

MEMORANDUM

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: JOEL ROJAS, COMMUNITY DEVELOPMENT DIRECTOR

DATE: JULY 7, 2015

SUBJECT: AMENDMENT TO THE LOWER POINT VICENTE PORTION OF THE RANCHO PALOS VERDES COAST VISION PLAN (SUPPORTS 2015 CITY COUNCIL GOAL: CONTINUE COMMUNITY WORKSHOPS FOR ISSUES SUCH AS SAFE SCHOOL ROUTES, CROSS-WALKS, COAST VISION PLAN, PARK/PRESERVE IMPROVEMENTS, ETC.)

REVIEWED: DOUG WILLMORE, CITY MANAGER

Prepared by: Ara Mihranian, Deputy Community Development Director

RECOMMENDATION

Approve text and graphic amendments to the Coast Vision Plan reflecting an updated park plan for Lower Point Vicente.

BACKGROUND

On September 2, 2008, after an extensive public workshop process, the City Council adopted the Rancho Palos Verdes Coast Vision Plan (Vision Plan). The Coast Vision Plan is an informational planning document for the City's coastal areas (including five key sites not included in the City's Palos Verdes Nature Preserve), that addresses public access, interpretive materials, recreational amenities, and other public facilities to improve the experience of the coast and open space for residents of and visitors to the Peninsula.

On November 20, 2012, at the request of Mayor Knight, the City Council adopted text and graphic amendments to the Vision Plan by replacing the Annenberg Foundation's project originally described for Lower Point Vicente with a public green. The amendment was a temporary placeholder until an updated park plan, which has been vetted through the

public review process, can be considered by the Council. Thus that same evening, the Council directed Staff to initiate the public review process for developing an updated park plan.

Given the Council's direction, prior to conducting public workshops, Staff formed a focus group of community stakeholders (including one councilmember) to assist in the development of a base park plan that would be presented to the public. The focus group consisted of the following individuals:

- Mayor Knight
- Eva Ciorria
- David Sundstrom (California Native Plant Society)
- Rosemary Campbell (Ocean Front Estates resident)
- Diana McIntyre (Los Serenos de Point Vicente Docent)
- Joe Cocke (Los Serenos de Point Vicente Docent)

The focus group met several times between January 2013 and October 2014. Prior to finalization, the preliminary park plan was submitted to the National Park Service (NPS) and the State Office of Grants and Local Services (OGALS) to determine if the plan is consistent with the Land and Water Conservation Fund (LWCF) deed restrictions and Program of Utilization (POU) for Lower Point Vicente. On December 10, 2013, David Siegenthaler with NPS informed Staff that the preliminary park plan appears to be consistent with the public outdoor park requirements stated in the POU and the LWCF deed restrictions (see attachment). State Parks also confirmed that the preliminary park plan is consistent with the deed restrictions. This determination was contingent on the final park plan being formally submitted to NPS and OGALS for final approval after being adopted by the City Council. Soon after, Staff brought on board Melendrez Landscape Architects, the firm who originally created the Vision Plan, to refine the illustrative park plan developed by the focus group and Vision Plan text for public review.

On February 5 and March 25, 2015, the City conducted two public workshops in the evening at the Point Vicente Interpretive Center (PVIC). Both workshops were well attended by members of the public. Attached is a summary of the public comments received as a result of the two public works (see attachment). It should be noted no substantive changes (with the exception of some minor tweaks) to the plan developed by the focus group occurred as a result of the public workshops.

The Council is now being asked to approve the text and graphic amendments to the Coast Vision Plan reflecting an updated park plan for Lower Point Vicente.

DISCUSSION

For purposes of this discussion, the 26-acre Lower Point Vicente property can be characterized as being partially improved and partially unimproved. The portion of the property seaward of the existing parking lot is generally improved with public trails (including the City's segment of the California Coastal Trail), picnic tables, park benches,

lawn areas, a native plant garden, interpretive panels, and the 10,000 sq. ft. Point Vicente Interpretive Center (PVIC). The portion of the property landward of the existing parking lot is generally unimproved consisting of ruderal grasses with some patches of native plants. The updated park plan for Lower Point Vicente proposes a conceptual design that for the most part will improve public access and the aesthetic appearance of the area landward of the existing parking lot. The updated park plan proposes the following features (see the attached illustrative site plan):

- Trail system – the majority of the trail system will be ADA-compliant. The primary trail is designed to be decomposed granite (DG) while the secondary trail is designed to be a native dirt trail with a binding material.
- Trailheads
- Grassland planted with native grasses (not a manicured lawn)
- Improved vehicular and pedestrian access including crosswalks and drop-off areas
- Expanded parking lot with added ADA spaces and timed loading zones adjacent to the picnic areas (a total of approximately 150 parking spaces)
- Overlooks
- Picnic and seating areas (throughout site)
- Outdoor interpretive stations (PVIC Phase III Program Components), to be sponsored and funded by the Los Serenos de Point Vicente Docent, consisting of the following exhibits:
 - Tongva Village
 - Geology and Fossil Exhibit
 - Archaeological Dig
 - Spanish Rancho Exhibit
 - Dry Farming
 - WW II Exhibit
 - Wall of Honor
- Outdoor restroom (attached to the WW II structure)
- 150-foot native plant zone (Fuel Modification Zone) at the northern property line
- Installation of bioswales within the existing and proposed parking lots
- Enhanced storm drains
- Converting the existing asphalt parking lot east of PVIC to lawn area

In addition to the updated illustrative park plan, amendments are proposed to the written narrative in the Vision Plan document for Lower Point Vicente. Pages 3-5 through 3.7 (Page 3.1 was amended by the Council on November 20, 2012 by removing the reference to the Annenberg building) in the existing Vision Plan document will be replaced with the pages attached to this Staff Report (Please note that at this time the proposed page numbering is not consistent with the existing document but will be updated when finalized). The written narrative essentially describes the various components of the illustrative park plan with an emphasis on the “site goals” and ensuring that adverse visual and noise impacts to neighboring properties be avoided when the construction plans are developed. Additionally, under the implementation heading, it is recommended that the proposed improvements for Lower Point Vicente be completed in two phases. Phase one would generally consist of improving site runoff with the installation of drainage and erosion

control features (including bioswales), construction of the trail network (including trailheads and trail markers), landscaping, and park furnishings. Phase two would generally consist of the outdoor interpretive stations and the expanded parking lot.

It is important to point out that the updated park plan being considered by the City Council this evening is a conceptual plan for illustrative purposes to guide any future improvement projects at LPV. At this time, this is not a Council-funded project. However, by adopting this plan, it helps the City to bring forward at a future date an actual capital improvement project for LPV and an opportunity for the city to seek funding sources, such as grants. In the event funding becomes available to implement this plan, similar to the process that occurred for Abalone Cove, the City will reinstate the focus group to assist the City in developing construction drawings for the Council's future consideration.

Based on the aforementioned, Staff recommends that the Council approve the proposed text and graphic amendments to the current Vision Plan for Lower Point Vicente. If adopted, the amendments described herein will be forwarded to NPS and OGALS for final approval and would then go into effect.

ADDITIONAL INFORMATION

Consistency with City Documents.

The proposed improvements to Lower Point Vicente are intended to support passive recreation and education which is consistent with the City's General Plan, Zoning Code, and Coastal Specific Plan.

Special Interest Requests

During the focus group's development of the park plan, Staff was approached by two members of the public, each with a separate request, that the park plan include their respective proposal as described below.

1. Bubbles the Whale

After Marineland closed, the City acquired the fiberglass Bubbles the whale and dolphins from the entry marquee sign and stored the fiberglass relics at the City's maintenance yard. Mr. Robert Craig discovered Bubbles in the City's maintenance yard in 2014 and has since tried to garner support to find a permanent home for the fiberglass relic. Mr. Craig approached the focus group to see if Bubbles, at approximately 28-feet, could be included in the proposed park plan for Lower Point Vicente. After conducting an extensive field assessment using story poles at various locations throughout the park site, the majority of the focus group voted not to include Bubbles in the base park plan because at an upright position fixed to a base platform the overall height would exceed 35-feet and appear to be out of scale. In response, Mr. Craig attended the February 5th workshop with hope that the general public would support placing Bubbles at Lower Point Vicente, but his

presentation did not sway such public support. Thus, the updated park plan does not include Bubbles.

2. Community Garden / Orchard

The focus group was approached by Judy Frankel requesting that the upper portion of Lower Point Vicente be used as a community garden/orchard (see attachment. After considering her proposal, the focus group acknowledged its benefits but felt such a use was not suitable for Lower Point Vicente and recommended she seek alternative site. Ms. Frankel also attended the February 5th workshop in hope to garner support for the community garden/orchard proposal, but was unsuccessful. Thus, the updated park plan does not include the community garden/orchard.

Public Notice

On June 11, 2015, a public notice regarding tonight's item was published in the Peninsula News, mailed to every property owner within the Ocean Front Estates tract, and emailed to the Vision Plan List Serve subscribers. To date, the City has not received any public comments. In the event Staff receives public comments after the transmittal of this Staff Report, they will be provided to the Council as late correspondence prior to the July 7th meeting.

Notwithstanding, as a result of the public workshops held in February and March of this year, the City received a handful of comments which are attached to this Staff Report (see attachment). The majority of the comments are not in support of the improvements, particularly the outdoor interpretive exhibits sponsored by the Docents as Phase III of the PVIC improvements, because they appear to create an overbuilt environment and inconsistent with the deed restrictions (which as previously discussed is not determination made by the NPS and OGALS).

CONCLUSION

Staff recommends that the City Council approve the text and graphic amendments to the Coast Vision Plan reflecting an updated park plan for Lower Point Vicente.

FISCAL IMPACT

At this time, the Council's adoption of text and graphic amendments to the Coast Vision Plan for Lower Point Vicente will not result in any fiscal impacts to the City's General Fund. In the event the proposed park plan advances to a capital improvement project in the future, a budget item will be brought to the City Council for consideration.

ATTACHMENTS

- Amended Coast Vision Plan Text and Graphic for Lower Point Vicente (excerpt pages) (Page 7)

CITY COUNCIL MEMO - UPDATE TO RPV COAST VISION PLAN
JULY 7, 2015

- December 10, 2013 Email from David Siegenthaler, NPS (Page 10)
- February 5 and March 25, 2015 Public Workshop Summary of Comments (Page 17)
- Community Garden/Orchard Proposal (Page 23)
- Public Comments (Page 25)

LOWER POINT VICENTE

NOTE: This section has been updated May 6, 2015 to reflect further community visioning for the Lower Point Vicente site, as described below.

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 (Interpretive Trail) that is part of the City's segment of the California Coast Trail adjacent to the Vicente Bluffs Reserve, is located along the bluff edge of the site. This pathway connects into the Ocean Front Estates bluff-front trail system via a bridge over the storm drain at the northern edge of the site, and to the south it connects to the pathway along Palos Verdes Drive South, leading to Pelican Cove and the Terranea Resort.

SITE GOALS

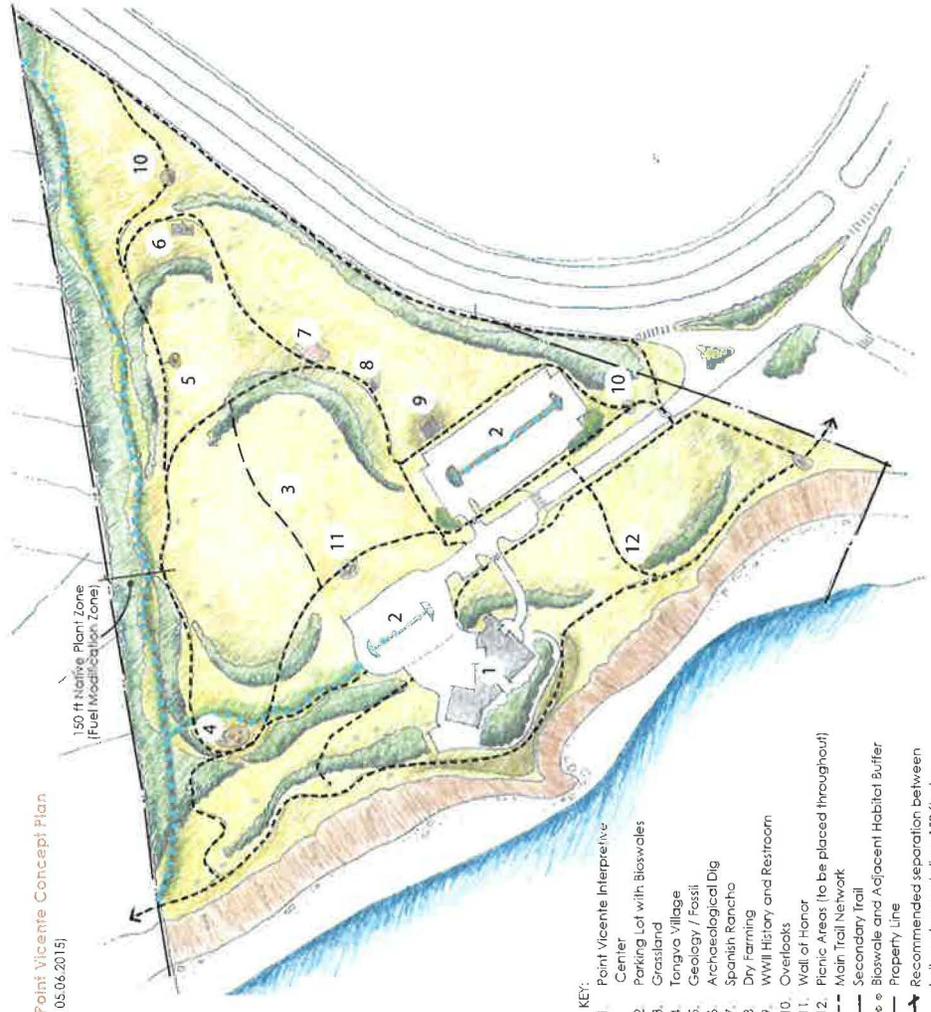
During continued community visioning for the Lower Point Vicente site, the following goals were established for the concept design for this site:

- Integrate the open space areas around the Interpretive Center into a cohesive vision for publicly-accessible areas for passive recreation in a manner that is sensitive to coastal habitats as well as to existing uses within and adjacent to the site.
- Implement an integrated approach to access and parking for all users.
- Along with a pedestrian path network, identify ideas for open space programming that can be used for educational purposes.
- 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.



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Lower Point Vicente Concept Plan
(Revised 05.06.2015)



- KEY:
- 1. Point Vicente Interpretive Center
 - 2. Parking Lot with Bioswales
 - 3. Grassland
 - 4. Tongva Village
 - 5. Geology / Fossil
 - 6. Archaeological Dig
 - 7. Spanish Rancho
 - 8. Dry Farming
 - 9. WWII History and Restroom
 - 10. Overlooks
 - 11. Wall of Honor
 - 12. Picnic Areas (to be placed throughout)
 - Main Trail Network
 - - - - Secondary trail
 - Bioswale and Adjacent Habitat Buffer
 - Property Line
 - Recommended separation between trails and property line: 150 ft min.

SITE CONCEPT PLAN

As a result of the Vision Plan process a Community Focus Committee representing various stakeholders including a Council member, was assembled to continue to develop the vision for Lower Point Vicente. This Committee drafted a concept for the site that incorporated public feedback and synthesized ideas previously presented into one holistic idea for the site.

The concept design for this site shown at left, has been extrapolated from this process and depicts the potential for:

- Maintaining PVIC - The existing Point Vicente Interpretive Center.
- Improving Parking and Vehicular Access - Parking, driveways and drop off areas should be provided in order to serve all site uses. The concept plan includes parking areas to accommodate approximately 150 vehicles, drop off and loading. The parking areas are envisioned as permeably-paved and can incorporate bio-swales between parking aisles in order to soften the environmental impact of the hardscaped parking areas via stormwater filtration and capture runoff from other areas on site.
- Assuring Pedestrian Access - A pedestrian portal and trailhead along Palos Verdes Drive West at the north side of the site allows for pedestrian access into the new open space areas. Likewise the trail network connects through the site to the Seascap Trail and the Point Vicente Lighthouse, along the bluff encouraging a larger more-regional connection, since this trail is part of the City's segment of the California Coast Trail. New crosswalks for pedestrians that link trails and connect across vehicular accessways are also introduced.
- Formalizing Open Space and Trail Networks - A new trailhead and trail system encompassing an enhanced existing bluff-front trail, as well as new connections through and around the site inland would open access across the site, connect to the Preserve trail system, and extend toward the bluff and the Upper Point Vicente site.

The trail network could be complimented by a series of programmed learning stations or outdoor exhibits where visitors can read and interact with historical and nature elements. The stations shown left, are conceptual in nature; design and theme would be decided in future design phase. Stations could be designed to incorporate learning opportunities about natural habitats, flora / fauna.

Portions of the trails should be designed to be accessible to visitors with disabilities.

- Open space and picnic areas are to be planted with native and locally appropriate vegetation. See the Appendix for site planting recommendations. Plant selection should be done carefully with the existing animal habitats in mind. See Chapter 5 for recommended site furnishings. Fuel modification-appropriate vegetation along northern property line.
 - A bioswale is included along the north side of the site and through the parking areas). This naturalized feature would help capture and filter stormwater runoff, as well as provide habitat. The bioswale would need to be studied and engineered in later phases. In addition, a habitat corridor can be studied for inclusion through the site for nesting birds and animals.
- Care should be taken to avoid negative impact on the site's neighbors as well as drivers and cyclists along the adjacent roadway, through sound-mitigation, preservation of site lines, and related design strategies. A buffer of at least 150 feet should be maintained between trails and private properties to the north. If included on the site, educational stations should be located so as to reduce noise that could carry over to neighboring properties. Any trees planted on site should be carefully located with sight-lines in mind both from adjacent properties and from Palos Verdes Drive West, consistent with the visual corridors identified in the City's local Coastal Plan.

RECOMMENDATIONS FOR IMPLEMENTATION

The improvements identified as part of the vision plan can be phased over time. The priority for improvements are the new trail network and open space enhancements. The following list outlines the recommended steps for full implementation:

- Improve runoff and erosion control as necessary and address other first order needs relating to safety, natural conditions, and the visitor experience. Perform existing-conditions studies or survey needed.
- Complete detailed design of the open space areas, trail network, bioswale, etc.
- Implementation of Phase 1 improvements (see right) to include: new trail network, restored plantings and habitat, grassland area, trail overlooks and trailheads, trail markers, park furnishings, and bioswale(s).
- Implementation of Phase 2 improvements to include outdoor exhibits and new parking areas.

Phase 1 Improvements



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



**December 10, 2013 Email from
David Siegenthaler, NPS**

**Lower Point Vicente
Vision Plan Amendment
July 7, 2015
City Council Meeting**

Ara Mihranian

From: Siegenthaler, David <david_siegenthaler@nps.gov>
Sent: Tuesday, December 10, 2013 5:46 PM
To: Ara Mihranian
Cc: Sims, Karen@Parks (Karen.Sims@parks.ca.gov)
Subject: Re: Lower Point Vicente - Vision Plan Update

Hi Ara,

It was good to talk with you yesterday (in the context of the FLP call regarding Upper Point Vicente) and to discuss briefly the City's preliminary ideas and future planning for Lower Point Vicente Park. I'm glad the City has started the process in conversation with local citizens on this and it's good to hear that you plan to further open up the planning process to public input. Hopefully the result will be solid support from the community for whatever plan results.

As I mentioned on the call, the direction the City is headed (as presented in the conceptual site plan) looks good to me. From what I saw it appears to be consistent with the public outdoor park and recreation purposes of the Federal Lands to Parks transfer of the property, and I believe it is also consistent with LWCF requirements (i.e. it is public outdoor recreation and it does not significantly contravene the intent of the previous LWCF grant, nor does it propose a public facility [It would be good to have Karen weigh in on this as well]). The concept plan is a bit more elaborate than the FLP program of utilization in effect for the park, but I believe it is still consistent with it. As long as the general character remains consistent, the details that you work out locally regarding what facilities (trails, interpretive displays, restrooms, picnic areas, parking) and how they are placed, is really a local management decision. As your plans develop more specifically, please let us know what they are. We can then respond with our concurrence that they are consistent with the POU, or amend the POU if it appears warranted (e.g. if we have not deleted the stairway down to the beach, we may want to document that in a letter).

I hope this is helpful for now - please let me know if you need more information, etc. Best wishes for your planning meetings for Lower Point Vicente.

Thanks,
David

David Siegenthaler
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National Park Service
333 Bush Street, Suite 500
San Francisco, CA 94104-2828
V: 415-623-2334
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Federal Lands to Parks
Land and Water Conservation Fund

Urban Park and Recreation Recovery Program
National Historic Lighthouse Preservation Program

Bringing the NPS Mission Home!

On Mon, Oct 28, 2013 at 9:02 AM, Ara Mihranian <AraM@rpv.com> wrote:

Good morning David and Karen,

I hope this message finds you both well, and welcome back to work David after the federal government shut-down.

I can only imagine how busy you both are, but was wondering if either of you have had a chance to review the proposed plan for Lower Point Vicente.

I would like to schedule a public workshop within the coming month, but would like to hear back from both your agencies first.

Regards,

Ara

Ara Michael Mihranian

Deputy Director of Community Development

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From: Ara Mihranian
Sent: Wednesday, September 18, 2013 12:47 PM
To: 'Siegenthaler, David'
Cc: Sims, Karen@Parks (Karen.Sims@parks.ca.gov)
Subject: RE: Lower Point Vicente - Vision Plan Update

Hi David and Karen,

I realize David is out of the office, but I want to let you both know that I saved the park plan, as a smaller file, on the FTP site.

Please check it out and let me know what you think before I proceed with the public workshops.

Thanks!
Ara

Ara Michael Mihranian

Deputy Director of Community Development

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From: Siegenthaler, David [mailto:david_siegenthaler@nps.gov]
Sent: Monday, September 16, 2013 1:15 PM
To: Ara Mihranian
Cc: Sims, Karen@Parks (Karen.Sims@parks.ca.gov)
Subject: Re: Lower Point Vicente - Vision Plan Update

Hi Ara,

Thank you for contacting us about this. I will not have a chance to look at your documents until after the 25th (I'll be out of the office from the 17th through the 24th), and the backlog here is extensive, so I cannot guarantee a response by the 30th.

I tried to download the documents, but was successful with only one of them. The larger one would not copy to my computer for some reason. Would it be possible for you to reduce its size?

Thanks,

David

David Siegenthaler

Pacific West Region

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Federal Lands to Parks

Land and Water Conservation Fund

Urban Park and Recreation Recovery Program

National Historic Lighthouse Preservation Program

Bringing the NPS Mission Home!

On Thu, Sep 12, 2013 at 9:23 AM, Ara Mihranian <AraM@rpv.com> wrote:

Good morning Karen and David,

I am writing you about Lower Point Vicente in the City of Rancho Palos Verdes. It's been quite some time since discussions ensued regarding Lower Point Vicente. As you may recall, in August 2011, the Annenberg Foundation informed City officials that it no longer intends to pursue its project at Lower Point Vicente and thus formally withdrew their development application. Since that time, the Council adopted Vision Plan for Lower Point Vicente continued to show the Annenberg facility as a future project for this property. In order to

update the Vision Plan document to eliminate the Annenberg Foundation's project from Lower Point Vicente given the withdrawal of the project, the Council directed Staff to place such an item on a future Council agenda.

At its November 20, 2012 meeting, the Council amended the Vision Plan by taking out the Annenberg Foundation's proposal and substituting it with a public green area. The Council also directed Staff to initiate a public outreach process to develop an alternative plan for Lower Point Vicente that would eventually be incorporated into the Council adopted Vision Plan.

Given this direction, prior to conducting public workshops on this matter, Staff formed a focus group of community stakeholders (including one councilmember) to help develop a base plan that would be presented to the public. Over the past year, the focus group regularly met and has come up with a plan that we think strikes a balance between the various community stakeholders, complies with the property restrictions, and adheres to various City documents (albeit the plan still needs to be vetted by the general public and the City Council). However, prior to conducting the public workshop, **City Staff requests that NPS and State Parks affirm that the proposed park improvement plan for Lower Point Vicente complies with the property's deed restrictions and Program of Utilization.**

Since the project plan is too large of a file to email, I have parked the document along with the November 20, 2012 City Council Staff Report (for background information) on the **City's FTP site**. Instructions to access the FTP site are attached herein, and the credentials to sign-in are as follows:

Login: NPSSP

Password: NpsSP2013

I would greatly appreciate hearing back from you by the end of the month. And please do not hesitate to contact me with any questions.

Thank you!

Regards,

Ara

Ara Michael Mihranian

Deputy Director of Community Development

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**February 5 and March 25, 2015
Public Workshop
Summary of Comments**

**Lower Point Vicente
Vision Plan Amendment
July 7, 2015
City Council Meeting**

**Lower Point Vicente Concept Plan
Workshop #1, Community Workshop
Comments Received
Date: 2/5/15, 6:00pm**

Park Design, Connectivity, and Trails

- It is nice to have the north entry trailhead at the #10 outlook.
- Concerned about connectivity between 2 preserves. There should be a native planting migration corridor to protect the habitat between the two.
- Trail network could be constructed with an ADA-friendly material
- Northside path is too close to the houses
 - Want trees and noise barrier
- Idea for a Point Vicente Orchard. Could this space accommodate a sensitively sited and designed orchard?
- Move Tongva village away from homes and move the archeological dig too. Too much noise.
- Concern about the size of the grassland play area as drawn (#3)
- Would like a trail through the grassland play area (#3). As drawn the loop is too long, especially for people who are older or have disabilities.

Main Entry and Intersection

- Speeding cars and more traffic is a concern, especially at the entrance driveway
- Make sure the crosswalk is far enough back from the main entry intersection so that it is safely beyond the sharp curve
- The intersection is unsafe and does the traffic study look off the roads?
 - Add a flashing warning light there?

Parking and Drop Off

- Assure drop off spaces adjacent to south lawn area (as shown currently in plan)
- Parking lots should be permeably paved
- There should be bioswales in the parking lot

Planting

- Plants should be selected to protect against soil erosion
- Concern about existing Acacia trees, blocking views but also providing habitat possibly for wildlife too
- Plant natives especially along the habitat corridor
- Need to balance views with privacy and noise (e.g. trees trimmed, cut, or remain)

General

- There are a lot of things drawn into the plan. Concern is over more people and more traffic coming to the site
- Bring Bubbles to the Interpretive Center
- Put Bubbles at Terranea
- Concern over flooding near bioswale
- There are issues with noise from the street and headlights too intruding on the space and on nearby residents
- Consider phasing the plan: vegetation first to test if noise is dampened enough

**Lower Point Vicente Concept Plan
 Summary of Comments Received after Workshop #1**

Park Design, Connectivity, and Trails

- The north trail is too close to the Oceanfront Estates. Negative noise, security, and property value impacts.
- The trail should be wheelchair and walker friendly.
- We prefer a trail that is not so straight; a meandering walk is desired.
- A setting that allows users to walk through the entire park and play Frisbee, fly kites, or engage in other unstructured recreational activities is needed in our City.
- The grassland/play area, overlook, minimal trail network around the perimeter and bioswales are very good features of the plan.
- The Plan opens up the site to outsiders. This is not desired.

Outdoor Exhibits

- Objection to the proposed Tongva Village, geology/fossil, archeological dig, Spanish Rancho, etc. and things unrelated to the "attributes of the Pacific Ocean. These are not in character with the park.
- As per the Master Plan Survey, there is no desire from residents to have more educational exhibits in our parks. No more outdoor exhibits.
- Who is going to lead tours of all of the outdoor exhibits? I am a docent and do not want this.
- Maintenance and Vandalism concerns for the exhibits.
- Issues with wear-and-tear and maintenance.
- No to the bunker. We don't need another one.
- Question about the bunker. What is this and how will it function? Also a bathroom?
- Tongva Village: The Palos Verdes Historical Society has designated an Indian Village in Palos Verdes Estates as an historical site. Don't add another one here.
- Spanish Rancho: This is covered inside PVIC and a large Rancho already exists elsewhere and is used by teachers.
- Dry Farming: How much was really done in RPV? Will equipment be used to demonstrate this? This could be interesting given the City's and State's emphasis on the drought and solutions to conserve water, but more details are necessary.
- Archeological Dig: Better situated in Abalone Cove, not here.
- The Wall of Honor to recognize residents in our City is long overdue, but should be closer to the ocean rather than near the parking lot.

Parking and Drop Off

- We really need more parking.

- More parking is needed than what's shown. Docents need place to park.
- Too extensive. Will bring tons of people.

Planting

- Plant trees/foliage as buffer between the residences and the trail, as well as the parking lot and picnic and other areas.
- Yes to the habitat corridor. Also plant milkweed for the monarchs wherever you can.
- Get rid of the Russian Thistle.
- No native plant palette. We need beautiful gardens and a "LPV-by-the-Sea"

General

- Lower Point Vicente Park is for the use of all residents.
- Support for the Phased-In improvements. Priority items are: grassy area, parking, perimeter trails, and bioswales.
- Don't make any changes. Fine as is. Leave it alone. Take care of the site
- The north drainage will need to be carefully studied. Flooding is a real risk.
- What is the reason for considering LPV separately from the overall General Parks Master Plan Process? There is no need to consider LPV separately from other parks.
- There are several different plans within the City that directly impact what can and cannot be done in our parks. The General Plan, The Coastal Plan, The Vision Plan, NCCP, etc.. To consider park use without examining restrictions about park use is not transparent and should be clearly stated.
- The Passive / Active definition is concerning. How can we have a Parks Master Plan or a Lower Point Vicente Plan without a clear understanding of the meaning of passive and active? The General Plan needs to be updated with definitions.
- The Deed Restrictions and Program of Utilization should be clearly stated as part of the Plan. A thorough discussion of this issue by the residents is needed before the Plan is presented to the City Council.
- The question of what the City wants to do with PVIC needs to be answered through the General Plan or City Council before any decisions are made.
- This is not a good plan for this area. Most of the things on the site already are in the museum and you don't need to add more things outside. The area just needs more care, maintenance, trash cans, and parking. Add the things you are showing at the City Center.
- We need more storage for the exhibits and restrooms.
- Plan is not to scale.
- Community workshop should have been better advertised.

Lower Point Vicente Concept Plan Summary of Comments Received after Workshop #2 March 25, 2015

Connectivity and Trails

- Concern about the secondary trail. People will cut across. Make it more direct of a path.
- Concern about the secondary trail. Will limit play area.
- Make sure trails are designed sensitively to take into natural 'elephant paths' and topo of site. Look at the existing trail system when placing trails.
- Give people indication of where trails go. Use planting, etc.
- Trails should have signage (PV Loop)

Outdoor Exhibits

- The Tongva exhibit was originally sited so as to minimally impact views. It therefore shouldn't be moved.
- Get an ADA accessible pathway to the Tongva village.
- The exhibits were cited so as to respond to their chronological relevance. If you move them, make sure to maintain this.
- During the Parks Master Plan process, there was no desire for outdoor exhibits.
- What about an exhibit about the natural realities of the site?
- The outdoor exhibits should be better defined.

Parking and Drop Off

- Entrance to PV Drive South is challenging and should be addressed.

Planting

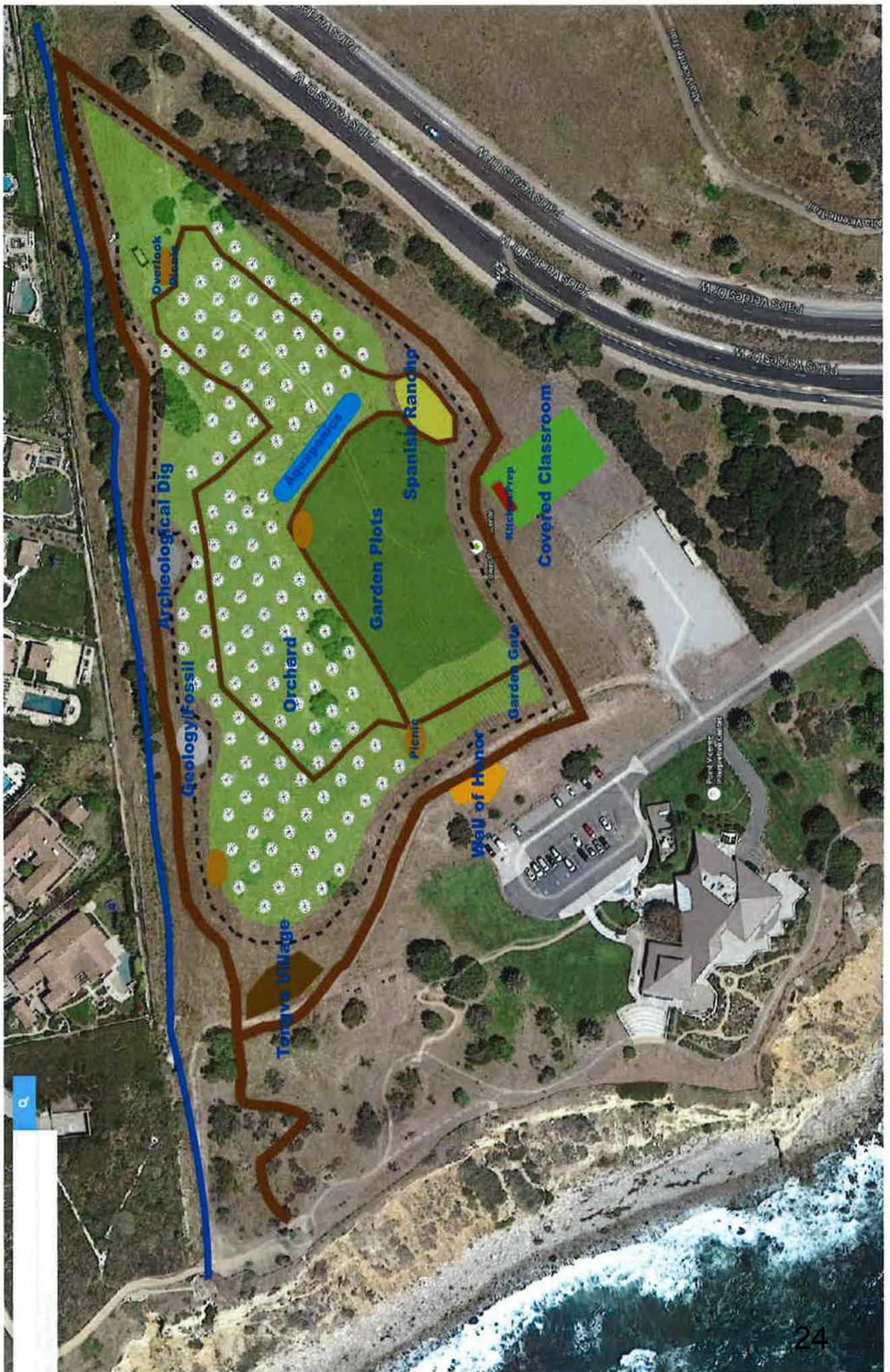
- Assure gnat-catcher connectivity for migration path.
- Balance the gnat-catcher needs with the human needs. You can modify the existing corridor; don't need to retain it exactly as is.
- Take out the Acacia.
- Have a succession planting plan for wildlife.

General

- First phase of the project should address the drainage issues on the site. A lot of water runoff / erosion.
- Can you do a pilot to test out the trails and see how people respond?
- Don't forget about picnic areas. These need to be included
- Label #9 as a restroom. Is there a need for restrooms?
- Equestrian use

Community Garden/Orchard Proposal

**Lower Point Vicente
Vision Plan Amendment
July 7, 2015
City Council Meeting**



Public Comments

**Lower Point Vicente
Vision Plan Amendment
July 7, 2015
City Council Meeting**

Ara Mihranian

From: Happyisles@aol.com
Sent: Tuesday, February 17, 2015 3:19 PM
To: Ara Mihranian
Cc: Daniel Trautner
Subject: Lower Point Vicente vision plan

Ara, Did you see Point Vicente on Sunday? All 4 lots were jam packed and the "street" leading to the Interpretive Center was parked bumper to bumper on both sides...the tiny lane leading to the building had 4 cars and the wide apron at the exit to PV Drive South had 3 cars parked snug up against the Coast Guard Fence.

What I did not have time to do was to count the actual number of cars. I had duty at 2:30 inside the Center and I asked my husband to drop me off as I knew there would be no place to park.

It was a shame a survey wasn't made on this busy Sunday.

You know how many can legally park in front of the center. You can guesstimate the number in the dirt lot by the storage unit. You know how many spots are painted on the picnic area....but people were parking in every open space available and the Coast Guard can tell you how many cars their lot holds....especially if there is parking control and the cars are lined up properly.

I am not sure that 150 in the new plan is enough. I hope there will always be a place for the Docent volunteers that work hundreds of hours at PVIC.

Stephanie Brito

From: AraM@rpv.com
To: Happyisles@aol.com, DanielT@rpv.com, mothermac@mac.com
CC: ahawkes@melendrez.com, msmith@melendrez.com
Sent: 2/11/2015 11:29:34 A.M. Pacific Standard Time
Subj: RE: Lower Point Vicente vision plan

Hi Stephanie,

Sorry for the delayed response.

The plan is to dedicate some timed parking spaces near the picnic benches for those who need immediate access to the picnic area. But to be honest, that is not so much a design decision but rather an operational decision. In terms of design, the plan sets aside some parking spaces in this area. As for the number of parking, the plan proposes approximately 150 parking spaces which based on previous studies seems to be adequate to address the current parking demand.

The bunker/restroom feature came about during the focus group discussions...trying to maximize the use of the outdoor exhibit. Ultimately, it's a conceptual idea and would have to be engineered at the time the docents decide to proceed with the outdoor exhibits.

Ara

Ara Michael Mihranian

Deputy Director of Community Development



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From: Happyisles@aol.com [mailto:Happyisles@aol.com]
Sent: Monday, February 09, 2015 6:34 PM
To: Ara Mihranian; Daniel Trautner; mothermac@mac.com
Subject: Lower Point Vicente vision plan

Ara, thanks for clearing that up for me as well, as I never saw a bunker on lower Point Vicente but everyone else in the room seemed to know of its existence. So the idea is to build a replica bunker and it will actually be restrooms.....I am thinking about that.

The existing parking lot by the southern picnic area is used heavily every day. But on special occasions mothers with picnics for small children should have access to parking that is NOT far from the picnic tables. And Handicapped people should, too.

I am a Docent and usually work the last shift on Saturday. I usually have to park in the gravel lot, which is ok as I am able to walk up and down. But we really need more parking.

About the corridor for the gnatcatcher: yes do that AND plant milk weed for the monarch butterfly, where ever you can.

Getting rid of the russian thistle is major.

Who suggested a copy of a bunker??

Won't you have to put signs on the bunker to let people know it is a legit bathroom?

Stephanie Brito happyisles@aol.com

Ara Mihranian

From: Diane Smith <radlsmith@cox.net>
Sent: Tuesday, February 10, 2015 9:41 PM
To: Ara Mihranian
Cc: CC
Subject: Lower Point Vicente

Ara and City Council members,

Why can't we just leave this alone – why do we have to develop everything? Stop ruining our precious land.

This looks so noble:

Animal Education Facility – for the world of outsiders

• Outdoor History Museum – for the word to ruin

• Parking, Driveways, and drop-off areas – for bus loads of people

• Public Trails – for all the outsiders

• Open space – WHAT? It is already open – leave it alone

Who are you fooling?

This will not be for Rancho Palos Verdes – this precious land in our midst will be ruined by the hoards of people that will come here from all over as result of social media.

Look at the mess of Ocean Trails, of Del Cerro Park, Abalone Cove.

You can't maintain what we already have – and you are ruining it.

Stop it.

We do not want our city to be a resort for the world. We are not a zoo.

Leave it alone.

Just leave it alone.

Take care of we have rather than ruin our whole peninsula.

That's my opinion.

Diane Smith

2704 San Ramon Drive

Rancho Palos Verdes, CA 90275

Ara Mihranian

From: Yvetta Williams <protect4ever@gmail.com>
Sent: Monday, February 09, 2015 4:31 PM
To: Ara Mihranian
Subject: Re: LOWER POINT VICENTE VISION PLAN UPDATE - FEBRUARY 5, 2015 PUBLIC WORKSHOP

Thanks you for your answers. One other question. Will there be any benches, or places to sit and around in the area?

On Feb 9, 2015, at 1:56 PM, Ara Mihranian <AraM@rpv.com> wrote:

Yvetta,
In order to address on-site drainage issues (i.e. Runoff) the proposal plans to capture the runoff and divert it to a bioswale. A bioswale serves as natural drainage course that treats water quality issues as well as a drainage system (diverting runoff to the appropriate drainage outlet). The proposed overlook near PVDS is intended to create a viewing area of the Pacific Ocean and Catalina Island, as well as a trailhead. The green area is not intended to be a manicured lawn but rather ruderal / natural grasses.

Ara

Ara Michael Mihranian
Deputy Director of Community Development

<image002.png>
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From: Yvetta Williams [<mailto:protect4ever@gmail.com>]
Sent: Monday, February 09, 2015 1:51 PM
To: Ara Mihranian
Subject: Fwd: LOWER POINT VICENTE VISION PLAN UPDATE - FEBRUARY 5, 2015 PUBLIC WORKSHOP

Thank you Ara for the clarification. We were confused as we didn't know about a bunker at lower Pt. Vicente. I was told that there was water on the other side of the property. Is that the natural draining ditch? Are they going to plant things that like water and will it only be there when it rains??? What is there to be observed from the outlook platform? Is the green play area a lawn or cut down weeds or some native plantings? Thanks, Yvetta

Begin forwarded message:

From: Ara Mihranian <AraM@rpv.com>
To: Yvetta Williams <protect4ever@gmail.com>, Daniel Trautner <DanielT@rpv.com>, McIntyre Diana RPV <mothermac@mac.com>
Subject: RE: LOWER POINT VICENTE VISION PLAN UPDATE - FEBRUARY 5, 2015 PUBLIC WORKSHOP
Date: February 9, 2015 at 11:35:10 AM PST

Hi Yvetta,

Apparently the message that was conveyed to you was not quite correct. The LPV proposal includes, as one of the docent's outdoor exhibits, a replica WWII bunker that will be designed to also include restroom facilities inside of it. The WWII bunker is proposed to be located adjacent to the proposed upper terrace parking lot.

The proposed LPV site plan can be viewed at the following link:

http://palosverdes.com/rpv/planning/planning-zoning/LPV_Concept_Plan_Workshop_1_Lrg2.pdf

Let me know if you have any further questions or comments.

Ara

Ara Michael Mihranian
Deputy Director of Community Development

<image003.png>
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From: Yvetta Williams [<mailto:protect4ever@gmail.com>]
Sent: Friday, February 06, 2015 7:47 PM
To: Ara Mihranian; Daniel Trautner; Ara Mihranian; McIntyre Diana RPV
Subject: Fwd: LOWER POINT VICENTE VISION PLAN UPDATE - FEBRUARY 5, 2015 PUBLIC WORKSHOP

I was told Ara said WW!! bunker would be remodeled in public restrooms and drinking fountains for the people in that new area. Where is the WW bunker in lower Pt. Vicente? I have never seen it or heard of it there. We really need native plants food sources for the butterflies. There needs to be parking near the picnic area for handicapped and mothers with children. The lookout is up on the hill, but what is it looking at? bird area? water area?

Begin forwarded message:

From: Yvetta Williams <yvettawill@cox.net>
Subject: Re: LOWER POINT VICENTE VISION PLAN UPDATE - FEBRUARY 5, 2015 PUBLIC WORKSHOP
Date: January 27, 2015 at 4:26:07 PM PST
To: rpvlistserver@rpv.com, Daniel Trautner <DanielT@rpv.com>, McIntyre Diana RPV <dianam@rpv.com>

Still need restrooms, drinking fountain and some water for the birds and animals.

Thought it was to be near the new parking lot??????

On Jan 27, 2015, at 8:34 AM,
rpvlistserver@rpv.com wrote:

LOWER POINT VICENTE VISION PLAN
UPDATE - FEBRUARY 5, 2015 PUBLIC
WORKSHOP

On February 5, 2015, the City of Rancho Palos Verdes will conduct a public workshop to receive feedback on a proposed site plan intended to replace the current site plan in the Council-adopted Coast Vision Plan. The site plan that will be presented at

the public workshop was developed by a focus group of community stakeholders including Mayor Knight. Based on public feedback received at this workshop, a revised plan will be presented at a future public workshop prior to being presented to the City Council for adoption.

The public workshop will be held at Point Vicente Interpretive Center located at 31501 Palos Verdes Drive West at 6:00 p.m.

[Click here](#) to view the proposed site plan

[Click here](#) to view the February 5th Public Workshop

[Click here](#) to read more about the Vision Plan including Lower Point Vicente.

Inquiries should be directed to Ara Mihranian, Project Planner, at 310-544-5228 or via email at aram@rpv.com

BREAKING NEWS

City staff occasionally posts other important non-emergency information on the Breaking News page of the City's website located at:

<http://www.palosverdes.com/rpv/breakingnews>

Be sure to go to the List Server page and subscribe to receive email messages whenever a Breaking News article is posted to the City's website. You can join at:

<http://www.palosverdes.com/rpv/listserver>

Please do not reply directly to this message. The correct contact for each Listserv message topic is included in the message. We welcome your comments and suggestions, please send them to:

comments@palosverdes.com

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MAR 23 2015

COMMUNITY DEVELOPMENT
DEPARTMENT

To: Ara Mihranian, Project Planner
City of Rancho Palos Verdes

From: Dena Friedson

Re: Lower Point Vicente Parkland -- Meeting on March 25, 2015

Improving Lower Point Vicente over time is an excellent idea. I strongly support Phase I, which seems to be consistent with the Deed Restrictions of the National Park Service. This proposal will provide walking trails, grasslands, natural habitat areas, special places for picnics, and ocean overlook areas. The general public will still be able to enjoy whale-watching and exhibits in the Interpretive Center. The existing parking spaces are adequate for Phase I. Phase I will maintain the wonderful open space especially necessary and desirable in the coastal zone area to protect existing ocean views.

I personally hope that most parts of Phase II will never occur. Additional buildings -- such as a Spanish rancho and a military bunker, for example, although historically interesting -- are NOT consistent with the Deed Restrictions. (This was explained by the National Park Service when the continuation of the Japanese Farm as a historical entity on Upper Point Vicente was disapproved.)

Covering more ground with asphalt or a similar material will remove much land that should be used for individual recreational activities. If Phase II does not occur, additional parking will not be needed.

Please move forward as quickly as possible on Phase I -- in whole or piece by piece -- so that the general public will be able to enjoy the beautiful natural environment of Lower Point Vicente sooner rather than later.

Thank you.

Ara Mihranian

From: verikon <verikon@cox.net>
Sent: Monday, April 13, 2015 12:44 PM
To: Ara Mihranian
Cc: stinberg@gmail.com; murrayblitzassoc@cox.net
Subject: Re: LOWER POINT VICENTE VISION PLAN UPDATE - MARCH 25, 2015 PUBLIC WORKSHOP

Confirmed for tomorrow at 11:30A.

Thank you.

Valerie Blitz

-----Original Message-----

From: Ara Mihranian
Sent: Monday, April 13, 2015 10:58 AM
To: verikon
Cc: stinberg@gmail.com ; murrayblitzassoc@cox.net
Subject: RE: LOWER POINT VICENTE VISION PLAN UPDATE - MARCH 25, 2015 PUBLIC WORKSHOP

Hi Valerie,
I haven't heard back from you yet and I scheduled another meeting at 10:30.
Are you available after 11:30 tomorrow (Tuesday, April 14th).
Please confirm as soon as possible.
Ara

Ara Michael Mihranian
Deputy Director of Community Development _____

30940 Hawthorne Blvd.
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310-544-5228 (telephone)
310-544-5293 (fax)
aram@rpvca.gov
www.rpvca.gov

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-----Original Message-----

From: Ara Mihranian
Sent: Thursday, April 09, 2015 8:18 PM
To: 'verikon'
Cc: stinberg@gmail.com; murrayblitzassoc@cox.net
Subject: RE: LOWER POINT VICENTE VISION PLAN UPDATE - MARCH 25, 2015 PUBLIC WORKSHOP

Valerie, are you available to meet Tuesday, April 14th after 10:30?

Ara Michael Mihranian
Deputy Director of Community Development

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-----Original Message-----

From: verikon [mailto:verikon@cox.net]
Sent: Wednesday, April 08, 2015 6:54 PM
To: Ara Mihranian
Cc: stinberg@gmail.com; murrayblitzassoc@cox.net
Subject: Re: LOWER POINT VICENTE VISION PLAN UPDATE - MARCH 25, 2015 PUBLIC WORKSHOP

Yes, I am available to meet at City Hall at a mutually agreeable time and date.

Thank you.

Valerie Blitz

-----Original Message-----

From: Ara Mihranian
Sent: Tuesday, April 07, 2015 12:40 PM
To: verikon@cox.net
Cc: stinberg@gmail.com ; murrayblitzassoc@cox.net
Subject: RE: Fwd.: LOWER POINT VICENTE VISION PLAN UPDATE - MARCH 25, 2015 PUBLIC WORKSHOP

Valerie,

As a follow-up to your email, I would like to see if you are available to meet at City Hall or at Lower Point Vicente to discuss the proposal as it relates to your concerns.
Please let me know.

Ara

Ara Michael Mihranian
Deputy Director of Community Development _____

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-----Original Message-----

From: verikon@cox.net [mailto:verikon@cox.net]
Sent: Wednesday, March 25, 2015 3:26 PM
To: Ara Mihranian
Cc: stinberg@gmail.com; murrayblitzassoc@cox.net
Subject: Re: Fwd: LOWER POINT VICENTE VISION PLAN UPDATE - MARCH 25, 2015 PUBLIC WORKSHOP

Dear Ara,

This is far too short notice to announce the referenced meeting. The insufficient notice precludes us from attending. People have appointments and medical issues and need to know in advance to be

able to plan. There must be some required advance notice - if so, please let me know what the required advance notice is.

We are disappointed in the so-called updated attachment for various reasons, including but not limited to the too-close proximity of the paths and gathering sites to the residences, including mine. Since the requested modifications which have been brought up repeatedly since the outset have been disregarded, we can only think that it is intentional, and we will not hesitate to take other action if the requested modifications continue to be ignored.

Please see to it that the path is moved further, at least 300' behind my property (though we reserve the right to study this further and perhaps modify), and that the gathering sites that will involve extra noise including but not limited to the so-called Tongva village and Archeological Dig be moved far away from the residences, though I see no community outcry for any Tongva Village. I am late for my appointment now, and will have to get back to you after further review of your email.

Please see attached alteration. may have to send separately

Thank you.

Valerie Blitz
Murray Blitz

>
> Sent from my iPhone
>
> Begin forwarded message:
>
>> From: "City of Rancho Palos Verdes" <listserv@civicplus.com>
>> Date: March 23, 2015 1:03:04 PM PDT
>> To: verikon@cox.net
>> Subject: LOWER POINT VICENTE VISION PLAN UPDATE - MARCH 25, 2015
>> PUBLIC WORKSHOP
>> Reply-To: listserv@civicplus.com
>>
>> View this in your browser
>>
>> March 25, 2015 Public Workshop
>> On March 25, 2015, the City of Rancho Palos Verdes will conduct a
>> Public Workshop to receive feedback on revisions made to the Lower
>> Point Vicente site plan presented at the February 5th Public
>> Workshop. The revisions made to the site plan are based on public
>> comments received as a result of the February 5th Public Workshop.
>> The Public Workshop will be held at the Point Vicente Interpretive
>> Center located at 31501 Palos Verdes Drive West at 6:00 p.m.
>>
>> Click here to view the site plan to be presented at the March 25,
>> 2015 Public Workshop.<

Ara Mihranian

From: Susan Shultz <sjshultz3@gmail.com>
Sent: Monday, June 22, 2015 9:04 PM
To: Ara Mihranian
Subject: Re: Lower Pt. Vicente plan comments

I will plan on 2:30 on the 29th.
Thanks-
Susan

On Mon, Jun 22, 2015 at 4:22 PM, Ara Mihranian <AraM@rpvca.gov> wrote:

Any time after 2.

Ara Michael Mihranian

Deputy Director of Community Development



30940 Hawthorne Blvd.

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From: Susan Shultz [mailto:sjshultz3@gmail.com]

Sent: Monday, June 22, 2015 4:18 PM

To: Ara Mihranian

Subject: Re: Lower Pt. Vicente plan comments

Monday afternoon is fine- what time?

On Mon, Jun 22, 2015 at 3:22 PM, Ara Mihranian <AraM@rpvca.gov> wrote:

Susan,

I understand your busy schedule (particularly planning for a wedding).

The City Council Staff report goes out next Wednesday, so I would like to meet with you beforehand.

How about Monday afternoon (I am not available in the morning).

Ara

Ara Michael Mihranian

Deputy Director of Community Development



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From: Susan Shultz [mailto:sjshultz3@gmail.com]

Sent: Monday, June 22, 2015 2:08 PM

To: Ara Mihranian

Subject: Re: Lower Pt. Vicente plan comments

Ara,

Thank you for getting back to me. This week is a little crazy for me, as my daughter is getting married on Saturday.

Can we meet next week? I am free in the morning on Monday, June 29, or Wednesday, July 1. Would you like me to come to your office?

Thank you-

Susan

On Mon, Jun 22, 2015 at 12:06 PM, Ara Mihranian <AraM@rpvca.gov> wrote:

Hi Susan,

Thank you for taking the time to reach out to me regarding your concerns with the proposed park plan for Lower Point Vicente.

Some of the items you mentioned we previously discussed when the Annenberg project was being proposed, so I am familiar with the issues.

Nevertheless, what I would like to do is meet with you this week (if possible) to discuss your concerns at greater length before the July 7th Council meeting.

Let me know when your available.

Regards,

Ara

Ara Michael Mihranian

Deputy Director of Community Development



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From: Susan Shultz [mailto:sjshultz3@gmail.com]

Sent: Friday, June 19, 2015 1:55 PM

To: aram@rpvcs.gov

Cc: Brian Campbell; Planning

Subject: Lower Pt. Vicente plan comments

Dear Mr. Mihranian and RPV City Council Members,

I would like to take a moment to comment on the Lower Pt. Vicente Vision plan and I request that my comments be included in the City Council Staff Report.

Our backyard directly borders the parkland in question (16 Calle Viento).

While I have no objections to the proposed improvements, I do have a couple of questions and concerns.

My primary concern is privacy. In order to enjoy the green space and ocean views that we are fortunate to have, we do not have any trees or hedges between our property and the parkland. Therefore, anyone in the field can view directly into our yard and windows. The proposed overlook (#10 on the illustrated plan) appears to be at or near the exact same elevation as our yard, and therefore giving people a line of sight into our yard and home. I would like to request that the outlook be angled such that it deters people from facing our home. Additionally, perhaps some taller plants could be planted next to the overlook- between it and our yard- to shield us somewhat. (See attached photo #3)

My second concern is similar to the first in that it is privacy related. There are several large bushes along PV Drive South that help to shield us from anyone using the trail along the road. I would like to see these bushes remain. Not only do they provide us with some privacy, but they also block headlights from northbound traffic at night. (See attached photos #1-2)

My final question is in regards to the fence between our property and the parkland. Currently, there is a chain link fence topped with barbed wire. While this is effective, it is extremely ugly and very out of character for our city. I would like to know what type of fencing will be installed along the our property line. I would like to keep something 5-6 foot tall and like to see it continue from PV Drive South all the way to the trail at the western edge of the parkland. The current fence only extends halfway. (See attached photo #4)

I would welcome any Council Member or City employee who would like to visit my home to view this in person.

Thank you for your time and attention.

Sincerely,

Susan Shultz

16 Calle Viento, RPV 90275

[310-486-0903](tel:310-486-0903)

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