



STAFF REPORT



TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: KEN RUKAVINA, PE, DIRECTOR OF COMMUNITY DEVELOPMENT *KJR*

DATE: JANUARY 26, 2021

PROJECT ADDRESS: CONDITIONAL USE PERMIT, VARIANCE, MAJOR GRADING PERMIT AND SITE PLAN REVIEW (CASE NO. PLCU2020-0007)

APPLICANT/ LANDOWNER: 32201 FORRESTAL DRIVE

STAFF COORDINATOR: CITY OF RANCHO PALOS VERDES
OCTAVIO SILVA
DEPUTY DIRECTOR/ PLANNING MANAGER

REQUESTED ACTION: CONSIDER PLANNING APPLICATIONS AND APPLICABLE ZONING REGULATIONS FOR THE CITY COUNCIL DESIGN-APPROVED LADERA LINDA PARK AND COMMUNITY CENTER (32201 FORRESTAL DRIVE), WHICH INCLUDES THE DEMOLITION OF EXISTING BUILDINGS, LANDSCAPING AND ANCILLARY SITE IMPROVEMENTS AND FOR THE CONSTRUCTION OF A NEW REPLACEMENT COMMUNITY CENTER, PLAY AREAS, LANDSCAPING, ANCILLARY SITE IMPROVEMENTS AND ASSOCIATED GRADING.

RECOMMENDATION: 1) REVIEW PLANS FOR THE REPLACEMENT OF THE LADERA LINDA PARK AND COMMUNITY CENTER AT 32201 FORRESTAL DRIVE, AS IT RELATES TO CHAPTER 17 (ZONING) OF THE RANCHO PALOS VERDES MUNICIPAL CODE; 2) PROVIDE AND COLLECT INPUT FROM THE PUBLIC REGARDING THE PROPOSED PROJECT'S COMPLIANCE WITH ZONING REGULATIONS AND DRAFT CONDITIONS OF APPROVAL; AND 3) CONTINUE THE PUBLIC HEARING TO THE FEBRUARY 23, 2021 PLANNING COMMISSION MEETING IN ORDER TO PROVIDE STAFF AN

OPPORTUNITY TO ASSESS INPUT AND INCORPORATE PROJECT FEEDBACK AS NECESSARY.

REFERENCES:

| | |
|------------------|--|
| ZONING: | INSTITUTIONAL- (I) |
| LAND USE: | INSTITUTIONAL |
| CODE SECTIONS: | 17.26, 17.48, 17.60, 17.64, 17.70, 17.72, 17.76, 17.96 |
| GENERAL PLAN: | INSTITUTIONAL PUBLIC |
| TRAILS PLAN: | N/A |
| SPECIFIC PLAN: | N/A |
| CEQA: | DETERMINATION IS PENDING |
| ACTION DEADLINE: | N/A |

PLANNING COMMISSION MEMBERS RESIDING WITHIN 500' OF SUBJECT PROPERTY: NONE

BACKGROUND

In 1960s, the Palos Verdes Peninsula Unified School District developed the project site into the Ladera Linda Elementary, which included five structures and ancillary site improvements. The school operated until 1980 when the City purchased the property and the Rancho Palos Verdes Parks and Recreation Department took over operations of the site. The park officially opened to the public in 1982. From 1993 to 2011, a Montessori School leased several classrooms on the site.

The 2015 Parks Master Plan Update recommended a separate Master Plan for Ladera Linda to include the demolition of existing buildings and the construction of a new Community Center. After two years of extensive community outreach and design work, in 2018, the City Council reviewed and approved a conceptual Master Use Plan for Ladera Linda Park prepared by Richard Fisher Associates, which included an approximately 8,900 ft² Community Center building with two sets of restrooms along with ancillary site improvements.

Subsequent to approval of the conceptual Master Use Plan for Ladera Linda Park, the City Council then directed Staff to proceed with developing a Request for Proposals (RFP) to solicit proposals for the preparation of Phase 1 - Final Concepts Drawings and Phase 2 - Detailed Construction Drawings. At City Council's direction, representatives from the Seaview, Ladera Linda, Mediterrania, and Seacliff Hills homeowners' associations (HOAs) were invited to participate in the consultant selection process due to their proximity to the Ladera Linda site. Staff prepared a draft RFP that was reviewed and approved by the City Attorney and the City Council RFP ad hoc subcommittee. Based on the results of the RFP interview, the architectural firm Johnson Favaro was awarded the contract to prepare the project plans.

Johnson Favaro began its design work with numerous small exploratory meetings in February 2019 with a wide range of interested parties in order to gain a better sense of the community concerns. Johnson Favaro met with representatives from four HOAs (Seaview, Ladera Linda, Mediterrania and Seacliff Hills) located in the vicinity of the park, individual councilmembers, Los Serenos de Point Vicente docents, City staff, individual residents and other small groups. As a

result of this public and internal engagement, Johnson Favaro developed a refined conceptual design, which included a reduction in the building size of the Richard Fisher Associates building design, the realignment of active features away from the Ladera Linda neighborhood, the positioning of the building away from the western bluff edge overlooking the Seaview neighborhood and modifications to meeting room layout and design. The reduction in square footage in the Johnson Favaro design in comparison with the 2018 Richard Fisher design was achieved by reducing or eliminating the following components:

- Elimination of second set of restrooms;
- Elimination of lobby/gallery area;
- Replacement of the Discovery Room with smaller multi-function meeting room per Council direction; and
- Reduction in size of multi-purpose room

In July 2019, the City and Johnson Favaro conducted a public workshop, in which Johnson Favaro presented its outreach efforts and proposed park design. 84 people attended the Master Plan workshop at Ladera Linda with 38% of attendees from the Ladera Linda HOA, 14% from the Seaview HOA, 2% from the Mediterrania HOA, and 46% were from other parts of the City.

On August 20, 2019, after a comprehensive public outreach and engagement effort, the City Council approved the Ladera Linda Park and Community Center Master Plan (Attached). The City Council's August 20, 2019 actions included approving the design of the replacement Community Center, landscaping, ancillary site improvements, which also included factors such as park security, staffing levels and facility rentals. On October 15, 2019, the City Council reviewed roof design options and directed Staff to study the installation of a solar roof option as part of the detailed construction drawings phase.

On December 10, 2020, a public notice announcing the public hearing on the project-required planning entitlements was sent to property owners within a 500-foot radius of the project site and interested parties as well as published in the *Peninsula News*. On December 31, 2020, an amended public notice (Attached) was issued to identify required project applications that were not previously outlined in the original public notice. As of the preparation of this report, staff has received 118 public communications in response to the public notice. These public comments are further discussed throughout this report and in the Public Correspondence Section of this report.

SITE DESCRIPTION

The project site is owned and operated by the City of Rancho Palos Verdes and consists of approximately 11.031 acres. The project site is bounded by Forrestal Drive and open space preserve to the north and east, the Ladera Linda Neighborhood Community to the southeast, Dauntless Drive and the Seaview Neighborhood Community to the south and southwest and Ladera Linda Park soccer fields (owned by the Palos Verdes Peninsula School District) to the west. The site is currently composed of five buildings (19,000 ft² in gross area) comprising the Community Center, surface parking, playground paving, equipment, two full basketball courts, two paddle tennis courts, fields, landscaping, City offices, and emergency preparedness storage containers. An approximate 7 acres are used for these purposes with the remainder of the area being steep terraced slopes to the south and southwest of the site that are improved with mature landscaping and drainage swales. As a result of the topography in the area, the project site is

configured into three tiers including a lower, middle, and upper. The project site also includes two easements that traverse the property from north to south for storm drain purposes.

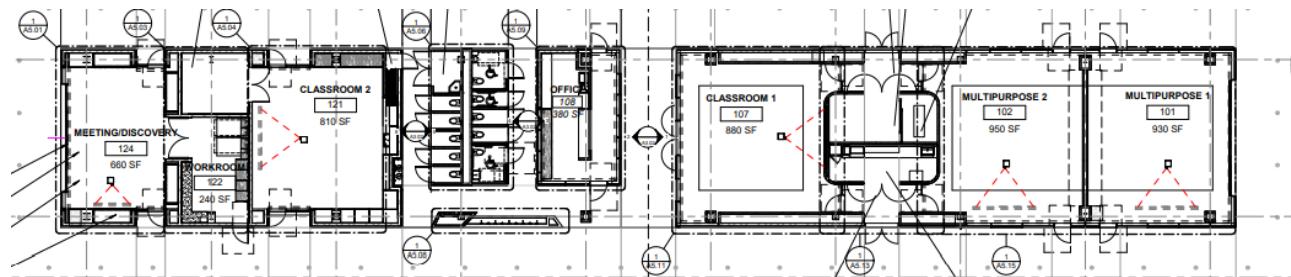
The project site has a General Plan and Zoning designation of Institutional Public and Institutional (I), respectively. The site is immediately adjacent to the south-west of the Forrestal Reserve (a sub-area of the Palos Verdes Nature Preserve) and in the immediate area of a number of public trails including, but not limited to, the Forrestal, Pirate and Quarry Trails. The site is also within the vicinity of various conceptual trails as outlined in the City's Conceptual Trails Plan. Additional information about the public trails in the area of the project site are further discussed in the Public Trails section of this report. The existing Ladera Linda Park and Community Center is the only City facility serving residents and the community on the east side of the City.

PROJECT DESCRIPTION

The 2019 City Council-approved design for the Ladera Linda Park and Community Center project involves the following:

- Demolition of five existing buildings (19,000 ft² in gross area), parking, ancillary site improvements and landscaping;
- Construction of a new 6,790 gross ft² single-story building (Community Center) and adjacent 137 ft² of covered patio areas with an overall height of 16 feet – 6 1/4 inches;
- Construction of a 775 ft² outdoor tiered seating area for nature talks and summer camps;
- Construction of a 54-stall parking lot located adjacent to building and playground, including four clean air vehicle spaces;
- Construction of a naturalistic children's playground area in the upper tier;
- Construction of one full basketball court and a 1/2 basketball court in the upper tier;
- Renovation of two existing paddle tennis courts in the upper tier;
- Construction of a 400 ft² storage facility at 12 feet in height for City and emergency supplies;
- Construction of walking paths throughout park area along with upper and lower lawn areas;
- Construction of a lawn area in the lower tier;
- Utilization of existing Forrestal Drive entrance into the park;
- Installation of low-impact, native and drought-tolerant landscaping, including 30-foot to 100-foot buffer zone between the building and southerly slope;
- 9,000 cubic yards combined balanced on-site grading (4,500 cubic yards of cut and 4,500 cubic yards of fill);
- Grading cut and fill over 5 feet in height to support an Americans with Disability Act (ADA) access ramp between middle-tier and upper field;
- Construction of retaining and combination walls to a maximum height of 15 1/2 feet to accommodate accessibility and ADA compliant ramps;
- Installation of a new 12-foot flagpole;
- Construction of mechanical equipment and refuse storage area;
- Installation of new bike and storage area;
- Installation of vehicular entry gate for park security; and,
- Installation of on-site lighting.

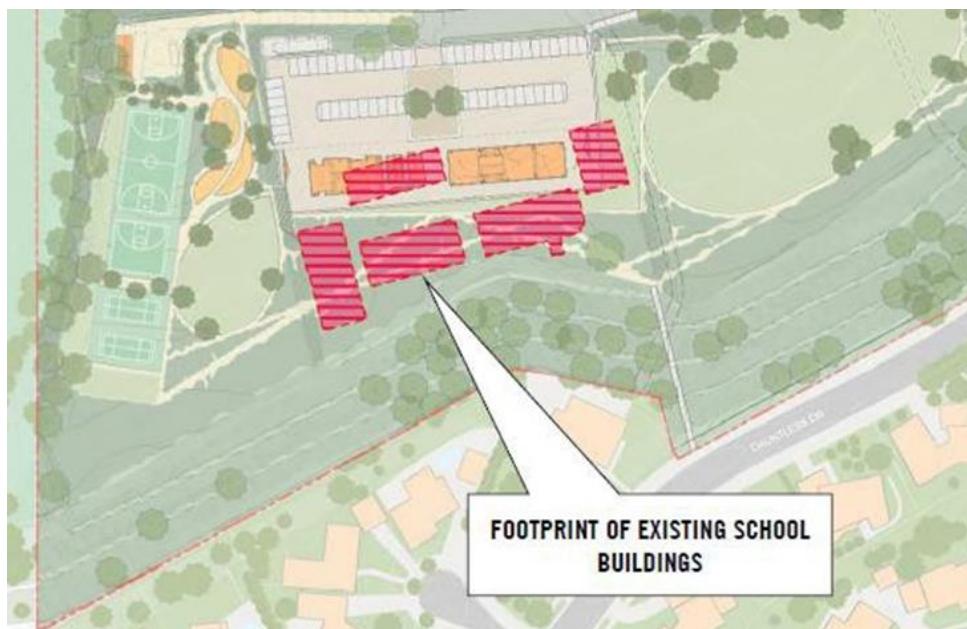
Below is the proposed 6,790 ft² single-story building floor plan diagram with a total occupant load of 404:



The building is proposed to contain the following components:

- A 1,880 ft² divisible multi-purpose room with a maximum occupant load of 281;
- Two classrooms with a combined area of approximately 1,690 ft² and a maximum occupant load of 93;
- A 660 ft² meeting room with Discovery Room displays built into the walls and with a maximum occupant load of 21;
- A 240 ft² work room with a maximum occupant load of 3;
- Storage and staging areas with a combined area of approximately 490 ft²;
- Public restrooms;
- A 380 ft² staff office with a maximum occupant load of 4;
- A 137 ft² outdoor breezeway/patio covered lobby;
- A 150 ft² kitchenette and staging area with a maximum occupant load of 2;
- Covered walkways;
- Janitorial and electrical rooms; and
- Vestibules

The following aerial image on the next page shows the existing school buildings (red-striped) overlaying the proposed building siting. Please note that the new Community Center was setback further from the southwesterly transition slope to mitigate potential view impacts to residential properties located in the Seaview neighborhood.



A comparison of the existing versus proposed hardscape and vehicular circulation/parking footprint is demonstrated in the tables below:

| Hardscape Comparison (courts, driveway, parking) | | |
|--|-------------------------|------------------------|
| | Current Design | Proposed Design |
| Acreage | 2.68 acres | 1.59 acres |
| Square Footage | 116,900 ft ² | 69,075 ft ² |

| Vehicular Circulation & Parking Comparison | | |
|--|------------------------|------------------------|
| | Current Design | Proposed Design |
| Acreage | 1.5 acres | .88 acres |
| Square Footage | 65,500 ft ² | 38,374 ft ² |

Proposed Park Building Hours

The following table shows current and proposed Ladera Linda Park building hours.

| Park Building Hours | Hours: Mon-Fri | Hours: Sat-Sun |
|---------------------|----------------------|----------------------|
| Current | 12:00 p.m.-5:00 p.m. | 10:00 a.m.-5:00 p.m. |
| Proposed | 8:00 a.m.- dusk | 8:00 a.m.- dusk |

Hours would be extended to 9:00 p.m. if rentals or classes are scheduled. Ladera Linda Park is currently staffed by one part-time employee per shift who is overseen by a full-time recreation supervisor. The new building will likely increase staffing to two part-time employees per shift with one full-time supervisor.

Proposed Park Usage

The table below shows current Ladera Linda usage policies. While the park will be used more during the day, restrictions on park usage and rental hours are proposed.

| Rental Policies | LL Current | LL Proposed |
|---|-------------------------|-----------------------|
| Rental Hours | Not specified | 10:00 a.m.- 9:00 p.m. |
| Classes | Not specified | 8:00 a.m.- 9:00 p.m. |
| Private Rentals after 5 p.m. | No current limits | 2 x month ** |
| Amplified Music (indoor only. Outdoor prohibited) | 10:00 a.m. – 10:00 p.m. | 11:00 a.m.- 8:00 p.m. |
| Special Events | No limit | 8/year |

**Restriction does not apply to non-profits, City events, or HOA rentals.

It is proposed that no nighttime special events (one hour after dusk) would be permitted without a Special Use Permit being issued, which will require public notification. Staff would coordinate with AYSO schedule to minimize impact by avoiding large rentals or events at the same time as AYSO game days.

Building and Park Security

Security will be incorporated into the overall design of the park and Community Center, which will be formalized during the construction design phase. Below is a summary of the security measures incorporated into the City Council design-approved project:

- Clear points of entry and improved sight lines in the final design
- Appropriately placed exterior and interior security cameras and motion sensors
- Appropriate low-level landscaping
- Control of ingress and egress points during operating hours and non-operating hours
- Glass break sensors
- Comprehensive best practices, lighting design throughout park and building
- Ability to secure park perimeter at night through fencing and improved entrance gates for both pedestrian and vehicular access points
- Reduction/elimination of blind spots
- Increased utilization of the park combined with increased staff supervision

CODE CONSIDERATION & ANALYSIS

The Ladera Linda Community Center project differs from the type of project typically considered by the Planning Commission because here the City is the applicant and the project design has already been approved by the City Council following a series of public meetings. Specifically, the building design was approved in August 2019, and the use of a solar panel roof was approved in October 2019.

In accordance with the Title 17 (Zoning) of the Rancho Palos Verdes Municipal Code (RPVMC) and the Commission's scope of duties relating to planning entitlement, the City Council provided

direction to the Planning Commission is to review the project for consistency with the general plan and zoning ordinance with respect to the Conditional Use Permit (CUP), Variance, Major Grading Permit, and Site Plan Review as outlined in this staff report. Refinements within the context of the CUP may be considered for recommendation to the City Council. Any substantive project design changes beyond the City Council-approved building envelope including footprint, whether or not the project will be constructed, the size and scope of the project, programmed activities, and consideration of cost of the project are decisions to be made by the City Council following the Commission's decisions on the planning entitlements.

The following provides staff's analysis for consistency with the general plan and zoning ordinance in relation to the applications that are requested for the proposed project. The applications include a CUP, Variance, Major Grading Permit and Site Plan Review whereby the required applications are analyzed separately below.

CONDITIONAL USE PERMIT

The project site has a zoning designation of Institutional. Pursuant to RPVMC § 17.26.030(A), a CUP is required in the Institutional Zoning District for public facilities owned or used and operated for governmental purposes by the **City** (emphasis added), the county, the state and the government of the United States of America, and any special district or other local agency. In addition, pursuant to RPVMC § 17.26.040(B), institutional buildings erected in the City shall have a building height not greater than 16 feet and shall not exceed one story, unless with the approval of a CUP by the Planning Commission. As the proposed Ladera Linda Park and Community Center site is owned and operated by the City of Rancho Palos Verdes and the proposed building will be over 16 feet in height at 16 feet- 6 $\frac{1}{4}$ inches, a CUP is required for the project. In considering a CUP, RPVMC § 17.60.050(A) requires the Planning Commission to make the following findings in reference to the property and project under consideration (Zoning language is **boldface**, followed by staff's initial assessment of the project in normal type):

- 1. The site is adequate in size and shape to accommodate the proposed use and for all of the yards, setbacks, walls, fences, landscaping and other features required by this title or by conditions imposed under this section to integrate said use with those on adjacent land and within the neighborhood.**

The project site is approximately 11.031 acres in size and currently utilized as a park and Community Center with multiple facility buildings, surface parking, playground paving, equipment and paddle tennis courts, fields, landscaping and emergency preparedness storage containers. As part of the City Council-approved design of the Ladera Linda Park and Community Center, the existing facilities and improvements will be demolished, with the exception of the paddle tennis courts, to construct a single Community Center structure that would be approximately 37% of the total gross square footage of the existing facility. Consequently, the new building would occupy a significantly smaller footprint than the existing buildings and be located in the middle of the existing built areas of the Park. The proposed Community Center and ancillary facilities are sited throughout the 11.031-acre tiered site, so as to provide enhanced setbacks to adjacent properties and provide enhanced line of sight from the perimeter of the property for security purposes. The project proposes the construction of an access ramp between the middle and upper tiers of the park in order to provide for enhanced ADA accessibility throughout the site. In order to accommodate for this ramp, the project includes the construction of a supporting retaining wall up to a height of 12 feet. Pursuant to RPVMC § 17.76.030(C)(2)(b)(ii), walls combined with a fence, the total height may not exceed 8 feet, as measured from grade on the lower side and may not

exceed 7 feet as measured from grade on the higher side. As the proposed retaining wall will exceed this code requirement, a Variance will be required. This deviation is discussed further in the Variance section of this report.

The City Council design-approved project provides for 54 on-site parking spaces within the middle-tier of the park and adjacent to the proposed Community Center. This represents a reduction of 14 on-site parking spaces from existing conditions. The new parking area includes 4 ADA spaces, 4 dedicated spaces for clean air vehicles (1 Van ADA space included), and a bike storage area along the north side of the proposed parking lot. While the proposed configuration and location of ADA spaces meets code requirements, consideration to provide ADA parking on both the northwest and northeast side of the parking lot is warranted. Lastly, as proposed, the City Council design-approved Community Center and ancillary site improvements will meet the Institutional zoning district development standards as outlined in § 17.26.040 (A) of the RPVMC provided that a CUP is issued for the building height exceeding 16 feet. As such, staff is of the opinion that the project site is adequate in size and shape to continue accommodating the Ladera Linda Park and Community Center and therefore this finding can be made.

2. The site for the proposed use relates to streets and highways sufficient to carry the type and quantity of traffic generated by the subject use.

The project will replace the existing Community Center facility, comprised of several buildings, with a single building that would be less than 40% of the total square footage of the existing facility. In addition, the new building would occupy a smaller footprint than the existing Community Center buildings within the existing built areas of the Park. Furthermore, the Project will not result in any increases to the existing uses, programming, and activities. Rather, uses, programming and activities are proposed to be limited and regulated, and would, therefore, have substantially the same purpose, but with less capacity than the existing facility that will be replaced.

The project site is accessed by Forrestal Drive, which is identified as a local street in the Circulation Element of the City's 2018 General Plan Update (Pg. C-11). A local street is intended to be a low-volume and low-speed facilities, characterized by two-lane undivided roadways with frequent driveway access.

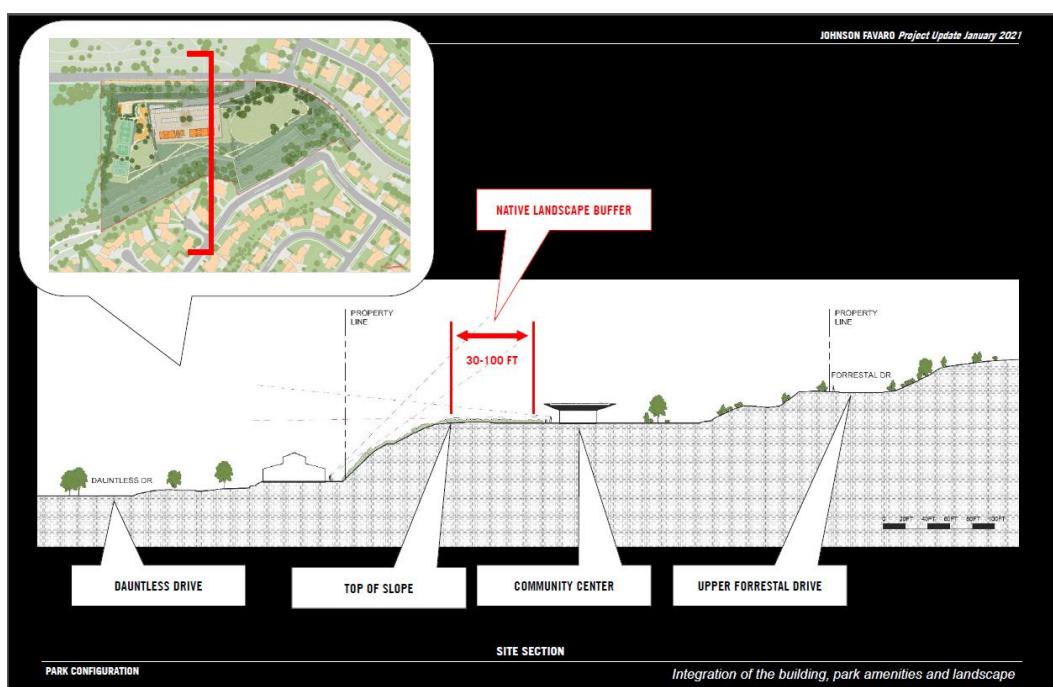
Staff is of the opinion that the streets and highways are sufficient to carry the type and quantity of traffic generated by the proposed project, and thus this finding can be made.

3. In approving the subject use at the specific location, there will be no significant adverse effect on adjacent property or the permitted use thereof.

The project site is currently improved with a park use and will continue to serve as such as part of the proposed project. The new Community Center will serve all residents and the community, particularly those located on the east side of the City, as an area for recreational opportunities as well as for emergency preparedness activities such as, but not limited to, a cooling center and storage location. The proposed project has been reviewed by staff in terms of potential impacts to adjacent properties as it relates to building height, safety, traffic, noise, and lighting. Draft Conditions of Approval (Attached) are suggested for the Planning Commission's consideration in order to minimize the possibility of adverse impacts on adjacent properties, as discussed below.

Building Height

The height of the proposed Community Center is 16 feet- 6 1/4 inches. Pursuant to RPVMC §17.26.040(B), institutional buildings erected in the City shall have a building height not greater than 16 feet and shall not exceed one story, unless with the approval of a CUP by the Planning Commission. Based on site visits to the area and a review of aerial photographs, staff is of the opinion that the proposed building height will not create a significant adverse effect, as the height of the building will not impact views as observed from neighboring properties. More specifically, as a result of the topographic conditions in the area, residential properties to the east and south of the project site have views of the ocean and Catalina Island oriented in the opposite direction of the proposed building. Furthermore, the building pad of the proposed Community Center will be located approximately 25 feet below the street of access (Forrestal Drive), therefore views from the street and adjacent trails can be observed over the proposed building height. Lastly, the building will not be visible from the homes at the toe of the slope immediately below. These last two points are illustrated in the figure below.



Safety

As part of the public noticing process, staff received correspondence expressing concerns with the safety design of the project including, but not limited to, the configuration of the restrooms, multiple entrances into the park, security cameras, and fire in the preserve. The City Council design-approved project considered such concerns and includes the following security measures:

- Clear points of entry and improved sight lines in the final design;
- Appropriately placed exterior and interior security cameras and motion sensors;
- Appropriate low-level landscaping;
- Control of ingress and egress points during operating hours and non-operating hours;
- Glass break sensors;

- Comprehensive best practices, lighting design throughout park and building;
- Ability to secure park perimeter at night through fencing and improved entrance gates for both pedestrian and vehicular access points;
- Reduction/elimination of blind spots; and
- Increased utilization of the park combined with increased staff supervision

Staff met with Los Angeles County Sheriff's Department representatives to review the design and security measures prior to City Council approval and to discuss Sheriff surveillance of the property, which typically occurs at the top of the park driveway when the park is closed and gated.

In addition, staff has developed additional suggested Conditions of Approval for the Planning Commission's consideration, which include Los Angeles County Fire Department review and approval of the project plans and the ability to secure the restroom and vestibule area during non-operating hours of the Community Center.

Traffic

Public correspondence was received, which expressed concerns with an increase in traffic and air pollution related to the proposed project. The project will replace the existing Community Center, comprised of several former elementary school buildings, with a single building that would be less than 40% of the total square footage of the existing facility. In addition, the new building would occupy a smaller footprint than the existing Community Center. Furthermore, the Project would not result in any changes to the Park's uses, programming, and activities and will, therefore, have substantially the same purpose, but with less capacity, than the existing facility being replaced. The majority of park usage, both drop-in and organized use, will be spread throughout the day as is typical at local parks in the City. Therefore, staff is of the opinion that the proposed project will not create adverse traffic impacts.

Noise

Staff received correspondence from the public expressing concerns with the noise that may be generated by the proposed project. Currently, the Ladera Linda Park and Community Center do not have specified park usage restrictions for on-site rentals, classes or special events, with the exception of indoor amplified music between 10:00 a.m. and 10:00 p.m. As part of the project proposal, new City operational policies for the project site would establish park usage specifications as outlined below, which would reduce potential noise impacts in the area:

| Rental Policies | LL Proposed |
|-------------------------------|------------------------|
| Rental Hours | 10:00 a.m. - 9:00 p.m. |
| Classes | 8:00 a.m. - 9:00 p.m. |
| Private Rentals after 5 p.m. | 2 x month ** |
| Amplified Music (indoor only) | 11:00 a.m. - 8:00 p.m. |
| Special Events | 8/year |

**Restriction does not apply to non-profits, City events, or HOA rentals.

It is proposed that no nighttime special events would be permitted without a Special Use Permit being issued, which will require public notification.

Pursuant to RPVMC § 17.26.040 (F), where an institutional district abuts a residential district, all deliveries of goods and supplies, trash pick-up, including the use of parking lot trash sweepers, and the operation of machinery or mechanical equipment which emits noise levels in excess of 65 dBA, as measured from the closest property line to the equipment, shall only be allowed between the hours of 7:00 a.m. and 7:00 p.m. Regulations will be developed for park operations and usage to manage noise generators to mitigate for noise impacts. A Condition of Approval may also be considered to ensure compliance with this noise requirement, although the ordinance applies irrespective of such a condition. With respect to short-term construction noise, the movement of soil, and the operation of construction equipment have the potential to create related noise impacts; several suggested Conditions of Approval regarding hours and days of construction and proper maintenance of construction equipment have been included for Planning Commission's consideration to minimize such impacts to adjacent properties.

Lighting

The City Council design-approved project includes a comprehensive lighting plan throughout the three tiers of the park, as listed below:

Lower-Tier

- 10-foot high LED single-pole fixtures along the transition slope between the lower and middle-tiers of the park as well as along walking paths;
- 42-inch high LED ground mounted wood bollards along the southerly-most area of the lower-tier.

Middle-Tier

- 10-foot high LED single-pole fixtures throughout the new parking lot;
- 10-foot high LED single-pole fixtures along walking paths located at the rear of the Community Center;
- Wall-mounted LED exterior lighting throughout the Community Center and within the mechanical and refuse area;
- Wall-mounted LED recessed lights along access ramp between the middle and upper tiers of the park.

Upper-Tier

- 10-foot high LED single-pole fixtures along the walking paths located at westerly edge of the park area.

The project site lighting has been designed in accordance with the Institutional Zoning District requirements established pursuant to RPVMC § Section 17.56.040 and staff is recommending Conditions of Approval for the Planning Commission's consideration to ensure the lighting preserves the dark sky, is down-cast, shielded, and does not spill onto adjacent properties.

Based on the above, staff is of the opinion that the City Council design-approved project, with incorporation of certain conditions, would not have an adverse effect on adjacent properties or the permitted use thereof and this finding can be made.

4. The proposed use is not contrary to the General Plan.

The use of the property for a park and Community Center is consistent with the Institutional- Public General Plan land use designation for the site. The project site is currently a park with a Community Center and will continue to be utilized as such. The new Community Center will serve all residents and the community, particularly those located on the east side of the City, as an area for recreational opportunities as well as for emergency preparedness activities such as, but not limited to, a cooling center and storage location. Furthermore, the Conservation and Open Space Element of the City's 2018 General Plan Update (pg. COS-39) identified the Ladera Linda Community Center as an Institutional-Public land use with passive and active amenities including playground and sports equipment, multipurpose rooms and classrooms as well as ancillary site improvements including a parking lot and restrooms. The General Plan also notes that a Master Plan process for the Ladera Linda Park and Community Center was included in the Parks Master Plan Update. The City Council design-approved project and uses are consistent with those identified in the City's General Plan and as such, the proposed project and associated development is not contrary to the General Plan.

- 5. If the site of the proposed use is within any of the overlay control districts established by Chapter 17.40 (Overlay Control Districts) of this title [Title 17 “Zoning”], the proposed use complies with all applicable requirements of that chapter.**

The project site is not within an overlay control district. Therefore, this finding is not applicable to the project.

- 6. That conditions regarding any of the requirements listed in this paragraph, which the Planning Commission finds to be necessary to protect the health, safety and general welfare, have been imposed (including but not limited to): setbacks and buffers; fences or walls; lighting; vehicular ingress or egress; noise, vibration, odors and similar emissions; landscaping; maintenance of structures, grounds or signs; service roads or alleys; and such other conditions as will make possible development of the city in an orderly and efficient manner and in conformity with the intent and purposes set forth in this title (Title 17 – Zoning).**

As noted in Finding No. 3 above, a number of Conditions of Approval are suggested by staff to mitigate potential impacts to adjacent properties and to protect the health, safety and general welfare of the residents, businesses, and visitors of the City.

Based on the above discussion, Staff is of the opinion that all relevant CUP findings, with incorporation of certain findings, can be made for the proposed project.

VARIANCE

Pursuant to RPVMC § 17.76.030(C)(2)(b)(ii), walls combined with a fence, the total height may not exceed 8 feet, as measured from grade on the lower side and may not exceed 7 feet as measured from grade on the higher side. The project proposes the construction of retaining walls up to 15 ½ feet in height to support ADA compliant ramps between the middle-tier and upper-tiers of the park. Pursuant to RPVMC § 17.64.010(A), a Variance may be granted when practical difficulties, unnecessary hardships or results inconsistent with the general intent and purpose of the title occur by reason of the strict interpretation of any of its provisions, provided that the following findings (Zoning language is **boldface**, followed by staff's initial assessment of the project in normal type) are met:

- 1. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, which do not apply generally to other property in the same zoning district;**

The project site was originally developed as an elementary school with multiple classroom buildings and play areas on a three-tiered site due to the unique topographic conditions in the area, which have been used as a Community Center and park facilities since the 1980s. The three aforementioned tiers include a lower, middle and upper tier with 5-foot to 15-foot transitional slopes between the tiers. The City Council design-approved project proposes to maintain the same three-tier park layout and will also include new accessible walking paths and ramps to enhance accessibility and walkability throughout the project site. In order to accommodate an ADA-compliant accessible ramp between the middle and upper tiers of the park, the project proposes to construct a series of upslope retaining walls with an overall height of up to 15 ½ feet. The existing site development and requirement to provide for enhanced accessibility to meet ADA requirements present exceptional circumstances that warrant the need to construct a retaining wall that exceeds the height limitations established in the RPVMC. Although other Institutional zoned properties in the City were developed with similar topographic conditions, the project site is unique in that it was previously developed as an elementary school and the project proposes to re-develop the site but maintain the existing park's tiered layout but meet current accessibility requirements. As such, staff is of the opinion that this finding can be made.

- 2. That such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant, which right is possessed by other property owners under like conditions in the same zoning district;**

The construction of the proposed retaining walls up to 15 ½ feet in height is necessary for the preservation and enjoyment of a substantial property right, which right is possessed by other property owners under like conditions in the same zoning district. The project site is encumbered by steep topographical conditions in certain areas of the project site, including transitional slopes between the various tiers of the park that may not be present in other developed Institutional zoned properties. As a public facility, owned and operated by the City of Rancho Palos Verdes, the City is required to provide for ADA accessibility throughout the site and to ensure the safety of the public. As such, staff is of the opinion that this finding can be made.

- 3. That granting the variance will not be materially detrimental to the public welfare or injurious to property and improvements in the area in which the property is located; and,**

The construction of the proposed retaining walls up to 15 ½ feet in height in order to accommodate an ADA access ramp will not be materially detrimental to the public welfare or injurious to property and improvement in the area. More specifically, the construction of the proposed wall will be reviewed and inspected by the City's Building and Safety Division for conformance with the California Building Code and associated geological requirements. In addition, the proposed retaining wall will support the transition slope between the middle and upper tiers of the park. Not granting the Variance application request for the construction of retaining walls up to 15 ½ feet in height and not accommodating an ADA accessible ramp would in fact be materially detrimental to the public welfare or injurious to visitors of the park. As such, staff is of the opinion that this finding can be made.

4. **That granting the variance will not be contrary to the objectives of the general plan or the policies and requirements of the coastal specific plan.**

The project site is not located in the City's Coastal Specific Plan. The General Plan land use designation for the project site is Institutional Public. As discussed in Conditional Use Permit Finding No. 4 above, the use of the property as a park and Community Center is consistent with the City's updated General Plan. Furthermore, the Conservation and Open Space Element (Pg. COS-6) of the City's General Plan includes goals and policies related to Open-Space and Recreation Resources, which promote public access to all recreational land and building additional parks and playfields, where appropriate, for multiple use by various groups. The proposed retaining wall with an overall height of 12 feet, will provide enhanced ADA accessibility to recreational land and for the use of various groups. As such, staff is of the opinion that this finding can be made.

Based on the discussion above, staff is of the opinion that the required findings for the Variance request to allow the construction of a retaining walls up to 15 ½ feet in height can be affirmatively made.

MAJOR GRADING PERMIT

Pursuant to RPVMC §17.76.040(B)(2)(a), a Major Grading Permit is required for projects that result in an excavation, fill or combination thereof, in excess of 50 cubic yards in any two-year period. Since a total of 9,000 cubic yards combined grading (4,500 cubic yards of cut and 4,500 cubic yards of fill) as part of the project request, a Major Grading Permit is required. RPVMC §17.76.040(E) sets forth the criteria (in **bold** type) required in order for the Planning Commission to approve a Major Grading application:

1. **The grading does not exceed that which is necessary for the permitted primary use of the lot;**

Pursuant to RPVMC §17.96.2180, "use" is defined as "the purpose for which land or buildings are or may be arranged, designed, intended, occupied or maintained." The proposed project is in an Institutional Zoning District, in which the primary use of the lot is a park and Community Center. The new Community Center will serve all residents and the community, particularly those located on the east side of the City, as an area for recreational opportunities as well as for emergency preparedness activities such as, but not limited to, a cooling center and storage location. In order to prepare the project site for the proposed site improvements, approximately 9,000 cubic yards of grading is required. The proposed grading will be balanced on-site therefore avoiding the need to export or import soil or rock. Furthermore, the proposed grading will be limited to the existing developed portions of the site, which have been previously graded to support existing improvements. The project grading proposes targeted cut and fill into portions of the existing site to accommodate the proposed Community Center, parking lot, tiered seating, walking paths, ADA compliant accessible ramp, and other ancillary park improvements. In addition, the proposed grading will enhance adequate drainage of the site. Therefore, it is the opinion of staff at the proposed project does not exceed what is necessary for the permitted use of the lot and this criterion can be met.

2. **The proposed grading and/or related construction does not significantly adversely affect the visual relationships with, nor the views from the viewing area of neighboring properties. In cases where grading is proposed for a new residence or an addition to**

an existing residence, this finding shall be satisfied when the proposed grading results in a lower finished grade under the building footprint such that the height of the proposed structure, as measured pursuant to Section 17.02.040(B) of the Municipal Code, is lower than a structure that could have been built in the same location on the lot if measured from preconstruction (existing) grade;

The proposed project will not significantly adversely affect the visual relationships with, nor the views from the viewing areas of neighboring properties. More specifically, the project site is currently improved with an existing park, building facilities, and ancillary site improvements. The proposed grading will continue to accommodate a park use and a single Community Center building that would be less than 40% of the total square footage of the existing facility. In addition, the new Community center would occupy a smaller footprint than the Community Center buildings within the existing built areas of the Park. Furthermore, as described in Conditional Use Permit Finding No. 3 of this report, the proposed building height will not create a significant adverse effect, as the height of the building will not impact views as observed from neighboring properties due to the topographic conditions in the area. Residential properties to the east and south of the project site have views of the ocean and Catalina Island oriented in the opposite direction of the proposed building. Finally, the building pad of the proposed Community Center will be located approximately 25 feet below the street of access (Forrestal Drive), whereby views from the street and adjacent trails can be observed over the proposed building height. Therefore, staff is of the opinion that this criterion can be met.

3. The nature of the grading minimizes disturbance to the natural contours and finished contours are reasonably natural;

The proposed grading is generally limited to developed portions of the site and maintains a majority of the existing contours surrounding the developed areas on the project site. The project proposes to maintain the existing transitional slope along the south and southwest of the site as well as the slopes between the project site and Forrestal Drive. As proposed, the finished contours will blend with the existing contours on the project site. Therefore, staff is of the opinion that this criterion can be met.

4. The grading takes into account the preservation of natural topographic features and appearances by means of land sculpturing so as to blend any man-made or manufactured slope into the natural topography;

The project site has been previously graded in order to accommodate the existing park, parking lot and ancillary site improvements. The proposed grading is generally limited to developed portions of the site. Moreover, the proposed grading generally follows the existing slope of the property and results in finished slopes that appear reasonably natural. Additionally, although some land-sculpturing is proposed to occur, it is designed so as to blend the manufactured slopes into the natural topography. Therefore, staff is of the opinion that this criterion can be met.

5. For new single-family residence, the grading and/or related construction is compatible with the immediate neighborhood character;

The proposed grading does not involve a new single-family residence and therefore this criterion does not apply.

6. In new residential tracts, the grading includes provisions for the preservation and introduction of plant materials so as to protect slopes from soil erosion and slippage and minimize the visual effects of grading and construction on hillside areas;

The proposed grading does not involve a new residential tract and therefore this criterion does not apply.

7. The grading utilizes street designs and improvements which serve to minimize grading alternatives and harmonize with the natural contours and character of the hillside;

The proposed project does not involve modifications to streets or other public infrastructure and therefore, this criterion does not apply.

8. The grading would not cause excessive and unnecessary disturbance of the natural landscape or wildlife habitat through removal of vegetation;

The proposed grading area does not contain natural landscape or wildlife habitat. The proposed grading is limited to areas of the project site that have been previously graded to accommodate existing structures and ancillary site improvements. As such, staff is of the opinion that this criterion can be met.

9. The grading conforms to the following standards:

| Development Standard | Grading Criteria | Does the Proposed Project meet the standard |
|---|--|---|
| a) Grading on slopes over 35% steepness | Permitted on lots created prior to the City's incorporation, not zoned OH, based upon a finding that the grading will not threaten public health, safety and welfare | Yes. The project proposes grading on slopes over 35% in support of a new ADA-compliant access ramp located between the middle and upper-tiers of the park. The project site was created prior to City incorporation and is zoned Institutional. Staff is of the opinion that the proposed grading will not threaten public health, safety welfare, as the design and construction of the wall will be reviewed and inspected by the City's Building Official and Geotechnical consultant. |
| b) Maximum finished slopes | 35% steepness, unless next to a driveway where 67% steepness is permitted | Yes |
| c) Maximum depth of cut or fill | Except for the excavation of a basement or cellar, a fill or cut not exceeding 5-foot depth, unless based upon a finding that unusual | Yes. An approximately 7-foot cut is proposed along the transitional slope between the middle and upper-tiers of |

| Development Standard | Grading Criteria | Does the Proposed Project meet the standard |
|-----------------------------|---|---|
| | topography, soil conditions, previous grading or other circumstances make such grading reasonable and necessary | the park to support a 12-foot high retaining wall and ADA-compliant ramp. However, as the proposed cut is to accommodate greater park accessibility, staff is of the opinion that it is reasonable and necessary. |
| d) Restricted grading areas | No grading on slopes over 50% steepness | Yes |
| e) Retaining walls | One 8-foot tall upslope wall (unless in front yard or street side setback) | No, project proposes a combination up-to a height of 12 feet in support of ADA-compliant access ramp |
| | One 3½-foot tall downslope wall | Yes |
| | One 3½ -foot tall up- or downslope wall in each side yard | Yes |
| | One 5-foot tall up- or downslope wall adjacent to driveway | N/A |
| | Retaining walls within building footprint may exceed 8 feet | N/A |
| f) Driveways | 20% maximum slope permitted, with a single 10-foot long section up to 22% | N/A |
| | 67% slopes permitted adjacent to driveways | N/A |

Based on the table above, the proposed project meets the grading criteria, as such it is staff's opinion that approval of the Major Grading Permit is warranted.

SITE PLAN REVIEW

Pursuant to RPVMC § 17.70.010, the Site Plan Review procedure enables the Planning Commission to check development proposals for conformity with the provisions of the Municipal Code and for the manner in which they are applied, when no other application is required. As the project proposes a number of ancillary site improvements, including but not limited to, parking, a small storage facility, and mechanical equipment, a Site Plan Review is required to ensure compliance with the Institutional zoning designation of the project site.

Pursuant to RPVMC § 17.26.040, the table below summarizes the project's consistency with the applicable Institutional development standards that include setbacks, building height and parking. Other Institutional development standards, such as lighting and noise have been discussed in the Conditional Use Permit Section of this report.

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| Institutional Standard | Required | Proposed |
|-------------------------|---|---|
| Required Setbacks | Front & Street Side- 25 feet (abutting a dedicated street) Interior Side & Rear- 20 feet | Front Setback- 201 feet- 9 3/8 inches & 108 feet - 11 1/2 inches (Community Center & Storage, respectively) Interior Side- 261 feet-4 3/4 inches & 81 feet-0 5/8 inches (Community Center & Storage, respectively) Rear- 160 feet-0 3/4 inches (Community Center) |
| Maximum Building Height | 16' | 16 feet- 6 1/4 inches & 12 feet (Community Center & Storage, respectively) |
| Minimum Parking | Not Applicable** | 54 spaces |

* Building Height in excess of 16 feet* in height is discussed in the CUP section of this report.

** No parking requirements listed for a park and community center use per RPVMC § 17.50.020

The City Council design-approved project also includes the installation of solar-panels on the roof of the new Community Center. Pursuant to RPVMC § 17.26.040(C), roof equipment should comply with the height limits established in the underlying zoning district, which includes a height limitation of 16 feet in the Institutional zone. Pursuant to RPVMC § 17.48.050(B), renewable energy systems such as photovoltaic systems (solar panels) and/or solar water heating systems are excluded from the height limitation. As part of the solar-panel design for the Community Center, the City Council directed Staff to return with an analysis of solar roof options including lease and purchase alternatives, which will be considered at an upcoming City Council meeting.

Pursuant to RPVMC § 17.26.040(H), all maintenance and grounds-keeping equipment shall be housed in permanent, entirely enclosed structures. The City Council design-approved project includes the construction of a 400 ft² storage building measuring 12 feet in height on the upper-tier of the project site. As proposed, the storage building will house park equipment along with emergency preparedness supplies for the City. Suggested draft Conditions of Approval have been prepared to ensure that all maintenance and grounds-keeping equipment will be entirely enclosed when not in use.

The City Council design-approved project also includes the installation of a new flagpole with an overall height of 12 feet. This ancillary site improvement will be located in the immediate area of the proposed parking lot, between the middle and lower tiers of the park. Pursuant to RPVMC §17.48.050(D), the maximum height of a flag pole is 12 feet in height. The proposed flagpole will meet code requirements.

Based on the analysis above and the draft Conditions of Approval including those related to deliveries and mechanical equipment, lighting, and on-site parking and loading, it is staff's opinion that approval of a Site Plan Review for the project can be affirmatively made.

ADDITIONAL INFORMATION

ENVIRONMENTAL ASSESSMENT

The environmental assessment is currently underway. The California Environmental Quality Act (CEQA) determination is pending.

PALOS VERDES NATURE PRESERVE

The Forrestal Reserve is located to the north and north-west of the project site. The 160-acre Forrestal Reserve is one of twelve open space reserves that make up the Palos Verdes Nature Preserve owned by the City of Rancho Palos Verdes and managed by the Palos Verdes Peninsula Land Conservancy. The eastern portion contains a former quarry and marked trails that wind around the top of the quarry bowl. The existing project site can accommodate public parking for the Forrestal Reserve. The project does not propose any new designated public parking along Forrestal Drive.

PUBLIC TRAILS

While no public trails traverse the project area, the site is in the immediate area of public trails. More specifically, the Forrestal Trail, located immediately to the north of the project site, and designated as a multi-use trail, includes connectors to other established trails within the Forrestal Reserve. Such trails include, but are not limited to the Quarry, Pirate, and Fossil Trails. The City Council design-approved project does not propose to modify existing trails or provide for new trail heads or connections. The project site is also in the immediate vicinity of a number of conceptual trails including, but not limited to, the Palos Verdes Loop Trail and the Forrestal Quarry Trail System. A Condition of Approval is being proposed to ensure that the project does not impede any City Council-approved trail in the immediate area during construction activities.

PUBLIC NOTICE

On December 10, 2020, a public notice announcing the proposed project and public hearing was published in the *Peninsula News* and mailed to property owners within 500 feet of the project site along with interested parties. On December 31, 2020, an amended public notice was published to include application requests for a Major Grading Permit, Site Plan Review and Variance, which were not identified in the original public notice. Additional updates to the project description presented in this report include the Community Center structure size (6,790 ft² with 137 ft² of covered patio areas), and the proposed construction of retaining walls up to a height of 15 ½ feet, a new flag pole, mechanical equipment and refuse area, bike and storage area, and secured vehicular/pedestrian entry gates.

PUBLIC CORRESPONDENCE

In response to the project public notices that were issued on December 10 and December 31, 2020, staff received 118 public communications as of 12:00 P.M. on Tuesday, January 19, 2021. Public comments received after this will be provided to the Planning Commission as late correspondence. The comments from the public express both support and opposition to the proposed City Council design-approved project. Those comments in opposition to the project express a wide range of concerns with the proposal, which include but are not limited to, neighborhood compatibility, operational programming, building design, open lobby and restrooms, project cost, park maintenance, and overcrowding, all of which are further discussed

below. Concerns over project safety, noise, traffic, and parking have been discussed in Finding No. 3 of the Conditional Use Permit section of this report.

Neighborhood Compatibility

Staff received public comments that expressed concerns with the proposed project's compatibility with the adjacent residential neighborhoods. The scope of the Planning Commission's review of the City Council design-approved project includes conformance with the Conditional Use Permit, Variance, Grading Permit, and Site Plan Review applications, which have been discussed in their respective report sections above. These applications do not include an assessment of the project's compatibility with adjacent residential neighborhoods. Nonetheless, based on staff's analysis of the surrounding neighborhoods, the single-story, low-profile design with various accents in its materials and color will be able to achieve Neighborhood Compatibility. This is due to the fact that each neighborhood is comprised of diverse architectural styles and materials that accent the homes which appear to share a common theme depending on the street address on which the residences are located. In addition, the inclusion of breezeways and extended roof overhangs along the front and rear facades create articulation across the full length of the building and softens the appearance of bulk and mass. Furthermore, flat roofs are found in the immediate neighborhood and the incorporation of vegetation on the roof provides a natural transition that blends in with the open space and topography surrounding the project site with minimal impact to the view shed. Lastly, the proposed structure size of the Community Center is relatively small compared to the overall 11 acre site and equivalent in size to 2.5 average size homes in the Seaview neighborhood.

Park Programming

Staff received public comments requesting that the operational programming of the proposed project remain low and raised concerns with the inclusion of a museum (Discovery Room) and amphitheater. The City Council design-approved plans include an approximately 660 ft² meeting room that will also house the displays currently found in the Discovery Room. Specifically, this meeting room will include informational displays built into the walls that can be opened up when educational programs led by docents are conducted. The primary purpose of this room is for meetings. The proposed project also proposes to construct low terraced sitting walls along the transitional slope between the middle and upper-tier of the park located just west of the access ramp to facilitate an outdoor classroom setting.

The scope of the Planning Commission's review of the City Council design-approved project includes conformance with the Conditional Use Permit, Variance, Grading Permit and Site Plan Review applications and which have been discussed in their respective report sections above. These applications do not include an assessment of the level or types of park programming. The Project Description section of this report outlines current versus proposed park programming along with days and hours of operation.

Building Design

Many of the public comments received express concerns with the design of the Community Center with regards to, but not limited to, finished exterior restrooms, building materials, structure size, and room usage. As outlined in the Background Section of this report, the City engaged in a comprehensive public outreach effort at the City Council level to assess the design of the

proposed Community Center, which included the restroom configuration, glass exterior finishes, and the inclusion of a Discovery meeting room. The City Council design-approved building design represents an over 40% reduction of the total square footage of the existing facility. In addition, the new building would occupy a smaller footprint than the former Community Center buildings within the existing built areas of the Park. Many comments suggested a smaller design similar to Hesse Park; however, the current proposed gross square footage for the Ladera Linda Community Center building is 6,790 ft², which is already smaller than Hesse Park's gross square footage of 15,000 ft². Based on the public comments received with respect to concerns about the restroom design, staff is suggesting a condition of approval for the Planning Commission's consideration that would recommend to the City Council that the restroom and vestibule area shall be secured and inaccessible during community center non-operations hours.

Project Cost

Public comments were submitted that expressed concerns with the construction and operational costs of the City Council design-approved project. The scope of the Planning Commission's review of the City Council design-approved project includes conformance with the Conditional Use Permit, Variance, Grading Permit and Site Plan Review applications and which have been discussed in their respective report sections above. These applications do not include an assessment of the project's construction or operational costs as this is a matter for City Council to consider. To that point, the City Council is tentatively scheduled to consider cost and potential financing options at its April 6, 2021 meeting.

Park Maintenance

Staff received public comments expressing concerns with park maintenance including increased litter. The City Council design-approved project includes trash bins located throughout the three tiers of the park site. Furthermore, as outlined in the Project Description section of this report Ladera Linda Park is currently staffed by one part-time employee per shift who is overseen by a full-time recreation supervisor. Operational protocols for the new building will likely increase staffing to two part-time employees per shift with one full-time supervisor, which would be responsible for the maintenance of the park facilities including the park grounds.

Overcrowding in the Neighborhood

The public submitted comments expressing concerns that the City Council design-approved project would create overcrowding conditions in the area. The project does not propose to increase the size of the park area but rather renovate the site so as to accommodate a new smaller Community Center that is approximately 40 percent smaller in size, enhanced parking area and updated park amenities, but no new programming. The proposed project is designed as a low-intensity neighborhood park with walking paths and low-impact sports equipment.

PROPOSED CONDITIONS OF APPROVAL

Park regulations will be developed for operations and usage to manage potential impact generators that could have an adverse impact on neighboring properties. However, based on a review of the project applications and public comments received, staff has prepared a draft list of proposed Conditions of Approval for the Planning Commission to review and consider supplementing park regulations. These Conditions of Approval cover a wide range of project components, including but not limited to, construction operations, landscaping, maintenance and

safety. The proposed Conditions of Approval were developed to ensure that the City Council design-approved project will not create adverse impacts during and after project construction. Staff recommends that the Planning Commission review and consider the proposed draft Conditions of Approval and provide feedback for further staff analysis.

To ensure that final adopted Conditions of Approval for the project were incorporated into the Community Center, park design and operations, a compliance review will be conducted during a public hearing one year after issuance of the Certificate of Occupancy for the project. Additionally, onsite recreational staff will be located on the park site during all open hours to enforce regulations. Misuse of the facilities and park site can also be reported during to the Recreation and Parks Department office Monday-Thursday, 7:30 a.m. to 5:30 p.m. and Fridays, 7:30 a.m. to 4:30 p.m. Lastly, the Ranger Hotline (310-491-5775) is also available to report misuse of the facility, including violations of Conditions of Approval.

CONCLUSION

Based on the discussion above, staff recommends that the Planning Commission 1) Review plans for the construction of the new Ladera Linda Park and Community Center as it relates to Chapter 17 (Zoning) of the RPVMC; 2) Provide and collect input from the public regarding the proposed project's compliance with Zoning regulations and draft Conditions of Approval; and 3) Continue the public hearing to the February 23, 2021 Planning Commission meeting in order to provide staff an opportunity to assess input and incorporate project feedback as necessary.

ALTERNATIVES

In addition to staff's recommendation, the following alternatives are available for the Planning Commission's consideration:

1. Identify any issues of concern with the proposed project as it relates to the implementation of the Zoning Code, provide staff with direction to address project concerns, and continue the public hearing to February 23, 2021.

ATTACHMENTS

- Ladera Linda Park and Community Center City Council Staff Report dated August 20, 2019 available by clicking [here](#)
- Proposed Conditions of Approval
- Public Comments
- Project plans available by clicking [here](#)

**LADERA LINDA COMMUNITY CENTER
DRAFT CONDITIONS OF APPROVAL FOR
CONDITIONAL USE PERMIT, VARIANCE,
MAJOR GRADING PERMIT AND SITE PLAN REVIEW
(PLANNING CASE NO. PLCU2020-0007)
32201 FORRESTAL DRIVE**

General Conditions

1. Approval of this permit shall not be construed as a waiver of applicable and appropriate zoning regulations, or any Federal, State, County and/or City laws and regulations. Unless otherwise expressly specified, all other requirements of the City of Rancho Palos Verdes Municipal Code shall apply.
2. One year after the issuance of the Certificate of Occupancy for the Community Center building, the Planning Commission shall review the Conditions of Approval contained herein at a duly noticed public hearing. As part of said review, the Planning Commission shall assess the project's compliance with the Conditions of Approval and the adequacy of the conditions imposed. At that time, the Planning Commission may add, delete or modify any conditions of approval as evidence presented at the hearing demonstrates are necessary and appropriate to address impacts resulting from operation of the project. Notice of said review hearing shall be published and provided to owners of property within a 500-foot radius of the site, to persons requesting notice, to all affected homeowners associations, and to the property owner in accordance the RPVMC. As part of the annual review, the Planning Commission shall consider, among other things, the parking conditions, circulation patterns (pedestrian, bicycle, and vehicular), lighting, landscaping, and noise. The Planning Commission may require such subsequent additional reviews, as the Planning Commission deems appropriate. This provision shall not be construed as a limitation on the City's ability to enforce any provision of the RPVMC regarding this project.
3. Pursuant to Section 17.78.040, the Director of Community Development is authorized to make minor modifications to the approved plans and any of the conditions of approval if such modifications will achieve substantially the same results as would strict compliance with the approved plans and conditions. Substantial changes to the project shall be considered a revision and require approval by the final body that approved the original project, which may require new and separate environmental review and public notification.
4. The project development on the site shall conform to the specific standards contained in these Conditions of Approval or, if not addressed herein, shall conform to the institutional development standards of the City's Municipal Code, including but not limited to height, setback and lot coverage standards.
5. In the event that any of these conditions conflict with the recommendations and/or requirements of another permitting agency or City department, the stricter standard shall apply.
6. Unless otherwise designated in these conditions, all construction shall be completed in substantial conformance with the plans stamped APPROVED by the City with the effective date of this Resolution.
7. This approval is only for the items described within these conditions and identified on the

stamped APPROVED plans and is not an approval of any existing illegal or legal non-conforming structures on the property, unless the approval of such illegal or legal non-conforming structure is specifically identified within these conditions or on the stamped APPROVED plans.

8. The construction site and adjacent public and private properties and streets shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes. Such excess material may include, but not be limited to: the accumulation of debris, garbage, lumber, scrap metal, concrete asphalt, piles of earth, salvage materials, abandoned or discarded furniture, appliances or other household fixtures.
9. All construction sites shall be maintained in a secure, safe, neat and orderly manner, to the satisfaction of the City's Building Official. All construction waste and debris resulting from a construction, alteration or repair project shall be removed on a weekly basis by the contractor or property owner. Existing or temporary portable bathrooms shall be provided during construction. Portable bathrooms shall be placed in a location that will minimize disturbance to the surrounding property owners, to the satisfaction of the City's Building Official.
10. Permitted hours and days for construction activity are 7:00 AM to 6:00 PM, Monday through Friday, 9:00AM to 5:00PM on Saturday, with no construction activity permitted on Sundays or on the legal holidays specified in Section 17.96.920 of the Rancho Palos Verdes Development Code. During demolition, construction and/or grading operations, trucks shall not park, queue and/or idle at the project site or in the adjoining street rights-of-way before 7AM Monday through Friday and before 9AM on Saturday, in accordance with the permitted hours of construction stated in this condition. When feasible to do so, the construction contractor shall provide staging areas on-site to minimize off-site transportation of heavy construction equipment. These areas shall be located to maximize the distance between staging activities and neighboring properties, subject to approval by the building official.
11. If construction projects that are accessible from a street right-of-way or an abutting property and which remain in operation or expect to remain in operation for over 30 calendar days, the City shall provide temporary construction fencing, as defined in Section 17.56.050(C) of the Development Code. Unless required to protect against a safety hazard, temporary construction fencing shall not be erected sooner than 15 days prior to commencement of construction.

Project Specific Conditions

12. This approval allows for the proposed improvements:
 - Demolition of five existing buildings (19,000 ft² in gross area), parking, ancillary site improvements and landscaping;
 - Construction of a new 6,790 gross ft² single-story building (community center) and adjacent 137 ft² of covered patio areas with an overall height of 16 feet – 6 1/4 inches;
 - Construction of a 775 ft² outdoor tiered seating area for nature talks and summer camps;
 - Construction of a 54-stall parking lot located adjacent to building and playground, including four clean air vehicle spaces;
 - Construction of a naturalistic children's playground area in the upper tier;

- Construction of one full basketball court and a 1/2 basketball court in the upper tier;
- Renovation of two existing paddle tennis courts in the upper tier;
- Construction of a 400 ft² storage facility at 12 feet in height for City and emergency supplies;
- Construction of walking paths throughout park area along with upper and lower lawn areas;
- Construction of a lawn area in the lower tier;
- Utilization of existing Forrestal Drive entrance into the park;
- Installation of low-impact, native and drought-tolerant landscaping, including 30-foot to 100-foot buffer zone between the building and southerly slope;
- 9,000 cubic yards combined balanced on-site grading (4,500 cubic yards of cut and 4,500 cubic yards of fill);
- Grading cut and fill over 5 feet in height to support an Americans with Disability Act (ADA) access ramp between middle-tier and upper field;
- Construction of retaining and combination walls to a maximum height of 15 1/2 feet to accommodate accessibility and ADA compliant ramps;
- Installation of a new 12-foot flagpole;
- Construction of mechanical equipment and refuse storage area;
- Installation of new bike and storage area;
- Installation of vehicular entry gate for park security; and,
- Installation of on-site lighting.

13. The height of the proposed building shall be 16 feet -6 1/4 inches tall, as measured from the highest existing grade covered by the structure (elev. 448.00 feet) to the highest roof ridgeline (464.525 feet).

BUILDING HEIGHT CERTIFICATION IS REQUIRED TO BE PROVIDED BY A LICENSED LAND SURVEYOR OR CIVIL ENGINEER PRIOR TO ROOF SHEATHING INSPECTION.

14. Unless modified by the approval of future planning applications, the approved community center building and storage building shall maintain the following setbacks:

- Front & Street Side- 25 feet (abutting a dedicated street)
- Interior Side & Rear- 20 feet

Grading Permit Conditions

15. The following maximum quantities and depths of grading are approved for the project site as shown on the grading plan reviewed and approved by the Planning Commission:

- a. 9,000 cubic yards of combined on-site grading (4,500 cubic yards of cut and 4,500 cubic yards of fill) with retaining walls up to 12 feet in height in support of the proposed improvements.
- b. Cut and fill depths up to 10 feet in height

16. The Director of Community Development shall be authorized to allow deviations to the project grading quantities up to 200 cubic yards over the stated maximum quantities for unforeseen circumstances due to conditions encountered in the field provided that such deviation or modification to the grading quantities achieve substantially the same results as with the strict compliance with the grading plan.

Any modifications resulting in additional grading in excess of the above amounts shall require approval of an amendment to the grading permit by the Planning Commission at a duly noticed public hearing. This is a balanced grading project. No export or import of earth shall be permitted, except for rock material or fine grading materials, such as select fill.

17. Prior to the final inspection of the precise grading, a certified as-built grading plan prepared and we-stamped by a license engineer shall be reviewed and approved by the Building Official and the Director of Public Works. If applicable, the as-built grading plan shall identify any revisions to the grading plan.
18. For all grading, landscaping and construction activities, the City shall employ effective dust control techniques, either through screening and/or watering.
19. **PRIOR TO ISSUANCE OF GRADING OR BUILDING PERMITS**, haul routes to transport soil shall be approved by the Public Works Department, if applicable.
20. **PRIOR TO THE ISSUANCE OF GRADING OR BUILDING PERMITS**, the contractor shall demonstrate to the satisfaction of the Director of Community Development how dust generated by the grading activities will be mitigated, so as to comply with the South Coast Air Quality Management District Rule 403 and the City's Municipal Code requirements, which require watering for the control of dust.
21. **PRIOR TO THE ISSUANCE OF GRADING OR BUILDING PERMITS**, the project geologist shall review and approve final plans and specifications and shall stamp and sign such plans and specifications.
22. **PRIOR TO ISSUANCE OF GRADING OR BUILDING PERMITS**, the City shall submit for review and approval a drainage plan that complies with the National Pollutant Discharge Elimination System (NPDES) permits for stormwater discharges.
23. All grading shall be monitored by a licensed engineering geologist and/or soils engineer in accordance with the applicable provisions of the RPMVC and the recommendations of the Director of Public Works. Written reports, summarizing grading activities, shall be submitted on a weekly basis to the Director of Public Works and the City's Building Official.
24. Grading activity on-site shall occur in accordance with all applicable City safety standards.
25. If applicable, any water features, including bioswales, shall be lined to prevent percolation of water into the soil. Designs of all water features shall be included on the grading plans submitted for review by the City's Building Official and the City's Geologist prior to the issuance of any grading permits.
26. Prior to the final grading inspection by the Building and Safety Division, the graded slopes shall be properly maintained in accordance with the project landscape plan. Plan materials shall generally include significant low ground cover to impede surface water flows.

Safety Conditions

27. **PRIOR TO THE ISSUANCE OF ANY GRADING OR BUILDING PERMITS**, the project plans shall be reviewed and approved by the Los Angeles County Fire Department to

ensure compliance with the fire code and fuel modification requirements.

28. The project shall incorporate the following safety design features:
 - Clear points of entry and improved sight lines in the final design;
 - Appropriately placed exterior and interior security cameras and motion sensors;
 - Appropriate low-level landscaping;
 - Control of ingress and egress points during operating hours and non-operating hours;
 - Glass break sensors;
 - Comprehensive best practices, lighting design throughout park and building;
 - Ability to secure park perimeter at night through fencing and improved entrance gates for both pedestrian and vehicular access points;
 - Ability to make restroom and vestibule area secured and inaccessible during community center non-operating hours
 - Reduction/elimination of blind spots; and
 - Increased utilization of the park combined with increased staff supervision
 - On-site security lighting

Landscape and Park Improvement Conditions

29. A final Landscape Plan shall be prepared by a qualified Landscape Architect in accordance with the standards set forth in the RPVMC. The Landscape Plan shall be reviewed and approved by the Director of Community Development, a qualified Landscape Architect, and/or an Arborist hired by the City, prior to the issuance of any building or grading permits. The Landscape Plan shall include, at include, a minimum, the plan species (Latin and common names), growth rate, and maximum height at maturity of all proposed trees. The Landscape Plan shall also identify the areas to be landscaped based on the phased construction. During the Director's review, the Landscape Plan shall also be made available to the public for review.

The Landscape Plan shall comply with the City's Water Efficient Landscape Ordinance, the View Preservation Ordinance, the planting requirements, the irrigation system design criteria, and all other requirements RPVMC. All new trees and foliage shall not exceed 16-feet in height, as measured from the grad adjacent to the tree or foliage. The Landscape Plan shall also include an Integrated Pest Management Plan that addresses the use of grass-cycling and pesticides for the lawn and landscape areas.

30. Prior to approval of the landscape plan, the project shall comply with the City's Low Impact Development Ordinance (LID), as applicable.

Construction Conditions

31. All construction vehicles onsite shall minimize idling time by requiring that equipment be shut down after 5 minutes when not in use (as required by the State airborne toxics control measure [Title 13, Section 2485 of the California Code of Regulations]). Clear signage that lists this requirement shall be posted that posts this requirement for workers at the entrances to the site and provide a plan for the enforcement of this requirement.
32. Unless safety provisions require otherwise, the construction contractor shall adjust all audible back-up alarms to the lowest volume appropriate for safety purposes (i.e. still maintaining adequate signal-to-noise ratio for alarm effectiveness). The contractor shall consider signal persons, strobe lights, or alternative safety equipment and/or processes as allowed for reducing reliance on high-amplitude sonic alarms.

33. The project shall utilize construction equipment equipped with standard noise insulating features during construction to reduce source noise levels.
34. All project construction equipment shall be properly maintained to assure that no additional noise, due to worn or improperly maintained parts is generated.
35. Construction of the project should not impede upon any City Council-approved public trails in the immediate area.

Operational Conditions

36. The Ladera Linda Park Ground hours shall be 8:00 A.M. to dusk, seven days a week, or as designated by City Council action.
37. The Ladera Linda Park Community Center hours shall be 8:00 A.M. to dusk, seven days a week, or as designated by City Council action. Operating hours may be extended to 9:00 P.M. if rentals or classes are scheduled.
38. Rental hours shall be limited to between 10:00 A.M. and 9:00 P.M.
39. Class shall be conducted only between 8:00 A.M. and 9:00 P.M.
40. No more than two private rentals per month shall be allowed after 5:00 P.M. This restriction shall not apply to non-profits, City events for HOA rentals.
41. No more than eight special events shall be allowed per year. Special events that extend until after 9 p.m. shall only be permitted upon approval of a Special Event Permit.
42. All maintenance and grounds-keeping equipment will be entirely enclosed when not in use.

Parking Conditions

43. No fewer than 54 on-site parking spaces consisting of 47 standard parking spaces at a minimum of 9 feet wide by 20 feet deep, one electric vehicle spaces, one ADA electric van accessible space, three clean air vehicle spaces and three ADA accessible spaces.
44. All parking, loading and access shall comply with Chapter 17.50 (Nonresidential Parking and Loading Standards).
45. The parking lot shall be constructed in general compliance with the Parking Plan reviewed and approved by the City Council. The parking lot improvements shall include, but not be limited to, parking striping, directional arrows, wheel stops or curbs, landscaping, way finding signage and other necessary parking and circulation amenities.
46. All proposed driveways and aisle shall be designed in substantially the same alignment as shown on the propose project site plan, subject to final design review and approval by the Los Angeles County Fire Department and Director of Public Works.

47. Prior to the installation of the bicycle storage lockers, a color sample for the locker exterior shall be reviewed and approved by the Director of Community Development.

On-Site Walk and Pathway Conditions

48. The location and number of on-site walk and pathways shall generally comply with the project plans. These walk and pathways shall be constructed pursuant to the standards approved by the Director of Public Works.
49. Handicap access ramps shall be installed in accordance with the current standards established by the Americans with Disabilities Act.
50. All sidewalks and pathways throughout the project site shall be designed to comply with the minimum width standards set forth in the most recent Disabled Accessibility Guidebook.

Site Lighting Conditions

51. The Lighting Plan approved by the Planning Commission shall comply with the Non-Residential Outdoor Light Ordinance pursuant to RPVMC § Section 17.56.040. An as-built lighting plan shall be submitted to the City prior to the final inspection and shall include, but not limited to, the location, height, number of lights, wattage and estimates of maximum illumination on site and spill/glare at properties lines for all exterior circulation lighting, outdoor building lighting, walking and sidewalk lighting, parking lot lighting, landscape ambience lighting and sign lighting. The Lighting Plan shall be submitted for review and approval by the Director of Community Development prior to the issuance of any building permit.
52. There shall be a trial period of thirty (30) days from the installation of all the project exterior lighting, including building and parking lot lighting, during which the lighting shall be assessed for potential impacts to the surrounding properties. At the end of the thirty (30) day period, the Director of Community Development may require additional screening or reduction in the intensity or numbers of lights which are determined to be excessively bright or otherwise create adverse impacts. Furthermore, said lighting shall be reviewed as part of the one-year compliance review described in Condition No. 2.
53. Parking and security lighting shall be kept to minimum safety standards and shall conform to City requirements. Fixtures shall be shielded to emit light below 90 degrees so that only the project site is illuminated; there shall be no spillover onto residential properties or halo into the night sky. A trial period of thirty days from the installation of all the project exterior lighting, including building and parking lot lighting shall be assessed for potential impacts to the surrounding properties. At the end of the thirty-day period, the Director of Community Development may require additional screening or reduction in the intensity or numbers of lights which are determined to be excessively bright or otherwise create adverse impacts.
54. No outdoor lighting is permitted where the light source or fixture, if located on a building, is above the line of the eaves. If the light source or fixture is located on a building with no eaves, or if located on a standard or pole, the light source or fixture shall not be more than 10 feet above existing grade, adjacent to the building or pole.
55. The parking lot light standards shall be limited to a maximum height of 10 feet, as measured from adjacent finished grade.

56. The lighting bollards shall be limited to a maximum height of 42 inches, as measured from adjacent finished grade.

Utility Conditions

57. Prior to issuance of the final inspection for the project grading, all new utilities exclusively serving the project site shall be placed underground including, but not limited to, cable, telephone, electrical, gas and water. All appropriate permits shall be obtained for any such installation.
58. No above ground utility structure cabinets, poles, pipes, or valves shall be constructed within the public rights-of-way without prior approval of the Director of Public Works. If permitted, above ground utility structure cabinets, pipes, or valves shall not impede on the pedestrian circulation flow. The use of above ground utility poles is prohibited.
59. The project shall comply with all recorded easements on the property.

Noise and Mechanical Equipment

60. If applicable, all new mechanical equipment, regardless of its location, shall be housed in enclosures designed to attenuate noise to a level of 65 dBA CNEL at the project site's property lines.
61. Mechanical equipment shall be oriented away from any sensitive receptors such as neighboring residences, and where applicable, must be installed with any required acoustical shielding.
62. All deliveries of goods and supplies; trash pick-up, including the use of parking lot trash sweepers; and the operation of machinery or mechanical equipment which emits noise levels in excess of 65 dBA, as measured from the closest property line to the equipment, shall only be allowed between the hours of 8:00 A.M. and dusk., Monday through Sunday.
63. Music amplification or reproduction equipment shall not be operated in such a manner that it is plainly audible at a distance of 50 feet in any direction from the community center building for classes or exercise programs; use of amplified sound in excess of 60 dB will require a special event permit pursuant to RPVMC 12.20.040.

Lisa Garrett

From: yaelony <yaelony@cox.net>
Sent: Tuesday, December 29, 2020 8:37 PM
To: Octavio Silva
Cc: CC
Subject: CONDITIONAL USE PERMIT (CASE NO. PLCU2020-0007)

Follow Up Flag: Flag for follow up
Flag Status: Completed

Please preserve the neighborhood focus of Ladera Linda without creating a nuisance for the neighborhood.

Yo Aelony, MD

Ladera Linda HOA board (membership)

Lisa Garrett

From: Donald Bell <dwbrpv@gmail.com>
Sent: Friday, January 8, 2021 3:14 PM
To: PC; CC; Ara Mihranian; David Chura; Julie Hamill; William James; Gordon Leon; Stephen Perestam; Lan Saadatnejadi; Ron Santarosa; Ken Rukavina; Ramzi Awwad
Cc: Home Bell
Subject: Conditional Use Permit (Case No. PLCU2020-0007)

Dear Members of the Planning Commission,

I have been a home owner in Ladera Linda since 1979. I served on the Ladera Linda HOA Board, was on the PUMP Committee for the city, and have been a supporter of the Land Conservancy through donations as well as a volunteer. I am a member of the Ladera Linda HOA Park Committee.

You might recall the fact that there is a Ladera Linda Park only by accident. Under the original land use before city creation there was never going to be a park in this area. The site was planned to be an elementary school and never serve the community as a park. If a local area park is needed, there is already one at Founders Park with fantastic views and more available parking. A demographic shift made the Ladera Linda site available to the city. A decision was made to acquire the land and call it a park after PVUSD began to permit the abandoned buildings to be vandalized. You should also realize that since the facility design apparently did not meet the criteria of the Parks and Recreation staff, the existing facility was and is being treated with benign neglect.

The primary P&R use of the site presently is as their parking lot for Preserve activities or for storage of items not related to Ladera Linda as a park. The few classes or functions typically have light participation. Most visitor utilization now is from Preserve hikers and bikers.

Early in the saga to determine the fate of the facility no detailed cost study was ever made to simply reduce the footprint (demo two of the existing buildings) and rehab the remaining three into a serviceable and economic neighborhood park. That remains a viable option to save millions and it is a dereliction of fiscal responsibility if it is not considered.

The fundamental point of conflict between residents and staff running the P&R department is staff continues their preconceived idea of what the neighborhood can absorb - not want! Residents are more than happy with a simple park while P&R is non negotiable on the concept of a Community Center to be used by Greater Los Angeles. P&R selected a second design firm that continues to support them in their desire for a showcase facility - grass roof and all. The RFP for selection offered the CC rejected design as the pattern to follow so why are we surprised that after more \$100,000's we are back at the same point we were years ago - the neighborhood majority does not want the proposed park design? Actually, there are residents who would be happy to see the entire area go back to nature and not be the proposed P&R designed park. We are extremely concerned that P&R is incapable of managing their design and it will become another Del Cerro social media fiasco.

So here we are:

Why is there a push to build a more expensive project than any alternative? P&R has never supported a more economic Plan B of any configuration. Why not just repeat McTaggart Hall of Hesse Park? Does the department not have any sense of need to conserve taxpayer funds? Or is CC willing to give this unrestrained project a blank check?

What logic supports a design that is dramatically more vulnerable and costly to secure than Hesse Park - glass, all doors exposed on exterior, open ceilings, and elongated shape?

How many female users of the park will welcome an open (no ceiling against insects or a stone flipped over the door by anyone) toilet stall with an unheated seat? Or enjoy company in a communal washing trough as they might adjust clothing or apply makeup?

P&R attempted to show plans to fill the new buildings with classes by creating an imaginary use plan of 519 class hours in a month. Our Ladera Linda HOA survey in 2019 of the 178 residences by individual response opportunity clearly illustrated that our residents have essentially no interest in participation in P&R activities. No potential activity had an intent of participation by more than 10 residents. The greatest interest was in simply walking the grounds and not using the buildings at all. By the way, the HOA hand delivered survey is the one and only recent attempt to actually find out what the neighborhood might want or use. P&R and the architect rejected our survey out of hand and talked over its presentation at one of their meetings. P&R has never made a direct canvas of all the residents of Seaview and Ladera Linda. P&R justification for the design has to be accepted as highly suspect and biased as well as influenced by non local residents.

Please reject the proposed design and direct City Council and P&R to go to the affected neighborhoods to begin a new analysis of what might be economically suitable at the Ladera Linda Elementary School Site. What is the sensible size and function of a facility in the residential and traffic conflicted site? How much money should be budgeted now for the project so reasonable funding goals can be established? The argument that we need to keep on the current path because a massive amount of time and money has already been spent is ridiculous. That has to be chalked up to staff management and flawed community communications. There remains a crying need to listen to the residents as well as define the parameters of funding before designing the park!

Don Bell

Lisa Garrett

From: R. Gene Dewey <rgdewey@cox.net>
Sent: Saturday, January 9, 2021 2:47 PM
To: PC
Cc: CC
Subject: Conditional Use Permit (Case No. PLCU2020-0007)

Dear Members of the Planning Commission

I have been a home owner in the Ladera Linda community since 1979. I served on the Ladera Linda HOA board several times and while president presided in the only special LLHOA meeting ever held to hear the concerns and desires of our homeowners and residents. The overwhelming majority voted for "More is Less". Our efforts thus far over the past five years or so to have any impact on the proposed design of this project have been minimal.

We see our neighborhood impacted by social media every day. On weekends Trump Drive is full of cars parked in the free lot and along both sides of the road way. Tennis players from everywhere to the paddle tennis courts to play everything from paddle tennis to racket ball and pickle balls on the courts, marking them with yellow chalk or masking tape to create addition lines.

It is obvious that P & R is determined to build an edifice in their vision regardless of the neighborhood wishes. In view of this we would hope some common sense prevails in the final design.

1. A structure more along the lines of the Hesse Park building, with a secure entrance, restrooms that are enclosed, windows that can be protected.
2. Fencing and security cameras,
3. An additional paddle tennis court as opposed to another basketball court that is infrequently used.

This project will probably cost in excess of \$10 to 12 million, plus financing cost. Increased staff will further add to the cities ongoing expenses. At the same time the unfunded pension liability continues to be unresolved.

Consideration should again be given to keeping a couple of the existing buildings and refurbishing them along with the necessary infrastructure. New sewer and electric lines, some new dry wall, paint and earthquake retrofit would be a cost effective alternative.

Thank you,

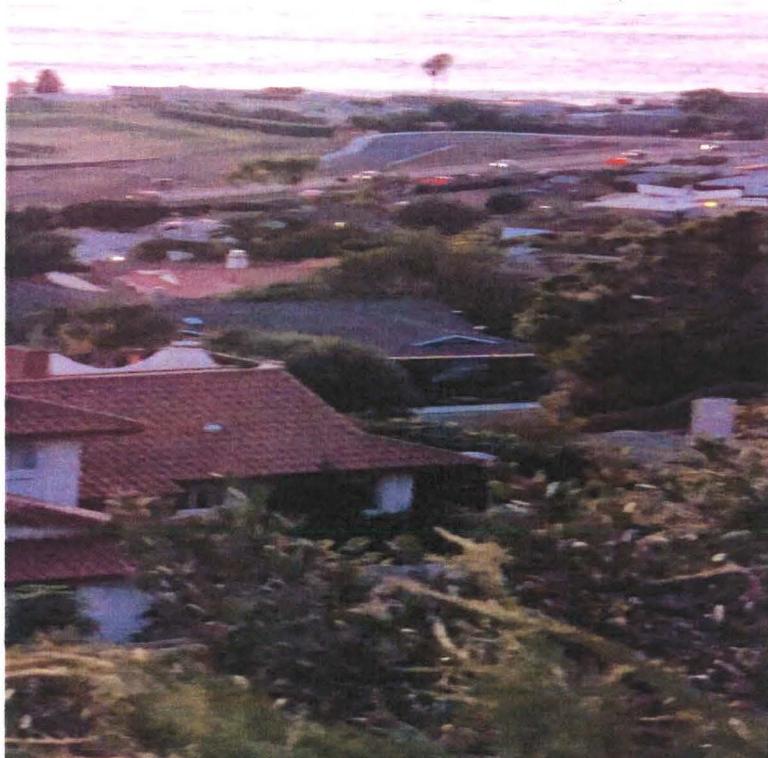
R. Gene Dewey
Vigilance Drive

Lisa Garrett

From: Donald Bell <dwbrpv@gmail.com>
Sent: Wednesday, January 6, 2021 9:13 AM
To: CC; Ara Mihranian; Octavio Silva; Ken Rukavina; Cory Linder; PC
Cc: Home Bell
Subject: Act to Protect Residents
Attachments: PVDSunset.pdf; ATT00001.htm

To RPV City Leaders,

Please note the challenge residents along PVDS now face with crushing crowds now exceeding any reasonable expectation of peace and quiet in our neighborhoods. This video shows non-stop traffic on PVDS on a “sunset” evening last week as well as the over loaded use of Founders Park and Trump National Drive. What is not shown is the parking that extends into Seaview and Ladera Linda. With the closure of our City Hall due to Covid-19, I ask the City Council to also close our parks and trails to attempt to control the outsiders who have to be increasing our risk of covid exposure.



Also not shown is the challenge of residents and visitors to enter the traffic flow from Schooner, Conqueror, Forrestal, Trump National, Seacliff, Palos Drive East, and La Rotunda. To safely join the Eastbound traffic is nearly impossible. Someone may soon be injured in an accident and the availability of receiving emergency care may be problematic due to Covid-19.

The entirety of PVDS and the coastal access areas within the city are well on their way to be a much magnified Del Cerro. This is a time for action before inaction allows the crowding and potential super spreader transmission of Covid-19 to get worse.

Don Bell
Vigilance Drive

PS A personal observation from mid-December, before I decided to not go there again, is the majority of visitors to Founders Park ignore the signs asking for them to be masked. The existing signage in our parks is ineffective unless it is enforced. Since that may not be affordable or possible, the alternative is to close them to all.

Lisa Garrett

From: ROGER MILLS <roger_mills@cox.net>
Sent: Tuesday, December 29, 2020 11:31 AM
To: Octavio Silva
Cc: CC
Subject: CONDITIONAL USE PERMIT (CASE NO. PLCU2020-0007)

I am recommending that the Planning Commission reject the proposed conditional use permit for Ladera Linda Park. The present design is not compatible with the neighborhood and represents a security and health hazard to the local residents. Additionally the present infrastructure cannot support the size of the proposed facility.

Local residents do support a neighborhood park but unfortunately the proposed facility was designed to support a wider community, influenced by residents outside the city.

When criticized on the size of the building, the contractor converted the building to the proposed open format to reduce the size but did not reduce the number of rooms. The rooms were based upon want, not need, catering to outside influences and not the affected neighborhoods. Even the City Council recognized the erroneous facility usage presented by staff to the City Council.

The Ladera Linda HOA conducted an in-depth survey showing that the majority of the residents recommended a smaller facility consistent with a neighborhood park. Both Ladera Linda and Seaview HOA's rejected the proposed design.

Included in the proposed design is a museum and amphitheater supported by the docent organization where 53% of the membership doesn't even live in the city and just under 30% do not even live on the peninsula.

Staff's over estimate of usage shows that the museum and amphitheater would be used under 12 times a year at a cost to the taxpayers of close to three quarters of a million dollars.

Even the parking is an issue. The residents want the parking to consider the total requirements including the preserve, Ladera Linda Park and AYSO, whereas the staff would like the park as a standalone issue. Here staff is not consistent as the museum and amphitheater only support the docent hikes in the preserve. The residents would like the park to retain a limited number of Preserve parking spaces with no parking on Forrestal above and below the gate. The total parking spaces should be limited to 75 consistent to the expected traffic on Forrestal, a residential street. This configuration has worked well and has eliminated the majority of preserve parking issues while allowing public access to the preserve.

The open restroom format is not supported by the residents and is considered not only a health issue but a potential magnet for the homeless and crime. After hour use of the facility could be a potential problem. Although staff proposes to install cameras and sensors, response times and the lack of prosecution will still present a problem and require the city to hire attendants and security.

The residents would prefer a traditional building similar to Hesse Park where the building can be adequately secured. Since 2015 the residents have tried to work with staff to resolve the issues of usage, the size of the building and parking to no avail even though the City Council had directed them to do so. Staff has played lip service to this direction. Because of this we recommend that the Planning Commission reject the proposed conditional use permit for Ladera Linda Park until there are significant changes to the design.

Lisa Garrett

From: Ara Mihranian
Sent: Monday, December 14, 2020 11:17 AM
To: Ken Rukavina; Octavio Silva
Cc: Matt Waters; Cory Linder; Daniel Trautner
Subject: FW: Ladera Linda Park Plan

I believe this is in response to the CUP public notice.

Ara Michael Mihranian
City Manager



30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
310-544-5202 (telephone)
310-544-5293 (fax)
aram@rpvca.gov
www.rpvca.gov

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From: patricia stenehjem
Sent: Sunday, December 13, 2020 6:19 PM
To: CC
Subject: Ladera Linda Park Plan

Dear City Council members,
As a resident of the Ladera Linda community, I do not approve of the plans for the park, and would prefer a much scaled-down version. My home is directly east of the park, on Searaven Dr.. I have observed much more traffic and noise once the park reopened for use after the pandemic shutdown. Please stop this project and keep any renovations/remodeling as minimal as possible.
Sincerely,
Patricia Stenehjem

Lisa Garrett

From: Ken Rukavina
Sent: Thursday, December 31, 2020 9:00 AM
To: Octavio Silva
Subject: FW: Ladera Linda Park

fyi

Ken Rukavina, PE
Director of Community Development



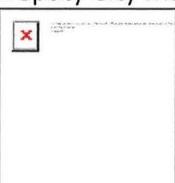
City of Rancho Palos Verdes

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From: Karina Banales
Sent: Tuesday, December 29, 2020 8:12 AM
To: Ramzi Awwad ; Ken Rukavina ; Cory Linder
Cc: Matt Waters ; Ara Mihranian
Subject: Fwd: Ladera Linda Park

For you.

Sincerely,

Karina Bañales
Deputy City Manager
 City of Rancho Palos Verdes
[30940 Hawthorne Blvd.](#)
[Rancho Palos Verdes, CA 90275](#)
[\(310\) 544-5203](#)
kbanales@rpvca.gov

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Begin forwarded message:

From: Herb Stark <pt17stearman@gmail.com>

Date: December 26, 2020 at 7:29:49 AM PST

To: CC <CC@rpvca.gov>

Subject: Ladera Linda Park

One of the council directions to city staff, when developing the Ladera Linda park, was to listen to the local residents.

Did you know that the Discovery Room and amphitheatre which will cost the city close to three quarters of a million dollars is being dictated by an organization, Los Serenos, of which 53% of the members do not live in the city and of which 29% do not even live on the peninsula. A room, that they admit, will only be used at best 12 times a year.

Herb

Lisa Garrett

From: Ara Mihranian
Sent: Thursday, January 7, 2021 11:29 AM
To: Ken Rukavina; Octavio Silva; Daniel Trautner; Matt Waters; Cory Linder; Karina Banales; Trang Nguyen; Ramzi Awwad
Subject: FW: Planning Commission Meeting

FYI.

Ara Michael Mihranian
City Manager



30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
310-544-5202 (telephone)
310-544-5293 (fax)
aram@rpvca.gov
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From: Adrienne Mohan
Sent: Thursday, January 7, 2021 10:40 AM
To: Ara Mihranian
Subject: Fwd: Planning Commission Meeting

Hi Ara,
Sending this communication to you for information.

Adrienne Mohan
Executive Director
Palos Verdes Peninsula Land Conservancy
916 Silver Spur Road #207
Rolling Hills Estates, CA 90274

www.pvplc.org

(310) 541-7613 x203

(310) 930-4332 (cell)

Preserving land and restoring habitat for the education and enjoyment of all.

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----- Forwarded message -----

From: **Herb Stark** <pt17stearman@gmail.com>

Date: Wed, Jan 6, 2021 at 10:21 AM

Subject: Planning Commission Meeting

To:

This is the third notice of the Planning Commission meeting, to be held on January 26th, to approve Staff's recommendation for redeveloping Ladara Linda Park.

At issue are two visions for the Park, Staff's and the residents.

Their vision is to provide the residents with a high number of opportunities encompassing physical, educational and cultural programming requiring a large facility.

Our vision is to maintain a quality lifestyle that embraces open space, low density, reduced traffic, peace, tranquility, and above all security.

So, where their design approach is, more is better, ours is less is better.

Their design envisions a large facility with numerous programs and activities that to fill would require a large number of visitors from outside the community.

The other issue is Preserve parking. Staff would like to keep the two, park and Preserve, separate opening up Forrestal to Preserve parking for about 200 cars.

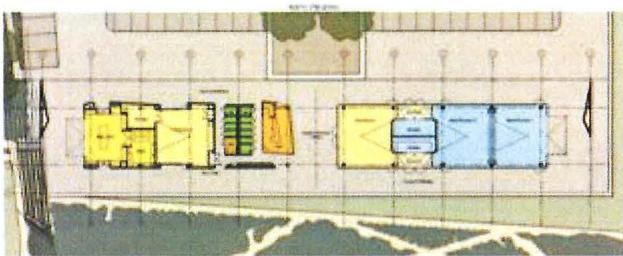
We believe that they need to be considered together as they both impact our area.

Our solution is for combined limited parking in the park with no parking on Forrestal above or below the gate where the residential housing backs up to Forrestal. This solution has been working and we believe that it should be incorporated in the new design.

For years now the docents have maintained a museum in one of the classrooms in support of their field trips. Unfortunately it is only used when they have a field trip, less than 6 times a year, and even under staff's exaggerated plans it would be open less than 12 time a year at a cost of close to three quarters of a million dollars to the city. They even added an amphitheatre.

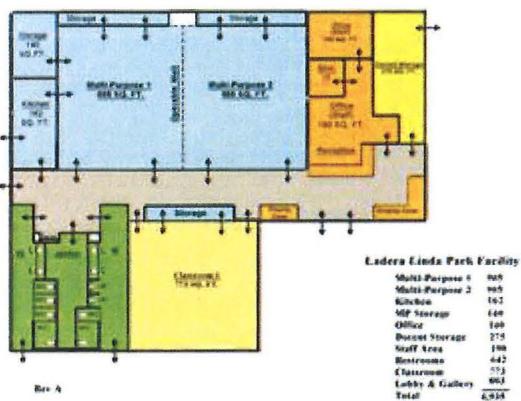
Finally, security, staff's format with open restrooms and breezeway is an open invitation for vandalism and crime which could spill over into the residential areas.

We believe a design more like Hess Park or the Point Vicente Interpretive Center where security is maintained using security shutters.



Staff Design

7,300 sq. ft. footprint



HOA design

4,900 Sq. Ft. Design

If we are to impact the design we need community support. This means taking 5 minutes to send an email to Octavio Silva (octavios@rpvca.gov) by noon January 19, 2021. The more emails sent to the Planning Commission, the better. We also suggest that you send copies to the City Council at CC@rpvca.gov and the Planning Commission members themselves, if you know any of them, expressing your feelings. Some of the suggestions could be about:

- Not compatible with our neighborhood
- All glass design is not practical
- Security Issues
- Model after Hesse Park
- This is a neighborhood park
- Residents could not build an all glass home, but they can
- Don't need a Discovery Room for 12 times per year
- Add Showcases in hallways for Discovery Room exhibits
- Single entrance for control of users
- We do not want Ladera Linda turned into another Del Cerro
- Traffic issues
- I'm sure you can add many more talking points to this list

We need your input.

Your Ladera Linda Park Committee

--
Susan Wilcox

Director of Development

Palos Verdes Peninsula Land Conservancy

916 Silver Spur Road, #207

Rolling Hills Estates, CA 90274

www.pvplc.org

310-541-7613 X202

310-541-7623 (Fax)

Preserving land and restoring habitat for the education and enjoyment of all.

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Lisa Garrett

From: Donald Bricker <donbricker32@gmail.com>
Sent: Friday, January 8, 2021 5:32 PM
To: Octavio Silva
Cc: CC
Subject: Fwd: Planning Commission Meeting

Sent from my iPad

Begin forwarded message:

From: Herb Stark
Date: January 6, 2021 at 10:21:56 AM PST
To: undisclosed-recipients:
Subject: Planning Commission Meeting

This is the third notice of the Planning Commission meeting, to be held on January 26th, to approve Staff's recommendation for redeveloping Ladara Linda Park.

At issue are two visions for the Park, Staff's and the residents.

Their vision is to provide the residents with a high number of opportunities encompassing physical, educational and cultural programming requiring a large facility.

Our vision is to maintain a quality lifestyle that embraces open space, low density, reduced traffic, peace, tranquility, and above all security.

So, where their design approach is, more is better, ours is less is better.

Their design envisions a large facility with numerous programs and activities that to fill would require a large number of visitors from outside the community.

The other issue is Preserve parking. Staff would like to keep the two, park and Preserve, separate opening up Forrestal to Preserve parking for about 200 cars.

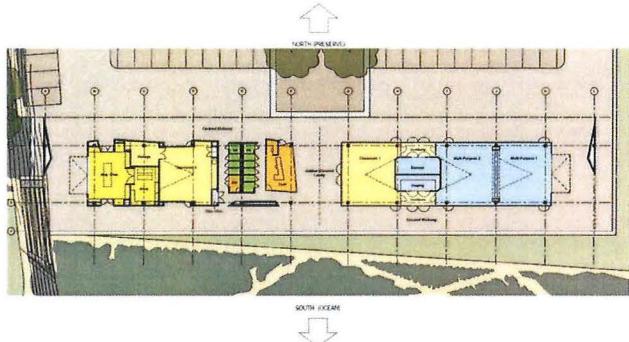
We believe that they need to be considered together as they both impact our area.

Our solution is for combined limited parking in the park with no parking on Forrestal above or below the gate where the residential housing backs up to Forrestal. This solution has been working and we believe that it should be incorporated in the new design.

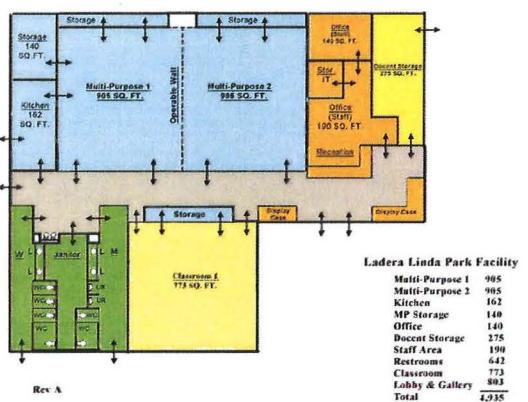
For years now the docents have maintained a museum in one of the classrooms in support of their field trips. Unfortunately it is only used when they have a field trip, less than 6 times a year, and even under staff's exaggerated plans it would be open less than 12 time a year at a cost of close to three quarters of a million dollars to the city. They even added an amphitheatre.

Finally, security, staff's format with open restrooms and breezeway is an open invitation for vandalism and crime which could spill over into the residential areas.

We believe a design more like Hess Park or the Point Vicente Interpretive Center where security is maintained using security shutters.



Staff Design
7,300 sq. ft. footprint



HOA design
4,900 Sq. Ft. Design

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- I'm sure you can add many more talking points to this list

Lisa Garrett

From: Herb Stark <pt17stearman@gmail.com>
Sent: Friday, December 11, 2020 7:37 AM
To: Octavio Silva
Cc: CC; Ara Mihranian
Subject: January 26, 2021 Planning Commission Meeting
Attachments: Final Report Ladera Linda Park 1-5-20.pdf

CONDITIONAL USE PERMIT (CASE NO. PLCU2020-0007)

This is to formally submit the attached report and request the Planning Commission reject the conditional use permit without significant revisions to the building and parking on grounds that it is not compatible with the neighborhood and represents a significant security risk to the local residents.

Recreation and Parks falsely states that the residents support the proposed design yet both the Ladera Linda and Seaview residents, most affected, have rejected the present design.

Herb Stark
Ladera Linda
310-541-6646

Ladera Linda Park Study

Developed in Support of the Ladera Linda
Homeowners Association

1/5/2020



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Attachment 1 Johnson Favaro Design

Attachment 2 Resident's Design Concept

Attachment 3 Resident Usage Survey

Summary

On August 20th 2019, at a City Council meeting, the City Council approved the Parks and Recreation's design for the Ladera Linda Park (Attachment 1) against the objections of the majority of the residents from both the Seaview and Ladera Linda Homeowner Associations.

Their objections were based upon three areas of contention.

1. The size of the building was based upon the usage charts developed by Parks and Recreation that even the city council rejected and the residents could not support.
2. The open format of the design represents a major security problem making it difficult to focus on prevention instead of having to rely on apprehension.
3. The inclusion of a museum, that is only used at the most 12 times a year, as part of the design, the park would become the de-facto information center for the preserve with the unattended increase in traffic on a residential road, Forrestal, only access to the Ladera Linda residential is already a problem because of AYSO traffic.

Finally, as stated in the meeting the approval was more as a result of frustration that the process was taking too long and the need to get something accomplished.

Introduction

Is it any wonder that the design of the park has been going on since 2015? Unfortunately the Parks and Recreation Department started out on the false premise that everyone, including outsiders, was a stakeholder in the park's development with the local residents just one input.

The result was the over designed Fisher facility, a large community park, including a dry creek bed and bridge entryway. The park was based upon want not need with the local residents' desire for a neighborhood park rejected.

Ladera Linda Park is unique in that it is imbedded in a residential area serviced by a single residential road shared by the residents, park, Forrestal Preserve and the AYSO soccer fields. For years, as a result, the residents have been subjected to traffic, noise, alcohol, drugs and night partying on Forrestal. The Forrestal gate was eventually installed to stop the trash dumping and night partying at the end of Forrestal.

In recent years social media had compounded the problems with more people hiking the preserve. What the residents do not want is the park to become the information center for the preserve attracting even more preserve visitors. Parks and Recreation would like to open Forrestal beyond the gate for preserve parking. This would only attract

more visitors creating a Del Cerro situation. Also it becomes an ideal ocean and sunset viewing spot with the associated Marilynn Ryan Park issues.

Because of this the residents desire the park to be a neighborhood park and not a community center.

The City Council rejected the Fisher design and directed Parks and Recreation to have the new contractor work with the four surrounding HOA's and in particular Ladera Linda as the most affected.

Unfortunately Parks and Recreation's definition of working with is to present the findings of Johnson Favaro and take inputs. There was no collaboration or cooperation to resolve the concerns of the local residents.

The residents have asked why is there this difference between the lower Hesse park residents' collaboration and the Ladera Linda residents' non collaboration. The Ladera Linda residents would love to come before the council in support of the park development as did the Hesse Park residents.

Since 2016 there has been no collaboration to resolve the issues.

One fundamental problem that prevents the resolution of the issues is Parks and Recreation's instance of using the flawed and rejected Fisher usage design as the baseline for the facility. When Johnson Favaro was contracted to refine the park design, the city council directed Parks and Recreation to direct Johnson Favaro to start with a clean slate and develop the plans based upon need.

This did not happen. The results were that Johnson Favaro used the flawed Fisher design for the number of facility rooms. Compounding the error, Parks and Recreation justified the design by manipulating the resident usage survey, (Attachment 3) conducted by the HOA. The chart below shows the low survey usage results vs Parks and Recreation programed usage chart.

When Parks and Recreation was criticized on the size of the building, Johnson Favaro developed the open format, eliminating the internal corridors, in an attempt to show that the contractor had reduced the size of the building but did not change the number of rooms.

There is a major concern about restroom privacy. The open stall concept would be unsuitable for women who need to use a temperate toilet seat. Women need more privacy than men to adjust clothing and makeup. How are insects controlled in this open format? If no roof on the stalls, what stops a kid from tossing a rock over the stall door down on the occupant or lookie-loos?

| Staff Recommendations | LL Survey | % Requested* |
|-----------------------------------|-----------|--------------|
| Senior Exercise (10-25) | 34 | 25 |
| Parent N Me (15-20) | 1 | 1 |
| Kids and Art (10-20) | 2 | 1 |
| Kids Cooking (10-20) | 0 | 0 |
| Senior Book Club (10-30) | 10 | 7 |
| Nonprofit Mtg (20-50) | 11 | 8 |
| Senior Balance (10-20) | 11 | 8 |
| Adult Fitness (10-20) | 22 | 16 |
| Kids Music (10-20) | 0 | 0 |
| Hike/Nature Talk (60-100) | 0 | 0 |
| Child Care Class (10-20) | 1 | 1 |
| Kids Storytime (10-20) | 0 | 0 |
| Senior Movie (10-40) | 11 | 8 |
| Tia Chi (10-20) | 1 | 1 |
| Senior/Adult Computer (10-20) | 11 | 8 |
| Senior Lunch Social (10-20) | 20 | 15 |
| Senior Movie Lunch (10-40) | 10 | 7 |
| Community HOA (30-80) | N/A | |
| Kids Bday Party | 0 | 0 |
| Adult Card Games (20-40) | 3 | 2 |
| Senior/Adult Art (10-20) | 13 | 10 |
| Ceramics (10-20) | 12 | 9 |
| Youth Dance (10-30) | 4 | 3 |
| Senior/Adult Oil Painting (20-30) | 7 | 5 |
| After School Program (10-20) | 1 | 1 |
| Yoga | 8 | 6 |
| Teen Program (10-20) | 11 | 8 |
| Community Rental (10-20) | N/A | |
| Adult/Senior Dance (10-20) | 18 | 13 |
| Private Rental (30-100) | 2 | 1 |

* Based upon the Ladera Linda Survey, 134 inputs representing 54% of the homes

Issues

In 2018 the residents had six issues:

1. Building Size
2. Privacy hedges
3. Views
4. Passive lower field activities
5. Traffic & parking
6. Security

Of those issues only the passive lower field activities and privacy hedges have been resolved.

Since a July 10th Ladera Linda public meeting there was absolutely no contact between the residents and staff. The residents had not heard from staff to discuss the meeting results and reach a consensus as how to proceed from there. It was pretty clear, at the meeting, that the vast majority of the attendees wanted a much smaller park building and more security. It gets discouraging when the residents attend City Council

meetings and hear the City Council tell staff to work closely with the residents of Ladera Linda and they simply ignore us. They have meetings with us and supposedly listen to us, but their minds are already made up as to what THEY want to do ahead of time.

In one of the private meetings with four of the Ladera Linda Committee members, Don Bell asked Jim Favaro, the architect, if anything we presented to them has changed their mind on Ladera Linda and his answer was a blunt NO. The residents were not happy with a building that is almost 300 feet long, covered in glass and with a grass roof and no solar panels. The residents were told it is because they would reflect sunlight into our homes. This does not make sense since the panels would be facing west away from the homes.

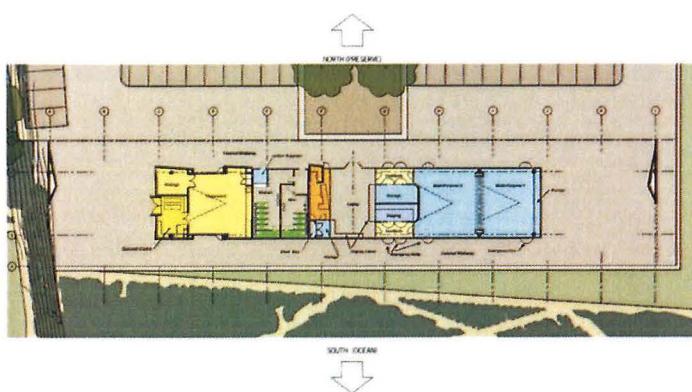
The residents listened to them expounding a fishbowl design while at the City Council meeting, other staff is talking about the City's Green Initiative to add solar panels on our homes and reduce water usage. I guess it boils down to "do like I say and not like I do". We were originally told by the architects that a Discovery Room was not necessary. We were elated. Then they proceeded to give the Discovery Room 500 more square feet than they presently have plus an outdoor amphitheater and simply renamed the Discovery Room the Meeting Room, which is now filled with drawers and cabinets that will be locked 95% of the time. Johnson Favaro called it a bonus room as it is not scheduled to be used for any events.

Neighborhood Park Design

We have come up with a design that we feel is practical for Ladera Linda, but no one seems to listen to us or care. (See Attachment 2) The proposed design removes one classroom and the Meeting Room.

At one time we even tried to develop a compromised design using their open format but enclosing the middle open area and the restrooms so that it can be secured and easily

monitored. The design provided for display cases in the entryway where artifacts can be displayed every day.



Their open bathroom design does not make sense with 10 individual toilet rooms with 10 doors and featuring an open trough for washing your hands. Our building design is now much shorter at 175 feet long. This would also be a lot less expensive and more practical. We

have heard of costs for their design approaching \$12 million. In Manhattan Beach they are constructing a brand new 7,000 square foot state-of-the-art structure for \$3.5M.

Park Usage

Park usage has been an issue from the start between staff and the residents. Staff's approach has been based upon want and growth whereas the resident's has been need and limited growth to maintain the quality of life of the neighborhood.

A classic example of want is the Discovery Room now called a Meeting Room. At best it is used 12 times a year by the docents yet staff is willing to spend close to three quarter of a million dollars of taxpayer's money. Staff is now saying that it can be used by the HOA's and other nonprofit organizations for their board meetings. Most of these people work and hold their meetings at night at a member's home. Why would they want to pay to rent the room at night? The answer is they would not. The other justification is so the city council could meet with residents. Is that why you want to spent three quarters of a million dollars?

Johnson Favaro made a big issue of hardscape versus park size. They pointed out that the Fisher design had a high percentage of hardscape too park size. A resident survey of RPV parks showed that even the Johnson Favaro design was too large for the Ladera Linda Park relative to the other parks in the city as shown in the table below.

| Facility Size to Park Size | | |
|----------------------------|-----------------------------|-------------------|
| Park | Facility (ft ²) | Park Size (Acres) |
| Hesse | 7,300 | 29.4 |
| Ryan | 1,725 | 10.3 |
| PVIC | 10,000 | 28 |
| Johnson Favaro | 7,300 | 11 |

The usage of the other parks was also evaluated based upon the size of the facility. This study showed that a three room configuration would more than meet the needs of the local residents.

| 2018 Park Usage | | |
|-----------------|----------------|----------------|
| Park | % Usage by Day | % Usage by Hr. |
| Hesse | | |
| McTaggart Hall | 91.5 | 25.1 |
| Activity Room | 57.7 | 11 |
| Fireside Room | 69.8 | 11.6 |
| Ryan | | |
| Meeting Room | 54.4 | 18.5 |

One reason the McTaggart Hall usage is so high by day it is used for City Council and planning commission meetings which would not be the case for Ladera Linda.

When looked at from a program standpoint, the usage of Hess Park calls for only three rooms. Also consider that the seniors have now moved into their own facility.

Summary from the June 2019 Hesse Park Weekly Administrative Reports Average of only 3 programs per day

| Week OF | Indoor Rec. Class | Nonprofit Rentals | Private Rentals | Peninsula Seniors | Misc. Groups | City Meetings | Total |
|---------|-------------------|-------------------|-----------------|-------------------|--------------|---------------|-------|
| 6/5/19 | 12 | 3 | 1 | 3 | 2 | 1 | 22 |
| 6/12/19 | 15 | 3 | 3 | 3 | 1 | 1 | 26 |
| 6/19/19 | 12 | 2 | 0 | 3 | 2 | 2 | 21 |
| 6/26/19 | 11 | 3 | 0 | 3 | 3 | 2 | 22 |
| Total | 50 | 11 | 4 | 12 | 8 | 6 | 91 |

Parking and Views

Parking along Forrestal has been a major issue long before the park development. The Forrestal gate was put in to stop the trash dumping and night partying at the end of Forrestal. In the past, speeding and trash were also an issue. Any thought to open up parking on Forrestal would be rejected by the residents.

As a result of working with the City and AYSO these issues have been reduced. Parking on Forrestal has been prohibited below the Forrestal gate with public parking for the preserve directed into the park. This has been working well and the residents recommend that this be included in the new park design.

Social media has increased the number of visitors to the preserve. Forrestal, if opened, would be a natural viewing area for the ocean and sunset parties. Although the hikers on the Pirate trail have not reached the levels of Del Cerro there has been a noticeable increase. During the week of January 21, 2019 for example there were 546 hikers on Pirate trail alone with monthly levels reaching close to 2,000. Unrestricted ocean views from the park would only draw more visitors to the area.

With many who don't live in our neighborhood touting the view possibilities of the Ladera Linda site, we must state that if the view is opened you are creating a neighborhood change that may be harmful to our home values. Consider that we believe the existing most popular visitor activity to Rancho Palos Verdes is nightly sunset viewing. Each council member must drive the coast on a clear night and observe how many visitors are actively sunset viewing. It is not coastal whale watching, it is not any of the occasional Parks and Recreation events, and it is not walking any trails. It is the evening influx of visitors who take advantage of existing city parks and parking areas. The city already offers the public sunset coastline viewing at parks, trail access points and overlooks with more than 500 legal parking spots and often visitors use many more (hundreds) illegal (and some unsafe) overflow parking locations. We believe Social Media will quickly fill any Ladera Linda parking and view location with

visitors who will negatively impact our lives. What will happen if more than 75 vehicles arrive at sunset on Forrestal and overflow into Ladera Linda streets? Think Del Cerro! Please protect our existing tranquility and consider that the city now offers enough viewing locations to the public.

Security

Ladera Linda Park is situated with two miles of a high crime area. What we do not want to do is create an attraction. The open format suggested by Johnson Favaro would make it difficult to secure the building and an attraction for the homeless.

Eliminating the fish bowl effect would make it possible to put security shutters on all windows and glass doors.



Operating Hours

The quality of life of the neighborhood is of prime importance. Ladera Linda is unique in that it is imbedded in a residential area. Party and event rentals must respect the tranquility of the residents. One of the major problems of the past has been night hikes and partying under the windows of the residents. Use restrictions must be placed upon the use of the park and parking area. No loud music or amplification should be permitted outside the facility. The park should be closed at sundown or by 7 pm whichever comes first with events planned not later than 9 pm.

Conclusions

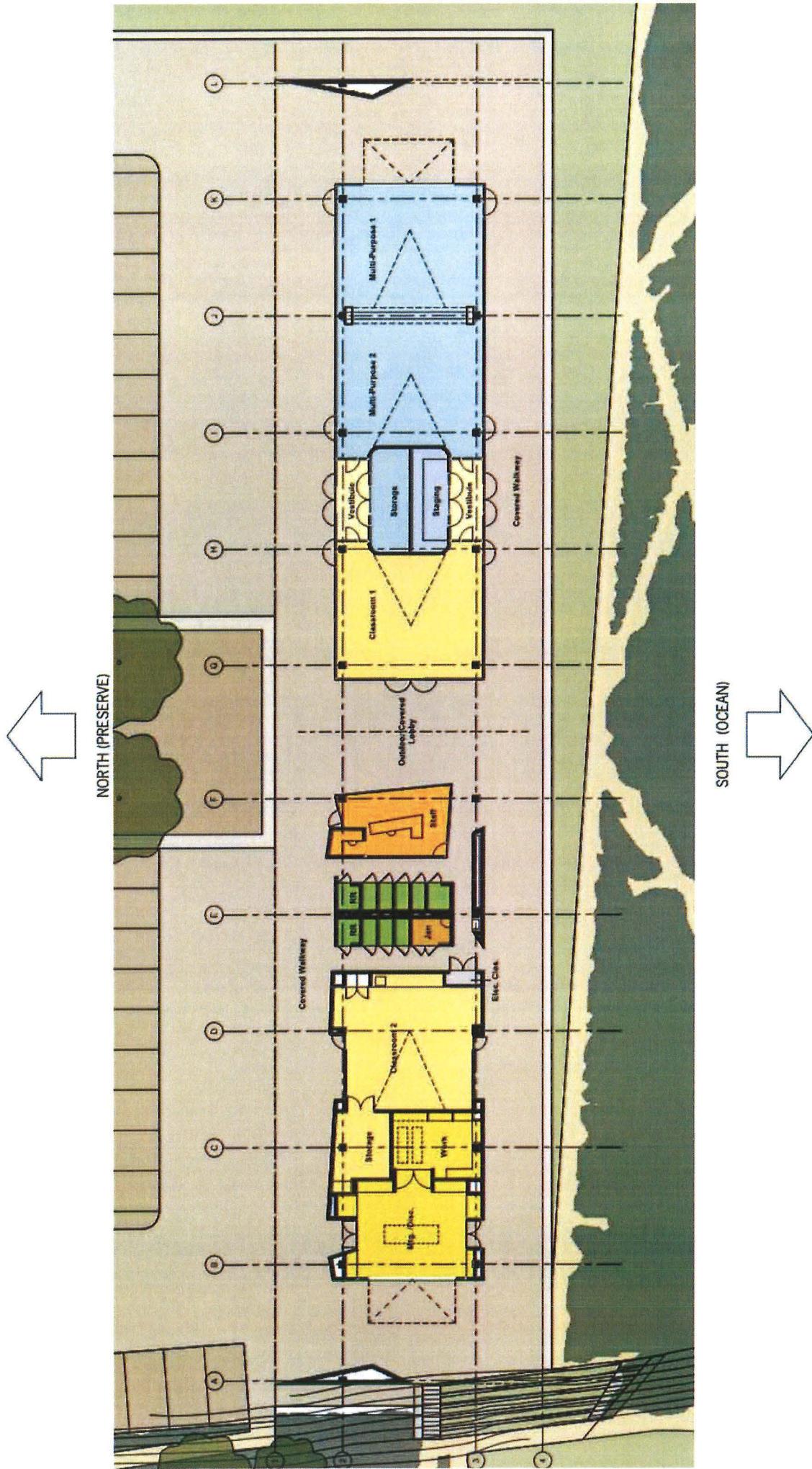
The open design concept of Johnson Favaro should be rejected as not being compatible with the neighborhood requirements.

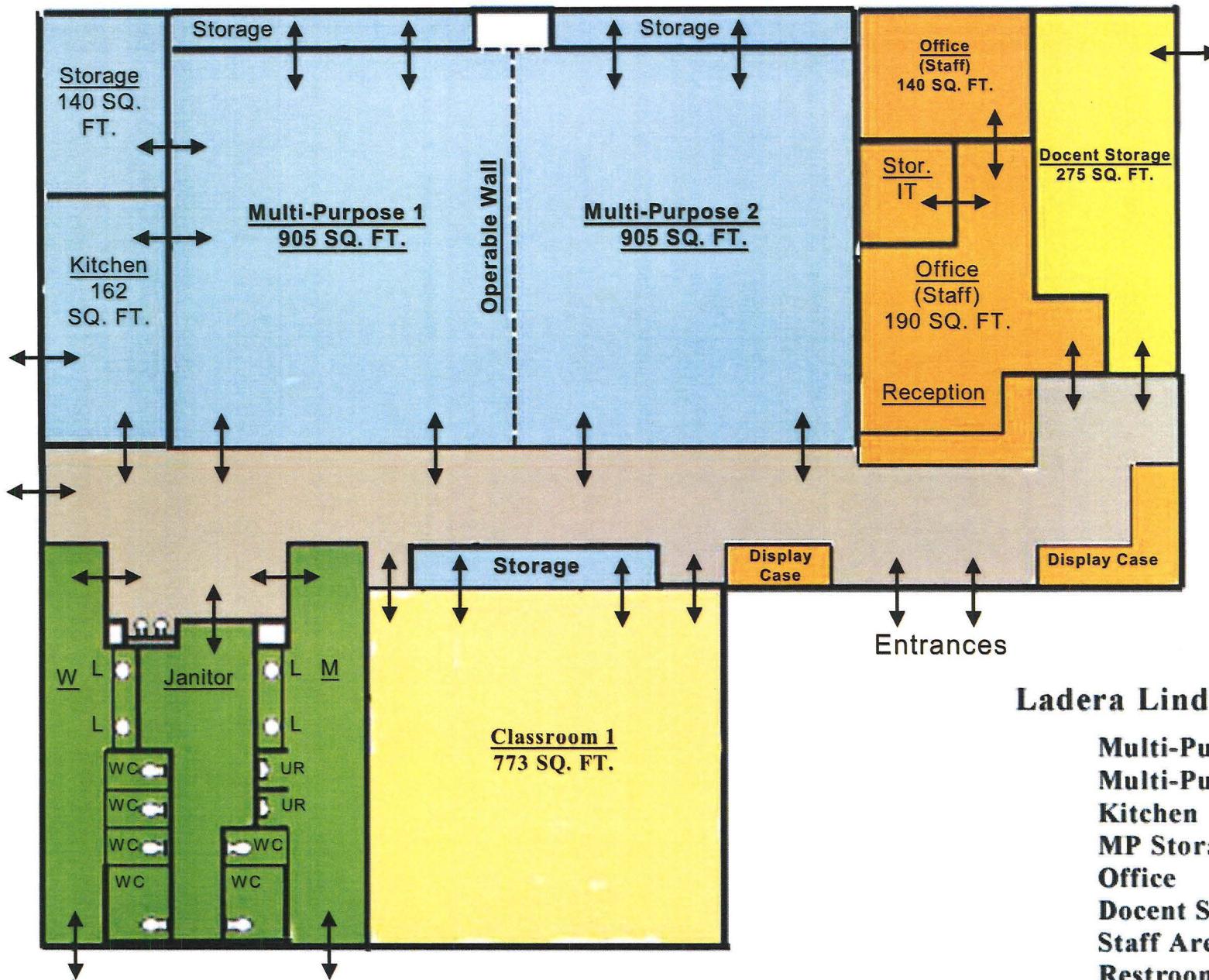
Johnson Favaro should be directed to consider the design shown in attachment 3 incorporating the security features successfully used at Hesse Park and the Point Vicente Interpretive Center. The design should eliminate one classroom, the museum and amphitheater.

Preserve parking should be limited to park property and the total available parking, park and preserve, should not exceed 75 spaces.

Park and preserve closing should be at sunset or 7 pm whichever comes first. There should be no loud music or sound amplification permitted outdoors at any time. Special events should be limited to 9 pm.

Johnson Favaro Design
7,300 SQ. FT.





Rev A

Ladera Linda HOA Recommended
Park Layout 4,900 SQ. FT.

Ladera Linda Park Facility

| | |
|-----------------|--------------|
| Multi-Purpose 1 | 905 |
| Multi-Purpose 2 | 905 |
| Kitchen | 162 |
| MP Storage | 140 |
| Office | 140 |
| Docent Storage | 275 |
| Staff Area | 190 |
| Restrooms | 642 |
| Classroom | 773 |
| Lobby & Gallery | 803 |
| Total | 4,935 |

Ladera Linda Park Homeowner Association Survey

On February 27th the Ladera Linda Homeowner Association (HOA) Park Committee met with Johnson Favaro, the architect selected by the City to design the Ladera Linda Park and Neighborhood Park. In that discussion the firm laid out their vision for the park. Johnson Favaro would be starting from a clean slate with the following guidelines:

- Decrease the present baseline hardscape to increase the park landscape. This would mean potentially a smaller building and less parking.
- All rooms in the new facility would be multipurpose to increase the usage and designed to meet present and future needs.
- The design would be a neighborhood park focused primarily on the needs of the local residents in the four Homeowner Associations, Ladera Linda, Seaview, Seacliff and Mediterranea with priority given to Ladera Linda as the most impacted residents.

The Ladera Linda HOA committee's mission, in the design of the park, is to assure the park will not impact negatively on the quality of life of the area residents. Ladera Linda Park is unique in that access to the park is through a residential street and the only access for the residents. This limited access is also shared with the AYSO soccer fields and the nature preserve presenting a parking and traffic problem. The committee's objective is therefore to assure that the scale of the park and facility does not result in a destination venue for social media and party site thus becoming an attractive nuisance.

The Ladera Linda HOA Park Committee suggested a survey of their association of 178 residences would be made to give purpose to the design being contracted to Johnson Favaro. (Attachment 1) Other HOA's in attendance and city staff, at the meeting, asked for a copy of the survey form that they might use in some manner.

The survey form was developed to give the residents who live nearest the new facility (and those who would be most likely to utilize its amenities) an opportunity to express what they might want to use and enjoy. The form is intended to define interests in major elements of the park as well as activities that could be included in the new building.

The survey was sent to all 178 residences of the Ladera Linda HOA by e-mail or hard copy to those residences that did not respond to the e-mail or did not have a computer or valid e-mail address.

The survey results are shown (Attachment 2) along with comments. One hundred thirty four responses were received. The results validated Johnson Favaro's comment of reducing the hardscape in favor of increasing the landscape as the majority of the inputs recommended walking trails, benches and shade areas. As for outside activities, the recommendations were to retain the present activities, paddle tennis courts, children's play area and a single basketball court.

Although the inputs do not indicate any one program, there was interest for minimum of activities in the new facility for such programs as socials, fitness & balance, computer

classes, and book clubs. This would suggest that a maximum two room (one large and one small) flexible configuration would meet the needs of the local community. Those suggested activities could easily be accommodated in any of the three multi-purpose rooms where the large assembly room could be divided making up a three room configuration. The large assembly room should be sized to accommodate Homeowner Association meetings/socials and the occasional workshops. The structure would have minimum restrooms, reception space, and food prep area.

In summary the facility design is suggested to follow the following guidelines:

- Maximize landscape
- All rooms and storage will be multipurpose and used in support of the park
- Local neighborhood focused rather than a destination venue
- Prevent negative impacts on quality of life of local residents
- Avoid being a large crowd friendly location for any purpose
- Integrate the shape and appearance of the building into the topography and texture of the site.
- Limit inclusion of the Discovery Room materials to the facility entrance display cases and to only those items that are local and unique. (It should be noted that out of the 134 responses none covered retaining the Discovery Room)
- Allow for future building expansion if justified
- Consider options that will minimize the construction disruption to the neighborhood and total time the site is unavailable.

We prefer to keep it a neighborhood park that isn't intrusive to the Ladera Linda community's quality of life and the reason we moved here in the first place. **Clearly the results show a park with a building on it, not a building with a park around it.**

Respectively submitted

Ladera Linda Park Committee
March 28, 2019

Distribution

Johnson Favaro
Recreation and Parks Staff
City Council Members

Ladera Linda Park Use Survey

The City of Rancho Palos Verdes has engaged Johnson Favaro Architects (<https://www.johnsonfavaro.com>) to design the Ladera Linda Park and the Neighborhood Center. In meetings with Johnson Favaro, they have indicated that the park would be designed to meet the needs of the local community. Your HOA Board has developed the following survey to help the contractor plan the facility. Planning means they could determine room numbers, dimensions, configurations, and amenities if they knew what future use might be. The survey will also be used by Recreation & Parks to plan activities and schedules for the Center.

Please check the box indicating your interest according to age group. A family may have interests in multiple age groups. If you would like to add an activity that is not listed, please include it below under Other. We encourage input from all adult residents of Ladera Linda. We ask you to select your three highest priorities, three from the Park and three from the Center. (Maximum 6 selections per individual)

Please return promptly for planning is in progress. Ask your Board if you have any questions. Your opinion is critically important to us. Please take a minute to complete and return the survey.

Name _____ Address _____

Opt Out

I am not interested in participating in Activities at the Neighborhood Center _____

Why? _____

Park Activities

Paddle Tennis Courts _____ Basketball Court _____ Picnic Tables _____ Children's Play Area _____

Walking Trails _____ Benches _____ Exercise and Fitness Stations _____ Shade areas _____

Relaxation or meditation area _____ Volleyball _____ Other _____

| | Adults | Seniors | Teens | Children | Comments |
|--|---------------|----------------|--------------|-----------------|-----------------|
| How many residents are included in this survey | _____ | _____ | _____ | _____ | _____ |

Neighborhood Center Activities**Art**

| | | | | | |
|--------------|-------|-------|-------|-------|-------|
| Ceramics | _____ | _____ | _____ | _____ | _____ |
| Crafts | _____ | _____ | _____ | _____ | _____ |
| Oil Painting | _____ | _____ | _____ | _____ | _____ |
| Watercolors | _____ | _____ | _____ | _____ | _____ |
| Woodwork | _____ | _____ | _____ | _____ | _____ |

Clubs

| | | | | | |
|--------|-------|-------|-------|-------|-------|
| Movies | _____ | _____ | _____ | _____ | _____ |
| Scouts | _____ | _____ | _____ | _____ | _____ |
| Social | _____ | _____ | _____ | _____ | _____ |

Discussion

| | | | | | |
|-------------------------------------|-------|-------|-------|-------|-------|
| Books | _____ | _____ | _____ | _____ | _____ |
| Financial advice | _____ | _____ | _____ | _____ | _____ |
| Language skill What language? _____ | _____ | _____ | _____ | _____ | _____ |
| Mommy and me class | _____ | _____ | _____ | _____ | _____ |
| Travel experience/planning | _____ | _____ | _____ | _____ | _____ |

Electronics

| | | | | | |
|-------------------------------------|-------|-------|-------|-------|-------|
| Computer | _____ | _____ | _____ | _____ | _____ |
| Cox internet and TV troubleshooting | _____ | _____ | _____ | _____ | _____ |
| Cell phone learning | _____ | _____ | _____ | _____ | _____ |

Exercise

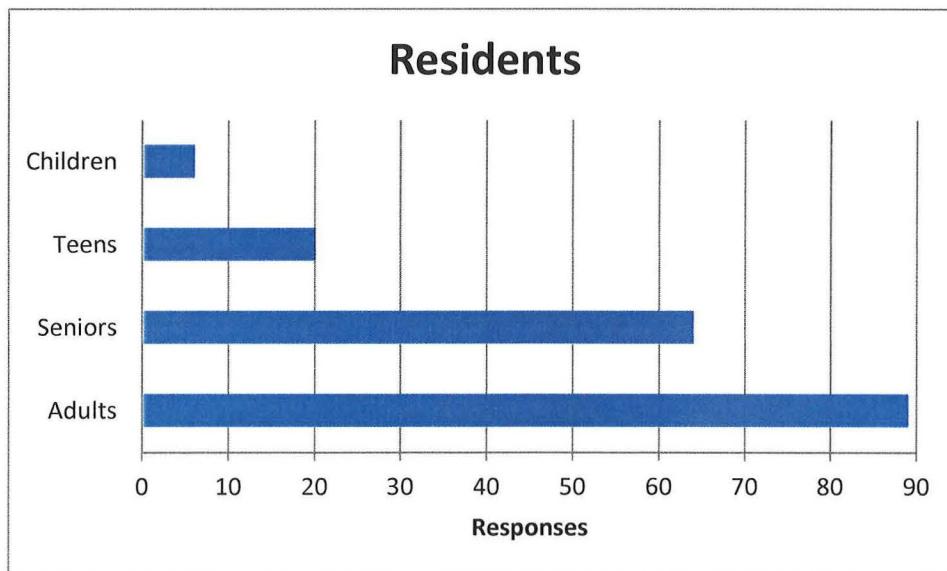
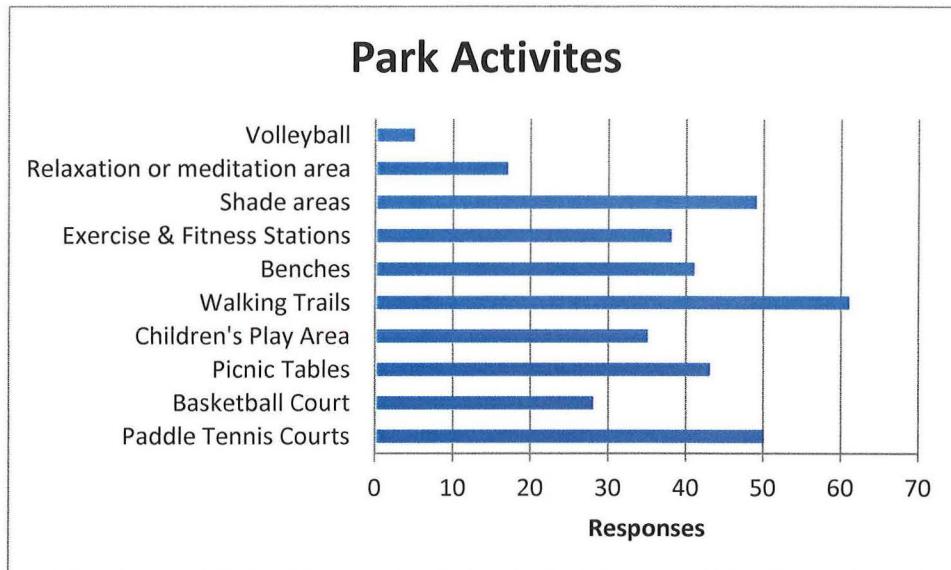
| | | | | | |
|---------------------------|-------|-------|-------|-------|-------|
| Dance What style? _____ | _____ | _____ | _____ | _____ | _____ |
| Balance and strengthening | _____ | _____ | _____ | _____ | _____ |
| Fitness class | _____ | _____ | _____ | _____ | _____ |

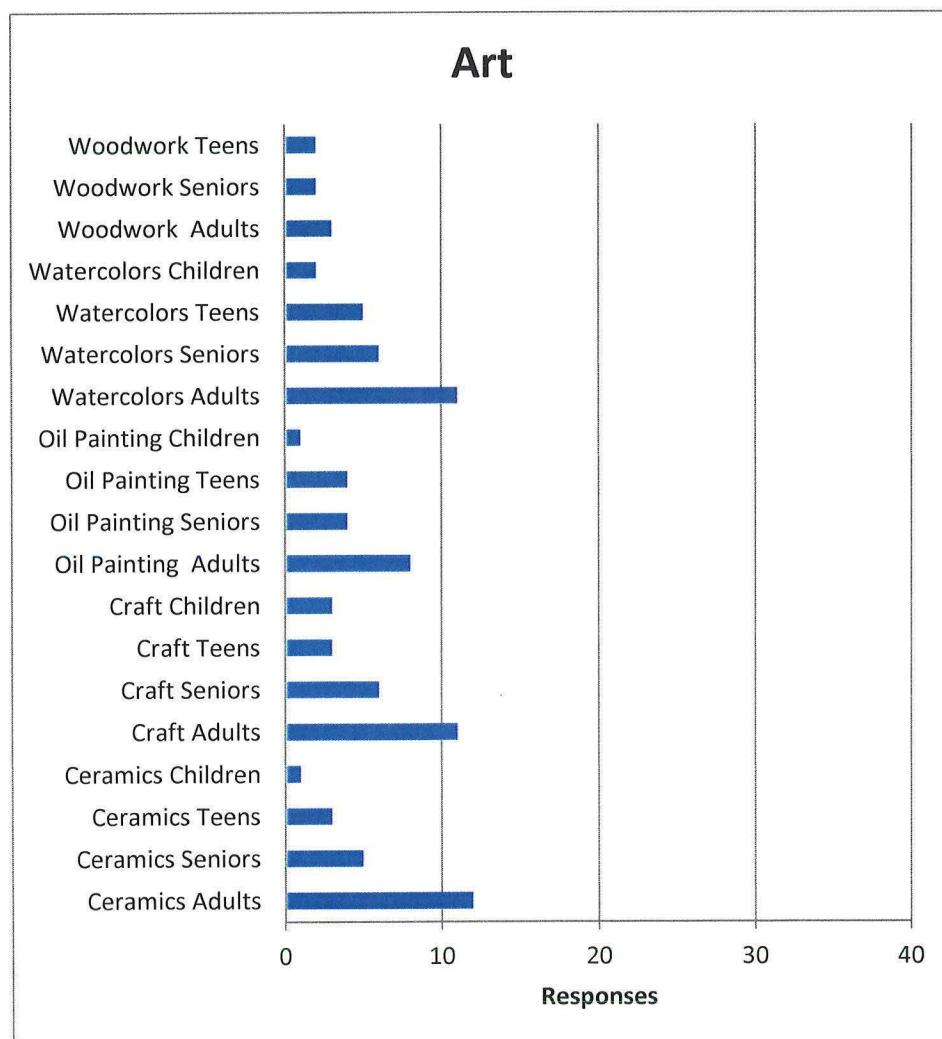
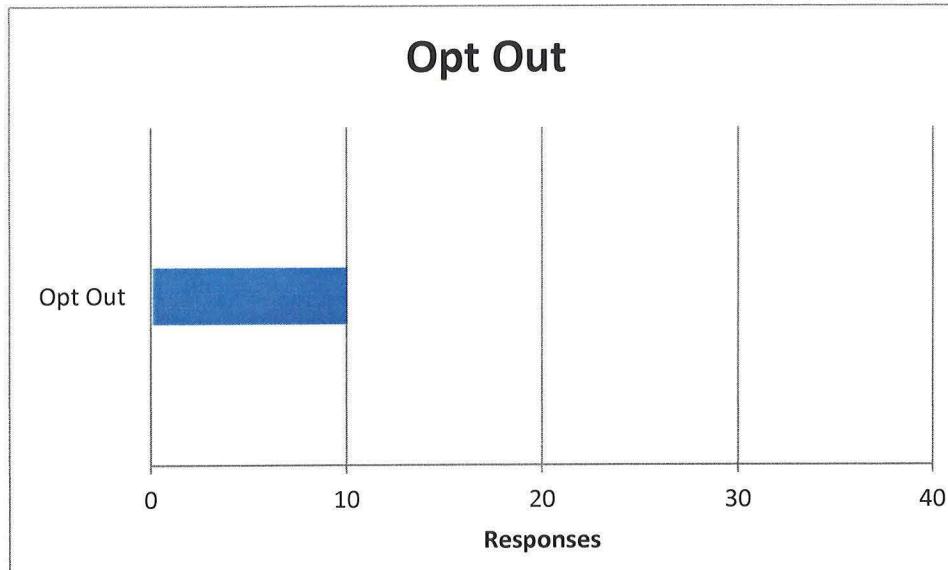
Games

| | | | | | |
|-------------|-------|-------|-------|-------|-------|
| Board Games | _____ | _____ | _____ | _____ | _____ |
|-------------|-------|-------|-------|-------|-------|

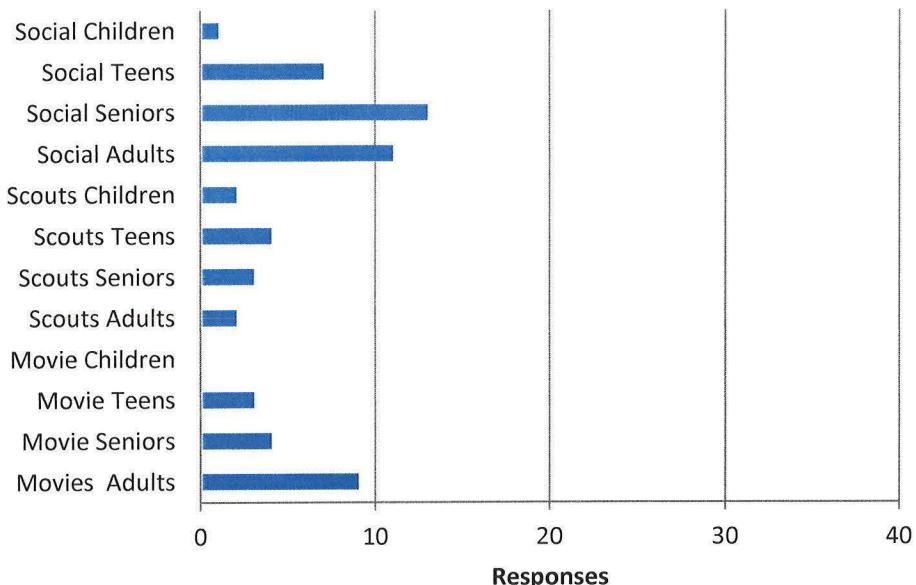
Other _____

Ladera Linda Park Usage Survey Results

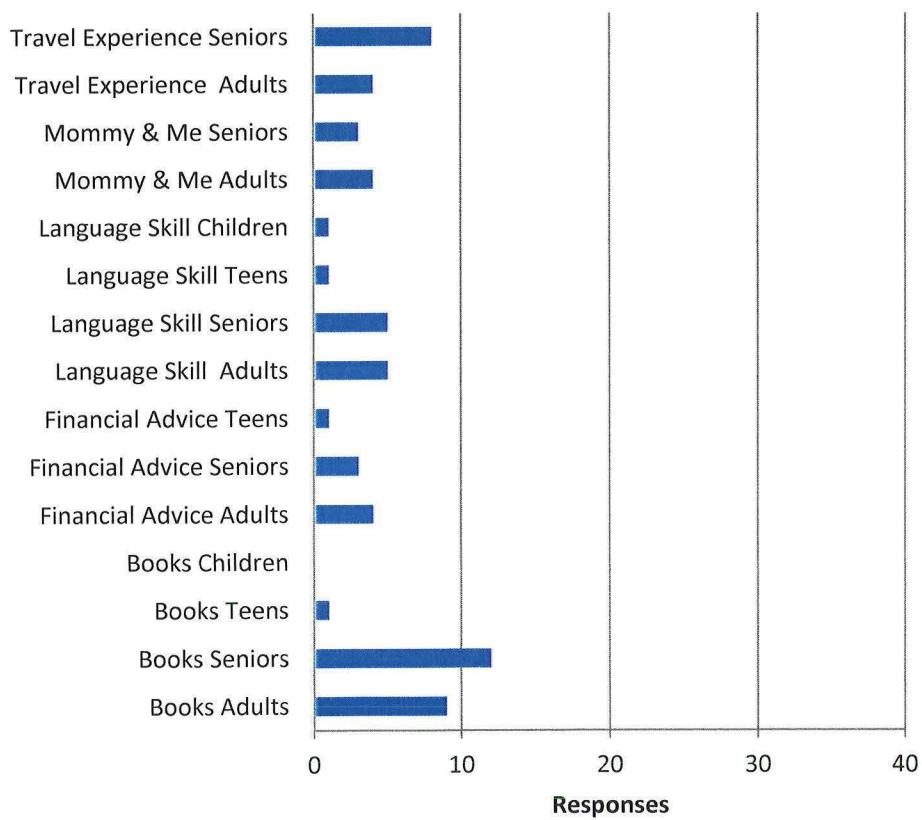




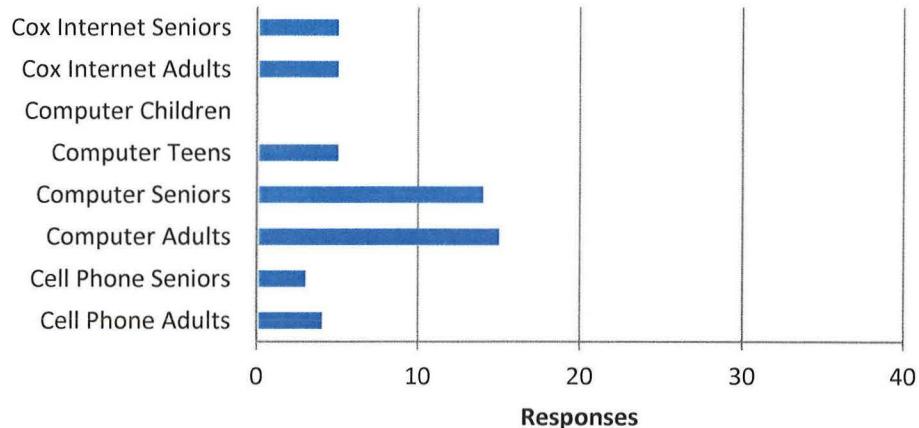
Clubs



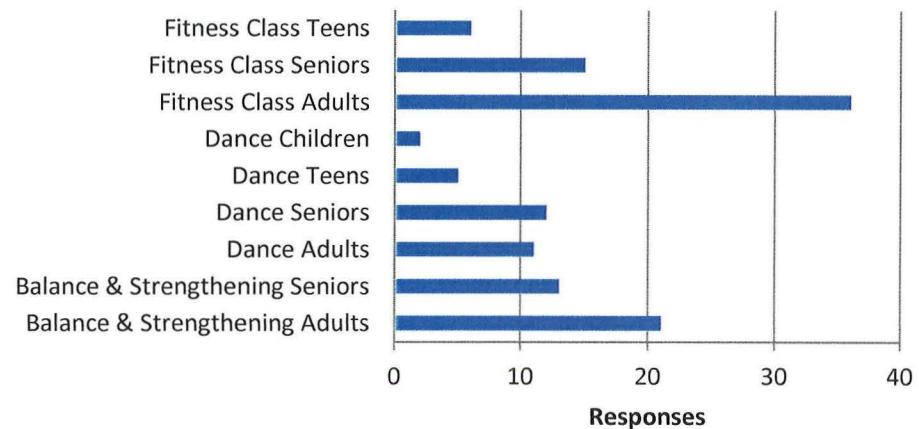
Discussion



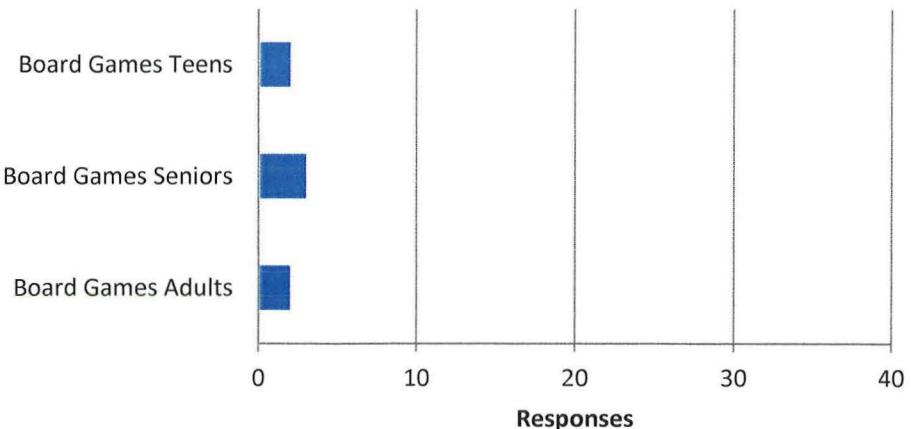
Electronics



Exercise



Games



Ladera Linda Park Survey Comments

Each item listed is from an individual survey.

Board Comments

1. Mentorship sessions – seniors mentoring / tutoring our middle school high school students; our middle school and high school students teaching our seniors computer skills and how to use their mobile devices better.
2. Service club meetings – either formal (Rotary; Lions; Kiwanis) or just a home-grown Ladera Linda community service organization
3. RPV Great Speakers – start a Great Speakers Night by our own RPV folks on their life experiences / a topic of interest from their careers. We have so many talented, important and interesting people here in our community – just let them show some pictures / charts and talk / lecture -- I bet we could even sell tickets
4. After school day care – a safe learning / study place for after school which could dovetail with the mentorship idea above

Opt Out

1. I enjoy outdoor activities in open areas, I do not plan to utilize the park facilities, nor am I interested in new facilities that would attract additional visitors from other areas. My preference would be to return the entire grounds to open space area, include it as part of preserves, and control crowds through very limited parking.
2. I don't plan on utilizing the facilities at Ladera Linda. Open space is the best. No need for a building. Limited parking, I enjoy walking to the LL park.
3. I just want to enjoy my last few years looking at the great view.....I am 87 and done my participating already. Thanks anyway
4. I have not used the center in the past, I do not plan to in the future. I prefer to keep the area "low key" and not attract outside visitors and traffic
5. No interest. My primary activities including hiking and mountain biking in the preserves, which do not involve the park or community center.
6. Ages, late 80's and early 90's
7. No longer can get there.
8. Lived here for 54 years. Want the best for my neighborhood
9. We are in our very late eighties!
10. Have never used the community center in the past and don't plan on doing so in the future
11. Don't use any of the facilities. It should be kept to absolute minimum.

Park Activities

1. Horse shoes, bocce
2. No weddings or musical events
3. Dog park area

4. Would like benches by the walking trails, and shade over the picnic tables near play area.
5. Water fountains with bottle fill stations and clean bathrooms
6. Birding
7. Soccer fields and tennis courts
8. Horse Trails
9. Dog Park off leash with room to run on grass not bark
10. Tennis courts & nice horizon view bench like the expansive view area on the panoramic trail

Residents

1. Have adult children and young grandchildren in the south bay

Art

Watercolors

1. For beginners

Clubs

Movies

1. Summer Nights

Social

1. No weddings or other loud events in the evening

Discussion

Mommy and Me Class

1. Grandma and me?

Language

1. Spanish
2. Italian, For travel
3. or American sign language, French
4. Italian
5. Spanish
6. Spanish
7. Chinese
8. Spanish

Travel Experience

1. Including a photography class

Exercise

Dance Style

1. Ballroom,
2. Hip Hop, Line
3. Dancing
4. Zumba
5. Other styles ok-square dance, Scottish dance, tap dance, Line dancing
6. Ballet or modern
7. Ballroom
8. Zumba
9. Any
10. Ballroom
11. Zumba
12. Zumba

Fitness

1. Yoga TAI CHI
2. Yoga or Pilates
3. Yoga

Games

1. Games for teens?

Other

1. A facility available for rent for private events
2. Weddings, parties, community meeting place. Community room must be significantly larger than present multipurpose room. Must be able to serve food. Less is More!
3. Most these of this "activities" listed can be done at home. Please don't bring more traffic into the area.
4. Croquet, Bocce Ball, Shuffleboard, Corn hole, Self Defense
5. Please keep as many mature trees and general foliage as possible.
6. I worry for too much traffic, Best park best
7. Pilates, Yoga classes, Music Classes
8. Yoga
9. Would be interested in a GOOD yoga class-teacher should be certified. Would love an arts & crafts class I could do with my grandchildren. I also think a Mommy & Me class or Playgroup would be great, and room for book club meetings. I would use all the above.
10. No late receptions or events, nothing past 2100
11. HOA gatherings-- Holiday parties, Annual meetings, Speakers for neighborhood presentations -- e.g. City Council & Safety presentations

12. Please no loud social gatherings such as wedding receptions; maybe offer first aid/CPR/AED training classes
13. No weddings or other loud events in the evening; no large scale events that conflict with AYSO schedule
14. Walking / jogging track/path around perimeter of the park; guest lectures by community members (requires audio-visual capability in the center)
15. Use for local residents, not out-of-city visitors
16. Presentations on local animals, plants and insects, archeology (fossils) Marine manuals (whales, sea lions, etc.), geology and history of the peninsula
17. Tax prep classes
18. Yoga
19. I will not be participating in any activities at the Neighborhood Center building
20. Active prayer gatherings
21. Astronomy
22. We prefer to keep it a small community park that isn't intrusive to the Ladera Linda community by non-residents of this community
23. Concerned that community will change. Hoping Ladera Linda will maintain its quiet peaceful place to be in nature. Please don't turn it into a loud trash on Monday. Disturbing noisy for neighbors, bringing in unruly crowds who speed and don't respect rules or the beautiful preserve. Thank you.
24. No Activities. Not on board with turning the area into an entertainment destination.
25. Not interested in Activities
26. I am for the least development of the open space and community center
27. I am for the least development of our precious open space and community center
28. Bridge
29. Great Speakers - Wide range of topics - ie Lecture Series
30. Please include a dog park with fences so they can run off leash for a good space like the open grasses area at the front of the park now where the basketball courts & play structures are
31. Please include a dog park with fences so they can run off leash for a good space like the open grasses area at the front of the park now where the basketball courts & play structures are
32. Will not participate
33. It's important that consideration is given to not design a facility that will draw all of greater LA to the area. This includes not removing bushes/trees to create a Del-Cerro like "view" destination.
34. Traffic light at Forrestal & PVDS
35. Security cameras in neighborhood
36. Prefer not to; moved here for the beautiful canyon & to be outdoors

Lisa Garrett

From: Ann Muscat <amuscat@cox.net>
Sent: Wednesday, January 6, 2021 11:51 AM
To: Octavio Silva
Subject: Ladera Linda Community Center

Follow Up Flag: Follow up
Flag Status: Completed

Dear Ms. Silva-

My husband and I have been residents of Ladera Linda for over 20 years. We moved here because of the quiet nature of the neighborhood and its proximity to wonderful ocean vistas and walking trails. While we are generally supportive of a new community center, we are very concerned that the design proposed is over building for the function of a neighborhood park and will encourage a level of use and congestion that will significantly impact our adjacent community. We have participated in a number of the community meetings held about the project and been part of the LLHOA contingency that has consistently expressed this point of view.

As we move into the next phase of project development we respectfully ask that you once more consider the concerns of the neighborhood most adjacent to this new facility. A smaller overall footprint (1 classroom vs 2, exhibits that are spread throughout the building rather than in a dedicated Discovery Room), with careful consideration to security and traffic issues we believe will result in a more successful project for all those involved—the city and its citizens, including those of Ladera Linda.

Thank you for your consideration,

Ann Muscat
John Baldelli

Lisa Garrett

From: Bob Brink <bbrink@brinkfinancial.com>
Sent: Wednesday, January 6, 2021 5:36 AM
To: Octavio Silva
Subject: Ladera Linda Park CONDITIONAL USE PERMIT (CASE NO. PLCU2020-0007).

Follow Up Flag: Flag for follow up
Flag Status: Completed

Hello Octavio.

I hope this finds you well.

My wife and I are 20 year residents of Ladera Linda, and I have some input for you that I would like you to pass on to the planning commission regarding the proposed changes at Ladera Linda Park.

After many years of living in San Pedro, we moved to Ladera Linda because of the open space, relative isolation, low density, lack of traffic, and the peace, tranquility, and security that came with the city's commitment to maintaining this environment. Rancho Palos Verdes was incorporated in response to encroaching development and increasing population density in neighboring Los Angeles County, and was established so that residents, like us, could know that the city government would protect and preserve the principals that were founding pillars of the city of Rancho Palos Verdes. What we did not expect is that we would have to keep an eye on Ladera Linda Park, because the park attracts unmonitored activities that are sometimes a threat to our safety, such as illegal fireworks, dirt bikes, parties, drinking, smoking, and even off road vehicles. It should go without saying that a fire in the nature preserve is a potential disaster for our neighborhood, and it is the city's responsibility to protect us from these threats to our safety. We should not have to do this ourselves.

The proximity of the park to the homes in Ladera Linda is such that when there are activities there, the otherwise peaceful environment of our neighborhood is significantly disrupted. All of these threats and disruptions happen because of the park's presence and its open invitation to the public to visit our neighborhood. Less threatening, but just as damaging to the tranquility and safety of Ladera Linda, are the noise, congestion, excessive parking and littering that take place presently because of the park. Our neighborhood is too close to Ladera Linda Park to subject the residents to this unmonitored activity, much less the increased activity that will surely come if the planning commission allows the "improvement" of the facilities such that more people will want to visit. We have to bother the sheriff to attend to these matters as it is, and the approval of this conditional use permit only serves to further the degradation of our environment and reduce our safety by inviting more use of the park.

We know we don't "own" the park, but we should not have to tolerate the disruption and safety issues that the park creates presently, much less tolerate the larger problem the commission will create if it grants this permit. Granting the conditional use permit to make Ladera Linda Park more inviting and more accommodating to visitors is the antithesis of good judgement, and the antithesis of the intent of the city's charter to maintain peace, safety and tranquility in a low density peaceful environment. I hope the planning commission and city council understand they are charged to maintain a safe and peaceful environment for all of the residents of Rancho Palos Verdes, and that keeping the citizens safe, and preserving less traveled nature of Ladera Linda, is their assigned responsibility.

My Best Regards.

Robert F. Brink



32236 Searaven Drive
Rancho Palos Verdes, CA 90275
Telephone: 310.265.2231
Fax: 310.265.2241
Mobile: 310.428.4244
<http://www.brinkfinancial.com>



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Lisa Garrett

From: Herb Stark <pt17stearman@gmail.com>
Sent: Tuesday, December 29, 2020 6:22 AM
To: Octavio Silva; CityClerk
Cc: CC
Subject: Ladera Linda Park CONDITIONAL USE PERMIT (CASE NO. PLCU2020-0007)

I am here to recommend that the Planning Commission reject the proposed conditional use permit for Ladera Linda Park. The present design is not compatible with the neighborhood and represents a security and health hazard to the local residents. Additionally the present infrastructure cannot support the size of the proposed facility.

Local residents do support a neighborhood park but unfortunately the proposed facility was designed to support a wider community, influenced by residents outside the city.

When criticized on the size of the building, the contractor converted the building to the proposed open format to reduce the size but did not reduce the number of rooms. The rooms were based upon want, not need, catering to outside influences and not the affected neighborhoods. Even the City Council recognized the erroneous facility usage presented by staff to the City Council.

The Ladera Linda HOA conducted an in-depth survey showing that the majority of the residents recommended a smaller facility consistent with a neighborhood park. Both Ladera Linda and Seaview HOA's rejected the proposed design.

Included in the proposed design is a museum and amphitheater supported by the docent organization where 53% of the membership doesn't even live in the city and just under 30% do not even live on the peninsula.

Staff's over estimate of usage shows that the museum and amphitheater would be used under 12 times a year at a cost to the taxpayers of close to three quarters of a million dollars.

Even the parking is an issue. The residents want the parking to consider the total requirements including the preserve, Ladera Linda Park and AYSO, whereas the staff would like the park as a standalone issue. Here staff is not consistent as the museum and amphitheater only support the docent hikes of the preserve. The residents would like the park to retain a limited number of Preserve parking spaces with no parking on Forrestal above and below the gate. The total parking spaces should be limited to 75 consistent to the expected traffic on Forrestal, a residential street. This configuration has worked well and has eliminated the majority of preserve parking issues while allowing public access to the preserve.

The open restroom format is not supported by the residents and is considered not only a health issue but a potential magnet for the homeless and crime. After hour use of the facility could be a potential problem. Although staff proposes to install cameras and sensors, response times and the lack of prosecution will still present a problem and require the city to hire attendants and security.

The residents would prefer a traditional building similar to Hesse Park where the building can be adequately secured. Since 2015 the residents have tried to work with staff to resolve the issues of usage, the size of the building and parking to no avail even though the City Council had directed them to do so. Staff has played lip service to this direction. Because of this we recommend that the Planning Commission reject the proposed conditional use permit for Ladera Linda Park.

Herb Stark
Ladera Linda
310-541-6646

Lisa Garrett

From: Sajid Veera <sajidveera@gmail.com>
Sent: Wednesday, January 6, 2021 11:03 AM
To: Octavio Silva
Cc: CC; Herb Stark; Shaheen Veera
Subject: Ladera Linda park design

Follow Up Flag: Flag for follow up
Flag Status: Completed

Good afternoon all, I am a resident at Gulfcrest Drive in Ladera Linda enclave in Rancho Palos Verdes. I would like to voice my opposition to the community center that is planned in Ladera Linda . It is our opinion that the current plans are way too big for the community needs. This endeavor needs to be scaled down for the following reasons :

Not compatible with our neighborhood at all. With the size of the plan project and the amount of parking that it affords this park will definitely attract people from outside our immediate community.

All glass design is not practical and will require a lot of maintainence to keep clean , Will also require a lot of energy to keep cool in the summer and warm in the winter. I understand that the architect will probably say that they are using energy efficient glass but the fact still remains that there will be a large amount of energy usage to keep warm and cool

Security Issues : We will most certainly have way too many people that are not from the community showing up if there is the scale of development approved as well as the amount of parking spaces, this is an open invitation for trouble. Unless there is a budget to have the park have its own security personnel monitoring the premises and the neighborhood.

This is a neighborhood park not a community park for the entire Los Angeles metro area. The mountain bike trails already attract people from all over Southern California. Once this development is built it has the capability of going viral on social media and then poof all of a sudden this is not a community park it is a park and building that becomes of use to the entire Southern California area.

There is also no need to build a separate discovery room that will be used between 6 to 12 times per year, the intent of having a discovery space can be fulfilled by having multiple showcases and points of reference throughout the hallways and specifically interspersed within the building to achieve the intent of the discovery room.

We would also like to voice our opinion and opposition to having multiple entrances and exits for the building. In order to control the flow of traffic on the amount of people we feel that they should be only one entrance and exit.

Our obvious concerns are with having a mammoth project that will attract way too many people and will end up becoming an asset for Southern California and not for rancho Palos Verdes. We want to avoid having a ridiculous amount of traffic coming into this very small enclave. I hope our opinions are heard and taken into account before any large scale community center is approved and built .

If there is any further clarification required on our position or if there is any feedback that we can further provide my contact information is below.

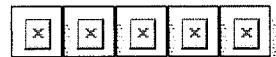


Sajid Veera

M: 310-871-1141 | **O:** 877-374-2567

E: sveera@doortodoorcleaners.com

W: www.doortodoorcleaners.com



Lisa Garrett

From: Irene Henrikson <irene.henrikson@cox.net>
Sent: Wednesday, January 6, 2021 10:43 AM
To: Octavio Silva
Cc: CC
Subject: Ladera Linda park

Follow Up Flag: Flag for follow up
Flag Status: Completed

The current design plan is definitely not compatible with the neighborhood. There should be a smaller footprint for the park building design. There should be no shuttle dropping people off and walking up Forrestal and most likely into our neighborhood as well as the park. The beauty of this park is the low key quiet atmosphere. Please consider our residents next to the park.

Irene and Paul Henrikson
LL homeowners

Lisa Garrett

From: Charles Agnew <cvagnew@cox.net>
Sent: Monday, December 28, 2020 2:35 PM
To: Octavio Silva
Cc: Barbara Ferraro; CityClerk; CC; Planning; Cory Linder; Dave Bradley; Eric Alegria; John Cruldshank; Ken Dyda; Ken Dyda; Matt Waters; CityManager; Parks; PublicWorks; CC
Subject: Ladera Linda Plan

Thank you for the work you and the staff have done. It's a great plan.

My name is Charles Agnew and I am a 50 year resident of Ladera Linda.

Yes the overall plan has been toned down at the neighbor's request.

But, the Community Center should provide for a 100 to 150 person event with cooking, dining, & dancing amenities. We use to hold neighborhood dinner dances, children's birthday parties, Christmas functions, Halloween fun houses, neighborhood block parties, square dancing, and etcetera at our Community Center. With proper improvements we can do it again. We don't have annual dinner dances like we use to, partly because the price has become prohibitive. With a modern Community Room that facility could become an attractive low cost option. I believe the present multi-purpose room can hold a maximum of about 100 people. I doubt that the proposed multi-purpose room can hold that many.

What about a cooking facility? To hold dinner dances, etc. we need a fairly large catering area with holding ovens, a reheating stove, and a large sink for cleanup.

The old folks are leaving our neighborhood little by little and will be replaced by younger people with kids. The Community Center should plan ahead and provide for that need. It's important that we have an outstanding facility for our neighborhood, while minimizing attractive facilities for out of neighborhood parties.

I use the paddle tennis courts twice weekly and have done so for over 31 years. Facilities need to be improved for washing down the courts. The outer dirt circumference of the courts needs to be lowered so that water and dirt on the courts has a place to go.

One last thing, outside of the park, the Forrestal Preserve needs parking. One could move the gate up the hill on Forrestal and provide a parking lot along Forrestal. You should provide a stairway from the Ladera Linda parking lot to the Forrestal parking lot. That way if either lot becomes full, you could use the other lot.

Charles Agnew
32261 Phantom Dr.
Rancho Palos Verdes, CA 90275
cvagnew@cox.net

Lisa Garrett

From: Gabriela Miller <gabrielaicb@gmail.com>
Sent: Friday, January 8, 2021 10:15 PM
To: PC
Subject: Ladera Linda

Hello,

Regarding the planned work at Ladera Linda, will work be done on the fields? It would be great to have lit soccer facilities for club team rentals and tournaments. Lit fields are lacking in our area.

Thanks for your consideration,
Gaby Miller
310-507-3360

Sent from my iPhone

Lisa Garrett

From: Christopher F. Wilson, Esq. <cfw.cwanda@gmail.com>
Sent: Thursday, December 10, 2020 5:43 PM
To: Octavio Silva
Subject: Re: Ladera Linda Park & Community Center_Public Notice

Follow Up Flag: Flag for follow up
Flag Status: Completed

Ms Silva,

Like the latest proposal.

Sorry to say the 8 am opening time is a bit vague.

My view is restrooms should be accessible at 6:30 am or 7 am, especially on weekends.

That way hikers, cyclists, runners can use the park efficiently as a meet up point.

Presumably there will be neighbors who say do not encourage visits by those sorts of people.

The proper response is opening restrooms at 6:30 or 7 am will help keep up RPV property values.

And, catering to early-rising runners/hikers/cyclists is what RPV needs to do to stay competitive with other up-scale communities who offer that sort of support for runners, hikers & cyclists.

Lots of those people (runners, hikers, cyclists) enjoying RPV should be viewed as a sign of a healthy community which would be desirable as a place to raise a family and enjoy in an active way. Crime risk at those hours should be minimal.

Also important - some thought about trash containers. They need to be abundant and not unsightly. RPV has been quite lackadaisical in the past about putting out trash  containers where people hike, run & cycle. Without abundant containers, that look presentable, it is hard to train the park users (including runners, hikers & cyclists) to pick up after themselves (and each other) in order to keep public space pristine for future users.

Thanks for the email & good luck  moving forward.

Regards,
Chris Wilson

Sent from my iPhone

On Dec 10, 2020, at 4:50 PM, Octavio Silva wrote:

Hello,

As an interested party on the Ladera Linda Park project, I am forwarding a copy of the project Public Notice. On January 26, 2021, the Planning Commission will be considering a proposed Conditional Use

Permit for the development of the Ladera Linda Park and Community Center. The notice provides meeting details and timeline for public comment submittals.

If you have any questions, please feel free to contact me at the information listed below.

Thank you,

Octavio Silva

Deputy Director of Community Development/ Planning Manager

City of Rancho Palos Verdes

Community Development Department

30940 Hawthorne Blvd.

Rancho Palos Verdes, CA 90275

www.rpvca.gov

octavios@rpvca.gov

(310) 544-5234

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Lisa Garrett

From: William Schurmer <sbschurm@yahoo.com>
Sent: Monday, January 11, 2021 1:11 PM
To: PC
Subject: Fwd: Ladera Linda Park

Sent from Bill's iPhone

Begin forwarded message:

From: William Schurmer <sbschurm@yahoo.com>
Date: January 11, 2021 at 1:04:50 PM PST
To: Planning Comission <pc@rpv.gov>
Subject: Fwd: Ladera Linda Park

Begin forwarded message:

From: William Schurmer <sbschurm@yahoo.com>
Date: January 11, 2021 at 12:58:02 PM PST
To: Planning Comission <octavios@rpvca.com>
Subject: Ladera Linda Park

Dear Planning Comission Members,
Re: Conditional Use Permit #PLCU2020-0007

If be brief. By now you have received (or will receive) a number of emails describing in detail the reasons for the, I might say vehement, reaction from the local community, to the Ladera Park as designed(submitted). In the interest of duplication, I will only state that I totally agree.

I have been involved with this project for at least five years. I have spoken at the early workshops as well as numerous City Council meetings, opposing to the plan as constructed. In that time citizens have presented compelling reasons why they fear overcrowding by visitors due to the existence of this planned new "attraction" in a negative to local residents, as well as the community in general.

We have presented, begged and even groveled to make our points, much of which has gone unheeded. Eventually, during this process, we designed and distributed a survey to our Ladera Linda residents which resulted in a nearly unified response that, shall I say, "smaller is better". The risk at attracting more visitors than we can barely accommodate at this time was the feedback theme throughout (as stated again to emphasize this key point).

I ask that when you deliberate this agenda item, you keep in mind, that involved folks don't spend countless hours of their time and unbelievable effort opposing something

for no good reason. This project has our neighborhood united in this opposition to likes I have yet to see in my 50 years living here.

In closing, I will state that the importance of limiting parking is an utmost priority. Just look at the Interpretive Center on any given weekend and note what is created with virtually convenient and unlimited parking. It's unbelievably crowded to the point of maximum capacity. The big difference is that there is no adjoining neighborhood at the IC. Therefore I ask that parking be restricted to only on the park premises, especially not on FORRESTAL behind the gate.

As a result of the above, as well as numerous other issues you will become aware of in other correspondence, I ask that you do not approve the Conditional Use Permit as presented by staff.

Thank you for your service.

Bill Schurmer

Sent from Bill's iPhone

Lisa Garrett

From: patricia stenehjem <patsyanntoo@yahoo.com>
Sent: Tuesday, January 12, 2021 9:59 AM
To: Octavio Silva; Eric Alegria; David Bradley; John Cruikshank; Barbara Ferraro; Ken Dyda; David Chura; Julie Hamill; William James; Gordon Leon; Stephen Perestam; Lan Saadatnejadi; Ron Santarosa
Subject: Ladera Linda Park

Dear Mr. Silva, Rancho Palos Verdes Council Members, and Planning Commission Members,

I am a resident of the Ladera Linda community, and am opposed to the Ladera Linda Park project as it currently is being planned. A glass structure, or a structure incorporating a great deal of glass would, in my opinion, be a hazard in the area. Glare and reflection from the sun would affect any resident's homes within view of it, and I wonder if the reflective properties of the glass could even be a fire hazard in our fire-prone area. Also, for security reasons, having one entrance to the building would make more sense. A low key, low profile building would be better suited to the area.

Smaller is better! We are a small, quiet neighborhood with only one road in and out; a larger facility would bring more traffic, as well as accompanying noise, trash, and very likely, crime.

I have noticed increased traffic into the park on my evening walks along Forrestal Drive; many cars seem to be doing a reconnaissance of the park, driving in & right back out again, even though there is parking available.

As far as parking is concerned, the park parking lot would be best for Preserve parking; please do NOT open Forrestal Dr. to parking. Lights from cars driving south on Forrestal already shine onto my bedroom sliding doors; it would be horrendous if more cars were allowed access to Forrestal. Trash and noise have been much reduced since the Forrestal curbs were painted red; please do not reopen our main access and egress street to more parking again!

Sincerely,
Patricia Stenehjem
32215 Searaven Drive

Lisa Garrett

From: Xin Wang <xin.wang.usc@gmail.com>
Sent: Saturday, January 16, 2021 1:36 PM
To: CC; Octavio Silva
Subject: Concerns on the new Ladera Linda Park design

Follow Up Flag: Flag for follow up
Flag Status: Completed

Dear Octavio Silva and City Council,

I'd like to express my deep concerns over the new design of the Ladera Linda Park.

My wife and I live on 32333 Forrestal Drive which is the first house when people turn onto Forrestal Drive. Due to the pandemic, our house has been not only first-time broken in but also twice when we were not at home, ever since we started to live in year 2004. The new design will surely cause more security threats and generate more traffic noises to us, and is not considered in our opinion to be compatible with the Ladera Linda neighborhood, which used to be peaceful and quite for many years.

If the city insists on implementing the new design, it'd leave us pretty much an only option to consider to sell the house and move out this community to somewhere else.

Please reconsider the new design for the sake of the residents living in the Ladera Linda community!

Sincerely

-- Xin Wang

Lisa Garrett

From: Bill Foster <billfost541@gmail.com>
Sent: Saturday, January 16, 2021 11:18 AM
To: Octavio Silva
Subject: Ladera Linda park

Follow Up Flag: Flag for follow up
Flag Status: Completed

I am a resident of Rancho Palos Verdes for 43 years. Living close to the Ladera Linda park, I have followed closely the chronology of events and proposals for the future of the park for about all of my residency in the city. There have been numerous surveys over the years for the desired usage and further development of the park. After all of the recommendations and surveys, it seems that the City is going to do what it deems best, without the overwhelming consensus of the adjacent neighborhood for minimal development or improvement on existing facilities.

Doesn't the city realize after seeing the tragedy of Del Cerro park, what overdevelopment and encouragement of usage has caused? The congestion and a myriad of problems caused by this has turned into a nightmare for our neighborhoods.

With the increased problems associated with the pandemic, traffic around Ladera Linda on the weekends looks like Times Square on New Years eve.

Please please do not proceed with expansion of Ladera Linda park. This expansion will only lead to traffic congestion, and crime problems that will plague our neighborhood and the City of Rancho Palos Verdes forever.

Billy Foster
32451 Searaven dr
Rancho Palos Verdes, Ca 90275

Sent from my iPad

Lisa Garrett

From: martha foster <martycrna@gmail.com>
Sent: Saturday, January 16, 2021 11:12 AM
To: Octavio Silva; CC; Ara Mihranian
Subject: Ladera Linda Planning Commission Meeting
Attachments: IMG_0719.JPG; ATT00001.txt

Follow Up Flag: Flag for follow up
Flag Status: Completed

As seen in the photo, inserted below, Ladera Linda has been a concern of mine for some time.



Lisa Garrett

From: Barbara Meskin <barbrpv@gmail.com>
Sent: Saturday, January 16, 2021 10:07 AM
To: Octavio Silva
Cc: CC
Subject: Ladera Lina Park

I live in the local Ladera neighborhood, and I am not in favor of the large scale building that they are seeking to build. This would greatly impact our neighborhood in a negative way. There would be way too much traffic for Forestal Drive to handle and too many cars coming into the area. We do not want Ladera Linda to turn into another Del Cerro Park, with the numerous cars and parking issues. Please respect the local neighbors of this area and only allow a smaller scale building with parking only available as it currently is.

Thank you for your consideration.

Barbara Meskin
Vigilance Drive

Lisa Garrett

From: Barbara Fujita <hotputtin@yahoo.com>
Sent: Saturday, January 16, 2021 9:42 AM
To: Octavio Silva
Subject: Leaders Linda

I am a resident of the Ladera Linda community. I am concerned about the city's plans for changes to the community center which was originally an elementary school.

I am concerned for the following reasons: Not compatible with our neighborhood

- All glass design is not practical
- Security Issues
- Model after Hesse Park
- This is a neighborhood park
- Residents could not build an all glass home, but they can
- Don't need a Discovery Room for 12 times per year
- Add Showcases in hallways for Discovery Room exhibits
- Single entrance for control of users

We are a quiet neighborhood with only one entryway and exit to our area. Your planned changes will increase the traffic tremendously. I am also concerned about the safety and security of the area. These changes will attract many visitors who are not residents of the Palos Verdes area.

Please consider the wishes and concerns of the residents of Ladera Linda.

Respectfully,
Barbara Fujita
3440 Gulfcrest Drive
Sent from my iPad

Lisa Garrett

From: grapecon@cox.net
Sent: Saturday, January 16, 2021 6:47 AM
To: Octavio Silva
Cc: CC; PC
Subject: RE: Amended Public Notice for Ladera Linda Park

Dear Planning Commission Members:

Thank you for your service to our community.

I am a 24 year resident of Ladera Linda HOA, and a 48 year resident of RPV. I routinely walk from my house to the Ladera Linda Park location.

I am writing to you today to urge you to not approve the conditional use permit for site improvements at Ladera Linda Park (CONDITIONAL USE PERMIT (CASE NO. PLCU2020-0007).

The proposed design includes numerous features to attract visitors from well beyond the “local community.” Included in these are:

1. Outdoor amphitheater to encourage larger gatherings
2. Inclusion of a separate “Discovery room” (currently disguised as a “meeting room” in the plans, but primary purpose is clearly to house artifacts that would be better suited for the PVIC). This room in the current buildings is locked, only opened on rare occasions (approx. 12 times per year) by docents.
3. Large dividable rooms for classes that will attract more non-residents than residents
4. Opening up of sweeping coastline views, both within the park and from the proposed new buildings
5. Glass walled structures to take advantage of views and attract more rental of spaces

In short, there is great concern that the proposed design will end up being an “attractive nuisance,” benefitting more non-residents than residents, and reducing the quality of life, health, and safety for members of LLHOA and Seaview.

I have attended numerous meetings on this park over the past few years. At these meetings, there has been acknowledgement that this park is situated in a difficult location, with single entry/exit via a residential street, but little has been done to actually address the ramifications of building a much more attractive park and buildings and determine how that traffic may negatively impact the most local residents of LLHOA. Residents of LLHOA are already suffering from huge increases in traffic along PVDS over the past 10-15 years, and more recently, marked increase in accessing the preserve areas via Forrestal Drive along with AYSO usage of PVUSD soccer fields. At many times during the day and on weekends, safely executing a left turn from Forrestal onto PVDS is a major challenge. It is clear that P&R would like to avoid that issue, as it is outside of their scope. In fact, in many meetings, comparisons of facilities at Ladera Linda have been made to other RPV parks (such as PVIC, Ryan Park, Hesse Park) in an effort to justify the larger project scale, ignoring the fact that all these other parks are on major roads with substantial access.

In the past, I served on a “Park Committee” that was commissioned by the LLHOA board. Our goal was to work with the city and other local HOAs to try to reach solutions and a compromise. Some progress was made, but at some point it was clear that P&R department had a different agenda. This was most clearly apparent when they were asked to justify a 5 room design (as opposed to a three room design preferred by our committee) and they produced a chart showing near capacity usage of 5 rooms throughout an entire year (something that was not justified by current or past usage, and clearly would require many new “programs” and rentals in order to bring the usage up to that level). In other words, to justify the size of the new facility, staff would need to promote it and encourage visitor attendance (most likely via

extended social media, as they have done in the past, which will attract many visitors from well beyond our city limits). This is exactly what residents don't want to happen!

At this point, I believe the current proposal does not represent the desires of the most locally affected residents. I can't speak for the population at large, but I can tell you that my wife and I would much rather see this site returned to a natural, open space area with no buildings or hardscape at all, with very limited parking. As a former member of the LLHOA Park Committee, I was comfortable agreeing to adding a modest, 3 room building for local HOA and resident meetings, and smaller community classes designed to attract mostly city residents. This would not be designed to attract large outside visitation, and seemed to be in good alignment with the majority of LLHOA residents. All features designed to attract much wider visitation (such as opening up sweeping views, building glass walled structures to take advantage of those views, amphitheaters, a dedicated "Discovery room", etc) should be removed.

In summary, while the proposed design might be considered appropriate for locations with greater accessibility, it is clearly not suitable for the Ladera Linda location. I urge you to not approve the design as currently presented.

Regards

Gary Randall

From: Octavio Silva
Sent: Wednesday, December 23, 2020 4:05 PM
To: Undisclosed recipients:
Subject: Amended Public Notice for Ladera Linda Park

Hello,

As an interested party on the Ladera Linda Park project, I am forwarding a copy of the amended Public Notice for the proposed project. The public notice that was published on December 10, 2020 has been updated to include a Major Grading Permit, Site Plan Review and Variance as required project applications.

As a reminder, the Planning Commission will consider the proposed project as part of a public hearing on January 26, 2021. The deadline to submit public comments is Tuesday, January 19, 2021.

If you have any questions, please feel free to contact me at the information listed below.

Thank you,

Octavio Silva
Deputy Director of Community Development/ Planning Manager
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
octavios@rpvca.gov
(310) 544-5234

City Hall is open to the public during regular business hours. To help prevent the spread of COVID-19, visitors are required to wear face coverings and adhere to physical distancing guidelines. Some employees are working on rotation and may be working remotely. If you need to visit City Hall, please schedule an appointment in advance by calling the appropriate department and follow all posted directions during your visit. Walk-ups are

limited to one person at a time. Please note that our response to your inquiry could be delayed. For a list of department phone numbers, visit the [Staff Directory on the City website](#).

From: Octavio Silva
Sent: Thursday, December 10, 2020 4:50 PM
Subject: Ladera Linda Park & Community Center_Public Notice

Hello,

As an interested party on the Ladera Linda Park project, I am forwarding a copy of the project Public Notice. On January 26, 2021, the Planning Commission will be considering a proposed Conditional Use Permit for the development of the Ladera Linda Park and Community Center. The notice provides meeting details and timeline for public comment submittals.

If you have any questions, please feel free to contact me at the information listed below.

Thank you,

Octavio Silva
Deputy Director of Community Development/ Planning Manager
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
octavios@rpvca.gov
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City Hall is open to the public during regular business hours. To help prevent the spread of COVID-19, visitors are required to wear face coverings and adhere to physical distancing guidelines. Some employees are working on rotation and may be working remotely. If you need to visit City Hall, please schedule an appointment in advance by calling the appropriate department and follow all posted directions during your visit. Walk-ups are limited to one person at a time. Please note that our response to your inquiry could be delayed. For a list of department phone numbers, visit the [Staff Directory on the City website](#).

Lisa Garrett

From: SUNSHINE <sunshinerpv@aol.com>
Sent: Friday, January 15, 2021 6:53 PM
To: CC; CityClerk
Cc: PC
Subject: Conditional Use Permit process and RPV CC Jan. 19, 2021 Agenda Items L and 2

Follow Up Flag: Flag for follow up
Flag Status: Completed

Dear Mr. Mayor, Council Members and Planning Commissioners,

I am writing in response to the NOTICE dated December 10, 2020, that the City's Planning Commission will be considering the granting of a Conditional Use Permit (CUP) for the City's request to allow site improvements at the Ladera Linda Park and Community Center. Although the Notice contains a lot of information about the proposal, it does not contain all of the information which a private developer would have had to provide.

I am strongly in support of requiring every City maintained facility to be designed and "vetted" to the same standards as are private facilities. This is not just a matter of being sure that the "entitlements" comply with City Codes and mitigate environmental impacts. Proposed private developments are scrutinized in relation to a plethora of City Council approved plans and policies.

The PV Preserve is a "theme park" without adequate infrastructure support because it has never been through the appropriate vetting process. Staff's Recommendations in Item L should have been done as a part of the acquisition of each of the properties which make up each of the Reserves and particularly the creation of the "Gateway Park" site. Staff's Recommendations do not create a public review of the solutions to the previous errors and omissions. Staff's Recommendations in Item 2 are expensive Band-Aids which may need to be reversed when all of the of the impacts on the community at large are reviewed, if ever.

The scheduled Public Hearing before the Planning Commission, on Ladera Linda, is premature and technically unnecessary. The "updates" of the RPV Official General Plan Land Use Map and the Official Zoning Map have not yet been presented for public review. They contain some needs for Council Policy decisions. I have not been able to get these discussions onto the Council's Study Session Agendas.

I have started a search for a list and DocumentCenter/View number for each of the "Plans" which Staff is supposed to be using to advise their current, administrative decision-making. The search is not going well. The Trails Network Plan is not the only one which seems to have gone missing. Do each of our parks now have their own Master Plan? Cory Linder promised to maintain the Parks Master Plan as a "living document". The Council recently approved an update of the Hazard Mitigation Plan and the Trails Network Plan is no longer referenced under infrastructure maintenance.

Putting a City proposed new facility (Ladera Linda) through the Conditional Use Permit process is a first. I am appalled that it is being done, and funded with tax payer dollars, because Staff has neglected to update the City's Zoning Map. I would prefer that Staff chose to request the funding

(Staff Time and/or Consultant fees) in order for all projects to take advantage of the efficiencies of joint projects particularly when they are proposed on the same piece of land.

January 19, 2021 is another opportunity for Council to reject Staff's incompetence and/or ulterior motives. I no longer care which it is. I just wish Council would make them stop. The Brown Act is being abused. Citizen input should come first. Notice the difference between who is listed as having drafted the original RPV General Plan and who is credited with producing the current one. Same goes for all of the "Plans" which I remember and can't seem to find on the City's web site.

Sincerely,

SUNSHINE

6 Limetree Lane

RPV, CA 90275

310-377-8761

sunshinerpv@aol.com

Lisa Garrett

From: Henry Jurgens <hjurgens@aol.com>
Sent: Friday, January 15, 2021 4:08 PM
To: PC
Subject: Planning Commission
Attachments: Planning Commission 2021.docx

Please see the attached comments for the January 26, 2021 Planning Commission Meeting.

Henry Jurgens
President
Los Serenos de Point Vicente

Sent from Mail for Windows 10

Planning Commission Meeting January 26, 2021

Re: Ladera Linda Park and Community Center Project

My name is Henry Jurgens and I am a resident of Rancho Palos Verdes. I am the President of Los Serenos de Point Vicente. This organization consists of approximately 115 volunteer docents that support the City of Rancho Palos Verdes' objectives for the Point Vicente Interpretive Center, its parks and trails with regard to the natural and cultural history of the Palos Verdes Peninsula. Los Serenos docents provide interpretive and educational services to the community and public by means of docent led tours, special events, workshops and classes.

The docents of Los Serenos support the Ladera Linda Park and Community Center Project. Specifically the docents support the multi-purpose meeting room with display cases. These display cases would house the Los Serenos collection of insects, butterflies, reptiles, birds, animals and Native American artifacts indigenous to the Palos Verdes Peninsula. I believe that no other public facility has a collection like this in the South Bay.

Historically, Los Serenos through a grant funded program by local corporations has brought 500-600 school children a year to Ladera Linda and the Forrestal Reserve to view the collection and hike the trails. The schools are primarily Title 1 schools and for many students this a first time experience. Without the multi-purpose room with display cases we would not be able to provide this educational and inspiring experience.

In closing I would like to reiterate that the docents of Los Serenos support the Ladera Linda Park and Community Center Project.

Lisa Garrett

From: Susan Sherwood <smsherwood@cox.net>
Sent: Friday, January 15, 2021 5:21 AM
To: PC
Subject: Fwd: Planning Commission, Ladera Linda Park redevepment

From: Rose Sherwood

Date: January 14, 2021 at 7:26:58 PM EST
To: smsherwood@cox.net
Subject: Planning Commission, Ladera Linda Park redevepment

At issue are two visions for the Park; staff's and the residents.

The Staff's vision is to provide a high number of opportunities encompassing physical, Educational and cultural programming, requiring a large facility with numerous programs and activities that to fill would require a large number of visitors from outside our community.

OUR VISION is to maintain a quality lifestyle that embraces open space, low density, reduced traffic, and above all security.

So where the Staff's design approach is MORE IS BETTER; ours is LESS IS BETTER.

As for parking, our solution is for combined limited parking in the park with no parking on Forrestal above or below the gate where the residential housing backs up to Forrest this solution has been working and we believe that it should be incorporated in the new design.

Finally, security, staffs format with open restrooms and breezeway is an open invitation for vandalism and crime.

Sincerely
Rose Sherwood
3618 Vigilance Dr.

Sent from my iPad

Sent from my iPad

Lisa Garrett

From: Diane Siegel <Sieglefood@yahoo.com>
Sent: Thursday, January 14, 2021 3:44 PM
To: Octavio Silva
Subject: Ladera Linda Community Center Project
Attachments: City of Rancho Palos Verdes Ladera Linda Project2.docx

Sent from Mail for Windows 10

City of Rancho Palos Verdes

January 14, 2021

Planning Commission

Regarding: Ladera Linda Community Center Project

As homeowners in this community for the last 25 years, we are deeply concerned about the proposed Ladera Linda Project. When the upper soccer fields were completed by the Palos Verdes School District, SIGNIFICANT TRAFFIC AND EXHAUST FUMES were added to Forrestal Drive. On soccer weekends, we had to close our windows to keep the exhaust out. Additionally, vandalism and the crime rate went up in Ladera Linda and surrounding communities. All this occurred with little regard for the welfare of the residents of this community.

Now, we understand that this oversized development, which includes a museum and an amphitheater, will require additional parking, further increasing the TRAFFIC AND EXHAUST FUMES on Forrestal Drive. The additional autos attracted by a museum and amphitheater, when added to the current number of vehicles from hikers and soccer players, would force vehicles to park on nearby residential streets. This will exacerbate the preexisting problems of the community. This development will further impact the residents of this community to their detriment.

We urge the Planning Commission to Table the Project until the following issues are resolved:

- Increased traffic on Forrestal Drive
- Increased air pollution on Forrestal Drive from automobile traffic
- Increased parking on Ladera Linda community streets of unknown vehicles
- Increased traffic at PV Drive South and Forrestal Drive intersection. The time for a traffic signal to be installed is PAST DUE.

There is an opportunity for the City of Rancho Palos Verdes Planning Commission to listen to the local community, the stakeholders for this project. If our concerns are ignored, significant damage to community relations will result.

Sincerely,

Frederick W. and Diane Siegel

32241 Searaven Drive

Rancho Palos Verdes Ca. 90275

Lisa Garrett

From: Susan GW <nasus-gw@sbcglobal.net>
Sent: Thursday, January 14, 2021 7:35 AM
To: Ken Rukavina; Octavio Silva; matw@rpvca.gov; Katie Lozano
Subject: Ladera Linda - new plans for community building

I wish to commend the city staff and council for all the hard work on re-imagining the use of the Ladera Linda Community Center.

I write as a resident of Ladera Linda in strong support of the project.

Residents who moved into this community with good fortune in the 1960s enjoyed a school for their children to attend classes. Many of these residents complain about the noise of cars using hiking trails, which in no way can approach normal vehicular traffic for a school with buses and screaming children five days a week. I find this baffling. I believe the parking immediately adjacent to homes has been well addressed.

I believe today's children - and adults - deserve to have this asset provide a meeting place and resources to the community. New homeowners are paying well over \$1 Million for their homes and receiving far less service than the original homeowners whose homes were purchased for \$35,000 - a price families were only willing to pay provided a school was made available. Current residents have reason to request and expect more services, not fewer. I do not have children, but I do feel concerned that we have reduced benefits for families and the community rather than increasing them.

Thank you for investing time and energy into a new plan for the city's collective use.

I believe the city's ability to provide immediate enforcement of all park rules is a very important part of executing the plan and gaining the community's confidence.

Susan Wilcox

Sent from my iPhone

Lisa Garrett

From: Pauline Funiciello <pfuni76@gmail.com>
Sent: Wednesday, January 13, 2021 12:35 PM
To: Octavio Silva
Cc: CC; Anthony Funiciello
Subject: Ladera Linda Park CONDITIONAL USE PERMIT (CASE NO. PLCU2020-0007)

Pauline Funiciello

3578 Vigilance Drive
Rancho Palos Verdes, CA 90275

January 13, 2021

Octavio Silva
Rancho Palos Verdes, CA

Dear Mr. Silva,

I am writing to you in reference to the Ladera Linda Park CONDITIONAL USE PERMIT (CASE NO. PLCU2020-0007).

I am a concerned resident of the Ladera Linda neighborhood. Opening up Forrestal Drive would lead to more traffic and overcrowding in our community. I am uneasy about the amount of people that would be visiting our neighborhood. There would be a significant increase in the amount of people, pollution, traffic, and trash that will be left behind, and this goes against the very nature of the Preserve. Just this morning on my walk by the Preserve I saw 3 disposable masks that were left on the trails.

I also see the potential security issues involved with allowing more people to access the neighborhood and Preserve.

I would like to strongly voice my dissent to the present proposed plan.

Sincerely,

Pauline Funiciello

Lisa Garrett

From: Jennifer Daniel <jdanieldesigns@aol.com>
Sent: Wednesday, January 13, 2021 9:51 AM
To: Octavio Silva
Cc:
Subject: Redevelopment Ladera Linda Park

Follow Up Flag: Flag for follow up
Flag Status: Completed

Dear Octavio,

This letter is in reference to the redevelopment of LL park. While we all agree that the old school/park area is in need of redevelopment, the community is not in agreement on the revised plan. We as a community have spoke out in displeasure for the increased footprint and usage for the park.

This community does not want to see our neighborhood turn into a Del Cerro park. We do not believe that spending tax payer dollars for a discovery room that is only used 12x per year, amphitheater or a 7300 sq. ft glass structure is a wise use of tax payer dollars that could be better used on other projects.

This park should be viewed as a neighborhood park - not a destination for tourism. Your revised design is not compatible with our neighborhood.

Question for you, the other city council members and planning commission - have you ever visited our neighborhood during one of the 200 plus car AYSO events? on the weekend? have you ever tried to get out onto Forrestal/ PV dr, south from our neighborhood? Have you experienced the speed in which the cars drive down Forrestal? Attempted to cross the street? Have you seen the trash left behind? not to mention the increased element of crime and vandalism. Would you want this kind of a park in your neighborhood?

Our vision is to maintain a quality of lifestyle that embraces open space, low density, reduced traffic, tranquility, and above all security.

Bottom line - Less is better!

Thank you for your time and consideration.
Long time homeowners,

Jennifer and Chris Daniel

Lisa Garrett

From: William Schurmer <sbschurm@yahoo.com>
Sent: Monday, January 11, 2021 1:11 PM
To: PC
Subject: Fwd: Ladera Linda Park

Sent from Bill's iPhone

Begin forwarded message:

From: William Schurmer <sbschurm@yahoo.com>
Date: January 11, 2021 at 1:04:50 PM PST
To: Planning Comission <pc@rpv.gov>
Subject: Fwd: Ladera Linda Park

Begin forwarded message:

From: William Schurmer <sbschurm@yahoo.com>
Date: January 11, 2021 at 12:58:02 PM PST
To: Planning Comission <octavios@rpvca.com>
Subject: Ladera Linda Park

Dear Planning Comission Members,
Re: Conditional Use Permit #PLCU2020-0007

If be brief. By now you have received (or will receive) a number of emails describing in detail the reasons for the, I might say vehement, reaction from the local community, to the Ladera Park as designed(submitted). In the interest of duplication, I will only state that I totally agree.

I have been involved with this project for at least five years. I have spoken at the early workshops as well as numerous City Council meetings, opposing to the plan as constructed. In that time citizens have presented compelling reasons why they fear overcrowding by visitors due to the existence of this planned new "attraction" in a negative to local residents, as well as the community in general.

We have presented, begged and even groveled to make our points, much of which has gone unheeded. Eventually, during this process, we designed and distributed a survey to our Ladera Linda residents which resulted in a nearly unified response that, shall I say, "smaller is better". The risk at attracting more visitors than we can barely accommodate at this time was the feedback theme throughout (as stated again to emphasize this key point).

I ask that when you deliberate this agenda item, you keep in mind, that involved folks don't spend countless hours of their time and unbelievable effort opposing something

Lisa Garrett

From: patricia stenehjem <patsyanntoo@yahoo.com>
Sent: Tuesday, January 12, 2021 9:59 AM
To: Octavio Silva; Eric Alegria; David Bradley; John Cruikshank; Barbara Ferraro; Ken Dyda; David Chura; Julie Hamill; William James; Gordon Leon; Stephen Perestam; Lan Saadatnejadi; Ron Santarosa
Subject: Ladera Linda Park

Dear Mr. Silva, Rancho Palos Verdes Council Members, and Planning Commission Members,

I am a resident of the Ladera Linda community, and am opposed to the Ladera Linda Park project as it currently is being planned. A glass structure, or a structure incorporating a great deal of glass would, in my opinion, be a hazard in the area. Glare and reflection from the sun would affect any resident's homes within view of it, and I wonder if the reflective properties of the glass could even be a fire hazard in our fire-prone area. Also, for security reasons, having one entrance to the building would make more sense. A low key, low profile building would be better suited to the area.

Smaller is better! We are a small, quiet neighborhood with only one road in and out; a larger facility would bring more traffic, as well as accompanying noise, trash, and very likely, crime.

I have noticed increased traffic into the park on my evening walks along Forrestal Drive; many cars seem to be doing a reconnaissance of the park, driving in & right back out again, even though there is parking available.

As far as parking is concerned, the park parking lot would be best for Preserve parking; please do NOT open Forrestal Dr. to parking. Lights from cars driving south on Forrestal already shine onto my bedroom sliding doors; it would be horrendous if more cars were allowed access to Forrestal. Trash and noise have been much reduced since the Forrestal curbs were painted red; please do not reopen our main access and egress street to more parking again!

Sincerely,
Patricia Stenehjem
32215 Searaven Drive

Lisa Garrett

From: Herb Stark <pt17stearman@gmail.com>
Sent: Sunday, January 17, 2021 11:42 AM
To: Octavio Silva
Cc: CC
Subject: Ladera Linda CONDITIONAL USE PERMIT (CASE NO. PLCU2020-0007)

I am recommending that the Planning Commission reject the proposed conditional use permit for Ladera Linda Park. Staff has constantly taken the position that the preserve and park should be treated separately. Unfortunately this is patently wrong. Even the City's website amenities for the preserve describe the use of the park's facilities.

Public Amenities: Restrooms, Drinking Fountain, Adjacent Picnic Area - Ladera Linda Park, Parking Lot Ladera Linda Park

Staff proposed Park hours are not compatible with the preserve hours and therefore forces the preserve visitors to park on Forrestal and in the residential areas. Preserve visitors start to arrive as early as 5 am when the park and preserve are closed.

Present preserve hours are 1 Hour before sunrise to 1 hour after sunset

Sunrise in January of 2021 is about 7:20 am so the preserve is open around 6:20 am

Staff's proposals for park hours are as follows:

| Park Hours: | Mon-Fri Hours: | Sat-Sun |
|-------------|----------------|----------------|
| Current | 12 p.m.-5 p.m. | 10 a.m.-5 p.m. |
| Proposed | 8 a.m.- dusk | 8 a.m.- dusk |

Ladera Linda Park is embedded in a residential neighborhood. Neither the park nor the entrance to the preserve should be opened before 8 am and be closed not later than sundown. But above all the hours should be the same. Unless this is done visitors to the preserve will be forced to park in the residential areas at all hours of the day or night.

Herb Stark
Ladera Linda Resident
310-541-6646

Lisa Garrett

From: Judy Hildebrand <judbabe7@gmail.com>
Sent: Sunday, January 17, 2021 2:59 PM
To: CC; PC; Cory Linder; Ara Mihranian; Donald Bell; Mickey Rodich <mickeyrodich@gmail.com>; Diane Mills; Sylvia Maciá Shafiezadeh; Hummel Ed; Aelony Yossef; Susan Wilcox; Herb Stark; Judy Hildebrand; bjhilde2@gmail.com
Subject: Ladera Linda Park

Planning Commission Members,

Please consider having the architect make some changes at the Ladera Linda Community Center. What we are asking for is a smaller building of conventional design without a museum and amphitheater. The facility should be designed like Hesse Park and PVIC and should support the local residents, not the whole South Bay.

The building should be a community room that would accommodate community functions. The bathrooms should have a layout similar to Hesse Park and not be open bathrooms and trough sinks.

The roof should have a slight pitch and not be flat or have grass on it.

Parking for the preserve should be contained within the park property and not on Forrestal.

Please consider that Ladera Linda is a neighborhood park.

Thank you,

Judy Hildebrand

Ladera Linda Board Member

Lisa Garrett

From: Daniel Sears <kwldan@yahoo.com>
Sent: Sunday, January 17, 2021 3:53 PM
To: Planning
Subject: Ladera Linda Project

To Whom It May Concern,

I am contacting you to express my support of the Ladera Linda Park Project. I believe that this project is long overdue. As a mother of two kids who go to school, participate in park community activities such as sports and Scouts, and enjoy the park, our family would benefit from the updates and improvements proposed. In this scary time of COVID-19, where community has been sacrificed for safety, I believe that it is important for us to show our kids that community is important by investing in this park. Please do the right thing and vote to invest in our community.

Thank you,

Kristin Leidig Sears
RPV resident/home owner

Sent from my iPad

Lisa Garrett

From: Paul Funk <pfunky@dslextreme.com>
Sent: Sunday, January 17, 2021 4:00 PM
To: PC
Cc: Octavio Silva
Subject: COMMENTS on Ladera Linda Park Master Plan for January 26 PC Meeting
Attachments: 2021-01-16 Letter to RPV Planning Comission on retaining the Discovery Room.docx; IMGP3083.JPG; Discovery Room 1 at Ladera Linda Community Center.jpg; Discovery Room 2 at Ladera Linda Community Center.jpg; Discovery Room 3 at Ladera Linda Community Center.jpg; IMGP3084.JPG; IMGP3085.JPG; IMGP3086.JPG; IMGP3087.JPG

Hello, Planning Commission members. I am Paul Funk, a Docent with Los Serenos de Point Vicente. Please see the attached comment letter and pictures of the Discovery Room.

I will be asking to speak at your Planning Commission meeting on January 26.

Thank you.

PAUL FUNK
Docent, Los Serenos de Point Vicente

January 16, 2021

Planning Commission
City of Rancho Palos Verdes
Rancho Palos Verdes, CA

Dear Commission Members:

I am a hiking Docent with Los Serenos de Point Vicente. Over the past 5 years I have led over 50 hiking tours of the Forrestal Nature Preserve and the Discovery Room.

This area and the Discovery Room are such a wonderful resource for teaching children and adults about the natural and human history of our community, as well as showing them the wildlife, plants and geologic specimens up close and personal. It's one thing to explain with words what the Palos Verdes Blue Butterfly looks like, but to see actual specimens in the butterfly collection in the Discovery Room is much more meaningful to everyone. To see the look of wonder on their faces when they touch the artifacts is very rewarding. The feedback we get from teachers following our field trips always mention how wonderful the Discovery Room was.

Our collection of fossils, different kinds of rocks, shells, bird's nests, animal and bird taxidermy, Tongva Native American artifacts, and many other exhibits is always the highlight of a field trip to Forrestal Nature Preserve. The visual experience is much more memorable than just explaining these things with words.

Over the years the collections have grown and we believe it would not fit in just a couple of display cases in the corridor. We believe that visitors and students would find the entire collection interesting. To do that, we would require at least the wall space in a room, or a dedicated Discovery Room. If the decision is to make the room multi-purpose, we would be amenable to that plan, providing that enough space would be provided on the perimeter of the room to house the entire existing collection of priceless local artifacts, and some storage space be provided for securing valuable items we would take out when the school tours come.

I would be glad to speak at one of your upcoming Planning Commission meetings about retaining the priceless resource of the Discovery Room.

Sincerely,

PAUL FUNK
Docent, Los Serenos de Point Vicente

Discovery
Room

D



250







Lisa Garrett

From: Paul Funk <pfunky@dslextreme.com>
Sent: Sunday, January 17, 2021 4:00 PM
To: PC
Cc: Octavio Silva
Subject: COMMENTS on Ladera Linda Park Master Plan for January 26 PC Meeting
Attachments: 2021-01-16 Letter to RPV Planning Comission on retaining the Discovery Room.docx; IMGP3083.JPG; Discovery Room 1 at Ladera Linda Community Center.jpg; Discovery Room 2 at Ladera Linda Community Center.jpg; Discovery Room 3 at Ladera Linda Community Center.jpg; IMGP3084.JPG; IMGP3085.JPG; IMGP3086.JPG; IMGP3087.JPG

Hello, Planning Commission members. I am Paul Funk, a Docent with Los Serenos de Point Vicente. Please see the attached comment letter and pictures of the Discovery Room.

I will be asking to speak at your Planning Commission meeting on January 26.

Thank you.

PAUL FUNK
Docent, Los Serenos de Point Vicente

Lisa Garrett

From: Barry Hildebrand <bjhilde2@gmail.com>
Sent: Sunday, January 17, 2021 5:23 PM
To: PC; CC; Mickey Rodich <mickeyrodich@gmail.com>; Barry Hildebrand; Herb Stark; Donald Bell; dianebmills@gmail.com; Ara Mihranian; Cory Linder
Subject: critique of latest Ladera Linda Park Design

Follow Up Flag: Flag for follow up
Flag Status: Completed

Ladies and gentlemen:

What follows are some constructive comments for your use in evaluating the design status of LLP It is given in the hope of steering the architect in the correct direction (Note: It appears to me that the architect-train went off the tracks with some of his interpretations of design features) The current design really misses the mark that the LL community strove to impart during several public meetings.

Observation #1. The building is overly long; It reminds one of a tribal meeting hall that many American Indian tribes used when necessary to hold a meeting. Another building of the same style is the FRENCH MARKET in New Orleans where local farmers come to sell the crops that they have grown. We don't plan to do that either. How about a more conventional structure.

Observation #2

Glass wall around the perimeter is a clear "no-no" . .

Observation #3

Flat or grassy roof. This isn't Scandanavia or England ditto for solar panels, that is unless you want neighbors complaining about reflected sunlight!

Observation #4

Car traffic is going to get ridiculous. AYSO getting to/from soccer fields homeowners driving to/from places of work, It seems rather intuitive that a traffic signal will be required at Forrtstall/PVSD

Thanks for listening

Barry Hildebrand (310) 377-0051.

Lisa Garrett

From: Benoit Hochedez <hochedez@gmail.com>
Sent: Sunday, January 17, 2021 10:34 PM
To: Octavio Silva
Subject: Re: Support for Ladera Linda Park Master Plan

Hello Octavio,

I made a small edit to my letter. Please use this corrected version for the official record. Thank you.

Dear Members of the Planning Commission,

We are expressing our support for approval of **MAJOR GRADING PERMIT, SITE PLAN REVIEW, VARIANCE AND CONDITIONAL USE PERMIT (CASE NO. PLCU2020-0007)**.

6 years ago, the City Council approved a Master Plan recommending a new community center at Ladera Linda, with strong support from the community.

It's January 2021 and the new community center, which has now been approved by many past and present city council members, is still getting debated! It's astounding, not only given the derelict state of the current park but because this is the only park and community center on that side of the hill.

The debates over the size of the building, the parking, the security of the park have been held. The arguments addressed. And, if a minority will certainly keep fighting against the new park, the large majority of the community now assumes the construction of the new park is well underway.

The architecture firm Johnson Favaro along with the help of the city staff have designed a great new community park while taking into account the hopes and fears of the local community and the previous recommendations from the city council.

This plan, which has been approved by the city council over a year ago, struck a great compromise with those who were against a new park. Here is a recap of the past issues that were debated over two years ago:

- *The views and park will attract "outsiders".* We have heard that many times throughout this project. "The park should not be too nice", "the views should be hidden", etc. This is such an irrational fear. Any "outsider" coming to this part of the city to admire "our" views would be better off going to Trump or Terranea: larger parking, picnic tables, better trails, better views, whale sighting, the possibility to walk down to the beach, to have lunch or dinner (at Terranea), etc. Robert E. Ryan park has great views and has always been a quiet park even on the weekends. Same with Point Vincente.
- *Traffic and use.* Ladera Linda used to be a school for many years. The current plan would actually be less traffic and less noise. We have to compare the projected future use of the new park with what this park was meant to be in the first place, not with the use of a derelict park that no one could use. The other issues can be addressed in due time with proper traffic control and use policies.
- *This is a "neighborhood park" and as such, it should only serve the directly adjacent communities.* This park is the only community park on the south-east side of the hill, serving more or less the same

community as the Mira Catalina school, from Seaview to Miraleste. Most of the Mira Cat parents would tell you that they'd usually rather meet at Bogdanovich (a San Pedro park) than at the Ladera Linda park, which might be closer but has absolutely nothing to offer to parents and their children. This is a great opportunity to change that. And we would love to see a place where elders taking local classes can interact with children playing nearby on the playgrounds.

- *The building is too large for a “neighborhood park”.* We are already talking about a project that has been reduced to its essence: 2 classrooms, 1 meeting room, and 1 MPR! The proposed building is smaller than anything proposed before, and, more importantly, a lot smaller than the actual structures. Moreover, it is streamlined and integrates beautifully within the landscape. Talking to our elderly neighbors who have been here since the 70s, most of them tell us that this park used to be a lot busier, lively, and was more meaningful to the community. The current use of a long-outdated and deprecated structure should not dictate the future of a new, updated, and more appealing structure. This park is an opportunity to offer activities locally, so people (elders, parents with children, etc.) won't have to drive all the way around or down the hill (30mn each way). RPV must see further than the near future and work to bring facilities that will outlast many of us and benefit us, our children, and our grandchildren.
- *Nature Preserve Parking.* The nature preserve parking is a real and important issue for the Ladera Linda neighborhood but it is a separate issue with potential solutions outside of the park. The park should not become the preserve parking. It's a park and not a parking lot.

It's time for the city to look ahead and build facilities for the next 30-40 years, on par with the rising cost of houses (and property taxes) on the hill. Ladera Linda is the only city asset on this side of RPV and deserves to be a great park and facility for the local community, from Seaview to Miraleste. With this project from Johnson Favoro, we believe we can have a lively community center with classes, neighborhood gatherings, children's playgrounds, useable basketball courts, and... maybe a closer city council.

Thank you for your consideration of this matter.

Regards,
Benoit Hochedez and Kaylee Hong
3505 Coolheights Dr
RPV, CA 90275

On Mon, Jan 18, 2021 at 10:31 AM Benoit Hochedez <hochedez@gmail.com> wrote:
Dear Members of the Planning Commission,

We are expressing our support for approval of Item 4 (2nd Amendment of Professional Services Agreement with Johnson Favaro (JF) for the Ladera Linda Park Master Plan) and Item 5 (Resolution Authorizing the Submittal of Grant to obtain funds for the paths, walkways, and landscaping associated with the Ladera Linda Park Master Plan Project).

6 years ago, the City Council approved a Master Plan recommending a new community center at Ladera Linda, with strong support from the community.

It's January 2021 and the new community center, which has now been approved by many past and presents city council members, is still getting debated! It's astounding, not only given the derelict state of the current park but because this is the only park and community center on that side of the hill.

The debates over the size of the building, the parking, the security of the park have been held. The arguments addressed. And, if a minority will certainly keep fighting against the new park, the large majority of the community now assumes the construction of the new park is well underway.

The architecture firm Johnson Favaro along with the help of the city staff have designed a great new community park while taking into account the hopes and fears of the local community and the previous recommendations from the city council.

This plan, which has been approved by the city council over a year ago, struck a great compromise with those who were against a new park. Here is a recap of the past issues that were debated over two years ago:

- *The views and park will attract “outsiders”.* We have heard that many times throughout this project. “The park should not be too nice”, “the views should be hidden”, etc. This is such an irrational fear. Any “outsider” coming to this part of the city to admire “our” views would be better off going to Trump or Terranea: larger parking, picnic tables, better trails, better views, whale sighting, the possibility to walk down to the beach, to have lunch or dinner (at Terranea), etc. Robert E. Ryan park has great views and has always been a quiet park even on the weekends. Same with Point Vincente.
- *Traffic and use.* Ladera Linda used to be a school for many years. The current plan would actually be less traffic and less noise. We have to compare the projected future use of the new park with what this park was meant to be in the first place, not with the use of a derelict park that no one could use. The other issues can be addressed in due time with proper traffic control and use policies.
- *This is a “neighborhood park” and as such, it should only serve the directly adjacent communities.* This park is the only community park on the south-east side of the hill, serving more or less the same community as the Mira Catalina school, from Seaview to Miraleste. Most of the Mira Cat parents would tell you that they’d usually rather meet at Bogdanovich (a San Pedro park) than at the Ladera Linda park, which might be closer but has absolutely nothing to offer to parents and their children. This is a great opportunity to change that. And we would love to see a place where elders taking local classes can interact with children playing nearby on the playgrounds.
- *The building is too large for a “neighborhood park”.* We are already talking about a project that has been reduced to its essence: 2 classrooms, 1 meeting room, and 1 MPR! The proposed building is smaller than anything proposed before, and, more importantly, a lot smaller than the actual structures. Moreover, it is streamlined and integrates beautifully within the landscape. Talking to our elderly neighbors who have been here since the 70s, most of them tell us that this park used to be a lot busier, lively, and was more meaningful to the community. The current use of a long-outdated and deprecated structure should not dictate the future of a new, updated, and more appealing structure. This park is an opportunity to offer activities locally, so people (elders, parents with children, etc.) won’t have to drive all the way around or down the hill (30mn each way). RPV must see further than the near future and work to bring facilities that will outlast many of us and benefit us, our children, and our grandchildren.
- *Nature Preserve Parking.* The nature preserve parking is a real and important issue for the Ladera Linda neighborhood but it is a separate issue with potential solutions outside of the park. The park should not become the preserve parking. It’s a park and not a parking lot.

It's time for the city to look ahead and build facilities for the next 30-40 years, on par with the rising cost of houses (and property taxes) on the hill. Ladera Linda is the only city asset on this side of RPV and deserves to be a great park and facility for the local community, from Seaview to Miraleste. With this project from Johnson Favaro, we believe we can have a lively community center with classes, neighborhood gatherings, children's playgrounds, useable basketball courts, and... maybe a closer city council.

Thank you for your consideration of this matter.

Regards,
Benoit Hochedez and Kaylee Hong
3505 Coolheights Dr
RPV, CA 90275

Lisa Garrett

From: Yvetta Williams <yvetta2@gmail.com>
Sent: Sunday, January 17, 2021 8:30 PM
To: Octavio Silva
Cc: PC
Subject: New project at Ladera Linda

I am in favor of the proposed project which should be for our whole community. The design which blends with the surrounding area is wonderful and also respects the neighbors. Please don't make the Community Center any smaller, and especially the Discovery Room. It's already been reduced too much in my opinion and having a few display cases in the hallway is not the same and is disrespectful to the collection. If there are any recommendations the Planning Commission should still approve the Project and the City Council can make final changes during the preparation of the final construction drawings.

The Discovery Room is in a perfect location to work with the Land Conservancy and add to their program also. Ladera Linda nature center could be the perfect introduction to the Forestal Preserve which is above the Ladera Linda site . The Discovery Room displays could teach what to look for in the nature preserve. The irreplaceable nature items in the discovery room would show the people what to look for on the trails. A flyer or sign could be connected to complement the hike on the trails.

It took a lifetime to get the displays and knowledge of the items on display, which are unique to the Palos Verdes Peninsula. Every part of nature is important and all a part of the whole. The flowers need the insects for pollination. The butterfly and moth larva have only a very select choice of plants they can use to eat and become an adult. Without the ground squirrels and gophers the soil will not be good. The raptors will not have food, These critters need a safe place to live as well as all of the birds and animals. NATURE NEEDS TO BE RESPECTED!

The PVIC storage room at Ladera Linda is a much needed area. There are irreplaceable items, a collection of local shells, CA_LAN items (fossils etc.) that have to be kept. Native American items from the area. PVIC used this room as a workshop to assemble the whale, and get displays ready for exhibit. Storage and work areas are in very short supply in RPV. Much needed spaces!!!! Plan for working and storage areas in all projects please. A good beginning !!!

PLEASE find another school or building that has an empty room that the Discovery Room can be moved into until the New Building is built. If it gets put in boxes it could well be lost or forgotten.

Yvetta Williams

Lisa Garrett

From: Donald Bell <dwbrpv@gmail.com>
Sent: Sunday, January 17, 2021 9:10 PM
To: Octavio Silva; PC; CC; Ara Mihranian; Ken Rukavina; PublicWorks; Ramzi Awwad; Parks; Cory Linder
Cc: Home Bell
Subject: Conditional Use Permit (Case No. PLCU2020-0007)

Respectfully submitted to RPV City Leadership:

Is the ongoing lack of neighborhood acceptance of the P&R concept for a Ladera Linda Community Center due to the project being managed in the wrong city department? P&R seems more than challenged now by its Open Space management of multiple community social media visitation crises.

Is the Ladera Linda Park Project starting to be the RPV "Bullet Train" debacle? Here is a project years in existence asking to be given the green light with no hard cost estimates, no defined funding source, no actual need for the number of rooms or building size, no cooperation with the intended neighborhood users and no experienced capital improvement project staff management.

Maybe another department can agree to an economic approach by doing a partial demolition, revision to three remaining buildings and support their rehabilitation as well as limited grading and offer millions in potential savings? Doesn't fiscal responsibility call out for at least a Plan B similar to a "Less is More" concept to be evaluated? The neighborhood overwhelmingly desires a small, simple neighborhood park.

What department designed and managed the McTaggart Hall building at Hesse Park? Maybe the Ladera Linda Project will be better handled by Public Works or CCD staff? Replicating a modified McTaggart design using an experienced team may be acceptable to the neighborhood. And it offers the savings of partial construction plans. Should this be evaluated as a Plan C?

Is the Ladera Linda Project being evaluated and included in future plans by IMAC and the Finance Advisory Committee? How much is budgeted? Can the Park as now promoted by P&R be afforded?

Does it make sense to plan for demolition of the entire site before the final budget and funding of the project is determined? The current approach seems to be backward! At minimum consider a Plan D which is to stop all present money flow and start over on a logical approach with guidance from a coordinated CITY Leadership. Please reject the CUP approval and return the entire project to the present City Council for review.

Don Bell

Lisa Garrett

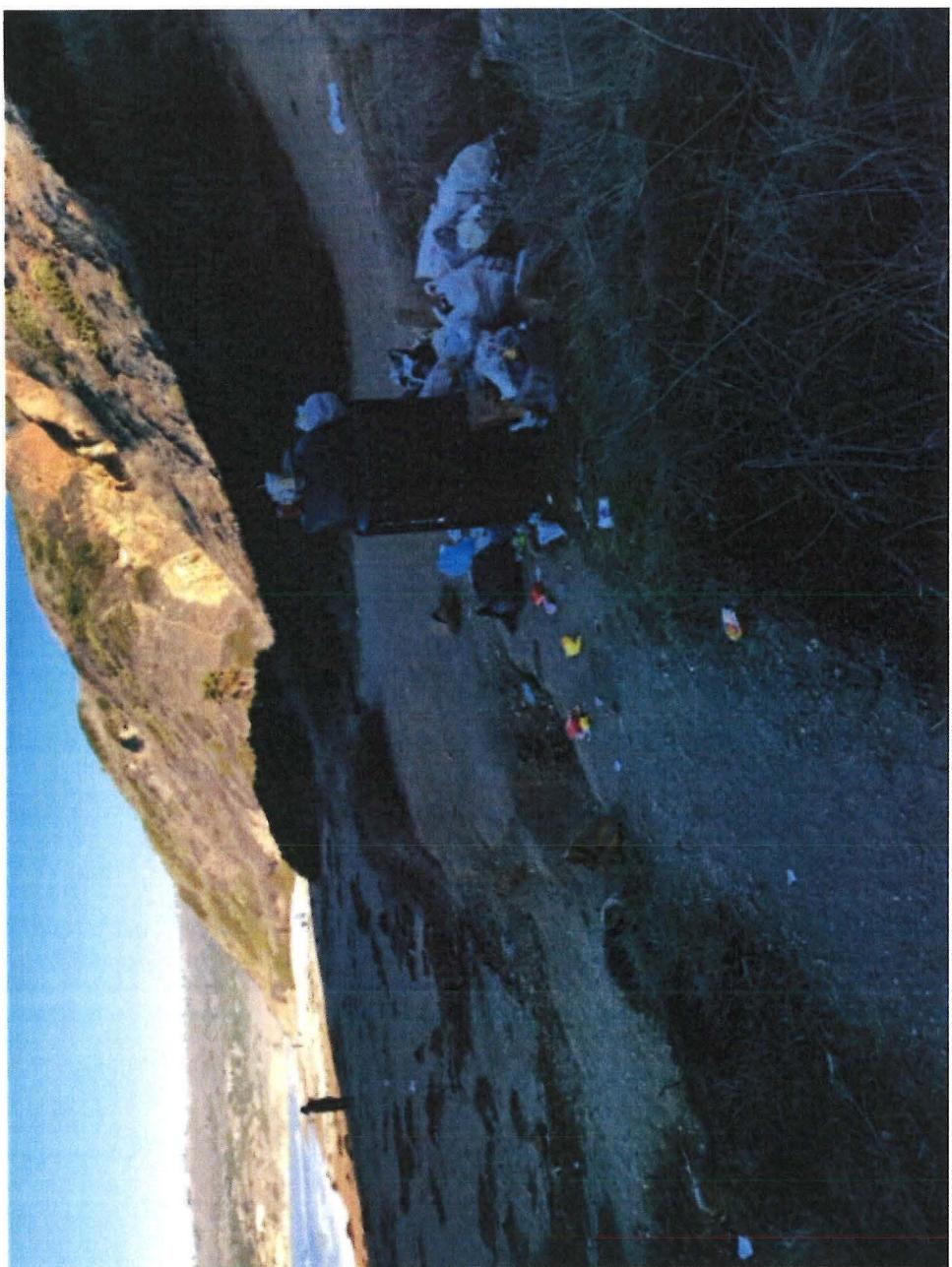
From: PHIL SPINOSA <pspinosa@cox.net>
Sent: Monday, January 18, 2021 8:03 AM
To: Octavio Silva
Cc:
Subject: Ladera Linda

Hello I want to issue my concerns with the Ladera Linda potential changes. I see many issues with traffic, security and incompatibility in the community. I have noticed an increase in traffic and I have been a victim of criminal activity recently and I know this will only get worse with increased activity. Sincerely, Phil & Paula Spinosa

Lisa Garrett

From: Bill Foster <billfost541@gmail.com>
Sent: Monday, January 18, 2021 9:13 AM
To: Octavio Silva
Cc: martycrna@gmail.com
Subject: Re: Ladera Linda park
Attachments: image0.jpeg; ATT00001.txt

This is what we have to contend with all the time. .Yep let's build and attract more of it.



Lisa Garrett

From: Sallie Reeves <salliereeves71@gmail.com>
Sent: Monday, January 18, 2021 9:30 AM
To: PC
Cc: Octavio Silva
Subject: Comments for Planning Commission Meeting 1/26/21 re Ladera Linda

From: Sallie Reeves
Sent: Monday, January 18, 2022

Dear Members of the Planning Commission,

I would like to speak for the retention of the Discovery Room in the Master Plan for the renovation project at Ladera Linda. Although a room only dedicated to the displays that currently exist in the Discovery Room would be ideal, the hybrid design may be a reasonable compromise if it allows adequate viewing room for children. As an aside, this is an amazing collection of artifacts that will interest adults as well.

My name is Sallie Reeves. I am a hike leader with considerable experience. I most recently held the position of First Vice President of Los Serenos de Point Vicente. I'm a former teacher and retired from education as a school psychologist. There are many former educators among the volunteer docents. We all go through an extensive and thorough training prior to becoming docents. However, some of the best teachers among us have no formal training in education. Suffice it to say, those of us who work with children on tours do so because we love being able to introduce the world of nature and local history to them. Many of the children that come to Ladera Linda for the Forrestal Reserve hike and field trip have never seen the ocean or taken a hike. Imagine watching their eyes light up when you hand them a rock with a fossil in it, show off our extensive butterfly collection, allow them to handle pelts of indigenous animals or point out the rattlesnake skin just to mention a few. Experienced educators will tell you that children benefit most from being able to use all of their senses for learning. The Discovery Room is a starting point for that exciting world of learning. As the children explore, they are touching, smelling, examining, imagining and most importantly, asking questions! We know from the responses from teachers accompanying the children that the Discovery Room is a highlight of their field trip.

The docents strongly support being able to retain this unique gem, the Discovery Room, even as a hybrid room, that serves as an inspiration for children and adults alike!

Sincerely,

Sallie Reeves

Lisa Garrett

From: steve Carlsen <surfsupsteve@gmail.com>
Sent: Monday, January 18, 2021 9:39 AM
To: Octavio Silva
Subject: Ladera Linda

Dear Ranch Palos Verdes Planning Commission,

I am adamantly opposed to the plans to expand development of the Ladera Linda Community Center.

Right now only the residents on Pirate and Seaview are being impacted but if we allow staff to prevail we will all be impacted.

If you think it is hard to make a left turn onto PV Drive South now wait until 200 cars are running up and down Forrestal looking for a parking space making it very difficult to enter and exit the neighborhood safely. Even now visitors constantly speed down Forrestal, double park, making U-turns at Pirate and Forrestal, and have been even seen parking in the red.

What we are asking is for a smaller building of conventional design without a museum and amphitheater. The facility would be designed for security, Hesse Park and the PVIC, and would support the local residents and not the whole South Bay. The building would contain a community room that would accommodate community functions but not serve as a rental enterprise for the city.

Parking for the preserve should be contained within the park property and be limited to prevent excessive traffic on Forrestal. There should be no Preserve parking permitted on Forrestal above the gate and below the gate where cars can park backing up against residential homes.

Thank you for your consideration of my adamant opinions as a long time Ladera Linda Resident.

Steve Carlsen

Sent from my iPad

Lisa Garrett

From: Hans M Bozler <hbozler@usc.edu>
Sent: Monday, January 18, 2021 10:22 AM
To: PC; Octavio Silva; David Chura; Julie Hamill; William James; Gordon Leon; Stephen Perestam; Lan Saadatnejadi; Ron Santarosa
Cc: David Bradley; Ken Dyda; John Cruikshank; Eric Alegria; Barbara Ferraro; Dianne Bozler
Subject: Ladera Linda Park Project

To Rancho Palos Verdes Planning Commission and City Council

From: Hans and Dianne Bozler, 3521 Coolheights Drive

We are writing to support the continuation to completion of the Ladera Linda Park Project. We are longtime residents of Rancho Palos Verdes and make substantial use of the trails and grounds in the Park. Recently we reviewed the plan that has already been approved. The proposed plan is modest, efficient, and still makes substantially better use of the space.

Developing a viable resource at Ladera Linda park is overdue and welcome.

Lisa Garrett

From: James Hevener <jhevener@cox.net>
Sent: Monday, January 18, 2021 11:14 AM
To: PC
Cc: Octavio Silva; Matt Waters; Ara Mihranian; CC
Subject: Mediterrania HOA Newsletter & Use Chart
Attachments: MHOA Newsletter january2021-01-07 draft.pdf; Useage Chart LL compare other parks.docx

Dear Members of the Planning Commission (and City Council):

Please see the Article on Page 2 of the Mediterrania HOA Member Newsletter regarding the Ladera Linda Park Project. Please also find attached the use policy chart from the Staff Report considered by Council when Council approved the Plan and design in 2019.

In January of this year, the MHOA Board voted unanimously to support the current Ladera Linda Park Project Plan and Design and to request that (1) the Planning Commission approve the requested entitlements; and (2) that the Planning Commission recommend the adoption of use policies consistent with Hesse Park (as Hesse serves a similar function and also is directly adjacent to residential neighborhoods).

Mediterrania has over 250 separate residences and is directly connected to the Ladera Linda Park via the Pirate Trail.

The Ladera Linda Park and Community Center have been used for decades by our HOA for meetings and by our residents for recreation, classes and meetings. Ladera Linda is in fact the only City Park and City facility with meeting and classroom space in the South/East side of the City and a key resource for our neighborhood and others in this general area.

In 2018, Mediterrania was determined by the City Council to be one of the four neighborhoods in the direct vicinity of the Ladera Linda Park to be considered key stakeholders in the design process. Representatives of our HOA have provided direct input into the process at every stage in an attempt to reach a compromise with adjacent LLHOA residents, including the unanimous recommendation to hire the design firm of Johnson Favarro (also supported by the representative of the LLHOA).

Over the years dozens of our MHOA neighbors have attended workshops and voiced their support through e-mails and appearances at Council Meetings.

The current Plan and Design strike the right balance between the reasonable expectations of all of the surrounding neighborhoods (including MHOA), and the reasonable concerns of adjacent residents.

Any minor issues such as the design of the bathrooms and potential security enhancements can be addressed during the preparation of the final construction drawings.

Sincerely,

Mediterrania Homeowners Assn.

MEMBER NEWSLETTER

JANUARY 2021

MEDITERRANIAHOA.COM

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| | |
|--|---|
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| Editors: Pam Andresen | andresen.pam@gmail.com |
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| Publisher: Betty Riedman | rabbit943@gmail.com |
| Ladera Linda Advisory: Jim Hevener Suzy Cyr | jhevener@cox.net suzy@seahorsestudio.net |
| Safety & Security: Suzy Cyr | suzy@seahorsestudio.net |

President's Message by Craig Whited

Happy New Year and greetings from your Mediterrania Board of Directors! We are looking forward to a year with plenty of challenges and opportunities as we slowly emerge from the Pandemic. Your HOA's Board of Director's term for 2021 will begin when we have our Annual Meeting at some point in the future. In the interim all of the current Board Members have agreed to remain on the Board in their present positions until we have our Annual Meeting and elect new Board Members. As many of us have been on the Board for four or more years, we strongly encourage you to join the Board, take a position, and bring new thoughts and ideas to your HOA.

For 2021 we will start by having a pair of the most important security devices that we can provide as an HOA, installed for the first year on a trial basis. We will have a pair of FLOCK security cameras at our Ganado entrance onto PV Drive East, one on each side of the street. The rear of every vehicle will be photographed and the license plate checked automatically against a law enforcement wanted list. All other images will be filed for use by law enforcement over the next 30 days. Had these cameras been in place the first week of December, the Sheriff's Department might have been able to identify the two vans carrying the thieves who entered our neighborhood and stole an automobile right out of a homeowner's driveway and drove away on Ganado. In addition they might have assisted in the investigation of reported theft of items from unlocked cars on Coolheights and Cliffsuite (this also is a reminder to lock your cars at night!). Although many people have RING cameras, these cannot provide the detailed vehicle information that the FLOCK system can capture. Not only is FLOCK an Automated License Plate Reader, it can deliver real time wanted vehicle information directly to the Sheriff's Department.

As the degree of protection that the FLOCK cameras will give us, this should be sufficient motivation for every household to pay the \$50

annual dues. Whether you participate or not in any of the activities and projects that the HOA offers, we hope to have everyone (owner or renter) join this upcoming year. We will also be offering all HOA members the opportunity of opting out of having the rear of their personal vehicles photographed by the FLOCK system and negating the ability of the system to share any of their vehicle information with the Sheriff's Department if their vehicle is subsequently reported as stolen. We look forward to reporting on the success of the FLOCK camera program during the year and urge each of you to let us know your thoughts and show your support by joining the HOA. The cost of the system is significant, and we need as many of our residents as possible to share the cost. With the 50% City subsidy, the cost will be \$1,000 per camera the first year and \$2,000 per camera in subsequent years.

As 2020 was certainly a year most of us would like to forget, we want to thank our Board members for what they were able to accomplish, including the January Annual Meeting and Dinner as well as their extensive work on the landscaping that now includes fully automated sprinklers and lighting on all of the association maintained areas at and near our entrance. Your many compliments to Patty and Don Ott, who put up the fall harvest theme pumpkin patch and holiday greetings lights, were greatly appreciated. The Board is grateful for the ongoing kind words and emails regarding the appearance of our entrance and how it has enhanced home values.

Our plans, once we are allowed to have face to face gatherings, include the Annual Meeting and Dinner, a Wine & Cheese get together, a Halloween activity for the children, and an appearance from Santa. While we may not be able to have a Cinco de Mayo party, we will try and have at least one other neighborhood get together in tune with the season.

Thanks to everyone in giving us something to look forward to in 2021.

Ladera Linda Park: Approved Project Plan Now Threatened

For those of you who thought the Ladera Linda Park Project was full steam ahead after seven years of public outreach and a major redesign to address the concerns of adjacent neighbors, think again. While the Council in August 2019 approved the final design and directed the preparation of construction drawings, a group of adjacent neighbors have seized upon delays in the process to request the City halt the Project and engage in yet another complete redesign.

Among other things, opponents of the Project are seeking the elimination of the Discovery Room (which already had been reduced to a hybrid conference and discovery room), another major reduction in size (below the modest 6000 sq ft in the current Plan), and they are raising concerns over security already addressed in the redesign (and approved by LASD).

It is now vitally important for all of us to contact the Planning Commissioners and Council Members so our voices are heard. The Council voted in December to allow the CUP process to proceed but has directed Staff to bring the entire Plan back before the Council to decide whether to halt the Project and scrap the current design. Several Members of the Council say they support some type of project but, based on recent negative comments, are concerned there is insufficient support for the approved Plan.

Your Board's Ladera Linda Committee has worked hard over the past 5 years to reach a compromise with adjacent LLHOA residents and believes the current Plan strikes the right balance between the reasonable expectations of all of the surrounding neighborhoods (including MHOA), and the reasonable concerns of adjacent residents.

Over the years we have seen dozens of our MHOA neighbors attend workshops and voice their support through e-mails and appearances at Council Meetings. But given the delays, and in light of the (relatively) recent election of Barbara Ferraro and David Bradley to the Council (who were not on the Council during the redesign phase), it is critically important to make your voices heard again. **It is a privilege to live in a City where Commissioners and Council Members listen to the public and even a simple e-mail expressing support (or opposition) makes a difference.**

1. The next step is that comments need to be submitted to the Planning Commission by January 19, in advance of the Commission Hearing on January 26. A copy of the notice, which includes meeting details and a summary of the

proposed action is available at <https://tinyurl.com/y5lgjwdq>. Comments should be submitted to pc@rpvca.gov and also to Deputy Director of Community Development at octavios@rpvca.gov.

2. Please also contact the City Council. The Master Plan and City Staff reports are available on the City's website (<https://tinyurl.com/y65ggt7l>), and the entire Council may be contacted at cc@rpvca.gov.

3. Your Board wants to hear from you. Please contact us regardless of whether you support the Plan or not. When we speak on behalf of our MHOA neighbors we want to make sure we are reflecting a clear consensus. Please contact Jim Hevener directly jhevener@cox.net and cc the Board at mediterrania@cox.net

4. Request to be added to the Listserv for Ladera Linda (and other City issues) so you can receive timely notice of upcoming hearings: <http://www.rpvca.gov>List.aspx>

Thank you for speaking out right now. Your opinion matters and could be the difference between this Project failing or finally becoming a reality.

State Bills Could Fundamentally Change our Neighborhood

By Lois Karp, Craig Whited and Jim Hevener

The State of California is currently considering a wide assortment of bills that could dramatically change the character of residential neighborhoods all across the state. Many of the proposals are an attempt to increase housing production in response to the ongoing housing crisis.

The City of Rancho Palos Verdes was founded in response to uncontrolled urban sprawl and most of us moved here in part based on the City's balanced approach to development, including an emphasis on single-family neighborhoods. Currently and historically, planning and zoning decisions are made locally not at the state-level. Growth is inevitable but your Board believes that decisions about how and where a city grows should continue to be made at the local level. With local control, city planners can encourage development – whether residential or commercial – where it is most appropriate.

Some of the bills being considered at the state level take away local decision making and impose state-wide mandates instead. The legislature has already adopted a law that allows an additional accessory dwelling unit (ADU) on virtually every residential property in the City. Our concern is that legislation being proposed may permit much greater density on single

family lots across the board (including in our neighborhood) totaling as many as 8 dwelling units.

The Rancho Palos Verdes City Council strongly rejects the potential loss of local control over planning and zoning. In August, they unanimously adopted Resolution 2020-46 which reads in summary:

EXPRESSING OPPOSITION TO PROPOSED PLANNING AND ZONING LEGISLATION THAT USURPS LOCAL CONTROL AND IMPOSES UNFUNDED MANDATES, AND EXPRESSING SUPPORT FOR ACTIONS TO FURTHER STRENGTHEN LOCAL DEMOCRACY, AUTHORITY AND CONTROL.

In part, the City Council Resolution stated:

CITY OF RANCHO PALOS VERDES HEREBY:

Section 1. Registers its strong opposition to the following pieces of State legislation that usurp local control as it relates to planning and zoning, and impose unfunded mandates.

Section 2. Registers its equally strong opposition to the current practice of the State legislature of proposing and passing multitudes of bills that directly impact and interfere with the ability of cities to control their own destiny through use of the zoning authority that has been granted to them.

Section 3. Declares that, should the State continue to pass legislation that attacks local municipal authority, control and revenue, the City of Rancho Palos Verdes will support actions such as a ballot measure that would limit the State ability to control local activities and strengthen local democracy and authority.

The Council Resolution also makes clear that the City will take further action as needed to push back including supporting ballot measures that would limit the State's ability to take over local zoning decisions, but legislation is already pending and now is the time to make your voices heard. Remember that our elected officials represent us and do respond to citizen input.

If these major changes in land use and housing, that are changing our neighborhoods, concerns you, now is the time to speak up. Your Board strongly supports local control over zoning, and we urge you to contact each of the representatives below and let them know how you feel about local versus state control of planning and zoning. Please make clear whether or not you support the proposed legislation which would permit even greater density in single family zoned neighborhoods, or instead if you would like the legislature to support localities in addressing the housing crisis through local level zoning and other means (such as encouraging multi-use development in selected commercial only zones, as well as expediting the approval process for multi-family dwellings and increasing

densities in areas already zoned for such use).

At stake is the look, feel, and functioning of our local neighborhoods. Please write or call:

Governor Gavin Newsom - govapps.gov.ca.gov

Senator Ben Allen: senator.allen@sen.ca.gov

Assemblyman Al Muratsuchi at:

assemblymember.muratsuchi@assembly.ca.gov

Please Send In Your 2021 Dues Your HOA Continues To Work For You

A Special Thank You To Our 2020 Members During this Difficult Period. Not being able to host our gatherings was greatly disappointing but despite the pandemic your HOA Board worked hard to support the neighborhood and we need your continued support in 2021.

Among other accomplishments in 2020, we were able to: (1) host our annual meeting at the start of the year; (2) Continue writing and distributing quarterly Newsletters to help people stay connected and informed; (3) complete phase two of our landscaping and irrigation project (thanks for the many compliments); (4) lobby the City and Sheriff for additional public works and enforcement activities (clearing of weeds and brush on City rights of way on all streets, and increased patrols on the switch backs); (5) participate in the Marymount Advisory Board (to support and ensure Marymount remains a good neighbor); and (6) support the residents who volunteered to run errands for the homebound. More recently, the Board has (7) continued supporting the Ladera Linda Park Project; (8) supported the City's efforts to maintain local zoning control; and (9) obtained matching funds from the City for a trial run of the FLOCK camera system. We also look forward to continuing our regular events and mixers in 2021 once the restrictions are lifted, including at least one summer or early fall mixer with a taco truck or similar food available.

We hope everyone agrees they received at least \$50 in value this year (including maintaining our property values) and will send in your checks for 2021 without delay. Please also consider joining the Board to both support the neighborhood and also to make sure your individual voice is heard.

MHOA MEMBERSHIP

We encourage you to send in your checks for 2021 if you have not already done so. We are enclosing a preaddressed envelope for your convenience, you may mail it or just drop it off in Craig's mailbox at 31145 Palos Verdes Drive East.

| | | | |
|--------------------------------------|--------------------------------|--------------------------------------|-------------------------------------|
| Adler, Phil & Marti | Folk, Tom and Delicia | Kobayashi, Mariko | Rebeck, Joseph & Nita |
| Ajang, Mahmoud | Franz, Mary | Kochanowski, Joyce | Requicha, Aristides & Shain |
| Andresen, Jason & Pam | French, Sue & Jim | Koehler, Fred & Pat | Riedman, Betty |
| Armstrong, James | Goede, Walter & Carol | Kollar, Bob & Janice | Scherba, Mark & Barbara |
| Babich, Danny & Melissa | Goel, Arun & Krishna | Lai, Joseph & Chao, Meichi | Scherlacher, Jack & Donna |
| Bakar, Samaan & Caroline | Gross, Morrie & Sharon | Lakis, John & Angela | Sharar, Joe & Frances |
| Bao, Willie & Georgina | Grotz, Arlene | Lee, Graymond & Sophia * | Sheth, Bharti |
| Barger, Joe | Gugliuzza, Thomas & Beverly | Levering, Janet | Shim, John & Kelley |
| Beresford, Dean & Laura | Hanner, Lillian & Becky | Li, Loretta | Shirley, Beth & David |
| Berkson, Richard & Andrea | Hansen, Wayne & Gwynn | Liu, Shu | Sichan, Alicia |
| Bertolina, James & Nelly | Harper, Jo Ann | Marshall, Arthur & Dorothea | Smith, Nina |
| Bozin, Milivoj & Barbara | Hartman, Kirk & Judy | Mathews, John & Munja | Soldoff, Stephen & Susan |
| Bozler, Hans & Diane | Harvey/Sulkowski, Bruce & Amy | Mautner/Dontscheff, Silvia & Anton * | Stevens, Mike & Kathy |
| Brandt, George & Diana | Hashimoto, Jerry & Kinukp | McAlpine, Col. Aubry & Patricia | Sylvester, Michael and Marie |
| Brar, Harminder & Suminder * | Hebert, Michael | Miller, Dean & Patricia * | Trutanich, Nick & Elaine |
| Brunner, Philip & Joanne | Hebert, Thomas & Marcie | Mock, Ted & Mary Jo * | Uchima, Darrell |
| Bujok, Karel | Hevener, James | Moloian, Ann & Edward | Ueda, Kevin & Nicoli |
| Calvagna, Jeffrey & Annie | Hibsman, Edgar & Nora | Moore, Jean & Robert | Unmack/Radovanovic, James & Olivera |
| Canfield, Pearl | Hill, Deirdre | Muller, Kurt & Irene | Valot, Martha |
| Casares/Davis, Michael & Daniel | Hochedez/Hong, Benoit & Joohee | Novick, Jeff & Michelle | Wachli, John & Marlis |
| Cerami, John & Rosemary | Holmberg, Michael & Rayna | Nutter, Jennifer | Wang, Michael & Lily |
| Chargaff, Barbara & Thomas | Honkawa, Tony & Yumi | Ortolano, Joan | Way, Donald |
| Chung, Lea & Ken | Hove, Ralph & Marilyn | Ott, Don & Patty | Webster, Judy & Bill |
| Cyr, Tom & Suzy | Huang/Li, Wei & Xiaowei | Ozaki, Charles & Mitsuko | Whited, Craig & Gilda |
| Deraney, Fred & Arpy | Jaacks, John & Holly | Parker, Gail & Robert | Wolff, Steven & Marie |
| Dillin, Mary Ann & William | James, Loretta | Pekich, Don & Joyce | Wolfsen, James * |
| Drake, Marilyn & Liana | Jankovich, Todd & Maureen | Petersen, John & Pamela * | Wong, Juliet |
| Dunn, Jean & Roger | Karp, Lois | Peterson, Jennette & Dionne | Woo, Kathleen & Elizabeth |
| Estes/Walston, Susan & Jack | Keroles, Kamal & Dalia * | Petrotta, Paula | Wright, Robert & Shirley |
| Ferraro, Barbara & Charles | Kim, Brian & Susy | Phan, Can Quang & Nga Thien | Wu, Robert & Peijie |
| Fischer, Kimberly and Alan | Kim, Jihee | Posgay, Hedvig | |
| Flachner/Romano, Stewart & M. Amparo | King, Mimi & Kelly | Razepoor/Safavi, Nasser/ Marjan | |
| | Klopfer, John & Jean | | |

* INDICATES PREPAID 2021 DUES

Mediterrania Homeowners Association

MEMBERSHIP APPLICATION FOR 2021



Name(s): _____

Address: _____

Phones: (Home) _____ (Other) _____

Email(s): _____

Want e-alerts on breaking news or special events, check HERE?

Comments / Suggestions: _____

Make your **2021** annual dues (**\$50.00**) payable to "Mediterrania HOA" and mail/deliver to:

Craig Whited, Pres/Treas., 31145 Palos Verdes Drive East, RPV, CA 90275

Thank you for supporting your neighborhood homeowners association

Craig Whited, President - Mediterrania HOA Email: mediterrania@cox.net

NOTE: Personal info shown above will never be given, sold, or transferred to any other source. It's for internal use by the Mediterrania HOA for purposes of maintaining member information and dissemination of newsletters and e-alerts.

staffing to two part-time staff members per shift with one full-time supervisor. This is comparable to staffing levels at Hesse Park and PVIC.

Ladera Linda Proposed Park Usage

Concerns continue to be raised about park hours and park usage. While the park will be used more during the day, we are recommending tight restrictions on park usage and rental hours. The table below shows current Ladera Linda usage policies, proposed changes, and current policies at Hesse Park, Ryan Park and PVIC for comparison.

| Rental Policies | LL Current | LL Proposed | Hesse Park Current | Ryan Park Current | PVIC Current |
|-------------------------------|-------------------|-----------------|----------------------|----------------------|---|
| Rental Hours | Not specified | 10 a.m.- 9 p.m. | 8 a.m. - 11 p.m. | 8 a.m. - 10 p.m. | Noon-Midnight (Fr-Sun) Non-profit mtgs 8 a.m. - 10 p.m. (M-Th) |
| Classes | Not specified | 8 a.m.- 9 p.m. | 8 a.m. - 11 p.m. | 8 a.m. - 10 p.m. | n/a |
| Private Rentals after 5 p.m. | No current limits | 2 x month ** | No established limit | No established limit | Fri-Sun One per day max. |
| Amplified Music (indoor only) | 10 a.m. - 10 p.m. | 11 a.m.- 8 p.m. | 10 a.m.- 10 p.m. | 10 a.m. – 10 p.m. | 5 p.m. – 10 p.m. (allowed on patio, also) |
| Special Events | No limit | 8/year | No established limit | No established limit | No established limit |

*Restriction does not apply to non-profits, City events, or HOA rentals
No nighttime special events would be permitted without City Council approval and community notification. Staff would coordinate with AYSO schedule to minimize impact.

100% Schematic Design Submittal

Subsequent to the July 10 workshop, Johnson Favaro continued its work on the Ladera Linda Community Center and Park Project 100% Schematic design, following the specifications and guidelines detailed in Phase 1 of its contract (Attachment E). The document was prepared by the following professionals:

- Architect: Johnson Favaro
- Civil Engineer: KPFF
- Structural Engineering: Englekirk
- Landscape Architect: KSA Design Studio
- MEP Engineering: Novus Design Studio

Lisa Garrett

From: Stephanie Brito <happyisles@aol.com>
Sent: Monday, January 18, 2021 11:21 AM
To: Octavio Silva
Cc: PC; jjh@hevenerlaw.com
Subject: Ladera Linda

To City of RPV
From Stephanie Brito

I have looked at your current plans for Ladera Linda. There are many good ideas. You have been working hard.

There is space for the Discovery Room. Done right it will last for years. Having another City sponsored "Mini Museum/ Learning Center " in a different part of the City will be beneficial to all children, visitors, *and* residents.

Already having donated specimens in Ladera Linda is a wonderful bonus. Take advantage of the gift made to the City.

RPV is the largest City on the Peninsula. The City has this land. Do your very best and we will be proud of the work and designs you do.

Thank you for letting me speak.

Lisa Garrett

From: Patricia Ott <pattyo@cox.net>
Sent: Monday, January 18, 2021 11:27 AM
To: Octavio Silva; PC; Ara Mihranian; Matt Waters; CC
Subject: Ladera Linda Community Center Support

Dear Planning Commissioners/City Council Members, RPV Staff:

We are writing to express our support of the current design and plan for the **Ladera Linda Park and Community Center**. It is the only City facility on this side of the Hill and is a resource for all of the surrounding neighborhoods. We have been here over 25 years and we see a real need for this project. We have, on our block alone, seen an increase in many new younger families with small children who would benefit greatly from this project as well as adult meetings and gatherings when permitted.

We feel The City should move forward now and not go back and redesign the project again. There will never be 100% support and adding more delay and studies could cause more divisiveness. Issues like the design of the bathroom or physical security measures could be addressed through the final construction drawing process.

We also would like to voice our support for moderating this park under the same constraints as Hesse Park currently has. Time limitations and meeting caps should be consistent with the logistics Hesse Park follows.

So to summarize, we would like you to know we support this project, we support the current design with the bathroom and security measures to be determined, and keep the use policies the same as Hesse Park.

Thank you all for your hard work and commitment to this great city !

Sincerely,

Don and Patty Ott
3450 Hightide Dr

Lisa Garrett

From: kdg <kdgusa@yahoo.com>
Sent: Monday, January 18, 2021 11:52 AM
To: Octavio Silva
Subject: Ladera Linda Park

FYI: I am an RPV resident that hikes the trails nearby the park, so I know the area. However, I do not live near the park.

I have three comments on any proposed development in the Ladera Linda Park:

- 1) I am opposed to any use of a Public-Private Partnership arrangement for any development in the City. I do not want private companies profiting or influencing public developments in our city.
- 2) There should be no new development in Ladera Linda Park unless it is critical to meet an essential need. Let's not do developments just because we can. These are Taxpayer dollars.
- 3) Listen with empathy to the local residents, and what they want. It's their neighborhood

Ken de Graaf

Lisa Garrett

From: Lois Karp <JLKarp@Cox.net>
Sent: Monday, January 18, 2021 12:54 PM
To: Octavio Silva
Cc: Ara Mihranian; Matt Waters; PC; CC
Subject: Ladera Linda Park & Community Center

Follow Up Flag: Flag for follow up
Flag Status: Completed

To the members of the Planning Commission & City Council & Staff

Re: Ladera Linda Park & Community Center

We need a park and community center for the residents, who live on the south east corner of RPV. There are no city park facilities east of Portuguese Bend on Palos Verdes Drive South or on Palos Verdes Drive East.

I have lived here for 50 years and remember having to take my children and grandchildren all the way to Ryan Park. It's a shame that no park facilities have been added to the South East corner or our city, in all this time. We have new young families moving in again in our area. Please provide them the park space we so badly need.

Ladera Linda is a perfect location for a park facility for the forgotten East Side of the City. RPV has been studying this location for 7 years. The plan for the facility has been whittled down and if any smaller it would not be functional. The current park plan is much smaller than the elementary school that was originally on this site and therefore should be acceptable to the nearby residents.

As to the park hours, they should conform to the same standards as Hess Park. The Ladera Linda site is similar to Hess Park as they both are surrounded by nearby homes.

The City has done a great job with outreach in obtaining public input. Now is the time to move forward with the current plan. This plan is small but functional. You can't please all of the people all of the time.

PLEASE APPROVE AND BUILD THIS PARK NOW!

Sincerely,

Lois Karp

Lisa Garrett

From: BW Riedman <rabbit943@gmail.com>
Sent: Monday, January 18, 2021 1:22 PM
To: PC
Cc: Octavio Silva; CC; Matt Waters; Ara Mihranian
Subject: Ladera Linda Master Plan

Follow Up Flag: Flag for follow up
Flag Status: Completed

Hello

Three years ago, I attended meetings concerning the remodel/redo of Ladera Linda. And to date, NOTHING has been accomplished except more and more meetings and paying for more and more designs.

At that time I sent an email to the City pertaining to Ladera Linda and my thoughts are the same. Below is that email.

You have the same people objecting over and over to anything being proposed that is larger than a postage stamp. I would venture to say that 99.9% of those are the residents abutting Ladera Linda.

Please approve the current plans and let's move forward. We have nothing on this side of The Hill that would serve as a community center. As stated below, it's not the community center that is causing the problem, it's the attraction of the beautiful views and trails.

Betty Riedman
3668 Cliffsit Drive

I just want you to know that I thought the presentation of the proposed plans for the Ladera Linda Community Center were very well presented. Y'all have worked very hard to try and fit in everything wanted and not wanted and I think this plan is a good one. Not too big but large enough to accommodate small groups and events.

I know this is rather long but I do hope you will keep the community center as it is now planned. I would venture to assume that all the same objections will be presented over and over again by the same people every time you have a community outreach meeting.

Thank you. Betty Riedman

Lisa Garrett

From: Barbara Scherba <bscherba@cox.net>
Sent: Monday, January 18, 2021 2:28 PM
To: Octavio Silva
Subject: Ladera Linda Park Project

Dear Sirs:

It has come to my attention that the Park Project, which has been worked on since 2013, is now being scrutinized and possibly reworked. I am not in favor of any changes to the original approved plans. I want the Project to provide improvements that will benefit the RPV community at large, both old residents and younger ones. More parking is important to accommodate activities to be happening at Ladera Linda in the future. Our family has used and participated in gatherings at the Park and we were grateful for the use of the facility. We would like to have that option in the future as well.

Sincerely,

Mark and Barbara Scherba
3716 Coolheights Drive
RPV

Lisa Garrett

From: Joe Cruz <jocruz1@hotmail.com>
Sent: Monday, January 18, 2021 2:31 PM
To: Octavio Silva; PC
Cc: David Chura; Julie Hamill; William James; Gordon Leon; Stephen Perestam; Lan Saadatnejadi; Ron Santarosa; Matt Waters; Ara Mihranian; CC; David Bradley; Ken Dyda; John Cruikshank; Eric Alegria; Barbara Ferraro
Subject: Ladera Linda Park Project

Greetings.

I'm writing today because I've heard that the Ladera Linda Park project is in danger of not proceeding as planned and am concerned about this possibility. Planning for this project has been underway for years, many compromises have been made, and it is time to move forward. The building is significantly smaller than what was originally proposed, and in fact the play structures and facilities are significantly fewer than most families with kids in the area would like.

As a Seaview resident, my family and I use the park frequently. We use the basketball courts, play soccer, and use the pickleball courts. We've used the discovery room many times either individually or as part of Cub Scouts. It is important that access to the discovery room remain part of the plan as is. No shrinking the size of it, moving it to a display cabinet, or any other method of further minimizing access to our community. It's important the we all have access to a space where kids can learn about their local environment and be free to touch and experience the collection in a way that is not available elsewhere in the area.

Please move forward with the Ladera Linda park construction and do not hold it up further. We deserve to have a nice community center.

Thanks,
Joe Cruz
Seaview resident

Lisa Garrett

From: Jeff Rudolph <jnr310@gmail.com>
Sent: Monday, January 18, 2021 2:43 PM
To: Octavio Silva; PC; David Chura; Julie Hamill; William James; Gordon Leon; Stephen Perestam; Lan Saadatnejadi; Ron Santarosa
Subject: Discovery Room at Ladera Linda

January 18, 2021
Members of the Planning Commission,

As a resident of RPV and a museum professional, I am writing to express my concern about the Discovery Room at Ladera Linda. I am President and CEO of the California Science Center and have served as Chair of the Board of Directors of the American Alliance of Museums (AAM) as well as been active in the AAM Accreditation Program. I am not familiar with all of the details of your plans for Ladera Linda, but I understand that there is discussion about the disposition of the Discovery Room. The collection is a valuable collection of unique importance to the local community.

Ethical standards of the museum field require that a collection of such importance be maintained in accordance with professional standards for Ethics, care of collections. I refer you to the AAM Ethics, Standards and Professional Practices: <https://www.aam-us.org/programs/ethics-standards-and-professional-practices/collections-management-policy/>

I would suggest that you review the sections on collections management which notes that "collections are held in trust for the public and are made accessible for the public's benefit.....the public expects museums to retain the highest legal, ethical and professional standards."

As a public entity, the City of RPV is morally and ethically obliged to follow professional standards for collections in its care.

I would be happy to provide additional information if desired.

Sincerely,
Jeffrey Rudolph
29959 Knoll View Drive
Rancho Palos Verdes, CA 90275

Lisa Garrett

From: Robert Fenton <rlfenton@pacbell.net>
Sent: Monday, January 18, 2021 2:51 PM
To: PC
Subject: Ladera Linda Discovery Room

Planning Commission

City of Rancho Palos Verdes

Dear Commissioners,

I am writing to support the plan to have a dedicated Discovery Room in the community center that is going to be built at the Ladera Linda Park site. I am a volunteer docent with the Los Serenos de Point Vicente organization and I have led many hikes in the nature preserve surrounding the park for school groups from the peninsula and surrounding communities. Most of the hikes begin or end in the Discovery Room.

Ladera Linda Park and the surrounding nature preserve are very important to me. I grew up in the Ladera Linda neighborhood and played in the abandoned quarry before it was turned into an elementary school. I was too old to attend Ladera Linda Elementary, but my younger brother did. I was thrilled when the closed school was developed as a park and then enhanced by the nature preserve surrounding it. As an administrator at a school in San Pedro, I brought students, most were Title I students, to Ladera Linda on docent-led field trips, thanks to Los Serenos de Point Vicente. We hiked in the hills, explored the Discovery Room and had lunch at the park. It was an amazing experience for the students where learning about the local geology, flora and fauna was exciting and fun. After I retired, I became a docent and have led many school groups on hikes at Ladera Linda.

Ladera Linda Park is an incredible facility and was bound to draw in the public from outside of the neighborhood. It is, after all, a public park. I believe that one of the reasons public parks were created was to allow for a mixing of people who may not all be the same to recreate together. I know there is some misgivings about the community center in the Ladera Linda neighborhood. While lining up students to get ready for a hike at Ladera Linda, a parks and rec person admonished the students for being too loud, that it would disturb the neighbors. He told us to not make noise until we were out on the trails away from the houses. For the record, the students were excited and talking to each other, they were not yelling or out of control.

My mother still lives in the neighborhood and I have heard disparaging comments about the park and the community center plan from some neighbors. Some have blamed crime in the area on groups who have used the park. (I have not seen any evidence that there is a correlation or connection. I think they just want to play soccer.) I believe that generally speaking, the park is much quieter and less impactful than the school was. It is better maintained than the quarry was. Secondly, most of the neighbors close to the park are recent arrivals to the neighborhood. They bought homes knowing that a school or park was across the street.

I hope you make the decision to keep the Discovery room in the plan. I believe it will be a benefit for countless school kids, community groups and interested public with little cost to the city. I do not think it will be a public nuisance. The room will provide hands-on education about local history, culture and environment. I think it will be statement that the park is created for all.

Lisa Garrett

From: Richard Ishibashi <rtishibashi888@gmail.com>
Sent: Monday, January 18, 2021 3:16 PM
To: Octavio Silva
Cc: PC; David Chura; Julie Hamill; William James; Gordon Leon; Stephen Perestam; Lan Saadatnejadi; Ron Santarosa; Matt Waters; Ara Mihranian; Ken Dyda; John Cruikshank; Eric Alegria; Barbara Ferraro
Subject: Support for Ladera Linda Master Plan

Dear RPV Civic Leadership,

I support the proposed Ladera Linda Master project plan for our community.

In particular, I would like to see the Discovery Room and its artifacts retained for current and future display. Its current proximity to nature preserves and easy access to the Forrestal Preserve, provides actual examples of what explorers young and old can look for in the nearby area, with the opportunity to enlighten visitors on the value and preservation of our environment. It's also an opportunity to help community members appreciate where they live, providing a sense of place, and visitors to appreciate the inherent value of the Palos Verdes Peninsula. It is also a pronouncement that Palos Verdes cares about where it lives, its roots, and/or why we came here to live or visit.

I'd like to emphasize that the artifacts in the Discovery Room are specific to PV's nature, anthropology, and are the type of things that once lost, might never be regained. They are real items that are increasingly disappearing in a digitizing age where its appreciation cannot be replaced by an image, where the heft, texture, and visual impact cannot compare to seeing things with your own eyes, or holding it in your hands. The items are the tangible DNA of our place that should be preserved.

Please find accommodations for the storage of the Discovery Room items until the new building is built to preserve the items and protect them from damage or loss.

I recognize it is difficult to please all the people all the time, and satisfying disparate points of view, each with valid, if conflicting perspectives. I add my voice to add to that perspective with the hope the Discovery Room is preserved for the future.

Respectfully,

Richard Ishibashi
Resident
Rancho Palos Verdes

Lisa Garrett

From: ANNE NICHOLS HERRON <beezer7@icloud.com>
Sent: Monday, January 18, 2021 3:49 PM
To: Octavio Silva
Subject: Opposition to Ladera Linda Design Plan

I oppose the proposed Ladera Linda design of a large open formatted facility with the Discovery Room and amphitheatre.

I recommend smaller traditional facility, similar to Hesse Park deleting one room and the Discovery Room/amphitheatre. This facility should contain a large community room that can be divided and one additional conference room.

Consider renovation of existing building. Expense of plan is too much. Who knows what future holds post pandemic. I know, progress is important but is this the time to be engaging in a project as grandiose as this?

Really, really, strenuously OPPOSE the proposed Ladera Linda Plan

Anne Herron
32368 Phantom Drive

Lisa Garrett

From: Jay Fodor <jayfod61@gmail.com>
Sent: Monday, January 18, 2021 3:54 PM
To: PC; Octavio Silva; CC; Matt Waters
Subject: Comments for 1/26/2021 Planning Commission Meeting
Attachments: 01_18_2021 Planning Commission Letter.pdf

Please see the attached comments regarding the Ladera Linda project in support of the upcoming Planning Commission Meeting.

Thank you,

Jay Fodor

2nd Vice President Los Serenos de Point Vicente

Chairman, Hiking and Nature Walk Programs

Chairman, Grants Oversight Committee

January 18, 2021

Planning Commission
City of Rancho Palos Verdes
Rancho Palos Verdes, CA

Dear Commission Members:

My name is Jay Fodor and I am the 2nd Vice President on the Board of Directors of the Los Serenos de Point Vicente organization. I am currently the leader of our hiking program plus I serve as the chairman of our Grants Oversight Committee. Los Serenos de Point Vicente is a volunteer organization which assists and supports the City of Rancho Palos Verdes in its educational objectives for the Point Vicente Interpretive Center, Abalone Cove Shoreline Park, Forrestal Nature Preserve/Ladera Linda Community Center and the Ocean Trails Reserve.

During my 8 years as a docent, I have had the pleasure of personally hosting hundreds of students on field trips to the Forrestal Nature Preserve including the Discovery Room at Ladera Linda. Our audience has included students from the Palos Verdes Peninsula in our 7th Grade Geology program (sponsored by a generous grant from the City of Rancho Palos Verdes) and also 500-600 students each year from disadvantaged areas from all over southern California as part of our Whale of a World (WOW) program (sponsored by private, nonprofits, and corporate donations). We also host other activities at Ladera Linda, including the annual Kids to Parks Day event plus hikes for local YMCAs, scouting groups, and nature walks open to the general public. Currently the Discovery Room at Ladera Linda houses a one-of-a-kind assortment of local artifacts, including birds, insects, animals, plant life, ocean life, rocks and fossils plus Native American artifacts. The benefit of the current Discovery room is it allows visitors to not only see up close and personal these items but also to touch and feel them. Walking into the room is a feast for the senses, and allows children to explore on their own the items displayed there. When I open up the door for the children I am usually rewarded with cries of "What a cool place!!" and "Can we touch the rocks and animal pelts?" and I am glad to be able to say yes, please touch them, enjoy and learn. Visiting the discovery room coupled with our hikes in the preserve open up a whole new world for our students, introducing to many of them the life sciences and the wonders of nature for the first time.

I want to voice my support for the city to proceed with the design concept as agreed to by the city council in 2019 for the new Ladera Linda Facility. As a docent and lover of our peninsula's beauty, I like the approved design which incorporates the natural beauty of the area in every design element. In support of the docents and the city of Rancho Palos Verdes, I led a team in 2018–2019-time frame which provided docent input into the plans for the new building. Because of the educational value of the artifacts in the current discovery room, our initial request was for a dedicated room similar to what we have in the existing building. However, as the design activity progressed, we were made aware of the desire of some residents from the surrounding community to limit the size of the facility. Working with the architects, a compromise was struck where a multipurpose meeting room was created. This room would allow us to display many of our artifacts in display cases on the walls, but would also include creative storage areas which would allow us to easily bring out and display items that the children could touch and feel when we host field trips. In addition, the ability to open up the room to the outdoor area

will make the experience for the children even more memorable by helping connect the artifacts to the outdoors, and will also allow us to more easily accommodate the 60-90 students that typically attend our field trips.

In summary, I highly recommend that the City of Rancho Palos Verdes continue with the design process using the concept for the Ladera Linda Community Center that was approved by the City Council in 2019, which includes the combined multipurpose meeting room with display cases and artifact storage. I believe that this concept will assist the docents of Los Serenos in our efforts to execute our educational objectives as defined by the city.

Thank you for your support,

Jay Fodor
2nd Vice President, Los Serenos de Point Vicente
Chairman, Nature Walk and Hiking Program
Chairman, Grants Oversight Committee

Lisa Garrett

From: Sylvia Maciá <sylmac4040@yahoo.com>
Sent: Monday, January 18, 2021 5:41 PM
To: Octavio Silva; PC; CC; Ara Mihranian; Ken Rukavina; PublicWorks; Ramzi Awwad; Parks; Cory Linder
Subject: A Residents Point of View - Ladera Linda Project

Dear City Council,

As a resident of RPV I would like to state that I **oppose** the staff's plans for the Ladera Linda Neighborhood Park's new Bldg.. I moved to RPV over a decade ago bc of the quality of life, small town, neighborhood feel of the city. Lots of lush open green areas for us to play, picnic, walk and hike.

I want a smaller building with a smaller footprint as we are not using, nor do we anticipate using all the other space on the plans as they stand now. I think a more traditional approach consistent with the lifestyle of the RPV community and the city at large around this neighborhood park which used to be an elementary school should be the approach taken. The proposed plan is very expensive at a time when revenues are down and we have to take into account how to properly maintain what you build for the long term.

I do not think that a Discovery Room which has very little traffic now and for the foreseeable future is something that we should be paying for when city revenues are down significantly.

I wish that the neighborhood impact of the current plans were taken more into consideration by the City as it seems that they want to replicate the parking and safety disaster of other areas just along PV Drive South and elsewhere in the city. If the current plan is supported, built and advertised outside of RPV it would generate much more traffic to the area and the surrounding neighborhoods quality of life would suffer in my opinion. So would the traffic on PV both drives. Which is already adversely impacted with Abalone Cove to name one.

As a taxpayer, voter and politically active person, I would hope that the City and City Council would be primarily concerned with Quality of Life Issues for the neighbors and neighborhoods' impacted by building an overly large, costly to build, landscape and maintain building as proposed. The grounds that we have now are not maintained, there are dead trees and overgrown bushes everywhere.

Our beautiful view of the ocean is blocked and so is our enjoyment of the picnic tables (2) and great open green area because the bushes have been allowed to grow up higher than, and through the fence line. So, we cannot even enjoy the ocean view from our own neighborhood park. What would make me think that there will be proper landscaping in the future? Again, there are dead trees and bushes all along the fence and just below.

The grounds along our streets (PV Drive S & W in particular) are weed infested and choked with dead bushes that have not been maintained for either aesthetic nor fire safety standards. I just don't trust City with the Stewardship of our lands much less a huge building such as this would be.

I as a citizen and taxpayer am not asking for this larger building? I don't know anyone that has requested it. **Please share with the public where this demand for this larger sized building is coming from, from within the community.**

Lisa Garrett

From: jhashimoto3@cox.net
Sent: Monday, January 18, 2021 6:09 PM
To: Octavio Silva
Cc: jhashimoto3@cox.net; kinuhashi@cox.net
Subject: Proposed Ladera Linda Park and Community Center Design

We want to thank the city planning staff, planning commission and city council for their efforts to make improvements to Ladera Linda Park and in the creation of a new Community Center.

We support the current design.

Much time, effort and city funds have already been spent since 2014 in carefully holding community workshops, obtaining community input, analyzing building size, site amenities, and addressing security and safety issues. Improvements to the design and site plan have been incorporated based on this input. The current building footprint will have minimal impact to the site when compared to the former school that once was there.

When we are able to get back to some state of normalcy, having an asset such as this available to residents on the east side of the city will greatly enhance our ability to participate in city sponsored activities such as exercise, art and other classes.

Please approve the design and the advancement to the next phase so that this project can be finally completed, used and enjoyed.

Thank you,

Jerry and Kinuko Hashimoto

Lisa Garrett

From: Val English <valenglish@icloud.com>
Sent: Monday, January 18, 2021 7:28 PM
To: Octavio Silva; David Chura; Julie Hamill; William James; Gordon Leon; Stephen Perestam; Lan Saadatnejadi; Ron Santarosa
Cc: Eric Alegria; David Bradley; John Cruikshank; Barbara Ferraro; Ken Dyda; CC
Subject: RE: Proposal for discussion at Ladera Linda Planning Commission Meeting

Dear planning committee and city council members,

I live in Ladera Linda. I have read through your proposal for the Ladera Linda development dated 12/31/2020 and examined the park layout and proposed floor plan. I have attended multiple meetings about this plan in the past, and given my input along with many of my LL and Seaview neighbors. The problem I have with your current proposal is that you don't seem to have taken to heart the MAJOR concerns we have with the **size of the building** and the **amphitheater/tiered seating**. These will create an environment drawing in too many people, with the attendant traffic, parking, trash, and security issues we already encounter from visitors using the park and soccer fields in our neighborhood.

- The building size and amphitheater make it incompatible with our neighborhood. This is a **neighborhood** park.
- We don't need a dedicated Discovery Room for ~12 times per year; you could put showcases in hallways for Discovery Room exhibits.
- We already have both **traffic and parking headaches** due to soccer and hikers, and **DO NOT** want Ladera Linda turned into another Del Cerro. We already have unsafe conditions on Forrestal when AYSO families are coming and going, and people are trying to find parking for hikes in the preserve. As it is now, it is very difficult to make a safe left turn onto PV Drive South. Another hazard is people zooming up Forrestal and making a u-turn in the middle of the road or at the entrance to Pirate. Visitors parking on Forrestal leave trash, make noise, and create safety hazards for nearby neighbors.

What we are asking is for a smaller building with **no museum or amphitheater**. The facility would be designed for security, and would support the local residents and not the whole South Bay. **It should also not serve as a rental enterprise for the city.** The facility should contain a large community room that can be divided and one additional conference room. I recommend a smaller facility, similar to Hesse Park.

Parking for the preserve should be contained within the park property and be limited to prevent excessive traffic on Forrestal. There should be no Preserve parking permitted on Forrestal above the gate and below the gate where cars can park backing up against residential homes.

We in Ladera Linda and Seaview have said all of these things before, **many times**. It is very disheartening, to say the least, to have our needs repeatedly disregarded. Our sleepy little neighborhood is important to us. You are planning a center that will negatively impact our quality of life and our home values!

If you want a larger community center and another amphitheater in our city, PLEASE PUT THEM ON THE CITY HALL PROPERTY. This location is far more appropriate in all ways for a facility that will be frequently busy and bring in crowds for things like camps and other events.

Sincere regards,
Val English
310-594-2268

Lisa Garrett

From: Paul <paul@rubjoemeat.com>
Sent: Monday, January 18, 2021 7:33 PM
To: Octavio Silva
Cc: David Chura; Julie Hamill; William James; Gordon Leon; Stephen Perestam; Lan Saadatnejadi; Ron Santarosa; Sallie Reeves; Yvetta Williams; Yvetta Williams; Ami Kurino; Ken Suhling; Herb Raymond; Henry Jurgens; Bob Murphy; Elena Johnson; Sue Walsh; Bob Fenton; Rich Gaugler; Rosalie Green; Dorian Harris; Rod Jensen; Jo Labor; Christine Mei; Gene Nakagawa; Joe Cocke
Subject: Re: Ladera Linda Discovery Room
Attachments: Ladera Linda Park pdf.pdf

> On Jan 18, 2021, at 5:10 PM, Paul <paul@rubjoemeat.com> wrote:
>
> Planning Commission Members,
> Please read the attached regarding the Ladera Linda project.
> Thank you.
>
> Rochelle and Paul Port
>
> Los Serenos de Point Vicente Docents
> Palos Verdes Interpretive Center

Ladera Linda Discovery Room

Did you know?

For years this room has often been the beginning and the end of Forrestal Nature Preserve hikes. For years children living in our community have had the opportunity, via the Discovery Room, to learn about the world around them and the creatures that live there. They got to see, touch and feel humming bird nests, fox fur, native tools, ancient rocks and more.

What they might learn about

The first Californians inhabited the mainland and islands around Palos Verdes Peninsula as far back as 15,000 year ago. Local tribal communities like the Chowigna, Massavnga and Toveemonga traveled our waters in large graceful canoes called tomol.

The Palos Verdes Peninsula area is a haven for the more than 40 species of offshore and shore birds that spend much of their time here. It also sits underneath the busy Pacific flyway, a corridor along which an estimated one billion birds travel each year.

Birds are a critical part of our local and shoreline ecosystems, helping to sustain nature's balance.

The gray whale is a regular in the waters off Point Vicente. Every year, usually in late winter/early spring, pods of them swim southward past our shores, on their way from Alaska to the lagoons off Baja California, Mexico, where they birth and nurse their young before returning home. It's a 10,000 mile voyage gray whales have been making for 30 million years.

The above is just a sampling of what our children learn about when they visit the Discovery Room.

Remember.

Our, past, present, and future on Earth are forever intertwined, part of one big, sprawling story that each of us has a role in shaping with the choices we make and the actions we take. The wiser those choices and actions are, the better that story will likely turn out.

Make a wise choice, please approve the proposed building plan.

Point Vicente Interpretive Center Docents,
Rochelle and Paul Port

Lisa Garrett

From: Diane Mills <dianebmills@gmail.com>
Sent: Monday, January 18, 2021 7:49 PM
To: David Chura; Julie Hamill; William James; Gordon Leon; Stephen Perestam; Ian.saadatnejadi@rpvca.gov; Ron Santarosa; Octavio Silva
Cc: Mickey Rodich <mickeyrodich@gmail.com>
Subject: Conditional Use Permit (Case No. PLCU2020-0007)

Dear Commisioners,

I am writing to you as a concerned member of the Ladera Linda neighborhood. As a result of the pandemic, we have seen a substantial increase in traffic to the area and the adjacent Ladera Linda Park and the Preserve. My concern is that the increase in traffic will have a deleterious effect on the safety of the neighborhood. It has become increasingly difficult to turn right or left off of Forrestal onto Palos Verdes Dr. South during certain periods of the day, especially on the weekends. Escalating the draw of visitors due to an over designed community center will not be in the best interest of the neighborhood. The increase in traffic at this time is due to the draw of the Preserve, as the Park is basically closed due to Covid-19. It will be interesting to discover whether the Preserve will continue to draw additional hikers once the pandemic has concluded. As a resident, I don't feel that a massive rebuild of the Park is necessary. Most of the community would be satisfied with a Park for community meetings, limited classes and allowing for a play area for child development.

My suggestions:

Keep the design of the Ladera Linda Park restricted to a multi-purpose type room and one additional classroom. Equipment and display items for the Discovery Room could be stored on carts around the periphery of the main room.

Preserve access and parking should be made with the goal of not increasing traffic or visitation to the area, keep the parking within the Park.

Thank you for your attention to these matters.

Sincerely,
Diane Mills,
President, Ladera Linda Homeowners Association
32360 Phantom Drive
310-714-1167

Lisa Garrett

From: Rhonda Brauer <rhonda@rbräuerconsult.com>
Sent: Monday, January 18, 2021 8:17 PM
To: Octavio Silva
Cc: Eric Alegria; David Bradley; John Cruikshank; Barbara Ferraro; Ken Dyda
Subject: Ladera Linda Park Design

Dear Mr. Silva,

As a concerned resident of the Ladera Linda neighborhood, I'm in contact with you, and copying the City Council, to **strongly recommend** that the Planning Commission **reject** the proposed conditional use permit for Ladera Linda Park. The present design is **not compatible with the neighborhood** and represents a security and health hazard to the local residents.

Local residents do support a neighborhood park but unfortunately the proposed facility was designed to support a wider community, influenced by residents outside the city. The Ladera Linda HOA conducted an in-depth survey showing that the **majority of the residents recommended a smaller facility consistent with a neighborhood park**. Both Ladera Linda and Seaview HOA's rejected the proposed design.

Included in the proposed design is a museum and amphitheater supported by the docent organization where 53% of the membership doesn't even live in the city and just under 30% do not even live on the peninsula. **Staff's over estimate of usage shows that the museum and amphitheater would be used under 12 times a year at a cost to the taxpayers of close to three quarters of a million dollars.**

Parking is also an issue. The **residents would like the park to retain a limited number of Preserve parking spaces with no parking on Forrestal above and below the gate**. The **total parking spaces should be limited to 75** consistent to the expected traffic on Forrestal, a residential street. This configuration has worked well and has eliminated the majority of preserve parking issues while allowing public access to the preserve.

The open restroom format is not supported by the residents. It is both a health issue and a potential magnet is considered for the homeless and crime. After hour use of the facility could be a potential problem. Although staff proposes to install cameras and sensors, response times and the lack of prosecution will still present a problem and require the city to hire attendants and security.

The residents would prefer a traditional building similar to Hesse Park where the building can be adequately secured. Since 2015 the residents have tried to work with staff to resolve the issues of usage, the size of the building and parking to no avail even though the City Council had directed them to do so. Staff has played lip service to this direction. Because of this we recommend that the **Planning Commission reject the proposed conditional use permit for Ladera Linda Park until there are significant changes to the design.**

Thank you.

Best regards,

Rhonda Brauer

32202 Phantom Drive
Rancho Palos Verdes, CA 90275

Lisa Garrett

From: lisa jankovich <lisajank@sbcglobal.net>
Sent: Monday, January 18, 2021 8:34 PM
To: Octavio Silva; David Chura; Julie Hamill; William James; Gordon Leon; Stephen Perestam; Lan Saadatnejadi; Ron Santarosa; PC; David Bradley; Ken Dyda; John Cruikshank; Eric Alegria; Barbara Ferraro; CC; Matt Waters; Ara Mihranian; Carolynn Petru
Cc: Yvetta Williams; ferer@saturn5.org; Carolynn Petru; Ivan Snyder
Subject: Personal Statement for Ladera Linda and Discovery Room Collection / Planning Commission

To Whom It May Concern:

My name is Lisa Jankovich, I have been a resident of RPV since 2015 and live near the Miraleste Intermediate School. I am writing to express my concerns about a small percent of homeowners trying to further reduce the Johnson Favaro re-design scope for Ladera Linda which would (to my understanding) cause the removal of the Discovery Room and more importantly the removal of the historical nature collection...a collection of museum grade artifacts which were meticulously collected and donated to the City for free by Yvetta Williams and Ivan Synder (both CC'd).

A quick background about myself, I am Vice-Chair of the RPV Civic Center Advisory Committee (CCAC) and I have been a member of CCAC since its instantiation several years ago. For the last almost 15 years, I have worked for The Aerospace Corporation in El Segundo where I am presently a Senior Project Engineer. I have been a lead on several multi-million-dollar proposals that require unbiased technical understanding of satellite-to-ground control communications systems and ground facilities. This experience gives me what I believe is a well-versed understanding of technical design, implementation, customer requirements, etc. While I am not extremely intimate with all aspects of the Ladera Linda effort, my career, my several years of volunteer time serving with the CCAC, my review of the latest Johnson Favaro Ladera Linda designs, and my knowledge of the contents and significance of the Williams/Synder donated collection and its value has me very concerned about the fate of this and the values the City has for its heritage and conservation. It is my opinion that this collection (which to my understanding also has pieces of it in storage with PVIC) is priceless, and irreplaceable on so many levels given the content and quality of what it contains.

Upon review of the Favaro design, it is in my opinion very respectful for the site and surroundings and appears to have painstakingly taken into consideration an exhaustive requirement review into ensuring its scale and size (among many other factors) is adequate for our community AND adjacent homeowners. At this point, reducing the scope of the design any further (while may please a very small handful of localized residents) at this point should be considered unacceptable for the greater RPV City and Community. As Vice Chair of the CCAC, the design decisions made for Ladera Linda will likely set a precedence for the decision processes made for the Civic Center.

The Discovery Room is most definitely a needed part of our community to continue to be a source to teach and educate about our area but to also continue to provide a home for our priceless and irreplaceable museum-grade nature collection. We should be proud of this collection and do our due diligence to ensure its continuity and provide a truly proper place for all its contents for our community to continue to appreciate. Am happy to discuss further, as appropriate.

Respectfully,

Lisa Jankovich,

RPV Resident,

Vice-Chair RPV Civic Center Advisory Committee (CCAC),

Senior Project Engineer: Enterprise Mission Systems, The Aerospace Corporation

Lisa Garrett

From: Craig Whited <craigwhited@cox.net>
Sent: Monday, January 18, 2021 8:56 PM
To: PC; Ara Mihranian; Barbara Ferraro; Octavio Silva
Cc: CC
Subject: Ladera Linda

Representatives of our City,

I am writing you as a longtime resident, who is also the President of the Mediterrania HOA, which is adjacent to Ladera Linda and has more than 250 homes.

When I recently heard that the current Ladera Linda plan, which I believe to be a fraction of what needs to be maintained on this side of our City, was sent back for reevaluation, I was appalled! How long does it take to redevelop the only community resource in this area? With the sense that those who already had children who greatly benefited from the school and recreation center long before we moved into the area playing the NIMBY card, I was shocked!

What is going on in this City? We reach a final agreement, get the City Council approval, and due to the limitations of COVID-19 on proceeding at full speed, we are back to square one, I am left scratching my head.

Seeing what others in our HOA have written, I believe that they may have been making the understatement. "It is the only City facility on this side of the Hill and is a resource for all of the surrounding neighborhoods.... We have, on our block alone, seen an increase in many new younger families with small children who would benefit greatly from this project as well as adult meetings and gatherings when permitted."

We have a City Council member in our HOA whose children have shared with my own, the joys of playing at Ladera Linda. Our voices need to be heard. Where is the appreciation of Ladera Linda and what it can provide?

I feel strongly that WE should move forward as a City and a community now and not go back and redesign the project again. There will never be 100% support and adding more delay and studies could cause more division in the community. Issues like the design of the bathroom or physical security measures can be addressed through the final construction drawing process.

My wife and I would like to voice our support for managing this park under the same constraints as Hesse Park. Time limitations and meeting caps should be consistent with the logistics Hesse Park follows.

Sincerely,

Craig Whited
Gilda Whited

Lisa Garrett

From: Tooth Mech <dienandds@gmail.com>
Sent: Monday, January 18, 2021 10:05 PM
To: Octavio Silva; PC; CC
Subject: Ladera Linda Park Project

Dear Members of the City Council,

I am a resident of Ladera Linda, and I write in strong support of the Ladera Linda Project. My family and I moved into the neighborhood in 2011. We have three children, and the community park has been important to us. It provides us with a place where our children can play and hang out. However, the facilities do need to be improved and renovated. The current plan to renovate the existing park would beautify our neighborhood. While I feel that the plan is wonderful, I believe more amenities could be offered including public tennis courts. This project would be great for us as well as surrounding neighborhoods. Thank you for your time.

Warm regards,

Dienan "Dean" Tran

Lisa Garrett

From: Jay Fodor <jayfod61@gmail.com>
Sent: Monday, January 18, 2021 10:19 PM
To: Octavio Silva; PC; CC
Cc: John R. (Rod) Jensen
Subject: Comments From Rod Jensen For 1/26/2021 PC Meeting
Attachments: Rod Jensen Comments to Planning Commision.docx

Hello,

Attached are comments that one of our Los Serenos de Point Vicente docents asked me to forward to you regarding the Ladera Linda project..

Jay Fodor
2nd Vice President Los Serenos Board of Directors

Dear Planning Commissioners and City Council

I am a 32-year resident of Rancho PV but have lived on the peninsula for 45 years. After retirement I started volunteering and got involved with the Discovery Room through Yvetta Williams. The room is an outstanding place for children hands on interactive learning about the local environment! I have never felt more satisfied than to see the wide-eyed children awestruck about local animals or native peoples who lived here thousands of years ago. Give them a taste and they will eat the whole thing. To remove the Discovery Room would deprive the city of a wonderful attraction that doesn't cost much at all. A field trip to the Discovery Room, a quick lunch on the lawn and a short hike is something a child will remember forever!

At this point, with the plans to renovate the old school buildings, the room should be expanded not eliminated! With all the new traffic it will be even more appreciated, don't kill it!

John R(Rod) Jensen

Lisa Garrett

From: Gene Nakagawa <houdini7@cox.net>
Sent: Monday, January 18, 2021 11:08 PM
To: Octavio Silva
Cc: David Chura; Julie Hamill; William James; Gordon Leon; stephen.peristam@rpvca.gov; ian.saadatnejadi@rpvca.gov; Ron Santarosa
Subject: Discovery Room - Ladera Linda
Attachments: Ladera Linda - Public Input.pdf; ATT00001.htm; Ladera Linda - Public Input.docx; ATT00002.htm

January 18, 2021
Planning Commission
City of Rancho Palos Verdes, CA

Dear Commission Members:

As a docent with Los Serenos de Point Vicente, I am forever grateful for the numerous opportunities afforded me to help lead elementary school hiking tours of the Forrestal Nature Preserve. School tours typically begin and end with a visit to the Discovery Room with its impressive collections of artifacts and specimens related to the natural and human history of life on the Peninsula. The "Discovery Room" is so aptly named as it is ideally suited (visual, tactile) to help evoke a child's curiosity, instill a respect for nature/each other, and foster an appreciation for the intricate web of life on this planet.

Although a larger display room would be ideal, I would nevertheless urge the Commission to approve the currently proposed building plan with the knowledge that many of these cherished collections feature fragile, one-of-a-kind, irreplaceable specimens painstakingly collected, catalogued and preserved over several decades by many passionate, dedicated individuals.

Respectively submitted,

Gene Nakagawa
Docent, Los Serenos de Point Vicente

January 18, 2021
Planning Commission
City of Rancho Palos Verdes, CA

Dear Commission Members:

As a docent with Los Serenos de Point Vicente, I am forever grateful for the numerous opportunities afforded me to help lead elementary school hiking tours of the Forrestal Nature Preserve. School tours typically begin and end with a visit to the Discovery Room with its impressive collections of artifacts and specimens related to the natural and human history of life on the Peninsula. The "Discovery Room" is so aptly named as it is ideally suited (visual, tactile) to help evoke a child's curiosity, instill a respect for nature/each other, and foster an appreciation for the intricate web of life on this planet.

Although a larger display room would be ideal, I would nevertheless urge the Commission to approve the currently proposed building plan with the knowledge that many of these cherished collections feature fragile, one-of-a-kind, irreplaceable specimens painstakingly collected, catalogued and preserved over several decades by many passionate, dedicated individuals.

Respectively submitted,

Gene Nakagawa
Docent, Los Serenos de Point Vicente

Lisa Garrett

From: Todd Schmid <tschmid66@gmail.com>
Sent: Tuesday, January 19, 2021 1:02 AM
To: Octavio Silva; PC; David Chura; Julie Hamill; William James; Gordon Leon; Stephen Perestam; Lan Saadatnejadi; Ron Santarosa
Subject: Ladera Linda Park Project

Dear members of the Planning Commission

I am writing you to show support for the master plan and design of the Ladera Linda Park Project. As a resident of RPV for almost ten years, I am extremely proud of my wonderful community, what it has to offer its residents and the desire to be the best in the South Bay. I am grateful for the great work already completed by so many on this valuable added project. This project, once completed will offer so much for us residents and give this wonderful park a much needed face lift.

My children (9 and 12 year old) use this park for soccer and we as a family use it for other activities such as scouting and our meetings. I'm confident that completing this project will only further the recreational opportunities for all our community members, especially with an updated community center that can be used for countless activities and other functions.

I have visited many other cities in the greater LA area and have admired some of their parks and recreation locations that are much more modern and offer more for their residents. I think to myself, why don't we have a park like this in RPV? I was excited to see this project take life several years ago. We too can have a great, modern, and safe park for all to use. Our parks and what they offer our families should be best in class.

As a proud resident of RPV, I strongly support that this project move forward as currently planned.

Sincerely,

Todd Schmid & Ingrid Hidalgo

20 La Vista Verde Drive, RPV.

Lisa Garrett

From: edmundo hummel <ecarloshum@gmail.com>
Sent: Tuesday, January 19, 2021 5:39 AM
To: PC; CC; Ara Mihranian
Subject: Fwd: Ladera Linda Planning Commission Meeting

Dear Planning Commission and City Council members,

Many of my neighbors have contacted you regarding the proposed replacement for the Ladera Linda Community Center. I don't need to go into the details of their requests for a scaled-down, less expensive, facility with fewer amenities (amphitheater and Discovery Room), as they've already done that.

I will, however, ask you to consider why residents aren't asking for a beautiful, large complex with numerous features. Why we're asking for LESS and why many in the Ladera Linda/Seaview neighborhoods would even prefer to keep the dilapidated buildings that now exist.

Our neighborhood has experienced large increases in visitors from all around So Cal. Thanks to social media, the Covid-19 pandemic and RPV's position of welcoming and accomodating as many people as possible to the Nature Preserve and coastline, the City has become a destination.

Unlike other destinations in So. Cal., however, Rancho Palos Verdes is primarily a residential community. Most of the visitors are responsible and considerate, but there's always those who discard trash, arrive in the early morning hours, don't pick up after their dogs, talk loudly in the pre-dawn hours, vandalize and park illegally. Even thoughtful visitors, through their shear numbers, place a burden on the neighborhoods with increased traffic, noise and trampling of the trails. My wife and I have noticed it's become more and more difficult turning onto PV Drive South in recent months and aren't looking forward to even more homes currently under construction on the Trump property or the start up of AYSO.

I attended a community input meeting organized by City Staff a few years back at the Ladera Linda Center where Director Cory Linder told the large gathering possible features of the new center might include a gymnasium and a pool. I was shocked.

When the developer addressed the group, the first thing he said was that he was amazed the current facility didn't take advantage of the views from the site. He went on to say all the trees/shrubbery along the south fence would be removed for ocean and Catalina views. This "vision" is, no doubt, also one of the main drivers for the extensive (and expensive) use of glazing in the proposed design.

I realized both Mr. Linder and the Developer were completely out of touch with what the community did and DIDN'T want in the proposed community center. We do NOT want another "view park" similar to Del Cerro. If the Community Center were located in a business district, an elaborate design would make sense, but it's surrounded by a residential community that has to deal with already growing numbers of people.

PLEASE scale back the current design of the proposed COMMUNITY Center and consider how the quality of life of RPV residents will be affected by yet another attraction to the area.

Edmundo Hummel
32317 Phantom Drive

Lisa Garrett

From: Megan Barnes
Sent: Tuesday, January 19, 2021 7:36 AM
To: Octavio Silva
Cc: Karina Banales
Subject: FW: Ladera Linda

Not sure if this was sent to the PC as well.

From: susanne johnson [mailto:shibbytu@yahoo.com]
Sent: Tuesday, January 19, 2021 7:28 AM
To: CC <CC@rpvca.gov>
Subject: Ladera Linda

> I live at 3 Yacht Harbor Drive, please reconsider the plans for Ladera Linda, thank you, respectfully, Susanne Johnson

I would also like to ask that the city counsel consider their own field trip to the problem areas in RPV and to not rely on just what others report back to them. Quality of life in the last 6 months in RPV has changed drastically for those that actual live in these problem areas. Susan Brooks did her own FIELD TRIP to the area for the dog's on the beach at Trumps. SHE saw with her own eyes what was created down there and took on the task of admitting it was a mistake to create a dog park there, now that is good counseling—admitting you made a mistake and then fix the situation.

>
>

Dear Planning Commission and City Council Mem

I live at (address or neighborhood) and would like consider a scaled-back, smaller design similar to without a museum/discovery center and amphitheater. I understand it will be a public facility, but the desire of, as well as the IMPACT on, local residents, must be considered.

The building should include community room to accommodate community functions and bathrooms should also be located near Hesse Park with safety in mind.

The roof should be a durable, low maintenance roof (i.e. grass) and parking for the preserve should be located on the park property, not on Forrestal.

Please consider that Ladera Linda is a neighborhood and should NOT be designed as an attraction for all of California.

Thank you,

Lisa Garrett

From: Gustavo Valero <gjvalero@gmail.com>
Sent: Tuesday, January 19, 2021 7:56 AM
To: Octavio Silva; Matt Waters
Cc: PC; David Chura; Julie Hamill; William James; Gordon Leon; Stephen Perestam; Lan Saadatnejadi; Ron Santarosa; David Bradley; Ken Dyda; John Cruikshank; Eric Alegria; Barbara Ferraro
Subject: Ladera Linda

I want to thank City Staff and the Consultant for an excellent presentation. It seemed the clear consensus at the meeting was in support of moving forward with the current design, which strikes a reasonable balance between the needs and desires of the residents of the immediately surrounding neighborhoods. We will never have a perfect plan that will make everyone happy, as expressed by some at the meeting, but this is about as close as we will get. It seems that every change proposed at the meeting raised a counter-issue of about equal importance (such as moving the basketball courts or adding a buffer wall). While no one is thrilled, this is usually the sign of a good consensus.

Here are some specific comments on issues raised during the meeting:

Proposed Square Footage - I am opposed to any reduction in the square footage and feel it actually should be a little larger- more like 12,000 sq.ft with a 3rd classroom. The total area already has been reduced to less than the current total (including covered walkways). We are nearing a point where it will be too small to justify the cost. We should have a Community Center that fosters community interaction and serves the needs of the community for the next 30 years; not just today. A 9,000 square foot building is no Taj Mahal or PVIC.

Discovery Room - I strongly support the Discovery Room. This is a very special collection and making a separate trip to see it in a nice location is worth the investment. I am against moving and consolidating the collection with PVIC, which already is a large facility with a very different feel. I understand that the value and fragile nature of many of the unique specimens means it is not viable to house the specimens in a mobile unit or in temporary displays. The Discovery Room also brings together Docents who have so much to offer and younger members of the community who have much to learn. We are truly blessed to have these volunteers. I have spoken to numerous parents of children at Mira Cat who feel the same way but it is difficult for them to attend these meetings in the evening.

Open Views Into Park- Sheriff Dept. analysis supports open views into and out of the Park for enhanced security. This seems like a good idea. While having a view of the Ocean may attract some additional people, it seems worth it for enhanced security. It also seems that the buffer area of low shrubs between the paths and the fence line will protect the privacy of the SV homes below the Park. There is no way to make a perfect design.

Basketball Court. It is important to keep the basketball courts with the other playground equipment. I hope the final design can include some hardtop to take the place of the basketball court now eliminated from the plan. This would be for kids to bounce balls and maybe practice learning to ride a bike. It seems like the elimination of the 2nd court was a mistake and an accommodation that is starting to undermine the purpose and value of the Park, with very limited upside. Parks involve some amount of noise. So do neighbors who have basketball hoops in their driveways.

Hours of Operation and Use Restrictions. These should be guidelines and not part of the City Code. The Sheriff's representative indicated they have the authority to address excessive noise or after-hours loitering with existing authority. I understand the desire of the LL neighbors to keep the new Community Center from becoming a Wayfarers Chapel. The current plan and proposed rules do this. But, the City also should be supporting the use of the new Community Center as a location to bring members of the community together. City Staff should work with clear guidelines to respect the neighbors but also should have the flexibility to make exceptions or modify the rules in consultation with the community. I disagree that the days of community functions and activities are over. It is particularly important to support activities for older members of the community (such as exercise, yoga and art classes) and activities to bring older and younger/newer members of the community together (such as through the Docents at the Discovery Center or through community events).

Traffic. The complaints about traffic seem reasonable but do not appear linked to the modest use of the proposed Community Center. Instead, the issues seem driven by AYSO and Trump National events. The LL residents should continue to press the School District to address AYSO traffic and the City should work with LL residents to address Trump and traffic in general. The redevelopment project should not be held up. This is an issue that should be addressed through the City's traffic commission or similar body. While I am not happy for the City to underwrite the cost of traffic control for AYSO and Trump events, it does seem like a good interim solution. As for a traffic light, my guess is that half of LL residents would want one but the other half would not. We have faced the same issue at the intersection of Ganado and PVDSouth, but were not able to gain a clear consensus in favor of a traffic light.

Regards
Gusatvo and Elizabeth Valero

Lisa Garrett

From: Megan Barnes
Sent: Tuesday, January 19, 2021 8:28 AM
To: Octavio Silva
Cc: Karina Banales
Subject: FW: Ladera Linda,

Not sure if this was also sent to the PC.

From: sharon yarber [mailto:momofyago@gmail.com]
Sent: Tuesday, January 19, 2021 8:21 AM
To: CC <CC@rpvca.gov>
Subject: Ladera Linda,

Dear Council Members,

We have already got our hands full with the mess created by the Preserve and the abundant use made thereof as a result of social media. Why is there this push to exacerbate our problems by building a facility that the neighbors do not want? Do you want to create another Del Cerro nightmare? PLEASE do not proceed with this plan. A replacement of a small facility for locals to use for local meetings and gatherings is all we need. We do not need a discovery room, we do not need a gigantic public venue. Traffic will be unbearable for the neighbors. This was a little neighborhood school. Please do not destroy the character of the neighborhood and ruin the peaceful enjoyment of the property owners in Seaview and Ladera Linda by proceeding with this project. It is too much for the local infrastructure. If you want a Discovery Room put it at Hess Park.

Sincerely,

Sharon Yarber

Lisa Garrett

From: Nancy Ohara <nanceo33@gmail.com>
Sent: Tuesday, January 19, 2021 8:30 AM
To: PC; CC; Ara Mihranian
Subject: Ladera Linda Community Center (Proposed Design)

Dear Planning Commission and City Council Members,

I live in the Ladera Linda neighborhood and would like you to please consider a scaled-back, smaller design (similar to Hesse Park) without a museum/discovery center and amphitheater. I understand it will be a public facility, but the desires and needs of, as well as the IMPACT(additional traffic congestion, trash, and noise), to local residents must be considered. The building should include a community room to accommodate community functions and restrooms should also be similar to Hesse Park, with safety in mind. The roof should be a durable, low maintenance material (not grass) and parking for the preserve should be contained within the park property, not on Forrestal. Please consider that Ladera Linda is a neighborhood park and should NOT be designed as an attraction for all of Southern California.

I moved from Belmont Shore to Rancho Palos Verdes due to the increase in people congestion, traffic congestion, increase in crime, and trash. Unless the city is prepared to deal with that throughout the community by paying for additional Park Rangers, Deputy Sheriffs and trash/recycling pick up (all which is paid for by the residents), I ask you to please reconsider a scaled back version with a less environmental impact on the community and city.

Thank you for your time and consideration. Your decision will impact the quality of life in the community.

Sincerely,

Nancy Ohara

Lisa Garrett

From: mihaugen <mihaugen@cox.net>
Sent: Tuesday, January 19, 2021 8:32 AM
To: CC; PC; Ara Mihranian
Subject: Ladera Linda Community Center

Dear Planning Commission and City Council Members,

We live at 4212 Exultant Drive in the Seaview neighborhood and would like you to consider a scaled-back, smaller design similar to Hesse Park, without a museum/discovery center and amphitheater. We understand it will be a public facility, but the desires and needs of, as well as the IMPACT on, local residents, must be considered.

Please also consider that in case of emergency, as well as the considerable traffic increase, there is only ONE road out of the area. You can turn right or left on Palos Verdes Drive South, which is already inadequate for current residents and traffic. Will the gate at top of Vigilance be permanently reopened to facilitate the increased traffic and as a safety measure? Traffic has already increased exponentially making it difficult to exit our Seaview neighborhood. How will all the additional traffic be managed?

The building should include a community room to accommodate community functions and the bathrooms should be similar to Hesse Park with safety in mind. The roof should be a durable, low maintenance material (not grass) and parking for the preserve should be contained within the park property, not on Forrestal.

Please consider that Ladera Linda is a neighborhood park and should NOT be designed as an attraction for all of Southern California.

Thank you,
Marilyn Hauge

Lisa Garrett

From: Yvetta Williams <yvetta2@gmail.com>
Sent: Tuesday, January 19, 2021 8:45 AM
To: Octavio Silva
Subject: Ladera Linda

The storage area at Ladera Linda includes van. Where and what???? Who wrote this????

Lisa Garrett

From: Julie Smith <julie@american-california.com>
Sent: Tuesday, January 19, 2021 9:03 AM
To: CC; PC; Ara Mihranian
Subject: Ladera Linda Community Center

Dear Planning Commission and City Council Members,

I live at 3545 Vigilance Drive and would like you to consider a scaled-back, smaller design similar to Hesse Park, without a museum/discovery center and amphitheater. I understand it will be a public facility, but the desires and needs of, as well as the IMPACT on, local residents, must be considered.

The building should include community room to accommodate community functions and bathrooms should also be similar to Hesse Park with safety in mind.

The roof should be a durable, low maintenance material (not grass) and parking for the preserve should be contained within the park property, not on Forrestal.

Please consider that Ladera Linda is a neighborhood park and should NOT be designed as an attraction for all of Southern California.

Thank you,

Julie Smith

jewee@cox.net
310-626-3699

Lisa Garrett

From: Amanda Wong <kiwi_esq@hotmail.com>
Sent: Tuesday, January 19, 2021 9:13 AM
To: CC; PC; Ara Mihranian; Octavio Silva
Subject: Ladera Linda Community Input - Planning Commission Meeting 1/26/21

Dear Planning Commission, Council Members and Staff,

Thank you for the opportunity to share with you my observations and experiences as a neighbor of Ladera Linda Community Center ("LLCC") and the Preserve. I have been telecommuting from home since March and have had a significant amount of time to track visitor activity in the area.

First, traffic and visitation patterns have been very different in the past nine months. With COVID restrictions preventing AYSO and group activities, we do not see the heavy surges of vehicles all coming in or out at the same time. Similarly, we do not see the large 50+ groups of hikers converging on the trail *en masse*. Rather, there is a constant stream of couples or smaller groups (5-10 individuals) usually on the weekends and especially at sunset.

Second, the majority of hikers and visitors to our neighborhood are respectful and friendly. Seeing them and talking to them about the Preserve brings us joy and reminds us on a daily basis how lucky we are to live in such a pristine environment. However, there is a sizable group of visitors who are not respectful of the neighborhood or the Preserve and my concern is that increasing parking facilities, facilitating access and further promoting the Preserve (or a future new community center) on social media, will increase the number of visitors overall and bring with them more loud, rude, disrespectful and dangerous visitors. The City should not do anything that increases the visitation to our neighborhood.

For example, motorcyclists are becoming an increasing problem. We frequently see motorcycles driving up on the sidewalk to get around the locked Forrestal gates especially around sunset time. Not only is this a direct flouting of the locked gates - but it is also a safety risk as it puts an unstable wobbling motorcycle directly in the path of pedestrians and families with children running ahead, who are also frequently at Ladera Linda at this time.

On several occasions now, my husband has confronted motorcyclists who pause at our back fence near the base of the Pirate trail, and use that spot to urinate. We are at our wits end and considering installing a security camera so that we can post pictures of these violators and shame them into not urinating in public - since the city is not doing anything to prevent this. From our backyard we have also heard neighbors get into heated arguments when - out walking with their young children, come upon a urinating motorcyclist at the reserve. Residents, especially children, should not be subjected to men exposing themselves in public. And neighbors should not have to police visitors to our neighborhood.

Additionally, there are frequently cars making dangerous 360 degree turns in the middle of the road at Forrestal and Pirate, or at the top of the Ladera Linda driveway, right where young children ride bikes and cross the road. I have in the past submitted photographs of cars doing this, and the city has not addressed it. Frankly, this is an accident (and lawsuit) waiting to happen.

We are also observing an increased amount of trash along both sides of Forrestal. This includes masks (a biohazard), beer cans and bottles, whiteclaw cans, chip bags, ziplock bags, plastic water bottles and even a picnic table was recently dumped next to my fence. On a recent visit to the park with Recs & Park staff, we observed a dumping ground of alcohol cans and snack bags in the bushes at Ladera Linda, as if someone had taken up residence in the bushes. It was frankly shocking to see this in our neighborhood.

On a recent weekend as I was gardening in my front yard, I observed a van park directly next to the "NO AYSO OR PRESERVE PARKING" sandwich board sign on Pirate. I watched a family unload their bikes, disregard the sign, and head straight up behind the Forrestal gates to go biking. Shortly afterward another car parked in front of my home. I paid attention since my home was burglarized a couple of years ago and the suspects parked in front of my home and surveilled it for a while before breaking in. On this occasion, the occupants lingered for a while, then two women got out of the car with a dog, which they led over to urinate on my mailbox, then headed up Forrestal. I walked to my side garden to watch whether they headed down into LLCC or up into the Preserve when they turned back and confronted me shouting expletives at me for following them. I tried to explain to them that I was simply making observations to report at an upcoming city council meeting and that visitors parking in the neighborhood has been an ongoing problem, there is a "NO PRESERVE PARKING" sign situated on the street, and that preserve parking is situated down at LLCC. They told me that I should have confronted them directly to tell them not to park on Pirate and ask them not to have their dog urinate on my mailbox. I pointed out that direct confrontation was unlikely to have been well received, since they were swearing and insulting me for simply watching them from my yard. I am just glad my children were inside the house at the time as they would have been terrified. The point here is that visitors ignore the "NO AYSO OR PRESERVE PARKING" sign and park in the neighborhood even when there is ample parking space down at Ladera Linda, and it is not fair or realistic to expect residents to enforce an informal "no parking" zone.

On another occasion a man parked in front of our home and entered our open garage in the middle of the day. I was in the kitchen and hearing noises in the garage, alerted my husband. When confronted by my husband, he stammered some excuse about meeting his girlfriend for a hike on the trail and just looking for some motor oil for his truck, before fleeing the scene.

A couple of months ago we observed night hikers come down the Pirate trail after dark - shining flashlights in my backyard and at my house. Shortly afterward we saw flashlights moving about the LL community center and called the sheriff to investigate. It turned out that the night hikers had returned to find their car locked in the LL parking lot. Night hikers are a fairly frequent occurrence on the Pirate trail (and off the trail too - as we sometimes see flashlights off the trail from our backyard).

Now, when I take my children on hikes or to ride their bikes up Forrestal we see discarded face masks on the road, and a month or two ago we observed a man scrambling up the cliffs to retrieve a crashed drone and a group of rowdy teenage hikers off the trail, trying to slide down one of the concrete drains on the hillside.

We love this community, we love our neighborhood and we love the Preserve and LL community center. We welcome visitors, but the fact is that there will always be some percentage of visitors who are disrespectful of the environment and the neighborhood. All we are asking is that we do not increase the burden on our residential community by making decisions that increase the number of visitors.

My recommendations to the Council and staff are as follows:

1. Any decisions with respect to Ladera Linda community center, the Preserve access and parking should be made with a goal of not increasing traffic or visitation to the area. The current community center plan with its Discovery Center, meeting rooms and ampitheater would obviously increase vistation and events at Ladera Linda.
2. If a parking study is to be conducted, that it be postponed until after COVID restrictions are lifted and traffic and visitation levels return to normal. It makes no sense to expend time and money gathering data that is not representative of regular activity levels in Ladera Linda.
3. Consider red-curbing Pirate to Sea Raven. The red curbing on Forrestal has worked very well and would serve as a deterrent to day-visitors considering parking in the neighborhood.
4. If no red curbing, then implement a reservation system for the Preserve to keep traffic levels tolerable.
5. Add another temporary NO AYSO OR PRESERVE PARKING sign so we can have one on either side of Pirate. Note - I am NOT in favor of adding more permanent street signs. There are approximately 14 street signs already in the proximity of Forrestal and Pirate and they are a visual blight. We do not need more.

Thank you for your time and consideration.

Amanda Wong

Lisa Garrett

From: kelly ely <kelly.j.ely@icloud.com>
Sent: Tuesday, January 19, 2021 9:14 AM
To: CC; PC; Ara Mihranian
Subject: Ladera Linda project

Dear Planning Commission and City Council Members, I live at 112 Spindrift Dr, Rancho Palos Verdes and would like you to consider a scaled-back, smaller design similar to Hesse Park, without a museum/discovery center and amphitheater. I understand it will be a public facility, but the desires and needs of, as well as the IMPACT on, local residents, must be considered. The building should include community room to accommodate community functions and bathrooms should also be similar to Hesse Park with safety in mind. The roof should be a durable, low maintenance material (not grass) and parking for the preserve should be contained within the park property, not on Forrestal. Please consider that Ladera Linda is a neighborhood park and should NOT be designed as an attraction for all of Southern California.

The increased traffic is already a problem since COVID began, and there are often traffic jams from landslide road repair backing to San Pedro which will become an impossible situation if you bring more visitors into this area.

Please do not ruin our community any further. Thank you,

Kelly Ely

Sent from my iPhone

Lisa Garrett

From: Claudia Gutierrez <clauderpv@hotmail.com>
Sent: Tuesday, January 19, 2021 9:39 AM
To: Ara Mihranian; PC; CC
Subject: Ladera Linda Project

Dear Planning Commission and City Council Members,

I live at 3 Clovetree Place and would like you to consider a scaled-back, smaller design like Hesse Park, without a museum/discovery center and amphitheater. I understand it will be a public facility, but the desires and needs of, as well as the IMPACT on, residents, must be considered. The building should include a community room to accommodate community functions and bathrooms should also be like Hesse Park with safety in mind. The roof should be a durable, low maintenance material (not grass) and parking for the preserve should be contained within the park property, not street parking on Forrestal.

Please consider that Ladera Linda is a neighborhood park and should NOT be designed as an attraction for all of Southern California. Rancho Palos Verdes with all the open space already attracts thousands of people to our hiking trails and beaches. For months the City has been deliberating how to handle the parking issues at Del Cerro Park, to add another attraction with parking issues will only add to the existing problems not yet resolved by the City.

Thank you.

Claudia Gutierrez
3 Clovetree Place
Rancho Palos Verdes, CA
310-872-4874

Lisa Garrett

From: Anthony Todora <atodora1@yahoo.com>
Sent: Tuesday, January 19, 2021 9:41 AM
To: David Chura; Julie Hamill; William James; Gordon Leon; Stephen Perestam; Lan Saadatnejadi; Ron Santarosa; Octavio Silva; PC; Matt Waters; Ara Mihranian; CC; David Bradley; Ken Dyda; John Cruikshank; Eric Alegria; Barbara Ferraro
Subject: In favor of the Ladera Linda project

Planning Commissioners, City Council, and Staff,

We support the Ladera Linda Park and Community Center project's current plan, including the current design. As a life-long resident of the Mira Catalina and Miraleste Hills neighborhoods, it's time for a park and community center on the hill's east and south sides. The Ladera Linda Park will be the only source of outdoor entertainment and educational enhancement on this side of the hill for all its surrounding neighborhoods to enjoy. A center like this one can contribute to the community in many ways. The center has the ability to host scout programs, art and music programs, educational programs, and social events.

All would appreciate the diverse offering that the center could host.

The project should move forward and not regress and redesign the plan. Unfortunately, there will never be 100% consensus of any plan, and what has been present should prevail. Minor changes can be made through the final construction drawing process. There is no need to spend the extra time and money now making those changes.

The building's size seems modest enough, and not a burden to the neighborhood but at a size to develop community interaction and serve the community for decades to come.

Another crucial element of the project is the Discovery Room. The irreplaceable treasure and artifacts need to be shared with the community and not stored away or placed in a hallway's glass case. They need to be appropriately displayed to be enjoyed by all. The current design is a terrific compromise; the room can be used for meetings and when not use for educational purposes.

The last concern we have is the Use Policies. The Use policies should be consistent with other similar projects in the city that are adjacent to residences. The proposed plan by City Staff is too restrictive.

Anthony and Lety Todora

Lisa Garrett

From: Megan Barnes
Sent: Tuesday, January 19, 2021 9:43 AM
To: Octavio Silva
Cc: Karina Banales
Subject: FW: Stop the crowds

Not sure if this was sent to the PC.

From: Matt Stanovich [mailto:mattystano15@gmail.com]
Sent: Tuesday, January 19, 2021 9:36 AM
To: CC <CC@rpvca.gov>
Subject: Stop the crowds

Dear Planning Commission and City Council Members,

I live at (address or neighborhood) and would like you to consider a scaled-back, smaller design similar to Hesse Park, without a museum/discovery center and amphitheater. I understand it will be a public facility, but the desires and needs of, as well as the IMPACT on, local residents, must be considered.

The building should include community room to accommodate community functions and bathrooms should also be similar to Hesse Park with safety in mind.

The roof should be a durable, low maintenance material (not grass) and parking for the preserve should be contained within the park property, not on Forrestal.

Please consider that Ladera Linda is a neighborhood park and should NOT be designed as an attraction for.

Matt stanovich

3949 admirable dr

How about a mask mandate for Rpv. Just like Hermosa and Manhattan. People come here from out of town and have no respect dumped trash on the beach have no mask you need to find these people

Lisa Garrett

From: Kathy <ksnell0001@aol.com>
Sent: Tuesday, January 19, 2021 9:50 AM
To: CC; PC
Cc: Ara Mihranian
Subject: Ladera Linda Community Center

Dear Planning Commission and City Council Members,

I live in the Portuguese Bend area and would like you to consider a very scaled-back, smaller design similar to Hesse Park, without a museum/discovery center and amphitheater. I understand it will be a public facility, but the desires and needs of, as well as the IMPACT on, local residents, must be considered.

The building should include a community room to accommodate community functions and bathrooms should also be similar to Hesse Park with safety in mind.

The roof should be a durable, low maintenance material (not grass) and **parking for the preserve should be contained within the park property**, not on Forrestal.

Please consider that Ladera Linda is a neighborhood park and should NOT be designed as an attraction.

Please have respect for the Ladera Linda, Sea View, Ocean Trails and Portuguese Bend neighbors.

Sincerely,

Kathy Snell

Lisa Garrett

From: Meghan Moore <megtheteacher@gmail.com>
Sent: Tuesday, January 19, 2021 9:50 AM
To: Octavio Silva; CC; David Chura; Julie Hamill; William James; Gordon Leon; Stephen Perestam; Lan Saadatnejadi; Ron Santarosa
Cc: Matt Waters; Ara Mihranian; David Bradley; Ken Dyda; John Cruikshank; Eric Alegria; Barbara Ferraro
Subject: Ladera Linda Project

Hello all,

My hope with this email is to continue to encourage you to maintain your dedication to the integrity of a quality Ladera Linda project. This facility is of priceless importance to our community, and I am in strong support of the project. As the demand for new housing increases all over the US, we are seeing that creating a sense of community within those new housing developments are also something in demand, and it increases the value of these new housing projects. Therefore, keeping and expanding the Ladera Linda Park as a community-used facility will only continue to add value to our beloved community.

Just the other day, my brother and I were discussing his recent move to the more family-friendly community of Thousand Oaks/Camarillo Area. He mentioned all the new benefits and amenities he and his children have been enjoying: horse, bike, hike trails, community classes, and a community facility like Ladera Linda Park. He was indeed bragging about his new amenities, until I mentioned our Peninsula community has all those same community amenities. He was unaware of Ladera Linda Park and its asset to our community. He was thinking he was only able to get his family-friendly community environment in Ventura County. Please continue to maintain and grow Ladera Linda Park as a community facility, as it is one of the priceless benefits of our area, and truly one of the few family-friendly bonuses of our area.

I am a resident of the historic Miraleste district. I grew up in the Miraleste area, spent over a decade living in Santa Clara County before deciding to return to the beloved Miraleste area of RPV. My husband and I are now raising a family here. We have four children, our eldest is just 8 years of age. We were able to use the Ladera Linda facility a couple of years ago when my son's Cub Scout event was held there, and we all very much enjoyed it. Ladera Linda Park is a beautiful display of our community and allows us to share our community with others, who are unaware of our hidden gem of a community. The recreational opportunities available to us through the Ladera Linda Park facility are invaluable to our community and deserve to be protected.

Thank you, and all the best,
Meghan Moore

Lisa Garrett

From: Steve Hinchliffe <hinchliffe@me.com>
Sent: Tuesday, January 19, 2021 10:14 AM
To: CC; PC; Ara Mihranian
Subject: Ladera Linda

Dear Planning Commission and City Council Members,

I live at 120 SPINDRIFT LN. and would like you to consider a scaled-back, smaller design similar to Hesse Park, without a museum/discovery center and amphitheater. I understand it will be a public facility, but the desires and needs of, as well as the IMPACT on, local residents, must be considered. The building should include community room to accommodate community functions and bathrooms should also be similar to Hesse Park with safety in mind. The roof should be a durable, low maintenance material (not grass) and parking for the preserve should be contained within the park property, not on Forrestal. Please consider that Ladera Linda is a neighborhood park and should NOT be designed as an attraction for all of Southern California.

Thank you,
Steve Hinchliffe

Lisa Garrett

From: SUNSHINE <sunshinerpv@aol.com>
Sent: Tuesday, January 19, 2021 10:13 AM
To: Jaehee Yoon; Octavio Silva; Ken Rukavina; Karina Banales; Ramzi Awwad; Lukasz Buchwald; Katie Lozano; Matt Waters; Cory Linder
Cc: PC; imac
Subject: PC_CASE NO. PLVA2018-0001: 28160 Palos Verdes Drive East plus Ladera Linda Park

Hello Jaehee, Octavio, Ken, Karina, Ramzi, Lukasz, Katie, Matt and Cory,

The Planning Commission postponed this project to a date uncertain. There is activity at the site. I have not received any sort of reply to the following questions and offers to help get it right, this time around.

The Trails Network Plan is still a valid document. It is what pulls together the Council's directions and the public's expectations on a per project basis. Each Department has a role in pursuing the City's stated Goals. You have all been reminded. If the City Manager's Office, the Public Works Department and the Rec.& Parks Department have not done their part to provide the City's Planning division with the information they need in order to conduct friendly negotiations with the Applicant, what is the point of having a Planning Commission and a City Council? There is more to quality of life than what the Building & Safety and Code Enforcement people have to mop up.

You have had six months to educate yourselves. Please do not abuse this Applicant and the rest of the community any further. I have more information which is specific for each of your tasks. All you have to do is ask and I will direct you to the appropriate pages in the TNP.

The same goes for the Ladera Linda Park Conditional Use Permit (CUP) process. Even when the City is the "applicant", the citizenry at large is dependent on Staff to produce a thoroughly vetted design which proposes to change the City's infrastructure and public amenities.

...S 310-377-8761

Subject: Info and questions. PC_CASE NO. PLVA2018-0001: ^_28160^_ ^_Palos^_ Verdes ^_Drive^_ ^_East^_

Date: 6/26/2020 12:42:00 PM Pacific Standard Time

From: sunshinerpv@aol.com

To: jyoon@rpvca.gov, octavios@rpvca.gov, amys@rpvca.gov, trodrigue@rpvca.gov, esassoon@rpvca.gov, coryl@rpvca.gov

Cc: pcc@rpvca.gov, tsc@rpvca.gov, pvpasofino@yahoo.com, david.lukac.us@gmail.com, jeanlongacre@aol.com

Sent from the Internet (Details)

Hello Jaehee, Octavio, Amy, Terry, Elias and Cory,

Now that you know the answer to the Planning Commission's question in that there is a conceptual trail in Dodson Canyon, have you pursued an Irrevocable Offer of Trail Easement Dedication with this property owner?

Several years ago, in relation to the Sol Vista Trail improvement (Sunnyside Ridge Project), it was proposed to add a link between the Upper Dodson Canyon Trail and PV Drive East somewhere near the "safest" crossing at Lower Headland. The conceptual route is pretty easy to spot on the topos and aerial photo I have received. Given that there was no longer a Rec.& Parks Committee to review such an Amendment to the Trails Network Plan, the request was not pursued. **Cory**, is the TNP Update Consultant aware of it? **Elias**, this might influence the location of the crossing improvement which is being proposed with the PVDE widening/roadway safety project(s).

It all comes down to Staff's pursuit of the City Council Approved Goals for "human circulation". The City purchased the lot on Martingale Drive simply to preserve that trail connection. Purchasing this lot appears to have a lot more benefits. **Terry**, who is investigating that?

So much to be done before this CASE comes back to the Planning Commission. Notices of any progress and requests for more background info really should go out to everyone who has subscribed to the Trails and the Equestrian categories on Notify Me. We are here to help. ...S 310-377-8761

Subject: PC_CASE NO. PLVA2018-0001: 28160 Palos Verdes Drive East

Date: 6/23/2020 1:37:28 PM Pacific Standard Time

From: jyoona@rpvca.gov

To: OctavioS@rpvca.gov

Sent from the Internet (Details)

Good afternoon,

This email is to notify you of the continuance regarding 28160 Palos Verdes Drive East, which was originally scheduled to be presented at tonight's Planning Commission meeting.

As the project will be reviewed by the Traffic Safety Committee once more on July 1, 2020, the item has been postponed and is tentatively scheduled for July 28, 2020.

Please find PC report on the continuance for the subject property in the link below:

https://rpv.granicus.com/MetaViewer.php?view_id=5&event_id=1491&meta_id=83601

Please let me know if you have any questions.

Thank you.

Sincerely,

Jaehee Yoon

Associate Planner

Subject: Re: Implemeting the Trails Network Plan on current projects. Not happening email chain

Date: 5/17/2020 4:13:49 PM Pacific Standard Time

From: sunshinerpv@aol.com

To: jyoon@rpvca.gov

Cc: amys@rpvca.gov, trodrigue@rpvca.gov, esassoon@rpvca.gov, trails@rpvca.gov, pc@rpvca.gov, Eric.Alegria@rpvca.gov, David.Bradley@rpvca.gov, jeanlongacre@aol.com

Sent from the Internet (Details)

Hello Jaehee,

Sorry to put the burden on you but, you are the one with projects in the works and the clock is ticking down.

As a part of your welcome to RPV orientation, were you not directed to read the Introduction to the Conceptual Trails Plan? It was written and Council Approved as a way to make it easier for Staff to recognize when a proposed project has a potential off-road circulation enhancement opportunity. Then, according to the General Plan and the Trails Network Plan, Staff is to contact the appropriate trail user groups for more detailed analysis of the opportunity so that it can be included in the refining of the project's design.

You didn't do that for at least 14 Bronco and 28160 PV Drive East that I know of. There may be others. Another step which has not been taken in these two cases is engineered design of the "ideal route" of *point-to-point* conceptual trails which cross multiple properties. I have pointed out that this needs to be done for Section Five F2 Bronco Trail before you negotiate an easement or easement offer with the 14 Bronco Applicant. (Amy has been informed in relation to 10 Chaparral.) I am now pointing this out for Section Five H1 Upper Dodson Canyon Trail in relation to 28160 PVDE.

The Public Works Department has not yet addressed the continuity of roadside circulation improvements in this or any Q Zone. Nobody in the Rec.& Parks Dept. has thought about trails outside of the PV Nature Preserve since 1990. Now, they have been charged with drafting the Phase 2 update to the Trails Network Plan. Another communication breakdown. FYI everybody. Jean Longacre and I are the only remaining alive and local members of the RPV Trails Committee which drafted the original Conceptual Trails Plan. Please, stop shutting us out.

The NCCP and the OPEN SPACE-HILLSIDE land use designation have added opportunities and complications which I think need to be sorted out at the City Council level or, some other multi-departmental level like an Infrastructure and Activities Commission.

Should I bother learning how to review the publicly accessible zoning districts on the City's GIS website? Is there an official map which is more current than the one found at <http://rpvca.gov/DocumentCenter/View/8249/Zoning-Map?bidId= ??> If so, what is its four digit number?

Thank you for the topo of upper Dodson Canyon. What I really need is the property lines on the aerial photo of the same area. I can provide you and the Public Works Dept. with a suggestion of a more specific route for Dodson Canyon. I can then help consult with the existing equestrian facility owners about which CRITERA TYPE will best suit their wants and needs.

Sincerely,

SUNSHINE

6 Limetree Lane, RPV

310-377-8761

In a message dated 5/15/2020 10:00:59 AM Pacific Standard Time, jyoon@rpvca.gov writes:

Hi SUNSHINE,

My apologies if it's too cluttered and not what you were looking for.

We'll have to create the maps for you as the public only has access to reviewing the zoning districts on the City's GIS website.

Please let me know if you'd like a different map that we can create for you.

Thank you.

Jaehee

From: SUNSHINE [mailto:sunshinerpv@aol.com]
Sent: Thursday, May 14, 2020 5:50 PM
To: Jaehee Yoon <jyoon@rpvca.gov>
Subject: Re: Implemeting the Trails Network Plan on current projects

Better but, still too cluttered. The aerial with property lines is what I left a voice message to you asking for "how to get". Please try again.

Subject: RE: Implementing the Trails Network Plan on current projects

Date: 5/14/2020 3:14:44 PM Pacific Standard Time

From: jyoon@rpvca.gov

To: sunshinerpv@aol.com

Sent from the Internet (Details)

Hi SUNSHINE,

Thank you for your email.

We do not have 20' contour maps but I've attached a 5' contour map in an aerial view.

The zoning map and ordinance update is being reviewed by Amy and Octavio per the link below:

<http://www.rpvca.gov/1160/Zoning-Code-Zoning-MapUpdate>

Thank you.

Sincerely,

Jaehee Yoon

Associate Planner

Community Development Department

City of Rancho Palos Verdes

www.rpvca.gov

(310) 544-5224

From: SUNSHINE <sunshinerpv@aol.com>
Sent: Thursday, May 14, 2020 11:46 AM
To: Jaehee Yoon <jyoon@rpvca.gov>
Cc: Trails <trails@rpvca.gov>
Subject: Implemeting the Trails Network Plan on current projects

Hi Jaehee,

This definitely shows Dodson Canyon where the CTP Section five, H1 Upper Dodson Canyon Trail goes. It appears that 28160 PVDE is on the "north fork". This situation is like 14 Bronco in that until Public Works engineers the "ideal route", Planning has no basis for where to request an easement offer. That is a part of the long-awaited TNP update.

Please send me this same area with twenty foot contours and the property lines in a more distinctly different color. What I really need is the aerial photo with property lines.

Is anyone working on updating the City's Zoning Map? Is anyone working on the lot specific graphic of where "extreme slopes" actually are? OPEN SPACE-HILLSIDE is still not yet ready to be implemented in lieu of OPEN SPACE-HAZARD.

Thank you for your help. ...S

In a message dated 5/13/2020 6:33:32 PM Pacific Standard Time, jyoon@rpvca.gov writes:

Hi SUNSHINE,

Thank you for your email.

Please find attached GIS map with the topo line for your review.

If you would like to request additional information regarding the map, please contact me.

Thank you

Sincerely,

Jaehee Yoon

Associate Planner

Community Development Department

City of Rancho Palos Verdes

www.rpvca.gov

(310) 544-5224

In light of COVID-19 response measures from the Governor of the State of California and the Los Angeles County Public Health Department, commencing **Tuesday, March 17 through at least Friday, May 15** the City of Rancho Palos Verdes will only be providing Essential City Services that are necessary to protect the health, safety, and welfare of our community and City Employees. To facilitate these measures, all non-essential staff will be working remotely. Inquiries will be reviewed daily and will be responded to on a case-by-case basis. Please note: our response to your inquiry could be delayed.

=From: Teresa Takaoka

Sent: Wednesday, May 13, 2020 3:30 PM

To: Terry Rodrigue <TRodrigue@rpvca.gov>; Octavio Silva <OctavioS@rpvca.gov>; Cory Linder <CoryL@rpvca.gov>; Lukasz Buchwald <lbuchwald@rpvca.gov>

Cc: Ara Mihranian <AraM@rpvca.gov>

Subject: FW: To Madam Detective

Hi

Can someone respond to Sunshine?

Tx

t

From: SUNSHINE <sunshinerpv@aol.com>
Sent: Wednesday, May 13, 2020 3:29 PM
To: Teresa Takaoka <TeriT@rpvca.gov>
Subject: To Madam Detective

Hi Teri,

What I need is an aerial photo with lot lines like Jeahee's Project Site Locator on last night's Staff Report on 28160 PV Drive East only zoomed out to cover all of the conceptual trail route. That would be east to the Narbonne ROW (Sol Vista Park), southwest to the Rolling Hills Eastfield Gate and northwest to where lower Headland meets PVDE. The same area with the topo lines and lot lines instead of the aerial photo will be helpful, too.

Wish I knew how to get details like this off the City's web site by myself. It is another case of I don't know who to call for detailed instructions.

Speaking of instructions, I print out the instructions to join a virtual meeting. It will save a tree and some ink if they could be less redundant enough to fit on one page without using an even smaller font.

Bless you. ...S

Lisa Garrett

From: Ivan Snyder <ivan90277@gmail.com>
Sent: Tuesday, January 19, 2021 10:13 AM
To: lisa jankovich
Cc: Octavio Silva; David Chura; Julie Hamill; William James; Gordon Leon; Stephen Perestam; Lan Saadatnejadi; Ron Santarosa; PC; David Bradley; Ken Dyda; John Cruikshank; Eric Alegria; Barbara Ferraro; CC; Matt Waters; Ara Mihranian; Carolynn Petru; Yvetta Williams; ferer@saturn5.org; Carolynn Petru
Subject: Re: Personal Statement for Ladera Linda and Discovery Room Collection / Planning Commission

I would like to add: you may not know, the storage room at Ladera Linda Community Center has functioned as a repository and workshop area for Point Vicente Interpretive Center since conception. One example archaeological collection of many housed at Ladera Linda has been the federally listed Burrell Collection CA-LAN-999. There are many other collection there. More info:

<https://www.federalregister.gov/documents/2016/01/27/2016-01600/notice-of-inventory-completion-fowler-museum-at-the-university-of-california-los-angeles-los-angeles>

As a workshop area Ladera Linda has served as a place to assemble such things as whale skeletons now at PVIC. I personally set up the Indian Artifacts museum case and Ethnobotany case in the Discovery Room.

Ivan Snyder
former PVIC Interpretive Naturalist
and Chairman of Rare Plants and Ethnobotany of the South Coast Chapter California Native Plant Society

Sent from my iPhone

On Jan 18, 2021, at 8:33 PM, lisa jankovich <lisajank@sbcglobal.net> wrote:

To Whom It May Concern:

My name is Lisa Jankovich, I have been a resident of RPV since 2015 and live near the Miraleste Intermediate School. I am writing to express my concerns about a small percent of homeowners trying to further reduce the Johnson Favaro re-design scope for Ladera Linda which would (to my understanding) cause the removal of the Discovery Room and more importantly the removal of the historical nature collection...a collection of museum grade artifacts which were meticulously collected and donated to the City for free by Yvetta Williams and Ivan Synder (both CC'd).

A quick background about myself, I am Vice-Chair of the RPV Civic Center Advisory Committee (CCAC) and I have been a member of CCAC since its instantiation several years ago. For the last almost 15 years, I have worked for The Aerospace Corporation in El Segundo where I am presently a Senior Project Engineer. I have been a lead on several multi-million-dollar proposals that require unbiased technical understanding of satellite-to-ground control communications systems and ground facilities. This experience gives me what I believe is a well-versed understanding of technical design, implementation, customer requirements, etc. While I am not extremely intimate with all aspects of the Ladera Linda effort, my career, my several years of volunteer time

serving with the CCAC, my review of the latest Johnson Favaro Ladera Linda designs, and my knowledge of the contents and significance of the Williams/Synder donated collection and its value has me very concerned about the fate of this and the values the City has for its heritage and conservation. It is my opinion that this collection (which to my understanding also has pieces of it in storage with PVIC) is priceless, and irreplaceable on so many levels given the content and quality of what it contains.

Upon review of the Favaro design, it is in my opinion very respectful for the site and surroundings and appears to have painstakingly taken into consideration an exhaustive requirement review into ensuring its scale and size (among many other factors) is adequate for our community AND adjacent homeowners. At this point, reducing the scope of the design any further (while may please a very small handful of localized residents) at this point should be considered unacceptable for the greater RPV City and Community. As Vice Chair of the CCAC, the design decisions made for Ladera Linda will likely set a precedence for the decision processes made for the Civic Center.

The Discovery Room is most definitely a needed part of our community to continue to be a source to teach and educate about our area but to also continue to provide a home for our priceless and irreplaceable museum-grade nature collection. We should be proud of this collection and do our due diligence to ensure its continuity and provide a truly proper place for all its contents for our community to continue to appreciate. Am happy to discuss further, as appropriate.

Respectfully,
Lisa Jankovich,

RPV Resident,
Vice-Chair RPV Civic Center Advisory Committee (CCAC),
Senior Project Engineer: Enterprise Mission Systems, The Aerospace Corporation

Lisa Garrett

From: Hanh Tran <hanhvivian@yahoo.com>
Sent: Tuesday, January 19, 2021 10:27 AM
To: Octavio Silva; PC; CC
Subject: Ladera Linda Park Project

To the Planning Commission and City Council,

I have been a resident of Ladera Linda since 2011, and I am writing to strongly support the Ladera Linda Project. My family and I love this neighborhood as it is quiet and very family friendly. My husband and I have three children, and the community park has been very important to our family. It has provided us with a place where our children can play, ride their bikes and hang out with their friends. However, the facilities do need to be improved and renovated. The current plan to renovate the existing park would beautify this neighborhood and make it more functional and conducive to more activities. While the plan is wonderful, we believe more amenities could be offered, such as a public pool and/or public tennis courts. We feel this project would be great for us as well as the surrounding neighborhoods. Thank you kindly for your time and consideration.

Sincerely,

Vivian Tran

Lisa Garrett

From: cade stanovich <cadestano74@gmail.com>
Sent: Tuesday, January 19, 2021 10:28 AM
To: CC; PC; Ara Mihranian

Dear Planning Commission and City Council Members, I live at 3949 Admirable Drive, in the Seaview neighborhood and would like you to consider a scaled-back, smaller design similar to Hesse Park, without a museum/discovery center and amphitheater. I understand it will be a public facility, but the desires and needs of, as well as the IMPACT on, local residents, must be considered. The building should include community room to accommodate community functions and bathrooms should also be similar to Hesse Park with safety in mind. The roof should be a durable, low maintenance material (not grass) and parking for the preserve should be contained within the park property, not on Forrestal. Please consider that Ladera Linda is a neighborhood park and should NOT be designed as an attraction for all of Southern California.



Virus-free. www.avast.com

Lisa Garrett

From: John Moeller <john_moeller@ymail.com>
Sent: Tuesday, January 19, 2021 10:30 AM
To: CC; PC; Ara Mihranian
Subject: Regarding Ladera Linda Project

Dear Planning Commission and City Council Members, I live in the Portuguese Bend Club and would like you to consider a scaled-back, smaller design similar to Hesse Park, without a museum/discovery center and amphitheater. I understand it will be a public facility, but the desires and needs of, as well as the IMPACT on, local residents, must be considered. The building should include community room to accommodate community functions and bathrooms should also be similar to Hesse Park with safety in mind. The roof should be a durable, low maintenance material (not grass) and parking for the preserve should be contained within the park property, not on Forrestal. Please consider that Ladera Linda is a neighborhood park and should NOT be designed as an attraction for all of Southern California.

Thank you,
John R. Moeller, M.D.

John R. Moeller, M.D., Inc. Ph. 310-375-2140 Fx. 310-375-2160 24050 Madison St. Torrance, CA 90505

Lisa Garrett

From: Pam A <andresen.pam@gmail.com>
Sent: Tuesday, January 19, 2021 10:32 AM
To: Octavio Silva; PC; David Chura; Julie Hamill; William James; Gordon Leon; Stephen Perestam; Lan Saadatnejadi; Ron Santarosa; Matt Waters; Ara Mihranian; cc@prvca.gov; David Bradley; Ken Dyda; John Cruikshank; Eric Alegria; Barbara Ferraro
Subject: Support for Ladera Linda Park Project

Thank you to all the city staff, city council and residents for the hard work over the past few years on the Ladera Linda community center plan. I believe this will provide many benefits for the residents of Rancho Palos Verdes.

Moving to Rancho Palos Verdes 7 years ago, I was taken in by the breathtaking views but also the strong community that Rancho Palos Verdes has built. A safe and vibrant community where schools, businesses and parks are top notch. The East side of RPV has a different feel than that of the West side and it was a bit of a concern before we purchased our home. Purchasing a home on the East side of Rancho Palos Verdes, we found few parks in the nearby area where my nieces and nephews could play or where we could have a picnic lunch with friends. We found some beautiful parks in San Pedro and on the west side of Rancho Palos Verdes. We also have had small group meetings where we have had to rent a room from Marymount or San Pedro as it was more convenient for the Rancho Palos Verdes group to meet.

When I first became aware of the Ladera Linda project, I was excited by the upgrade however, I could understand the concerns of the neighbors. I too don't want my neighborhood disrupted without any strong benefit. However, I am extremely pleased with the design that the team has come up with. The team has done an amazing job of presenting a plan that provides significant benefits (park, meeting space, historical museum) with minimal costs as they reduced the size, scope and budget of the project. The Ladera Linda neighborhood will have better curb appeal by replacing the current building that is graded as an "F" and providing an improved parking situation for community center visitors and hikers.

We should provide a solution that not only provides value for today but also tomorrow. This park will provide value for the future residents of Rancho Palos Verdes and this side of the hill deserves a great park and facility for the community.

-Jason and Pam Andresen
31310 Eaglehaven Circle, Rancho Palos Verdes

Lisa Garrett

From: kmc5140@aol.com
Sent: Tuesday, January 19, 2021 10:39 AM
To: CC; PC; Ara Mihranian
Subject: Ladera Linda project

Dear Planning Commission and City Council Members,

I live at 134 Seawall Rd, RPV and would like you to consider a scaled-back, smaller design similar to Hesse Park, without a museum/discovery center and amphitheater. I understand it will be a public facility, but the desires and needs of, as well as the IMPACT on, local residents, must be considered. The building should include community room to accommodate community functions and bathrooms should also be similar to Hesse Park with safety in mind. The roof should be a durable, low maintenance material (not grass) and parking for the preserve should be contained within the park property, not on Forrestal. Please consider that Ladera Linda is a neighborhood park and should NOT be designed as an attraction for all of Southern California.

Thank you,

Kim McCarthy

Lisa Garrett

From: cjruona@cox.net
Sent: Tuesday, January 19, 2021 10:40 AM
To: Planning
Cc: CC; Octavio Silva
Subject: Ladera Linda

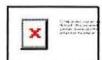
I hope that the city planners, leaders & staff will not make any final decisions regarding this matter until an estimated cost & financing are made public & discussed with Rancho Palos Verdes citizens. Also, it will make sense to see architectural renderings of the final product. Only when all of this is known will anyone be able to make an intelligent decision. Finally, those living in the two neighborhoods directly affected by this significant project should be listened to attentively.

Respectfully,
C. J. Ruona
Rancho Palos Verdes

Lisa Garrett

From: cade stanovich <cadestano74@gmail.com>
Sent: Tuesday, January 19, 2021 10:43 AM
To: CC; PC; Ara Mihranian
Subject: Re:

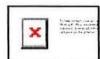
I would also like to add that this increase of people coming to our public amenities is strongly correlated to COVID-19. If any of you remember at the beginning of the pandemic when everything was closed, including hiking trails, and gyms, everyone flocked towards the cliffs by Palos Verdes High School in an alarming amount. Once most of the trails started opening up, people spread out of the cliffs near PV high, and headed towards abalone cove, Del Cero, and other hiking areas in the area. I strongly think that we should wait to make a decision before adding more public amenities until after the pandemic is over. Why? I think that once more things open up we will see a large decrease in people visiting our parks and other amenities. Due to COVID-19, a Lot of people are still at home, gyms are closed, and people have nothing better to do. Why are we trying to make this residential area into a public attraction?



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On Tue, Jan 19, 2021 at 10:27 AM cade stanovich <cadestano74@gmail.com> wrote:

Dear Planning Commission and City Council Members, I live at 3949 Admirable Drive, in the Seaview neighborhood and would like you to consider a scaled-back, smaller design similar to Hesse Park, without a museum/discovery center and amphitheater. I understand it will be a public facility, but the desires and needs of, as well as the IMPACT on, local residents, must be considered. The building should include community room to accommodate community functions and bathrooms should also be similar to Hesse Park with safety in mind. The roof should be a durable, low maintenance material (not grass) and parking for the preserve should be contained within the park property, not on Forrestal. Please consider that Ladera Linda is a neighborhood park and should NOT be designed as an attraction for all of Southern California.



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Lisa Garrett

From: Esther Altman <esthersosis@gmail.com>
Sent: Tuesday, January 19, 2021 10:54 AM
To: CC; PC; Ara Mihranian
Subject: Fwd: Email

Dear Planning Commission and City Council Members,

I live at 76 Narcissa Drive and would like you to consider a scaled-back, smaller design similar to Hesse Park, without a museum/discovery center and amphitheater. I understand it will be a public facility, but the desires and needs of, as well as the IMPACT on, local residents, must be considered.

The building should include community room to accommodate community functions and bathrooms should also be similar to Hesse Park with safety in mind.

The roof should be a durable, low maintenance material (not grass) and parking for the preserve should be contained within the park property, not on Forrestal.

Please consider that Ladera Linda is a neighborhood park and should NOT be designed as an attraction for all of Southern California.

Thank you,

Esther Altman

Lisa Garrett

From: cynthia thornton <cinthiathornton@me.com>
Sent: Tuesday, January 19, 2021 11:02 AM
To: PC
Subject: ladera linda building

Dear Planning Commission and City Council Members, I live at 3925 Admirable drive and would like you to consider a scaled-back, smaller design similar to Hesse Park, without a museum/discovery center and amphitheater. I understand it will be a public facility, but the desires and needs of, as well as the IMPACT on, local residents, must be considered. The building should include community room to accommodate community functions and bathrooms should also be similar to Hesse Park with safety in mind. The roof should be a durable, low maintenance material (not grass) and parking for the preserve should be contained within the park property, not on Forrestal. Please consider that Ladera Linda is a neighborhood park and should NOT be designed as an attraction for all of Southern California. The atmosphere has already changed with all the traffic in the area Please don't ruin our community by allowing a bigger facility.

Thank you,

cynthia thornton

Lisa Garrett

From: Suzy Cyr <suzy@seahorsestudio.net>
Sent: Tuesday, January 19, 2021 11:17 AM
To: Octavio Silva; PC; David Chura; Julie Hamill; William James; Gordon Leon; Stephen Perestam; Lan Saadatnejadi; Ron Santarosa
Cc: Tom Cyr
Subject: Support for proposed Ladera Linda Community Center

Dear Planning Commission Members and Staff,

We are writing to express our support for the current plan of the Ladera Linda Community Center. We appreciate the progress that has been made so far on this valuable asset.

When my husband and I moved back to the Peninsula after thirty long years in rainy Washington, we were delighted to hear of the plans to redevelop the Ladera Linda site.

As current residents of nearby Mediterrania, we can see the facility from our house and can walk there in less than ten minutes. We have looked forward to the redevelopment of the site with great anticipation so that it again can serve the community that it once did.

We are now deeply disturbed to hear that a small but vocal group has hijacked the project for its own narrow self-interest. Some of the neighbors in Ladera Linda Heights have conveniently forgotten that this was once a vibrant—and certainly noisy—school and now want what is left to continue to exist in obscurity, to slowly deteriorate, presumably so that fewer cars might drive past the entrance of their neighborhood.

The proposed plan has already been through multiple design reviews and has been pared down to a minimally intrusive, extremely site sensitive plan. The agile Johnson Favaro team has been responsive to design concerns and quick to adjust.

In particular, we especially appreciate the retention of the incredible, but overlooked and undervalued Discovery Room collection, in the present design. This natural history collection is a treasure for our community and is an invaluable teaching aid and deserves a dignified and accessible home in our local community.

This project has retained wide and lasting community support throughout the development process. Significant capital has already been spent to get us to this point. *Seven years* have elapsed and safety, size, and use concerns have been thoroughly addressed.

It is time to move forward with this beautiful design and finally build the facility that our side of the Hill has been promised. We want it!

Thank you for your consideration of this matter.

Dr. Thomas Cyr and Susan Summit Cyr
Drive

3672 Cliffsit
Rancho Palos Verdes

Susan Summit Cyr

SeaHorse Studio

3672 Cliffsit Drive
Rancho Palos Verdes, CA 90275
cell: 206-979-6564
www.facebook.com/SeaHorseStudio
www.SeaHorseStudio.net

Lisa Garrett

From: Chad Dime <dime@diffeyewear.com>
Sent: Tuesday, January 19, 2021 11:20 AM
To: CC; PC; Ara Mihranian; PB Club
Subject: Please protect our city

Dear Planning Commission and City Council Members,

I live at 132 Sea Urchin Lane, Rancho Palos Verdes, CA. 90275 and I am an extremely concerned resident.

First, I humbly request that you consider a scaled-back, smaller design similar to Hesse Park, without a museum/discovery center and amphitheater. I understand it will be a public facility, but the desires and needs of, as well as the IMPACT on, local residents, must be considered. The building should include community room to accommodate community functions and bathrooms should also be similar to Hesse Park with safety in mind. The roof should be a durable, low maintenance material (not grass) and parking for the preserve should be contained within the park property, not on Forrestral. Please consider that Ladera Linda is a neighborhood park and should NOT be designed as an attraction for all of Southern California.

Furthermore, I have a major concern with the impact we have seen from all the visitors that have been called in from the city to hike our trails and beaches. I was one of the community members that attended meetings years ago when you were considering gateway park and I warned specifically that this land cannot bear all that foot traffic. Little did I know it would get this out of hand.

I live in PBC which butts up to the ocean trails preserve and beach below trump. I frequent that area daily for the last 30 years and never have I seen such blatant disregard for our land. Vandalism, graffiti, litter, loitering, fires on beach, feces and toilet paper in bushes and on trails, home break ins, violence, trespassing, dogs off leash all I have personally witnessed in just the last 8 months. I will attach photo proof below for your reference.

I see the same issue now at Abalone Cove Shoreline park as well with people vandalizing, trespassing, graffiti, fishing out the preserve, depleting the tidepools, scraping mussels off rocks by the hundreds, trash, defecating on trails, violence, gang related activity, camping of homeless all increasing daily.

How can we call these places a preserve if the city is not actively preserving the land. The quality of life in RPV has gotten far worse in the past couple of years as this was meant to be a family community safe for all and now has become the number one attraction for people in LA. You as the city have done a lot to advertise this area and the impact is increasingly negative for the people who have lived here and protected this land for decades. It is a real shame and it breaks my heart!!

See photos below. I have plenty more of people actively breaking the law and leaving a disgusting amount of filth behind on our "preserves".



[IMG_8435.JPG](#)



[IMG_1401.JPG](#)



[IMG_8451.JPG](#)



IMG_8453.jpg



IMG_8496.JPG



IMG_8327.JPG



IMG_8446.JPG

CHAD DIME

CO-FOUNDER | DIFF CHARITABLE EYEWEAR

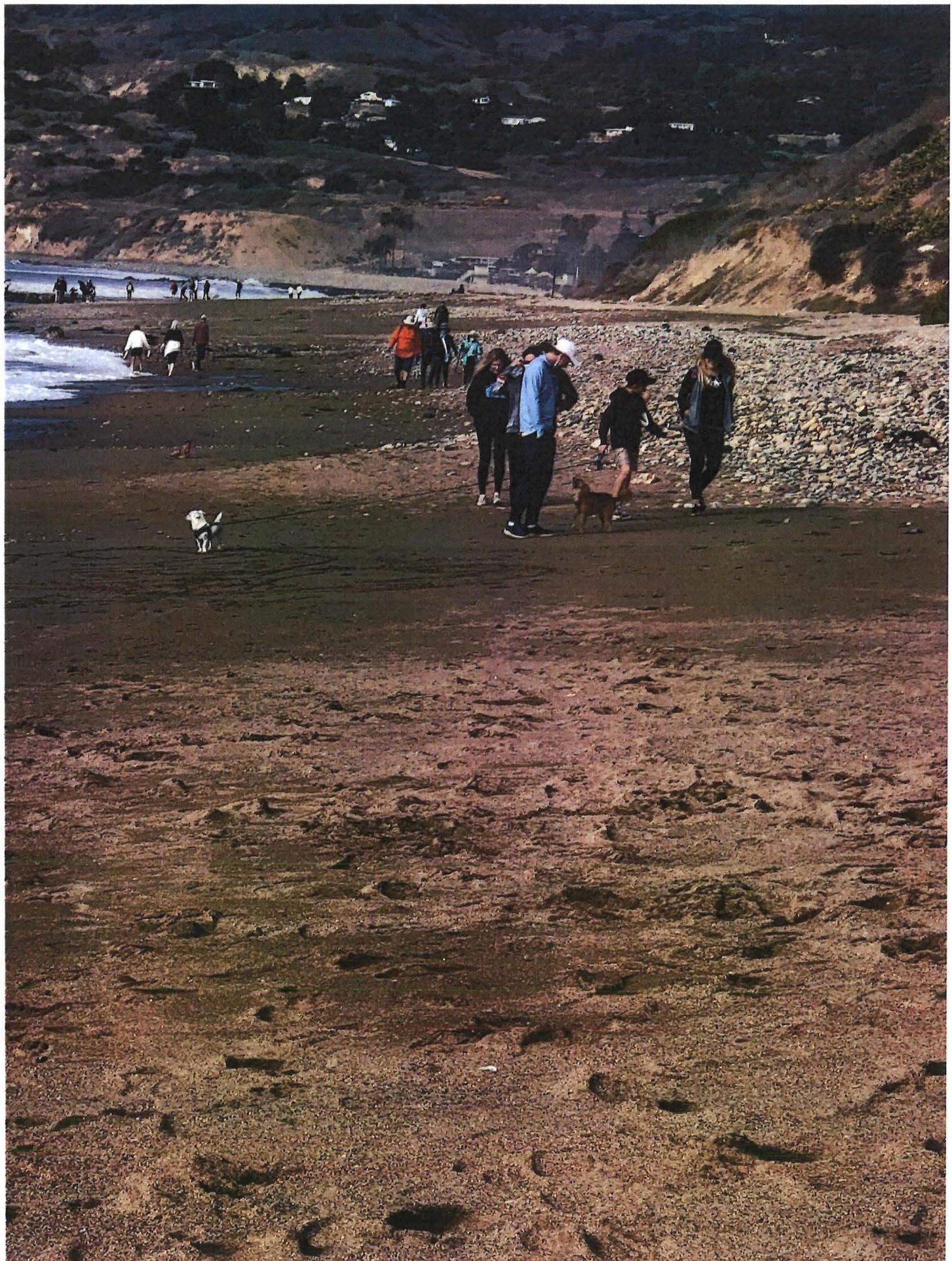
E dime@diffeyewear.com

P 310.918.0422

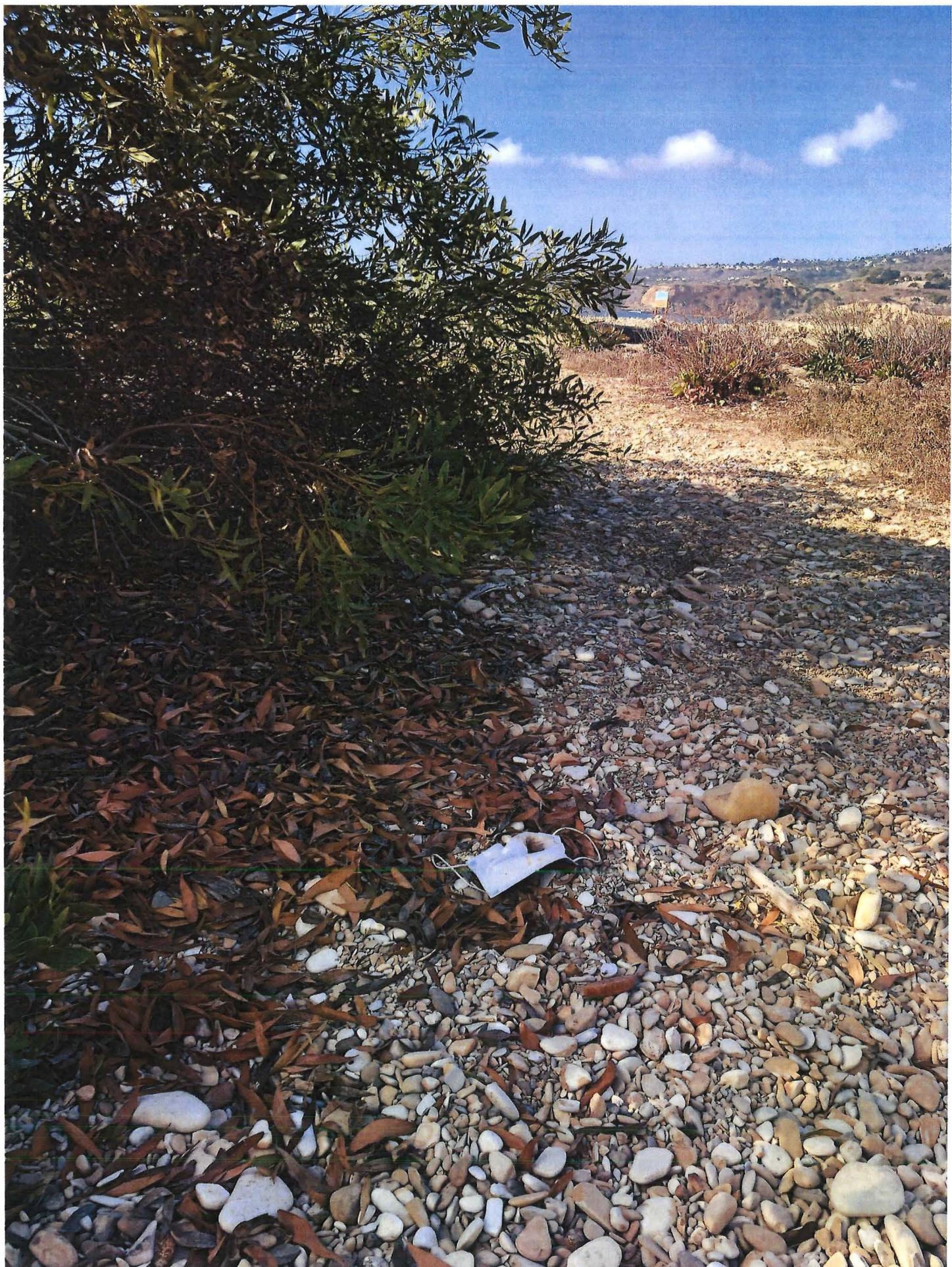
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Lisa Garrett

From: Paul Funk <pfunky@dslextreme.com>
Sent: Tuesday, January 19, 2021 11:22 AM
To: HOUDINI7
Cc: Octavio Silva; David Chura; Julie Hamill; William James; Gordon Leon; stephen peristam; ian saadatnejadi; Ron Santarosa
Subject: Re: Discovery Room - Ladera Linda

Gene,

GREAT JOB on your letter. To the point, succinct, and very helpful. You have a great way with words!

PAUL <*////////>

From: "HOUDINI7" <houdini7@cox.net>
To: "octavios" <OctavioS@rpvca.gov>
Cc: "david chura" <david.chura@rpvca.gov>, "julie hamill" <julie.hamill@rpvca.gov>, "william james" <william.james@rpvca.gov>, "gordon leon" <gordon.leon@rpvca.gov>, "stephen peristam" <stephen.peristam@rpvca.gov>, "ian saadatnejadi" <ian.saadatnejadi@rpvca.gov>, "ron santarosa" <ron.santarosa@rpvca.gov>
Sent: Monday, January 18, 2021 11:08:28 PM
Subject: Discovery Room - Ladera Linda

Lisa Garrett

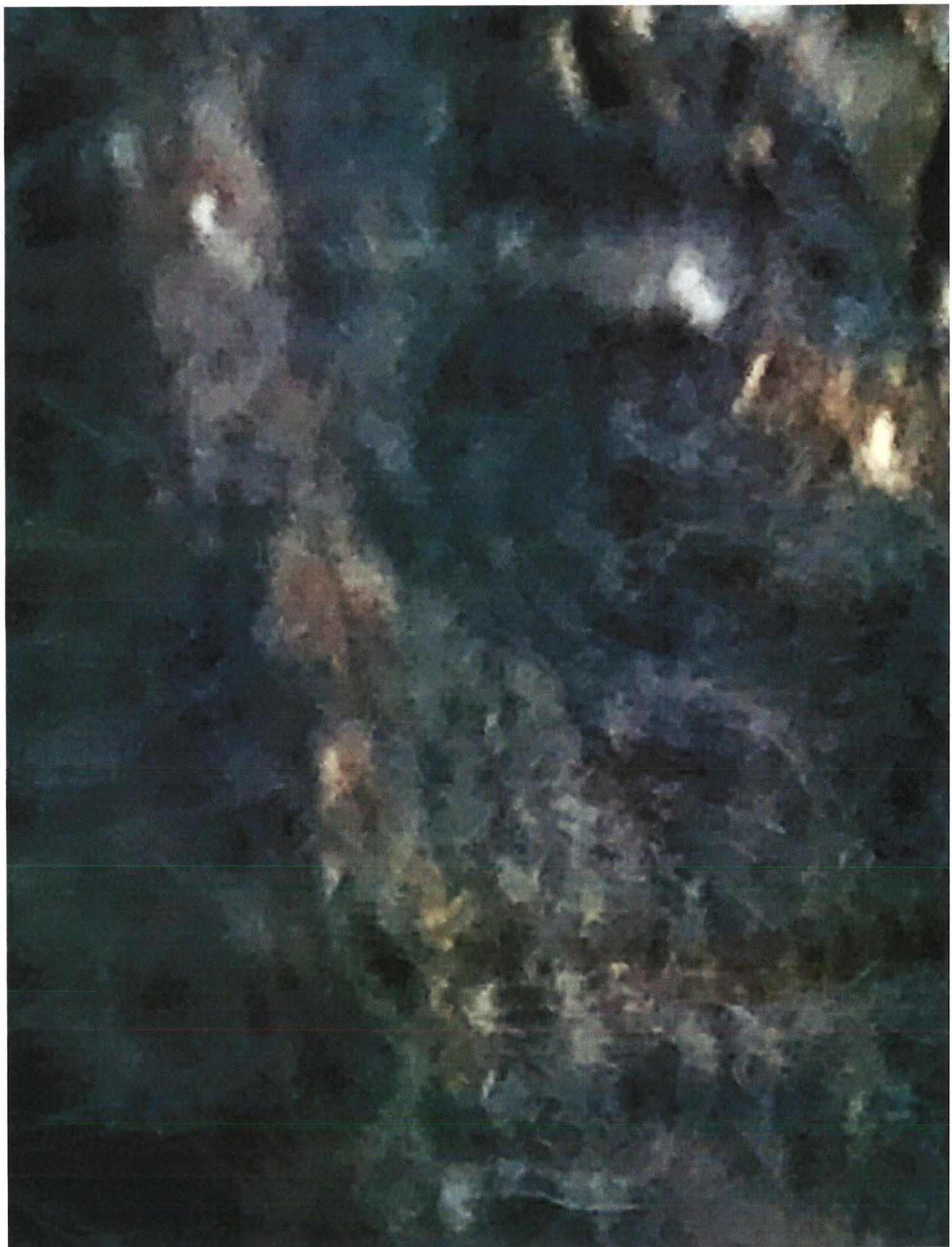
From: Chad Dime <dime@diffeyewear.com>
Sent: Tuesday, January 19, 2021 11:26 AM
To: PB Club; Ara Mihranian; CC; PC
Subject: Re: Please protect our city

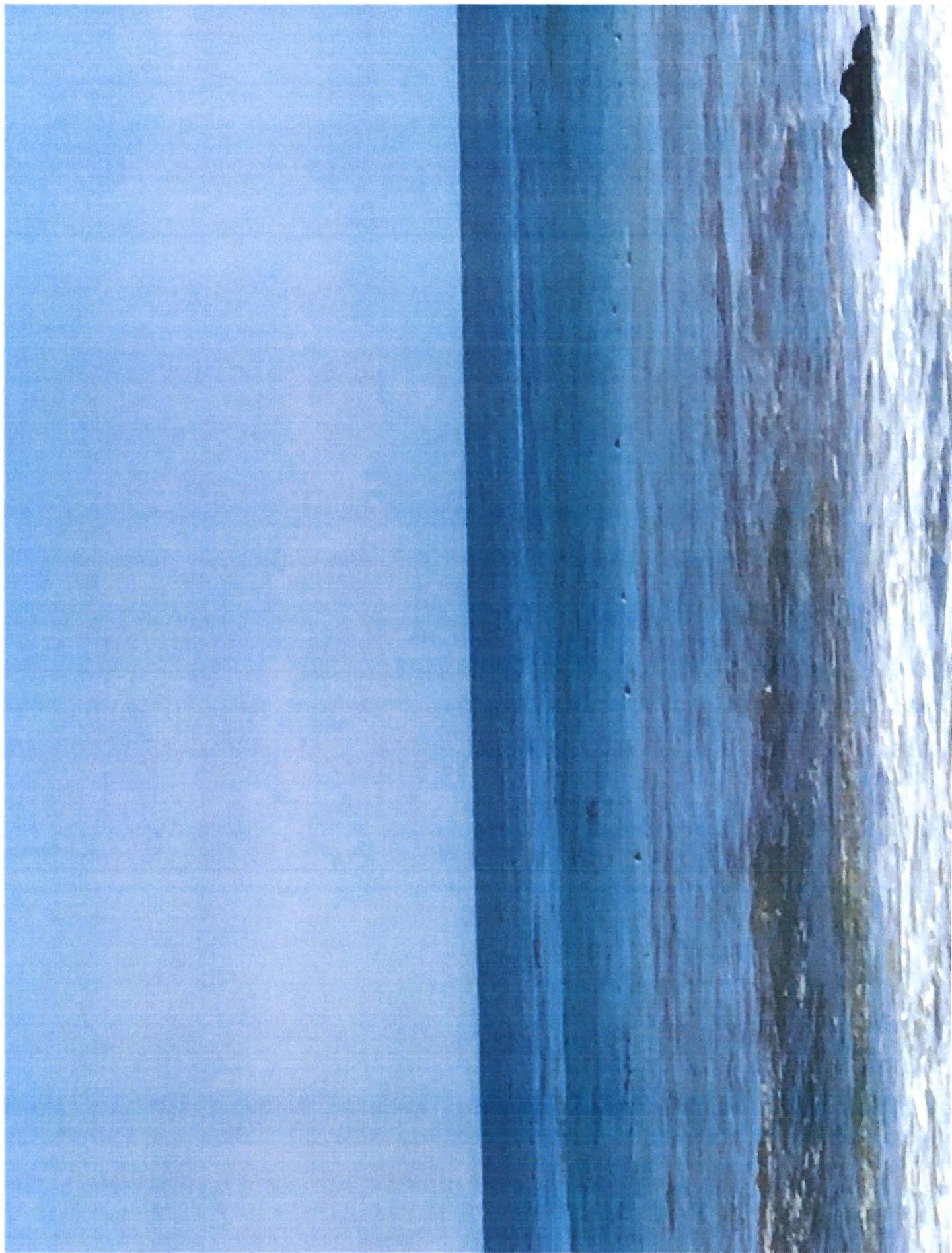
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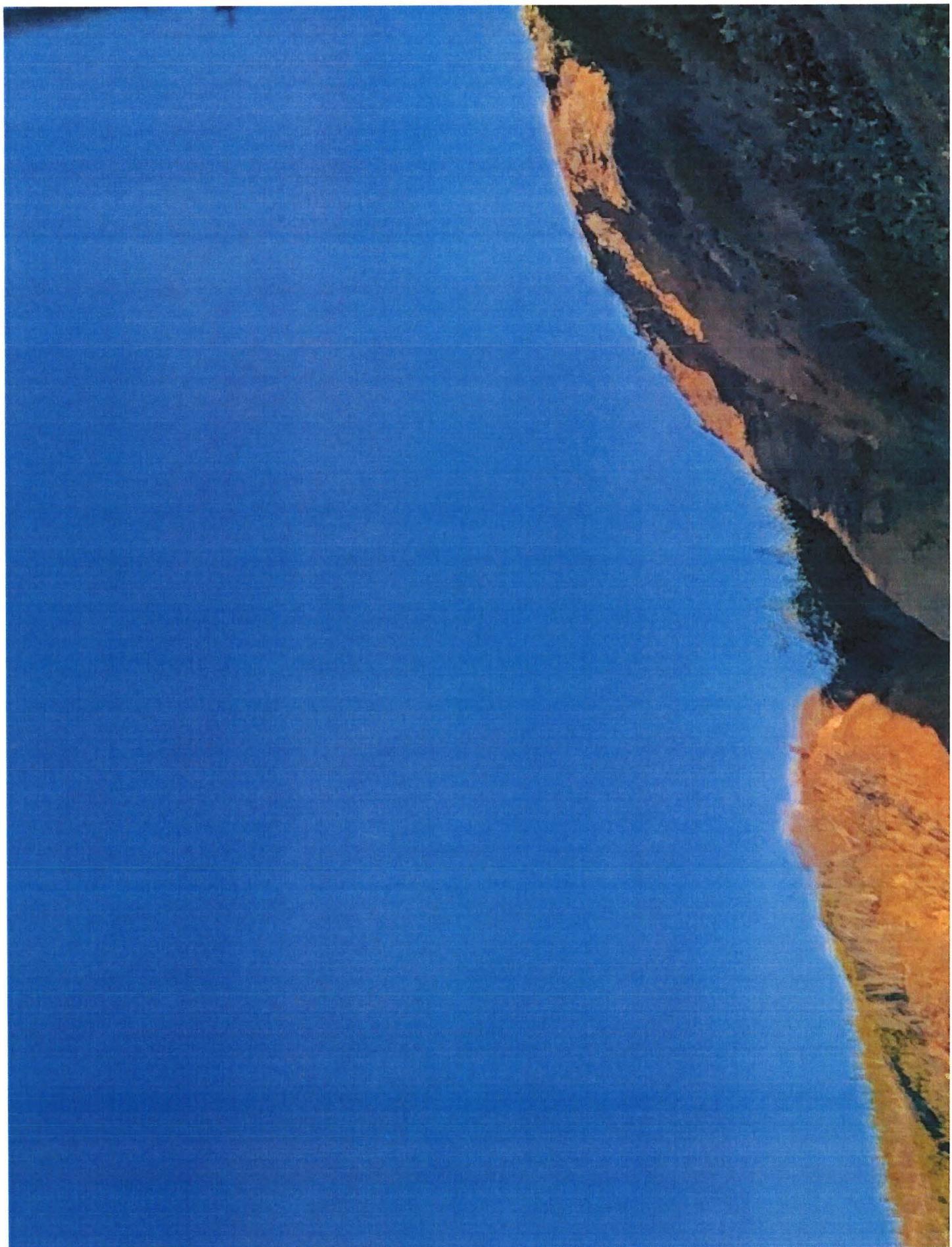
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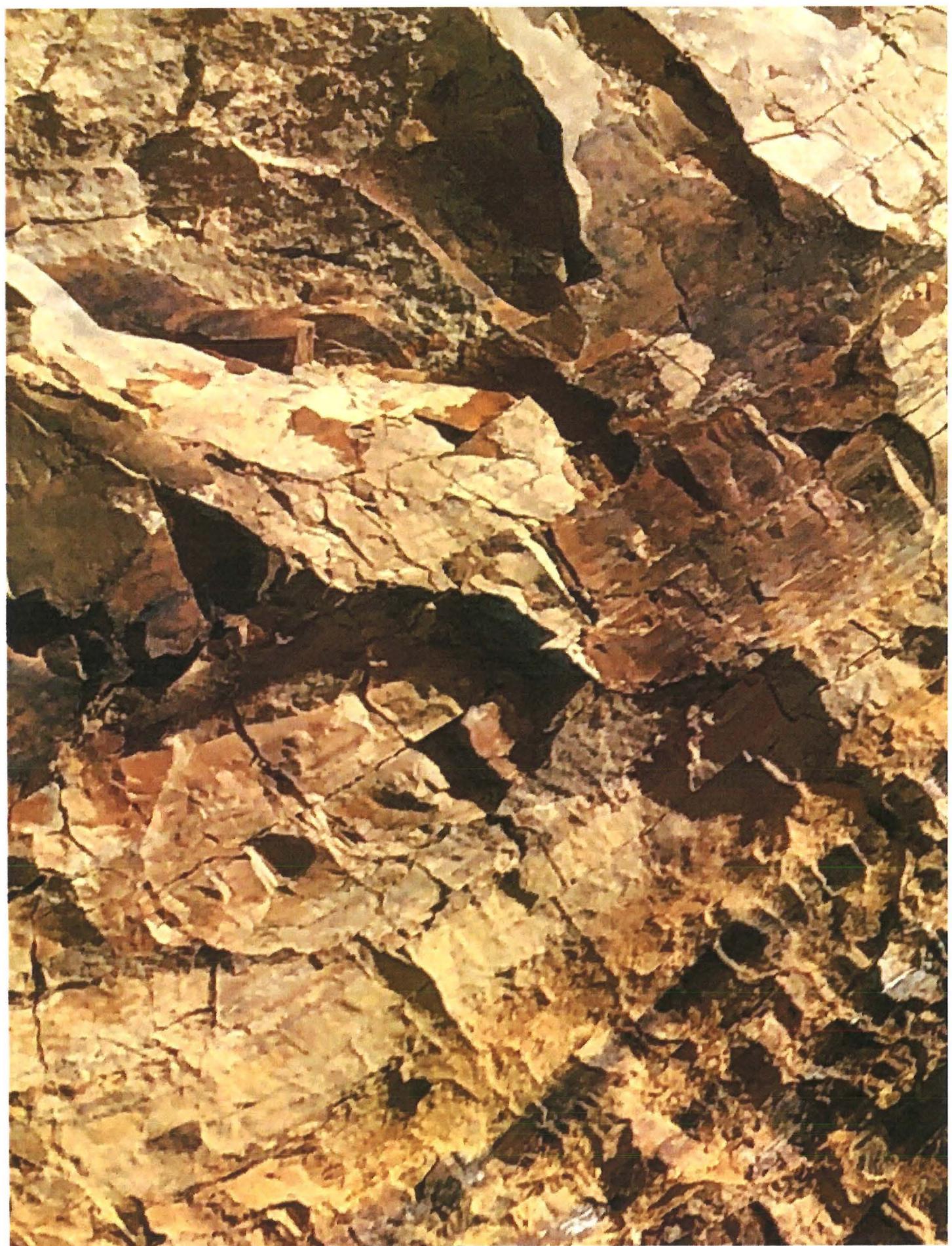
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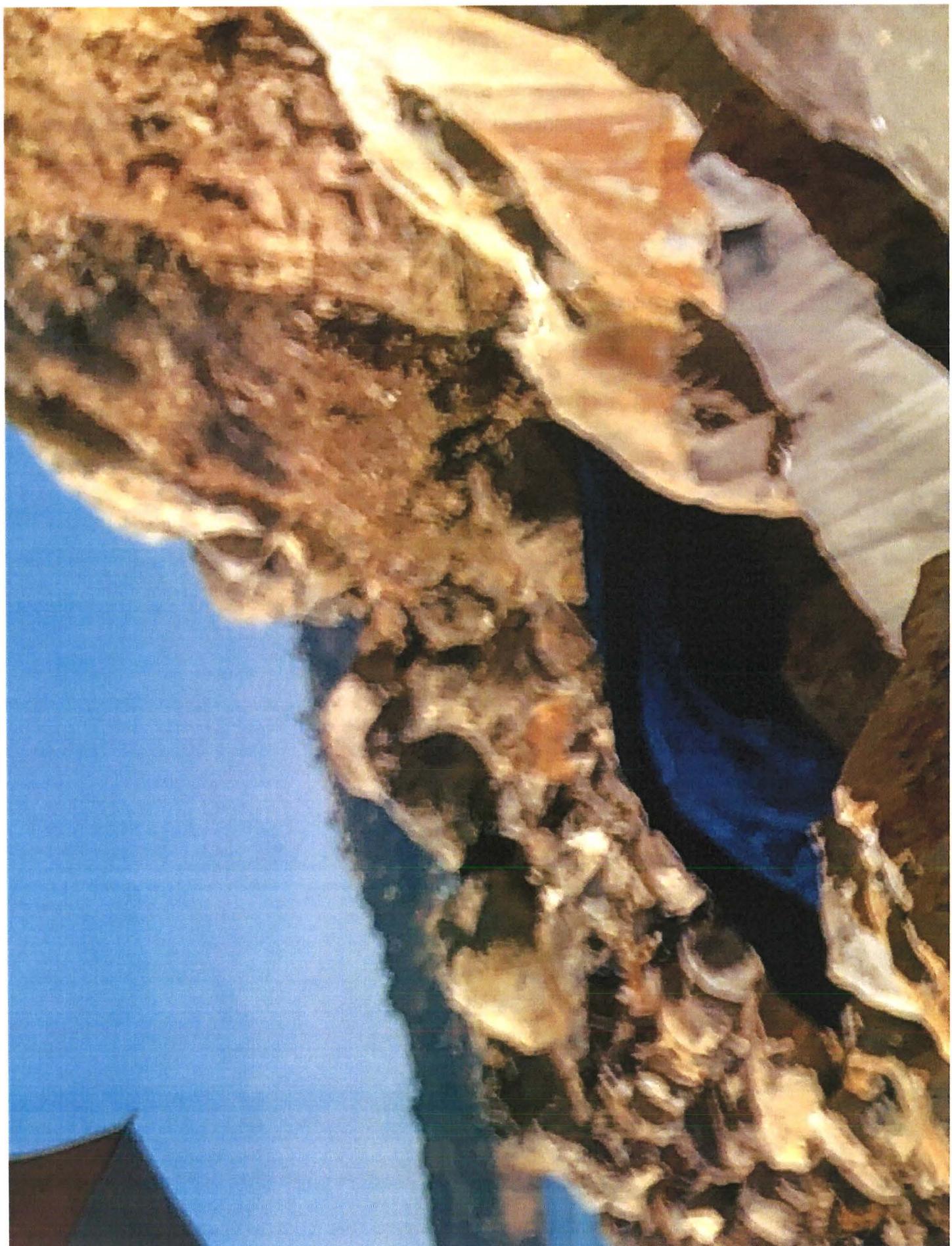
Who brings spray paint to the beach or toilet paper... people who plan to use it!













On Tue, Jan 19, 2021 at 1:19 PM Chad Dime <dime@diffeyewear.com> wrote:

Dear Planning Commission and City Council Members,

I live at 132 Sea Urchin Lane, Rancho Palos Verdes, CA. 90275 and I am an extremely concerned resident.

First, I humbly request that you consider a scaled-back, smaller design similar to Hesse Park, without a museum/discovery center and amphitheater. I understand it will be a public facility, but the desires and needs of, as well as the IMPACT on, local residents, must be considered. The building should include community room to accommodate community functions and bathrooms should also be similar to Hesse Park with safety in mind. The roof should be a durable, low maintenance material (not grass) and parking for the preserve should be contained within the park property, not on Forrestal. Please consider that Ladera Linda is a neighborhood park and should NOT be designed as an attraction for all of Southern California.

Furthermore, I have a major concern with the impact we have seen from all the visitors that have been called in from the city to hike our trails and beaches. I was one of the community members that attended meetings years ago when you were considering gateway park and I warned specifically that this land cannot bear all that foot traffic. Little did I know it would get this out of hand.

I live in PBC which butts up to the ocean trails preserve and beach below trump. I frequent that area daily for the last 30 years and never have I seen such blatant disregard for our land. Vandalism, graffiti, litter, loitering, fires on beach, feces and toilet paper in bushes and on trails, home break ins, violence, trespassing, dogs off leash all I have personally witnessed in just the last 8 months. I will attach photo proof below for your reference.

I see the same issue now at Abalone Cove Shoreline park as well with people vandalizing, trespassing, graffiti, fishing out the preserve, depleting the tidepools, scraping mussels off rocks by the hundreds, trash, defecating on trails, violence, gang related activity, camping of homeless all increasing daily.

How can we call these places a preserve if the city is not actively preserving the land. The quality of life in RPV has gotten far worse in the past couple of years as this was meant to be a family community safe for all and now has become the number one attraction for people in LA. You as the city have done a lot to advertise this area and the impact is increasingly negative for the people who have lived here and protected this land for decades. It is a real shame and it breaks my heart!!

See photos below. I have plenty more of people actively breaking the law and leaving a disgusting amount of filth behind on our "preserves".



[IMG_8435.JPG](#)



[IMG_1401.JPG](#)



[IMG_8451.JPG](#)



[IMG_8453.jpg](#)



IMG_8496.JPG



IMG_8327.JPG



IMG_8446.JPG

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Lisa Garrett

From: fivemuellers <fivemuellers@cox.net>
Sent: Tuesday, January 19, 2021 11:29 AM
To: CC; PC; Ara Mihranian
Subject: Ladera Linda Community Center

Dear Planning Commission and City Council Members, We live at 4222 Stalwart Dr., Rancho Palos Verdes, in the SeaView neighborhoood and would like you to consider a scaled-back, smaller design similar to Hesse Park, without a museum/discovery center and amphitheater. I understand it will be a public facility, but the desires and needs of, as well as the IMPACT on, local residents, must be considered. The building should include community room to accommodate community functions and bathrooms should also be similar to Hesse Park with safety in mind. The roof should be a durable, low maintenance material (not grass) and parking for the preserve should be contained within the park property, not on Forrestal. Please consider that Ladera Linda is a neighborhood park and should NOT be designed as an attraction for all of Southern California. Thank you,

Hubert and Jean Mueller

Lisa Garrett

From: Sue Walsh <suewal@cox.net>
Sent: Tuesday, January 19, 2021 11:30 AM
To: Octavio Silva; PC; CC
Subject: Ladera Linda Park Discovery Room Is Valuable Asset

To the Rancho Palos Verdes City Council and the Planning Commission:

Dear Members,

I am writing to comment on the Ladera Linda Park Master Plan which is being discussed at your meetings soon. I believe it is very important to include the Discovery Room in the Master Plan as it is a valuable asset for Ladera Linda Park and the City of Rancho Palos Verdes, and thus it should remain as a part of the Master Plan.

I am an active Los Serenos de Point Vicente docent, and for more than 20 years I have led many Ladera Linda Park field trips for students and youth groups. In my experience, the highlight of a visit to this park is the Discovery Room, a place to observe the treasures of Palos Verdes including fossils, geology specimens, Native American artifacts, and animal, bird and insects specimens. The Discovery Room treasures help to educate all ages of observers. These valuable collections need to continue to be preserved and displayed for our residents and visitors to learn about and enjoy. I do not believe a few display cases in a hallway would be adequate considering the numbers of specimens and diversity of the collections.

I believe the Ladera Linda Master Plan should move forward including the Discovery Room for displaying and storing these valuable collections. I think the Discovery Room inspires appreciation for the many aspects of this Palos Verdes Peninsula we call home.

Respectfully,

Sue Walsh
Los Serenos de Point Vicente Docent

Lisa Garrett

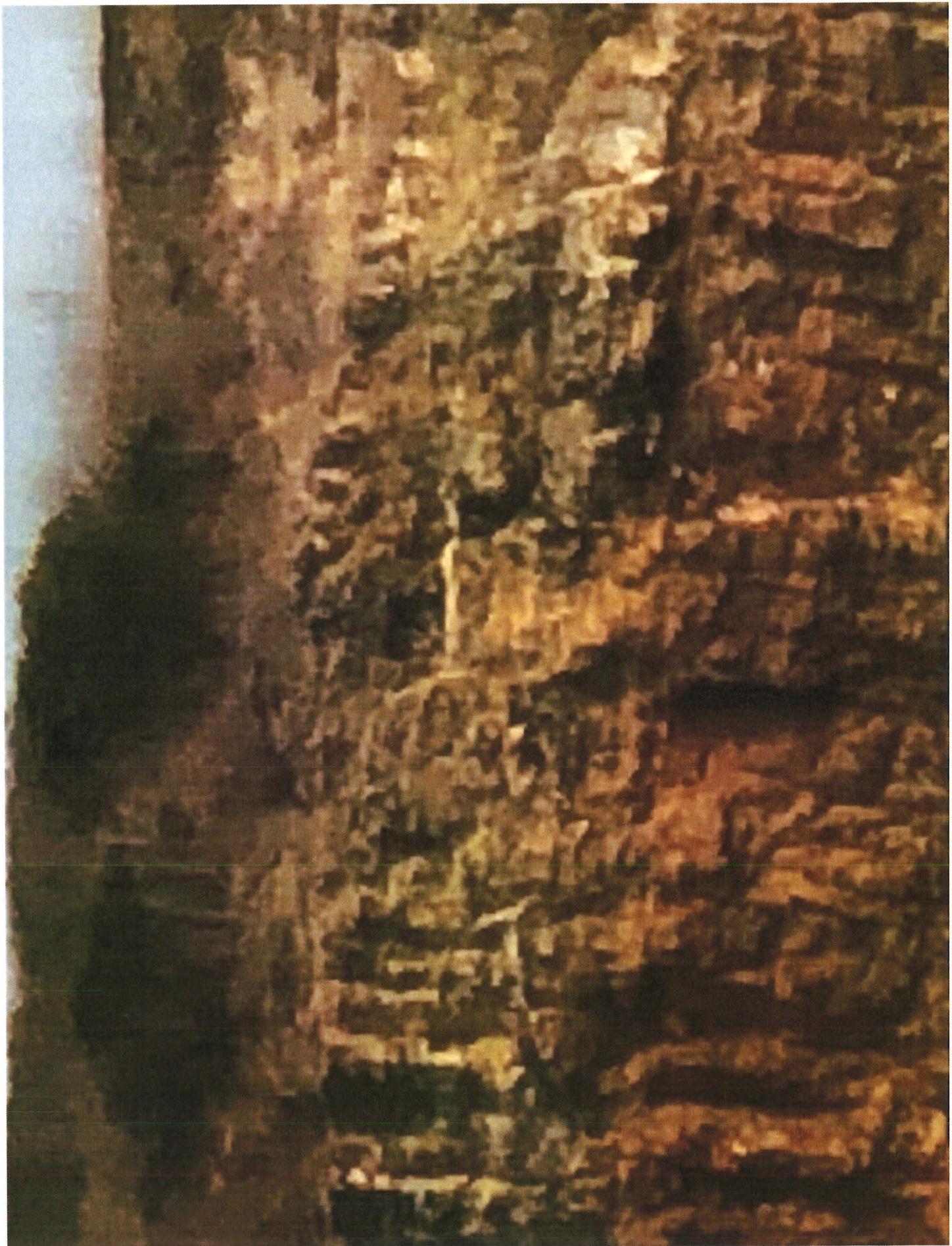
From: Chad Dime <dime@diffeyewear.com>
Sent: Tuesday, January 19, 2021 11:32 AM
To: PB Club; Ara Mihranian; CC; PC
Subject: Re: Please protect our city

More photos attached:

Fecal matter left on trails at ocean trails preserve.

A man fishing the preserve at abalone cove shoreline park.





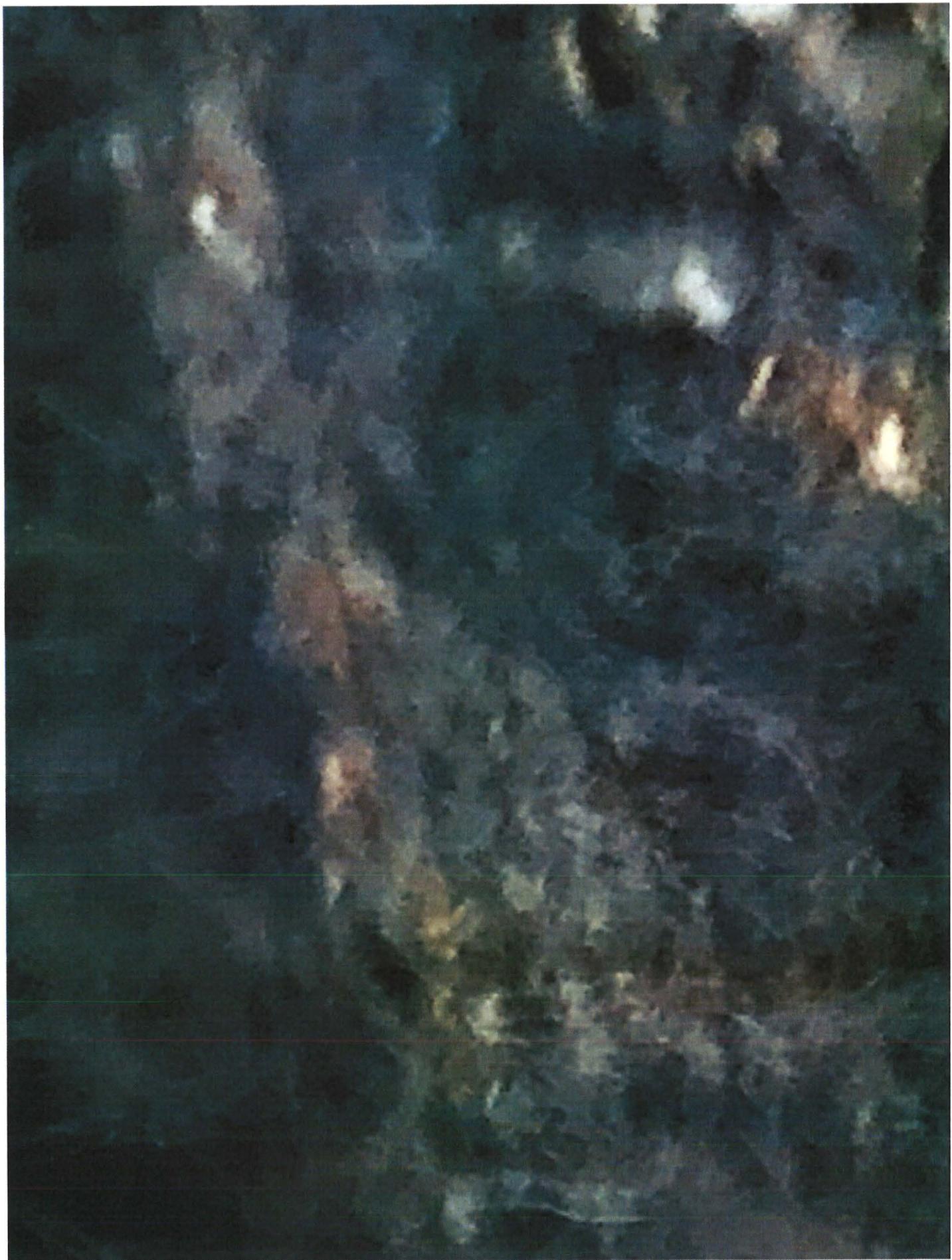
On Tue, Jan 19, 2021 at 1:25 PM Chad Dime <dime@diffeyewear.com> wrote:

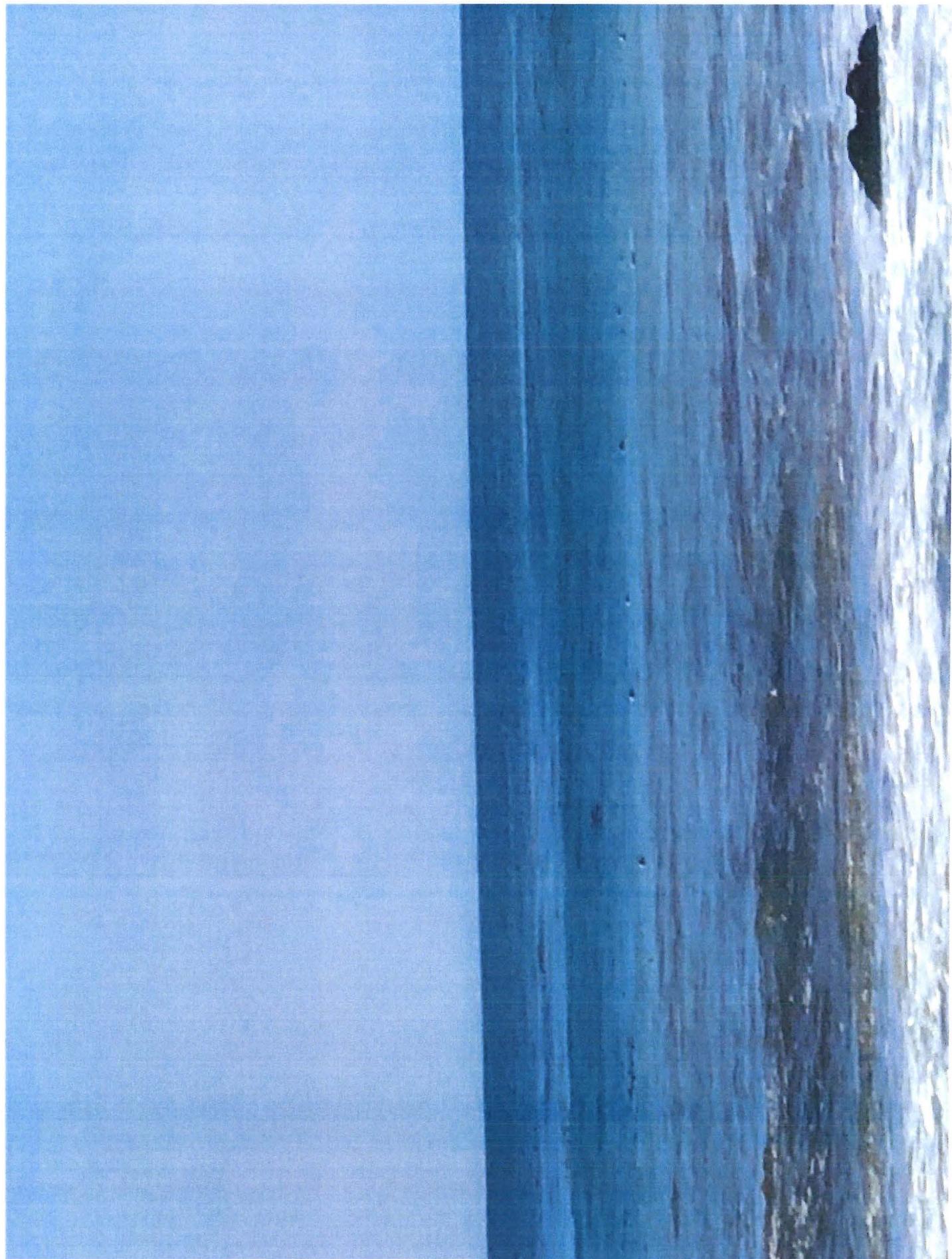
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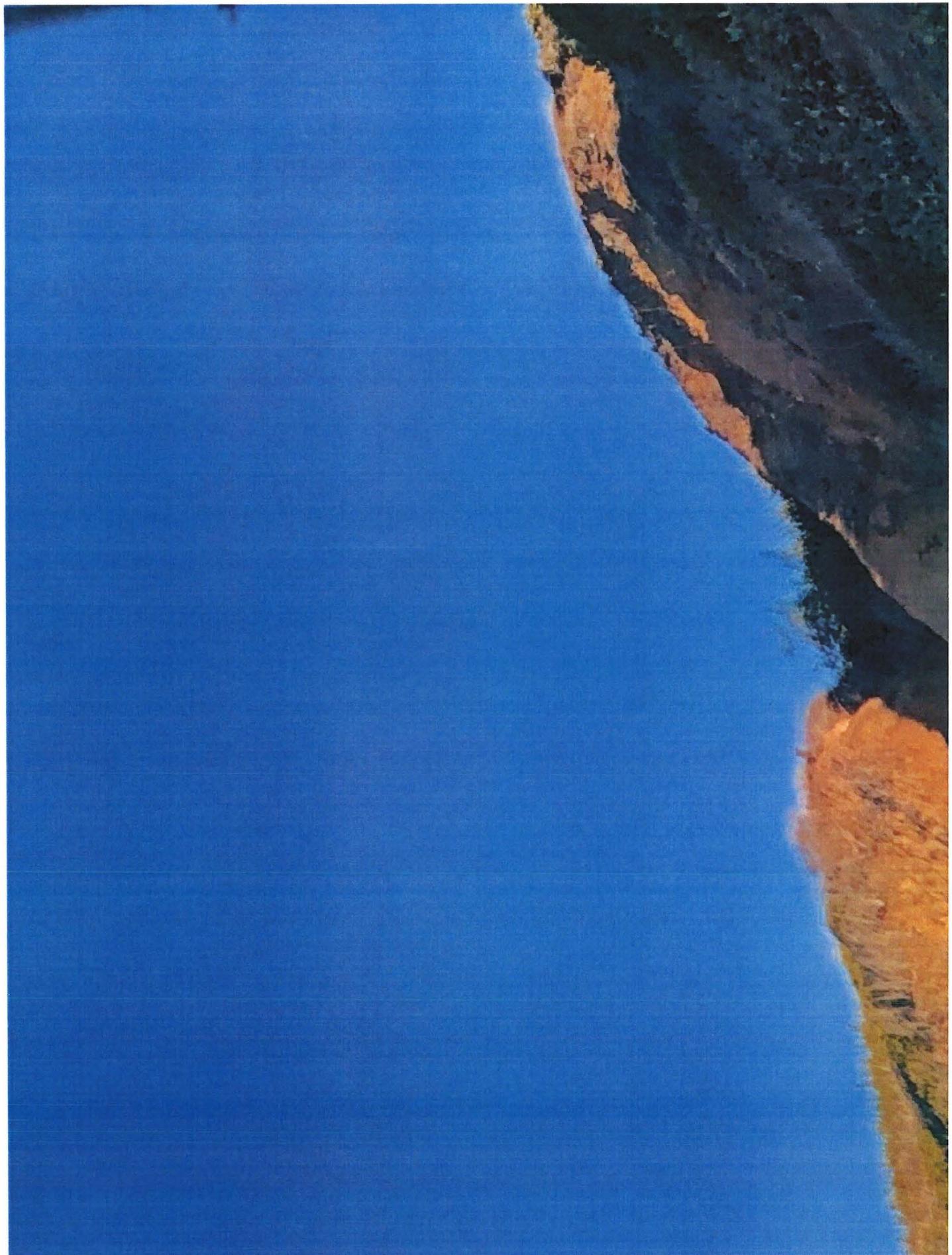
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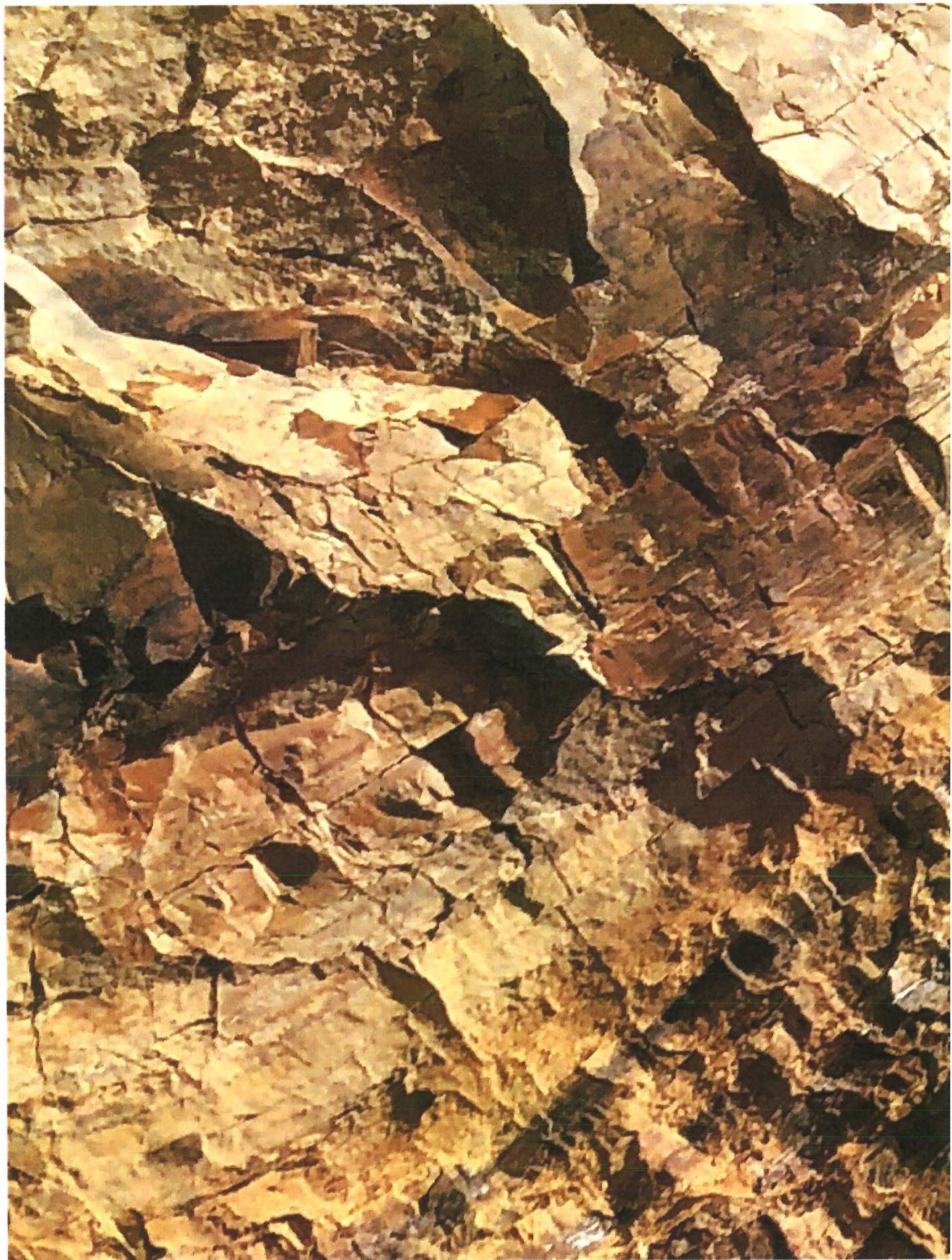
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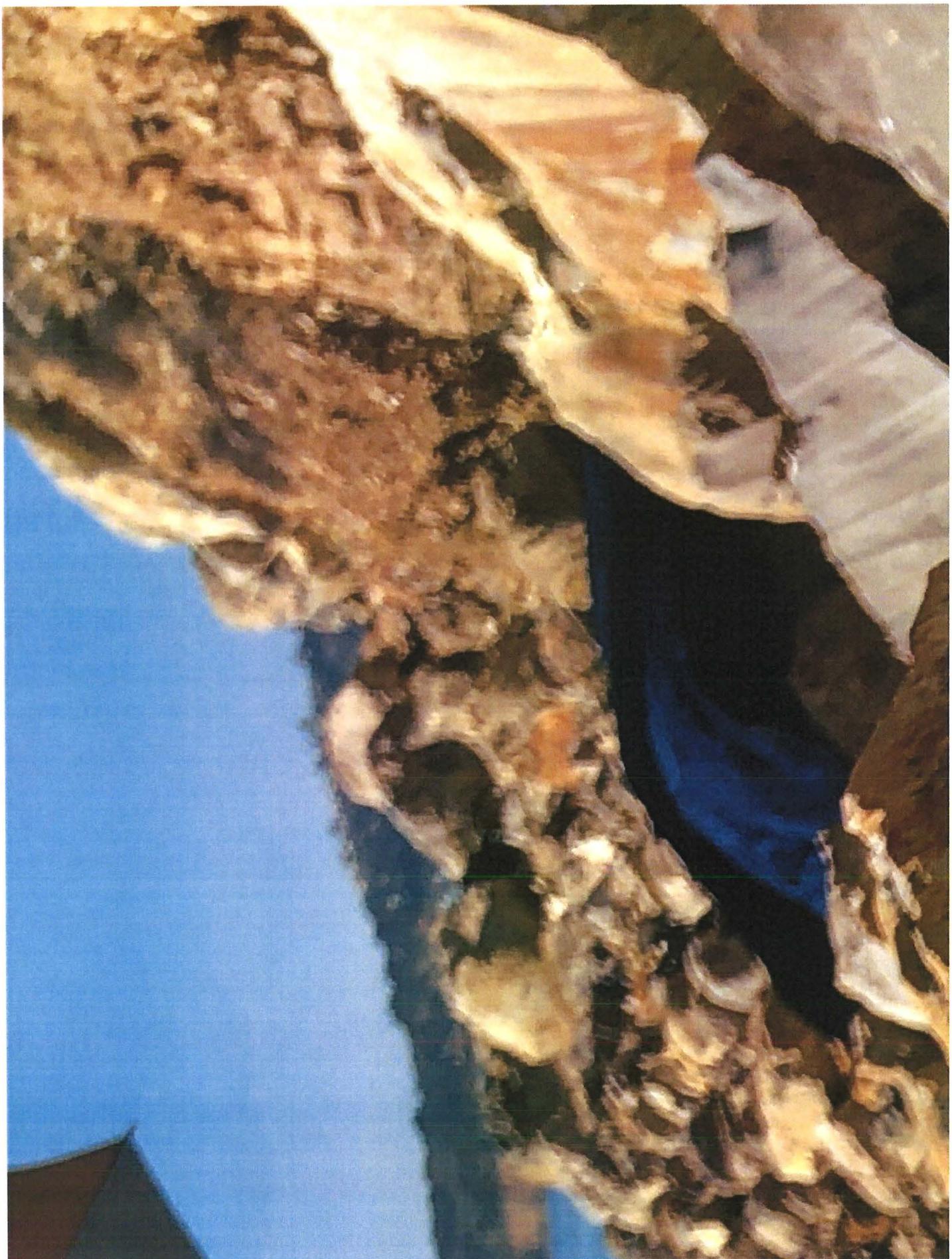
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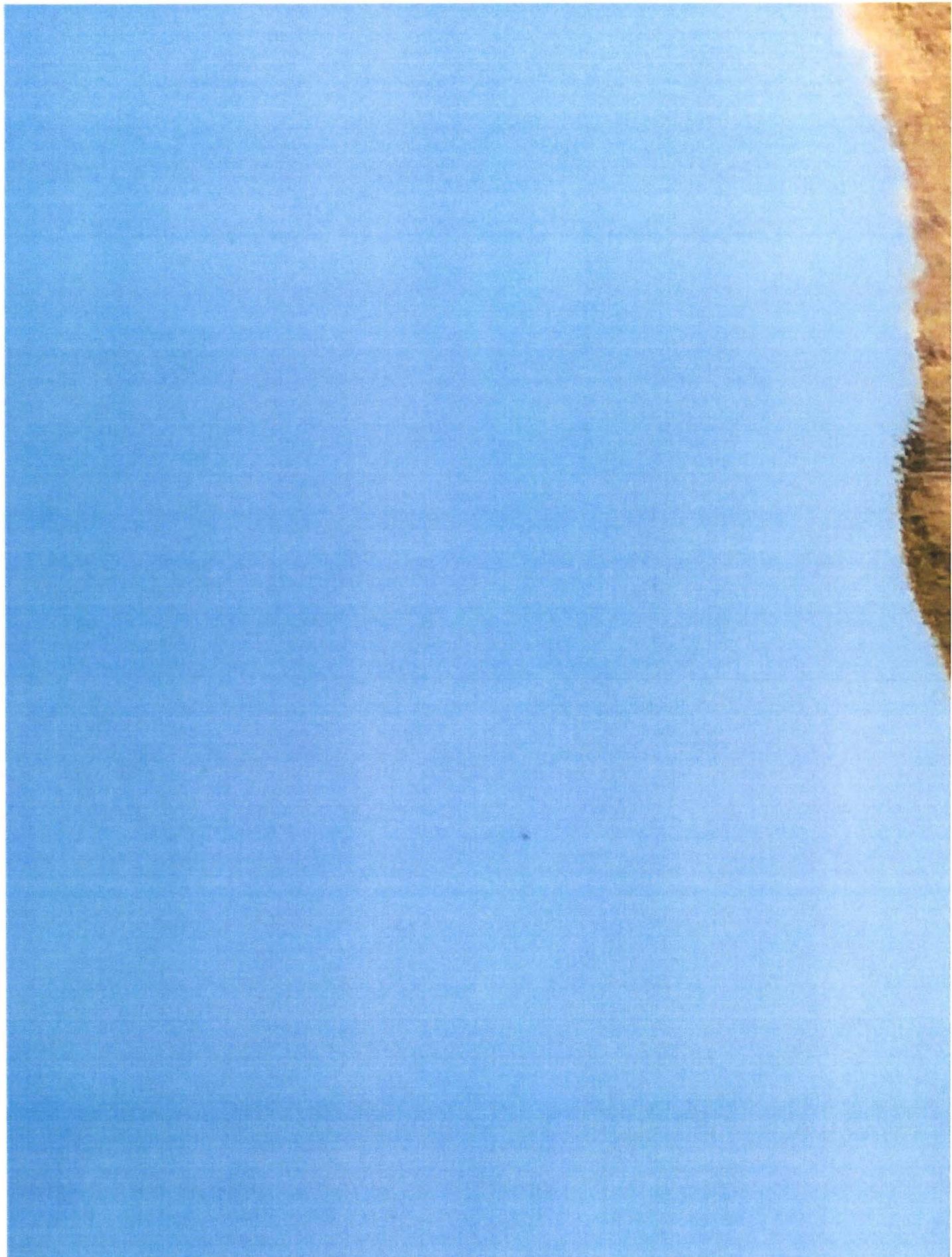












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Lisa Garrett

From: James Hevener <jhevener@cox.net>
Sent: Tuesday, January 19, 2021 11:35 AM
To: Octavio Silva; PC
Cc: CC; Ron Santarosa; Julie Hamill; David Chura; William James; Gordon Leon; Stephen Perestam; Lan Saadatnejadi; Matt Waters; Ara Mihranian; David Bradley; John Cruikshank; Eric Alegria; Barbara Ferraro; Ken Dyda
Subject: Ladera Linda Park Project - Comments for January 26th Hearing
Attachments: E-Mail to Planning Commission Ladera Linda 01-19-2021.pdf

Members of the Planning Commission

Please find attached my detailed comments on the application of the City for the entitlements associated with the Ladera Linda Park Master Plan.

I normally would limit my comments to something much shorter but, given this project has been in the works for seven years under the direct supervision of the City Council, I think it is import for the Planning Commission to hear the perspective of one of the other representatives of the four HOAs designated as key stakeholders in this process.

I am available to discuss this matter further and look forward to answering any specific questions during the public input portion of the hearing on January 26th.

Jim Hevener

Members of the Planning Commission:

I write in support the Master Plan for the Ladera Linda Park Project. The request for a major redesign by the LLHOA should be rejected as outside the scope of the Planning Commission review process. The application by the City for entitlements should be approved with necessary recommendations to ensure compliance with planning and zoning requirements.

Basis for Approval. The property has been used for public purposes for over 40 years and the current Plan involves:

- (1) A much smaller footprint and total building area than the current facility;
- (2) No expansion of uses of the current Community Center and Park; and
- (3) A final design that was approved by the City Council after seven plus years of community input and tremendous effort to balance the reasonable expectations of the surrounding neighborhoods and the legitimate concerns of adjacent residents.

Use Policies. The one area of concern is the proposed use restrictions/policies in the application. While there should be clear use policies:

- (1) The policies should be consistent with Hesse Park (not more restrictive); and
- (2) Only foundational restrictions should be in the CUP (consistent with PVIC), with additional restrictions set as City policy; subject to strict enforcement but also reasonable interpretation and modification over time.

SCOPE OF REVIEW BY PLANNING COMMISSION

The Planning Commission provides a crucial service to the City in reviewing and determining whether a proposed development is consistent with the City's planning and zoning requirements, and ensuring the development will not be detrimental to adjacent property owners while also providing benefits to the residents of the entire City. In cases where a new development is being proposed by a private developer, the Planning Commission is often the body of first impression and its recommendations concerning the associated design are a key part of the iterative process leading to better projects for the City.

The Ladera Linda Park Project is not, however, a new development by a private developer being reviewed by the Planning Commission for the first time. While the Commission's review is still crucial to ensure compliance, the Commission needs to ensure its process is not misused by adjacent residents to undermine the legitimate interests of the surrounding community and the City as a whole. There is simply no way to please all people completely and any effort by the Planning Commission to revisit the Council approved design at this juncture is both unnecessary and would only serve to create more division in the Community.

USE AND BENEFITS OF THE PARK AND COMMUNITY CENTER

The Ladera Linda Park Master Plan and associated design strike the proper balance between the reasonable expectations of the surrounding neighborhoods and larger RPV community and the legitimate concerns of adjacent residents. The necessary entitlements should be granted without any recommendation for significant redesign.

The Planning Commission need go no further than the front cover of the so-called "Ladera Linda Park Study" to understand what a small group of adjacent neighbors are trying to accomplish through their unrelenting opposition and unwillingness to compromise for the past seven years. In that so-called "Study" opponents actually photoshopped the sign to the "Ladera Linda **Community Center**" and changed it to "Ladera Linda **Neighborhood Park**." (emphasis added).

While the adjacent neighbors have legitimate interests that need to be respected (and they have been) the Ladera Linda Homeowners Association (LLHOA) does not have the right to appropriate a community resource and turn it into their private "neighborhood park" and "clubhouse" (a term I have seen their members use in prior correspondence). (See Exhibit A – photo Community Center Sign and photoshopped sign in LLHOA "Study.")

This site has been used for public/community purposes for over 40 years, originally as an elementary school and then as a Montessori school, and later for many years as a Community Center which included the Discovery Center, and also regularly for public meetings and social events. The current Plan is of great benefit to the community, especially those of us who live in the surrounding neighborhoods including but not limited to the LL neighborhood.

The Ladera Linda Park is the only park with rooms for public use on the Southeast side of the City. The proposed modest Community Center should be large enough to hold occasional meetings of 100-150 people such as a City Council Meeting, and also have smaller rooms for classes and meetings during the day and evening. Any further reduction in size would undermine the fundamental purpose as a Community Center.

Right now, people who live in this part of the City often need to go over to the other side of the City or to Torrance or San Pedro for classes and meetings. We deserve a closer quality location and hope once the COVID restrictions are lifted the City encourages residents to get out of their homes and come together, and also use the Park property for exercise and recreation.

The Ladera Linda Community Center also is a disaster evacuation site for the surrounding communities and needs to be a minimum size to meet this crucial purpose.

On a personal level, I am a resident of the City of Rancho Palos Verdes and live in the Mediterrania neighborhood. I have three boys and my family and I regularly use the Park, as do many families with young children who have recently moved into the area. We walk down the Pirate Trail that connects our street directly to the Park. The co-op preschool my youngest attended (Portuguese Bend Preschool) has used the Park for many years. It's also where my boys first learned to ride a bike safely, and we now regularly use the paddle tennis courts. We

would very much like to have public tennis courts and a public swimming pool in our area of the City. If anything, the current Plan does not provide enough amenities; not too many.

I am the current Vice President of my HOA, which has used the Community Center Building for HOA Meetings for many years. Sadly, the facility has gotten so dilapidated we decided to use another location the past couple of years. (No disrespect to Staff who have done their best to keep the facility presentable.)

I also am Cubmaster of Pack 955 (Mira Catalina) and our Pack has used the Community Center for Pack Graduation Ceremonies and we also regularly visit the Discovery Room, which provides a unique location for small group instruction in direct connection with the adjacent Preserve.

While I understand that there is very vocal opposition from certain LL residents, please keep in mind that many families with kids have two working parents so attending Council and Commission meetings is very difficult. Support for the Project is strong even if you don't receive a lot of e-mails and live attendance at meetings (especially during this period where parents are also juggling the challenges of remote learning).

CUP SHOULD PROVIDE REASONABLE FLEXIBILITY FOR REASONABLE USE POLICIES

While I agree with reasonable restrictions on use, I am concerned that the proposed limitations go too far and may undermine the intended use. The LL CUP should include only fundamental limitations plus a requirement that the City Staff adopt formal Policies in consultation with neighbors and other stakeholders prior to operation.

CUP for PVIC Includes Only Foundational Use Restrictions

In the PVIC CUP, the embedded elements do establish some important "guardrails" that would be fundamental to the use, but otherwise provide reasonable discretion to the City to establish implementing policies which in turn can be applied by City Staff in a commonsense manner. The Operational conditions of approval embedded into the PVIC CUP are limited to:

53 – no persons in Park between one hour after sundown and one hour before sunrise [unless participating in City-authorized activity]; and

54 - The hours of operation for the public use of the Point Vicente Interpretative Center building shall generally be 10 a.m. to 5 p.m. with the exception of special events or meetings approved by the City. Additionally, rentals of the Point Vicente Interpretative Center and adjoining grounds for private party events shall generally be permitted to occur until 10p.m. and all related clean-up to be completed by midnight unless otherwise permitted by the City or the rental agreement executed by the City.

[See **Exhibit B**, excerpts from PC RES 2010-003 conditions of approval of CUP for PVIC.]

Hesse Park Use Policies Should Be The Model

The operational hours for Ladera Linda should be the same as Hesse Park. [See Exhibit C, comparison chart 08-20-19 Staff Report p 14.] For example, restrictions on outdoor use of the Park grounds are fine but indoor meetings should be permitted in the evening. Something like a Council Meeting would not be possible with a 9pm hard stop time. Moreover, while private rentals should be carefully limited, adding a maximum of 2x per month into the CUP goes too far and could undermine the very purpose of the building.

THE PLAN DOES NOT UNREASONABLY IMPACT THE ADJACENT PROPERTIES, AND INSTEAD STRIKES THE RIGHT BALANCE

As a starting point, I've spoken to many residents in the Ladera Linda, Seaview and Mediterrania neighborhoods who fondly remember the Ladera Linda site being a hub of community activity. They scoff at the idea that the current Plan would be a greater impact on the adjacent property owners than in years past, let alone an unreasonable impact. It simply isn't true.

The real truth is the structures were temporary when built over forty years ago and have declined to the point of receiving an "F" condition grade (over seven years ago). The current property and configuration pose an attractive nuisance and the buildings themselves pose a safety issue. Now is the time to move forward and actually address the situation.

The City Council has been directly involved with the planning and design process for over seven years and oversaw a detailed redesign in 2018 and 2019 to ensure the LL residents had input and their interests were properly balanced with those of the other neighborhoods.

Unfortunately, the involvement of the LLHOA has turned from a strongly opinionated but constructive force in the process, to a decidedly unproductive and truly NIMBY perspective. Four years ago they pointed out that the Fisher design was overly articulated and included inefficient oddly shaped rooms, and they sought the removal of the dry creek bed feature as unnecessary given the proximity of the Preserve. While others had a difference of opinion, the discussion was productive and led to an improved design. Other specific changes also were made including moving the location and reducing the size of the building and moving the location of the basketball courts to minimize the impact on the adjacent neighbors, and also to enhance security through better sight lines for the Staff and Sheriff.

It's now pretty clear, however, that certain of the adjacent residents don't want anything and will have new complaints no matter what is proposed. For example, representatives of the LLHOA previously complained that the initial design had too many blind spots and other areas where criminals could hide. In response, the City Staff undertook a Security Study, and the redesigned Plan includes a simple building and park with clear sight lines for police patrol cars (as recommended by LASD). Now adjacent residents claim their privacy will be adversely impacted because people in the Park could look out of the Park and into their properties. This is a no-win argument and at this point is just obstructionism. In fact, the final design even took

this issue into account and minimizes the impact on privacy by placing the walking trail on the Seaview side further back from the property line so people can't look directly down, and also by using a low-profile building placed away from and below the grade of the Ladera Linda neighborhood (while still maintaining sight lines from Forrestal). The LLHOA opponents should not be permitted to have their cake and eat it too.

To be clear, LLHOA representatives have had input at every stage and their voices have both been heard and acted upon. They are now left with name calling in an overt attempt to derail the process. The LLHOA calls the design a "fishbowl" and claims they have no faith in Johnson Favaro (JF), but the LLHOA has conveniently forgotten that their representative joined with the other HOA representatives (including me) in unanimously recommending the selection of JF. And this recommendation was not in vacuum. During the interview JF was the only firm that came forward with an actual basic concept, and that concept was the low profile building with open format which they then used in developing the final design! Far from a mystery or a surprise left turn, JF delivered exactly what they proposed and what the LLHOA implicitly approved by supporting the hiring of JF.

Believe it or not, in the December 2020 Council meeting, a representative from the LLHOA actually criticized the City for wasting so much money on the planning and design process including all the associated studies, when it was representatives of the LLHOA who demanded those studies and the redesign, and the Council agreed to them in an attempt to build consensus. This is bad faith, pure and simple.

You will never get 100% support and adding more delay and studies will only divide the community further, as every solution to one problem introduces potential objections from another group. While the Planning Commission has the right to express an opinion on the design it should not be included as a condition for approving the necessary entitlements. Instead, any minor issues like the design of the bathroom or enhanced physical security measures could and should be addressed during the final construction drawing process which will be supervised by Staff under the direct supervision of the City Council.

RESPONSE TO ANTICIPATED ARGUMENTS OF CERTAIN LADERA LINDA RESIDENTS

It is important to note that there is significant support for the current Plan from residents of Ladera Linda and Seaview. I have attended many outreach meetings and Council meetings where residents of both neighborhoods spoke in support of the current Plan and design. In fact, there are residents of Ladera Linda and Seaview who feel the current Plan is inadequate and does not provide enough amenities like tennis courts and a swimming pool. They may support the Plan as a reasonable compromise, but they certainly do not think it is too large or provides too much.

While the below issues should be outside the scope of the Planning Commission process, the following is a response to arguments that continue to be made.

The Community Center building is not too big – it is the right size and should not be reduced further.

- The current design for the building is just over 6,000 sq. ft. – about the size of two houses in this area.
- The total square footage already has been reduced to less than $\frac{1}{2}$ the current total. The redesign in 2018-2019 reduced the size by another 10-20% and the current proposal is smaller than Hesse Park.
- While already a modest building, planning should not be based on squeezing current use into the minimum necessary space. This would be a major error.
 - Just like a conference room space in an office, the space should be designed for peak use hours, understanding that not every room will be used fully during all hours of the day.
 - The use charts were not invented by Parks & Recreation. The use charts were based on community input, including the Ladera Linda HOA survey. The identified meetings and classes are exactly what the neighbors wanted and still want.
 - We need to plan for the next 30-40 years, not based on current use of a dilapidated facility.
 - The idea of “phasing” construction is poor planning and would lead to large additional costs.
- The building is intended to serve as the emergency evacuation site for this area of the City and needs to be of sufficient size to meet this purpose. Reducing it further would not meet this safety requirement.

The Discovery Room is not a waste; it is a unique resource that should be respected and not relegated to a couple of display cases in a hallway.

The Discovery Room not only houses a very special collection of items and artifacts that can't be replaced, it also presents the collection in a smaller atmosphere where Docents and young kids can really interact and also combines the visit with an introduction to the directly adjacent Preserve – this is different than PVIC. We are truly blessed to have this collection and these volunteers. We should be doing more, not less, to take advantage of this public resource especially now when we are all looking for ways to get kids off the screens and outside!

- The current design, which allows the Discovery Room to be used for meetings when not being used for instruction is a good compromise to keep the size and cost of the whole facility down while not sacrificing the Discovery Room.

- Putting a few items in a display case in the hallway is not the same.
- A significant reason for lower utilization of the Discovery Room in recent years is that the facility has become dilapidated.

A Community Center of this modest size will not create traffic and parking concerns.

- The design specifically includes 54 parking spaces in front of the building based on an actual analysis of likely use.
- The City needs to address parking for the Preserve, but it should be done by using Upper Forrestal as part of a comprehensive plan (a second gate could be added to ensure security).
- AYSO traffic can be addressed by working with AYSO on scheduling and by using traffic control personnel if really needed.
- The new traffic light at PV Drive East and South should help by “platooning” cars so residents can make the turn in and out of Ladera Linda more easily.
- No one wants the Ladera Linda Park to become the next Wayfayer’s Chapel or Del Cerro, but the current facility was used as a school for many years and the current Plan would actually be less traffic and less noise than in the past.

CONCLUSION

The application of the City for entitlements associated with the Ladera Linda Community Center and Park should be granted after careful review, but the Planning Commission should not allow that review process to be misused by adjacent neighbors who want to appropriate a “Community Center” and turn it into their private “Neighborhood Clubhouse.” The Planning Commission should include with its recommendations limited foundational use restrictions for inclusion in the CUP and otherwise should recommend the City adopt a formal use policy consistent with the comparable facility at Hesse Park.

Dated: January 19, 2020

Submitted by:



Jim and Vanessa Hevener, Residents

EXHIBIT A

Photo of actual Ladera Linda Community Center Sign and LLHOA photoshopped version

Actual Sign for Ladera Linda “Community Center”



Photoshopped Sign from purported LLHOA “Study”



EXHIBIT B

Excerpts from PVIC CUP on Use Restrictions

~~the need for dust control measures shall be evaluated. General dust control measures and other recommended practices include:~~

- ~~a) Sprinkling water to maintain soil moisture. Water may be provided from water hoses and/or sprinklers~~
- ~~b) Covering trucks hauling soil~~
- ~~c) Sweeping roads and staging areas~~
- ~~d) Restricting non-essential traffic~~
- ~~e) Limiting vehicle speeds on unpaved areas~~
- ~~f) Covering exposed soil stockpiles~~

~~Surface Water Protection~~ While earthwork is being conducted in either the AOC or capped property, the remedial contractor shall effectively prevent erosion and control sedimentation from storm water through approved methods including, but not limited to, diversion ditches, benches, berms, and any measures required by area-wide plans under the Clean Water Act and local ordinances. Stockpiled soil shall be covered and surrounded by a berm to prevent storm water run-off and run-on. Earthwork shall be planned and conducted to minimize the duration of exposure of unprotected soils.

~~Soil Storage or Stockpiling~~. If soil is removed from either the AOC or Capped Property, excavated soil shall be stored in separate piles on plastic sheeting or within individual roll-off bins (or other structures) to avoid potential contamination of underlying soil. Soils derived from individual excavations shall be isolated to avoid potential cross contamination. The excavated soil shall be covered with plastic sheeting at the end of each day and upon completion of each excavation. Excavated soil shall be managed in a way that shall not cause sediment in storm water runoff.

~~Reporting~~ Upon the completion of field work, a summary letter report shall be prepared for submittal to the DTSC and City of Rancho Palos Verdes. The report shall include a summary of the earthwork or soil penetration that may have resulted from onsite construction activities, a summary of all soil sample analytical results, as well as analytical laboratory reports (if necessary), a sample location map, a tabular summary of GPS positional data for any sample collection locations, a map depicting the lateral and vertical extent of earthwork, and conclusions. This report (or summary of the report) with maps depicting the restricted area and AOC in relation to the finished structure and grade of the project should be attached to the recorded Deed Restriction.

~~(REVISED PER P.C. RESOLUTION NO. 2010-03 ON FEBRUARY 9, 2010)~~

OPERATIONAL

53. No person shall be or remain in any park at any time between one hour after sundown and one hour before sunrise, unless attending or participating in any

City authorized event/activity as stated in Section 12.16.030 of the Rancho Palos Verdes Municipal Code.

(REVISED PER P.C. RESOLUTION NO. 2010-03 ON FEBRUARY 9, 2010)

54. The hours of operation for the public use of the Point Vicente Interpretative Center building shall generally be 10 a.m. to 5 p.m. with the exception of special events or meetings approved by the City. Additionally, rentals of the Point Vicente Interpretative Center and adjoining grounds for private party events shall generally be permitted to occur until 10 p.m. and all related clean-up to be completed by midnight unless otherwise permitted by the City or the rental agreement executed by the City.

(REVISED PER P.C. RESOLUTION NO. 2010-03 ON FEBRUARY 9, 2010)

55. The delivery of goods and supplies, including food supplies, shall be limited to the hours between 7:00 a.m. and 7:00 p.m., Monday through Sunday with the exception of deliveries related to City approved events.

(REVISED PER P.C. RESOLUTION NO. 2010-03 ON FEBRUARY 9, 2010)

PUBLIC TRAILS AND WALKWAYS

56. ~~The location and number of on-site trails shall generally comply with the project plans approved by the Planning Commission on February 9, 2010. These trails shall be constructed utilizing decomposed granite and pursuant to standards approved by the Director of Public Works. The trails shall connect to the proposed on-site parking lot, including the adjacent Coast Guard overflow dirt parking lot and to the existing trails located within the Vicente Bluffs Reserve.~~

~~(REVISED PER P.C. RESOLUTION NO. 2010-03 ON FEBRUARY 9, 2010)~~

57. ~~Handicapped access ramps shall be installed and or retrofitted in accordance with the current standards established by the Americans with Disabilities Act. Access ramps shall be provided at all intersections and driveways.~~

~~(REVISED PER P.C. RESOLUTION NO. 2010-03 ON FEBRUARY 9, 2010)~~

58. ~~All sidewalks and pathways throughout the project site shall be designed to comply with the minimum width standards set forth in the most recent California Disabled Accessibility Guidebook.~~

~~(REVISED PER P.C. RESOLUTION NO. 2010-03 ON FEBRUARY 9, 2010)~~

59. ~~Prior to the final inspection for the Project, a 5-foot wide trail, utilizing decomposed granite, shall be constructed to the satisfaction of the Director of~~

EXHIBIT C

Comparison of Use Policies for City Facilities Including Ladera Linda, Hesse and PVIC

staffing to two part-time staff members per shift with one full-time supervisor. This is comparable to staffing levels at Hesse Park and PVIC.

Ladera Linda Proposed Park Usage

Concerns continue to be raised about park hours and park usage. While the park will be used more during the day, we are recommending tight restrictions on park usage and rental hours. The table below shows current Ladera Linda usage policies, proposed changes, and current policies at Hesse Park, Ryan Park and PVIC for comparison.

| Rental Policies | LL Current | LL Proposed | Hesse Park Current | Ryan Park Current | PVIC Current |
|-------------------------------|-------------------|-----------------|----------------------|----------------------|---|
| Rental Hours | Not specified | 10 a.m.- 9 p.m. | 8 a.m. - 11 p.m. | 8 a.m. - 10 p.m. | Noon-Midnight (Fr-Sun) Non-profit mtgs 8 a.m. - 10 p.m. (M-Th) |
| Classes | Not specified | 8 a.m.- 9 p.m. | 8 a.m. - 11 p.m. | 8 a.m. - 10 p.m. | n/a |
| Private Rentals after 5 p.m. | No current limits | 2 x month ** | No established limit | No established limit | Fri-Sun One per day max. |
| Amplified Music (indoor only) | 10 a.m. - 10 p.m. | 11 a.m.- 8 p.m. | 10 a.m.- 10 p.m. | 10 a.m. – 10 p.m. | 5 p.m. – 10 p.m. (allowed on patio, also) |
| Special Events | No limit | 8/year | No established limit | No established limit | No established limit |

*Restriction does not apply to non-profits, City events, or HOA rentals
No nighttime special events would be permitted without City Council approval and community notification. Staff would coordinate with AYSO schedule to minimize impact.

100% Schematic Design Submittal

Subsequent to the July 10 workshop, Johnson Favaro continued its work on the Ladera Linda Community Center and Park Project 100% Schematic design, following the specifications and guidelines detailed in Phase 1 of its contract (Attachment E). The document was prepared by the following professionals:

- Architect: Johnson Favaro
- Civil Engineer: KPFF
- Structural Engineering: Englekirk
- Landscape Architect: KSA Design Studio
- MEP Engineering: Novus Design Studio

Lisa Garrett

From: Chad Dime <dime@diffeyewear.com>
Sent: Tuesday, January 19, 2021 11:38 AM
To: PB Club; Ara Mihranian; CC; PC
Subject: Re: Please protect our city

Finally one of my most concerning photos was a burnt log right next to an acacia plant below the homes in Portuguese Bend Club where I live. People are coming down to this beach below trump and accessing our private property and building fires below our home next to plants that are highly flammable.



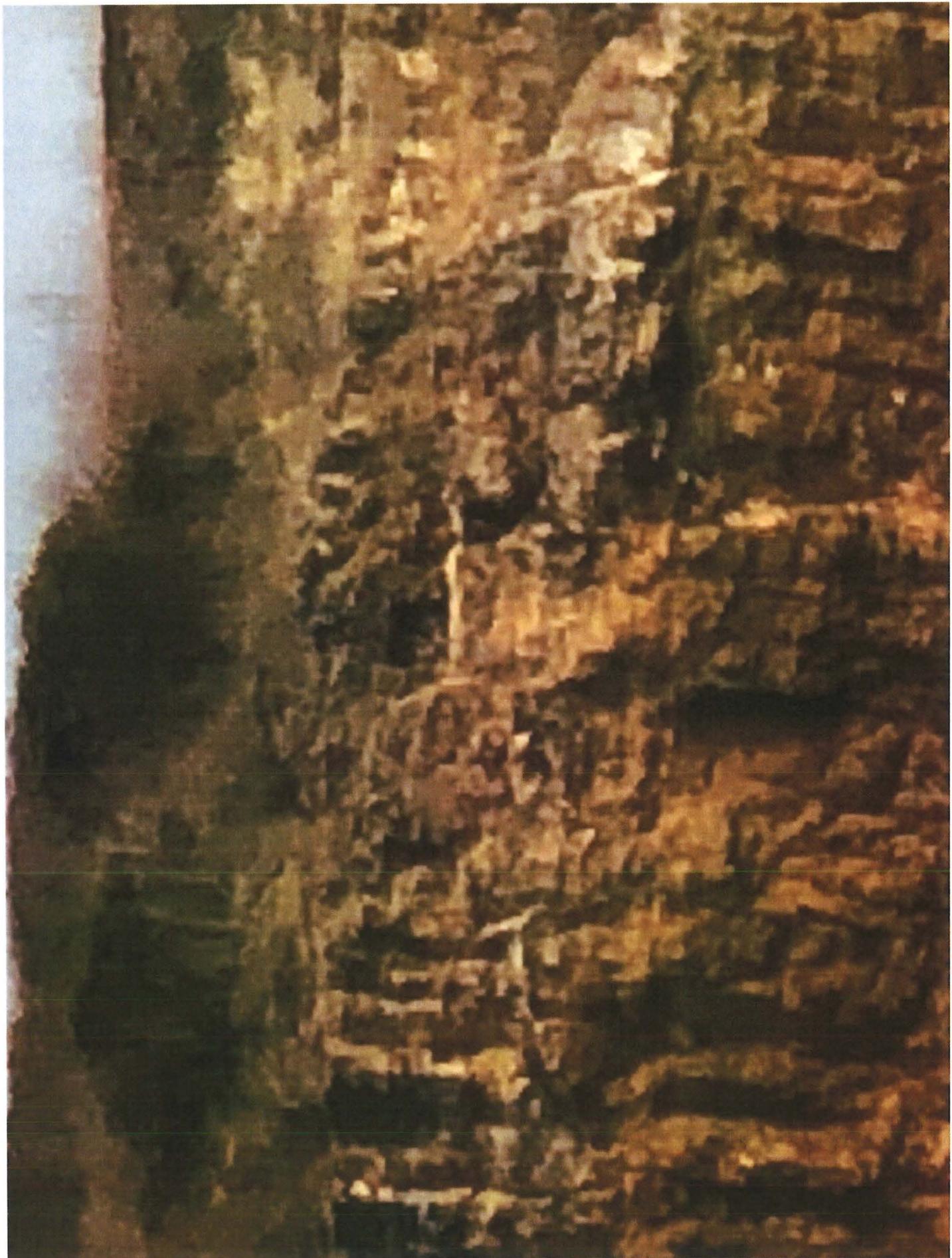
Screen Shot 2021-01-19 at 11.37.14 AM.png

On Tue, Jan 19, 2021 at 1:31 PM Chad Dime <dime@diffeyewear.com> wrote:
More photos attached:

Fecal matter left on trails at ocean trails preserve.

A man fishing the preserve at abalone cove shoreline park.





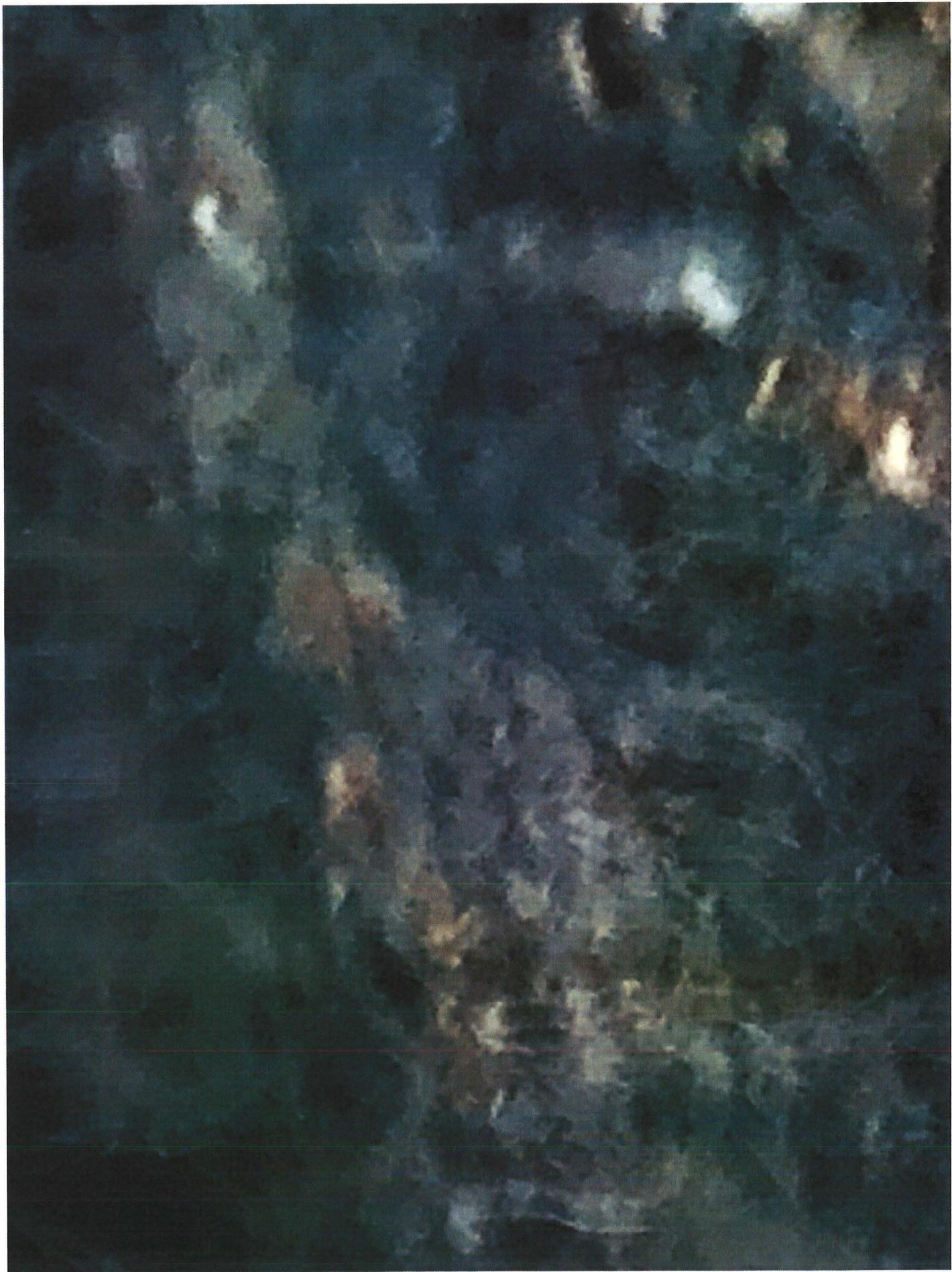
On Tue, Jan 19, 2021 at 1:25 PM Chad Dime <dime@diffeyewear.com> wrote:

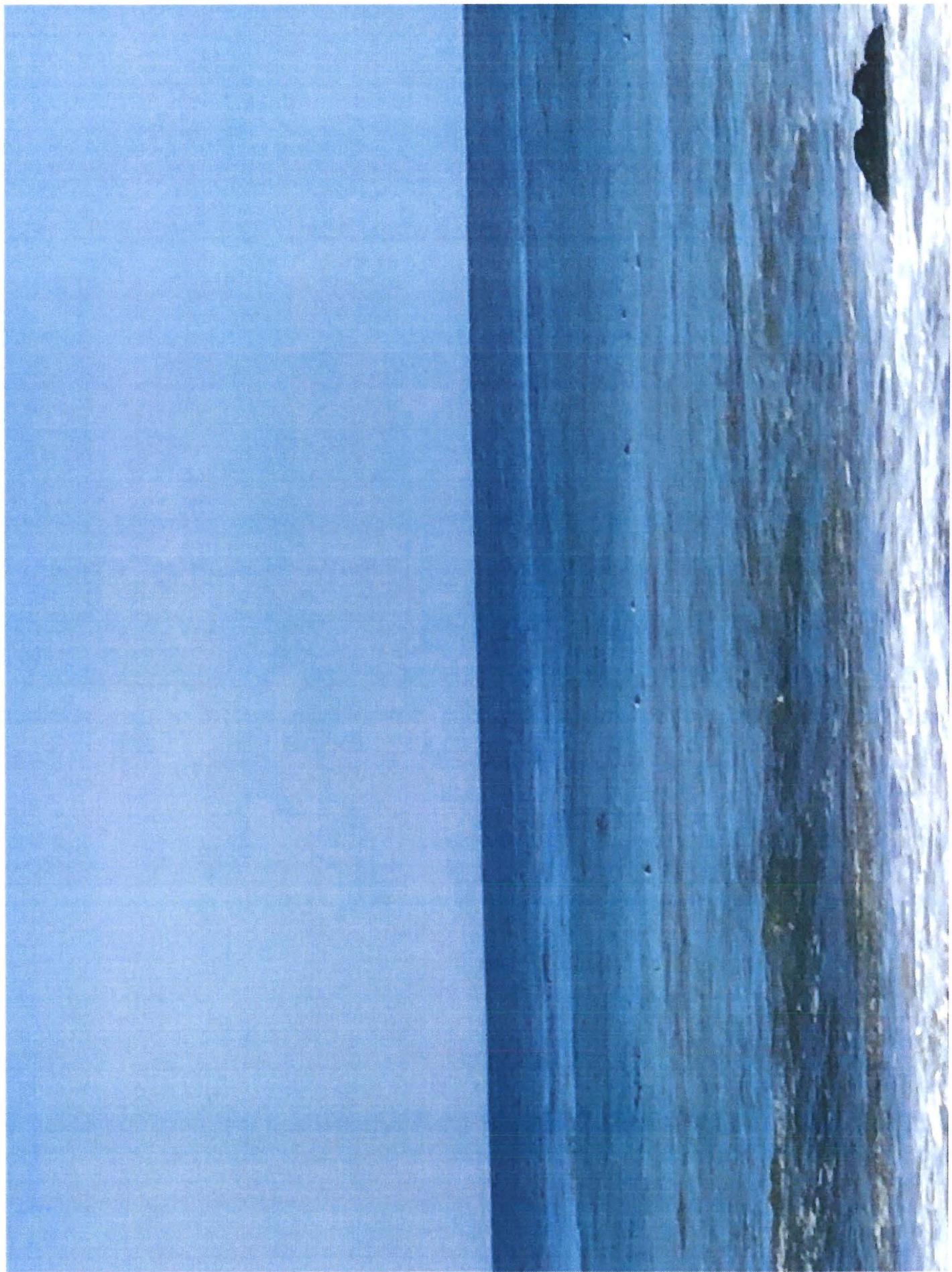
More photos attached of the beach below Trump and ocean trails preserve. I've never seen this beach with more than 10 or so people on it at a time and now there's a hundreds a day.

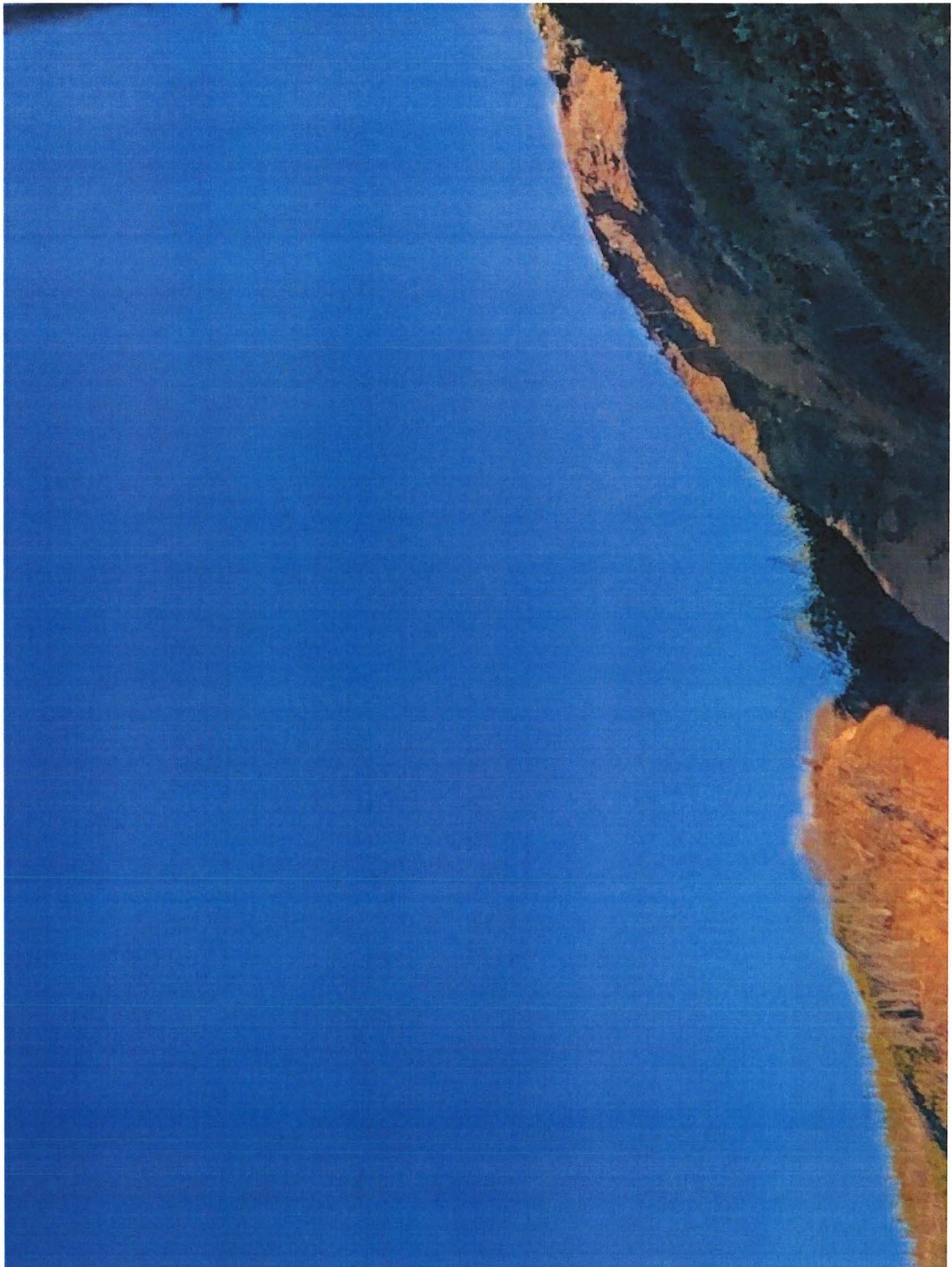
You will notice gang related graffiti on rocks as well. Tons of dogs off leash and over flowing trash cans.

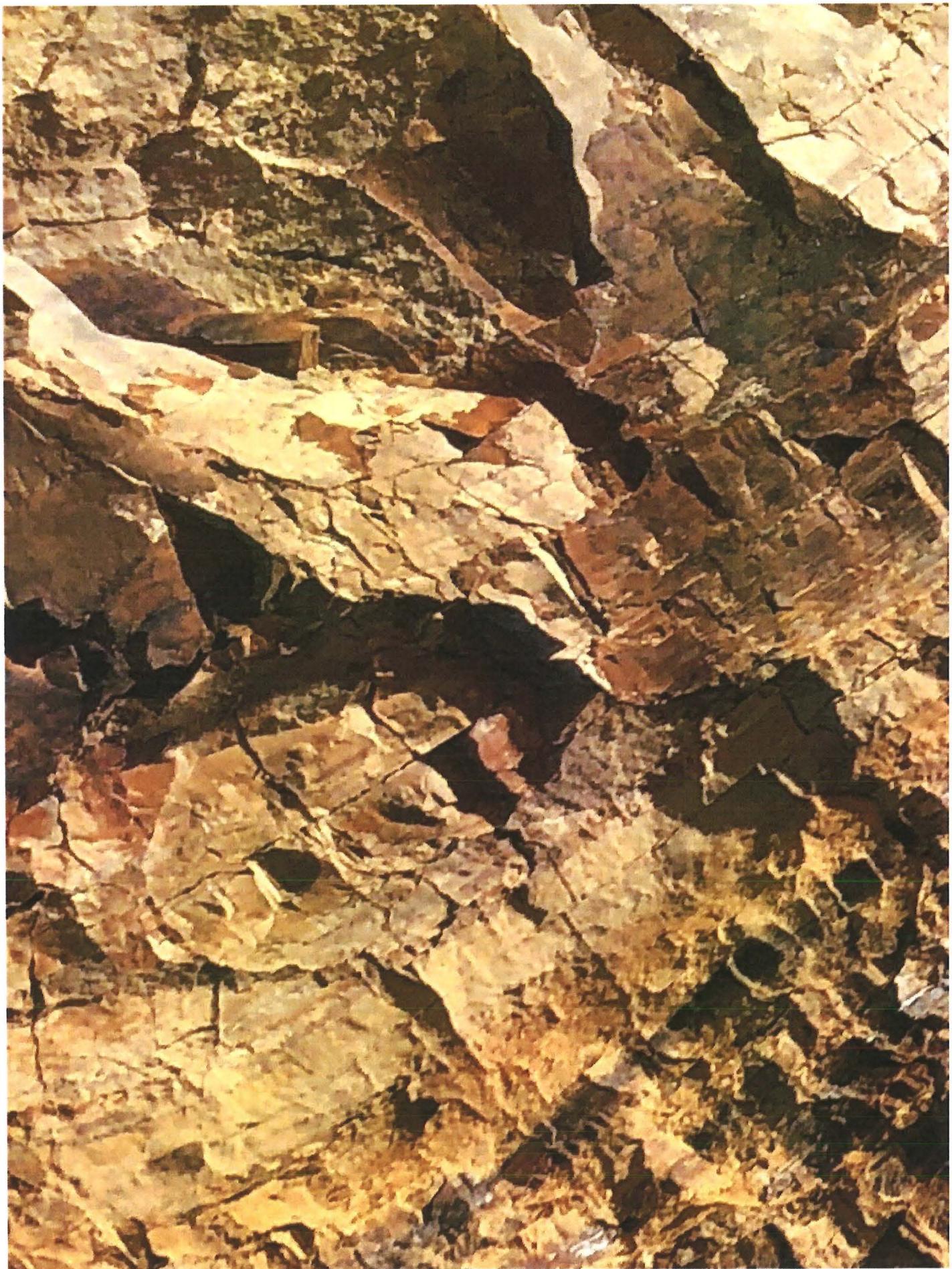
Not to mention people defecating on trails and leaving disease ridden clothing and "toilet paper" Behind.

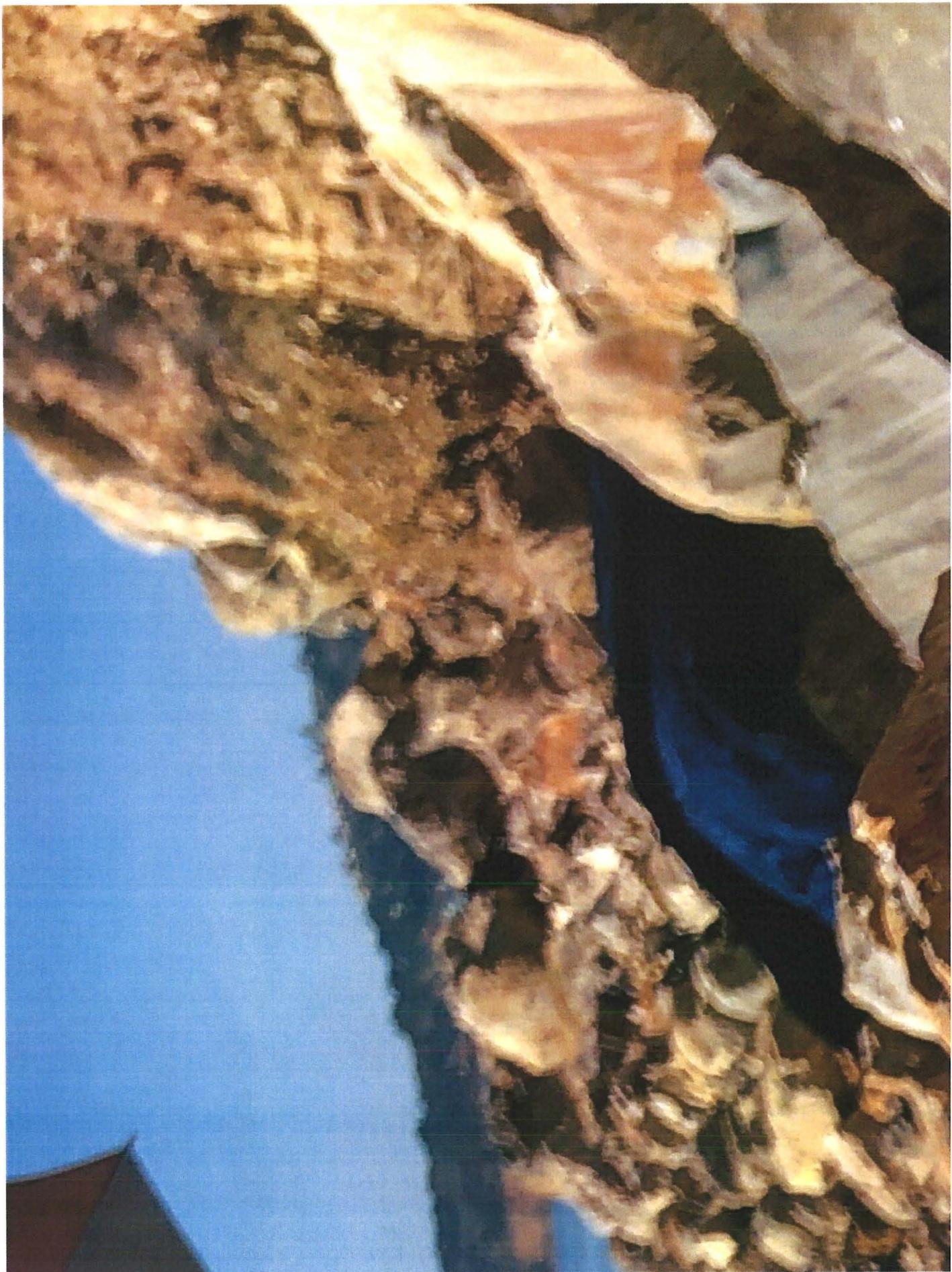
Who brings spray paint to the beach or toilet paper... people who plan to use it!

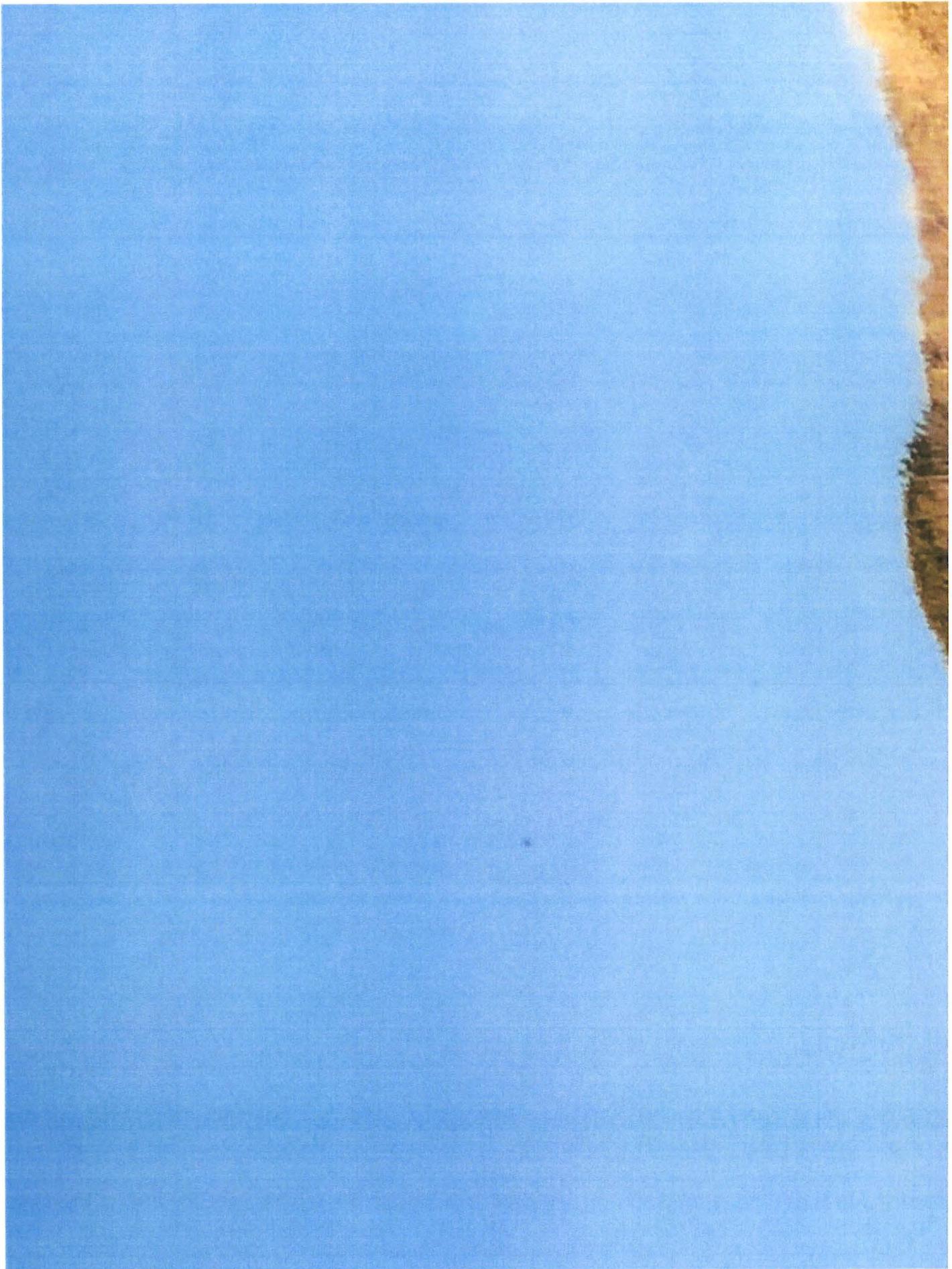












On Tue, Jan 19, 2021 at 1:19 PM Chad Dime <dime@diffeyewear.com> wrote:

Dear Planning Commission and City Council Members,

I live at 132 Sea Urchin Lane, Rancho Palos Verdes, CA. 90275 and I am an extrememly concerned resident.

First, I humbly request that you consider a scaled-back, smaller design similar to Hesse Park, without a museum/discovery center and amphitheater. I understand it will be a public facility, but the desires and needs of, as well as the IMPACT on, local residents, must be considered. The building should include community room to accommodate community functions and bathrooms should also be similar to Hesse Park with safety in mind. The roof should be a durable, low maintenance material (not grass) and parking for the preserve should be contained within the park property, not on Forrestal. Please consider that Ladera Linda is a neighborhood park and should NOT be designed as an attraction for all of Southern California.

Furthermore, I have a major concern with the impact we have seen from all the visitors that have been called in from the city to hike our trails and beaches. I was one of the community members that attended meetings years ago when you were considering gateway park and I warned specifically that this land cannot bear all that foot traffic. Little did I know it would get this out of hand.

I live in PBC which butts up to the ocean trails preserve and beach below trump. I frequent that area daily for the last 30 years and never have I seen such blatant disregard for our land. Vandalism, graffiti, litter, loitering, fires on beach, feces and toilet paper in bushes and on trails, home break ins, violence, trespassing, dogs off leash all I have personally witnessed in just the last 8 months. I will attach photo proof below for your reference.

I see the same issue now at Abalone Cove Shoreline park as well with people vandalizing, trespassing, graffiti, fishing out the preserve, depleting the tidepools, scraping mussels off rocks by the hundreds, trash, defecating on trails, violence, gang related activity, camping of homeless all increasing daily.

How can we call these places a preserve if the city is not actively preserving the land. The quality of life in RPV has gotten far worse in the past couple of years as this was meant to be a family community safe for all and now has become the number one attraction for people in LA. You as the city have done a lot to advertise this area and the impact is increasingly negative for the people who have lived here and protected this land for decades. It is a real shame and it breaks my heart!!

See photos below. I have plenty more of people actively breaking the law and leaving a disgusting amount of filth behind on our "preserves".



[IMG_8435.JPG](#)



[IMG_1401.JPG](#)



[IMG_8451.JPG](#)



[IMG_8453.jpg](#)



IMG_8496.JPG



IMG_8327.JPG



IMG_8446.JPG

CHAD DIME

CO-FOUNDER | DIFF CHARITABLE EYEWEAR

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DIFF's mission is to use fashion as a force for good.



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Lisa Garrett

From: Edward Stevens <ezstevens@cox.net>
Sent: Tuesday, January 19, 2021 11:39 AM
To: CC; Matt Waters; Ara Mihranian
Subject: Ladera Linda,

Subject: Ladera Linda,

Dear Council Members,

We have already got our hands full with the mess created by the Preserve and the abundant use made thereof as a result of social media. Why is there this push to exacerbate our problems by building a facility that the neighbors do not want? Do you want to create another Del Cerro nightmare? PLEASE do not proceed with this plan. A replacement of a small facility for locals to use for local meetings and gatherings is all we need. We do not need a discovery room, we do not need a gigantic public venue. Traffic will be unbearable for the neighbors. This was a little neighborhood school. Please do not destroy the character of the neighborhood and ruin the peaceful enjoyment of the property owners in Seaview and Ladera Linda by proceeding with this project. It is too much for the local infrastructure. If you want a Discovery Room put it at Hess Park.

Sincerely,

Edward Stevens

Seaview

Lisa Garrett

From: tony baker <tbake377@gmail.com>
Sent: Tuesday, January 19, 2021 11:51 AM
To: CC; PC; Ara Mihranian
Subject: Ladera Linda

Dear R.P.V. City Council and Planning Commision

As a local resident, I hope that the plans for Ladera Linda will be scaled down to a more neighborhood friendly park. While I am in favor of many of the improvements envisioned, I feel that as they stand, the plans are out of proportion to the park and to the wishes of the community.

Thank you for your consideration.

Tony Baker
16 Limetree Lane
Portuguese Bend

Lisa Garrett

From: Joseph Tetherow <j.tetherow@cox.net>
Sent: Tuesday, January 19, 2021 11:53 AM
To: Octavio Silva
Cc:
Subject: Ladera Linda

I'm joining my Ladera Linda neighbors to express my concerns over the development of Ladera Linda Park. So far, the city has spent hundreds of thousands of dollars on design and redesign plans. Based on that senseless investment, it's obvious you will push forward with no regard for resident concerns.

To me, this whole agenda is a bad hangover from former City Manager Doug Willmore. For it was he who proclaimed "Rancho Palos Verdes is a beautiful city that should have beautiful parks for all to enjoy." Did he consider the impact on the community and its residents when expressing this vision? Probably not.

The residents of Ladera Linda do not want another Del Cerro Park because solving one problem by creating another is civic insanity.

Among our main concerns are the impractical glass design of the community center, security issues for the neighborhood, along with increased traffic and parking on Forrestal Dr.

One final comment for your consideration:

Why are there no plans for a traffic signal at Forrestal and PV Drive? This intersection is more congested than ever with motorists competing on their own to gain access to PV Drive from from Trump National and Forrestal. Then, of course, there are people turning left in Trump's and left onto Forrestal, not to mention speeding cross traffic from the east and west.

Throw in clueless cyclists and it's a destruction derby sure to happen.

This scenario will only intensify with park traffic.

Sincerely,

Joe Tetherow
Pirate Dr.

Sent from my iPhone

Lisa Garrett

From: Emeric Rodich <mickeyrodich@yahoo.com>
Sent: Tuesday, January 19, 2021 11:54 AM
To: Octavio Silva
Cc: CC
Subject: Fw: Planning Commission Meeting - 01/26/21 - The New Ladera Linda Park

Subject: Fw: Planning Commission Meeting - 01/26/21 - The New Ladera Linda Park

I am against this plan for the new Ladera Linda Park for many reasons, some of which are it's size (275 feet long by 33 feet wide with a 8 foot overhang all the way around)), number of equivalent classrooms (5), it's all glass fish bowl design, open top bathrooms with an open trough sink for all users and the ability to see people as they enter and exit the facility (security). I recommend a park building with the equivalent of 3 classrooms, 2 offices and restrooms. It should be laid out as Hesse Park, using PVIC construction materials, with utility provisions to easily add an additional classroom if needed in the future.

To bring the Planning Commission (PC) up to date on what has happened with the new Ladera Linda Park (LLP) in the past and on what will be hope will happen in the future, I will attempt to summarize the actions that have been taken. This LLP project has been ongoing for more than 5 years with various iterations. Our Ladera Linda HOA president at that time created a LLHOA Park Committee (LLHOAPC) made up of 6 residents and I was selected as Chairman.

As you may know, the City Council (CC) approved a design in August, 2019 that is a 275 foot long by 33 feet wide structure with an 8 foot overhang all around. All exterior walls are made entirely of glass, with a grass roof and an open restroom area featuring a water trough as a common sink all in an wide open air design. This was the design the was selected after numerous personal, private and public meetings. Our HOA conducted a survey on Survey Monkey on the layout for the new park and the overwhelming majority of our residents were against this design from the very beginning, however no one listened to our message.

Over a year ago, Ara Miharian, our acting City Manager, and some of our LLHOAPC members met with him to discuss our dilemma, he reviewed the past history and realized that the Parks and Rec. Dept. never applied for a Conditional Use Permit (CUP) and a California Environmental Quality Act (CEQA) permit, which he felt were necessary. Along with these permits, would be a required public hearing in front of the Planning Commission (PC) with their final recommendation sent to the CC for approval. The PC will listen to all residents comments and determine if the project fits in with Neighborhood Compatibility amongst other subjects and recommend changes in the design.

The following is a list of topics we feel the PC should consider in order to arrive at their recommendations:

Neighborhood Compatibility: We feel that the present design is not compatible with our neighborhood. LLP is meant to be a neighborhood Park, however the design chosen is more appropriate for a Music Center in downtown Los Angeles.

Design: The all glass fish bowl structure design does not compatible with our neighborhood and can have seismic earthquake issues. Would you approve of me building a complete glass fishbowl designed home with this design in RPV? The design should be more like the layout of Hesse Park with the construction materials used in PVIC.

An all glass design will require year round heating and air conditioning and the maintenance costs of an all glass building will require constant attention and continual maintenance.

Views: This site has wonderful ocean views and I think we should design the new building to take advantage of them, however the only ocean views are to the Southwest. The other 3 sides of the building face dirt. A few years ago, California changed their insulation coefficient requirements and required homeowners changing windows to show that those changes follow the new regulations. Around the same time RPV required all remodeling and new construction to have solar panels on the roofs and to show the coefficient requirements for windows. Is it OK for RPV to have an all glass fishbowl building while residents cannot?

Size and Square Footage: The staff report is very misleading when they say this is a 6,000 sq. ft. building. Do the math. A 275 foot long by 33 foot wide building is a 9,075 sq.ft. The flat roof as designed is 291 feet long by 48 feet wide and just about 14,000 sq.ft. under roof. This is a lot different than the 6,000 sq. ft. foot building as shown in the staff report. The size is justified by showing 10 toilet rooms and a shower stall with an open roof design, a common trough public sink, an open air lobby area and an open office area. Ladera Linda Park is on 11.4 acres, of which 6.2 are usable.

A flat roof design that is susceptible to leaks when it rains is bad choice. Servicing heating and air conditioning is difficult when you try to hide them inside the flat roof.

Discovery Room: The Discovery Room is used less than 12 times per year. Very little of the content is native to our area. It includes rocks, a butterfly collection with numerous duplicates, a bear skin, photos and other miscellaneous items. Dedicating a full size classroom for a Discovery Room would be a waste of money. It can be better served by locating exhibits in showcases placed along the hallway walls and providing a few viewing carts that can be rolled into any empty classroom for display purposes with a larger group.

Our Discovery Room competes with the Deane Dana Museum that is located 2 miles East, in Friendship Park, located in San Pedro. It is much larger and has over 20 live animals and numerous exhibits and they are professionally displayed.

Hesse Park: As a comparison Hesse Park is 7,300 sq.ft. and has the equivalent of 4 classrooms and sits on 29 acres. City records from June of 2019 show that Hesse Park had on average 3.5 uses per day, and that includes CC and PC meetings. That is very light usage. Somehow our staff justifies a larger park by showing a utilization rate, 7 days a week, from 9:00 AM to 9:00 PM, which is not attainable.

We are not in favor of weddings, be they day or night time because of excessive noise. The weddings may be inside a classroom but usually spill to the outside and use amplified sound that it fills our homes. When AYSO plays daytime soccer, which is adjacent to Ladera Linda, their cheering sound is amplified into our homes because that area is in a dirt bowl.

Security: From a security standpoint, having such an open design will allow people to easily vandalize this facility. With every room having 2 entrance/exit doors it would be impossible to monitor all visitors entering or leaving, even with numerous cameras. Hesse Park has the ability to protect all windows and doors with sliding metal shades and that is what LLP should have.

Presently and mostly on week-ends (after 10:00 PM) even though the curbs are painted red our neighbors along Forrestal see and hear groups of people park their cars at the red curbs and walk into the park and the preserves and party. They create noise and mayhem and keep them awake. It is not a priority for the Sheriff Dept. to answer these calls and no one is ever questioned.

Traffic: Traffic is of a concern to all of us in our neighborhood. Forrestal is our only access into and out of our neighborhood and it is a 2 lane street; 1 lane in each direction. We have 178 homes, AYSO, the Preserve and the new LLP all using Forrestal to get to PVDS. Another problem is trying to make a left turn from Forrestal onto Eastbound PVDS especially during AYSO season with long lines.

Budgeting and Estimates: Our previous City Manager Had his own method on how to develop a project from beginning to end without working out a Budget or providing Estimates. That was the case with LL and is still the case with the Civic Center.

If you were building a new home or doing a large remodel, you would set your budget and give your contractors your information and expect to receive estimates. If they were higher than your budget you would then either reduce the size or increase your budget. That's not how it works in RPV. The City Manager asks staff for their wish list and does not assess the City's needs. They only show their wants. They then proceed to hire consultants and architects to work on the project and the proceed to get final construction blueprints and ancost estimated. The CC then approves an RFP to proceed with the construction. That is exactly what happened with LLP. The City has approved close to \$1 million to date and not one shovel of dirt has been moved.

Financing: The City is enamored with Public, Private, Placement financing (P3) which has an 18% to 20% interest rate. The reason they prefer this method is because they don't need voter approval to proceed with the project. This should be of some concern to our voters. The same holds true for the Civic Center Project where wants vs needs are not discussed.

The above summary gives you a better idea of what has and is happening with LL. I am against this plan for the new Ladera Linda Park for many reasons, some of which are it's size (275 feet long by 33 feet wide with a 8 foot overhang all the way around), number of equivalent classrooms (5), it's all glass fish bowl design, open top bathrooms with an open trough sink for all users and the ability to see people as they enter and exit the facility (security). I recommend a park building with the equivalent of 3 classrooms, 2 offices and restrooms. It should be laid out as Hesse Park, using PVIC materials, with utility provisions to easily add an additional classroom if needed in the future.

Lisa Garrett

From: Ara Mihranian
Sent: Tuesday, January 19, 2021 12:02 PM
To: Ken Rukavina; Octavio Silva
Cc: Matt Waters; Daniel Trautner; Cory Linder; Ramzi Awwad; Trang Nguyen
Subject: FW: Ladera Linda - Discovery Room (see attachment)
Attachments: Ladera Linda - Public Input (Council).pdf; Ladera Linda - Public Input (Council).docx

Ara Michael Mihranian
City Manager



30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
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310-544-5293 (fax)
aram@rpvca.gov
www.rpvca.gov



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From: Gene Nakagawa <houdini7@cox.net>
Sent: Tuesday, January 19, 2021 6:52 AM
To: Matt Waters <MattW@rpvca.gov>; Ara Mihranian <AraM@rpvca.gov>
Cc: David Bradley <david.bradley@rpvca.gov>; Ken Dyda <Ken.Dyda@rpvca.gov>; Johjn.Cruikshank@rpvca.gov; Eric Alegria <Eric.Alegria@rpvca.gov>; Barbara Ferraro <barbara.ferraro@rpvca.gov>
Subject: Ladera Linda - Discovery Room (see attachment)

January 18, 2021
RPV City Council Members
City of Rancho Palos Verdes, CA

Dear Council Members:

As a docent with Los Serenos de Point Vicente, I am forever grateful for the numerous opportunities afforded me to help lead elementary school hiking tours of the Forrestal Nature Preserve. School tours typically begin and end with a visit to the Discovery Room with its impressive collections of artifacts and specimens related to the natural and human history of life on the Peninsula. The “Discovery Room” is so aptly named as it is ideally suited (visual, tactile) to help evoke a child’s curiosity, instill a respect for nature/each other, and foster an appreciation for the intricate web of life on this planet.

Although a larger display room would be ideal, I would nevertheless urge the Commission to approve the currently proposed building plan with the knowledge that many of these cherished collections feature fragile, one-of-a-kind, irreplaceable specimens painstakingly collected, catalogued and preserved over several decades by many passionate, dedicated individuals.

Thanks for all you do on behalf of our great community.

Respectively submitted,

Gene Nakagawa
Docent, Los Serenos de Point Vicente

Lisa Garrett

From: Ara Mihranian
Sent: Tuesday, January 19, 2021 12:02 PM
To: Ken Rukavina; Octavio Silva
Cc: Matt Waters; Daniel Trautner; Cory Linder; Ramzi Awwad; Trang Nguyen
Subject: FW: Comments From Rod Jensen For 1/26/2021 PC Meeting
Attachments: Rod Jensen Comments to Planning Commision.docx

Ara Michael Mihranian

City Manager



30940 Hawthorne Blvd.
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From: Jay Fodor <jayfod61@gmail.com>
Sent: Monday, January 18, 2021 10:19 PM
To: Octavio Silva <OctavioS@rpvca.gov>; PC <PC@rpvca.gov>; CC <CC@rpvca.gov>
Cc: John R. (Rod) Jensen <jrodjensen@me.com>
Subject: Comments From Rod Jensen For 1/26/2021 PC Meeting

Hello,

Attached are comments that one of our Los Serenos de Point Vicente docents asked me to forward to you regarding the Ladera Linda project..

Jay Fodor
2nd Vice President Los Serenos Board of Directors

Dear Planning Commissioners and City Council

I am a 32-year resident of Rancho PV but have lived on the peninsula for 45 years. After retirement I started volunteering and got involved with the Discovery Room through Yvetta Williams. The room is an outstanding place for children hands on interactive learning about the local environment! I have never felt more satisfied than to see the wide-eyed children awestruck about local animals or native peoples who lived here thousands of years ago. Give them a taste and they will eat the whole thing. To remove the Discovery Room would deprive the city of a wonderful attraction that doesn't cost much at all. A field trip to the Discovery Room, a quick lunch on the lawn and a short hike is something a child will remember forever!

At this point, with the plans to renovate the old school buildings, the room should be expanded not eliminated! With all the new traffic it will be even more appreciated, don't kill it!

John R(Rod) Jensen

Lisa Garrett

From: Ara Mihranian
Sent: Tuesday, January 19, 2021 12:02 PM
To: Ken Rukavina; Octavio Silva
Cc: Matt Waters; Daniel Trautner; Cory Linder; Trang Nguyen; Ramzi Awwad
Subject: FW: Ladera Linda Park Project

Ara Michael Mihranian

City Manager



30940 Hawthorne Blvd.
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From: Tooth Mech <dienandds@gmail.com>
Sent: Monday, January 18, 2021 10:05 PM
To: Octavio Silva <OctavioS@rpvca.gov>; PC <PC@rpvca.gov>; CC <CC@rpvca.gov>
Subject: Ladera Linda Park Project

Dear Members of the City Council,

I am a resident of Ladera Linda, and I write in strong support of the Ladera Linda Project. My family and I moved into the neighborhood in 2011. We have three children, and the community park has been important to us. It provides us with a place where our children can play and hang out. However, the facilities do need to be improved and renovated. The current plan to renovate the existing park would beautify our neighborhood. While I feel that the plan is wonderful, I believe more amenities could be offered including public tennis courts. This project would be great for us as well as surrounding neighborhoods. Thank you for your time.

Warm regards,

Dienan "Dean" Tran

Lisa Garrett

From: Ara Mihranian
Sent: Tuesday, January 19, 2021 12:11 PM
To: Ken Rukavina; Octavio Silva
Cc: Cory Linder; Daniel Trautner; Matt Waters; Ramzi Awwad; Trang Nguyen
Subject: FW: Ladera Linda project

Ara Michael Mihranian
City Manager



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From: Lucianna <lucianna@cox.net>
Sent: Tuesday, January 19, 2021 11:49 AM
To: Ara Mihranian <AraM@rpvca.gov>; pc@rpvca.com
Cc: cc@rpvca.com
Subject: Ladera Linda project

Dear Planning Commission and City Council Members,

I live at 49 Seawall road in RPV and would like you to consider a scaled-back, smaller design similar to Hesse Park, without a museum/discovery center and amphitheater. I understand it will be a public facility, but the desires and needs of, as well as the IMPACT on, local residents, must be considered. The building should

include community room to accommodate community functions and bathrooms should also be similar to Hesse Park with safety in mind. The roof should be a durable, low maintenance material (not grass) and parking for the preserve should be contained within the park property, not on Forrestal. Please consider that Ladera Linda is a neighborhood park and should NOT be designed as an attraction for all of Southern California.

Thank you, Lucianna Molinari

Sent from my iPhone