

PUBLIC HEARING

Date: April 6, 2021

Subject:

Consideration and possible action to consider an appeal of the Planning Commission-approval for the Ladera Linda Community Center and Park project located at 32201 Forrestal Drive (Case No. PLCU2020-0007).

Recommendation:

1. Review the Planning Commission-approved Conditional Use Permit, Major Grading Permit, Variance and Site Plan Review application findings (planning entitlements) and Conditions of Approval for the construction of the new Ladera Linda Community Center and Park project;
 2. Review responses to public comments and recommendations adopted by the Planning Commission, via minute order, to the proposed project;
 3. Review Staff recommended modifications to the Planning Commission-adopted Conditions of Approval;
 4. If acceptable, adopt Resolution No. 2021- __; upholding the Planning Commission-approved Conditional Use Permit, Major Grading Permit, Variance and Site Plan Review for the Ladera Linda Community Center and Park project with modifications to the Conditions of Approval; and
 5. If acceptable, direct Staff to proceed with the completion of construction documents and authorize advertisement of bids upon final completion of plans and specifications for the Ladera Linda Community Center and Park project.
6. **Report of Notice Given:** Deputy City Clerk
7. **Declare Public Hearing Open:** Mayor Alegria
8. **Request for Staff Report:** Mayor Alegria
9. **Staff Report & Recommendation:** Octavio Silva, Deputy Director of Community Development
10. **Council Questions of Staff** (*factual and without bias*):
11. **Testimony from members of the public:**
The normal time limit for each speaker is three (3) minutes. The Presiding Officer may grant additional time to a representative speaking for an entire group. The Mayor also may adjust the time limit for individual speakers depending upon the number of speakers who intend to speak.

7. **Declare Hearing Closed/or Continue the Public Hearing to a later date:** Mayor Alegria

8. **Council Deliberation:**

The Council may ask staff to address questions raised by the testimony, or to clarify matters. Staff and/or Council may also answer questions posed by speakers during their testimony. The Council will then debate and/or make motions on the matter.

9. **Council Action:**

The Council may: vote on the item; offer amendments or substitute motions to decide the matter; reopen the hearing for additional testimony; continue the matter to a later date for a decision.

AGENDA DESCRIPTION:

Consideration and possible action to consider an appeal of the Planning Commission-approval for the Ladera Linda Community Center and Park project located at 32201 Forrestal Drive (Case No. PLCU2020-0007).

RECOMMENDED COUNCIL ACTION:

- (1) Review the Planning Commission-approved Conditional Use Permit, Major Grading Permit, Variance and Site Plan Review application findings (planning entitlements) and Conditions of Approval for the construction of the new Ladera Linda Community Center and Park project;
- (2) Review responses to public comments and recommendations adopted by the Planning Commission, via minute order, to the proposed project;
- (3) Review Staff recommended modifications to the Planning Commission-adopted Conditions of Approval;
- (4) If acceptable, adopt Resolution No. 2021-___; upholding the Planning Commission-approved Conditional Use Permit, Major Grading Permit, Variance and Site Plan Review for the Ladera Linda Community Center and Park project with modifications to the Conditions of Approval; and
- (5) If acceptable, direct Staff to proceed with the completion of construction documents and authorize advertisement of bids upon final completion of plans and specifications for the Ladera Linda Community Center and Park project.

FISCAL IMPACT: No fiscal impact associated with the City Council's appeal hearing. Project specific costs are further discussed in the 'Additional Information' section of this report.

Amount Budgeted:	N/A
Additional Appropriation:	N/A
Account Number(s):	N/A

ORIGINATED BY: Octavio Silva, Deputy Director of Community Development *O.S.*
REVIEWED BY: Ken Rukavina PE Director of Community Development *KJR*
APPROVED BY: Ara Mhrianian, AICP, City Manager *Ams*

ATTACHED SUPPORTING DOCUMENTS:

Click on the following links to view the supporting attachments except for Attachment A:

- A. Draft Resolution No. 2021-____ (page A-1)
 - B. [Project Plans](#) (page B-1)
 - C. [Planning Commission-Adopted Resolution No. 2021-02](#) (page C-1)
 - D. [Public Facilities City Council Subcommittee Appeal Request](#) (page D-1)
 - E. [Public Comments](#) (page E-1)
 - F. [Environmental Assessment Determination](#) (page F-1)
 - G. [Willdan Engineering Traffic & Parking Impact Analysis](#) (page G-1)
 - H. [Ladera Linda Community Center & Park Usage Analysis](#) (page H-1)
 - I. [Grading & Retaining Wall Exhibit](#) (page I-1)
 - J. [Planning Commission Meeting Minutes dated February 23, 2021](#) (page J-1)
 - K. [Potential Project Design Modifications Exhibit](#) (page K-1)
 - L. [Finance Advisory Committee Presentation dated February 25, 2021](#) (page L-1)
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BACKGROUND:

In 1960s, the Palos Verdes Peninsula Unified School District (PVPUSD) 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. Since 2011, the community center and park has been exclusively used for park recreation purposes.

2015 Master Plan Update

In 2015, the City commissioned a Parks Master Plan Update (Master Plan), which was prepared by Richard Fisher Associates (RFA). The Master Plan update recommended a separate Master Plan for Ladera Linda to include, but not limited to, the following components:

- Demolish existing buildings and construct a new Community Center;
- Incorporate an expanded Nature Center/Preserve Annex;
- Incorporate a Sheriff/Ranger Drop-in Office;
- Pave access road between lower and middle parking lots.

Early in the public outreach process for the Parks Master Plan and Ladera Linda Master Plan, there was general agreement to keep existing components and not add any new elements. 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 RFA, which included an approximately 8,900 ft² Community Center building with two sets of restrooms along with ancillary site improvements. Based on

public input, the City Council-approved Master Use Plan for Ladera Linda was modified as follows:

- Large scale recreation components such as a gymnasium, pool or skate park were removed from consideration;
- Active recreation elements were relocated from the lower park tier to the upper park tier to minimize noise and visual impacts to the Ladera Linda neighborhood;
- The height and density of project landscaping was modified to minimize visual impacts on adjacent neighborhood while still allowing for adequate security sightlines; and
- Multiple reductions were made to the building square footage from its current existing size, including several Richard Fisher design iterations that resulted in the approved 2018 RFA Master Plan.

Subsequent to approval of the conceptual Master Use Plan for Ladera Linda Park, the City Council 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 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 Project Design

Johnson Favaro began its design work with numerous small exploratory meetings with a wide range of interested parties in February 2019 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 includes:

- Reduction in the building size of approximately 4,800 ft² from the RFA building design;
- Further realignment of active features away from the Ladera Linda neighborhood by positioning the building away from the western bluff edge overlooking the Seaview neighborhood and modifications to the meeting room layout and design;
- Elimination of second set of restrooms;
- Elimination of lobby/gallery area;
- Replacement of the Discovery Room with a smaller multi-function meeting room that incorporates elements of the Discovery Room per City Council direction; and
- Reduction in the size of the 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 Mediterranean HOA, and 46% were from other parts of the City. During the workshop, park operations were also presented to the public including proposed hours and days of operation, staffing levels, and Community Center usage.

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. 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, including a green roof or pitched roof, and subsequently directed Staff to study the installation of a solar roof option on a flat roof as part of the detailed construction drawings phase. The size and configuration of the solar panel system will be determined during the final design phase; however, the solar panels can be laid flat and flush with the roof and sill provide energy to operate the building.

Since 2019, the proposed project design has been further modified as follows:

- Additional reduction of approximately 110 ft² in the size of the Community Center square footage;
- A reduction in the overall building height and the width of exterior covered walkways to further minimize building massing and reduce visual impacts of the building on the site; and
- A reduction in the building exterior glass wall area by 31% and an increase in solid wall surface area by 30% as compared to the August 2019 City Council approved Johnson Favaro design.

On January 26, 2021, the Planning Commission conducted a public hearing to consider the planning entitlements for the Council-approved Ladera Linda Community Center and Park project. The planning entitlements include a Conditional Use Permit (CUP), Variance, Major Grading Permit and Site Plan Review. After considering information presented at the meeting including public testimony, the Planning Commission continued the public hearing to February 23, 2021, to provide Staff an opportunity to incorporate project feedback provided by the Planning Commission.

On February 23, 2021, the Planning Commission conducted the continued public hearing and after consider information presented including public testimony, the Planning Commission adopted P.C. Resolution No. 2021-02 ([Attachment C](#)), conditionally approving the planning entitlements for the Ladera Linda Community Center and Park project. The Planning Commission in their motion, which passed on a 7-0 vote, approved Conditions of Approval to mitigate project impacts that included, but were not limited to, safety and security measures, hours of operation, limits on the number of rentals and special events, noise restrictions, and lighting. The Planning Commission also adopted, via minute order, recommendations for consideration by the City Council which include implementing of traffic and parking measures, prioritizing

park usage to City residents and assessing current and future site usage.

On February 24, 2021, the City Council's Public Facilities Subcommittee, consisting of Mayor Alegria and Councilmember Cruikshank, notified the City Manager that they are requesting that consideration of an appeal of the Planning Commission's approval of the subject project be placed on the March 2, 2021 City Council agenda.

On March 2, 2021, the City Council, after considering information presented including public testimony, voted to appeal the Planning Commission's approval of the Ladera Linda Community Center and Park land-use applications and tentatively set the appeal hearing for April 6, 2021 ([Attachment D](#)). In its decision, the City Council indicated that their action did not represent disagreement with the Planning Commission's decision, but felt the decision of this City project should be in the jurisdiction of the City Council, thereby warranting the appeal.

On March 11, 2021, a public notice announcing the City Council's consideration of the appeal 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*. As of the preparation of this report, staff has received 33 public communications ([Attachment E](#)) in response to the public notice. These public comments are discussed in the Public Correspondence Section of this report.

DISCUSSION:

Pursuant to Rancho Palos Verdes Municipal Code (RPVMC) § 17.80.070(F) (De Novo Review), a City Council appeal hearing is not limited to consideration of the materials presented to the Planning Commission. Any matter or evidence relating to the action on the application, regardless of the specific issue appealed, may be reviewed by the City Council at the appeal hearing. As such, this staff report presents information considered by the Planning Commission, as well as new evidence and is outlined as follows:

1. Site Description
2. Project Description
3. Planning Entitlement Code Considerations & Analysis
 - Conditional Use Permit
 - Variance
 - Major Grading Permit
 - Site Plan Review
 - Environmental Analysis
4. Public Comments
5. Planning Commission Recommendations
6. Staff Recommended Modified Conditions of Approval
7. Additional Information
 - Potential Project Modifications
 - Project Cost
 - Project Timeline
 - Miscellaneous

1. 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 (Forrestal Reserve) 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 PVPUSD) to the west. The site is currently composed of five buildings (approximately 18,574 ft² in gross area)¹ comprising the Community Center, surface parking, playground paving, equipment, two full-court basketball courts, two paddle tennis courts, fields, landscaping, City offices, and emergency preparedness storage containers. Approximately 7 acres of the site 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, 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.

2. Project Description

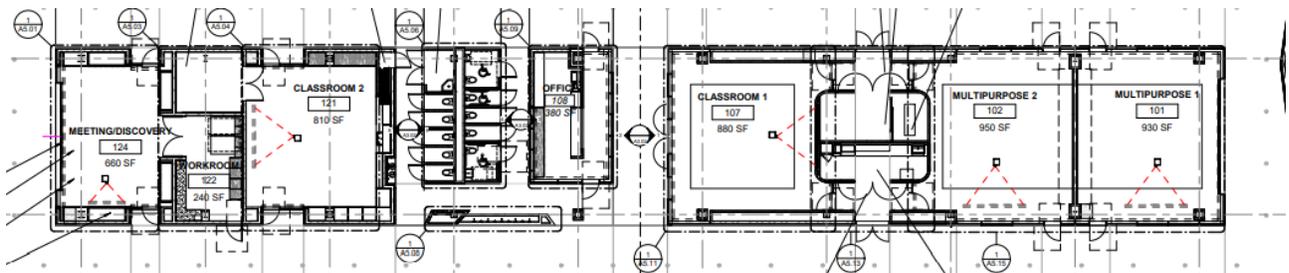
The City Council-approved Ladera Linda Community Center and Park project involves the following:

- Demolition of five existing buildings (18,574 ft² in gross area), parking, ancillary site improvements and landscaping;
- Construction of a new 6,790 ft² single-story building (Community Center) with an overall building footprint of 13,720 ft² (enclosed and covered areas) at an overall height of 16 feet – 6 ¼ inches;
- Construction of a 775 ft² outdoor tiered seating area;
- 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;

¹ Please note that the gross floor area of the existing buildings was previously reported to be 19,000 ft². After further examination of the project site survey, it was determined that the enclosed and covered area of the buildings total approximately 18,574 ft².

- Construction of one full basketball court and a half-court 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 driveway off Forrestal Drive as the only vehicular 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- and upper-tiers;
- Construction of retaining and combination walls to a maximum height of 15 ½ 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 illustrating the enclosed spaces:



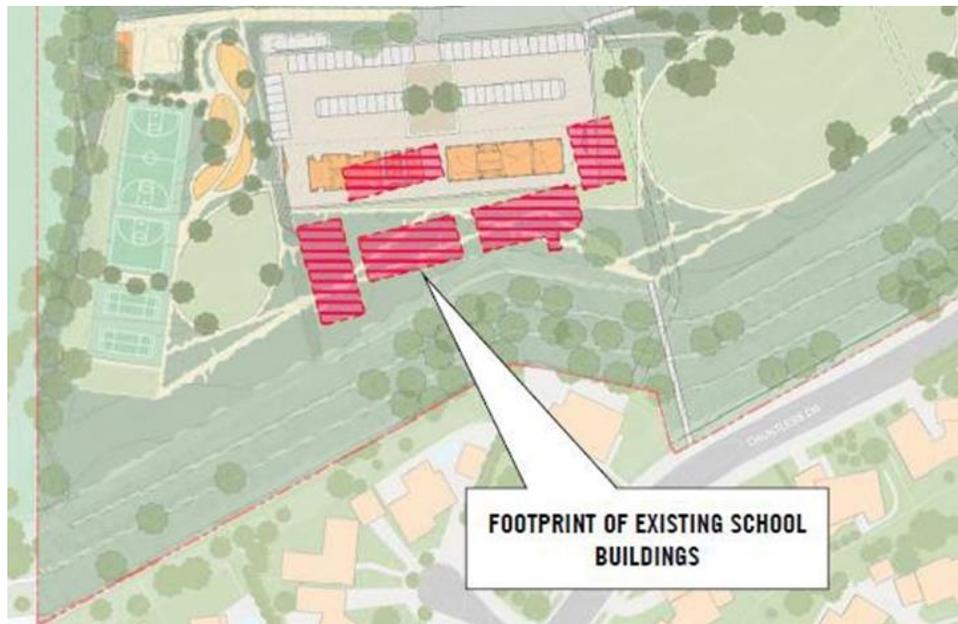
The building is proposed to contain the following components:

- A 1,880 ft² divisible multi-purpose room with a seating capacity of 144 in lecture format;
- Two classrooms with a combined area of approximately 1,690 ft². Classroom 1 has a seating capacity of 60 in lecture format or capacity for 24 seats at tables. Classroom 2 has a seating capacity of 24 seats at tables;
- A 660 ft² multi-function meeting room with Discovery Room displays built into the walls and a seating capacity of 16 at tables;
- 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 building footprint measures 13,720 ft², which consists of the entire roofed area of the structure including the 6,790 ft² enclosed area.

The following aerial image 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 and 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 Polices	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. Conditions require 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 will coordinate with the 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. Following is a summary of the security measures incorporated into the City Council design-approved project and the Planning Commission-adopted Conditions of Approval:

- 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

The Planning Commission-approved Conditions of Approval include provisions to secure the lobby breezeway, restroom and accompanying sink areas with roll-down gates and automatically shut-off the water to the wash area on a nightly basis.

3. Planning Entitlement Code Consideration & Analysis

The following reflects the Planning Commission’s analysis finding that the Project is consistent with the City’s General Plan and Zoning Ordinance in relation to the required planning entitlements for the proposed project. The planning entitlements include a Conditional Use Permit, Variance, Major Grading Permit and Site Plan Review whereby the required applications are analyzed separately below:

a. Conditional Use Permit (CUP)

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 (or City Council on appeal). As the proposed Ladera Linda Community Center and Park 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 ¼ inches, thereby a CUP is required for the project. In considering a CUP, pursuant to RPVMC § 17.60.050(A), the Planning Commission made the following findings in reference to the property and project, which is now under consideration by the City Council (Finding language is **boldface**, followed by 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 adequate in size and shape to accommodate the proposed use. 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. The proposed project includes the demolition of the existing facilities and improvements, with the exception of the paddle tennis courts, to construct a single Community Center structure that would be approximately 40% of the total area 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 proposed 54 on-site parking spaces, which consist of four ADA spaces, four dedicated spaces for clean air vehicles (one Van ADA space included), exceed the parking stalls required for both weekend (42 spaces) and weekday (15 spaces) conditions for the proposed project as outlined in the latest edition of the Institute of Transportation Engineer's Parking Generation Manual (5th Edition, 2019). As such, 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 proposed project relates to streets and highways sufficient to carry the type and quantity of traffic generated by the use. The project replaces the existing Community Center facility, comprised of several buildings, with a single building that would be less than 40% of the total area of the existing facilities. 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 park does not create a cumulative impact on traffic within the City of Rancho Palos Verdes. The traffic on Forrestal Drive is mostly attributed to the only outlet to over 160 single family homes off Pirate Drive. The proposed Community Center and Park does not affect the traffic signal warrant at the intersection of Palos Verdes Drive South and Forrestal/Trump National as noted in the Traffic Impact Analysis prepared by Willdan Engineering (Attachment G). As such, 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, storage location and emergency evacuation center. The height of the proposed Community Center is 16 feet- 6 ¼ inches and will not create a significant adverse effect, as 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. The project will not result in any adverse safety or security impacts, as

the City Council design-approved project includes a comprehensive list of safety measures and designs such as the incorporation of a surveillance system, motion and glass break sensors, perimeter fencing, and lighting design. The project will not result in adverse noise impacts as the project incorporates construction noise regulations for potential short-term construction impacts, hours of operation for the community center and limitations on mechanical equipment noise for potential long-term operational impacts. The project lighting will not result in an adverse impact because the site lighting has been designed to comply with RPVMC regulations that require lighting to be down-cast and avoid illumination of the night sky and to provide for park safety and security. As such, this finding can be made.

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

The use of the property for a community center and park 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 and park 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, storage location, and emergency evacuation center. Furthermore, the Conservation and Open Space Element of the City's 2018 General Plan Update (page COS-39) identified the Ladera Linda Community Center and Park 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 Community Center and Park was included in the Parks Master Plan Update. As such, this finding can be made.

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).

Conditions of Approval were approved by the Planning Commission 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. A further discussion of the proposed Conditions of Approval is presented in the 'Conditions of Approval' section of this report.

Based on the above discussion, the Planning Commission was able to make the required CUP findings as reflected in the attached resolution for City Council consideration.

b. 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 a retaining wall measuring up to 15 ½ feet (retaining wall and safety railing) in height and approximately 265 feet in length to support ADA complaint ramps between the middle- and upper-tiers of the park. Pursuant to RPVMC § 17.64.010(A), the Planning Commission was able to find that a Variance may be granted because of practical difficulties, unnecessary hardships or results inconsistent with the general intent and purpose of the title occurred by reason of the strict interpretation of any of its provisions, as reflected in the following findings (Finding language is **boldface**, followed by 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 and steep topographic conditions in the area, which have been used as a community center and park facilities since the 1980s. The three tiers include a lower, middle and upper tier with 5-foot to 15-foot transitional slopes between the tiers. The 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 retaining wall with an overall height of up to 15½ 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 without conducting substantially more grading that would disturb the overall site. As such, 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 wall up to 15½ feet in height are 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 are not 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, 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 wall up to 15½ 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, as 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 15½ 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. Furthermore, the face of the retaining walls will be screened with landscaping and include areas of terracing, so as to soften the appearance and scale of the structure. A rendering of the proposed retaining wall along with landscape improvements is attached to this staff report (Attachment I). As such, 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 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 use of the property as a community center and park is consistent with the City's updated General Plan. 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 15 ½ feet, will provide enhanced ADA accessibility to recreational land and for the use of various groups. As such, this finding can be made.

c. 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**) that the Planning Commission was able to make (or the City Council on appeal) to approve the required Major Grading application:

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

The grading does not exceed that which is necessary for the permitted primary use of the lot. 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 park and 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, storage location, and emergency evacuation center. The proposed 9,000 yd³ of 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 and disturbed to support existing improvements. The project grading proposes targeted cut and fill into portions of the existing site to accommodate the proposed park and 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. As such, this finding can be made.

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 and associated grading will not significantly adversely affect the visual relationships with, nor the views from the viewing areas of neighboring properties because 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 area 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. The proposed building height will not create a significant adverse effect, as the height of the community center, as a result of the site grading, 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. As such, this finding can be made.

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

The nature of the grading minimizes disturbance to the natural contours and finished contours are reasonably natural because the proposed grading is generally limited to developed portions of the site. In addition, the proposed grading 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. The finished contours of the project will blend with the existing contours on the existing site. As such, this finding can be made.

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 grading takes into account the preservation of natural topographic features and appearances by means of land sculpturing. 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 to support the construction of ADA-compliant ramp. 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. As such, this finding can be made.

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 grading would not cause excessive and unnecessary disturbance of the natural landscape or wildlife habitat through removal of vegetation because 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, this finding can be made.

9. The grading conforms to standards related to grading on slopes equal to or exceeding 35%; fill and cut depths; grading on slopes exceeding 50% gradient; number and location of retaining walls and driveways:

The grading conforms to the City's standards for grading on slopes, maximum finished slopes, maximum depth of cut and fill, and retaining wall heights with the exception grading on slopes over 50% steepness and the construction of a retaining wall up to 6 feet-11 inches in height along the driveway in the immediate area of the mechanical and refuse enclosures. The proposed grading over slopes with 50% and the retaining wall are consistent with the purpose of the Grading Permit because it will result in the reasonable development of the project site. In addition, the proposed grading and retaining wall will contribute to the overall site accessibility and retention of groundcover to aid against flooding, erosion and other similar hazards. Furthermore, the scenic character of the neighborhood would not be altered as the retaining wall along the driveway would not be readily visible from the public right-of-way as the location of the wall will be located below the Forrestal Drive street level. The proposed grading and retaining wall will comply with the goals and policies of the General Plan, as the project supports policies for public health/ safety related to the environment. More specifically, the proposed retaining wall is required to be designed to performance standards that ensure both engineering standards and the topographic treatment of slopes on the property. Furthermore, the City's geotechnical consultant and the Building Official will be required to review and approve engineered grading plans prior to grading permit issuance and inspections will be conducted throughout the construction process. With these provisions, the proposed deviation will not cause a detrimental impact to public safety and/or other properties in the vicinity of the project. Notice of this decision shall be given to all owners of property adjacent to the property.

d. Site Plan Review

Pursuant to RPVMC § 17.70.010, the Site Plan Review procedure enables the Planning Commission (or the City Council on Appeal) 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 400 ft² storage facility, and mechanical equipment, a Site Plan Review is required to ensure compliance with the Institutional zoning designation of the project site. Based on a review of the

project plans, the proposed project including, but not limited to, the accessory structures, flag-pole, mechanical equipment and parking was determined by the Planning Commission to comply with applicable code requirements such as development setbacks.

e. Environmental Analysis

The Planning Commission has determined that the proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to § 15302 of the State CEQA Guidelines—Class 2, Replacement or Reconstruction. The proposed project meets the requirements of Class 2, as it consists of the reconstruction of an existing facility where the new structure will be located on the same site as the structure(s) replaced and will have substantially the same purpose and capacity. A Class 2 Categorical Exemption Evaluation Report and Cultural Resources memorandum ([Attachment F](#)) were prepared to provide supplemental information related to staff's environmental assessment.

Based on the analysis above, the Planning Commission determined that the proposed Ladera Linda Community Center and Park project is consistent with the requested CUP, Variance, Major Grading Permit and Site Plan Review applications and that all the associated permit findings for the project can be affirmatively made. Attached for the City Council's consideration is a draft resolution, including conditions of approval, memorializing the findings made for the required planning entitlements (Attachment A)

4. Public Comments

As part to the Planning Commission's consideration of the Ladera Linda Community Center and Park project, Staff received a wide range of public comments both in support and opposition to the proposed project. In response to the public notice that was issued on March 11th, announcing the City Council's appeal consideration, Staff received an additional 33 comments as of the preparation of this report. The comments in opposition expressed concerns related to, but not limited to, design, compatibility, traffic, safety, and facility/park use. The table on the next page summarizes public comments and provides a staff analysis of the issues, as well as any corresponding Planning Commission-approved Conditions of Approval or newly proposed conditions of approval intended to address the concern (please note that newly proposed Conditions of Approval are identified with the "New" notation):

Table No. 1- Public Comment Analysis

	Summary of Comment	Project Clarification and/or Staff Analysis		Recommended Mitigating Condition(s) of Approval No.
Community Center Structure Size	Public comments requested clarification regarding the overall size of the proposed community center and Community Centers at Hesse Park, Ryan Park and PVIC.	<u>Ladera Linda Community Center:</u> <ul style="list-style-type: none"> • 6,790 ft² (enclosed building areas) • 13,720 ft² (building footprint including extended roof eaves) 	<u>Hesse Park Community Center (approx.):</u> <ul style="list-style-type: none"> • 7,901 ft² (enclosed building areas) • 9,130 ft² (building footprint including extended roof eaves) <u>Ryan Park (approx.):</u> <ul style="list-style-type: none"> • 1,379 ft² (enclosed building areas) • 2,208 ft² (building footprint including extended roof eaves) <u>PVIC (approx.):</u> <ul style="list-style-type: none"> • 10,781 ft² (enclosed building areas) • 13,365 ft² (building footprint including extended roof eaves) 	None

	Summary of Comment	Project Clarification and/or Staff Analysis	Recommended Mitigating Condition(s) of Approval No.
Traffic Conditions	Public comments expressed concerns with the project impacts on traffic conditions in the immediate area of the site.	<p>Willdan Engineering prepared a Traffic Impact Analysis (Attachment G), which determined that:</p> <ul style="list-style-type: none"> • The park does not create a cumulative impact on traffic within the City. • Traffic on Forrestal Drive is mostly attributed to the only outlet to over 160 single family homes off Pirate Drive. • The proposed community center and park do not affect the traffic signal warrant at the intersection of Palos Verdes Drive South and Forrestal/Trump National. The traffic signal was warranted based on weekend traffic volumes due to AYSO soccer matches, Trump National traffic and residential trips accessing the intersection. 	None
On-Site Security	The public raised security and safety concerns related to the proposed project and design.	<p>Robust security features will be developed by a security specialist and incorporated into the final design, including but not limited to:</p> <ul style="list-style-type: none"> • Clear points of entry and improved sightlines; • Surveillance cameras; • Low-level landscaping; • Control of ingress and egress points; • Glass break sensors; • Fencing and improved entrance gates; • Drop down gates to preclude access to 	Condition Nos. 28 - 31

	Summary of Comment	Project Clarification and/or Staff Analysis	Recommended Mitigating Condition(s) of Approval No.
		<p>restroom and wash areas during non-operating hours;</p> <ul style="list-style-type: none"> • Lighting; and • Increased park supervision. <p>The driveway entrance from Forrestal will be gated and locked during non-operating hours.</p>	
Building Design	<p>Public comments expressed project concerns with the glass façade; climate control; extended roof eaves, open restroom design; neighborhood compatibility (Please see the ‘Potential Project Modifications’ section of this report of more information)</p>	<p>Total wall surface area and glass wall/glass door area were reduced from the City Council design-approved project in August 2019, including a 9% reduction in total wall area, a 31% reduction in glass wall area and a 30% increase in solid wall area. The glass areas of the building incorporate high performance glazing. Furthermore, as currently designed, the Community Center incorporates roll down black-out blinds on the interior of the building.</p> <p>The proposed community center is designed with extended roof eaves around the perimeter of the building. The extended roof eaves serve to provides shade, reduces the amount of air conditioning needed, reduces the overall cost of the building, provides a circulation route around and into the building, and allows for overflow from classes and events where appropriate, given use and amplified sound conditions. The overall size of the building footprint</p>	Condition Nos. 30-34

	Summary of Comment	Project Clarification and/or Staff Analysis	Recommended Mitigating Condition(s) of Approval No.
		<p>with extended roof eaves is approximately 13,720 ft².</p> <p>The Planning Commission-approved Conditions of Approval include provisions to secure the open lobby, restroom and accompanying sink areas with a roll-down gate and automatically shut-off the water to the wash area on a nightly basis.</p> <p>The Community Center is designed as a single-story structure with articulated facades that include vernacular finished materials (glass, wood, concrete) that are found in the immediate area.</p>	
Project Lighting	Public comments expressed concerns with the proposed project lighting and illumination impacts to neighboring properties.	<p>Project lighting has been designed to:</p> <ul style="list-style-type: none"> • illuminate the ground surface for safety; • not illuminate park areas that will not be used during night hours; • provide minimum lighting for the operation of surveillance cameras, security patrols and park personnel surveillance; and to achieve code-required illumination for egress. 	Condition Nos. 56-63
Seismic	Public comments voiced seismic concerns with the glass building design.	Proposed Conditions of Approval require project review and approval by the City's Geologist prior to Grading or Building Permit issuance.	Condition No. 21

	Summary of Comment	Project Clarification and/or Staff Analysis	Recommended Mitigating Condition(s) of Approval No.
Community Center Rooms	Public comments expressed concerns with the number and size of community center rooms.	Use Analysis (Attachment H) of existing and proposed facility use at Ladera Linda Park determined that the proposed project will result in a reduction of available space for classes, rentals and other programming.	None
Museum & Amphitheater	Public comments expressed concerns with a museum and amphitheater.	The proposed project does not include a museum or amphitheater, but rather a 660 ft ² multi-use meeting room that also includes some interactive displays and 775 ft ² outdoor tiered seating area built into an existing slope. The project architect, Johnson Favaro, prepared a grading exhibit that depicts proposed grading between the middle- and upper-tiers of the park, which included a rendering of the proposed tiered seating area (Attachment I).	None
Discovery Room Exhibits	Concerns were expressed with the incorporation of the existing Discovery Room exhibits into the project.	The current Discovery Room is a single-use 961 ft ² room at Ladera Linda full of geologic, cultural and static animal artifacts and displays. The proposed new design does not include a stand-alone dedicated Discovery Room. In its place, is a 660 ft ² multi-use meeting room with a capacity of 16 people. Designed for small meetings, the room has wall spaces and built-in cabinets to display a fraction of the Discovery Room's total exhibits. There is no space in the proposed	Condition No. 72 (New)

	Summary of Comment	Project Clarification and/or Staff Analysis	Recommended Mitigating Condition(s) of Approval No.
		building to store these items. A Condition of Approval is proposed that would require that the exhibits be placed in storage containers at the Point Vicente Interpretive Center or alternate location to be determined prior to construction.	
Other Improvements	Public Comments suggested that the Community Center would include shower facilities.	The proposed design does not include shower facilities.	None
Silhouette	Public comments requested that a building silhouette be constructed.	The Planning Commission-approved Conditions of Approval do not include provisions that require the construction of a project silhouette prior to construction. A project silhouette is not required as the project plans include 3-D renderings and a community center model was developed. Furthermore, the Planning Commission determined that the community center will not significantly impair views from neighboring properties.	None
Noise	Public comments expressed concerns with noise impacts	The Planning Commission-approved Conditions of Approval include a comprehensive list of noise restrictions and requirements related to mechanical equipment, deliveries, and amplified noise.	Condition Nos. 65-68

Project Cost	Public comments express a concern with the cost of the proposed project.	Please see Staff's analysis in the 'Project Cost' section of this report.	None
Parking	Public comments request that more project parking be provided.	Willdan Engineering traffic and parking analysis determined that the proposed 54 on-site parking spaces will more than accommodate park and community center needs.	Condition Nos. 46-50.
Compliance Review	Concerns were expressed on operational impacts.	The Planning Commission-approved Conditions of Approval include a one-year review (or earlier) to assess community center operations, at which time conditions may be added, deleted or modified accordingly.	Condition No. 2
Enforcement of Conditions	Concerns were expressed with the enforcement of proposed Conditions	Enforcement of conditions will occur through compliance review, park supervision and signage.	None

Based on the discussion above, Staff is of the opinion that additional clarification has been provided to further address public comments and concerns with the proposed project. Furthermore, in response to the public comments, the Planning Commission-approved Conditions of Approval include a comprehensive set of provisions to mitigate negative project impacts.

5. Planning Commission Project Recommendations

As part of the Planning Commission's approval of the Ladera Linda Community Center and Park project applications, the Planning Commission also provided a number of recommendations, adopted via minute order, for the City Council's consideration to further address project impacts ([Attachment J](#)). The table below identifies the recommendations along with staff's analysis and/or associated action(s):

Table 2. Planning Commission Project Recommendations

Recommendation	Staff's Analysis	Recommended Mitigating Condition(s) of Approval No.
<p>Develop parking and traffic strategies for Preserve Access, AYSO activities, and the Community Center that limits parking on residential streets and long wait times at PVD South. Strategies to include:</p> <ul style="list-style-type: none"> A. Collection of traffic data and usage in the vicinity of the park, so as to develop a baseline by which to assess future project-specific traffic and parking impacts; B. Consider implementation of traffic calming measures, in order to provide immediate traffic relief in the area; and C. Develop a parking permit program in the area of the project site 	<ul style="list-style-type: none"> A. Add new Condition of Approval requiring the City to collect baseline traffic data in the area of the park, prior to grading and construction activities. B. Installation of the traffic signal at Palos Verdes Drive South and Palos Verdes Drive East is expected to begin in the spring of 2021 and be completed in the summer of 2021. Additionally, a Citywide traffic and speed study is being prepared that will assess, among other areas, this intersection. C. Add new Condition of Approval requiring the City to perform a parking demand analysis to assess alternatives for the development of a parking management program as part of the annual compliance review 	<p>Condition Nos. 73 and 74</p>
<p>Explore ways to prioritize community center and park use for City residents.</p>	<p>The City Attorney's Office reviewed the request and determined that preferential treatment to residents needs to be justified by rational basis and supported by relevant evidence.</p> <p>Additionally, it is anticipated that the majority of community center and park users will be City residents based on usage at Hesse Park. In review of the 2019 data, the last full year prior to the pandemic, shows that 94% of reserved hours at</p>	<p>None</p>

Recommendation	Staff's Analysis	Recommended Mitigating Condition(s) of Approval No.
	<p>Hesse Park's McTaggart Hall were used by either RPV resident non-profits or RPV resident private rentals. The remaining 6% were a combination of non-resident or non-profit private rentals.</p> <p>Facility Rental Group Breakdown:</p> <p>Group I</p> <ul style="list-style-type: none"> • City Sponsored Events, Gov. Agencies, Peninsula Residents, Public or Candidates Forums, RPV HOA's, Peninsula Seniors Groups, Peninsula Non-Profit, Civic, Social and Youth Organizations with Non-Paid Management. <p>Group II</p> <ul style="list-style-type: none"> • Non-Resident HOA's, Non-Resident Non-Profit, Civic, Social and Youth Organizations with Paid Management. <p>Group III</p> <ul style="list-style-type: none"> • RPV Residents/Private Party Activities, Resident Commercial and Religious Organizations. <p>Group IV</p> <ul style="list-style-type: none"> • Non-Residents/Private Party Activities, Non-Resident Commercial and Religious Organizations. <p>Lastly, Staff is of the opinion that park use restrictions are not warranted, as the park does not create a cumulative impact on traffic and the</p>	

Recommendation	Staff's Analysis	Recommended Mitigating Condition(s) of Approval No.
	project and Planning Commission-approved Conditions of Approval provide sufficient measures to reduce project impacts in the area.	
Assess current and future usage of proposed park improvements, such as the basketball and paddleball courts, to ensure balance of recreational opportunities and adequate facilities.	During community workshops and meetings regarding this project, there was strong local community support for maintaining existing recreational components. During the outreach process, there was limited support for expanding the quantity of existing facilities.	None
Address public safety concerns and parking impacts of stairs that provide access from the park's court area to the soccer fields owned by the Palos Verdes Unified School District.	Given the age of the stairs, their relatively poor condition, and the fact that they are not currently intended to provide for access to or from the soccer field, a Condition of Approval is recommended to remove the stairs as part of the park reconstruction.	Condition No. 75

Staff is of the opinion that the Planning Commission's recommendations and associated Conditions of Approval serve to further address any project impacts as well as to ensure that new Ladera Linda Community Center and Park remains compatible to with the surrounding land uses.

6. Modified Conditions of Approval

Based on the Planning Commission's recommendations and a reassessment of the adopted Conditions of Approval, Staff proposes that the City Council consider adding the following conditions of approval to the Commission-adopted conditions:

- Condition No. 72- Prior to on-site grading or construction activities, the City shall place all Discovery Room exhibits/displays into storage at Point Vicente Interpretive Center or at other City facilities as deemed appropriate. After construction is complete, the exhibits/displays that are not incorporated into the Discovery Room, shall remain in storage.
- Condition No. 73 - Prior to on-site grading or construction activities, the City shall conduct a traffic engineering study to collect baseline traffic data in the area of

the park.

- Condition No. 74 - The City shall perform a parking demand analysis to assess alternatives for the development of a parking management program as part of the annual compliance review.
- Condition No. 75 - The access stairs between the upper tier of the project site and the adjacent property in the area of the lower soccer fields shall be removed as part of the park reconstruction.

7. Additional Information

Potential Project Modifications

Through the public comment process, Staff received a number of comments recommending modifications to the design of the proposed Community Center. During the Planning Commission’s consideration of the proposed project, the Planning Commission was directed to focus on the land-use/planning entitlements and to not make design modifications to the Community Center, as design modifications would present fiscal impacts and project schedule extensions that would be under the purview of the City Council. The table below summarizes the potential project modifications along with Staff’s analysis, which includes an assessment of fiscal and project schedule impacts as well as any corresponding Condition(s) of Approval for the City Council’s consideration. The table also includes a Planning Commission conditioned project modification requiring that the lobby breeze, restroom and accompanying sink areas be secured with roll-down gates as well as shutting off the water to the wash area on a nightly basis. **Please note that visual representations of the project modifications that would add security gates, enclose the breezeway or add a corridor (Modifications 1-4) are available in [Attachment K](#) of this report.**

Table 3. Project Modifications and Analysis

	Project Modification	Staff’s Analysis	Recommended Mitigating Condition(s) of Approval No.
1.	Secure Community Center lobby breeze, restroom and accompanying sink areas with roll down security gates as well as shutting off the water to the wash area on a nightly basis (Commission-approved).	\$45,000 approximate cost increase; No schedule increase.	Condition No. 31 (included as part of the proposed Conditions of Approval)
2.	Enclosing the Community Center lobby breezeway (but not restrooms).	\$100,000 approximate cost increase; 1 month schedule increase; changes to building plan backgrounds and	None

	Project Modification	Staff's Analysis	Recommended Mitigating Condition(s) of Approval No.
		involves all consultants; requires re-design and City approval of re-design before proceeding with Construction Document Phase.	
3.	Enclosing the Community Center restrooms (but not the lobby).	\$175,000 approximate cost increase; 2 month schedule increase; requires re-design and City approval of re-design before proceeding with Construction Document Phase.	None
4.	Creating an enclosed corridor along the north side of the Community Center enclosing the lobby and restrooms.	\$1,550,000 approximate cost increase; 3 month schedule increase; will require the building to move south on the site to accommodate a separation between the building and parking lot; increased annual operating costs with added interior floor area; requires re-design and City approval of re-design before proceeding with Construction Document Phase.	None
5.	Modifying the flat roof design of the Community Center to a pitched roof design.	\$1,325,000 approximate cost increase; City Council was presented with a wide range of roof options in October 2019 with comparative costs for each option. Cost increase is associated with added building material and increased cost to operations due to	None

	Project Modification	Staff's Analysis	Recommended Mitigating Condition(s) of Approval No.
		added volume to the interior.	
6.	Removing Discovery Room	(\$35,795) approximate cost decrease; the Discovery Room is not a dedicated room, but rather a part of the 660 ft ² multi-function meeting room, whereby the multi-purpose room can function as a "Discovery Room" when displays built into the walls are turned visibly outward; eliminating this feature will not cause a reduction in floor area or size of building footprint; cost savings are for fixtures only.	None

Based on the analysis above, all changes other than the installation of roll-down security gates at the restroom area and lobby breezeway will result in a significant increase to the project budget and the project schedule. More specifically, the modifications requiring major project revisions (i.e. creating an enclosed corridor) will require the project architect and associated consultant team to step-back into the Design Development Phase before proceeding to the Construction Document Phase. Staff is of the opinion that the incorporation of the roll down security gates augments the project's comprehensive set of safety and security measures, which include, but are not limited to, surveillance cameras, lighting, fencing and increased site supervision.

Project Cost

The following discussion encompasses a financial analysis of costs incurred to date and committed expenditures, project construction cost estimate, operating and maintenance cost estimates, and a summary of potential procurement and financing options.

a. Year-to-Date Expenditures and Commitments

To date, the project cost is approximately \$849,993 based on year-to-date expenditures and committed expenditures, as described in greater detail below. From 2016 to March 12, 2021, the City has expended almost \$550,000 in both the General Fund and the Quimby Fund toward the development of the Ladera Linda Community Center and Park Project. Of this amount, \$263,000 or 48% was expended on design with Johnson Favaro and \$184,000 or 34% was expended on the master plan with Richard Fisher

and Associates. The remaining \$102,000 or 19% was expended on surveys, environmental review, financial services, traffic study, and other miscellaneous services. At this time, the project has almost \$300,000 committed for design services, CEQA analysis, and financial services. Table 4 below page summarizes the project year-to-date expenditures and outstanding commitments by categories and funds.

Table 4. Year-to-Date Expenditures and Commitments

YEAR-TO-DATE EXPENDITURES	Amount	Funding
Anderson Penna - Survey/Geotech	\$ 62,883	334 - Quimby
Richard Fisher and Associates - Master Plan	\$ 184,045	334 - Quimby
Priority One Environmental - Environmental Review	\$ 1,500	334 - Quimby
Willdan - traffic study for PC meeting	\$ 10,175	101 - General Fund
Michael Baker - CQEA analysis for PC meeting	\$ 3,599	101 - General Fund
Johnson Favaro - Design	\$ 263,131	334 - Quimby
Cal-Water - water pressure fire flow	\$ 525	334 - Quimby
Kosmont - Financial services	\$ 23,277	101 - General Fund
Total year-to-date expenditures	\$ 549,135	
OUTSTANDING COMMITMENTS		
Anderson Penna - Survey/Geotech	\$ -	334 - Quimby
Johnson Favaro - Design	\$ 290,069	334 - Quimby
Michael Baker - CQEA analysis for PC meeting	\$ 8,006	101 - General Fund
Kosmont - Financial services	\$ 1,723	101 - General Fund
Total year-to-date expenditures	\$ 299,798	
TOTAL YTD PROJECT COSTS	\$ 848,933	
YTD PROJECT COSTS BY FUND		
	Amount	
334 - Quimby	\$ 802,153	
101 - General Fund	\$ 46,780	
TOTAL YTD PROJECT COSTS BY FUND	\$ 848,933	

**YTD as of March 1, 2021*

b. Project Construction Cost Estimate

Pursuant to the project description stated earlier in this report, the Ladera Linda Community Center and Park Project has two major components, which include the community center building and the park ground improvements. The enclosed building is approximately 6,790 ft² while the building footprint which includes the enclosed interior of the building and covered walkways and eaves is approximately 13,720 ft². The total overall project, community center building and park improvements, encompass approximately 273,600 ft² or 6.3 acres out of a total site of approximately 11 acres.

The estimated total construction cost for both the community center building and park grounds is approximately \$15.7 million. This cost includes the construction costs, escalation costs, and soft costs associated with the project. The escalation cost of

approximately \$550,000 is included in the estimate with a projected construction start date of December 2021. The projected escalation cost per month is approximately \$31,000 for each month delay from the December 2021 start date.

Table 5 below provides a summary of the total estimated project cost based on the project scope as approved by the Planning Commission.

Table 5. Total Estimated Construction Cost

HARD COSTS	Amount
Community Center (enclosed areas and covered areas)	\$ 5,700,000
Sitework (demolition of existing buildings, site prep, etc.)	\$ 6,700,000
Furnishings, fixtures, equipment (FFEs)	\$ 300,000
Sub-total of construction costs	\$ 12,700,000
Construction contingency (5%)	\$ 640,000
Total estimated construction costs	\$ 13,340,000
SOFT COSTS	
Construction management (5%)	\$ 640,000
Construction inspection (7.5%)	\$ 950,000
Permitting (2%)	\$ 250,000
Hazardous materials abatement (1%)	\$ 130,000
Engineering support during construction (3%)	\$ 380,000
Total estimated soft costs	\$ 2,350,000
TOTAL ESTIMATED CONSTRUCTION COSTS	\$ 15,690,000

**The estimated future costs include rounding and escalation to a projected start date of December 2021*

Table 6. Total Estimated Construction Cost per FT²

Description	Area	Amount	Unit
Community Center (40%)		\$ 6,276,000	
Sitework (60%)		\$ 9,414,000	
		\$ 15,690,000	
Structural framed area (ft ²)	13,720.00	\$ 457.43	per ft ²
Enclosed building areas (ft ²)	6,790.00	\$ 924.30	per ft ²
Park ground (ft ²)	259,870.00	\$ 36.23	per ft ²
Overall project (ft ²)	273,590.00	\$ 57.35	per ft ²

**The estimated future costs include rounding and escalation to a projected start date of December 2021*

The soft costs are estimated as a percentage of hard costs based on staff experience; the percentages applied can vary depending on project manager judgement and the organizational structure and staffing of Public Works departments.

The estimated construction costs for the Ladera Linda Community Center and Park have been publicly compared to other facility projects in nearby communities. However, the publicly stated costs for other projects, do not include soft costs such as engineering, management, permitting, and inspection; escalation to projected year of construction; furnishings, fixtures, and equipment (FFEs); special requirements; and contingencies. These costs can increase the project totals by at least 30% to 50%, particularly when projects are in the early planning stages.

Table 7. Comparison between the George F Canyon Nature Center and the Ladera Linda Community Center

	George F Canyon Nature Center	Ladera Linda Community Center
Building	1,750	6,790
Structural framed area	3,355	13,720
Estimated costs w/out soft costs and contingency	\$ 1,694,376	\$ 5,080,000
Cost per ft ²	\$ 505	\$ 370

c. Phased Construction Cost

Should City Council decide to phase the project, e.g., build only one section of building now and the remainder later, costs are almost certain to increase. First, a decision will need to be made as to what is to be included in the first phase, which will require an iterative scoping phase and a phasing plan. There will be additional costs for multiple bidding processes, and plan revisions as building codes may change prior to permitting later phases. Next, phased construction requires additional mobilizations and secondary impacts to neighbors. There will be the need to join existing construction and match materials. Additionally, phasing loses the advantage of economy of scale for construction of improvements and for engineering, inspection, and construction management. Lastly, there will likely be increased construction costs due to inflationary cost escalation affecting materials and contractors' overhead, as well as costs associated with operational impacts.

d. Operating & Maintenance Costs

Currently, Ladera Linda Community Center and Park has one part-time employee per shift who is overseen by a full-time recreation supervisor. The estimated operating and maintenance costs for FY 2020-21 is approximately \$191,000. Staff estimates the operating and maintenance costs for the new facility and park to be less than \$210,000. The estimate includes staffing, supplies, utilities, maintenance, playground equipment repair, and fuel modification. Due to the health emergency order and the shutdown of park facilities, staffing and supplies for FY 2020-21 is lower than a typical year. Staff anticipates that the new facility will require more staffing (as previously reported) and supplies. However, staff anticipates that the newer facility will not have the same

maintenance needs and will more energy efficiency, so staff is projecting these to remain flat or just a modest increase. Table 8 below illustrates the increase of the operating and maintenance budget of the new facility to FY 2020-21.

Table 8. Proposed Operating & Maintenance Costs

	FY 2020-21	Proposed	Increase
Salaries & benefits	47,400	127,300	79,900
Supplies	1,000	6,500	5,500
Utilities	28,200	27,700	(500)
Maintenance	115,000	76,800	(38,200)
TOTAL	191,600	238,300	46,700

e. Procurement and Financing Options

In October 2019, the City entered into a Municipal Advisory and Consulting Services agreement with Kosmont Transaction Services (KTS). The scope of the agreement is for KTS to identify alternative financing options based on the 2019 City Council's approved design for the Ladera Linda Community Center and Park Project. KTS presented the procurement and financing options to the Finance Advisory Committee (FAC) on February 25, 2021. A copy of the presentation given to the FAC on February 25 is attached ([Attachment L](#)).

According to the presentation provided to the FAC, there are generally two major components to consider funding this City capital project:

I. Procurement Options

- Traditional
 - The City is responsibility from start to finish of the project.
 - May take longer to complete.
 - Flexible financing options.

- Total Project Delivery
 - The City is not responsible for the project installation.
 - Guaranteed delivery.
 - Limited to lease payment.

- Design-Build
 - One contractor to design and build.
 - The City is responsibility from start to finish of the project.
 - Streamline process to reduce the time to complete.
 - Flexible financing options.

The P3 (public private partnership) model was not presented as a procurement option because of the size of the project. A desirable P3 project for most developers would have to be in the range of \$50 million or more. Moreover, since most of the design work has been completed, it too is less desirable for a P3 developer.

II. Financing Options

- Current Resources
 - Cash reserve
 - Grants
 - Special revenues
- Issue Securities
 - Loan
 - General Obligation Bonds – requires an affirmative vote of 2/3 of registered voters
 - Lease Revenue Bonds – no voter requirement
- Lease
 - Direct Lease – non-tax exempt, term of less than 30 years
 - Total Project Delivery – tax exempt, 30-year term

As illustrated on Page 11 of the FAC presentation ([Attachment L](#)), financing 100% of the project is the most expensive financing method. The general obligation bond requires an affirmative vote of 2/3 and has to be on a ballot during a November election. The lease revenue bond does not require a 2/3 vote but it needs a good credit rating to take advantage of a low interest rate. A capital loan with iBank is subject to credit check and project review. These financing options have at least a 20-year term. Table 9 below provides an example of the financing cost per \$1 million as presented by KTS on February 25, 2021.

Table 9. Financing Comparison Per \$1 Million

Variable	50% Cash		
	100% Cash	50% Financed	100% Financed
Principal amount	N/A	\$515,000	\$1,025,000
Financing costs	\$ -	\$ 10,300	\$ 20,500
Total principal & interest payment	\$ -	\$ 789,800	\$ 1,569,350
Cash	\$ 1,000,000	\$ 500,000	\$ -
Total spent on project	\$ 1,000,000	\$ 1,289,800	\$ 1,569,350
All-in interest cost	N/A	3.16%	3.16%
Average annual payment	N/A	\$ 26,327	\$ 52,312

Based on the information provided above and discussion at the FAC meeting, if the project budget is deemed acceptable to the City Council, Staff will bring the information back to the FAC at a meeting tentatively scheduled for April 22nd for further discussion and recommendations for consideration by the City Council tentatively at its May 4, 2021 meeting.

Project Timeline

If the City Council approves the requested land-use applications for the Ladera Linda Community Center and Park, the project timeline will be as follows:

- Completion of Construction Documents: approximately three months
- Permitting: approximately two months
- Bidding: approximately four months

Design changes directed by the City Council could increase the project timeline by up to three months, depending on the changes.

MISCELLANEOUS INFORMATION

Appeal Hearing Participation

Staff invited the Planning Commission Chairman Gordon Leon to participate in the City Council appeal hearing. Staff also invited Steve Johnson of Johnson Favaro and his consultant team, including the cost estimator, to participate in the public hearing.

Advisory Committee Update

Staff provided the Infrastructure Management Advisory Committee (IMAC), Civic Center Advisory Committee (CCAC) and the FAC with a presentation of the Ladera Linda Community Center and Park project for informational purposes.

ALTERNATIVES

In addition to the staff recommendation, the following alternative actions are available for the City Council's consideration:

1. Provide staff with further project input and continue the public hearing to the May 4, 2021 City Council meeting in order to provide staff with an opportunity to incorporate feedback.
2. Uphold the Planning Commission's approval of the Ladera Linda Community Center and Park planning entitlements with no modifications to the approved Conditions of Approval.
3. Overturn the Planning Commission's approval of the Ladera Linda Community Center and Park planning entitlements thereby denying the project.

RESOLUTION NO. 2021-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO PALOS VERDES UPHOLDING THE PLANNING COMMISSION-APPROVED CONDITIONAL USE PERMIT, MAJOR GRADING PERMIT, VARIANCE AND SITE PLAN REVIEW FOR THE LADERA LINDA COMMUNITY CENTER AND PARK PROJECT WITH MODIFICATIONS TO THE CONDITIONS OF APPROVAL (CASE NO. PLCU2020-0007).

WHEREAS, on August 20, 2019, after a comprehensive public outreach and engagement effort, the City Council approved the Ladera Linda Community Center and Park Master Plan, which included approving the design of the replacement Community Center, landscaping, ancillary site improvements, as well as factors such as park security, staffing levels and facility rentals; and,

WHEREAS, 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; and,

WHEREAS, on December 10, 2020, a 15-day public notice for the public hearing on the project-required planning entitlements was sent to property owners within a 500-foot radius of the project site, interested parties, as well as published in the *Peninsula News*; and,

WHEREAS, on December 31, 2020, an amended public notice was issued to identify additional required project applications that were not previously outlined in the original public notice; and,

WHEREAS, on January 26, 2021, the Planning Commission held a public hearing regarding the proposed project to review plans for the replacement of the Ladera Linda Community Center and Park, as it relates to Chapter 17 (Zoning) of the Rancho Palo Verdes Municipal Code, and continued the public hearing to February 23, 2021, in order to provide staff an opportunity to assess input and incorporate project feedback as necessary; and,

WHEREAS, on February 23, 2021, the Planning Commission held a public hearing to further discuss the subject project and after considering public testimony adopted P.C. Resolution No. 2021-02, conditionally approving the requested Conditional Use Permit, Major Grading Permit, Variance and Site Plan review with minute-order recommendations to the City Council; and,

WHEREAS, on February 24, 2021, the City Council Public Facilities Subcommittee, consisting of Mayor Alegria and Councilmember Cruikshank, notified City Manager Mihranian to request that an item be placed on the next available agenda for

the City Council to consider whether to appeal the Planning Commission's approval of the subject project; and,

WHEREAS, on March 2, 2021, the City Council approved the filing of an appeal to the Planning Commission's approval of the subject project and setting the appeal hearing date to April 6, 2021; and

WHEREAS, on March 11, 2021, a 15-day public notice of the public hearing regarding the appeal was provided to all property owners within a 500 foot radius of the Property and published in the *Palos Verdes Peninsula News*; and

WHEREAS, Pursuant to the provisions of the California Environmental Quality Act, Public Resources Code Sections 21000 *et. seq.* ("CEQA"), the State's CEQA Guidelines, California Code of Regulations, Title 14, Section 15000 *et. seq.*, the City's Local CEQA Guidelines, and Government Code the proposed project has been found to be categorically exempt under Section 15302 (Replacement or Reconstruction) of the CEQA Guidelines. Specifically, the project consists of the reconstruction of an existing facility where the new structure will be located on the same site as the structure(s) replaced and will have substantially the same purpose and capacity; and,

WHEREAS, on April 6, 2021, the City Council held a duly noticed public hearing, at which time all interested parties were given an opportunity to be heard and present evidence.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RANCHO PALOS VERDES DOES HEREBY FIND, DETERMINE AND RESOLVE AS FOLLOWS:

Section 1: The above recitals are hereby incorporated into this Resolution as set forth herein.

Section 2: The project involves the demolition of five existing buildings, parking, ancillary site improvements and landscaping to accommodate the construction of a new 6,790ft² single-story community center building measuring 16'-6¼" in height, parking for 54 cars on-site, play areas, landscaping, ancillary site improvements and 9,000 yd³ of combined balanced on-site grading (4,500 yd³ of cut and 4,500 yd³ of fill).

Section 3: The Conditional Use Permit for the new Ladera Linda Park, 6,790 ft² single-story community center, play areas, landscaping, and ancillary site improvements is warranted based on the following findings:

- A. The project site is adequate in size and shape to accommodate the proposed use. 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. The proposed project includes the demolition of the existing facilities and improvements, 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 proposed 54 on-site parking spaces, which consist of four ADA spaces, four dedicated spaces for clean air vehicles (one Van ADA space included), exceed the parking stalls required for both weekend (42 spaces) and weekday (15 spaces) conditions for the proposed project as outlined in the latest edition of the Institute of Transportation Engineer's Parking Generation Manual (5th Edition, 2019).

- B. The proposed project relates to streets and highways sufficient to carry the type and quantity of traffic generated by the use. The project replaces 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 facilities. 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 park does not create a cumulative impact on traffic within the City of Rancho Palos Verdes. The traffic on Forrestal Drive is mostly attributed to the only outlet to over 160 single family homes off Pirate Drive. The proposed Park and Community Center does not affect the traffic signal warrant at the intersection of Palos Verdes Drive South and Forrestal/ Trump National.
- C. 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 height of the proposed Community Center is 16 feet- 6 ¼ inches and will not create a significant adverse effect, as 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. The project will not result in any adverse safety or security impacts, as the City Council design-approved project includes a comprehensive list of safety measures and designs such as the incorporation of a surveillance system, motion and glass break sensors, perimeter fencing, and lighting design. The project will not result in adverse noise impacts as the project incorporates construction noise regulations, hours of operation for the community center and limitations on mechanical equipment noise. The project lighting will not result in an adverse impact because the site lighting has been designed to comply with RPVMC regulations and to provide for park safety and security.

- D. 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 park and 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 Park and 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.

Section 4: The Variance for the construction of retaining walls up to 15½ feet in height to support ADA complaint ramps between the middle-tier and upper-tiers of the park is warranted based on the following findings:

- A. 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 and steep topographic conditions in the area, which have been used as a community center and park facilities since the 1980s. The three tiers include a lower, middle, and upper tier with 5-foot to 15-foot transitional slopes between the tiers. The 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

retaining wall with an overall height of up to 15½ 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.

- B. The construction of the proposed retaining wall up to 15½ feet in height are 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 are not 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.
- C. The construction of the proposed retaining wall up to 15½ feet in height to accommodate an ADA access ramp will not be materially detrimental to the public welfare or injurious to property and improvement in the area, as 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 15½ 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.
- D. 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 use of the property as a park and community center is consistent with the City's updated General Plan. 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 15 ½ feet, will provide enhanced ADA accessibility to recreational land and for the use of various groups.

Section 5: The Major Grading Permit to conduct 9,000 yd³ of combined grading consisting of 4,500 yd³ of cut and 4,500 yd³ of fill with grading above 5 feet in height is warranted based on the following findings:

- A. The grading does not exceed that which is necessary for the permitted primary use of the lot. 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 park and 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 9,000 yd³ of 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 park and 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.
- B. The proposed project and associated grading will not significantly adversely affect the visual relationships with, nor the views from the viewing areas of neighboring properties because 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. The proposed building height will not create a significant adverse effect, as the height of the community center, as a result of the site grading, 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.
- C. The nature of the grading minimizes disturbance to the natural contours and finished contours are reasonably natural because the proposed grading is generally limited to developed portions of the site. In addition, the proposed

grading 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. The finished contours of the project will blend with the existing contours on the existing site.

- D. The grading takes into account the preservation of natural topographic features and appearances by means of land sculpturing. The project site has been previously graded 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.
- E. The grading would not cause excessive and unnecessary disturbance of the natural landscape or wildlife habitat through removal of vegetation because 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.
- F. The grading conforms to the City's standards for grading on slopes, maximum finished slopes, maximum depth of cut and fill, and retaining wall heights with the exception grading on slopes over 50% steepness and the construction of a retaining wall up to 6 feet-11 inches in height along the driveway in the immediate area of the mechanical and refuse enclosures. The proposed grading over slopes with 50% and the retaining wall are consistent with the purpose of the Grading Permit because it will result in the reasonable development of the project site. In addition, the proposed grading and retaining wall will contribute to the overall site accessibility and retention of groundcover to aid against flooding, erosion and other similar hazards. Furthermore, the scenic character of the neighborhood would not be altered as the retaining wall along the driveway would not be readily visible from the public right-of-way as the location of the wall be located below the Forrestal Drive street level. The proposed grading and retaining wall will comply with the goals and policies of the General Plan, as the project supports policies for public health/ safety related to the environment. More specifically, the proposed retaining wall is required to be designed to performance standards that ensure both engineering standards and the topographic treatment of slopes on the property. Furthermore, the City's geotechnical consultant and the Building Official will be required to review

and approve engineered grading plans prior to grading permit issuance and inspections will be conducted throughout the process. With these provisions, the proposed deviation will not cause a detrimental impact to public safety and/or other properties in the vicinity of the project. Notice of this decision shall be given to the Applicant and to all owners of property adjacent to the property

Section 6: The Site Plan Review for the proposed ancillary site improvements including, but not limited to, the accessory structures, flag pole, mechanical equipment and parking comply with all applicable Code requirements.

Section 7: In order to further mitigate any potential project impacts to neighboring properties in the area, the City Council also modifies the Planning-Commission approved Conditions of Approval to include the following Conditions of Approval:

- Condition No. 72 - Prior to on-site grading or construction activities, the City shall place all Discovery Room exhibits/displays into storage at Point Vicente Interpretive Center or at other City facilities as deemed appropriate. After construction is complete, the exhibits/displays that are not incorporated into the Discovery Room, shall remain in storage.
- Condition No. 73 - Prior to on-site grading or construction activities, the City shall conduct a traffic engineering study to collect baseline traffic data in the area of the park.
- Condition No. 74 - The City shall perform a parking demand analysis to assess alternatives for the development of a parking management program as part of the annual compliance review.
- Condition No. 75 - The access stairs between the upper tier of the project site and the adjacent property in the area of the lower soccer fields shall be removed as part of the park reconstruction.

Section 8: Pursuant to the provisions of the California Environmental Quality Act, Public Resources Code Sections 21000 *et. seq.* ("CEQA"), the State's CEQA Guidelines, California Code of Regulations, Title 14, Section 15000 *et. seq.*, the City's Local CEQA Guidelines, and Government Code the proposed project has been found to be categorically exempt under Section 15302 (Replacement or Reconstruction) of the CEQA Guidelines. Specifically, the project consists of the reconstruction of an existing facility where the new structure will be located on the same site as the structure(s) replaced and will have substantially the same purpose and capacity.

Section 9: The City Clerk shall certify to the passage, approval, and adoption of this Resolution, and shall cause this Resolution and her certification to be entered in the Book of Resolutions of the City Council.

Section 10: The time within which judicial review of the decision reflected in this Resolution must be sought is governed by Section 1094.6 of the California Code of Civil Procedure and/or Section 21167 of the California Public Resources Code.

PASSED, APPROVED and ADOPTED this 6th day of April 2021.

Eric Alegria, Mayor

ATTEST:

City Clerk

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF RANCHO PALOS VERDES)

I, _____, City Clerk of the City of Rancho Palos Verdes, do hereby certify that the above Resolution No. 2021-___, was duly and regularly passed and adopted by the said City Council at a regular meeting thereof held on April 6, 2021.

CITY CLERK

Resolution No. 2021-___
Page 9 of 21

EXHIBIT 'A'
LADERA LINDA COMMUNITY CENTER AND PARK PROJECT
CONDITIONS OF APPROVAL
FOR CONDITIONAL USE PERMIT, VARIANCE,
MAJOR GRADING PERMIT & SITE PLAN REVIEW
(CASE NO. PLCU-0007)

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 (RPVMC) shall apply.

2. No later than one year after the issuance of the Certificate of Occupancy for the Community Center building, the City Council shall review the Conditions of Approval contained herein at a duly noticed public hearing. As part of the review, the City Council Commission shall assess the project's compliance with the Conditions of Approval and the adequacy of the conditions imposed. At that time, the City Council 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 the 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 with the RPVMC. As part of this review, the City Council shall consider, among other things, the parking conditions, circulation patterns, lighting, landscaping, noise, and operational hours. The City Council may require such subsequent additional reviews, as the City Council 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.

The City Council may remand this review to the Planning Commission to provide recommendations in the advisory capacity. In this case, the Planning Commission shall conduct a duly noticed public hearing pursuant to public notification requirements stated above.

3. Pursuant to RPVMC 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 zoning district development standards of the RPVMC, including but not limited to height, setback 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 a.m. to 6:00 p.m., Monday through Friday, 9:00 a.m. to 5:00 p.m. on Saturday, with no construction activity permitted on Sundays or on the legal holidays specified in RPVMC Section 17.96.920. 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 7:00 a.m. Monday through Friday and before 9:00 a.m. 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 RPVMC Section 17.56.050(C). 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 following:
 - Demolition of five existing buildings (18,574 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 ¼ inches;
 - Construction of a 400 ft² storage facility at 12 feet in height for City and emergency supplies;
 - 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 terrace;
 - Construction of one full basketball court and a half-court basketball court in the upper terrace;
 - Renovation of two existing paddle tennis courts in the upper terrace;
 - Construction of walking paths throughout park area along with upper and lower lawn areas;
 - Construction of an outdoor tiered seating area between the middle- and upper- terraces;
 - Construction of a lawn area in the lower terrace;
 - 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 the middle- and upper terraces;
 - Construction of retaining and combination walls to a maximum height of 15 ½ 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 community center shall be 16 feet-6 ¼ 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. The height of the proposed accessory storage building shall not exceed a height of 12 feet as measured as measured from the lowest preconstruction grade adjacent to the foundation wall to the ridge.
15. 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

16. 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 City Council:
- 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

No export or import of earth material shall occur with the exception of base material and other construction related material.

17. 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 City Council 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.

18. Prior to the final inspection of the precise grading, a certified as-built grading plan prepared and wet-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.
19. For all grading, landscaping and construction activities, the City shall employ effective dust control techniques, either through screening and/or watering.
20. **PRIOR TO ISSUANCE OF GRADING OR BUILDING PERMITS**, haul routes to transport soil shall be approved by the Public Works Department, if applicable.
21. **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 RPVMC requirements, which require watering for the control of dust.
22. **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.
23. **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.
24. 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.
25. Grading activity on-site shall occur in accordance with all applicable City safety standards.
26. 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.

27. 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

28. **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.
29. **PRIOR TO THE ISSUANCE OF ANY GRADING OR BUILDING PERMITS**, the City shall contract with a security consultant to develop a Safety & Security Plan, which incorporates the following safety design elements:
 - Clear points of entry and improved sight lines in the final design;
 - Appropriately placed exterior and interior security cameras and motion sensors with lighting;
 - Appropriate low-level landscaping;
 - Control of ingress and egress points during operating hours and non-operating hours;
 - Glass break sensors;
 - On-site security lighting incorporating comprehensive best practices in lighting design throughout the park grounds 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; ,
 - Increased utilization of the park combined with increased staff supervision
30. The on-site surveillance system, including security cameras and motion sensors shall be maintained by the City in perpetuity.
31. The community center open lobby, restrooms and accompanying sink areas shall be designed to be secured on a nightly basis with a roll-down security gate or other means to secure the area and prevent hour use.

Landscape and Park Improvement Conditions

32. 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 plant species (Latin and common names), growth rate, and maximum height at maturity of all proposed trees. 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 grade 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.

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

Construction Conditions

34. 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, 13 CCR § 2485). Clear signs that lists this requirement shall be posted with the requirements for workers at the entrances to the site and provide a plan for the enforcement of this requirement including a phone number to contact a designated City employee (i.e. project manager).
35. 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.
36. The project shall utilize construction equipment equipped with standard noise insulating features during construction to reduce source noise levels.
37. All project construction equipment shall be properly maintained to assure that no additional noise, due to worn or improperly maintained parts is generated.

38. Construction of the project should not impede upon any City Council-approved public trails in the immediate area.
39. **PRIOR TO THE ISSUANCE OF ANY GRADING OR BUILDING PERMITS**, a Staging Plan shall be prepared and reviewed by the Director of Community Development, which includes, but is not limited to, the identification of equipment staging and construction-associated parking.

Operational Conditions

40. Pursuant to RPVMC Section 12.16.030, the Ladera Linda park ground hours shall be one hour before sunrise to one hour after sunset, seven days a week, or as designated by City Council action.
41. The Ladera Linda parking lot shall be open at 8:00 a.m. to dusk, seven days a week, or as designated by City Council action.
42. The Ladera Linda Park Community Center hours shall be 8:00 a.m. to 9 p.m. seven days a week, or as designated by City Council action. Operating hours may be extended if rentals are scheduled, or for City conducted business, such as public meetings.
43. Rental for purposes of the use of the community center shall mean any contracted or permitted use of a park facility by an individual, business, non-profit, HOA, or the City, and hours of use shall be limited to between 10:00 a.m. and 9:00 p.m.
44. Classes (instructor-led class, either private or City-sponsored) shall be conducted only between 8:00 a.m. and 9:00 p.m.
45. 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, or HOA rentals.
46. No more than eight special events (a large City-sponsored or permitted private event) shall be allowed per calendar year. Special events that extend until after 9:00 P.M. shall only be permitted upon approval of a Special Event Permit.
47. All maintenance and grounds-keeping equipment shall be entirely enclosed when not in use.

Parking Conditions

48. 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 space, one ADA electric van accessible space, three clean air vehicle spaces and three ADA

accessible spaces.

49. All parking, loading and access shall comply with RPVMC Chapter 17.50 (Nonresidential Parking and Loading Standards).
50. **PRIOR TO THE ISSUANCE OF ANY GRADING OR BUILDING PERMITS**, a Parking Plan shall be reviewed and approved by the Director of Community Development that shall include, but not be limited to, parking striping, directional arrows, wheel stops or curbs, landscaping, way finding signs and other necessary parking and circulation amenities.
51. 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.
52. 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

53. 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.
54. Handicap access ramps shall be installed in accordance with the current standards established by the Americans with Disabilities Act.
55. 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

56. The Lighting Plan approved by the City Council 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 ambiance 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.

57. An Illuminated mock-up of one of the proposed -10-foot high light poles shall be placed prior to installation for review by the Director of Community Development.
58. 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. 3.
59. 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.
60. 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.
61. The parking lot light standards shall be limited to a maximum height of 10 feet, as measured from adjacent finished grade.
62. The lighting bollards shall be limited to a maximum height of 42 inches, as measured from adjacent finished grade.
63. The use of laser lights, strobe lights, flashing lights, or any similar lighting shall be prohibited during all events.

Utility Conditions

64. 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.
65. 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 and shall be painted a color to

the satisfaction of the Director of Community Development. The use of above ground utility poles is prohibited.

66. The project shall comply with all recorded easements on the property.

Noise and Mechanical Equipment

67. 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.
68. 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.
69. Use of amplified sound in excess of 65 dB at the property lines shall require a special event permit pursuant to RPVMC Section§ 12.20.040.
70. The use of indoor amplified music shall be permitted between 11:00 a.m and 8:00 p.m. Music amplification or reproduction equipment shall not be operated in such a manner that it is plainly audible from the nearest property line in any direction from the community center building for classes or exercise programs. Use of amplified music outdoors shall require a special event permit; not be allowed after 9 p.m.; speakers shall be oriented away from residential property and sound shall not be in excess of 65 dB at the property lines.
71. 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.

April 6, 2021 City Council-Approved Conditions

72. Prior to on-site grading or construction activities, the City shall place all Discovery Room exhibits/displays into storage at Point Vicente Interpretive Center or at other City facilities as deemed appropriate. After construction is complete, the exhibits/displays that are not incorporated into the Discovery Room, shall remain in storage.
73. Prior to on-site grading or construction activities, the City shall conduct a traffic engineering study to collect baseline traffic data in the area of the park.
74. The City shall perform a parking demand analysis to assess alternatives for the

development of a parking management program as part of the annual compliance review.

75. The access stairs between the upper tier of the project site and the adjacent property in the area of the lower soccer fields shall be removed as part of the park reconstruction.