

# LAFCO

Local Agency Formation Commission For The County Of Los Angeles

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## NOTICE TO SUBJECT / INTERESTED AGENCIES

City of Rancho Palos Verdes-City Clerk  
City of Rolling Hills Estates-City Clerk  
Consolidated Fire Protection District  
County Office of the Assessor  
County Chief Executive Officer  
County Sanitation Districts  
Department of Parks and Recreation  
Department of Public Works  
Department of Regional Planning  
Los Angeles County West Vector Control district  
Palos Verdes Library District  
Sheriff Department – Enforcement Bureau  
Water Replenishment District of Southern California  
West Basin Municipal Water District

RECEIVED  
CITY OF RANCHO PALOS VERDES

MAR 02 2009

CITY CLERK'S OFFICE

**SUBJECT:** City of Rancho Palos Verdes Reorganization No. 2009-02  
(Detachment from the City of Rolling Hills Estates/Annexation to the City of Rancho Palos Verdes)

Notice is hereby given that an application for the proposed reorganization listed above has been received by the Local Agency Formation Commission for the County of Los Angeles. The application involves detachment of approximately .010 ± acres of territory from the City of Rolling Hills Estates and annexation of the same said territory to the City of Rancho Palos Verdes. The subject territory is generally located at 28220 Highridge Road, Rancho Palos Verdes. The proposal consists of the following proposed organizational changes:

<u>City or District</u>	<u>Change of Organization</u>
City of Rancho Palos Verdes	Annexation
City of Rolling Hills Estates	Detachment

The proposed application, map, and legal description are attached for your information. Please submit comments to the LAFCO office by March 31, 2009. If you have any questions about this proposal, please contact this office at (818) 254-2454.

Date: February 25, 2009

Sera Grossman  
Senior Government Analyst

# Lafco Local Agency Formation Commission for Los Angeles County

Office Use Only  
Designation:

## APPLICATION TO INITIATE PROCEEDING FOR CHANGE OF ORGANIZATION/REORGANIZATION/ SPECIAL REORGANIZATION (Pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, Division 3, Title 5 Commencing with Section 56000, of the Government Code)

### LAFCO PROPOSAL DESIGNATION:

#### AFFECTED AGENCIES

(Cities or Districts)

1. City of Rancho Palos Verdes
2. City of Rolling Hills Estates
3. \_\_\_\_\_
4. \_\_\_\_\_

#### RELATED JURISDICTIONAL CHANGES

(annexation, detachment, sphere of influence amendment)

1. Annexation
2. Detachment
3. \_\_\_\_\_
4. \_\_\_\_\_

PROPOSAL INITIATED BY: City of Rancho Palos Verdes

RESOLUTION: No. 2008-116

LANDOWNER / VOTER PETITION

APPLICANT: Kit Fox, City of Rancho Palos Verdes

TITLE: Associate Planner

(City, District or Chief Petitioner)

ADDRESS: 30940 Hawthorne Blvd.

CITY: Rancho Palos Verdes

STATE: CA

ZIP CODE: 90275

DESIGNATED CONTACT PERSON: Kit Fox, Assoc. Planner TELEPHONE: (310) 544-5228

### Local Agency Formation Commission for Los Angeles County

700 N. Central Avenue, Suite 350 Glendale, CA 91203

Telephone: (818)254-2454 Fax: (818)254-2452

# Lafco Local Agency Formation Commission for Los Angeles County

By submitting this Application to Initiate Proceedings, the applicant acknowledges receipt of the "Instruction for Filing Application for Change of Organization/ Reorganization/Special Reorganization" and agrees to be bound by same, including, but not limited to the provisions contained therein regarding filing and processing fees, and defense and indemnification of the Commission.

## INDEMNIFICATION / LEGAL DEFENSE

As a condition of any LAFCO approval, the applicant shall defend, indemnify, and hold harmless LAFCO and its agents, officers, and employees from any claim, action, or proceeding against LAFCO or its agents, officers, and employees to attack, set aside, void, or annul the approval of LAFCO concerning the processing of the proposal or any action relating to, or arising out of, such approval. At the discretion of the Executive Officer, a deposit of funds by the applicant may be required in an amount sufficient to cover the anticipated litigation costs

SIGNATURE: 

DATE: 1/15/09

## DESCRIPTION OF PROPOSAL LOCATION:

The subject parcel (APN 7589-007-802) is a 0.010-acre portion of a 1.25-acre former Verizon facility at 28220 Highridge Road, which is located at the boundary between the cities of Rancho Palos Verdes and Rolling Hills Estates.

## MAJOR STREETS AND HIGHWAYS:

The nearest major intersection is Hawthorne Boulevard and Highridge Road in the City of Rancho Palos Verdes.

TOTAL ACREAGE OR SQUARE MILES OF TERRITORY: 440 square feet (0.010 acre)

**GENERAL DESCRIPTION**

**1. PROPOSAL AREA**

Give a detailed description of the proposal area and what it consists of (e.g. Existing commercial corridors, residential communities, existing redevelopment area, public utility right-of-way, relevant structures, etc.)

The proposal area is a 0.010-acre portion of a 1.25-acre former Verizon facility. The portion of the site that is the subject of this application is unimproved. The remainder of the site is developed with an abandoned 818-square-foot Verizon facility.

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**2. TOPOGRAPHY**

Describe the topography, physical features (rivers, drainage basins, etc.) and natural boundaries of the subject territory.

The site is a pad lot that slopes gently downward from the southwest to the northeast.

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**POPULATION AND HOUSING**

1. What is the current population of the subject territory? 0
  
2. If the proposal includes development, what is the estimated population of the proposed area? 78
  
3. Number of Registered Voters (give source and date of information): 0 (property is vacant)

4. What is the proximity of the subject territory to other populated areas?

The site is surrounded on 3 sides by multi-family residential neighborhoods in the City of Rancho Palos Verdes.

5. What is the likelihood of significant growth in the area and in adjacent incorporated and unincorporated areas, within the next ten years?

The surrounding properties are all built out, so the likelihood of significant future growth is very low.

6. Number and type of existing dwelling units:

None.

7. Give a summary of regional housing needs and to what extent the proposal will assist in achieving its fair share of regional housing needs as determined by SCAG. (City annexations only.)

The City of Rancho Palos Verdes' housing allocation is 37 affordable units and 23 market-rate units. The approved project that would be developed on the subject site would provide 2 affordable units and 26 market-rate units.

## LAND USE AND ZONING

1. What is the per capita assessed land valuation of the subject territory (give source and date of information)? The value of the site has not been assessed since it is former public utility property.

2. What is the present land use in the subject area? Be specific.

The property is currently improved with an abandoned Verizon facility.

3. What is the proposed planned land use of the subject area? Be specific.

The proposed use of the site is for the development of a 28-unit condominium project.

4. Describe any proposed change in land use and zoning as a result of this proposal (including, if applicable, pre-zoning by an affected city):

The subject parcel would need to be rezoned to match the existing zoning of the remainder of project site, which is zoned for multi-family residential development.

5. What is the land use in the surrounding area? Be specific.

The site is surrounded on 3 sides by multi-family residential uses in the City of Rancho Palos Verdes. On the fourth side is an institutional use (church) in the City of Rolling Hills Estates.

6. If annexation to a city is involved as a part of this proposal, what is the city's general plan designation for the area?

The site would be designated Residential, 12-22 DU/acre to match the remainder of the property.

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7. Is the proposal consistent with city or county general plans, specific plans, and other adopted land use policies?

No, the Rancho Palos Verdes General Plan land use map will need to be amended to include the 0.010-acre subject site.

8. Will this proposal result in development of property now or in the near future? Describe the type of development proposed (type of business or industry, single-family or multi-family residential, etc., and number of units or facilities):

Yes, the approval of this application will allow the development of a 28-unit condominium project within the next 1-2 years.

9. What effect would denial of this proposal have on the proposed development, if any?

The denial of this request would require the approved project to be re-designed so that it does not encroach upon the 0.010-acre portion of the property that is currently located in the City of Rolling Hills Estates.

10. Is the subject territory currently within a redevelopment area or proposed to be included within a redevelopment project area upon completion of this proposal?

No, the subject property is not located within the City's redevelopment project area.

11. Are there any agricultural or open-space lands within the proposal area? What is the effect of this proposal on agricultural or open-space lands?

No, there is no designated open space within the subject parcel.

12. Is the proposed area within the existing sphere of influence of the annexing agency?

No.

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**SPHERE OF INFLUENCE**

Pursuant to Government Code Section 56425, provide the following information if the proposal requires a sphere of influence amendment.

1. Describe any existing or future areas of social or economic interest within the proposal area?

The proposal area would accommodate the future developemnt of a 28-unit multi-family residential project.

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2. Describe the present and probable need for public facilities and services in the proposed area:

The current public service needs are minimal since the site is an abandoned Verizon facility. The future development for multi-family residnetial use would include the need to public safety, schools and other services for an estimated 78 residents.

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3. Describe in detail the present capacity of public facilities and adequacy of public services the agency provides or is authorized to provide.

The subject property falls within the service areas of the Los Angeles County Sheriff, the Los Angeles County Fire Department and the Palos Verdes Peninsula School District. These service providers have adequate capacity to serve the subject property.

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4. Provide documentation regarding consultation that has occurred between the City and the County, with regards to an agreement on boundaries, development standards, and zoning requirements within the sphere.

**THE PROPOSAL**

1. Explain in detail the reasons for this proposal and why it is necessary?

The purposes of this proposal are to correct an error in the boundary between the cities of Rancho Palos Verdes and Rolling Hills Estates, and to allow the development of the approved 28-unit condominium project to occur entirely within the jurisdiction of the City of Rancho Palos Verdes.

2. What are the alternate courses of action, if any? (Include the names of other local agencies having the authority to provide the same or similar services as those proposed.)

The project would have to be re-designed so as not to encroach upon the 0.010-acre area that is located in Rolling Hills Estates.

3. What will be the effect of the proposal, or exclusion and of alternative actions, on the adjacent areas, on mutual social and economic interests, and on the local governmental structure of the county?

Given the vary small area of the parcel in question, the impact upon local governments will be negligible. These impacts, if any, would be offset by the increased efficiency of providing public services to the project site by a single local agency.

4. If the service level(s) to be provided exceeds the existing capacity, describe what will be done by the service provider to increase the existing capacity (i.e., new facilities, additional personnel, etc.):  
Service providers have indicated that their capacity is adequate to serve the additional 0.010-acre area.

5. List any assessments, fees or other charges to be levied as a part of this proposal:  
None.

6. List the division, acquisition, improvement, disposition, sale or transfer of any property, real or personal, belonging to a city or district that is involved in this proposal:  
None.

7. List the disposition, transfer or division of any money or funds and any other obligations of a city or district involved as part of this proposal:  
None.

8. To what extent will residents or landowners within the subject area be liable or remain liable for any existing indebtedness of the city or district to or from which the change of organization/reorganization/special reorganization is proposed?

The landowner's obligations will not be significantly affected by this proposal.

9. List any terms or conditions requested as part of this proposal:

This proposal shall be subject to the conditions of approval for the Highridge Condominiums project, as adopted by the Rancho Palos Verdes City Council on October 21, 2008 as Resolution Nos. 2008-101 and 2008-102.

**BONDED INDEBTNESS**

1. Do the agencies whose boundaries are being changed have existing bonded debt?

No.

2. Will the proposal area be liable for payment of its fair share of this existing debt?

No.

3. In the case of detachments, does the detaching agency propose that the subject territory continue to be liable for existing bonded debt? If so, please explain why.

No.

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**MUNICIPAL SERVICES**

1. Is there a need for centralized community services in the proposed area?

No.

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2. Describe the present and probable need for public facilities and services in the proposed area:

There are no current or expected future needs for public facilities within the proposal area.

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3. Provide a detailed description of the present capacity of public facilities and adequacy of public services in the proposed area:

Service providers have indicated that they have adequate existing capacity to accommodate the additional 0.010-acre area.

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4. What is the present cost and adequacy of existing governmental services and controls in the area? What are the probable future needs for those services and controls?

There is little public cost for services for the existing abandoned Verizon property. The additional future costs of the 0.010-acre area are expected to be negligible.

5. What will be the effect of approval or denial of the proposal, and of alternative courses of action on the cost and adequacy of services?

Although the project would need to be re-designed if this proposal is denied, the property could still be developed with a 28-unit condominium project. As such, the effect upon the cost of services is expected to be negligible.

6. What services and/or costs to residents or landowners in the area would be increased, reduced, or eliminated as a result of this proposal?

The cost to the landowner would be the same or slightly reduced as the result of all permitting and service provision through a single city, rather than through 2 cities.

7. Describe the adequacy and availability of water supplies to the proposed area. Include information on where those services are coming from and when they will be available:

California Water Service Company provides water to the entire site in both cities. Cal Water has indicated that it has adequate facilities and capacity to accommodate the proposed 28-unit condominium project.

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**8. Plan for Providing Services:**

Describe how his proposal will result in the provision of new services and changes in existing services, including location from which such services are or will be provided, service level or capacity (i.e., sewer line capacity, average response time for emergency vehicles, etc.) and how services area or will be financed. (Proposals initiated by cities must also fill out the information in Attachment "A" Plan for Municipal Services).

Public services to the subject site will be provided for under existing contracts with the Los Angeles County Sheriff, the Los Angeles County Fire Department, the Los Angeles County Sanitation Districts, the California Water Service Company, the Palos Verdes Peninsula School District, the Palos Verdes Library District, Waste Management, and other service providers already serving the major portion of the site that is in the City of Rancho Palos Verdes.

**GENERAL**

1. List names and addresses of any persons, organization or agencies known to you who may be opposed to this proposal:

Name	Address	Telephone
Melvyn & Marlene Resing,	7 Via La Cima, Rancho Palos Verdes, CA 90275	(310) 377-4429
D.W. Hagenburger,	6 Via La Cima, Rancho Palos Verdes, CA 90275	(310) 541-7771
La Cima HOA,	1 Via La Cima, Rancho Palos Verdes, CA 90275	(310) 377-0760

2. ANY OTHER COMMENTS YOU MAY WISH TO MAKE:

Since this application involves such a very small area, the City of Rancho Palos Verdes and the property owner would appreciate the expedited processing of this request.

3. Names and addresses of up to three persons who are to receive notice of hearing, staff report and minutes:

Name	Address
Melvyn & Marlene Resing,	7 Via La Cima, Rancho Palos Verdes, CA 90275
La Cima HOA,	1 Via La Cima, Rancho Palos Verdes, CA 90275
David Wahba,	City of Rolling Hills Estates, 4045 Palos Verdes Dr. N., Rolling Hills Estates, CA 90274

4. Complete Party Disclosure Form (\*Not required for public agencies.)

## EXHIBIT A

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.

## SEE EXHIBIT B

Prepared by:  
Bolton Engineering Corp.

\_\_\_\_\_  
Ross N. Bolton

\_\_\_\_\_  
date

