Planning Commission Approved

Land Use Changes

Hazard Boundary Line Adjustments &

Land Use Designation Change from Hazard to Hillside



Proposed new Hillside Land Use area

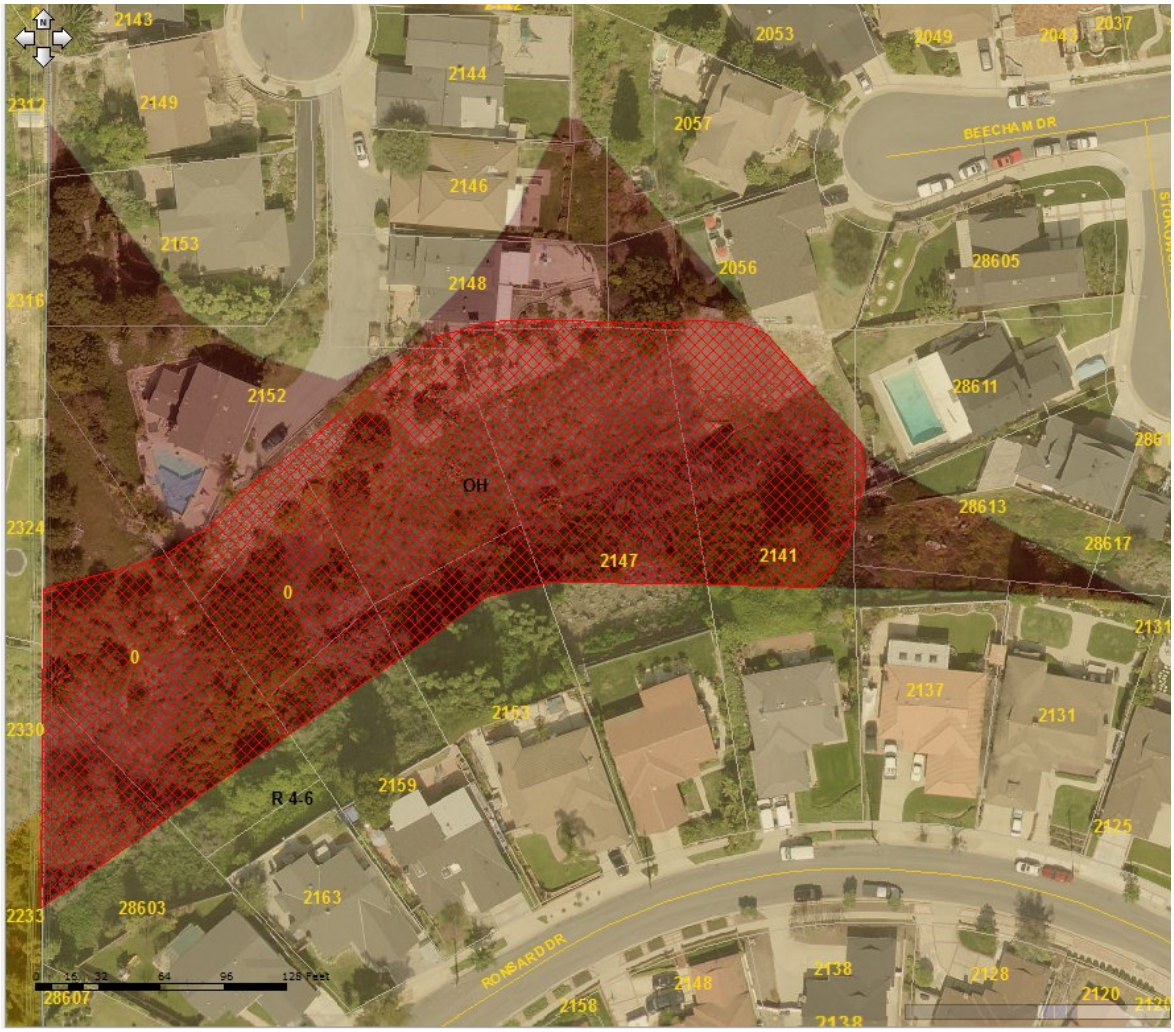
Existing Hazard Land Use area to be removed

The existing Hazard areas shown in solid red will be reduced to the hatched red areas. The hatched red areas will have a new land use destination of Hillside instead of Hazard. Affected properties are as follows:

- Alaflora Drive (27909, 27925, 27953, 27961, 27958, 27954, 27948)
- Calzada Drive (28025, 28039, 28036, 28032)
- Delasonde Drive (2031, 2026, 2022)
- Galerita Drive (2059, 2064, 2060, 2052, 2046)
- Santa Rena Drive (2158, 2161)

Hazard Boundary Line Adjustments &

Land Use Designation Change from Hazard to Hillside



Proposed new Hillside Land Use area

Existing Hazard Land Use area to be removed

The existing Hazard areas shown in solid red will be reduced to the hatched red areas. The hatched red areas will have a new land use destination of Hillside instead of Hazard. Affected properties are as follows:

- Van Karajan Drive (2149, 2153, 2152, 2148, 2146, 2144)
- Beecham Drive (2057, 2056)
- Ronsard Drive (2163, 2159, 2153, 2147, 2141, 2137, 2131)
- N Enrose Drive (28603)

Hazard Boundary Line Adjustments &

Land Use Designation Change from Hazard to Hillside



Proposed new Hillside Land Use area

Existing Hazard Land Use area to be removed

The existing Hazard areas shown in solid red will be reduced to the hatched red areas. The hatched red areas will have a new land use destination of Hillside instead of Hazard. Affected properties are as follows:

- Caddington Drive (1914, 1920, 1926, 1930, 1936, 1942, 1950, 1956, 1962, 1966, 1972, 1978, 1984, 2002, 2010, 2016, 2022, 2028, 2034, 2040, 2050, 2058, 2070, 2076, 2102, 2108, 2114, 2120, 2124, 2130)
- Bayend Drive (29004, 29002, 29001, 29005)
- Jaybrook Drive (1939, 1943, 1949, 1953, 2029, 2035, 2039, 2043, 2049, 2053, 2059, 2063, 2069)

Hazard Boundary Line Adjustments &

Land Use Designation Change from Hazard to Hillside



Proposed new Hillside Land Use area

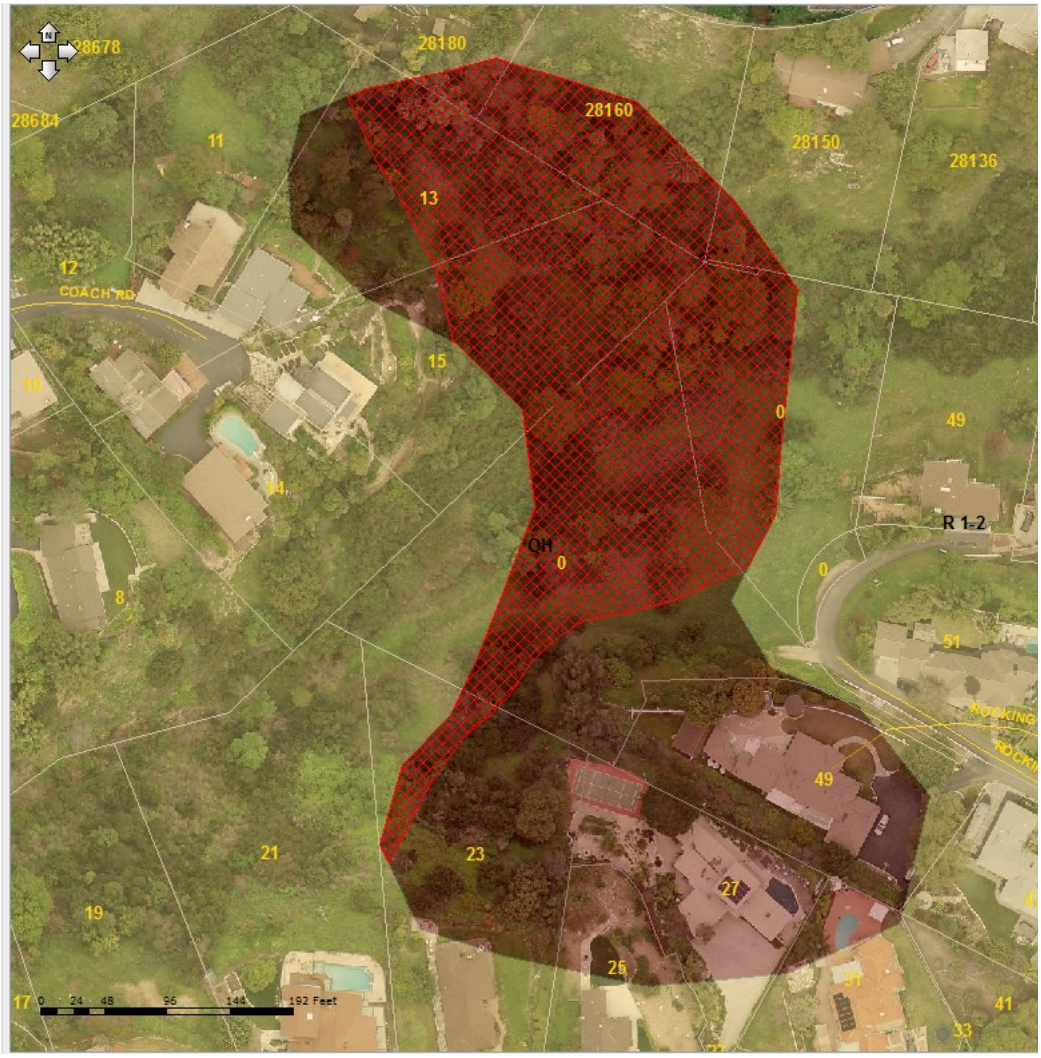
Existing Hazard Land Use area to be removed

The existing Hazard areas shown in solid red will be reduced to the hatched red areas. The hatched red areas will have a new land use destination of Hillside instead of Hazard. Affected properties are as follows:

- Chaparral Lane (10)
- APN 7568-006-008

Hazard Boundary Line Adjustments &

Land Use Designation Change from Hazard to Hillside



Proposed new Hillside Land Use area

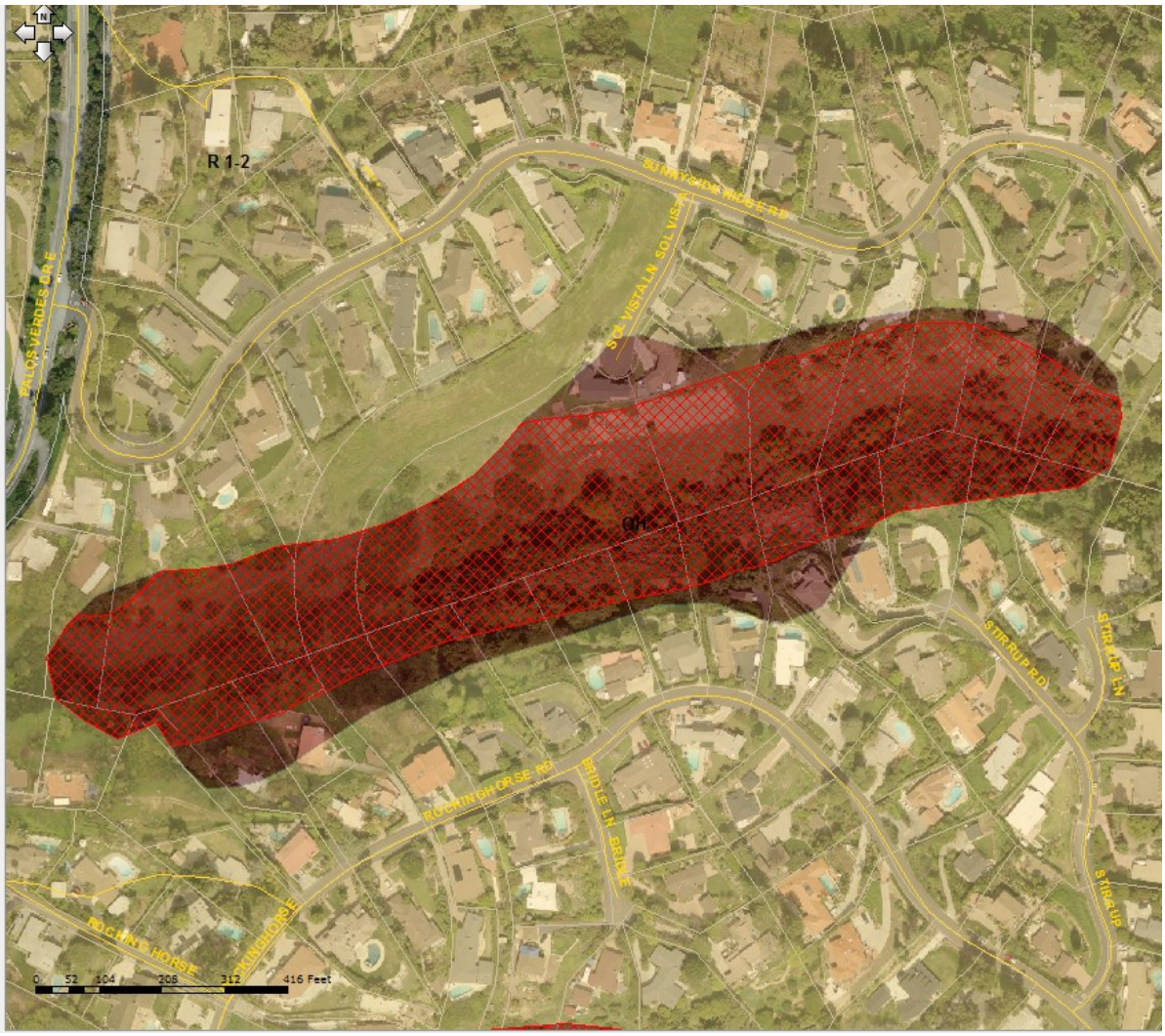
Existing Hazard Land Use area to be removed

The existing Hazard areas shown in solid red will be reduced to the hatched red areas. The hatched red areas will have a new land use destination of Hillside instead of Hazard. Affected properties are as follows:

- Colt (11, 13, 15)
- Palos Verdes Drive East (28180, 28160, 28150)
- Rockinghorse Road (23, 25, 27, 31, 49)
- APNs 7556-011-033, 7556-011-031

Hazard Boundary Line Adjustments &

Land Use Designation Change from Hazard to Hillside



Proposed new Hillside Land Use area

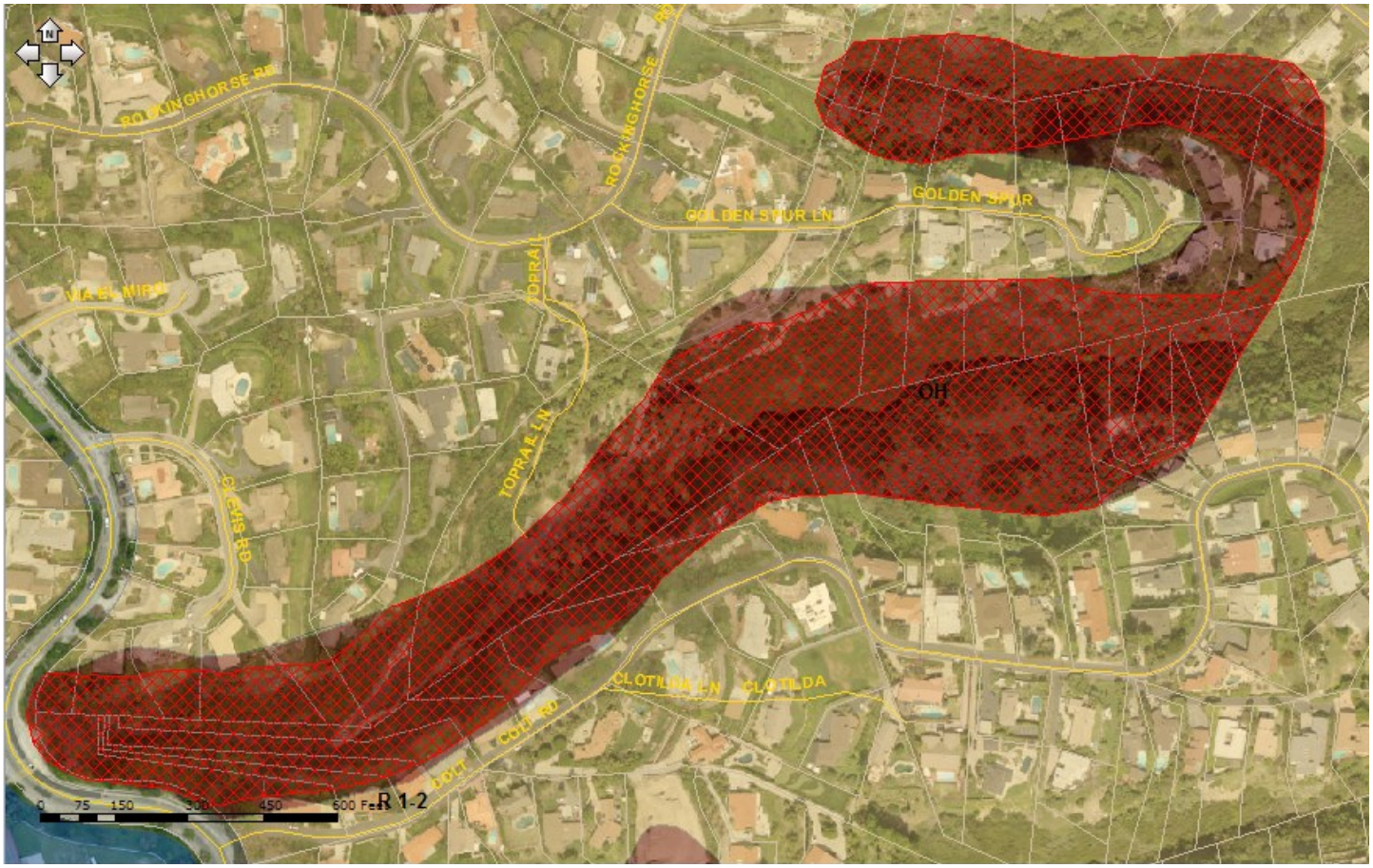
Existing Hazard Land Use area to be removed

The existing Hazard areas shown in solid red will be reduced to the hatched red areas. The hatched red areas will have a new land use destination of Hillside instead of Hazard. Affected properties are as follows:

- Sol Vista Lane (27936, 27928, 27914)
- Sunnyside Ridge Road (2424, 2414, 2404, 2348, 2274, 2262, 2628, 2618, 2606)
- Stirrup Lane (5, 16, 18, 19, 17)
- Rockinghorse Road (49, 81, 79, 77, 75, 73, 71, 69, 63, 67, 63, 61)
- APNs 7556-011-016
- Palos Verdes Drive East (28122)

Hazard Boundary Line Adjustments &

Land Use Designation Change from Hazard to Hillside



Proposed new Hillside Land Use area

Existing Hazard Land Use area to be removed

The existing Hazard areas shown in solid red will be reduced to the hatched red areas. The hatched red areas will have a new land use destination of Hillside instead of Hazard. Affected properties are as follows:

- Clevis Road (29060, 29068, 29075, 29048, 29040)
- Colt Road (2463, 2505, 2509, 2515, 2521, 2625, 2703, 2717, 2727, 2767, 2811, 2821, 2831, 2847, 2855, 2873)
- Golden Spur Lane (5, 4, 6, 9, 15, 17, 19, 23, 25, 27, 26, 22, 21, 16, 14, 12, 10)
- Rockinghorse Road (48, 50, 68, 70, 90, 92, 94, 96)
- Bridle Lane (5, 6, 7, 8)
- Toprail Lane (12, 29010)

Hazard Boundary Line Adjustments &

Land Use Designation Change from Hazard to Hillside



Proposed new Hillside Land Use area

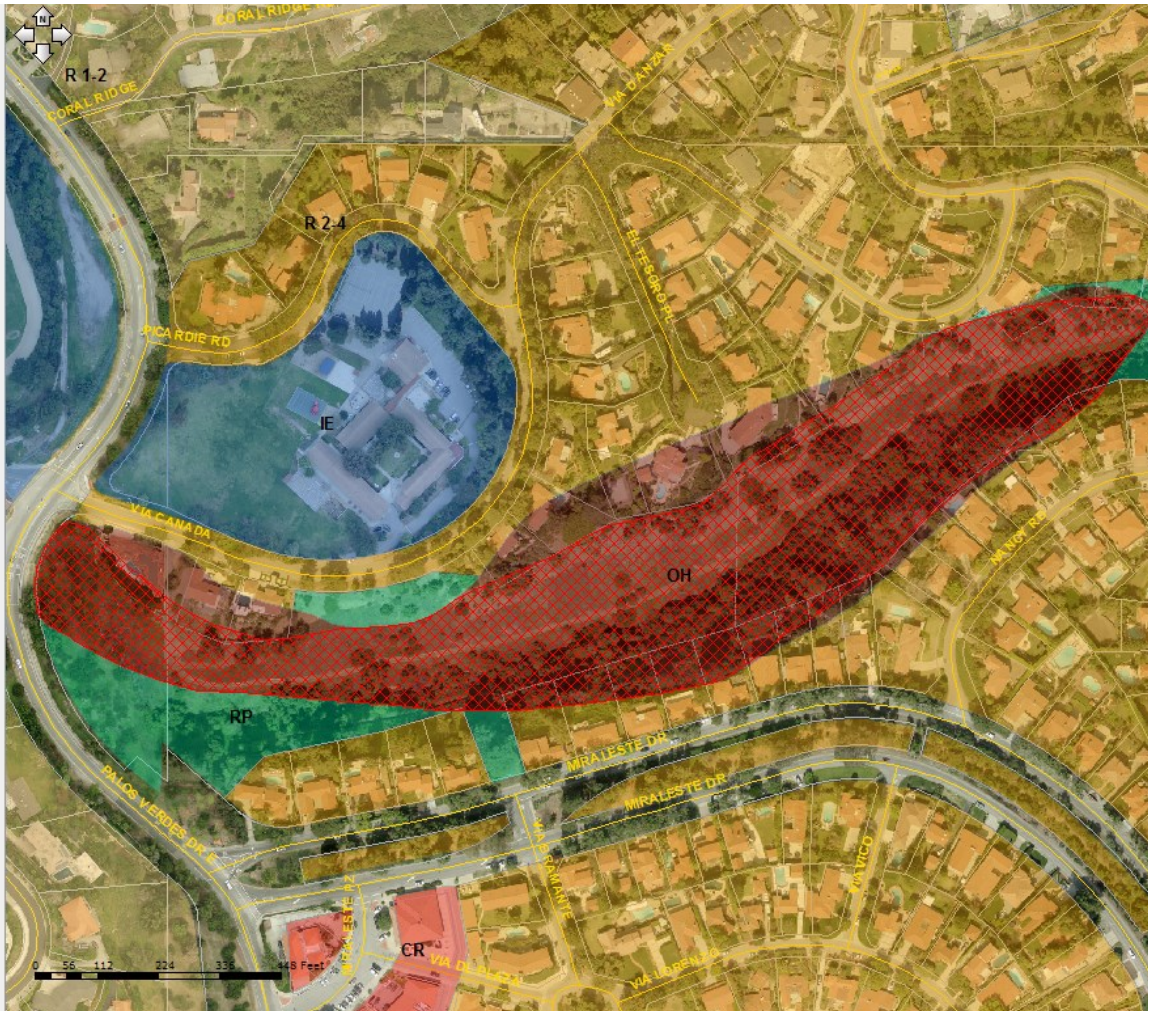
Existing Hazard Land Use area to be removed

The existing Hazard areas shown in solid red will be reduced to the hatched red areas. The hatched red areas will have a new land use destination of Hillside instead of Hazard. Affected properties are as follows:

- Coral Ridge Road (2721, 2719, 2709, 2641, 2631, 2621, 2607, 2600)
- Sparta Drive (2600)
- Colt Road (2838, 2834, 2830, 2826, 2824, 2822, 2818, 2816)

Hazard Boundary Line Adjustments &

Land Use Designation Change from Hazard to Hillside



Proposed new Hillside Land Use area

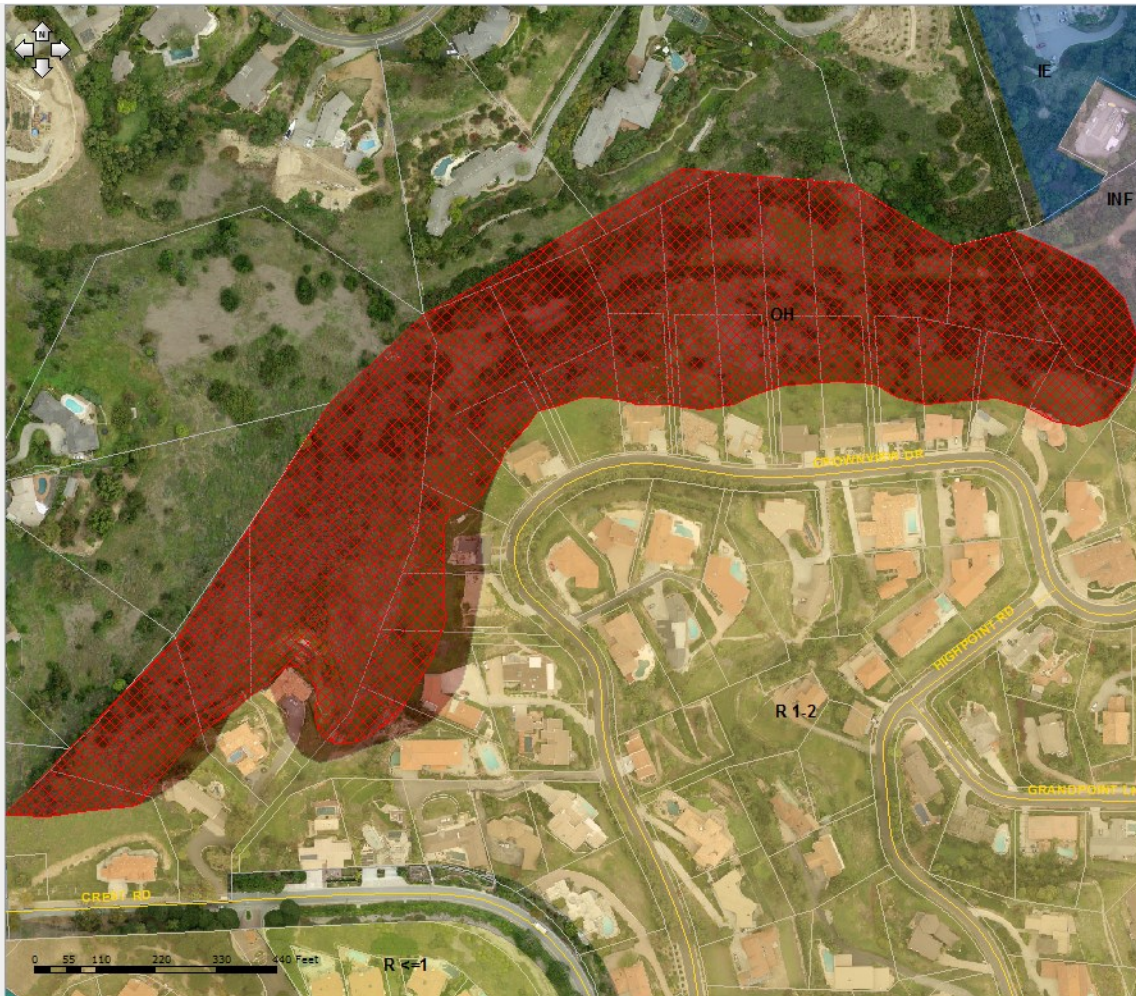
Existing Hazard Land Use area to be removed

The existing Hazard areas shown in solid red will be reduced to the hatched red areas. The hatched red areas will have a new land use destination of Hillside instead of Hazard. Affected properties are as follows:

- Via Canada (6200, 6216, 6220, 6244, 6248, 6252, 6420, 6424, 6432, 6436)
- APNs 7557-009-900, 7557-007-024, 7557-005-900
- El Tesoro Place (3821, 3820)
- Via de Anzar (6604, 6608)
- Nancy Road (6529, 6525, 6521, 6517, 6515, 6509, 6505, 6501)
- Miraleste Drive (4076, 4072, 4068, 4064, 4060, 4052, 4048, 4044, 4036, 4028)

Hazard Boundary Line Adjustments &

Land Use Designation Change from Hazard to Hillside



Proposed new Hillside Land Use area

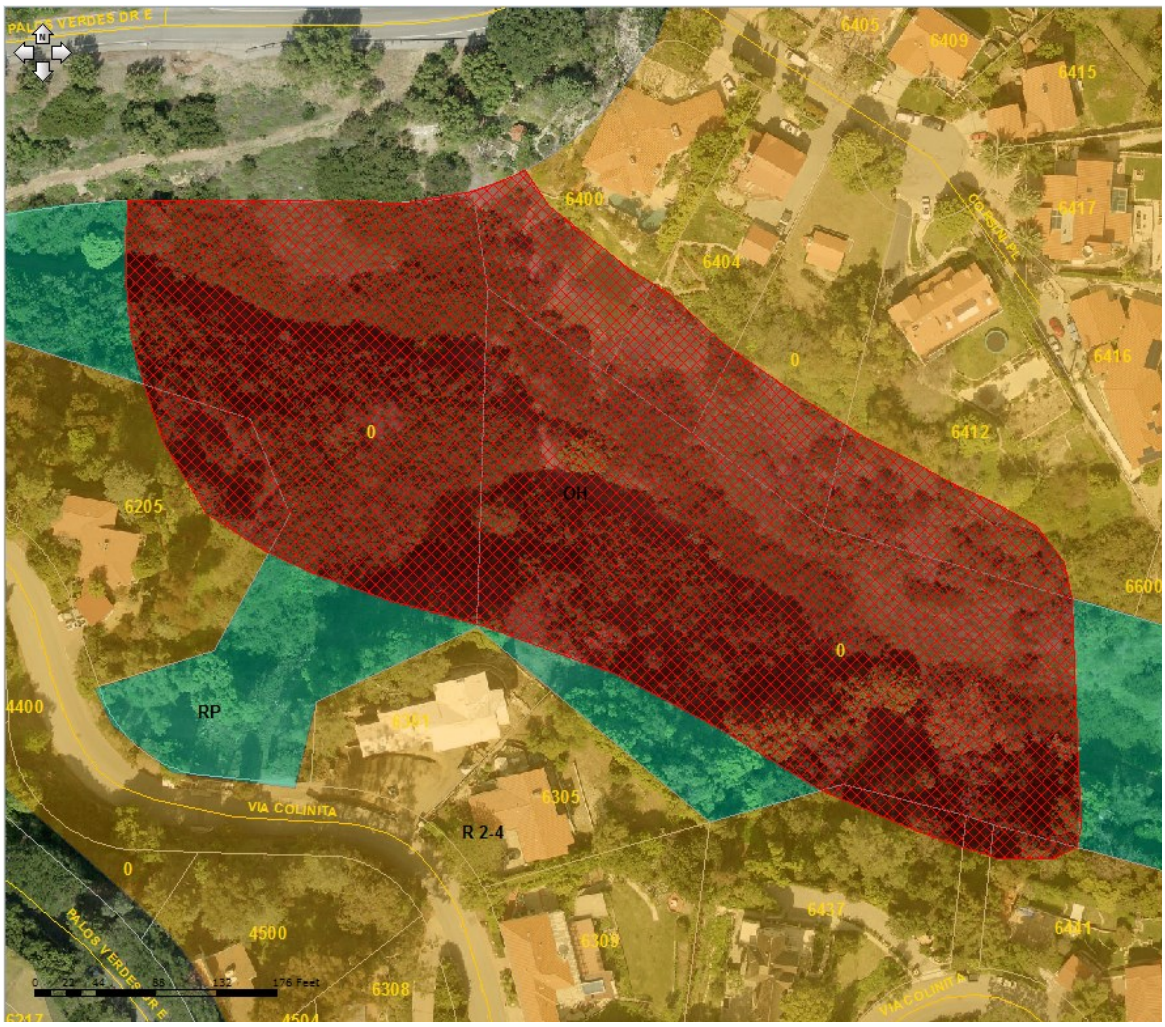
Existing Hazard Land Use area to be removed

The existing Hazard areas shown in solid red will be reduced to the hatched red areas. The hatched red areas will have a new land use destination of Hillside instead of Hazard. Affected properties are as follows:

- Crownview Drive (3123, 3131, 3139, 3145, 3157, 3163, 3177, 3205, 3217, 3235, 3249, 3261, 3285, 3303)
- Crest Road (3867, 3845, 3841, 3837)
- APNs 7566-015-029, 7566-015-033, 7566-015-031, 7566-015-032, 7566-015-014, 7566-015-015, 7566-015-018, 7566-015-019, 7566-015-022, 7566-015-023, 7566-015-026, 7566-023-026, 7567-004-012, 7567-004-008

Hazard Boundary Line Adjustments &

Land Use Designation Change from Hazard to Hillside



Proposed new Hillside Land Use area

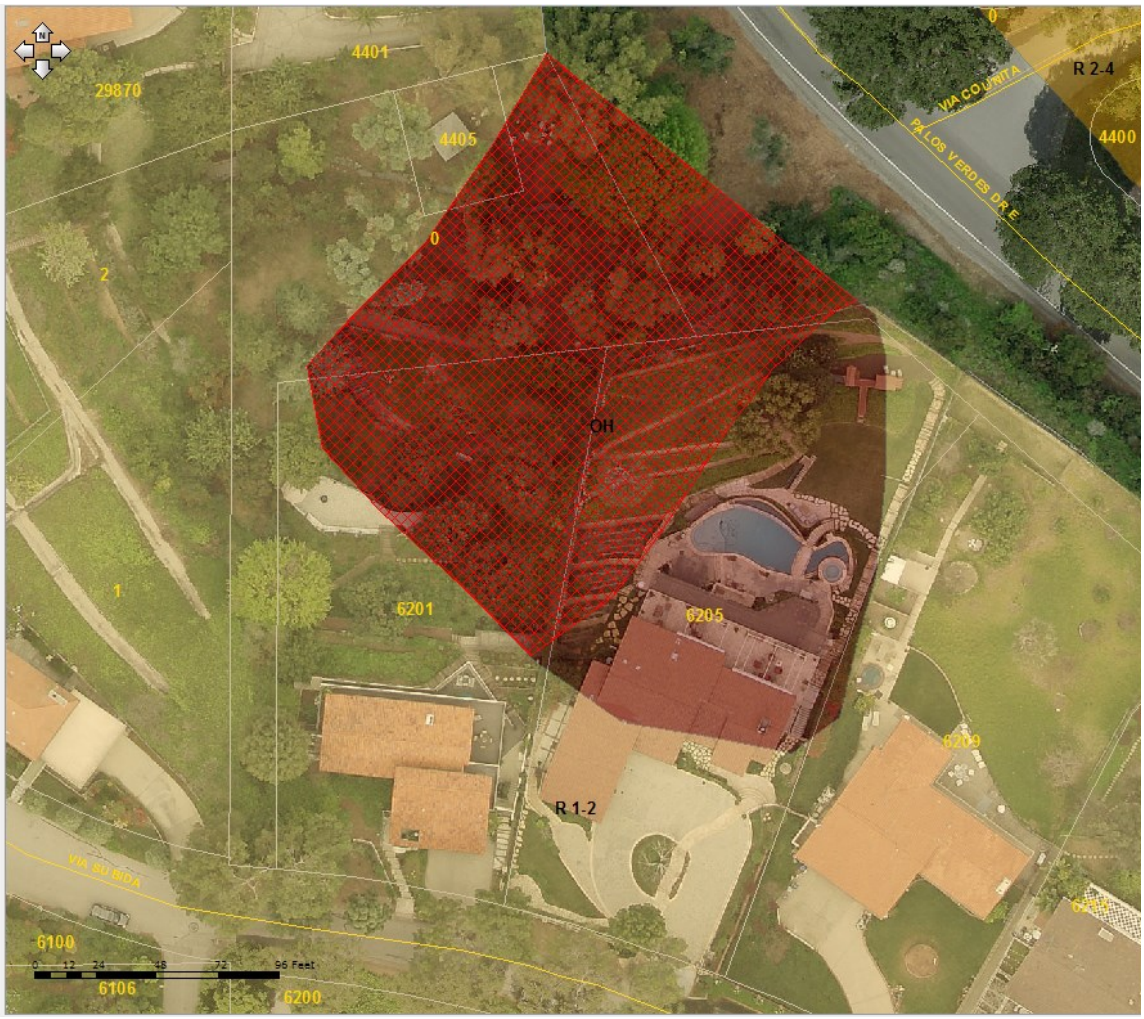
Existing Hazard Land Use area to be removed

The existing Hazard areas shown in solid red will be reduced to the hatched red areas. The hatched red areas will have a new land use destination of Hillside instead of Hazard. Affected properties are as follows:

- Corsini Place (6400, 6404, 6412, APN 7561-007-004)
- APNs 7561-008-900, 7561-007-900
- Via Colinita (6205, 6437, 6441)

Hazard Boundary Line Adjustments &

Land Use Designation Change from Hazard to Hillside



Proposed new Hillside Land Use area

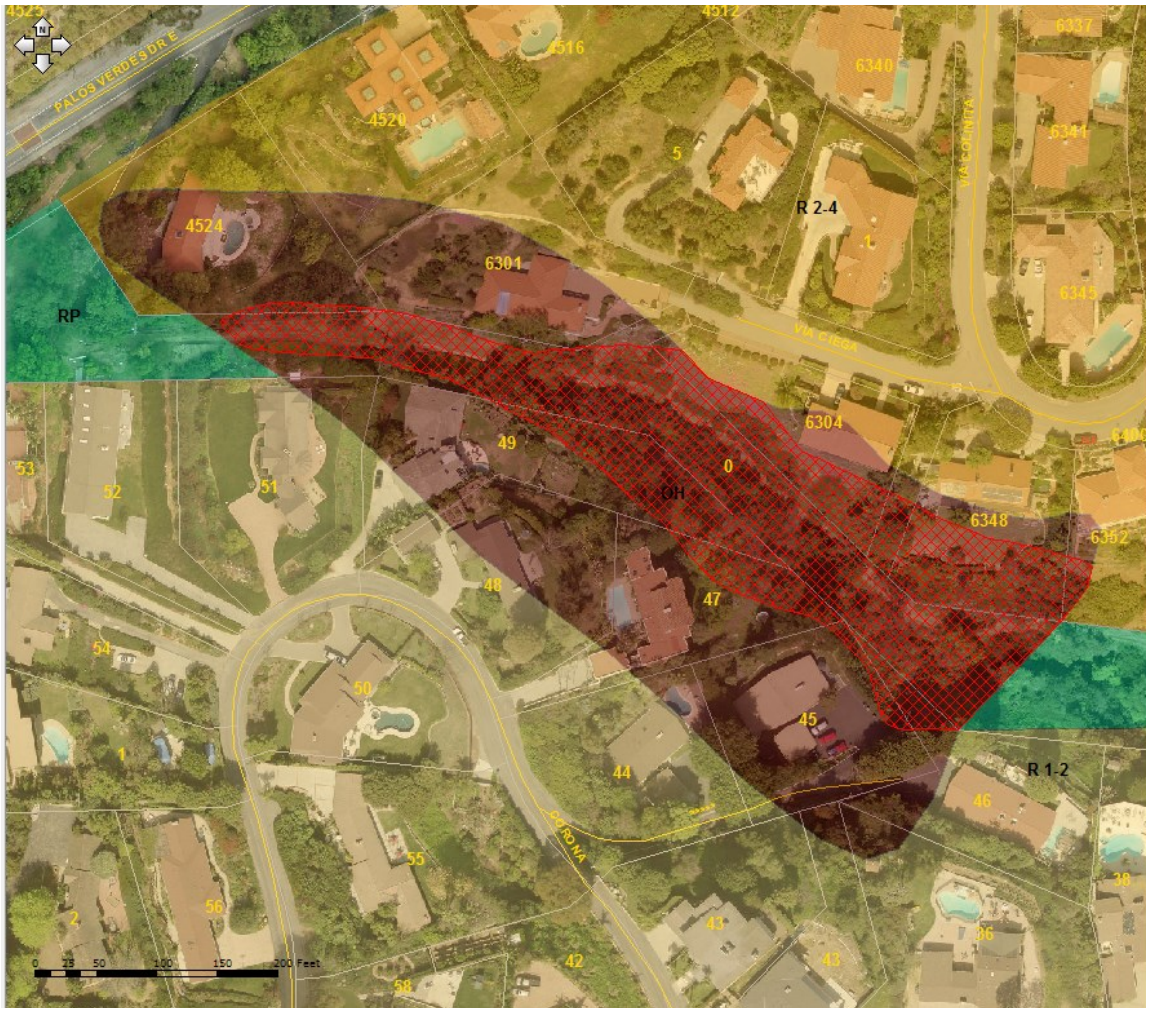
Existing Hazard Land Use area to be removed

The existing Hazard areas shown in solid red will be reduced to the hatched red areas. The hatched red areas will have a new land use destination of Hillside instead of Hazard. Affected properties are as follows:

- APN 7566-005-900
- Palos Verdes Drive East (4405)
- Via Subida (6201, 6205, 6209)

Hazard Boundary Line Adjustments &

Land Use Designation Change from Hazard to Hillside



Proposed new Hillside Land Use area

Existing Hazard Land Use area to be removed

The existing Hazard areas shown in solid red will be reduced to the hatched red areas. The hatched red areas will have a new land use destination of Hillside instead of Hazard. Affected properties are as follows:

- Via Ciega (6301, 6304, 6348, 6352)
- Palos Verdes Drive East (4524)
- Avenida Corona (51, 49, 48, 47, 44, 45, 46, 43, 36)
- APN 7561-010-900

Hazard Boundary Line Adjustments &

Land Use Designation Change from Hazard to Hillside



Proposed new Hillside Land Use area

Existing Hazard Land Use area to be removed

The existing Hazard areas shown in solid red will be reduced to the hatched red areas. The hatched red areas will have a new land use destination of Hillside instead of Hazard. Affected properties are as follows:

- Ganado Drive (30433, 30443, 30451, 30459, 30659, 30667)
- APNs 7558-001-091, 7567-008-012, 7558-001-901

Hazard Boundary Line Adjustments &

Land Use Designation Change from Hazard to Hillside



Proposed new Hillside Land Use area

Existing Hazard Land Use area to be removed

The existing Hazard areas shown in solid red will be reduced to the hatched red areas. The hatched red areas will have a new land use destination of Hillside instead of Hazard. Affected properties are as follows:

- APN 7561-019-007
- Palos Verdes Drive East (30438, 6513, 6505, 6509)
- La Vista Verde (9, 11, 14, 15, 16, 17, 18, 19)
- Rue le Charlene (2431, 2435, 2439, 2445)
- Vista Mesa Drive (2737, 2741, 2747, 2753, 2761)
- Santa Luna Drive (30511, 30517, 30523, 30529)

Hazard Boundary Line Adjustments &

Land Use Designation Change from Hazard to Hillside



Proposed new Hillside Land Use area

Existing Hazard Land Use area to be removed

The existing Hazard areas shown in solid red will be reduced to the hatched red areas. The hatched red areas will have a new land use destination of Hillside instead of Hazard. Affected properties are as follows:

- Tarapaca Road (30763, 30759, 30751, 30745, 30939, 30731, 30727, 30721)
- APN 7561-039-002, 7561-038-017
- Azores Place (2718, 2722, 2726)
- Calle Aventura (2742, 2746, 2756, 2762, 2770, 2778, 2808, 2814, 2820, 2826, 2838)
- Palos Verdes Drive East (30648, 30676, 30678)
- San Ramon Drive (2763, 2727, 2709, 2703, 2701, 2700 1/2, APN 7561-040-025)

Hazard Boundary Line Adjustments &

Land Use Designation Change from Hazard to Hillside



Proposed new Hillside Land Use area

Existing Hazard Land Use area to be removed

The existing Hazard areas shown in solid red will be reduced to the hatched red areas. The hatched red areas will have a new land use destination of Hillside instead of Hazard. Affected properties are as follows:

- Floweridge Drive (31339)
- Seaclaire Drive (3358, 3352, 3344, 3338, 3332, 3318, 3310, 3304, 3250, 3242, 3234, 3228, 3220, 3212, 3204, 3203, 3209)
- Ganado Drive (31297, 31287, 31281, 31273, 31267, 31259, 31253, 31245)
- Eaglehaven Drive (31310, 31312, 31314)
- Seaglen Drive (3586, 3589, 3579)
- APNs 7564-026-027, 7564-026-025

Hazard Boundary Line Adjustments



Existing Hazard Land Use area to remain.

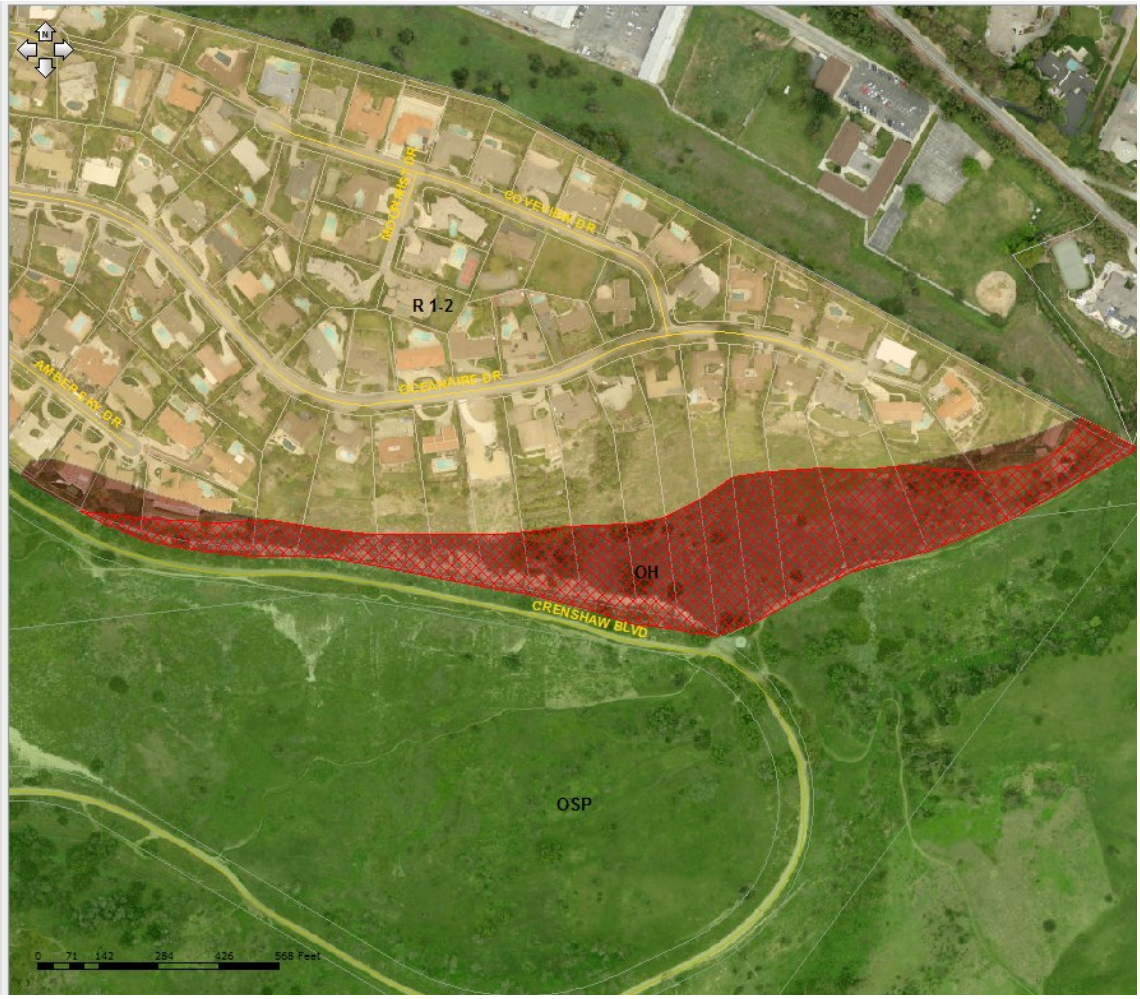
Existing Hazard Land Use area to be removed

The existing Hazard areas shown in solid red will be removed. The hatched red areas will remain as Hazard. Affected properties are as follows:

- Trump National Golf Club (1 Trump National Drive)
- Emerald View Drive (31909, 31917)
- APN 7564-024-901

Hazard Boundary Line Adjustments &

Land Use Designation Change from Hazard to Hillside



Proposed new Hillside Land Use area

Existing Hazard Land Use area to be removed

The existing Hazard areas shown in solid red will be reduced to the hatched red areas. The hatched red areas will have a new land use destination of Hillside instead of Hazard. Affected properties are as follows:

- Oceanaire Drive (62, 61, 59, 57, 55, 53, 51, 49, 47, 45, 43, 41, 39, 37, 35)
- Ambersky Drive (11, 15, 17, 19)

Hazard Boundary Line Adjustments &

Land Use Designation Change from Hazard to Hillside



Proposed new Hillside Land Use area

Existing Hazard Land Use area to be removed

The existing Hazard areas shown in solid red will be reduced to the hatched red areas. The hatched red areas will have a new land use destination of Hillside instead of Hazard. Affected properties are as follows:

- Valley View Road (5206, 5220, 5234, 5248, 5306, 5318, 5326, 5340, 5354, 5366, 5380, 5392, 5408,
- APNs 7581-031-033, 7581-031-032

Hazard Boundary Line Adjustments &

Land Use Designation Change from Hazard to Hillside



Proposed new Hillside Land Use area

Existing Hazard Land Use area to be removed

The existing Hazard areas shown in solid red will be reduced to the hatched red areas. The hatched red areas will have a new land use destination of Hillside instead of Hazard. Affected properties are as follows:

- Burrell Lane (1, 2, 4)
- APNs 7581-032-902, 7581-032-901

Hazard Boundary Line Adjustments &

Land Use Designation Change from Hazard to Hillside



Proposed new Hillside Land Use area

Existing Hazard Land Use area to be removed

The existing Hazard areas shown in solid red will be reduced to the hatched red areas. The hatched red areas will have a new land use destination of Hillside instead of Hazard. Affected properties are as follows:

- San Clemente Drive (24, 25, 26, 28, 30, 32, 34, 31, 29, 27)
- Santa Catalina Drive (15, 24, 26, 28)
- APNs 7581-033-118, 7581-033-118

Hazard Boundary Line Adjustments &

Land Use Designation Change from Hazard to Hillside



Proposed new Hillside Land Use area

Existing Hazard Land Use area to be removed

The existing Hazard areas shown in solid red will be reduced to the hatched red areas. The hatched red areas will have a new land use destination of Hillside instead of Hazard. Affected properties are as follows:

- Crestridge Road (5701, 5721, 5741, 5801)
- APNs 7589-013-801, 7589-013-800, 7589-013-907

Hazard Boundary Line Adjustments &

Land Use Designation Change from Hazard to Hillside



Proposed new Hillside Land Use area

Existing Hazard Land Use area to be removed

The existing Hazard areas shown in solid red will be reduced to the hatched red areas. The hatched red areas will have a new land use destination of Hillside instead of Hazard. Affected properties are as follows:

- Blackhorse Road (4804, 4808, 4812, 4820)
- Falcon Rock Place (4802, 4814, 4820)
- Diamondhead Lane (26832, 26840, 26904, 27134, 27138, 27139, 27137)
- Silver Meadow Land (27060, 27064, 27067, 27059, 27051, 27043, 27037)
- Browndeer Lane (5045, 5043, 5003, 4967, 4961, 4955, 4947, 4939, 4933, 4923, 4917, 4911, 4903, 4879, 4869, 4861, 4849, 4841, 4833, 4829, 4823)

Hazard Boundary Line Adjustments &

Land Use Designation Change from Hazard to Hillside



Proposed new Hillside Land Use area

Existing Hazard Land Use area to be removed

The existing Hazard areas shown in solid red will be reduced to the hatched red areas. The hatched red areas will have a new land use destination of Hillside instead of Hazard. Affected properties are as follows:

- Via Campesina (3018, 3292, 3294, 3296, 3298, 3292, 3294, 3296, 3298, 3300)
- Barkstone Drive (26113, 26109, 26105, 26103)
- Grayslake Road (26226, 26302, 26316, 26322, 26326, 26332, 26338, 26402, 26410, 26416, 26422, 26430)
- APNs 7546-024-011, 7546-022-008, 7578-002-010, 7578-002-009, 7578-003-001, 7578-003-007
- Montemalaga Drive (5621)
- Basswood Avenue (26415, 26409, 26403, 26347, 26341, 26335, 26329, 26321, 26315, 26307, 26107, 26101, 26102, 26104, 26543, 26535)
- Menominee Place (26603, 26600, 26602, 26606, 26614, 26620, 26704, 26710, 26714, 26730, 26744)
- Mazur Drive (26505, 26502, 26504)

Hazard Boundary Line Adjustments &

Land Use Designation Change from Hazard to Hillside



Proposed new Hillside Land Use area

Existing Hazard Land Use area to be removed

The existing Hazard areas shown in solid red will be reduced to the hatched red areas. The hatched red areas will have a new land use destination of Hillside instead of Hazard. Affected properties are as follows:

- Verde Ridge Road (6982, 6976, 6972, 6966, 6960, 6954, 6948, 6942, 6938, 6932, 6916, 6912, 6866, 6860, 6852, 6836)
- Faircove Drive (6847, 6851, 6850, 6844)
- Avenida Magnifica (29901, 29902)
- Avenida Refinida (29902, 29901)
- Crest Road (6857, 6871, 6883, 6895, 6903, 6913, 6921)
- Avenida Anillo (29903, 29902, 29906)
- APNs 7583-039-900, 7583-022-013

Hazard Boundary Line Adjustments &

Land Use Designation Change from Hazard to Hillside



Proposed new Hillside Land Use area

Existing Hazard Land Use area to be removed

The existing Hazard areas shown in solid red will be reduced to the hatched red areas. The hatched red areas will have a new land use destination of Hillside instead of Hazard. Affected properties are as follows:

- APNs 7581-030-011
- Ocean Terrace Drive (5822, 5832, 5842, 5850, 5858, 5866, 5876, 5910, 5918, 5928, 5936, 5946, 5958, 6000, 6002, 6010, 6224, 6236, 6246, 6258, 6264, 6270)
- Pacifica Drive (32024, 32032, 32040, 32050, 32058, 32064)
- Sea Ridge Circle (32033)

Hazard Boundary Line Adjustments &

Land Use Designation Change from Hazard to Hillside



Proposed new Hillside Land Use area

Existing Hazard Land Use area to be removed

The existing Hazard areas shown in solid red will be reduced to the hatched red areas. The hatched red areas will have a new land use destination of Hillside instead of Hazard. Affected properties are as follows:

- Chartres Drive (6356, 6364, 6374, 6380, 6390, 6494, 6412, 6420)
- Rhone Drive (30538, 30542, 30545, 30539, 30533)
- Cartier Drive (30930, 30936, 30940, 30937)
- Marne Drive (31018, 31120)
- Lebec Place (6507, 6501, 6502, 6510)
- APNs 7581-018-036, 7573-020-027

Hazard Boundary Line Adjustments &

Land Use Designation Change from Hazard to Hillside



Proposed new Hillside Land Use area

Existing Hazard Land Use area to be removed

The existing Hazard areas shown in solid red will be reduced to the hatched red areas. The hatched red areas will have a new land use destination of Hillside instead of Hazard. Affected properties are as follows:

- APNs 7588-023-016, 7588-024-039, 7588-024-029, 7588-024-034
- Via Del Mar (7095, 7085, 7075, 7065, 7055, 7080, 7070, 7060, 7050, 7040)
- Via La Cresta (30960, 30950, 30939, 30925, 30909, 30900)

Hazard Boundary Line Adjustments &

Land Use Designation Change from Hazard to Hillside



Proposed new Hillside Land Use area

Existing Hazard Land Use area to be removed

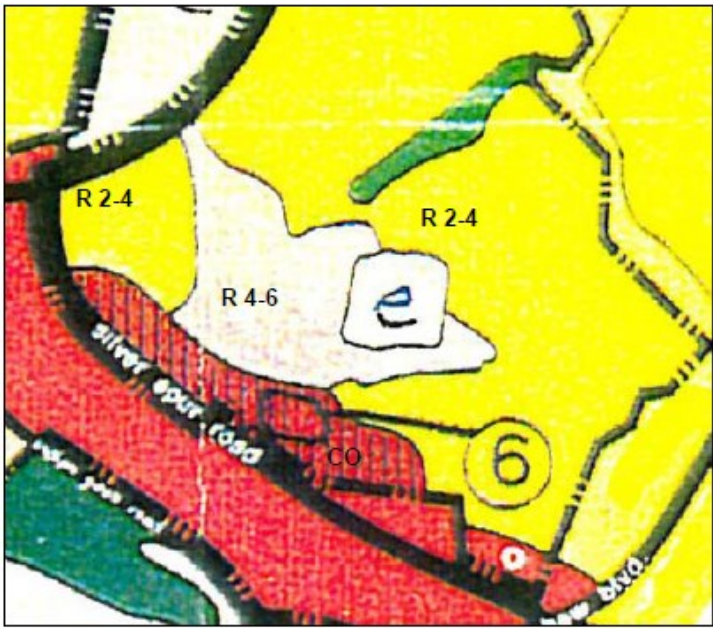
The existing Hazard areas shown in solid red will be reduced to the hatched red areas. The hatched red areas will have a new land use destination of Hillside instead of Hazard. Affected properties are as follows:

- Marne Drive (31303, 31311, 31407, 31415, 31423)
- APNs 7573-020-027, 7573-020-028, 7573-020-014, 7573-019-039, 7573-019-040, 7573-019-042)
- Albero Court (11, 19, 23, 29, 51, 54, 55)
- Hawthorne Blvd (30840)

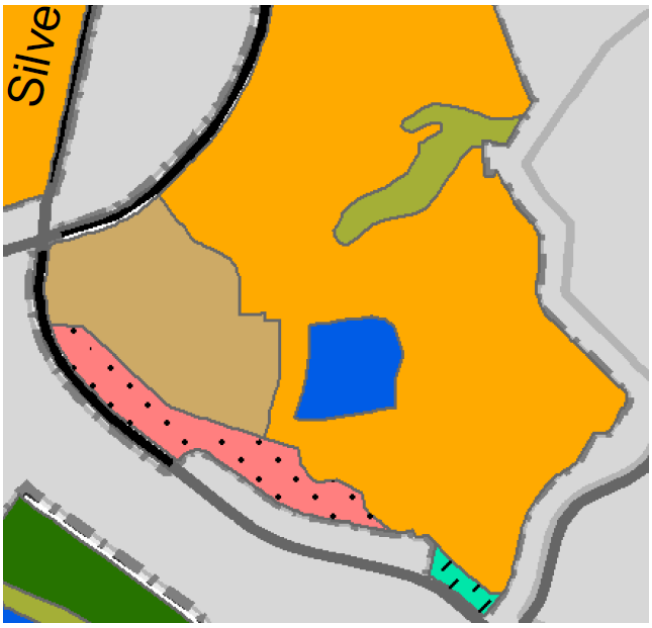
Land Use Boundary Adjustment Between R2-4 and R4-6

for Residential Properties near Hawthorne Blvd. and Silver Spur Intersection

Existing 1975 General Plan Land Use Map



Proposed General Plan Land Use Map



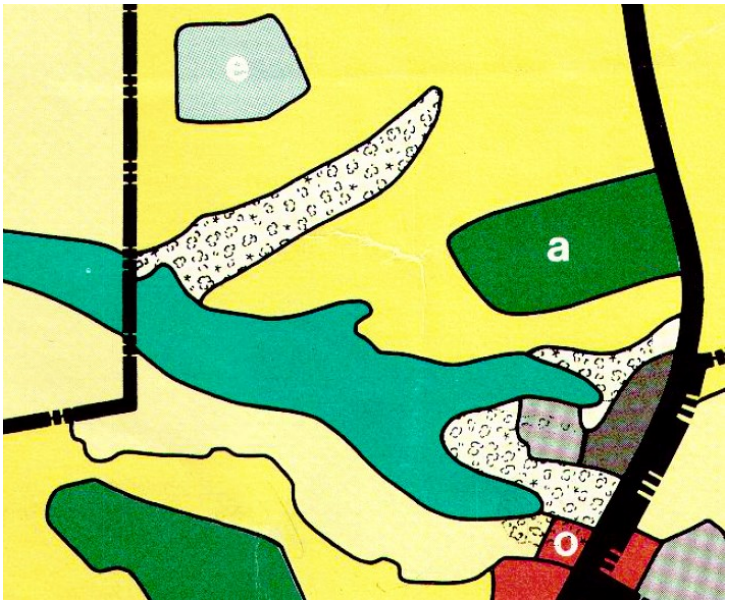
[PC Approved 5/10/11]

There are two separate existing land uses (R2-4 and R4-6) and zoning designations (RS-4 and RS-5) for a portion of a fully developed residential neighborhood located east of the Hawthorne Blvd. and Silver Spur Rd. intersection. The boundary between the two separate land uses were clarified to match the Zoning Map. Affected properties are as follows:

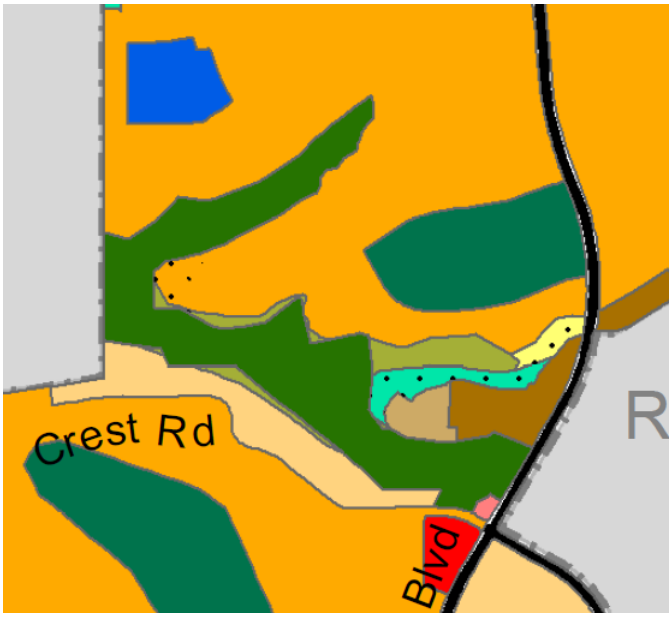
- Browndeer Lane - 5040, 5046
- Fawnskin Drive - 27416, 27426, 27434, 27440, 27446, 27450, 27502, 27508, 27514, 27520, 27600
- Flaming Arrow Drive - 27615, 27621, 27627, 27633, 27639, 27645, 27653, 27659, 27667, 27673, 27677
- Longhill Drive - 27507, 27513, 27519, 27527, 27533, 27539, 27715, 27721, 27725, 27731, 27737, 27743, 27755, 27761, 27767, 27773, 27779, 27785, 27793, 27803, 27809, 27817, 27823, 27829, 27837, 27838, 27843, 27844, 27849, 27850, 27856
- Silver Arrow Drive - 5116, 5119, 5122, 5125, 5131, 5141, 5147, 5153, 5203, 5204, 5210, 5211, 5216, 5217, 5221, 5222, 5228, 5229, 5234, 5235, 5241, 5247, 5253, 5258, 5259, 5264, 5265, 5270, 5276, 5282
- Sunny Point Place - 5205, 5213, 5219, 5223, 5229, 5230, 5235, 5238, 5241,5242, 5245, 5244, 5246, 5248, 5250

Add Open Space Preserve to NCCP Areas

Existing 1975 General Plan Land Use Map



Proposed General Plan Land Use Map



[PC Approved 5/24/11]

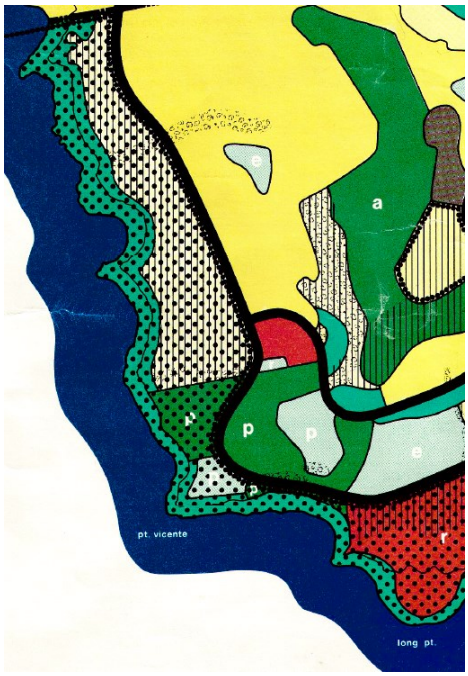
A new Open Space Preserve land use designation (shown in dark green in the Proposed Map) in the NCCP areas of Lunada and Agua Armaga Canyons.

Add Open Space Preserve to NCCP Areas

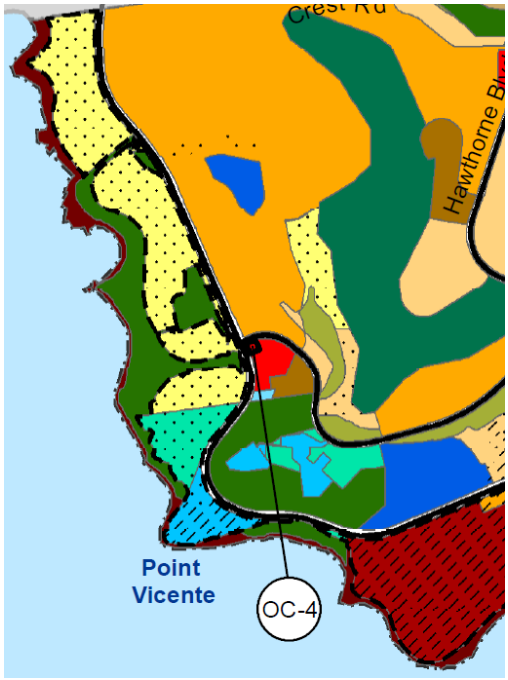
and

Boundary Line Adjustments for Pointe Vicente Park /Civic Center Site

Existing 1975 General Plan Land Use Map



Proposed General Plan Land Use Map



[PC Approved 5/24/11]

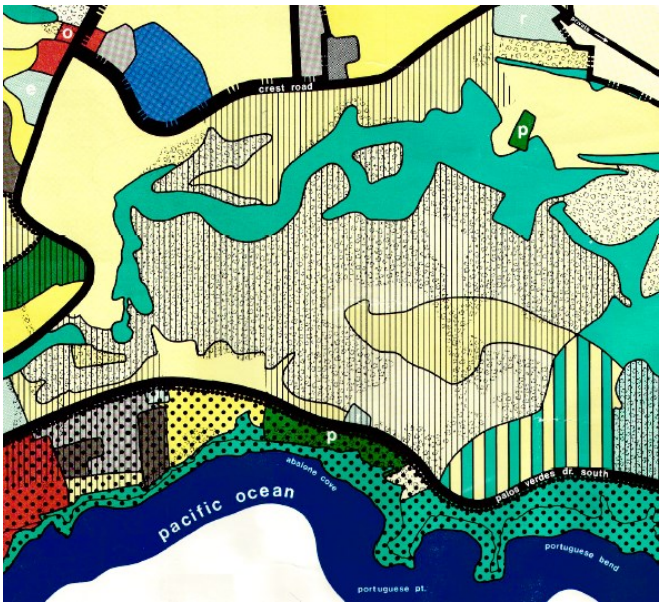
A new Open Space Preserve land use designation (shown in dark green in the Proposed Map) is proposed to encompasses the NCCP areas in Ocean Front Estates residential development, portions of Lower and Upper Point Vicente and the Fishing Access.

[PC Approved 7/9/13]

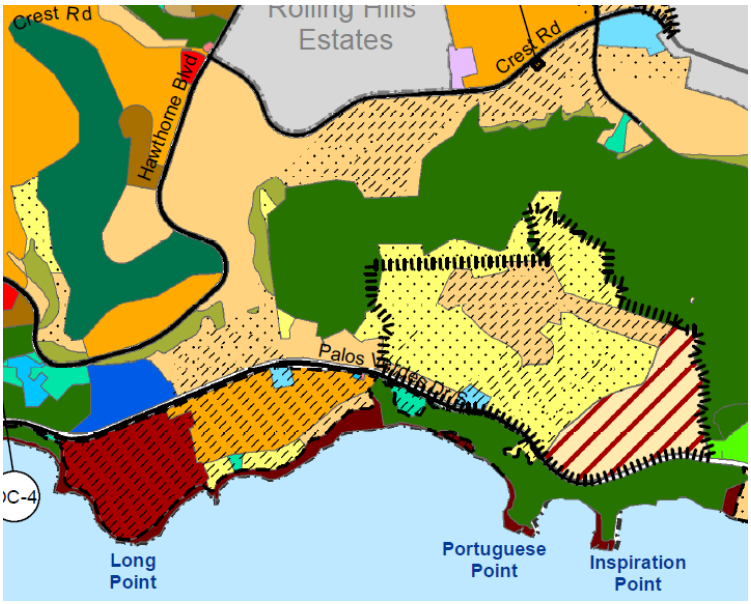
The future use of the Point Vicente Park (Civic Center) site is not clear at this time. While the Program of Utilization (POU) (attached) for the site does identify an approximate 6 acre site for potential active recreation, the only reference to the location of the potential active recreational area is towards the northern portion of the site near the Villa Capri residential development, which is an area that the NCCP has identified as Preserve land. As the POU includes an active recreational component, and the exact location and potential use of that active recreational component have not been determined, Staff believes that it is best at this time to retain the existing General Plan's land use designation of Recreational-Passive over the entire site, with exception to those areas that are Institutional-Public and Open Space Preserve. Staff agrees with the Commission that this is an important issue that needs to be raised to the Council's attention when the Council reviews the General Plan Update and as such, will point this issue to their attention at that time.

Add Open Space Preserve to NCCP Areas

Existing 1975 General Plan Land Use Map



Proposed General Plan Land Use Map

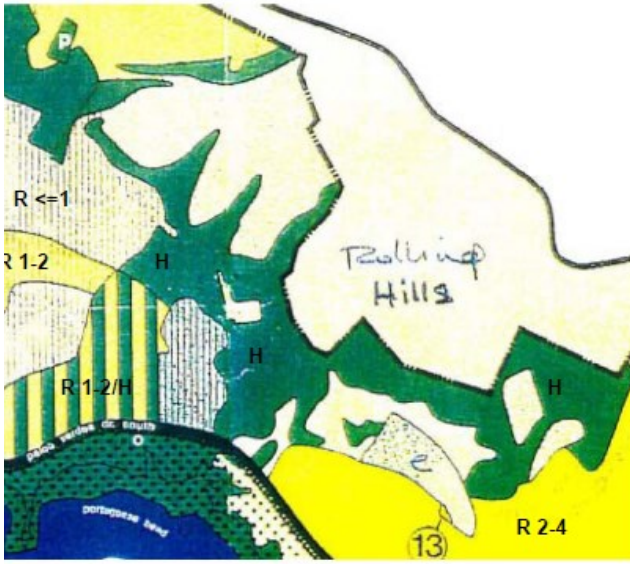


[PC Approved 5/24/11]

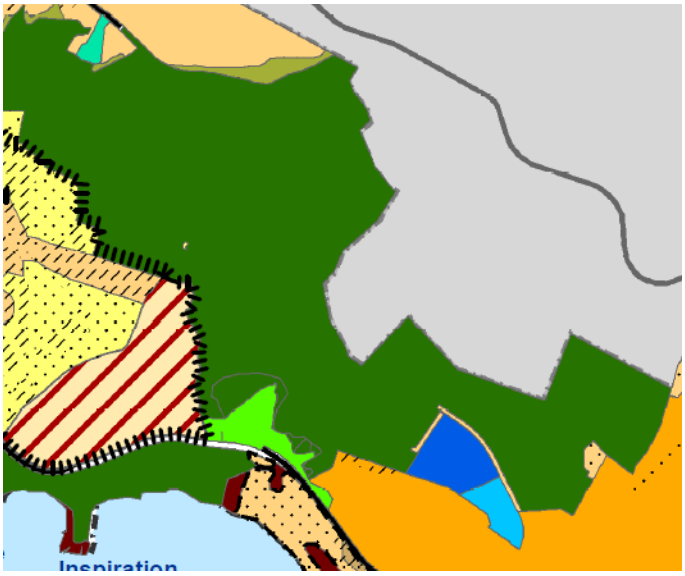
A new Open Space Preserve land use designation (shown in dark green in the Proposed Map) is proposed to encompasses the NCCP areas near Barkentine Road, Filiorum and Del Cerro Park.

Add Open Space Preserve to NCCP Areas

Existing 1975 General Plan Land Use Map



Proposed General Plan Land Use Map



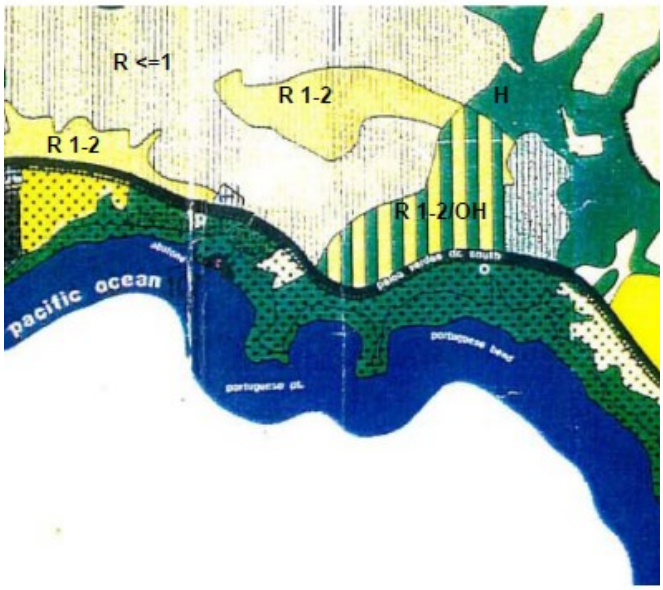
[PC Approved 5/24/11]

A new Open Space Preserve land use designation (shown in dark green in the Proposed Map) is proposed to encompasses the NCCP areas near Potuguese Bend and Forrestal Drive.

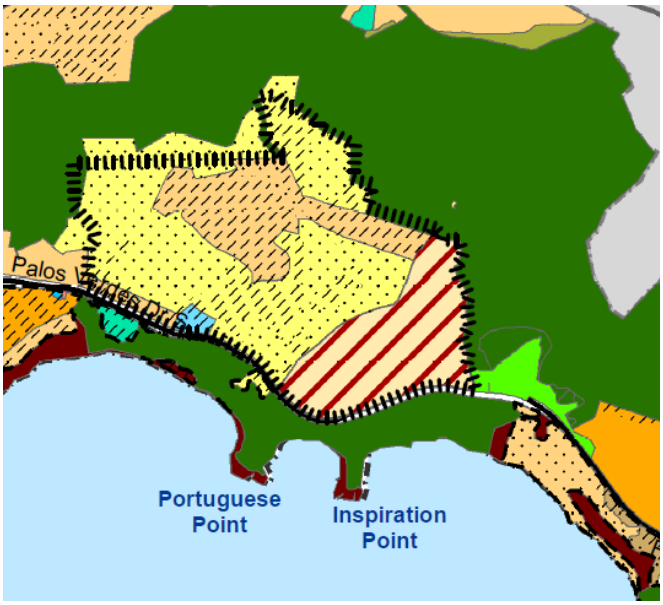
New Open Space Preserve in NCCP Areas

"Area P" (PC Approved 5/24/11)

Existing 1975 General Plan Land Use Map



Proposed General Plan Land Use Map



[PC Approved 5/24/11]

A new Open Space Preserve land use designation (shown in dark green in the Proposed Map) is proposed to encompasses the NCCP areas in portions of Abalone Cove.

Add Open Space Preserve to NCCP Areas

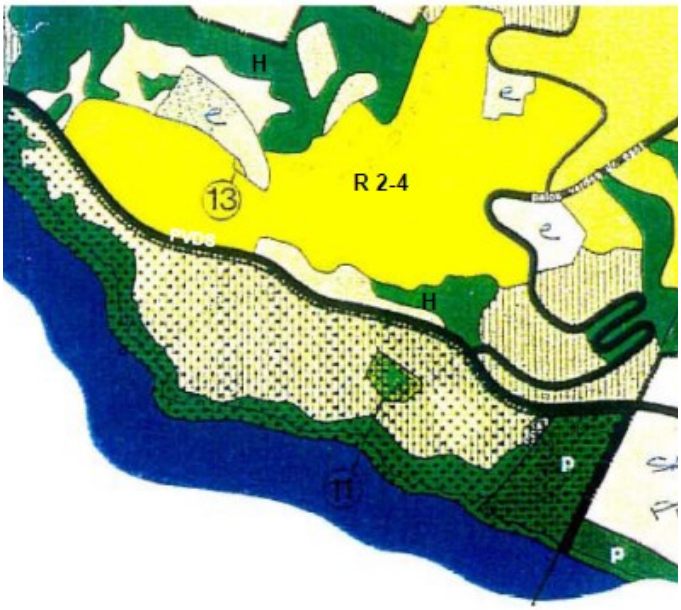
And

Change Institutional-Educational to Residential ≤ 1 du/ac to a Former School District Property at Trump National Site

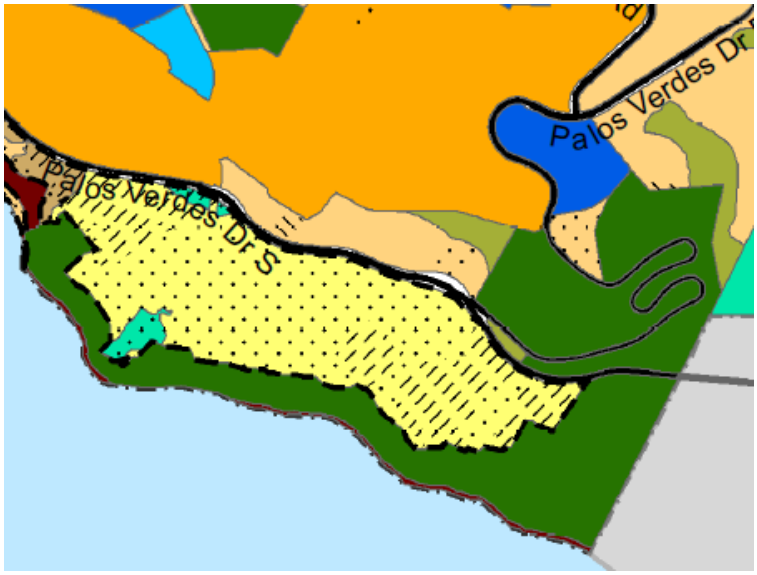
And

Change Residential ≤ 1 du/ac to Recreational-Passive for Public Parks at Trump

Existing 1975 General Plan Land Use Map



Proposed General Plan Land Use Map



[PC Approved 5/24/11 & 5/14/13]

A new Open Space Preserve land use designation (shown in dark green in the Proposed Map) is proposed to encompasses the NCCP areas in Shoreline Park, Switchbacks, and Trump National Site (portions of Vesting Tentative Tract Map 50666 and Vesting Tract Map 50667)

[PC Approved 1/22/13]

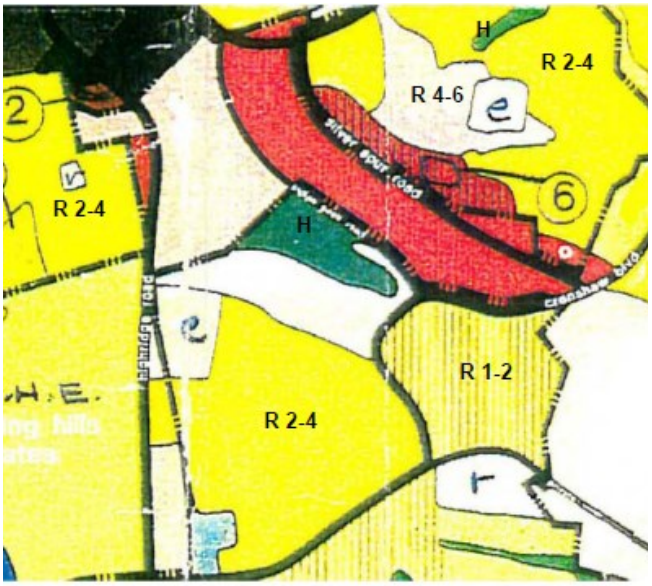
The dark green polygon shown in the Existing Map identifies a former School District property, which was transferred to and now part of Trump National Site. The land use designation is proposed to change from Institutional-Educational to Residential ≤1 du/ac

[PC Approved 11/13/12]

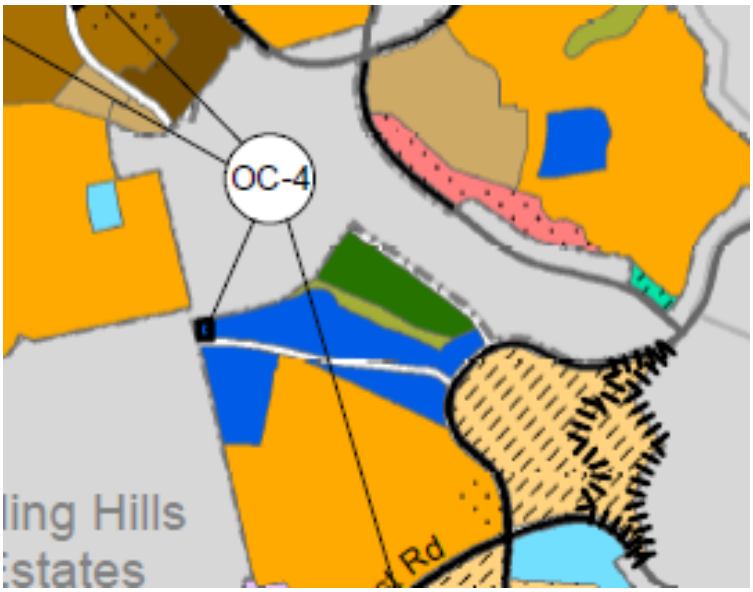
A land use change from Residential ≤1 du/ac to Recreational-Passive is proposed for Founder's Park, Marilyn Ryan Park and Vista Catalina Park on the Trump National site.

Add Open Space Preserve to NCCP Areas

Existing 1975 General Plan Land Use Map



Proposed General Plan Land Use Map



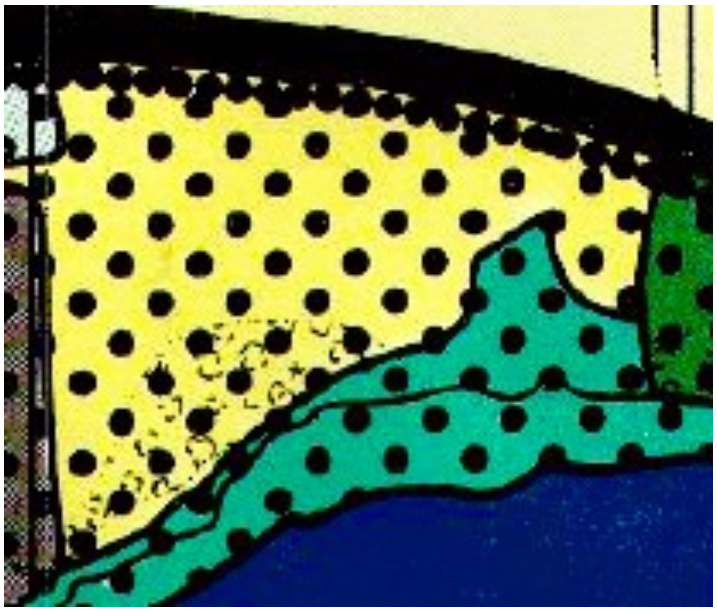
[PC Approved 5/24/11]

A new Open Space Preserve land use designation (shown in dark green in the Proposed Map) is proposed to encompasses the NCCP areas near Indian Peak Road.

Change Portions of R2-4 to R1-2 in

Coastal Subregion 4 (PC Approved 6/14/11)

Existing 1975 General Plan Land Use Map



Proposed General Plan Land Use Map



[PC Approved 6/14/11]

A land use designation change from R2-4 to R1-2 is proposed to the properties located seaward of Seacove Drive for consistency with the existing Coastal Specific Plan and its associated land use map. Affected properties are as follows:

- Seacove Drive (8, 12, 16, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44);
- APN 7573-007-900;

Land Use Change for R6-12 and Portions of R4-6 to R2-4

& Portions of R6-12 to R2-4

Coastal Subregion 3 (PC Approved 7/12/11)

Existing 1975 General Plan Land Use Map



Proposed General Plan Land Use Map



[PC Approved 7/12/11]

A land use designation change is proposed so all the properties landward of Seacove Drive within Coastal Subregion 3. This area covers existing multi-family condominium (Palos Verdes Bay Club) and apartment complexes (Porto Verde) located seaward of Palos Verdes Drive South, along Nantasket Drive and Sea Gate Drive. Affected properties are as follows:

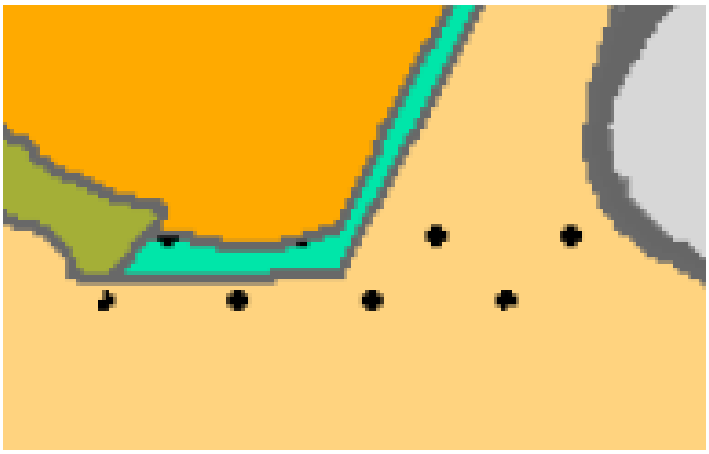
- 32653 Seagate Drive (units 101-108, 201-208, PH A-PH H);
- 32679 Seagate Drive (units 101-108, 201-208, PH A-PH-H);
- 32709 Seagate Drive (units 101-108, 201-208, PH A-PH-H);
- 32735 Seagate Drive (units 101-108, 201-208, PH A-PH-H);
- 32759 Seagate Drive (units 101-108, 201-208, PH A-PH-H);
- 32859 Seagate Drive (units 101-108, 201-208, PH A-PH-H);
- 32622 Nantasket Drive (apt units 8-14, 54-63);
- 32636 Nantasket Drive (apt units 15-23, 64-73);
- 32640 Nantasket Drive (apt units 1-7, 44-53);
- 32650 Nantasket Drive (apt units 100-102, 31-43, 86-99)
- 32658 Nantasket Drive (apt units 24-26, 74-79)
- 32664 Nantasket Drive (apt units 27-30, 80-85)

Add Natural Overlay District

Existing 1975 General Plan Land Use Map



Proposed General Plan Land Use Map



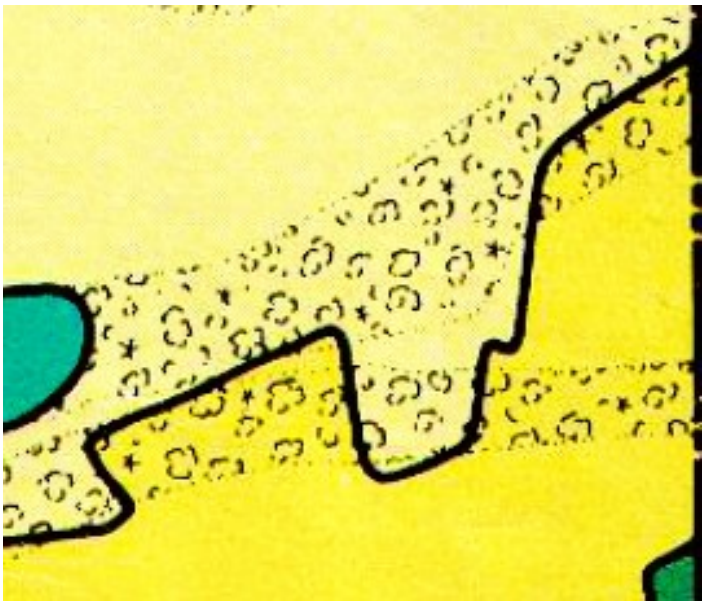
[PC Approved 12/13/11]

Currently, the General Plan Land Use Map shows Urban Overlay Control District (OC-1) on certain properties, while the Zoning Map shows OC-1 and OC-3 in the same areas. So as to be consistent, the proposed change is to simply add the Natural Overlay Control District (OC-3) on to properties for consistency with the Zoning Map so that properties have a matching General Plan Land Use designation and a Zoning designation as required by law. Affected properties are as follows:

- Miraleste Drive (4501, 30417, 30419, 30421, 30423)
- Avenida Corona (36, 38, 40, 41, 46)

Add Natural Overlay District

Existing 1975 General Plan Land Use Map



Proposed General Plan Land Use Map



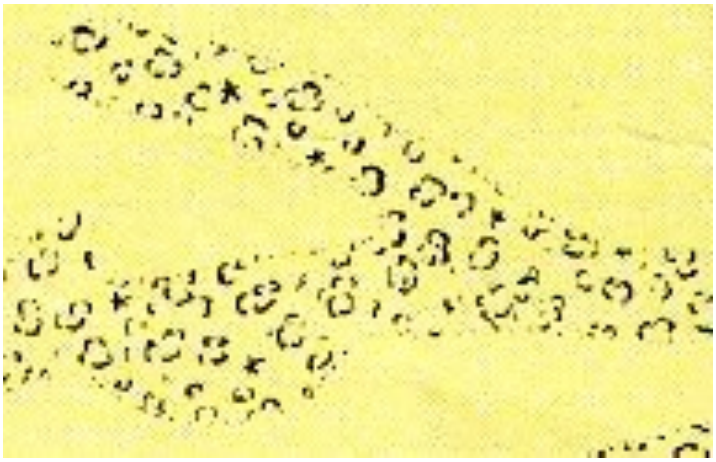
[PC Approved 12/13/11]

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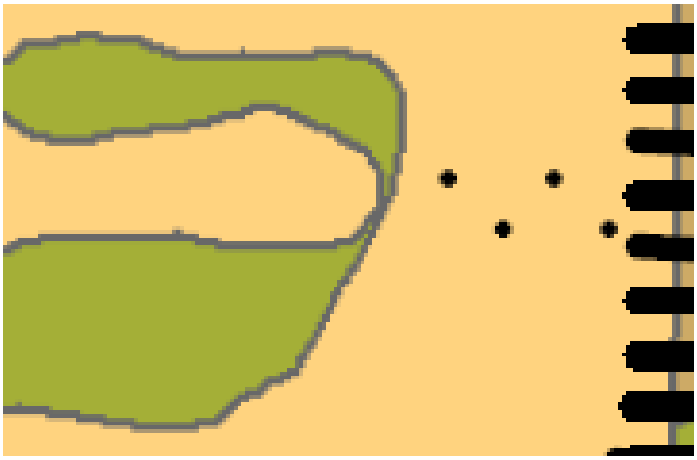
- Atford (28722, 28723, 28728, 28729)
- Sparta (2266, 2278, 2286, 2300, 2310)
- Colt (2560, 2562, 2564, 2566, 2568, 2570, 2572, 2612, 2616, 2816)
- Via de Anzar (6425, 6441, 6445, 6447)
- Lorraine (4001, 4005)
- Nancy (6533, 6537, 6541, 6545)

Add Natural Overlay District

Existing 1975 General Plan Land Use Map



Proposed General Plan Land Use Map



[PC Approved 12/13/11]

Currently, the General Plan Land Use Map shows Urban Overlay Control District (OC-1) on certain properties, while the Zoning Map shows OC-1 and OC-3 in the same areas. So as to be consistent, the proposed change is to simply add the Natural Overlay Control District (OC-3) on to properties for consistency with the Zoning Map so that properties have a matching General Plan Land Use designation and a Zoning designation as required by law. Affected properties are as follows:

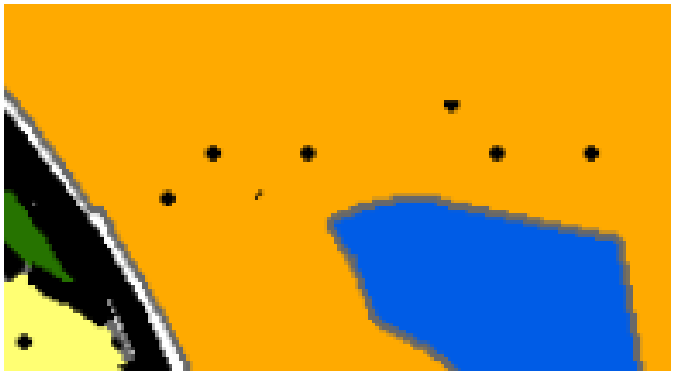
- Rockinghorse Road (98, 100, 102, 104, 106, 108)
- Colt (2302)
- APN 7556-017-023

Add Natural Overlay District

Existing 1975 General Plan Land Use Map



Proposed General Plan Land Use Map



[PC Approved 12/13/11]

Currently, the General Plan Land Use Map shows Urban Overlay Control District (OC-1) on certain properties, while the Zoning Map shows OC-1 and OC-3 in the same areas. So as to be consistent, the proposed change is to simply add the Natural Overlay Control District (OC-3) on to properties for consistency with the Zoning Map so that properties have a matching General Plan Land Use designation and a Zoning designation as required by law. Affected properties are as follows:

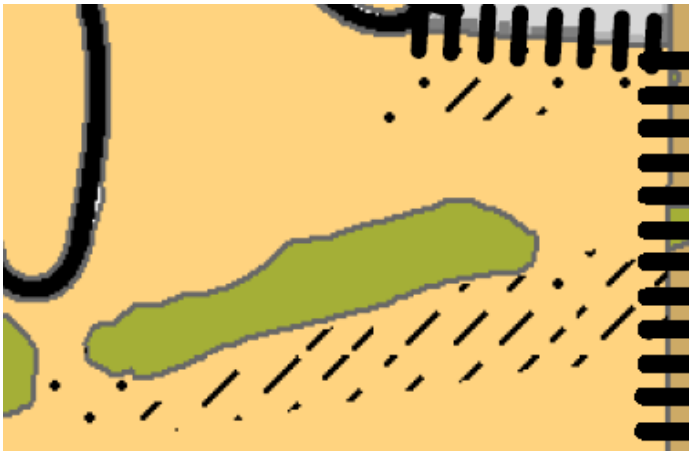
- Palos Verdes Drive West (30502, 30506)
- Rue Langlois (30503, 30517)
- Rue La Fleur (7205, 7207, 7213, 7221, 7227, 7233, 7239, 7245, 7251, 7259, 7265, 7271, 7277, 7285)
- Via Victoria (30413, 30417, 30429, 30435, 30443, 30451, 30469)

Add Natural Overlay District

Existing 1975 General Plan Land Use Map



Proposed General Plan Land Use Map



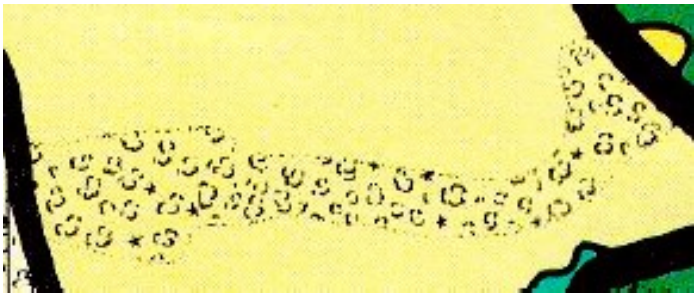
[PC Approved 12/13/11]

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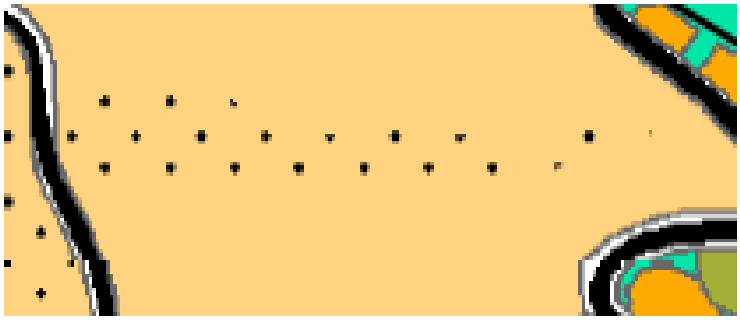
- Sunnyside Ridge Road (2202, 2203, 2248, 2256, 2315, 2321, 2331, 2343, 2407, 2417, 2437, 2443)
- Stirrup Lane (4, 6)
- PVDE (27752, 27754, 27756, 27762, 27772, 28136, 28150)
- Rockinghorse Rd (49½, 49¾, 51, 53)
- APN 7556-011-016

Add Natural Overlay District

Existing 1975 General Plan Land Use Map



Proposed General Plan Land Use Map



[PC Approved 12/13/11]

Currently, the General Plan Land Use Map shows Urban Overlay Control District (OC-1) on certain properties, while the Zoning Map shows OC-1 and OC-3 in the same areas. So as to be consistent, the proposed change is to simply add the Natural Overlay Control District (OC-3) on to properties for consistency with the Zoning Map so that properties have a matching General Plan Land Use designation and a Zoning designation as required by law. Affected properties are as follows:

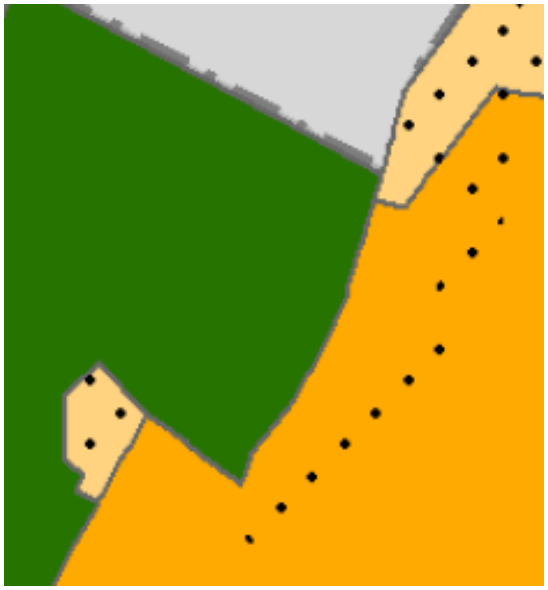
- Crownview Drive (3358, 3360, 3362, 3367, 3368)
- Highpoint Rd (29680, 29681)
- Starline Dr (3564, 3565)
- Knoll View Dr (29805, 29813, 29815, 29816, 29821, 29823, 29975, 30015, 30023, 30031, 30033, 30043, 30047, 30048)
- Grandpoint Lane (29801, 29802, 29816, 29820, 29831)
- Via Frascati (4321, 4325, 4329, 4333)
- PVDE (4105, 4201)
- APN 7566-012-028

Add Natural Overlay District

Existing 1975 General Plan Land Use Map



Proposed General Plan Land Use Map



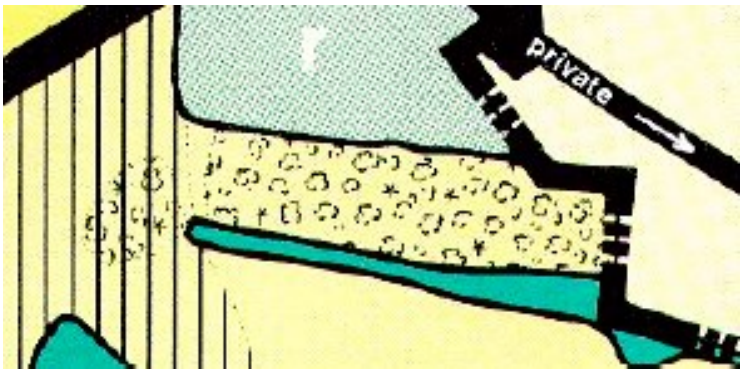
[PC Approved 12/13/11]

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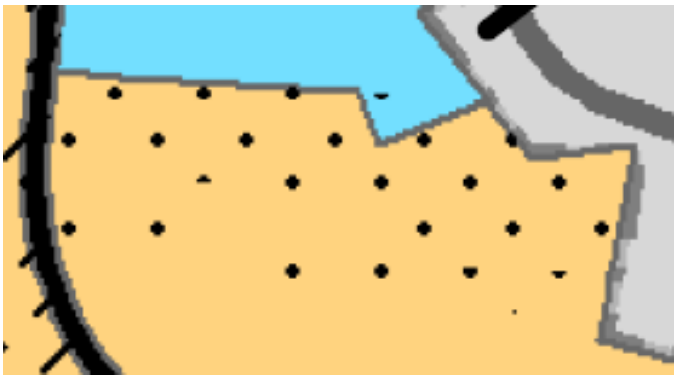
- Coolheights Drive (3729, 3778, 3787)
- Bendigo (3574, 3575, 3577)
- Ganado (30411, 30414, 30419, 30427, 30433, 30443, 30451, 30459, 30467, 30470, 30645, 30651, 30659, 30667, 30679, 30687, 30695)
- Greve (3662, 3663, 3666, 3667)

Add Natural Overlay District

Existing 1975 General Plan Land Use Map



Proposed General Plan Land Use Map



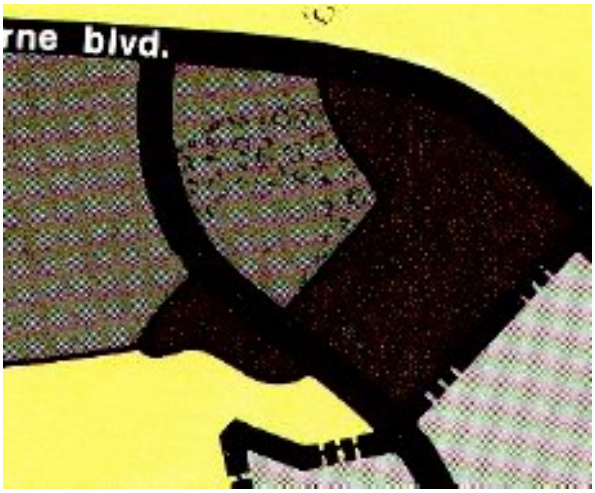
[PC Approved 12/13/11]

Currently, the General Plan Land Use Map shows Urban Overlay Control District (OC-1) on certain properties, while the Zoning Map shows OC-1 and OC-3 in the same areas. So as to be consistent, the proposed change is to simply add the Natural Overlay Control District (OC-3) on to properties for consistency with the Zoning Map so that properties have a matching General Plan Land Use designation and a Zoning designation as required by law. Affected properties are as follows:

- Crest Rd (5300)
- Valley View Rd (5206, 5207, 5219, 5235, 5249, 5303, 5315, 5327, 5341, 5355, 5367, 5379, 5391, 5405, 5417, 5431, 5445, 5453, 5485)
- Crestwind Dr (5, 7, 9, 11, 15, 17, 19, 21, 23)
- Oceanaire Dr (1, 2, 4)

Add Natural Overlay District

Existing 1975 General Plan Land Use Map



Proposed General Plan Land Use Map



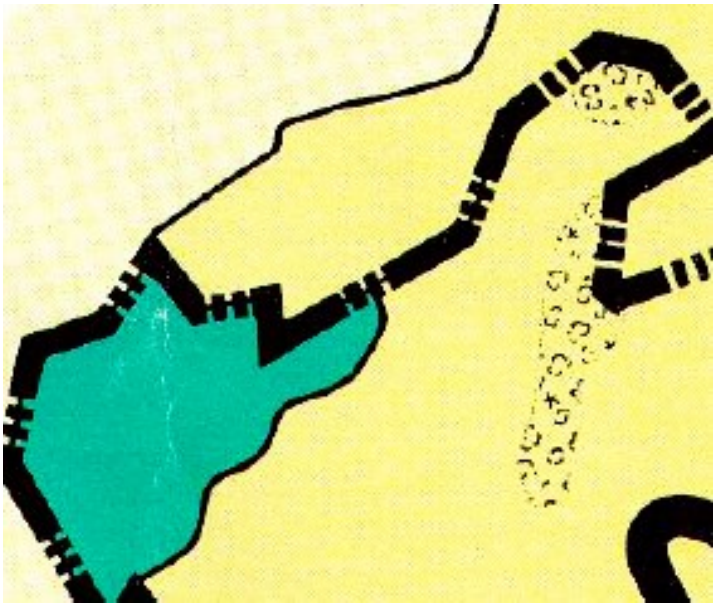
[PC Approved 12/13/11]

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- Hilltop Cir (18, 20, 22, 24, 27, 29, 31, 33, 34, 35, 36, 37, 38, 39, 40, 41, 43, 44, 46, 48, 50, 51, 53, 52, 54, 56, 58, 59, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 95, 97, 99, 101, 103, 105, 107)

Add Natural Overlay District

Existing 1975 General Plan Land Use Map



Proposed General Plan Land Use Map



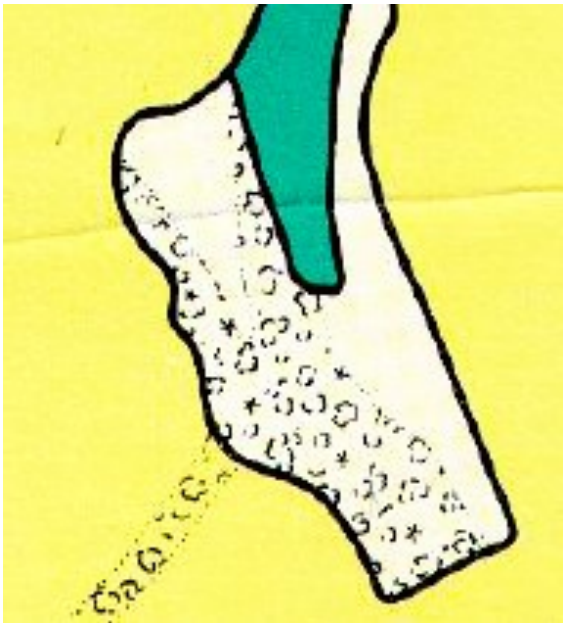
[PC Approved 12/13/11]

Currently, the General Plan Land Use Map shows Urban Overlay Control District (OC-1) on certain properties, while the Zoning Map shows OC-1 and OC-3 in the same areas. So as to be consistent, the proposed change is to simply add the Natural Overlay Control District (OC-3) on to properties for consistency with the Zoning Map so that properties have a matching General Plan Land Use designation and a Zoning designation as required by law. Affected properties are as follows:

- Cayuse Ln (7, 9, 11, 13, 15, 17, 21, 52, 53, 55, 57)
- Headland Dr (75, 83, 88, 92)
- PVDE (28527)
- Bronco (1, 10)
- Chaparral Ln (3, 5, 7, 6, 4, 8)
- Martingale (3250, 3258)

Add Natural Overlay District

Existing 1975 General Plan Land Use Map



Proposed General Plan Land Use Map



[PC Approved 12/13/11]

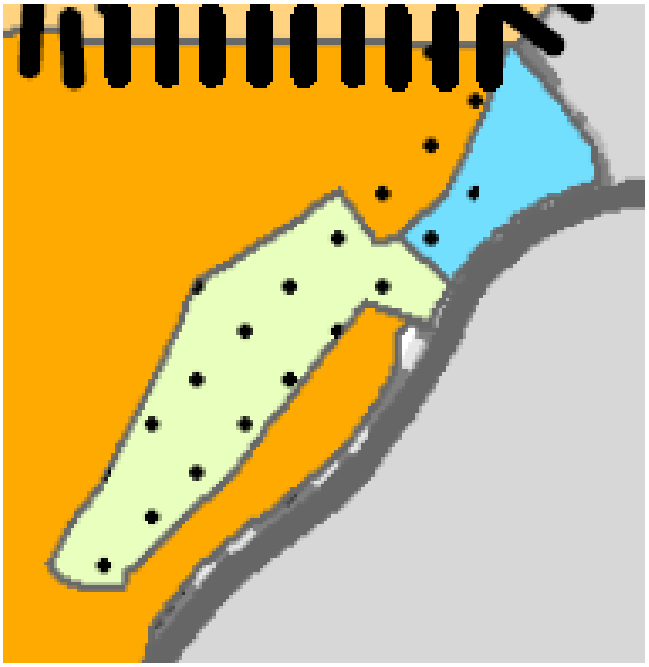
Currently, the General Plan Land Use Map shows Urban Overlay Control District (OC-1) on certain properties, while the Zoning Map shows OC-1 and OC-3 in the same areas. So as to be consistent, the proposed change is to simply add the Natural Overlay Control District (OC-3) on to properties for consistency with the Zoning Map so that properties have a matching General Plan Land Use designation and a Zoning designation as required by law. Affected property include a vacant single-family residential lot, west of Basswood Ave (APNs 7580-003-007, 7578-003-004, 7578-003-006, 7578-003-001).

Add Natural Overlay District

Existing 1975 General Plan Land Use Map



Proposed General Plan Land Use Map



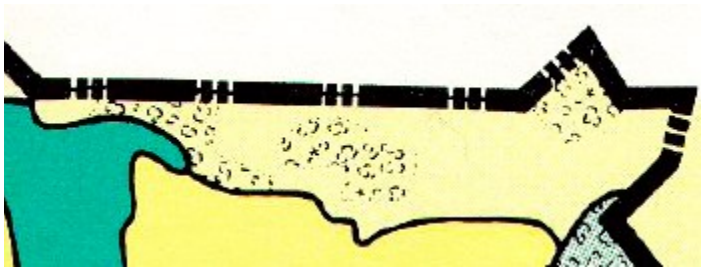
[PC Approved 12/13/11]

Currently, the General Plan Land Use Map shows Urban Overlay Control District (OC-1) on certain properties, while the Zoning Map shows OC-1 and OC-3 in the same areas. So as to be consistent, the proposed change is to simply add the Natural Overlay Control District (OC-3) on to properties for consistency with the Zoning Map so that properties have a matching General Plan Land Use designation and a Zoning designation as required by law. Affected properties are as follows:

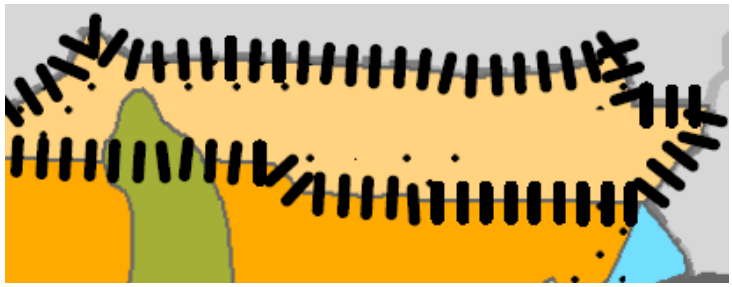
- Ironwood St (5325);
- APN 7546-008-021;
- APN 7546-008-025;

Add Natural Overlay District

Existing 1975 General Plan Land Use Map



Proposed General Plan Land Use Map



[PC Approved 12/13/11]

Currently, the General Plan Land Use Map shows Urban Overlay Control District (OC-1) on certain properties, while the Zoning Map shows OC-1 and OC-3 in the same areas. So as to be consistent, the proposed change is to simply add the Natural Overlay Control District (OC-3) on to properties for consistency with the Zoning Map so that properties have a matching General Plan Land Use designation and a Zoning designation as required by law. Affected properties are as follows:

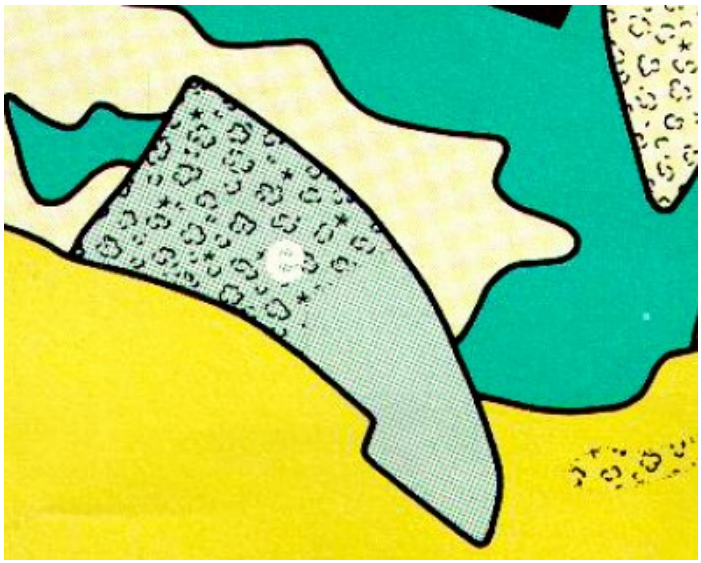
- Via Campesina (2525, 3000, 3018, 3250, 3302, 3340, 3466, 3508)
- Yellow Brick Rd (1, 2, 3, 4, 6, 8)
- Rolling Ridge Rd (5241, 5383)

Land Use Change From Institutional-Educational to Institutional-Public for the City owned portion of Ladera Linda Community Center

And

Add Natural Overlay District to City-Owned Portion

Existing 1975 General Plan Land Use Map



Proposed General Plan Land Use Map



[PC Approved 4/9/13]

A land use change from Institutional-Educational to Institutional-Public is proposed for the City-owned portion of Ladera Linda Community Center (shown in sky blue color in the Proposed Map). This area is improved with a former elementary school with rooms for rent, paddle tennis court, playground, basketball court, and hiking trails.

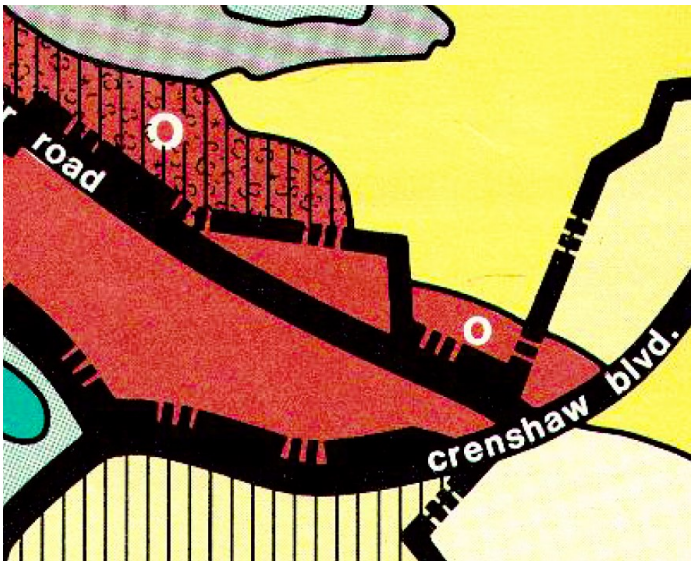
[PC Approved 12/13/11]

Currently, the General Plan Land Use Map shows Urban Overlay Control District (OC-1) on certain properties, while the Zoning Map shows OC-1 and OC-3 in the same areas. So as to be consistent, the proposed change is to simply add the Natural Overlay Control District (OC-3) on the upper portion of the existing Ladera Linda Park shown in dark blue color on the Proposed General Plan Land Use Map (APN 7564-001-909), for consistency with the Zoning Map so that properties have a matching General Plan Land Use designation and a Zoning designation as required by law.

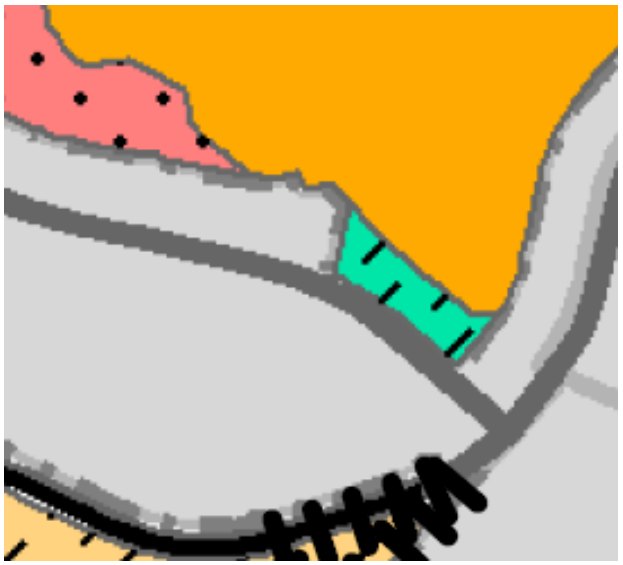
Land Use Change From Commercial to Recreational Passive

To Vacant Land on Silver Spur

Existing 1975 General Plan Land Use Map



Proposed General Plan Land Use Map



[PC Approved 4/24/12]

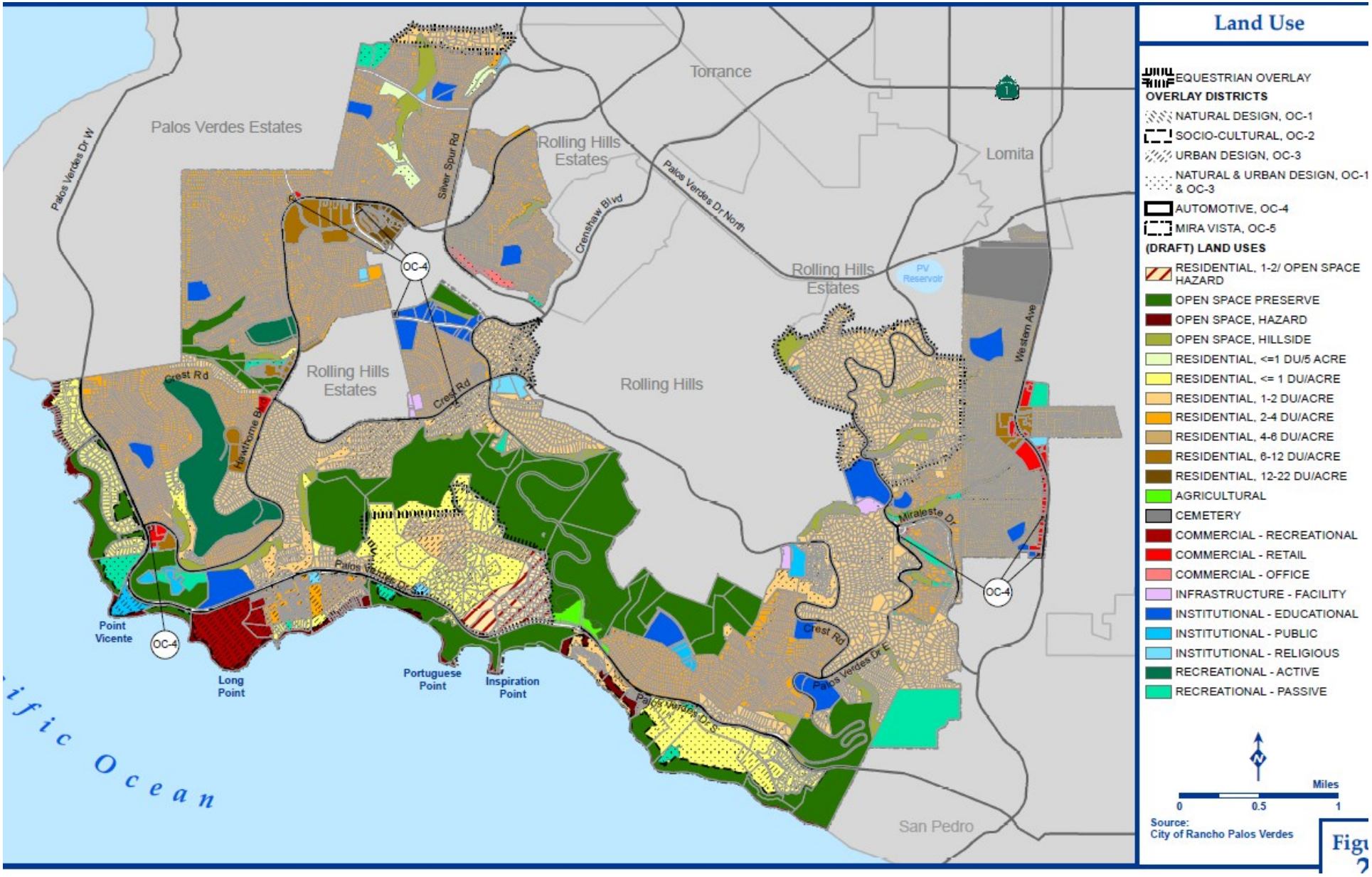
This vacant property (2.05 acre) is located on the north side of Silver Spur Road, at the intersection of Deep Valley Road was acquired in 1994. This City-owned property consists of a steep hill that slopes up from the street and there are no plans for commercial improvements on the property.

Remove all Overlay Districts in the City's NCCP Areas

[PC Approved 1/10/12]

All of the properties located in the City's NCCP will have a future land use designation of Open Space Preserve. The primary purpose of the Open Space Preserve designation is to preserve land in its natural, scenic and open space condition. All of the subject properties currently have an Urban, Socio/ Cultural, and/or Natural Overlay Control District overlaid onto the properties. Since the Open Space Preserve areas are all within the City's NCCP, which will protect habitat and natural resources in these open space areas as development is not permitted, the development criteria of the Overlay Control Districts no longer apply. Additionally, the NCCP adopted by the City Council in 2004 required that all Overlay Control Districts over NCCP properties be removed from the General Plan Land Use Map. As such, removal of the Overlay Control Districts if proposed in all Open Space Preserve areas throughout the City. These areas are shown in dark green in the following Proposed Map.

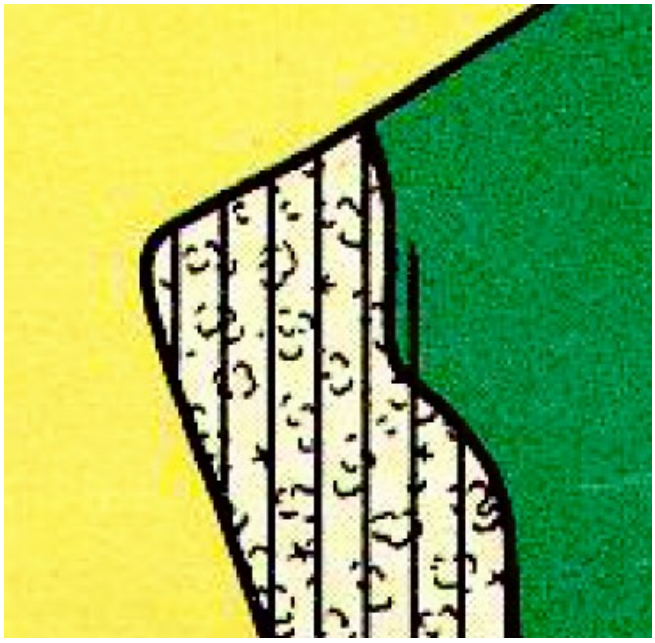
PROPOSED GENERAL PLAN LAND USE MAP



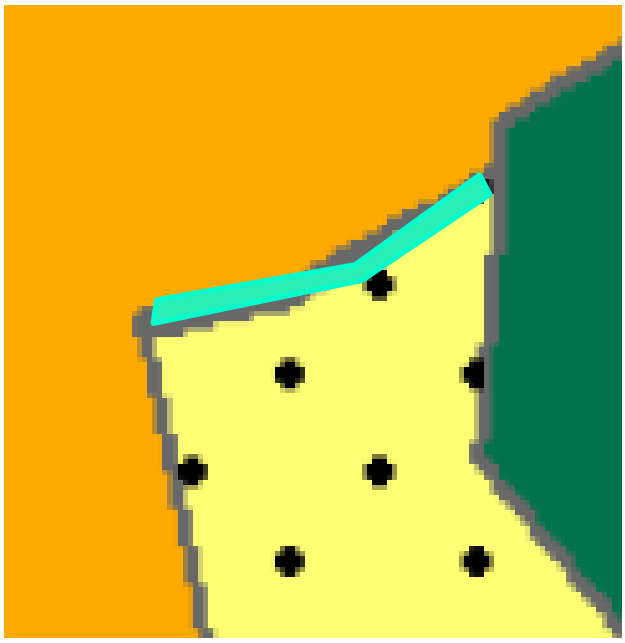
Change From Residential ≤1 du/ac to Recreational-Passive

For Pointe Vicente School Access Trail

Existing 1975 General Plan Land Use Map



Proposed General Plan Land Use Map



[PC Approved 4/24/12]

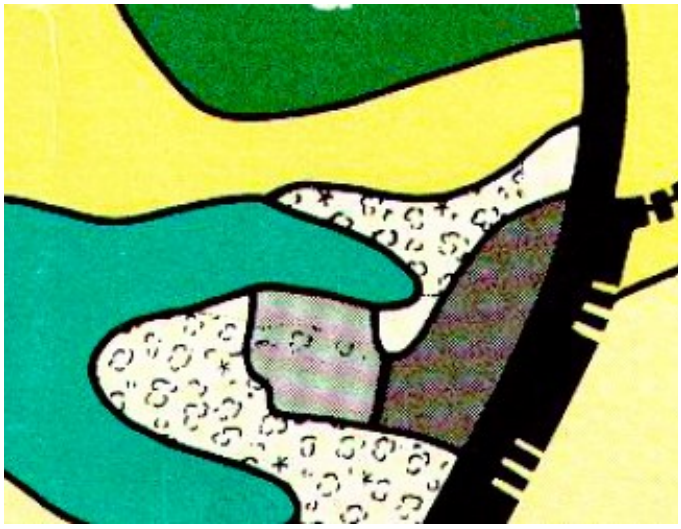
A land use designation change from Residential ≤1 du/ac to Recreational-Passive is proposed for the Pointe Vicente School Access Trail. This area is a 15' wide pedestrian pathway (0.12 acre) located between two residential properties (30621 & 30637) on Calle De Suenos exists as a separate City-owned parcel that makes up the upper portion of the Pointe Vicente School Access Trail (APN 7588-023-900).

Add Natural Overlay District and

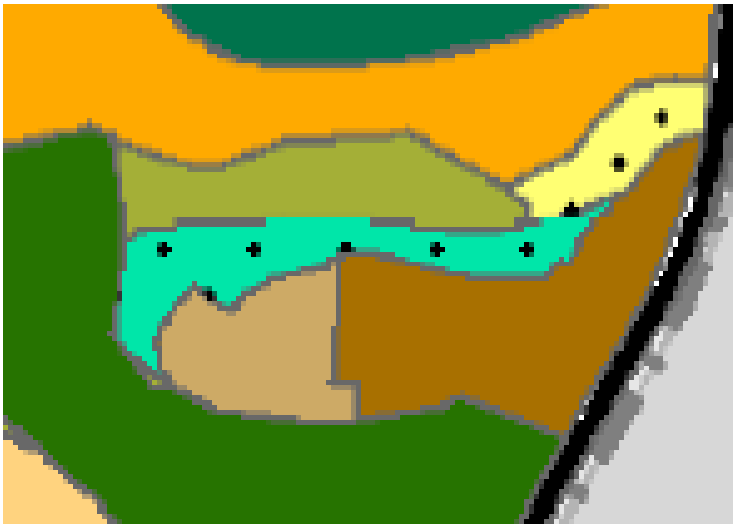
Change From Residential ≤1 du/ac to Recreational-Passive

To Island View Vacant Land

Existing 1975 General Plan Land Use Map



Proposed General Plan Land Use Map



[PC Approved 12/13/11]

Currently, the General Plan Land Use Map shows Urban Overlay Control District (OC-1) on certain properties, while the Zoning Map shows OC-1 and OC-3 in the same areas. So as to be consistent, the proposed change is to simply add the Natural Overlay Control District (OC-3) on the vacant Island View canyon area located immediately west of Island View Drive and north of Ocean Crest Drive.

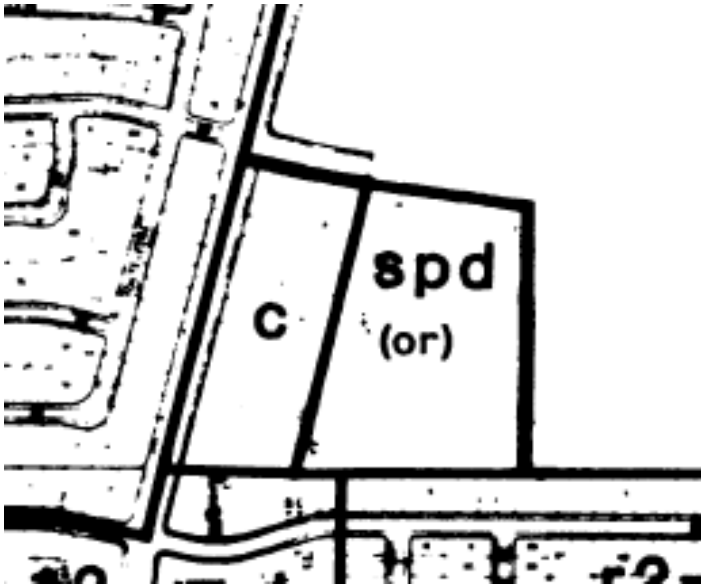
[PC Approved 4/24/12]

This property was acquired by the City in 2009 for open space purposes and there are no plans for residential improvements on the property (APN 7583-039-900). Therefore, a land use change is proposed from Residential ≤1 du/ac to Recreational-Passive.

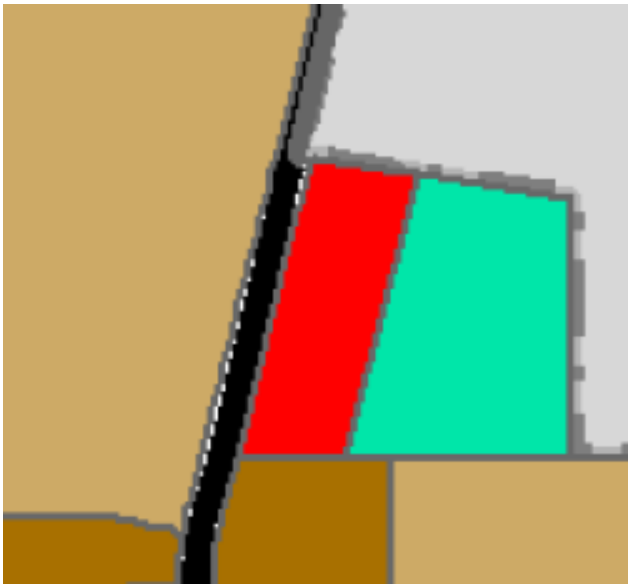
Change From Open Space Recreational to Recreational-Passive

for Eastview Park

Existing 1984 General Plan Land Use Designation



Proposed General Plan Land Use Map



[PC Approved 10/9/12]

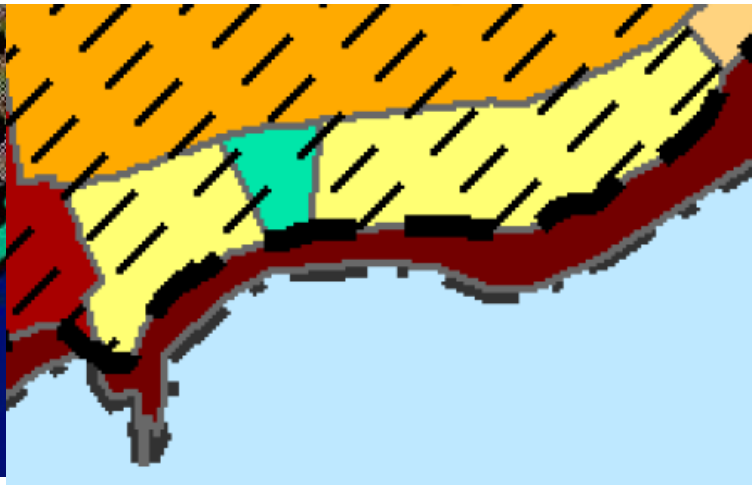
A land use change from Open Space Recreational to Recreational-Passive is proposed for a park that was annexed as part of Eastview in 1984. This property is improved with a children's playground, picnic facilities, jogging path, restroom, and parking lot.

Change From Residential 2-4 du/ac to Recreational Passive for Frank A Vanderlip Park

Existing 1975 General Plan Land Use Map



Proposed General Plan Land Use Map

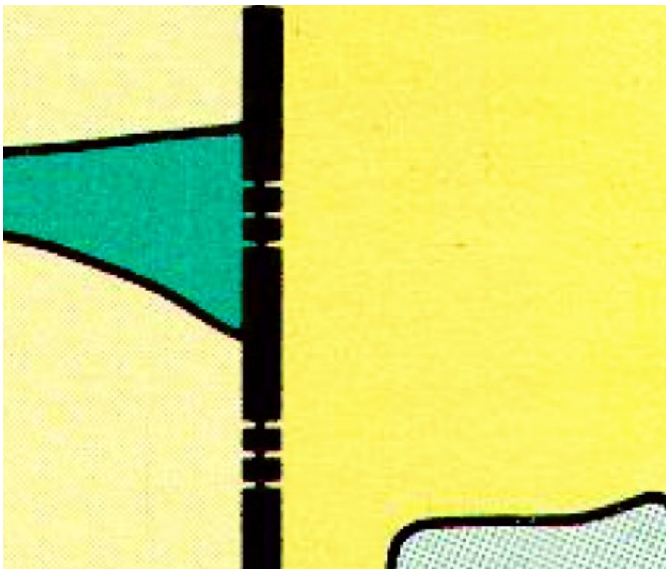


[PC Approved 11/13/12]

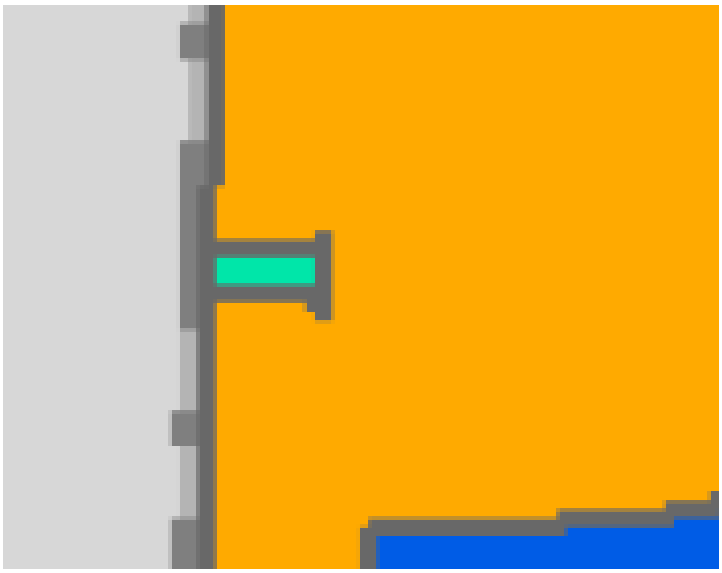
A land use change from Residential 2-4 du/ac to Recreational-Passive is proposed for Frank A Vanderlip Park. This property is located between 6520 & 6490 Seacove Drive and improved with benches, pedestrian paths, safety railing and landscaping.

Change From Residential 2-4 du/ac to Recreational Passive for Clovercliff Park (PC Approved 11/13/12)

Existing 1975 General Plan Land Use Map



Proposed General Plan Land Use Map

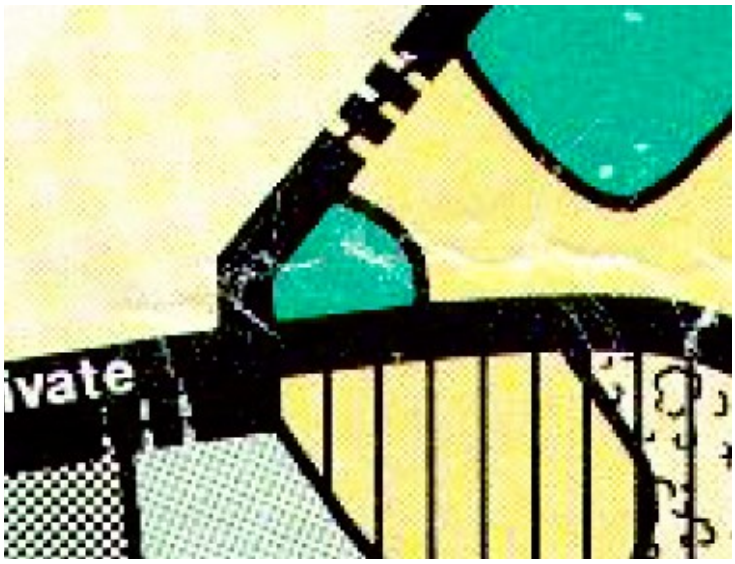


[PC Approved 11/13/12]

A land use change from Residential 2-4 du/ac to Recreational-Passive is proposed for Clovercliff Park. This pocket park is located between 28747 & 28805 Golden Meadow Drive and improved with a pedestrian path, landscaping and large rocks for seating.

Change From Residential 2-4 du/ac to Recreational Passive for East Crest Road Parcel

Existing 1975 General Plan Land Use Map



Proposed General Plan Land Use Map



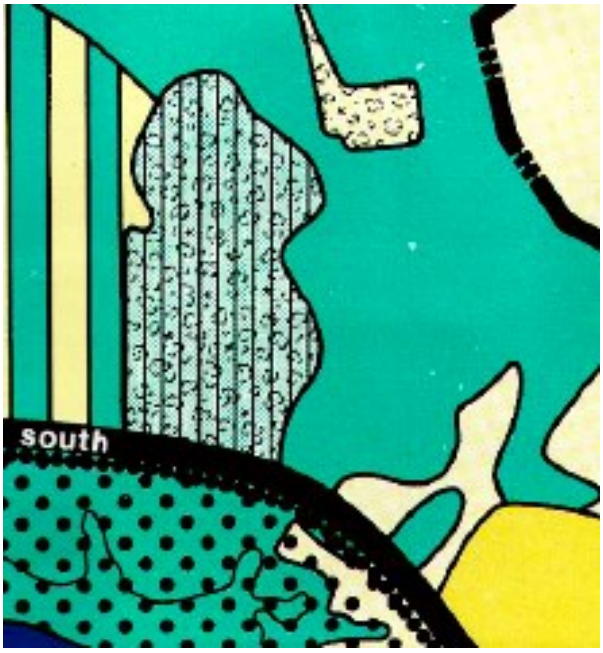
[PC Approved 11/13/12]

A land use change from Residential 2-4 du/ac to Recreational-Passive is proposed for East Crest Road Parcel (shown in teal color on the Proposed Map). This lot is located adjacent to 3867 Crest Road and was originally acquired with intent to improve it as a trailhead.

Change From Agriculture, Hazard and Residential ≤ 1 du/ac

to Recreational-Passive for Gateway Park

Existing 1975 General Plan Land Use Map



Proposed General Plan Land Use Map



[PC Approved 10/22/13]

A land use change from Agriculture, Hazard and Residential ≤1 du/ac to Recreational-Passive for Gateway Park. This property covers an area that was purposely excluded from the Preserve for public recreational use at the time the property was purchased by the City in 2005. While originally envisioned to be approximately 25 acres in size, the current Gateway Park area is approximately 17 acres in size. The City-owned areas abutting Gateway Park are proposed to be changed from Agricultural, Open Space Hazard, and Single-Family Residential (less than or equal to 1 dwelling unit/acre) to Open Space Preserve and be combined with the adjoining Preserve area.

Change From Residential ≤ 1 du/ac to Residential 1-2 for Portions of Tract 45667

Existing 1975 General Plan Land Use Map



Proposed General Plan Land Use Map



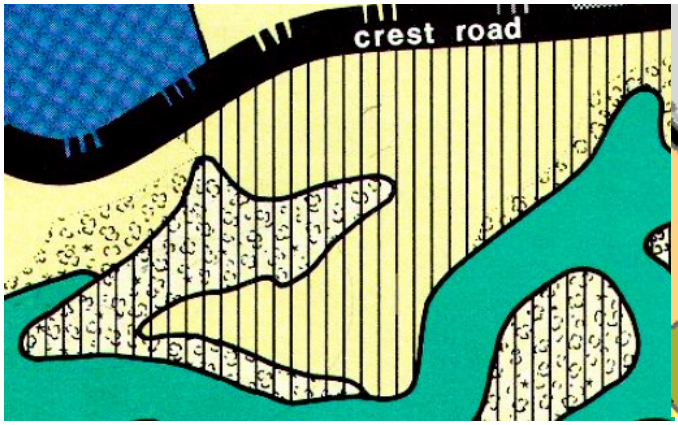
[PC Approved 12/11/12]

This residential tract including properties along Albero Court, Nuvola Court and Tramonto Drive was created in 1990, is 63.85 acres in size (including common open space), and developed with 43 detached single-family homes. This equates to a density of 1.48 dwelling units per acre (du/ac), wherein a land use designation of R1-2 (1 to 2 dwelling unit per acre) would be most appropriate and consistent with the development. However, on the General Plan Land Use Map, this tract is identified with two separate land use designations; R≤1 (less than or equal to 1 dwelling unit per acre) and R1-2 (one to two dwelling units per acre) for the remainder. Therefore, a land use change is proposed from Residential ≤1 du/ac to Residential 1-2 for portions of Tract 45667. Affected properties are as follows:

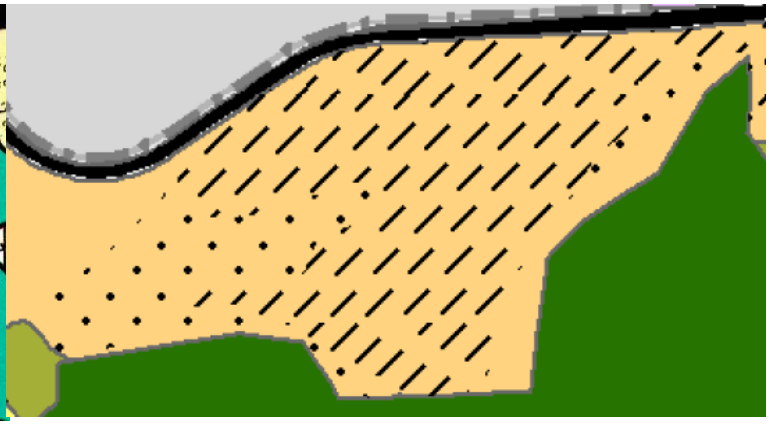
- Albero Court (70, 82)
- Nuvola Court (2, 3, 5, 6, 9, 10, 13, 16, 19, 20, 23, 24, 28, 29, 33, 36, 51, 54)

Change From Residential ≤ 1 du/ac to Residential 1-2 for Portions of Tracts 31617 and 46651 (PC Approved 12/11/12)

Existing 1975 General Plan Land Use Map



Proposed General Plan Land Use Map



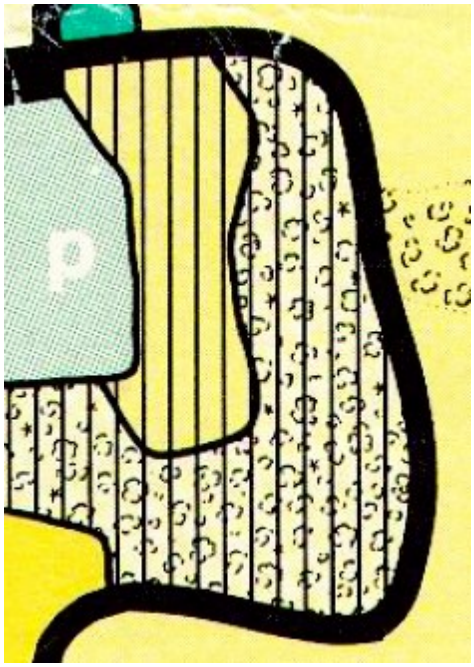
[PC Approved 12/11/12]

This residential tract is located south of Crest Road were created with detached single-family homes and common space areas, wherein a land use designation of R1-2 (1 to 2 dwelling unit per acre) would be most appropriate and consistent with the development. However, on the General Plan Land Use Map, this tract is identified with two separate land use designations; R≤1 (less than or equal to 1 dwelling unit per acre) and R1-2 (one to two dwelling units per acre) for the remainder. Therefore, a land use change is proposed from Residential ≤1 du/ac to Residential 1-2 for portions of Tracts 31617 and 46651. Affected properties are as follows:

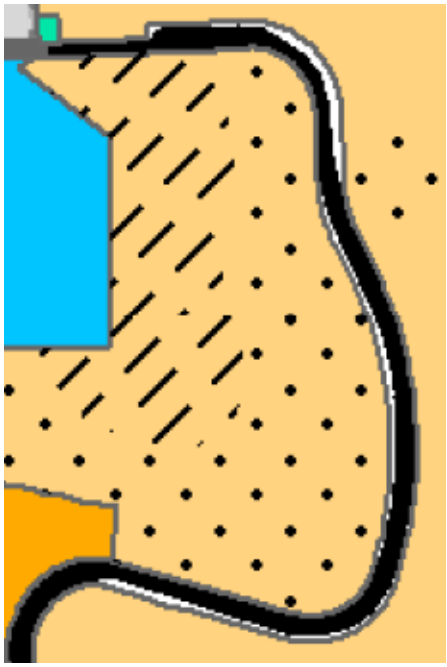
- Ocean Terrace Drive (6206, 6116, 6135, 6136, 6146, 6216, 6224, 6246, 6236, 6258, 6264, 6270)
- Sail View Avenue (32, 34, 35, 38, 40, 42)
- Sea Breeze Avenue (76, 78, 80, 82, 84, 86, 88, 90)
- Sea Ridge Circle (32025, 32033, 32039)

Change From Residential ≤ 1 du/ac to Residential 1-2 for Portions of Tract 33206

Existing 1975 General Plan Land Use Map



Proposed General Plan Land Use Map



[PC Approved 12/11/12]

This RPV Estates tract was created in 1979, is 60+ acres in size (including common space), and developed with 76 detached single-family homes. This equates to a density of approximately 1.3 dwelling units per acre (du/ac), wherein a land use designation of R1-2 (Residential one to two dwelling units per acre) would be most appropriate and consistent with the development. However, on the General Plan Land Use Map, the RPV Estates tract is identified with two separate land use designations; R1-2 (one to two dwelling units per acre) for the westerly section and R≤1 (less than or equal to 1 dwelling unit per acre) for the remainder. Therefore, a land use change from Residential ≤1 du/ac to Residential 1-2 is proposed for portions of Tract 33206. Affected properties are as follows:

- Avenida de Magnolia (1, 3, 5, 7, 9, 11)
- Avenida de Camilia (2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24)
- Avenida de Olma (2, 4, 6)
- Paseo de Castana (51, 53, 55, 57, 59, 61, 63, 65, 67)
- Paseo de Pino (2, 4, 6, 8, 10, 12)

Change From Residential 2-4 du/ac and Residential ≤ 1 du/ac to Residential 1-2 for Portions of Tract 37818

Existing 1975 General Plan Land Use Map



Proposed General Plan Land Use Map



[PC Approved 12/11/12]

This tract was created in 1984 as a residential planned development (RPD), is 26.29 acres in size (including common space), and developed with 23 detached single-family homes. This equates to a density of 1.1 dwelling units per acre (du/ac), wherein a land use designation of R1-2 (one to two dwelling units per acre) would be most appropriate and consistent with the development. However, on the General Plan Land Use Map, the RPV Estates tract is identified with two separate land use designations; R2-4 (two to four dwelling units per acre) for the properties along Via Del Mar and R≤1 (less than or equal to 1 dwelling unit per acre) for the properties along Vista Del Mar. Therefore, a land use change is proposed from Residential 2-4 du/ac and Residential ≤1 du/ac to Residential 1-2 for portions of Tract 37818. Affected properties are as follows:

- Via Del Mar (7040, 7050, 7055, 7060, 7065, 7075, 7080, 7085, 7090, 7100, 7105)
- Albero Court (51)
- Via La Cresta (30909, 30950, 30963, 30925, 30955, 30970, 30960, 30971)
- Via La Rocca (11)

Change From Infrastructure to Residential ≤ 1 du/ac

for Portions of Tract 50667

Existing 1975 General Plan Land Use Map



Proposed General Plan Land Use Map



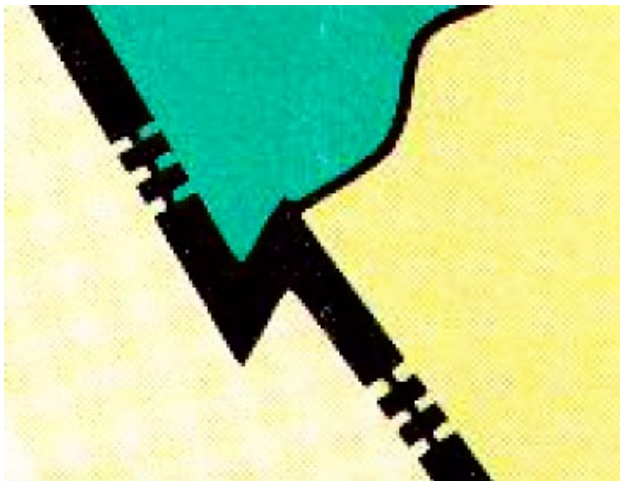
[PC Approved 12/11/12]

This was created in 1994 with a residential land use density of R≤1 (less than or equal to 1 dwelling unit per acre). However, on the original General Plan Land Use Map, the five existing residential properties along Twin Harbor Views Drive are identified as Infrastructure-Facility, as this area was formally owned by Pacific Bell prior to the project's approval and change in ownership. Therefore, a land use change to Residential ≤1 du/ac for portions of Tract 50667 is proposed. Affected properties are as follows:

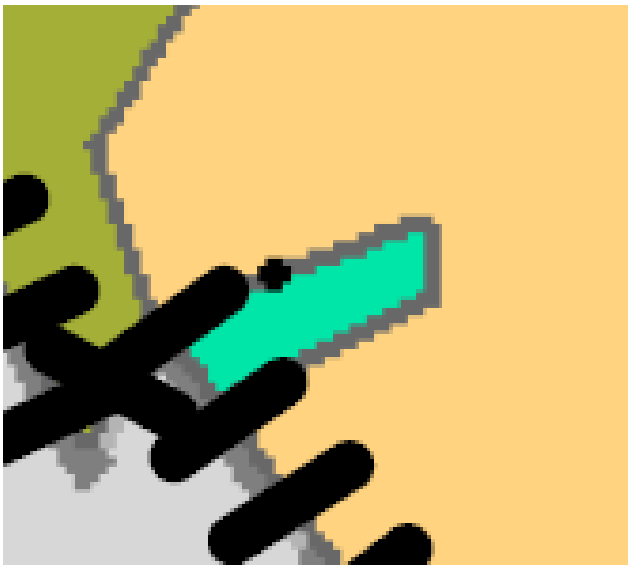
- Twin Harbors Drive (2950, 2960, 2970, 2980, 2990)

Change From Residential 1-2 to Recreational-Passive for Martingale Trailhead Park

Existing 1975 General Plan Land Use Map



Proposed General Plan Land Use Map



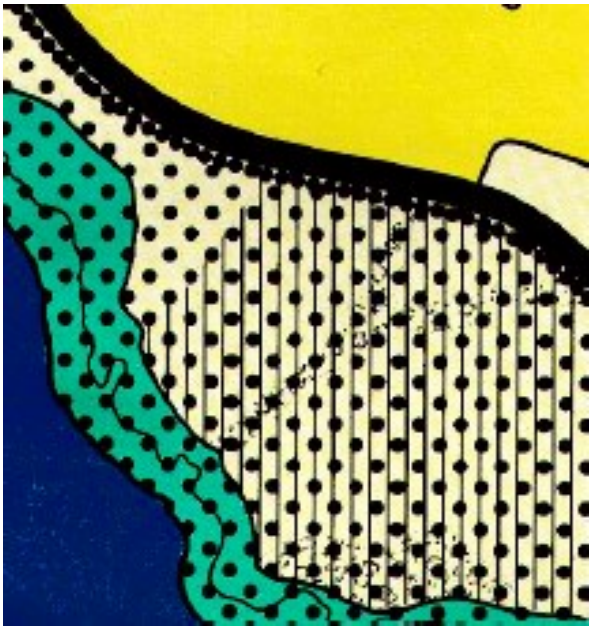
[PC Approved 1/22/13]

This City-owned park, located north of 21 Martingale, did not exist as a park site when the original General Plan was created in 1975. As such, the existing 0.98 acre site currently has a General Plan land use designation of Residential 1-2 dwelling units/acre. In 1978, the City was able to obtain title to this Park site with the purpose of providing a trailhead for equestrian and pedestrian purposes, which following the purchase, improvements were made. Therefore, a land use change from Residential 1-2 du/ac to Recreational-Passive is proposed.

Change From Residential ≤ 1 du/ac to 4-6 du/ac for

Tract No. 16540

Existing 1975 General Plan Land Use Map



Proposed General Plan Land Use Map



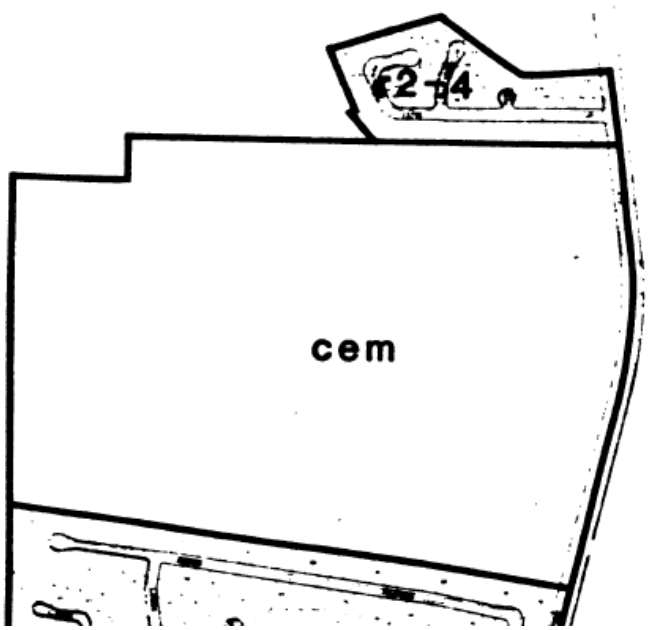
[PC Approved 1/22/13]

This residential tract is approximately 7.11 acres in size and is improved with 43 dwelling units, which equates to approximately 6 dwelling units per acre. In 2009, the City Council adopted Ordinance No. 496; thereby approving a zone change for Tract 16540 so that the entire tract is unified under the City's RS-5 zoning district, which is consistent with the Local Coastal Specific Plan that designates Tract 16540 as "5 dwelling units per acre". However, this land use designation is not consistent with the City's original General Plan which currently identifies the tract as R≤1 (Single-Family Residential, less than or equal to 1 dwelling unit per acre). The Coastal Specific Plan acknowledges the discrepancy with the General Plan Land Use Map. Therefore, a land use change is proposed from Residential ≤1 du/ac to 4-6 du/ac.

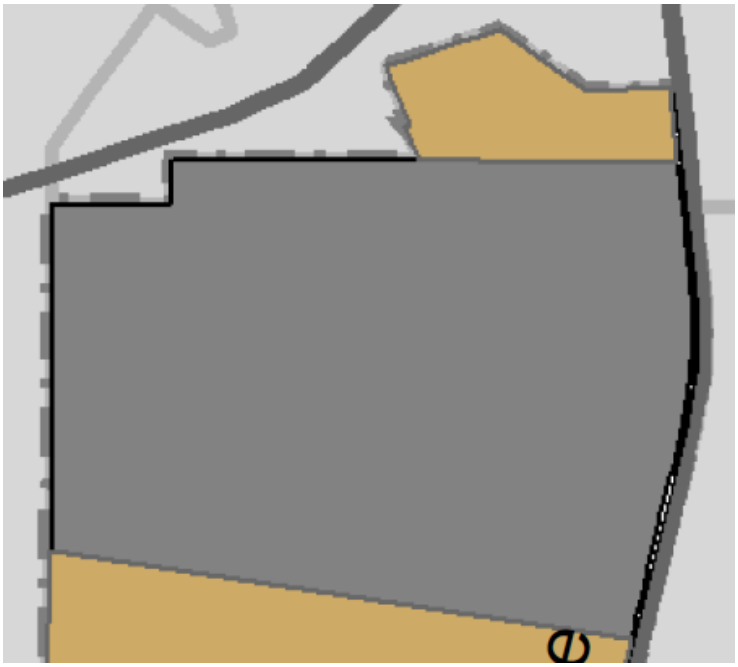
Change from Commercial-Retail to Cemetery for

Green Hills Memorial Park

1984 General Plan Amendment



Proposed General Plan Land Use Map

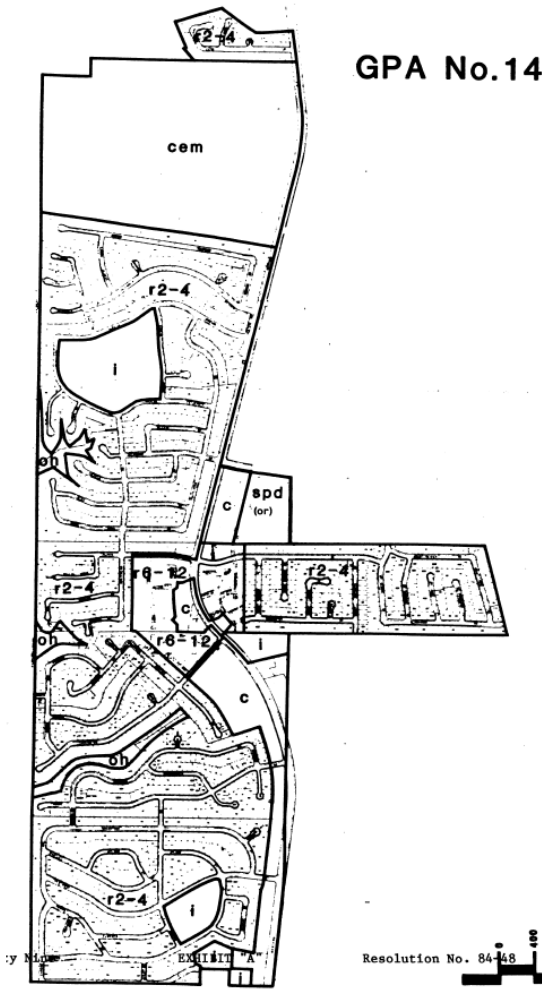


[PC Approved 9/24/13]

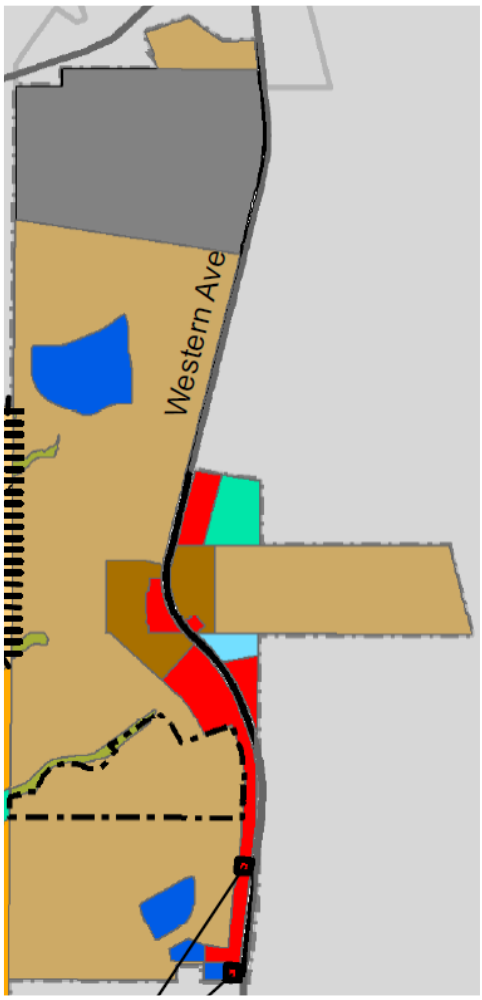
This cemetery is located at the northeast border of the City (27501 Western Avenue). The City Council adopted Resolution No. 84-48, incorporating the Eastview area, including this cemetery in 1984. Along with the incorporation, the City Council also adopted a General Plan Amendment that designated this site as a Cemetery. However, a Cemetery land use designation did not exist and as a result this site was incorrectly designated as Commercial-Retail since its incorporation. As a result, a new land use designation of Cemetery will be created and this site will be correctly designated for consistency with the Council's 1984 decision and its use as a cemetery.

Change from Residential 2-4 du/ac to Residential 4-6 du/ac for Eastview Single-Family Residential Areas

1984 General Plan Amendment



Proposed General Plan Land Use Map



[PC Approved 4/14/15]

In 1984, the City Council adopted Resolution No. 84-48, incorporating the Eastview area. Along with the incorporation, the City Council also adopted a General Plan Amendment assigned land use designations for the entire area. In 2003, the City Council formed a Residential Development Standards Steering Committee to review the City's residential development standards. In its review, the Committee identified specific residential development standards that warrant amending, one of which was the single-family zoning districts in the Eastview area. Based on an in-depth study, the Committee recommended that the Eastview single-family residential districts be re-zoned from RS-4 (4 dwelling units per acre) to RS-5 (5 dwelling units per acre) as the Committee felt that the RS-5 zoning is a better representation of the Eastview area as a whole. After a series of public hearings before the Planning Commission, the Planning Commission recommended and the City Council adopted Ordinance 510 (attached) in 2010; thereby changing the zoning designation of the single-family residential area in the Eastview area from RS-4 to RS-5. While the zoning designation was changed, the underlying General Plan land use designation was not changed to match the new RS-5 zoning designation. More specifically, the existing land use designation for the single-family properties remains at R2-4 (2 to 4 dwelling units per acre) which correlates with RS-2, RS-3 and RS-4 zoning districts. With the zone change to RS-5, the zoning designation is no longer consistent with the General Plan's R2-4 land use designation. Therefore, land use change is proposed from R2-4 to R4-6, which correlates with the existing RS-5 zoning district in the Eastview area.