



The Rancho Palos Verdes Coast Vision Plan



APPROVED- September 2, 2008

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**SPECIAL THANKS TO**

The Annenberg Foundation, Grantmaker





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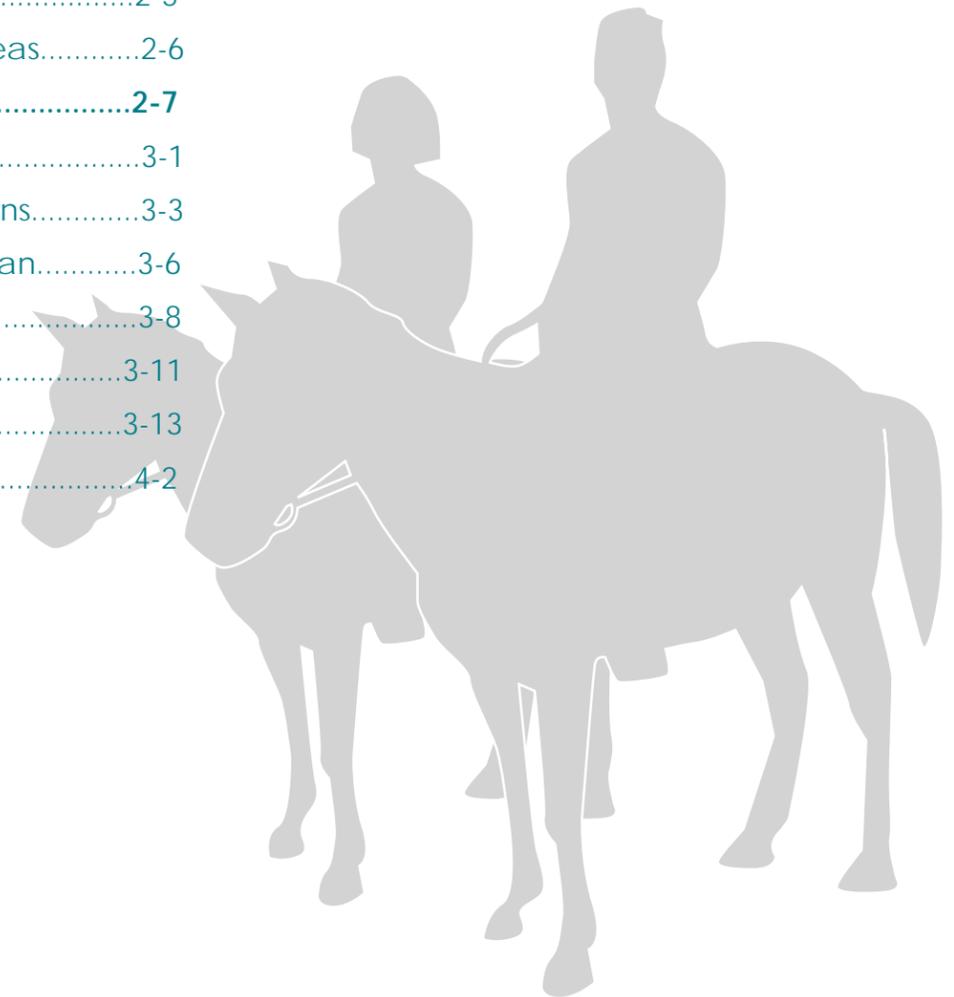
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**T**he City was formed. Its goals were clear. The major goal was **self determination**. The right to determine **land use**, which meant lower densities, and **preservation** of the coastal resources, the canyon and rural resources, and the views.

Introduction  
City of Rancho Palos Verdes General Plan  
June 1975



## LOOKING FORWARD... A MODERN VISION TO UNIFY THE RANCHO PALOS VERDES COAST

### WHY DOES THE CITY NEED A VISION FOR THE RANCHO PALOS VERDES COAST?

The City of Rancho Palos Verdes was founded 35 years ago in order to take control of its destiny, in the face of development trends it found unappealing, within the planning and regulatory framework under the jurisdiction of the County of Los Angeles. At that time, leaders and residents had a particular vision for the future here, and high standards for the quality of life they sought. Within this context, the City organized, incorporated, and set a strong foundation for its future by establishing a General Plan, Zoning Code and Local Coastal Specific Plan that directed future growth and development that would be supportive of this desired future. This guidance, directing lower density coastal development, and preservation of the open space, natural habitats and views so characteristic of this part of the Peninsula, has served the City well.

However, as time marches on, change continues to occur in the City. This is true particularly within the area we now identify as the Rancho Palos Verdes Coast, which is not only comprised of Preserve lands, but also key public parks, major destinations, and a network of roadways, trails and rest areas.

With the completion of the open space acquisitions forming the Palos Verdes Nature Preserve in sight, one critical element of the coast is protected. A trails plan, focusing on public access to these precious areas, is now in place and will be implemented. Ocean Front Estates, and its system of bluff top trails and habitat restoration, and its connection to the Point Vicente Interpretive Center (PVIC), provides a linkage through its segment of the coast to the northern edge of the City. PVIC itself is reopened and improved, and is expanding its role as a destination in the City. However, its site is not fully improved and accessible, and linkages from it to the south and to the east are yet to be completed. The Trump National Golf Club has been introduced onto the coastline, and the Terranea Resort is well on its way. Both destinations' associated open space and trail systems, as well as public amenities, will add to the linkages along the coastline, in addition to providing new economic development opportunities for the City.

At the confluence of all of these events, this new opportunity comes to further define the future of development at key sites within in the City's coastal areas, and again set a high standard for the coexistence of development and preservation, and access to nature and its restorative qualities.

**A "WHOLE SYSTEM" IDENTITY FOR THE COASTAL AREA**

Taking the next step in thinking of the City's myriad coastal assets as a whole system, and layering it with consistent signage and identity elements, implementing a palette of materials and furnishings, and designing in sustainability features throughout, begins the process of 'branding' the coastal area of the City as a special, precious place.

**AN IDENTIFIED NETWORK OF CONNECTIONS**

Further, filling in the missing pieces of connections within the coastline assures that a seamless experience of this area is possible. Components of this include establishing a continuous coastal access trail linkage through the coastal zone, implementing the trails plan, and layering in amenities for trail users along the way, in order to provide high quality access and connectivity for users of the coastline, by people on foot, on bicycle, and not just in autos or buses, though they are important as well.

**EDUCATIONAL, CIVIC, COMMUNITY HEALTH, AND STEWARDSHIP OPPORTUNITIES**

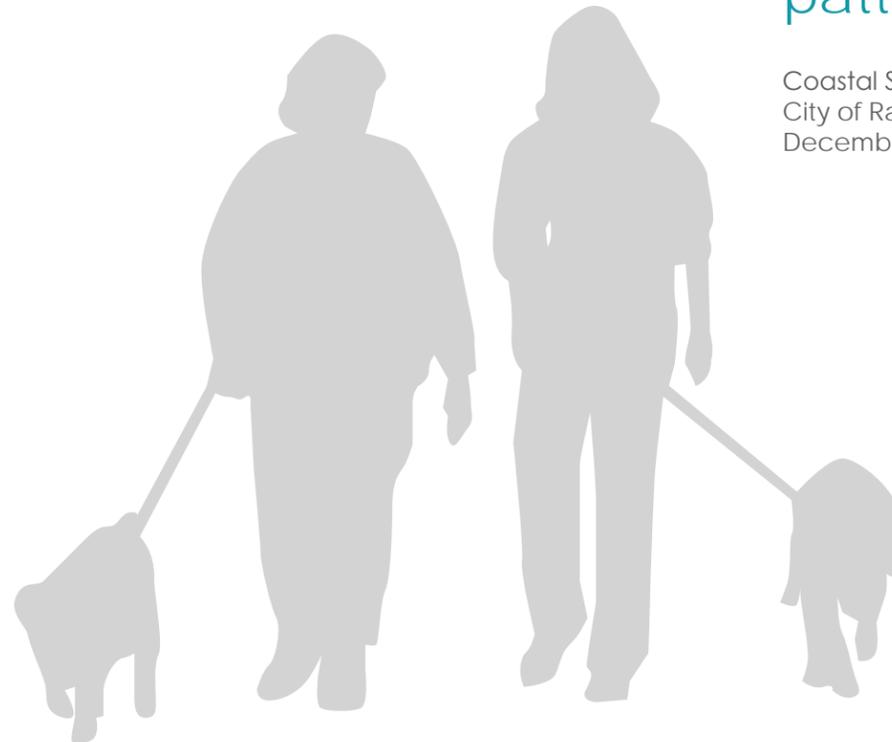
The Rancho Palos Verdes Coast is a place unique and precious in southern California, unlike other coastal areas geographically, geologically, and in terms of protected resources, public lands, as well as mix of destinations. In an area with resources such as this, teaching and learning opportunities in which to engage residents, volunteers, school children and visitors abound. If capitalized on and expressed consistently, a continuous educational experience adds another dimension to this place, and supports and encourages future generations of stewards.

**UNIQUE POSITIONING FOR THE CITY WITHIN THE REGION, AND ON THE PENINSULA**

With a clear vision setting the course forward, the Rancho Palos Verdes Coast will continue to be a place for residents to enjoy and be proud of, a place people and groups visit, and invest in, an obvious focal point for public-private partnerships, and an area in which quality of life, and commensurate values, remain very high.

**“W**hen specifically addressing the development of the Rancho Palos Verdes coastline, **the most impressive point is that no pattern prevails.** Although vast opportunity exists to accentuate natural geography with development and landscaping patterns which intermix with the terrain, the overall impression is void of such cohesive pattern.”

Coastal Specific Plan  
City of Rancho Palos Verdes  
December 1978





# 1 INTRODUCTION





**A Modern Vision** TO UNIFY THE COAST

## THE VISION PLAN

### PROJECT HISTORY

In 2005, the Annenberg Foundation provided a challenge grant to the Palos Verdes Peninsula Land Conservancy (PVPLC) toward the acquisition of private property for the creation of the City's Natural Communities Conservation Plan (NCCP) - Palos Verdes Nature Preserve, formerly called the Portuguese Bend Nature Preserve. While touring the City, philanthropist Wallis Annenberg was impressed by the beauty of the area and the City's unexplored opportunities for linking the various open space properties along the coast. Capitalizing on this interest, in December 2005, the City Council authorized Staff to prepare a joint City of Rancho Palos Verdes/PVPLC application to the Annenberg Foundation to fund a planning study that would cover NCCP Preserve properties and adjoining coastal open space areas. In March of 2006, the Annenberg Foundation awarded the grant.

### PROJECT OVERVIEW

Drawing on the philosophical and policy foundation established in the General Plan and Coastal Specific Plan, which were developed at the City's founding 35 years ago, this Plan establishes a vision, goals, concept designs and design guidance that seek to cohesively link key open space properties and public lands along the coast, including the NCCP properties located within the Palos Verdes Nature Preserve.

The Vision Plan provides the City guidance and a rationale for implementing future improvements to these key areas, which might include enhanced public access, recreational amenities, and other facilities to improve the public's experience of the City's coastline.

The concepts contained in the Plan are not based on any formal feasibility studies or needs assessments, nor does the Plan evaluate the fiscal consequences associated with the proposed improvements or identify specific funding opportunities. The Plan establishes a vision and provides concepts to guide and encourage future private and public investments in the area. Implementation of the Vision Plan, whether in its entirety or on a project by project basis, is ultimately dependent on the willingness of the City Council to move projects forward, the motivation of project stakeholders, and the availability of monetary resources.

### THE VISION PLAN PROJECT AREA

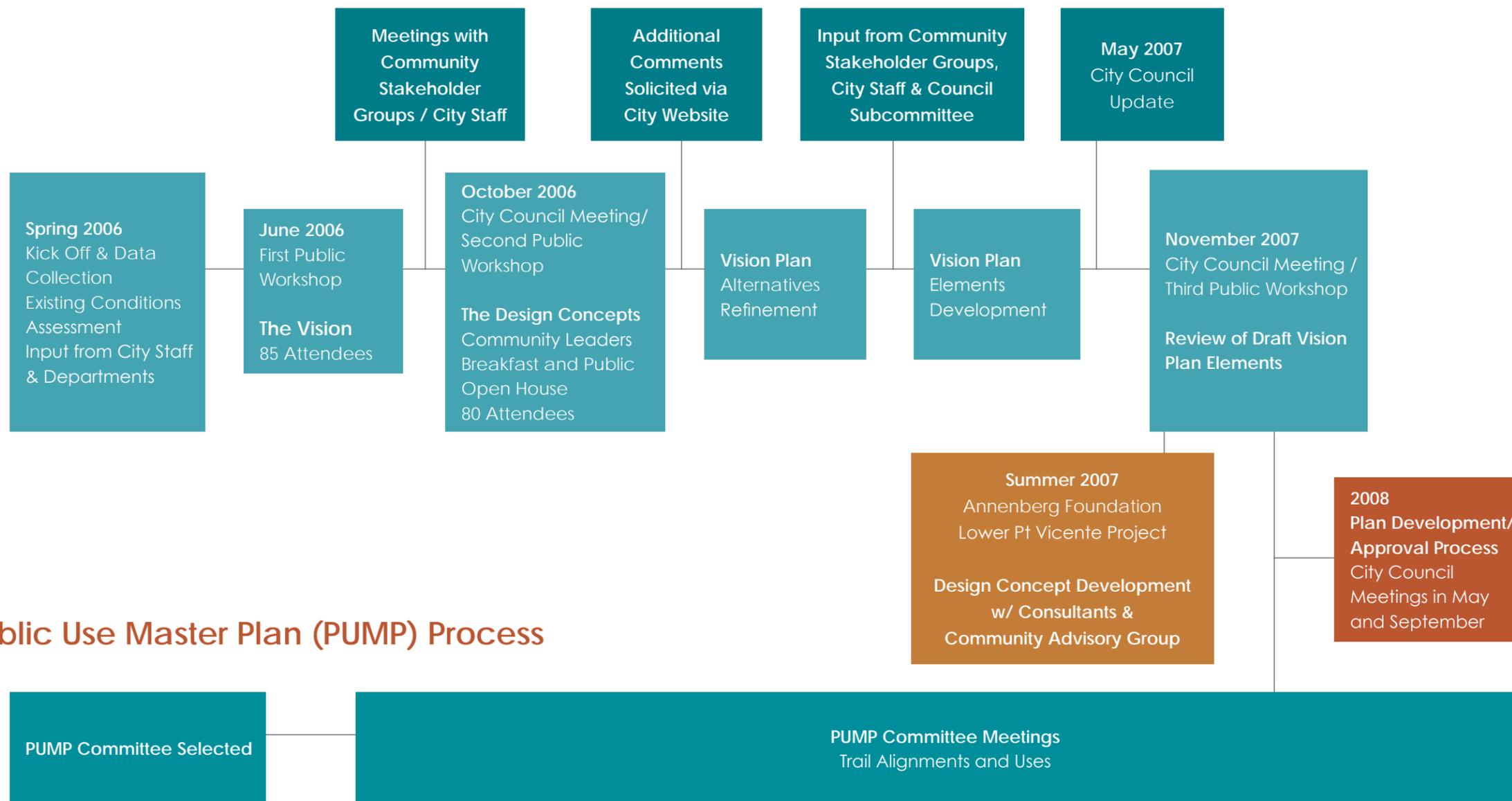
The Vision Plan area, mapped on this page, roughly coincides with the coastal areas identified as Resource Management Districts within the City's General Plan, together with the public and park lands .

Specifically, the Plan includes: the City owned Palos Verdes Nature Preserve (NCCP Preserve) which itself is composed of different properties totaling about 1200 acres; the "developable" (meaning the non-NCCP Preserve) portion of the City owned Upper Point Vicente property; the "developable" portion of the City owned Lower Point Vicente property and the U.S. Government owned Point Vicente Lighthouse property, adjacent to the Vision Plan area and considered for potential future linkages; the portions of the privately owned Terranea property that will be dedicated for public trail and open space purposes; the City owned Del Cerro Park; the City owned 25-acre Gateway Park Area (gateway to the NCCP Preserve); and the City's Coastal Zone (for purposes of identifying a coastal access trail).

Vision Plan Project Area



## Vision Plan Process



## Public Use Master Plan (PUMP) Process

### THE VISION PLAN PREPARATION PROCESS

Creating the Vision Plan has involved the following steps, described below and diagramed at left.

Data Gathering Phase (March to June 2006) - Meléndrez gathered information and reviewed documents relating to the planning history of the various involved properties.

Vision Plan Public Workshop No. 1 (June 2006) - The first Vision Plan public workshop was held on Saturday, June 3, 2006 at Ridgecrest Elementary School. Approximately 85 individuals attended the workshop and answered questions relating to their impressions of key elements that define the coastline, what is most important to preserve on the coast, and what could change. In addition, groups such as Los Serenos de Point Vicente, the City's Equestrian Committee, and the Annenberg Foundation made presentations on specific projects under consideration for specific key sites within the Vision Plan. Public comments recorded at this and subsequent public workshops or meetings are included in the Appendix to this document.

Creation of Vision Plan Alternatives (June to October 2006) - Based on multiple public comments received on June 3rd, and in subsequently submitted comment cards, Meléndrez developed the Vision statement, as well as Goals for the entire Vision Plan area, and for each of the Key Sites. The firm also created several alternative development concepts for each of the key sites as well as the draft design guidance materials. Meléndrez relied on input from City Staff, the PVPLC, and other stakeholder groups such as Los Serenos de Point Vicente (the docents), the Annenberg Foundation, and the Equestrian Committee's equestrian park sub-committee.

The Community in Action

Vision Plan Public Workshop No. 2 (October 2006)- The second Vision Plan public workshop was held on Saturday, October 21, 2006 at PVIC, immediately following the City's Community Leaders Breakfast, which featured the Vision Plan as the topic. The Community Leaders Breakfast presentation gave the City Council and attendees an overview of the process and introduced the concept of a proposed Companion Animal Center at Lower Point Vicente, which was authorized to be analyzed as part of the Vision Plan process. Also, four design alternatives were presented for each Upper Pt. Vicente and Lower Pt. Vicente and two design alternatives were presented for Del Cerro Park and the Gateway Park. Approximately 80 individuals attended the workshop.

Final Concept Development (November 2006 to October 2007) - Based on the feedback received at the October 2006 workshop, input from City Staff and other involved local groups, Meléndrez developed final design proposals for the five key sites as well as the design guidance for the entire Vision Plan project area.

Vision Plan Public Workshop No. 3 (November 10, 2007) - At a full day November 10th public workshop held at PVIC, final concepts for the key sites were presented, together with the proposed design guidance package. In addition to the comments collected and recorded at the meeting itself, other letters and e-mail correspondence were received by the City Council and City staff between November 10 and December 14, 2007, and have been included in a summary included in the Appendix to this document. In summary, 103 comment statements were captured by people speaking at the November 10, 2007 workshop on the Vision Plan or providing written comments during the comment period following it.

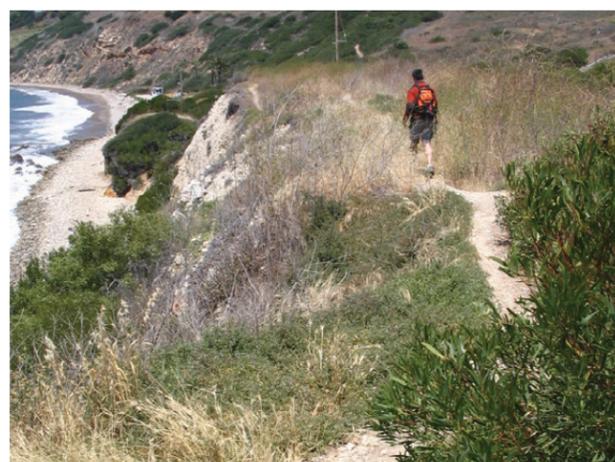
Final Vision Plan Materials Production (March - May, 2008) - Direction given at the November 10 Public Meeting by City Council required an extension of the Vision Plan public process, and a process to compile and respond to the numerous public comments received at the final public workshop. An extension of the Annenberg Foundation grant, which was confirmed in March of 2008, was provided in order to complete this work. As part of this extension, the Vision Plan was presented to the City's Council of Homeowner Associations, on April 16, 2008.

Presentation to City Council (May 6, 2008) - A matrix of public Vision Plan comments about each of the key sites, together with responses to the comments, and recommendations for bringing final resolution to the project, was presented to the City Council at a regular Council Meeting.

Based on direction given at this presentation, the Vision Plan document was prepared and submitted to the City Council, and was approved in September of 2008.

**PUBLIC USE MASTER PLAN (PUMP) RELATIONSHIP TO THE VISION PLAN**

The PUMP is a requirement of the City's NCCP, and governs public use in the Preserve, including trail use. Because the Vision Plan seeks to integrate public access to the Preserve with other nearby non-preserve open space and public lands, preparation of the PUMP was originally intended to be integrated into the Vision Plan process. City Staff continues to ensure that the two documents are compatible and integrated, and in fact the trail and trailhead layers within this Vision Plan are taken directly from the PUMP work to date, however, the preparation and approval of the two documents has been separated into two processes.





## 2 VISION PLAN





**A Modern Vision** TO UNIFY THE COAST

## THE RANCHO PALOS VERDES COAST VISION

Community visioning processes typically ask the following questions:

Where are we now?

Where are we going?

Where do we want to be?

How will we get there?

At the beginning of the Rancho Palos Verdes Coast visioning process, existing conditions in the coastal area were studied, including: land use, the City's conceptual trails plan, topography and geomorphology, vegetation and sensitive species, habitat and habitat restoration areas, and sites with historic significance. (Maps depicting each of these layers of information are included in the appendix to this document). Further, community values, expressed in the first visioning workshop were documented. (Public comments compiled throughout this entire visioning process are also available for review in the appendix to this document.)

The Vision Statement that resulted from the first phase of analysis describes, and will guide over time, the linked system of spaces forming the Rancho Palos Verdes Coast, as it emerges piece by piece, and merges into a singular, whole, and memorable place, with a unified identity which is more than just the sum of its many parts. This Vision is rooted in four key elements expressed as clear values by the Rancho Palos Verdes community.

The Rancho Palos Verdes Coast is:

- A Place Set Apart: With Opportunities to Enjoy Open Space and Retreat
- A Natural Place: In Which Native Habitats Are Preserved and Enhanced
- A Place for Fun and Adventure: In Which the Community Enjoys Recreation and Activities
- A Community Gathering Place: For Community Life and Learning

When this Vision is realized the Rancho Palos Verdes Coast will maintain and improve its status as a quiet, open, natural place, in which users will find respite, fun, adventure, culture and learning. What experiences might different people have here? What will it be like to travel through the Rancho Palos Verdes Coast? Where will people come together to be entertained? Where will they be able to enjoy a solitary view of the ocean, and the hillsides?

### The Rancho Palos Verdes Coast Experience

A resident might start at Upper Point Vicente – the Civic Center – and take a weekly art class at the cultural or community center there, or rent a meeting room to organize the July 4th celebrations, or quietly swim laps at the Olympic sized swimming pool, or even take the family to see a Sunday afternoon movie on a big screen at the Village Green amphitheater.

A volunteer at the PVIC, might walk from home across the designated Preserve trails to Upper Point Vicente, down the hill and across the new, safe Palos Verdes Drive crosswalk to Lower Point Vicente, pausing to spot a couple of migrating whales along the way.



The Rancho Palos Verdes Coast



Upper and Lower Point Vicente Existing and Proposed



Existing

- 1 Point Vicente Interpretive Center (existing)
- 2 Companion Animal Center (proposed)
- 3 Outdoor History Museum (proposed)
- 4 City Hall and City Buildings (existing)
- 5 Community Center (proposed)  
(health center, community rooms, gym, pool)
- 6 Village Green  
(amphitheater, Veteran's Memorial)
- 7 Cultural Center  
(art center, dance center)
- 8 Temporary Maintenance Yard
- 9 Palos Verdes Drive Crossing



Proposed

A school group, on a field trip for the day might begin at the Gateway Park, learning about the Preserve and the Peninsula's environment through the interpretive displays at the small nature education center, before taking a docent led hike up the trail to the outdoor education area overlooking the ocean. Here the students could participate in an activity learning about the fascinating site geology, and enjoy a picnic, before boarding their bus to finish with a visit to Lower Point Vicente and its indoor and outdoor exhibits about the animals of the peninsula and the ocean that surrounds it.

An equestrian might spend some time using the rings at the equestrian area within Gateway Park, (maybe even teaching some school kids a few things about horses), head out for a trail ride, and picnic back in the park before heading home.

A cyclist might enjoy a safe ride heading onto the Peninsula from the south, take advantage of well marked areas to rest and enjoy the view at Trump National, before parking at Abalone Cove and enjoying a solitary walk to Inspiration Point.

Visitors to the resort at Terranea might take advantage of outings, perhaps in a "Coast Traveler" shuttle, to trail ride or hike from the Gateway Park, to performances and exhibitions at the cultural facilities at Upper Point Vicente, and to the exhibits and whale watching at Lower Point Vicente.

Before a walk on the Burma Road Trail, a resident might walk to the overlook at Del Cerro Park to enjoy a wide view of the Preserve while perusing the names of the people who made it all possible on the donor recognition wall. Another resident may leave home on a Sunday morning and spend all day hiking the trails

and silently enjoying this 1400 acre sanctuary. In short, myriad opportunities to explore and enjoy the Rancho Palos Verdes Coast will exist, identified by well placed signage, supported by trails, bike ways, and parking, and all designed to blend into the awe-inspiring natural landscape.

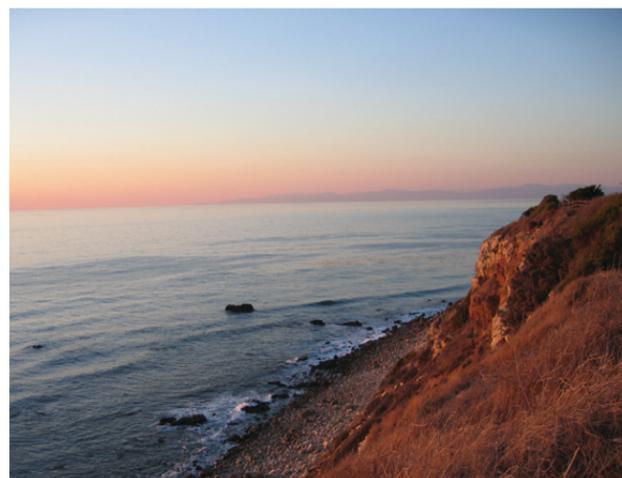
The following is a summary of each of the key vision dimensions for these precious coastal, civic and open space areas of the City, followed by a series of vision statements associated with each. This Vision, together with Vision Plan goals, guides the concept design for the key sites within the Plan (included in Chapter 3 of this document), as well as the goals developed for the design guidance for the Vision Plan area (included in Chapter 5 of this document), and generally serves as a touchstone or benchmark for the concepts included in the Plan. The Vision also reflects common ground among community stakeholders in relation to these resources, and the basis for action in the future.

**A PLACE SET APART: WITH OPPORTUNITIES TO ENJOY OPEN SPACE AND RETREAT**

The Palos Verdes Peninsula has been referred to as a “place set apart” in reference to its geographic, geologic and climactic separation from the urbanized Los Angeles basin. Further, its intact and even isolated coastal setting sets it apart from much of coastal southern California, both at the points and coves along the rocky edge and intertidal zone at the ocean’s edge, and on the bluff tops rising steeply above, with their dramatic views across the Pacific Ocean to Catalina Island. Along the six miles of coastline in Rancho Palos Verdes, a network of canyons and hillsides of uniquely California native environment, which are connected to the coastline and threading through the Rancho Palos Verdes community, take the visitor out of urban life and into a quieter, slower pace that evokes a rural feeling.

**Vision Statements**

- Dramatic views from the vast network of trails and public open spaces along the coastline and out to sea across the channel are preserved and enjoyed
- The sense of separation, remove, and quiet is retained for residents and visitors alike
- Spaces are recognized or enhanced in which users can enjoy and appreciate the qualities of the natural setting, and feel a part of it, and experience a feeling of renewal



The Rancho Palos Verdes Coastline





**A PLACE FOR FUN AND ADVENTURE:  
IN WHICH THE COMMUNITY ENJOYS  
RECREATION AND ACTIVITIES**

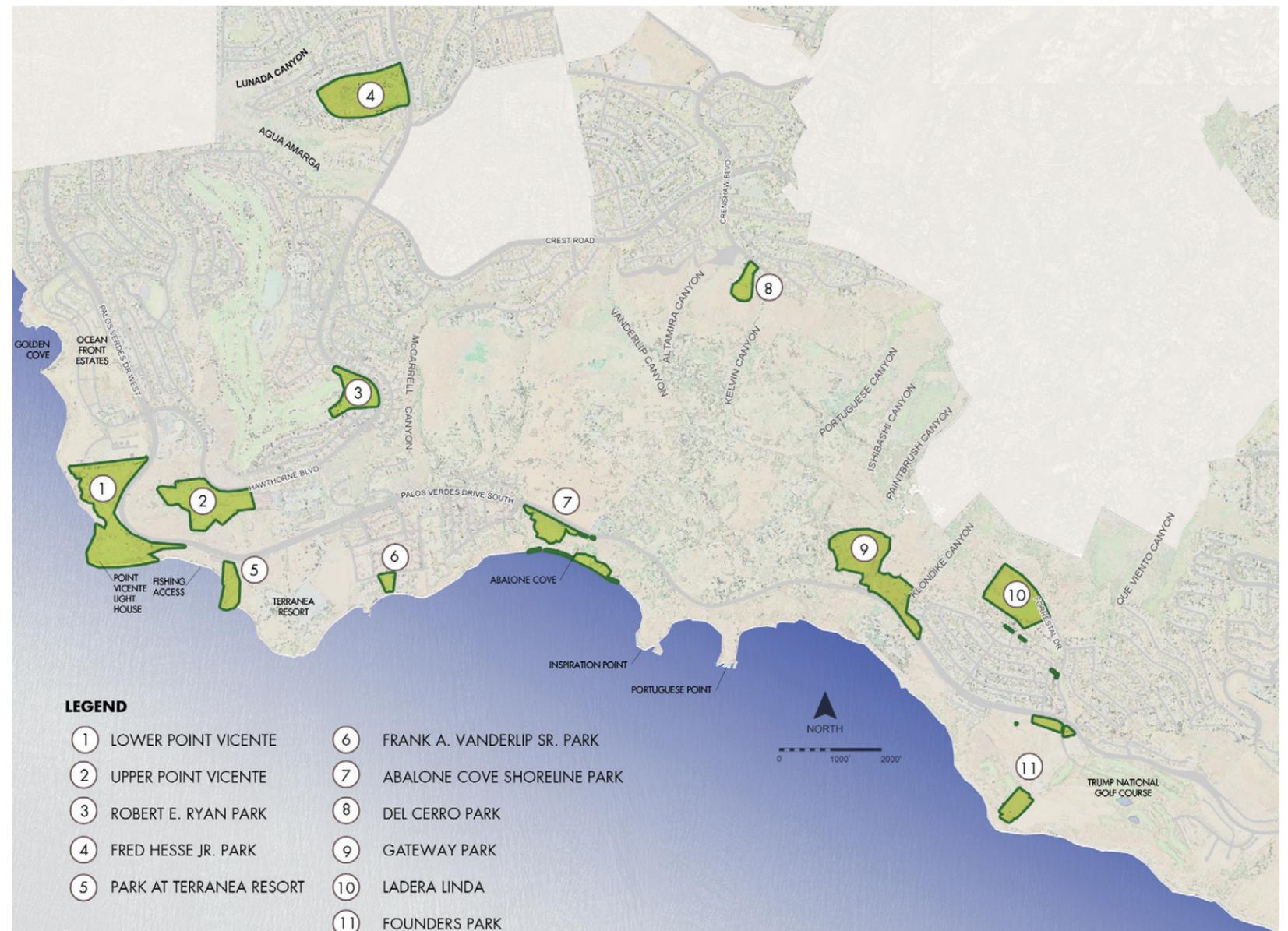
Residents of, and visitors to, the City enjoy a wide range of activities in its coastal areas, both on land and sea. The City's outdoor public lands, as well as the eleven City parks in the Rancho Palos Verdes Coast Plan area, accommodate a diverse array of users, from hikers and walkers, to bicyclists, those who fish, ride horses, and enjoy a range of other activities. These uses are accommodated sustainably in both Preserve and non-Preserve areas within the City. Access to recreation in a natural setting, at the community's doorstep, is a unique benefit that will continue to be enjoyed by generations to come.



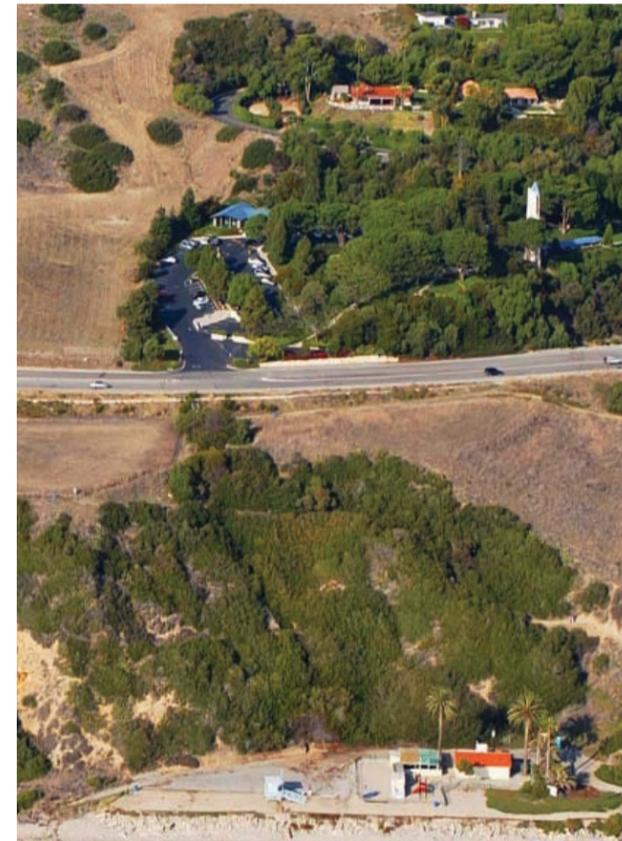
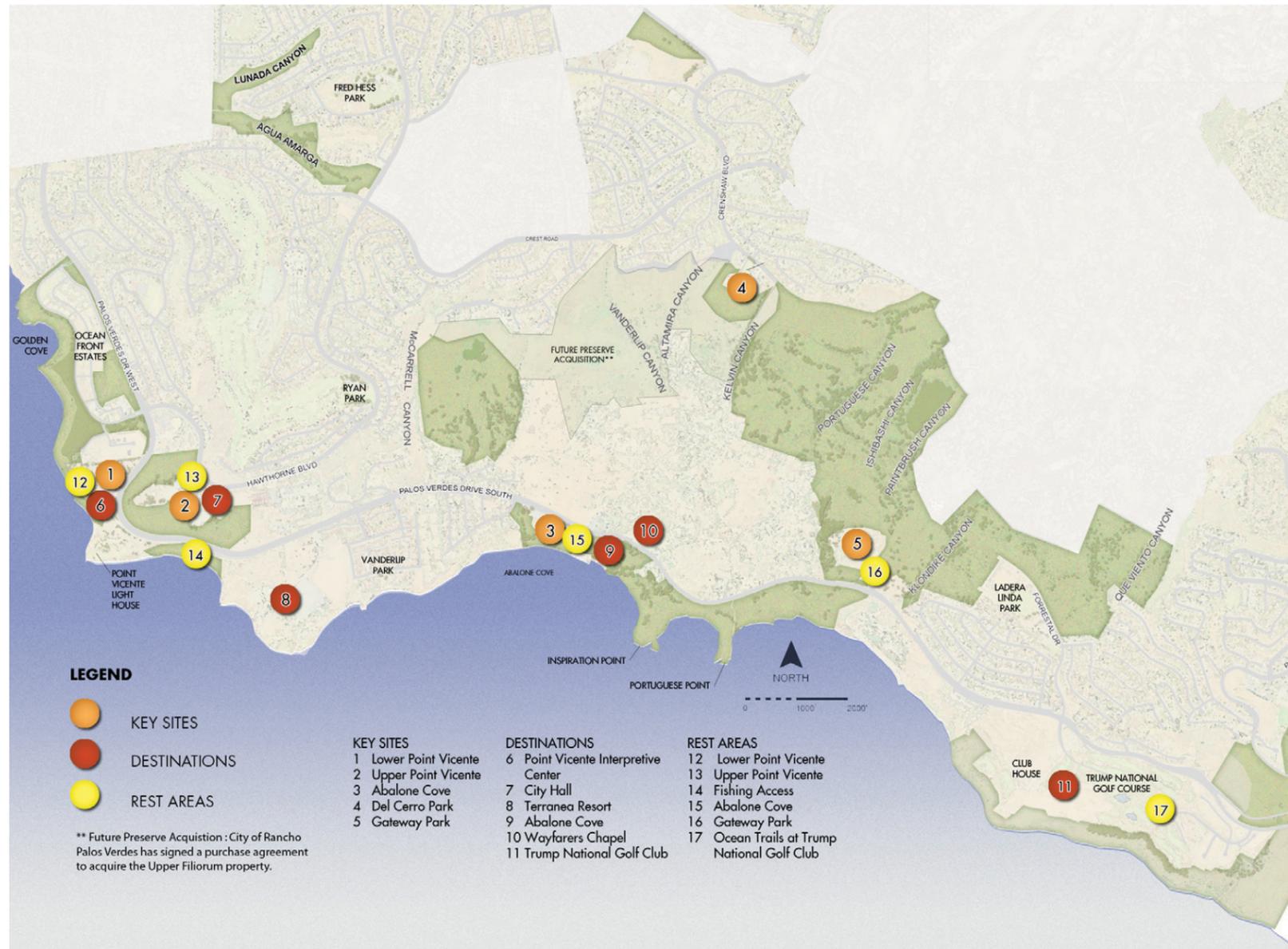
**Vision Statements**

- A wide range of recreational users continue to be accommodated on Rancho Palos Verdes public lands and trails, without degrading visually or physically from their character or quality
- Safe access is provided at the Palos Verdes Nature Preserve and public lands areas, in which conflicts between different user groups are minimized
- Preserve and public lands are identified, and recognizable as part of a system of open spaces and community spaces within the City of Rancho Palos Verdes

Parks



Key Sites, Destinations and Rest Areas



**A PLACE FOR COMMUNITY LIFE AND LEARNING**

The natural setting of the City in part defines it, and is woven into its fabric, in and around significant public lands and facilities that serve residents and visitors. Providing spaces in which to bring the community together, and providing coastal areas in which to enjoy, access, and learn about the City's natural and other resources is the key to ensuring ongoing stewardship of them. Seamlessly weaving significant public spaces and regional destinations in and around the open space system in the City supports and encourages the crucial synergy between education, learning, action and care.

**Vision Statements**

- The Upper Point Vicente complex is an active, vibrant focal point and cherished center of community and civic life, culture, arts and recreational activities, and is linked into other significant public and open space areas in the City
- The Lower Point Vicente area is recognized as an interpretive/educational/learning/community coordination hub for the City of Rancho Palos Verdes that also links to significant public open space areas in the City
- Major destinations along the City's coastline feature both high quality amenities and interface seamlessly with the natural habitats intertwined within and between their properties
- Farming on the peninsula remains active and continues to educate community members about an important dimension of community life and history
- Points of entry, portals or passages, into education and recreation areas along the coast, into the canyons, and overlooking the entire system are recognizable, and provide visitor amenities and opportunities for interpretation and learning

**THE VISION FRAMEWORK PLAN**

The plan provided on this page synthesizes all of the Vision Plan elements into one framework plan, so that not only the potential of the individual spaces and places within the Rancho Palos Verdes Coast can be seen at a glance, but their connections to each other, to the Preserve, and to other City parks and destinations are highlighted as well.

The Plan locates uses, including each of the Palos Verdes Nature Preserve Reserves, City parks in the Coast areas, approved sites for Preserve or Rancho Palos Verdes Coast Overlooks or Vista Points, building areas anticipated on the key sites, and Rancho Palos Verdes coast destinations. The Plan also identifies significant Access and Connections features within the Plan area, including roads, trails and trailheads, bikeways and parking lots. The trail network identified on the Plan is the result of many months of work by the City's Preserve Public Use Master Plan Committee. Trail routes and uses are identified, as well as trailhead locations. On the key backbone spine of the Vision Plan area, Palos Verdes Drive, two locations are identified for gateways into the Rancho Palos Verdes Coast, as well as locations for roadway median planting improvements, pedestrian crossings, sidewalk improvement areas and even a short stretch of Palos Verdes Drive which may in the future be considered for narrowing.

Chapter 3, Key Sites, provides concept designs and further guidance for future development (uses) and enhancement of each Key Site, while Chapter 4 further explains the suggested enhancements to the key connections elements shown on the Plan. Gateways and other potential signage improvements suggested in the Plan area are described in Chapter 5, Design Guidance.





### 3 KEY SITES





**A Modern Vision** TO UNIFY THE COAST

## THE KEY SITES

Five Key Sites have been selected for inclusion in the Vision Plan because they serve as key open space parcels within the Rancho Palos Verdes Coast, but are not a part of the City's NCCP Preserve, and/or because they provide ideal public use opportunities. Although several of the key sites have been the subject of community conversation and planning prior to the Vision Plan process, there has previously been no public process to consider all of these properties together, and to consider the unique role each site plays in the context of the emerging Rancho Palos Verdes Coast. Goals for each of these sites were developed and reviewed with City Staff as part of the Vision Plan process, and were also reviewed with the City Council and community members, as part of the public process for this Plan.

Background information on existing conditions at each key site, together with site goals, site concept design descriptions and recommendations for implementation, are included below for the following Vision Plan key sites.

### UPPER POINT VICENTE

Presently housing the City Hall complex, this site is identified as the civic and cultural heart of Rancho Palos Verdes. Additional facilities for the arts, culture and community, together with connections to the surrounding trail network are envisioned that would complement the ultimate build out of the Civic Center.

### LOWER POINT VICENTE

Given the existing Point Vicente Interpretive Center's focus on the marine environment of the Rancho Palos Verdes coastline, the educational emphasis of this

site is proposed to be expanded to include outdoor history museum elements long envisioned by the Point Vicente Interpretive Center docents, together with a complementary educational public use in a separate building. These components are intended to expand the learning opportunities at the site, to connect the ocean and land, people and animals, and the community.

### DEL CERRO PARK

While the park functions of this site remain unchanged, its amenities are enhanced to celebrate the environmental stewardship that made the City's NCCP Preserve possible. Proposed improvements are oriented to the dramatic views of the Preserve and coast that are experienced from its bluff edge.

### ABALONE COVE

Abalone Cove is one area of the Rancho Palos Verdes Coast from which direct access to the ocean, as well as access to the Preserve trails, can be made. Thus, this site is identified as a gateway to nature, on land and at sea, with an enhanced bluff pathway, overlook and picnic areas envisioned.

### GATEWAY PARK

This site, set within a portion of the City's most unusual geological setting, is surrounded by and a gateway to, the City's Preserve, but is outside its boundaries. This site has long been the focus of the City's Equestrian community as an area for equestrian training and recreation, as well as an area identified by Palos Verdes Peninsula Land Conservancy as an outdoor educational resource related to the Preserve. The site is identified as a portal to outdoor education and recreation.

Five Key Sites



**Upper Point Vicente Existing Conditions**



**UPPER POINT VICENTE**

This site is zoned Open Space Recreation. Designated as Point Vicente Park/Civic Center, the site was formerly a Nike Missile Base, and presently includes and surrounds the City's civic center complex. Existing facilities are housed in former school buildings and temporary buildings. The surrounding grounds are improved with a sand volleyball court, tennis court, open grass areas, a picnic table and barbecue. With spectacular views of the ocean and Catalina Island, this site is the location of community gatherings such as the City's annual July 4th Independence Day Celebration. The site encompasses 22 acres and abuts a 4 acre Coast Guard parcel to the west. It is otherwise surrounded by Preserve lands that wrap around the site to Palos Verdes Drive. A farming operation exists on the southern facing slope below the site, which is operated in a lease agreement.

Nearly 27,500 square feet of building area is currently developed on the site, including the City of Rancho Palos Verdes City Hall offices, studio facilities for PV On the Net, and temporary modular buildings for the PV Seniors. The City Maintenance Yard is also located on the site. There are 88 existing paved parking spaces provided on-site. The site also incorporates a helipad used by emergency services providers.

**SITE GOALS**

As a result of the public Vision Plan process, and discussion with City staff and elected leadership, the following goals have been established for the concept design for this site:

- Advance the conceptual design of the Upper Point Vicente site based on the modified 'Civic Center

Conceptual Site Plan' (as presented to the City Council April 18, 2006, and included in the Appendix to this document)

- The site shall be able to accommodate an Arts/Cultural Center, City Council Chamber and City Hall, a pool/gymnasium complex, a village green, centralized parking and an amphitheater.
- Ensure that the Civic Center is connected by a network of high quality, vibrant public landscapes and is visually integrated into the surrounding Preserve land
- Link Upper Point Vicente into the City's trail system and to other major destinations in the City
- Implement an integrated, context sensitive approach to access and parking for all users

**SITE CONCEPT PLAN**

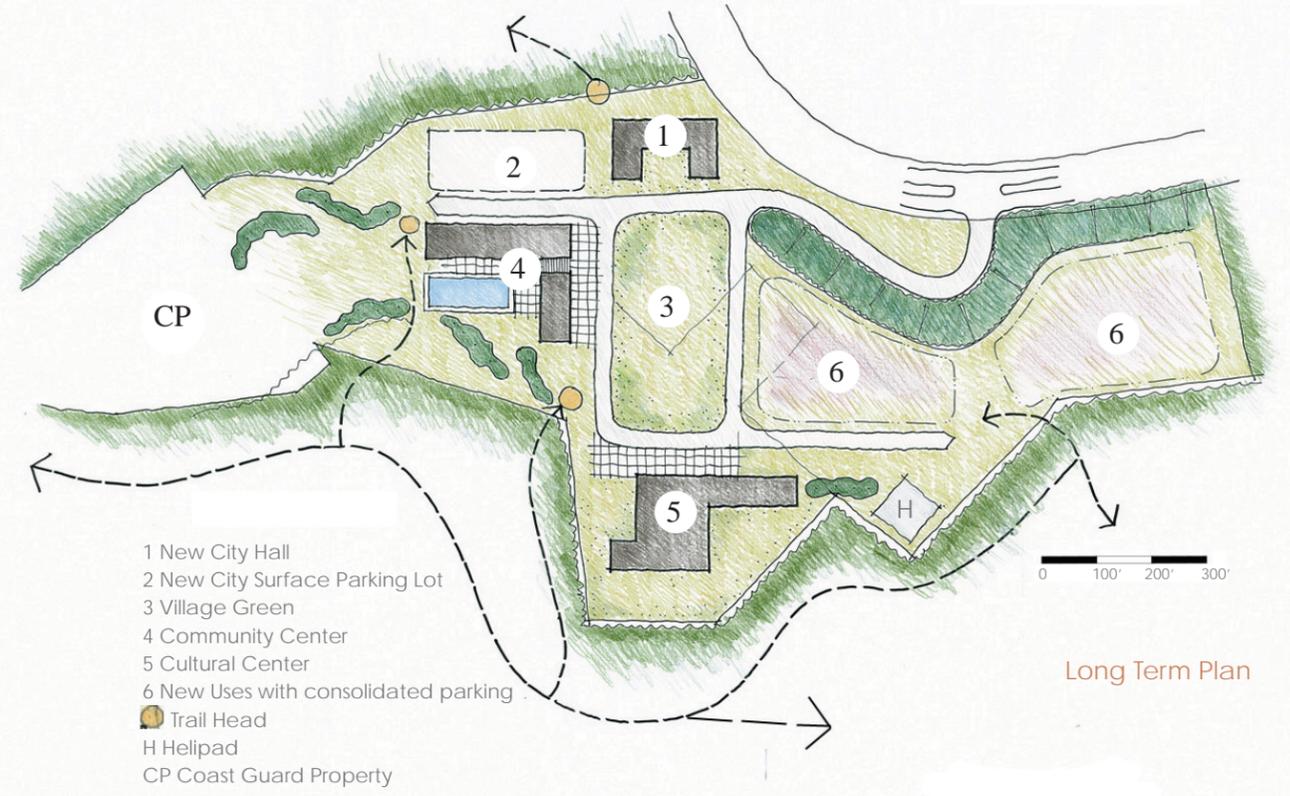
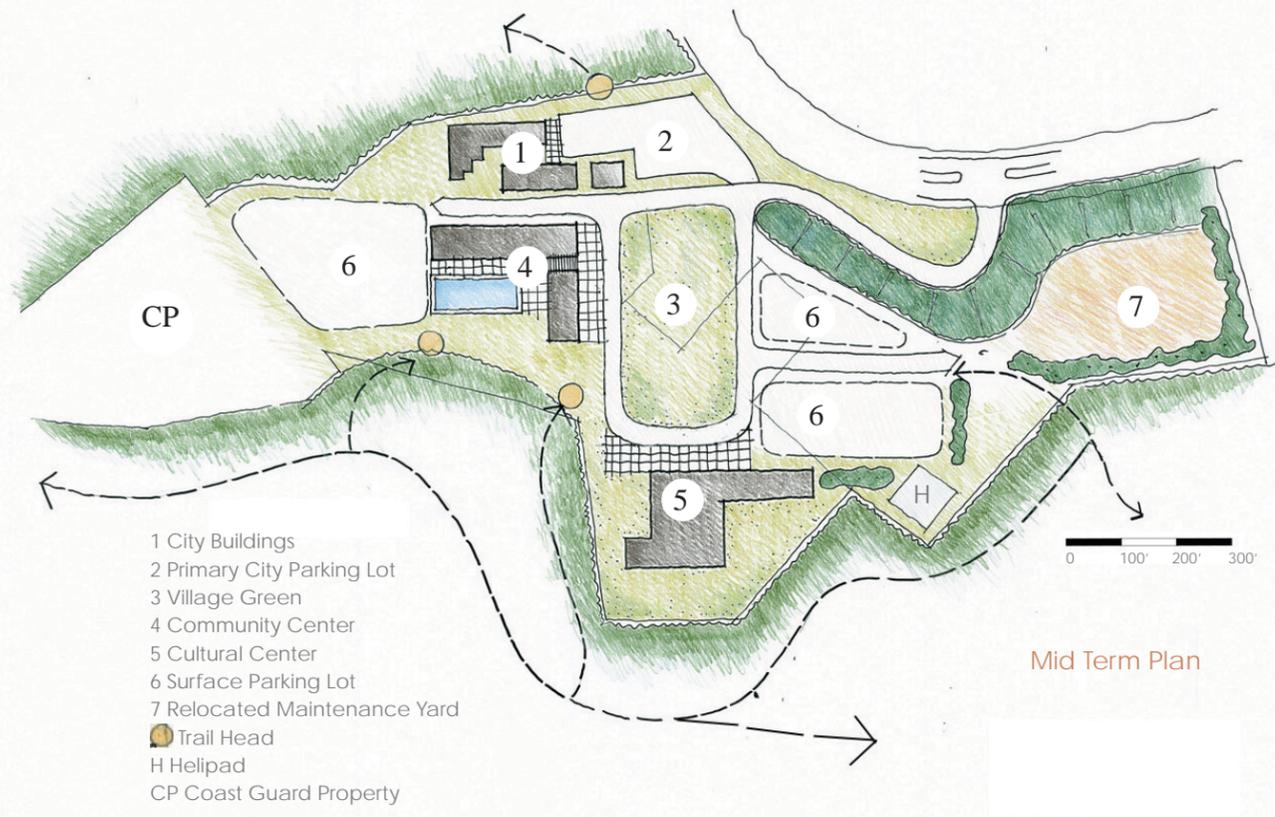
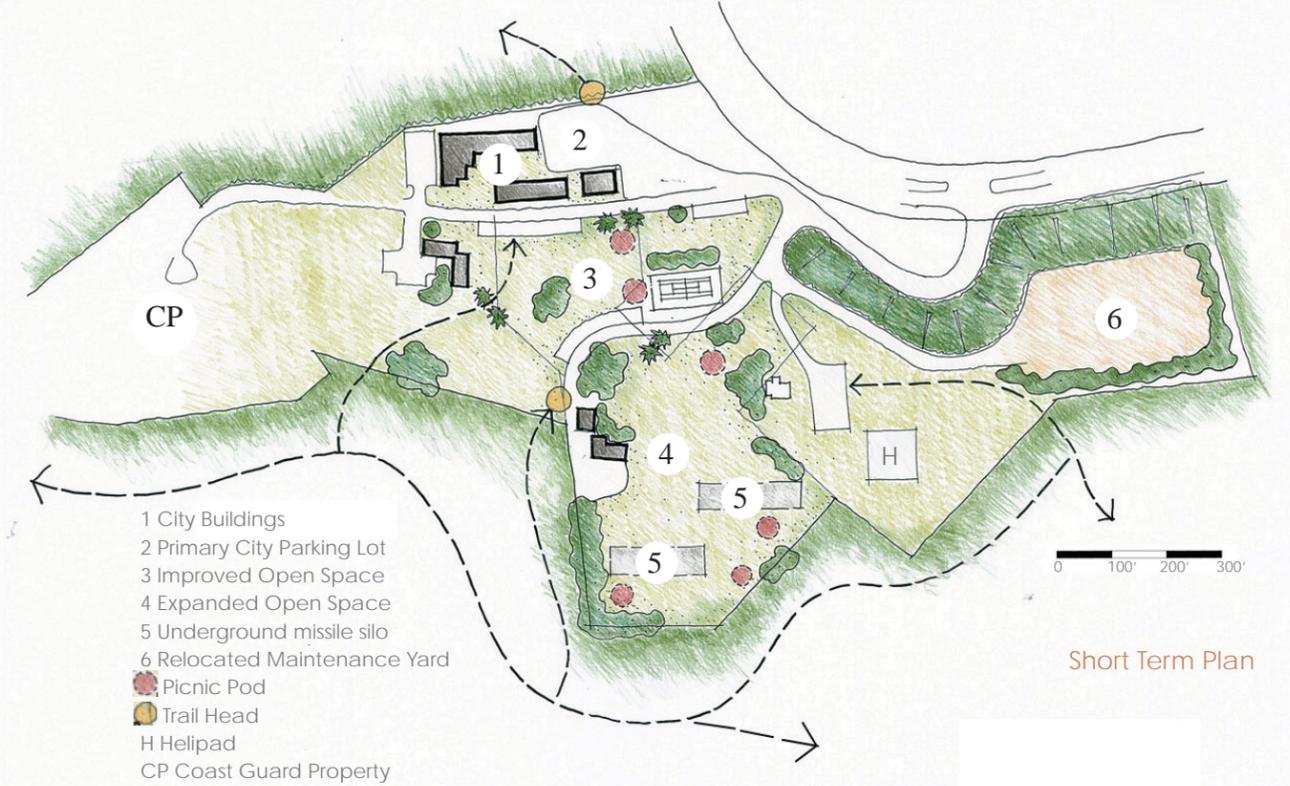
**History**

The concept plan for this site has evolved throughout this Vision Plan process. The site was originally the study of the City's Open Space Task Force, which produced a plan incorporating a wide range of community and recreational uses. This plan was considered in this Vision Plan process, however, direction was provided by the Rancho Palos Verdes City Manager to include a narrow range of uses in this concept plan. This approach was endorsed by the City Council during the public Vision Plan process. Iterations were considered, and interested site user groups were interviewed. Finally, a phased approach to implement the concept design was proposed, and is described below and illustrated to the right.

**Phased Approach**

The concept design depicts a phased, short-, medium-,

Upper Point Vicente Concept Plan and Phasings



The Village Green at Upper Point Vicente. Existing (1) and Proposed (2)



and long-term approach to the site development. In the short-term, positive impact would result from simply moving the Maintenance Yard (shown at 80,000 sf) to the east, and creating a consolidated open space area in the center of the site. At this early stage, a trailhead serving the adjacent Preserve trails could also be added, together with trail connections and associated picnic areas around the bluff edge of the site.

In the medium-term, a Village Green (depicted at 1.7 acres in size), which could also accommodate an amphitheater [3], Veteran's Memorial and/or public art, as well as the City's 4th of July celebration, might be created, together with a cultural center (shown at 30,000 sf on two levels) which could host activities relating to the arts including studio and gallery space, class and performance space, both indoors and outdoors; a community center complex (shown at 20,000 sf on two levels), which might accommodate meeting space for community groups, recreational facilities, classroom space and a full sized recreational pool (50m x 25m).

In the long-term, a City Hall complex (shown at 36,000 sf on two levels) could be developed, incorporating administrative facilities and a Council Chamber. Further, the City's Maintenance Yard could be relocated off site, freeing space for other open space or developed uses. At this stage consolidated parking could be developed, in a structure partially below grade, which might enable additional open space or other site uses, including areas for active recreation, to be created.

### Maintaining the Site Character

Though this site is one of three within the Vision Plan identified to accommodate new public uses within the Rancho Palos Verdes Coast, the vision statement

and goals developed for this Plan, as well as the design guidance material included in Chapter 5 of this document, clearly recommend open space and view preservation within the Rancho Palos Verdes Coast, as well as context sensitive building and site design. Ultimately, at each phase of concept design implementation, the site should retain its park like setting and precious ocean views, and provide access into the adjoining Preserve trail system.

### Recommendations for Implementation:

- Initiate a formal master plan of the site, including market analysis relating to potential arts and recreation facilities, a space program to serve a range of possible uses and user groups, a parking needs analysis related to the potential users, and incorporate the utility study presently being undertaken for the site.
- Immediately pursue funding sources (grants, etc.) to implement the on-site trailhead and trail connections on site, as well as to relocate and reconfigure the City's Maintenance Yard.
- Research potential off-site locations suitable for the City's maintenance yard

## LOWER POINT VICENTE

Presently the Lower Point Vicente site is zoned Open Space Recreation, and is identified for passive recreation in the City's General Plan. The 20.5 acre site incorporates the Point Vicente Interpretive Center (PVIC), at 10,000 sf of developed building area, and 13,000 sf of hardscaped plazas and outdoor amphitheater area. The Interpretive Center is focused on the coastal setting, marine life and history of the Peninsula, and since its expansion, also serves as a destination for community functions, such as meetings, weddings and parties. The Interpretive Center continues its tradition of hosting the annual Whale of a Day celebration as well. The adjacent Point Vicente Lighthouse is presently closed to the public, and home to Coast Guard personnel. The Lighthouse itself is periodically open for tours, and Coast Guard related exhibits and activities are integrated into the Whale of a Day event as well. A pathway along the bluff edge of the site connects into the Ocean Front Estates bluff front trail system via a bridge over the storm drain at the northern edge of the site. However, the connection terminates to the south at the Lighthouse property line. A farming operation is presently the only active use on the portion of the site inland of the existing PVIC parking lot.

### SITE GOALS

As a result of the public Vision Plan process, and discussion with City Staff and elected leadership, the following goals have been established for the concept design for this site:

- Develop the conceptual design of the entire Lower Point Vicente area that integrates, in terms of design and amenities, existing and proposed facilities

- These include the Point Vicente Interpretive Center and its proposed outdoor education components (PVIC Phase III, relating to cultural, social, physical and natural history and environments), surrounding public parkland, and other potential, complimentary educational public uses
- Determine broad site design and program possibilities for publicly accessible space at the Lighthouse property, should the City obtain permission to this land via the Coast Guard
- Implement an integrated approach to access and parking for all users

### SITE CONCEPT PLAN

With the City's approval, The Annenberg Foundation spearheaded the development of a detailed conceptual design for the Lower Point Vicente site. This detailed concept plan was guided by input from City staff and elected leadership, as well as input from a Community Advisory Committee. The associated report, produced as the result of this concept design process is available under separate cover, and the results of the process have been presented to the public and City leadership at each Vision Plan public meeting, the City Council meeting on the Vision Plan process, as well as at numerous community meetings attended by the Foundation. Materials relating to this proposal were also posted on the City's website during the Vision Plan process.



Lower Point Vicente Existing Conditions



Lower Point Vicente Concept Plan



The concept design for this site, shown at left, has been extrapolated from this process, as well as public input and discussions with City staff and leadership, and depicts the potential for:

- PVIC - The existing Point Vicente Interpretive Center (shown at 10,000 sf of building area and 13,000 sf of surrounding hardscape, or 2.5% of the site area) remains.
- A Complementary, Educational Public Use Facility – A facility, not approved by the City, but proposed by The Annenberg Foundation, is depicted on the concept plan (shown at 15,000 square foot footprint with two levels and a portion of its parking under part of the building, and encompassing not more than 5% of the site area.) In order to be an appropriate addition to this site, a facility such as this must be designed to integrate into the physical contours of the land, be consistent with the design guidance provided in Chapter 5 of this document, and not dominate either the site or PVIC either in terms of massing or height. The building must be publicly accessible, and complement the educational mission of the PVIC, as well as contribute to telling the compelling and unique story of animal life on the Palos Verdes Peninsula. This facility may include indoor uses such as: museum quality educational exhibit areas drawing community and school visitors, multipurpose classroom spaces for community, professional, and school groups, space for limited companion animal care and socialization, as well as a multipurpose theatre space which could be used for teaching as well as available for community and civic events and meetings. Outdoor program areas related to a use such as this could include some enclosed and screened companion animal socialization/

demonstration area for supervised activities, as well as open outdoor gathering and seating areas in a promenade and plaza spaces which would link a new facility to PVIC and provide an extension of both the indoor space of PVIC and the complementary facility built on site.

- Outdoor History Museum/PVIC Phase III Program Components - The outdoor history museum must be designed to complement the Interpretive Center, as envisioned by the Point Vicente Interpretive Center docents. (It is depicted on the concept plan at 69,000 sf/7.8% of the site area). The components include a Tongva village, geology display, interactive archaeology exhibit, and dry farming/water wise landscaping demonstration. This could be complemented by an exhibit tying the story of the site together, and focusing on the whole ecology of the Peninsula and the continuum of marine, coastal, bluff top and terrestrial life within it.
- Parking and Access - Parking, driveways and drop off areas must be provided in order to serve all site uses (in the concept plan depicted at just over 102,000 sf/11.4% of the site area, and 136 parking spaces)
- Open Space – Open space and picnic areas, both those existing along the bluff edge of the site, and new areas, are shown in the concept plan, to be planted with native and locally appropriate vegetation. New, accessible open space areas are depicted on the inland portion of the site presently only occupied by and accessible to the existing farming operation in a leasehold. Further, this component includes a new trailhead and trail system encompassing an enhanced existing bluff front trail, as well as a new connection through

the site inland through the open space, potentially along the northern edge of the site, to Palos Verdes Drive. This trail would open access across the site, connect to the Preserve trail, and extend toward the bluff and the Upper Point Vicente site. Finally, a potential new trail alignment is shown, connecting from the southern edge of the site, through the Palos Verdes Drive edge of the Lighthouse property. This alignment would facilitate implementation of the Coastal Access Trail alignment south, to connect to the Fishing Access trail head and amenity area. The open space component of this concept plan is shown at over 15 acres, or nearly 74% of the site area

**RECOMMENDATIONS FOR IMPLEMENTATION**

- Enter into a planning process, engaging community stakeholders, PVIC staff and docents, and City staff and leadership, to complete detailed design of the complementary educational facility, outdoor history museum/PVIC Phase III, and site wide improvements
- Open a discussion with the Coast Guard relating to the possible future trail connection to the south, requiring relocation of the fence line of the Lighthouse property toward the bluff in order to allow a trail connection off Palos Verdes Drive to the Fishing Access

Bluff Side Trail at Lower Point Vicente Existing (1) and Proposed (2)



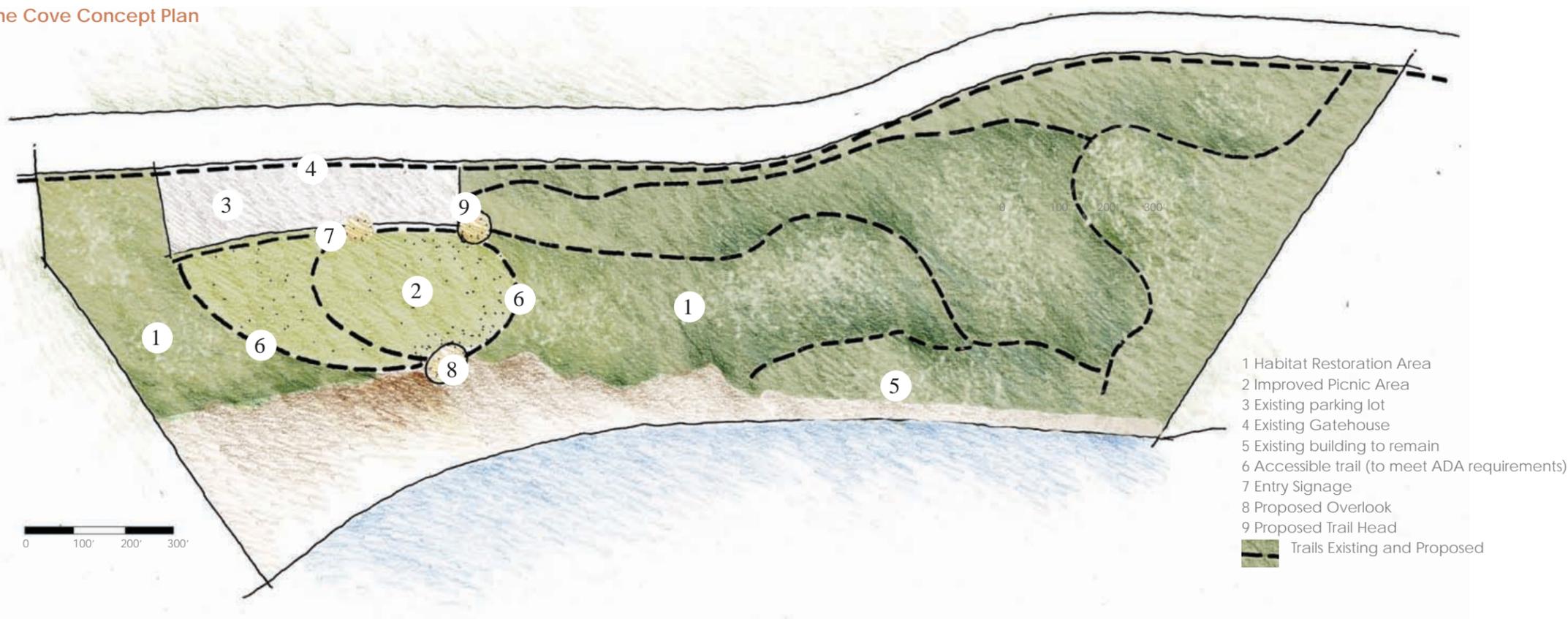
**Abalone Cove Existing Conditions**



**ABALONE COVE**

Abalone Cove Shoreline Park features two beaches (Abalone Cove and Sacred Cove), tide pools, bluff top viewing areas, restrooms, and a network of trails, accessible from a controlled, for fee, 150 space parking lot off Palos Verdes Drive South. The park is partially designated as a State Ecological Preserve and taking of protected animals and marine life is prohibited. Access to Abalone Cove Beach is by a trail from the parking lot.

**Abalone Cove Concept Plan**



**SITE GOALS**

As a result of the public Vision Plan process, and discussion with City staff and elected leadership, the following goals have been established for the concept design for this site:

- Add new park amenities – picnic tables, shade features, benches, trash receptacles, and an ADA accessible bluff top trail and trail signage
- Implement an invasive species removal and low profile shade tree planting program within the park

**SITE CONCEPT PLAN**

The concept design presented for Abalone Cove seeks to enhance access and aesthetics at one of the most visible City park sites along the Rancho Palos Verdes Coast. However, it describes minimal change to the site, including adding an ADA accessible trail looping the top of the bluff area, adding an overlook at the bluff edge of the Park, selectively replanting the site with native vegetation, and adding shade (likely only small native trees) for the picnic areas.

Signage marking trail connections and/or beach access is also a part of this concept. Further, interpretive signage could also be added at this location, though given that the roadway pull out/ parking area and signage are already located here, this is not likely to be a high priority for the City. Instead, better connection should be made between the site itself and the trails, and the interpretive signage area. No change is contemplated relating to the trails from the bluff to the ocean.

**RECOMMENDATIONS FOR IMPLEMENTATION**

- Pursue public/private partnerships and/or grant funding to implement the trail, trailhead, signage, picnic area and revegetation projects proposed at Abalone Cove

Trail Head at Abalone Cove Existing (1) and Proposed (2)



Gateway Park Existing Conditions



## GATEWAY PARK

This undeveloped site is approximately 25 acres and is presently zoned Open Space Hazard, as the lower portion of the site is located in the City's landslide moratorium area. The undeveloped upper bench overlooking the southern end of the site is accessible by dirt road and trail connection.

### SITE GOALS

As a result of the public Vision Plan process, and discussion with City staff and elected leadership, the following goals have been established for the concept design for this site:

- Create a 'Gateway Park' that acts as a staging area for users and visitors from Palos Verdes Drive into the Preserve beyond. Incorporate Rancho Palos Verdes natural areas "system" information into the Park, in trail head and picnic facilities
- Establish a managed area, outside the Preserve, with a focus on specific active recreational pursuits, including horse-back riding and other activities as approved by the City Council through the PUMP process
- Develop an outdoor education/nature appreciation center suitable for school and community groups
- Implement an integrated approach to access and parking for all users

**SITE CONCEPT PLAN**

Given that the site is located within the City's landslide moratorium area, its geological instability is a design constraint for any use considered here. Uses proposed as part of this concept plan have been sited to avoid the most active geological areas on the site. Any facilities located on the site would be temporary and portable and would comply with City regulations for building in this area. The concept design incorporates both equestrian park and outdoor education uses.

The equestrian park components are proposed to include a multi-purpose riding ring, conditioning track, corrals and associated buildings, and a cross country riding area.

Outdoor Education components are envisioned to include a welcome center and jumping off point into the Preserve, in a portable building near the park entry, as well as an outdoor classroom space on the upper bench area of the site.

Picnic areas area also included, together with a trailhead and trail connections to the surrounding preserve.

Parking to serve all the uses has been considered in the concept design, and located on the site itself, in flat areas adjacent to Palos Verdes Drive.

**RECOMMENDATIONS FOR IMPLEMENTATION**

- Authorize the Equestrian community, or other City Council approved sub-committees, to proceed into detailed design of the equestrian park portion of the site, so that design and operational details can be resolved. City Planning and Parks and Recreation staff should be part of this design process to ensure that the gateway park uses envisioned at the site are compatible programs envisioned by the equestrian community, and that adequate parking and support facilities can be accommodated
- Ensure that future maintenance and maintenance costs of the uses on this particularly challenging site are addressed as the detailed site planning process moves forward
- Consider the additional impacts on the Preserve that may be caused by enhanced access to this site, and include plans for mitigation (including ranger patrol or the like) in the detailed design



Gateway Park Concept Plan

Del Cerro Park Existing Conditions



## DEL CERRO PARK

The 4.5 acre Del Cerro Park site is designated Open Space Recreation in the City's Zoning Code. The site features panoramic views of canyons, coastal headlands, ocean and offshore islands. The site presently consists of an open play area and a small on-site parking area consisting of 17 marked parking spaces as well as some parallel spaces on the access road. Access to the Preserve trail system is adjacent to the park, but not directly from it. Parking to serve the Preserve trail system presently occurs on the adjacent streets.

### SITE GOALS:

- Establish Del Cerro Park as a donor recognition site educating the public about the origins of the Preserve, and include an area in which to view the Preserve and its facilities
- Augment and improve existing visitor facilities and provide an ADA accessible path to a Preserve overlook
- Improve signage relating to the Preserve and its trails at Del Cerro Park

**SITE CONCEPT PLAN**

This Palos Verdes Peninsula Land Conservancy (PVPLC) donor recognition site at Del Cerro Park was conceptually approved by the City Council in concert with the approval of the Preserve itself in 2005.

The existing parking lot at the Park is intended to remain, but to be upgraded to accommodate ADA access. As shown in the concept design on the next page the pathway from the parking area up to the Donor Recognition overlook will begin at the northern end of the parking area, and terminate at the overlook at the top of the bluff. Neither the pathway, nor the entry signage introducing the Conservancy and the overlook at the start of the path will intrude on the open play area of the park. The pathway location has been dictated by the constraints of the site's grades, and the need to ensure ADA accessibility. Instead of providing a loop trail, in an initial phase of construction, a single path up to and back from the overlook will be provided.

One overlook will be constructed in the general vicinity of the existing bench already at the overlook. Overlook walls will be 36" high or less, with integrated signage. Bench seating and stone banding will be used in the overlook as well. The design does not incorporate lighting or planting. The initial overlook, and any second overlook and trail extension (creating a loop) which may be added in the future, will be sited in order to avoid conflicting with the areas of the site required to remain clear for emergency fire access, as well as to the landing zone required by the model airplane "silent flyers" who presently use the site, as is feasible, and to avoid impacts on the open areas of the park itself and the neighboring residences.

**RECOMMENDATIONS FOR IMPLEMENTATION:**

- Should the City wish to pursue additional site improvements in the future, a restroom building may be contemplated on the site, and sited so that it provides the least possible impact to the surrounding neighborhood, but is accessible to and serves, park and Preserve trail users
- Engage PVPLC to further enhance the site by implementing native planting at its upper bluff edge, should funding be identified

**NOTE:** In the future, any specific projects approved on any of the key sites included in this Vision Plan, will be subject to a site specific City-directed approval plan review and approval process. This process will result in appropriate conditions of approval relating to the direction set in this key sites chapter, as well as the provisions of the Design Guidance included in Chapter 5 of this Vision Plan relating to Siting and Site Design, Buildings and Architectural Site Features, and Design Palette, and the Plant Palette Guidance provided in the Appendix to this document.

- 1 Existing Driveway
- 2 Existing Parking Lot
- 3 Existing Open Space
- 4 Welcome Wall
- 5 Decomposed Granite ADA Pathway
- 6 Overlook
- 7 Existing Vegetation





**4 CONNECTIONS**



**A Modern Vision** TO UNIFY THE COAST

## CONNECTIONS

The Vision for the Rancho Palos Verdes Coast recognizes the special role that each unique place plays within the whole system, and seeks a unified look and feel for all of the areas in terms of design character and materials. Further, the Vision addresses a network of connections between the different areas and elements within the coastline, including the key sites, Preserve, parklands, and other coastal destinations. This Connections chapter of the Vision Plan identifies key roads, trails and bikeways within the area, as well as modifications and improvements to them. These elements are mapped on the plan on the following page, and their future character is described and illustrated, together with improvements that serve not only cars and transit vehicles, but also bicycles and pedestrians. Further, this chapter identifies the “stops along the way,” the amenity areas, trailheads, overlooks, vista points, and rest areas which will serve people experiencing the Rancho Palos Verdes the Coast. Of course, given the geography of this area, efforts will focus on Palos Verdes Drive (west and south), visualized in the future at right.

### GOALS

As a result of the public Vision Plan process, and discussion with City staff and elected leadership, the following goals have been established relating to connections within the Vision Plan. The elements referred to in these goals, which make up the network of connections within the Vision Plan area, are also identified on the map on the following page:

- Develop the Preserve trail system identified in the City’s Public Use Master Plan for the NCCP
- Develop an integrated, recognizable system of

vehicular, pedestrian, bicycle, and transit or shuttle links to major coastal sites, destinations, and amenities within the City

- Create stronger physical linkages between the Upper and Lower Point Vicente sites, as well as between Preserve land and public open space and activity areas on the inland and the coastal sides of Palos Verdes Drive
- Enhance pedestrian and bicycle access to key sites, trailheads and destinations along Palos Verdes Drive and at access points into the Preserve
- Develop a continuous, marked Coastal Access Trail alignment within the Rancho Palos Verdes Coast
- Ensure that connections are ADA accessible, while using permeable paving materials where possible, only incorporating impermeable materials where traffic and level of use prohibit alternatives

### STRENGTHENING THE BACKBONE OF THE COAST – PALOS VERDES DRIVE

Palos Verdes Drive serves as the spine or backbone of the Rancho Palos Verdes Coast, linking the key sites, destinations, preserve and parklands. While this road must serve the automobile traffic it accommodates and the adjacent neighborhoods, it must also be a place that visually represents the character and quality of the vision for the environment within the Rancho Palos Verdes Coast, and be comfortable for people and bikes. Therefore, a continuous pedestrian and bicycle linkage should ultimately be developed along Palos Verdes Drive for the entire length of the City’s coastline. This will help complete the City’s Coastal Access Trail system, and provide a safe and comfortable connection along the bluffs and at access points down to the shoreline. This linkage should be off-street where possible.

Palos Verdes Drive Improvements. Existing (1) and Proposed (2)



Connections Map



Edges

Where this condition does not exist now, the edges of Palos Verdes Drive should be enhanced with pedestrian pathways, which could be City standard sidewalks, or where appropriate permeable paving, such as stabilized decomposed granite, in keeping with the coastal area's natural character. Pedestrians should be separated from the roadway where the right-of-way is most constrained, by using attractive barriers, or edge/parkway planting. Providing a continuous, marked bikeway along Palos Verdes Drive is another measure which will enhance both bike safety, and provide greater separation between the roadway edge and cars in the roadway. These concepts are visualized on the following page.

Roadway Width

A goal of this plan is to balance the needs of pedestrians and bicyclists with automobiles in the Rancho Palos Verdes Coast, and to reduce speeds on the roadway, and control traffic noise. To this end, in one segment of Palos Verdes Drive, roadway narrowing to two travel lanes should be considered. Narrowing one segment of the road, between Seacove, and the southern end of Abalone Cove, would simply extend the already narrower, two-lane portion of the road six tenths of a mile north. It would also provide an opportunity to widen sidewalks for pedestrians along the Abalone Cove frontage, and enhance plantings there, given that this is a park-edged area in which the bluff is wide, and an area in which a future trail from the Preserve may some day join Palos Verdes Drive.

Further, as the trailhead project adjacent to Forrestall Drive and Ladera Linda Community Center is implemented, reconfiguration of that obsolete asphalt roadway should be considered in order to narrow it and

add the improvements described in the Improving the Trail Network section below.

**Intersections/Crossings**

Palos Verdes Drive intersections at Hawthorne and Terranea are now signalized and have crosswalks. The intersection at Forrestal and Palos Verdes Drive is also identified for future signalization. Enhancing these intersections further for pedestrians might simply include providing enhanced crosswalk paving, ensuring that signals are pedestrian actuated smart signals, or, where feasible, extending the curbs at intersections or providing median island refuges in the center of the roadway, in order to shorten crossing distances for pedestrians, and further protect them from automobile traffic.

At two locations on Palos Verdes Drive, at the Gateway Park, and between Hawthorne and the entrance to PVIC, pedestrian smart crossings are proposed. This concept is visualized on page 4-1, and includes enhanced crosswalk paving and overhead pedestrian signal lights, which can be actuated by pedestrians themselves. In-pavement flashers, such as those used in crossings to the south of the Rancho Palos Verdes Coast, in San Pedro, may also be considered, in consultation with the City’s Traffic Engineer. Upon further study, it may also be determined that full signalization is needed at the Gateway Park entrance.

**Medians**

Adding median plantings on Palos Verdes Drive, in identified segments now lacking planting, or in areas with planting which may need to be adjusted to focus more on materials that are native and coastal in character, will improve and further soften the visual

character of the road. When working in tandem with roadway grading so that water runoff drains to the center, planted medians can also provide areas for stormwater capture and cleansing. Further, enhancing the median on Hawthorne Boulevard in the segment approaching Upper Point Vicente will provide an improved and greener gateway into the Rancho Palos Verdes Coast, particularly when coupled with overlook improvements at the edge of the roadway that take advantage of coastal views, as shown in the visualization on page 4-5 of this chapter.

**IMPROVING THE TRAIL NETWORK**

The Connections Plan depicts PUMP trails within the Preserve, some of which exist now, and some of which will be constructed in the future. In addition to these alignments, the Plan identifies trail segments within the key sites themselves, providing connections to PUMP trails and connecting, in the case of Upper and Lower Point Vicente, one key site to another. The Plan also identifies an alignment for the California Coastal Trail (Coastal Access Trail), which, when implemented and identified with signage, would complete the Rancho Palos Verdes coast segment of this key recreational facility that has been envisioned and championed by the Coastal Conservancy.

In addition to the Preserve and Non-Preserve trails, there are missing linkages between these trail facilities, which, if filled, will improve the connectivity of the City’s trail system as well. These missing, or under improved linkages again include the Forrestal Preserve access roadway. A trailhead project is already planned in this area, near the entry gate to the Preserve located on Forrestal Drive adjacent to the Ladera Linda Community Center. This project will include trailhead, improvements but should also be coupled with roadway

Palos Verdes Drive – Sidewalk and Bikeway Improvements (1) and Road Narrowing Opportunity (2 lanes to 1) (2)

