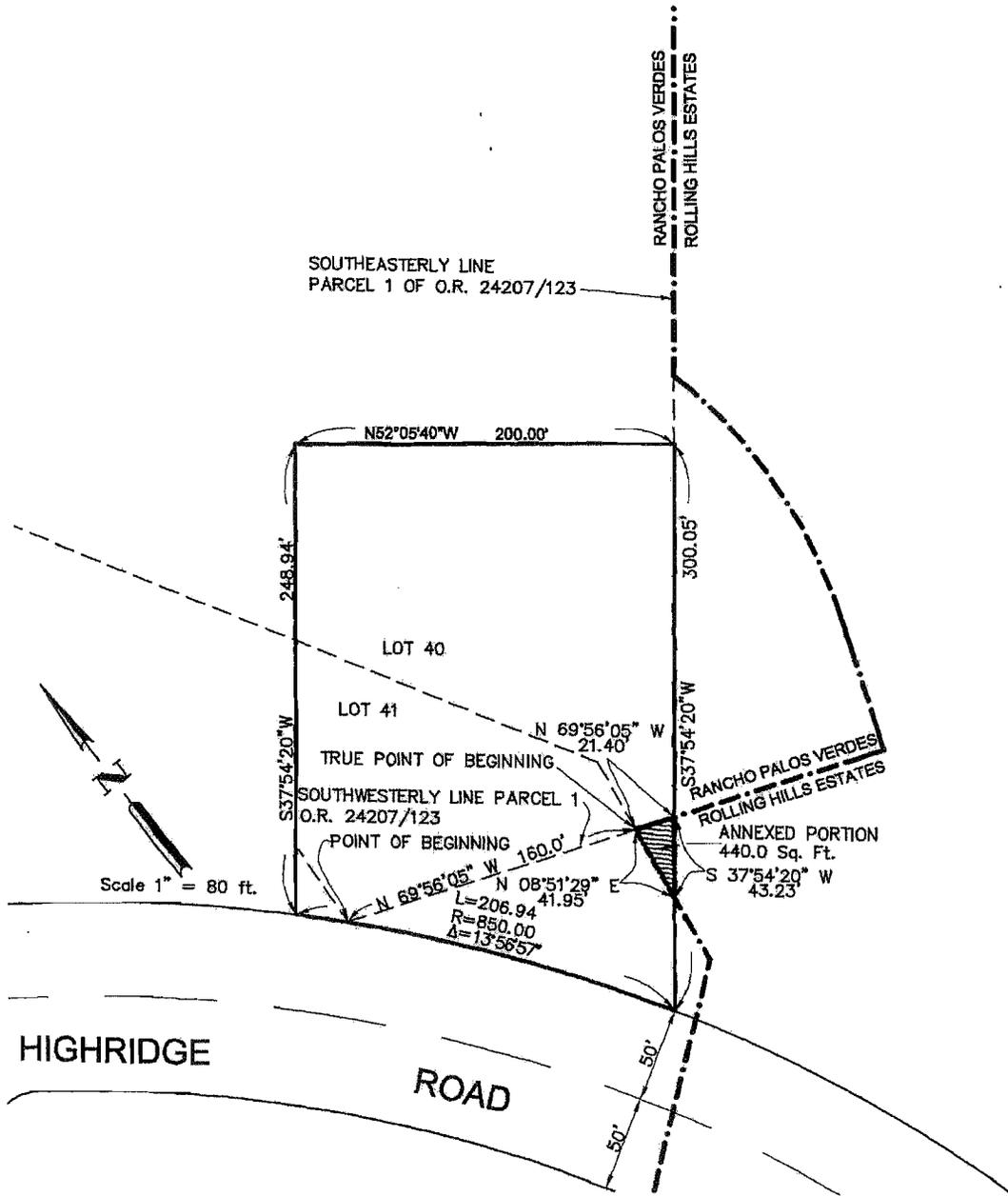
and,

WHEREAS, the territory proposed to be reorganized is uninhabited, and a map and description of the boundaries of the territory are attached hereto as Exhibits 'A' and 'B', respectively, and by this reference incorporated herein; and,

WHEREAS, it is desired to provide that the proposed reorganization be subject to the following terms and conditions: all mitigation measures adopted in conjunction with the certification of the Mitigated Negative Declaration approved by the City Council of the City of Rancho Palos Verdes pursuant to Resolution No. 2008-101 on October 21, 2008; and all conditions of approval for Vesting Tentative Tract Map No. 68796, General Plan Amendment, Zone Change, Conditional Use Permit, Grading Permit and Density Bonus (Planning Case Nos. SUB2007-00003 and ZON2007-00072) approved by the City Council of the City of Rancho Palos Verdes pursuant to Resolution No. 2008-102 on October 21, 2008; and,



**EXHIBIT 'A'**  
**Annexation No. 2008-20**  
**Map**



**EXHIBIT 'B'**  
**Annexation No. 2008-20**  
**Legal Description**

That portion of Lot 40 of Los Angeles County Assessor's Map No. 51, in the City of Rolling Hills Estates, in the County of Los Angeles, State of California, as per map recorded in Book 1 Page 1 of Assessor's Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at the most Westerly corner of the land described as Parcel 1, in the Deed recorded as Document No. 122, on February 3, 1947, in Book 23207 Page 123 of Official Records of said County; thence along the Southwesterly line of said Parcel 1, South 69°56'05" East, 160.00 feet to a point on the Westerly boundary of said Lot 40, said point being the True Point of Beginning; thence continuing along said Southwesterly line of Lot 40, South 69°56'05" East, 21.40 feet to the Southwesterly prolongation of the Southeasterly line of said Parcel 1; thence along said prolongation South 37°54'20" West, 43.23 feet to the Easterly boundary of Lot 41 of said Assessor's Map; thence along said boundary North 8°51'29" East, 41.95 feet to the True Point of Beginning.

Contains an area of 440 square feet.