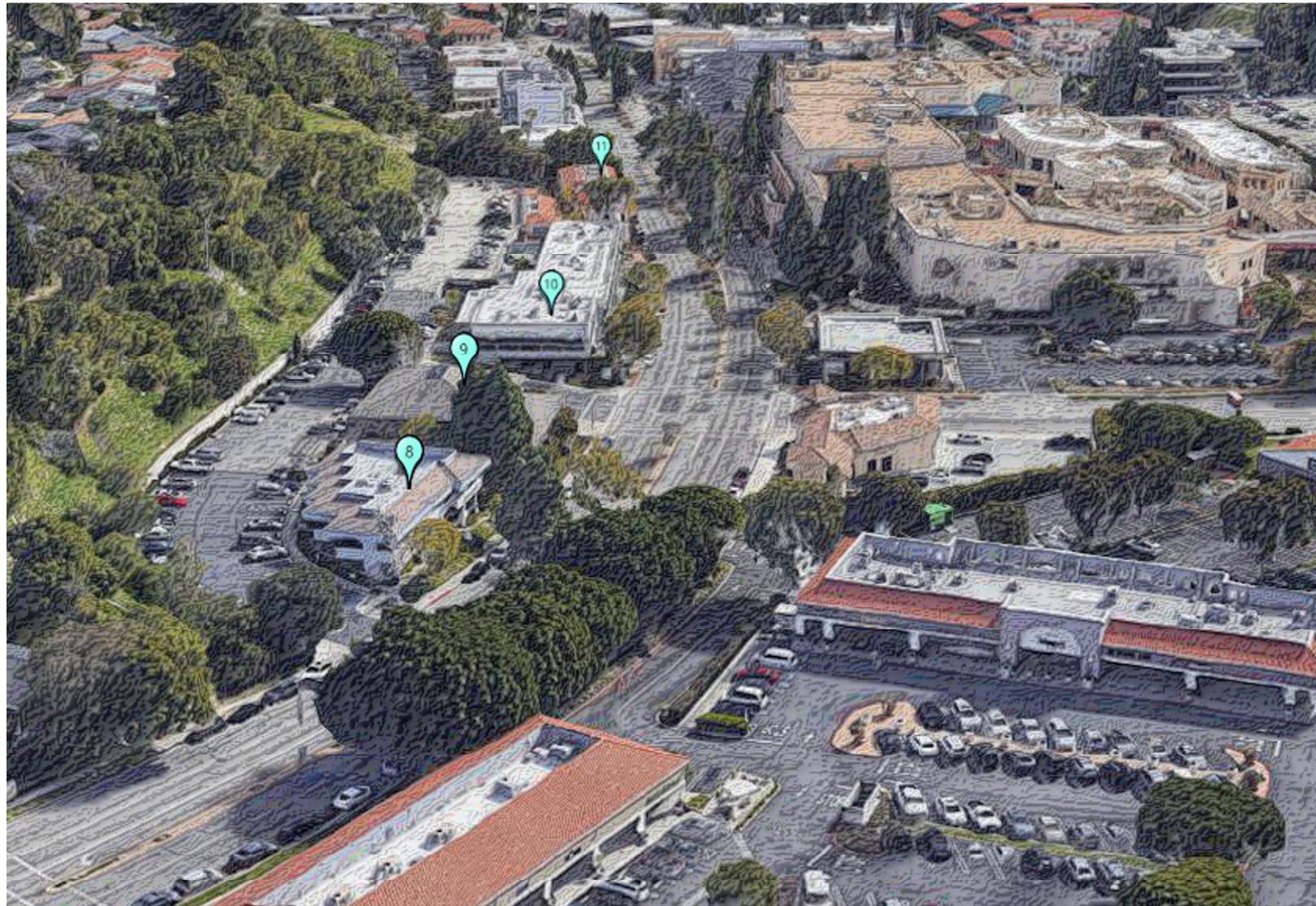


# RANCHO PALOS VERDES OPPORTUNITY SITES ANALYSIS REPORT

## ADDENDUM 1



NOVEMBER 2021

# ADDITIONAL OPPORTUNITY SITES

## ANALYSIS ADDENDUM REPORT

### EXECUTIVE SUMMARY:

#### BACKGROUND:

The City of Rancho Palos Verdes (hereinafter “City”) is reviewing potential mixed-use development opportunities in various City commercial zoning districts to redevelop with housing components above (vertical mixed-use) or integrated with adjacent commercial uses (horizontal mixed-use). The City hired real estate and development consulting firms Piasky Solutions and Pacific Consulting Group to identify the most feasible sites for mixed-use redevelopment as well as recommend the most viable mixed-use options. This addendum supplements the initial scope of feasibility analysis completed June 1, 2021 and comprising 18 parcels from 29019 to 29619 S. Western Avenue. This addendum report Scope of Work adds an additional 16 properties to the feasibility analysis.

#### SCOPE OF WORK:

Similar to the original scope of work, the addendum scope was limited to identifying potential issues, opportunities, and challenges with each of the 16 properties identified by the City for analysis. Through this analysis, we were able to identify underutilized sites whose location, size and/or surrounding uses provide the most ideal characteristics to be designated as “opportunity sites”. The data collected and detailed results of our analysis is provided in the Exhibits that follow. An analysis of the development considerations and factors that were used to evaluate the properties and determine whether they could be considered an opportunity site is included in Exhibit A. A Property Feasibility Profile summary was prepared for each of the parcels and is included in Exhibit B. Exhibit C contains a site map showing the area this addendum encompasses, while detailed Property Data Sheets for each property in the study area can be found in Exhibit D. Exhibit E is the Housing Suitability Site Rankings for each site using information from the Property Data Sheets according ranking metrics identified in the table. Exhibit F provides various density options for site with Housing Suitability Site Rankings of 1-3 making them the most feasible Opportunity Sites for housing development. Exhibit G contains a listing of most compatible mixed-use commercial uses for close proximity to residential. The final two exhibits were added to provide real world examples of recommendations contained in our analysis; Exhibit H contains example mixed-use developments found in Southern California at various heights and densities while Exhibit I contains example adaptive reuse projects around Los Angeles that have converted existing office buildings to mixed-use housing and commercial uses.

#### SUMMARY OF FINDINGS:

Based on high level development analysis, we established priority rankings and corresponding criteria (lot size and height allowance) and thresholds for identifying possible opportunity sites that can include a residential component. The scope of this analysis is limited to identifying general code recommendations as well as physical opportunities and challenges to each selected site and does not include a financial analysis of various recommended development options. While a detailed feasibility analysis including market research, cost estimates and proforma analysis for each parcel may result in changes to our projections for density as well as site rankings, the fundamental requirements of lot size, height, density, and zoning restrictions are the foundation to determining a development’s feasibility.

It should be noted that the city municipal code currently does not define mixed-use development nor does it contain code explicitly governing mixed-use development. Where not governed by specific plan areas, the City

# ADDITIONAL OPPORTUNITY SITES

## ANALYSIS ADDENDUM REPORT

municipal code has the following limits for height and building lot coverage: Residential: 16-feet high, 25-52% lot coverage; Multifamily: 36-feet high, 55-65% lot coverage; Commercial: 16-feet high, 30-50% lot coverage. Mixed-use residential is generally a mixture of industrial or commercial development and high-density single family or multifamily residential. This type of development generally leads to an improvement in home affordability, walkability between housing, workplaces, and other amenities and stronger neighborhoods. Nearby public transit is also a common feature of mixed-use development. Walkability to work and other amenities as well as proximity to public transit help support higher density development often times with less restrictive parking requirements. Given the generally higher allowable density for mixed-use development, we've assumed that the maximum buildable area could be revised through a Mixed-Use Overlay Zone to 80% and the height allowance could be revised to 60-feet or no higher than adjacent residential building pads where view restrictions are enforced by City code, whichever is less. For examples, please refer to Exhibit H.

The metrics used for a Priority 1 opportunity site was a minimum 0.75-acre lot size and an assumed 60-feet height allowance under a future mixed-use overlay zone. These sites would be the least complicated for development because they are large enough to support residential re-development on their own without consolidating with adjacent properties and they have the potential for the greatest density given enough height allowance (60-feet). Four properties meet these criteria. They are 28619-28649 S. Western Avenue (the Palos Verdes Plaza), 29000 S. Western Avenue, 500 Silver Spur Road and 550 Silver Spur Road. At the Palos Verdes Plaza, we've assumed adjacent properties do not have a view restriction allowing for a max height of 60-feet placing it in a priority 1 ranking. The metrics for Priority 2 opportunity sites are a minimum 60-foot height allowance and the ability to meet a 0.75-acre minimum lot size by consolidating with adjacent parcels under same ownership. No locations in the addendum 2 sites analyzed met these criteria. Priority 3 opportunity site metrics are a minimum 30-foot height allowance and a minimum 0.75-acre lot size. Two locations met these criteria; 430 and 450 Silver Spur Road.

28821 S. Western Avenue did not meet the above criteria for a priority site 1 due to potential view restrictions impacting maximum allowable height. However, given its large lot size (11.2- acres) and potential unit generation an exception was made and this property was placed in our opportunity site ranking 1.

On some properties, especially those built into large slopes like we found at Silver Spur Road, adaptive reuse of the existing building may be more financially feasible. Adaptive reuse is the process of retaining an existing building shell while converting it from its prior use to a new use (often commercial to residential). Adaptive reuse has become more popular with underperforming retail and office buildings recently. In fact, a recent study by RentCafe, an apartment listing service, rated Los Angeles #1 for adaptive reuse in the country based a projection of over 4,300 new apartment conversions scheduled to begin in 2022. Therefore, redevelopment potential has also been considered for opportunity sites and is included in Table #1. A sample of existing and future Los Angeles area adaptive reuse projects are provided in Exhibit I.

Redevelopment of any of the Western Avenue properties will require street improvements including streetlights, pedestrian friendly sidewalks, and undergrounding of utilities and related structures. To help attract and encourage development, we recommend that the City study options to provide these enhancements to the Western Avenue corridor as opposed to a piecemeal approach provided by each developer as new development occurs. This would provide a uniform improvement along this corridor, remove development risk and raise

# ADDITIONAL OPPORTUNITY SITES

## ANALYSIS ADDENDUM REPORT

property values as well as improve the marketability to potential developers. Post-redevelopment revenue or property values will need to exceed the current cash-flow potential or property value for a property owner to be willing to redevelop or sell the property for development. Enhancing this corridor will bring property values and potential marketability closer to achieving those goals. Also, traffic and density concerns from the surrounding residents will need to be addressed.

For each identified opportunity site, the potential future market-rate and affordable housing vision for the site is summarized in Table #1 on the following page.

TABLE #1 – OPPORTUNITY SITES

SITE	RANK	ADDRESS	GROSS LOT AREA <sup>4,5</sup> (AC)	EXISTING BLDG(S) AREA	ADJACENT RES. PAD HT. ABOVE OR BELOW COMM. PAD <sup>7</sup> (AT SMALLEST DIFFERENTIAL)	TEAR DOWN, RE-DEVELOP POTENTIAL UNIT COUNT <sup>2,3,8</sup> (40 du/ac)	RE-DEVELOP WITH AFFORDABLE UNIT COUNT <sup>2,3,8</sup> (50% Density Bonus) (60 du/ac)	RE-USE OF EXISTING BUILDING SHELL POTENTIAL UNIT COUNT <sup>6,2,8</sup> (1,000 sf/unit)
1	1	28619-28649 S. Western Avenue	2.35	48,216 sf.	4 ft.	93 units	140 units	48 units
4	1	28821 S. Western Avenue	11.16	269,859 sf.	1st Level: 60 ft. 2nd Level: 45 ft. 3rd Level: 30 ft.	446 units	669 units	269 units
7	1	29000 S. Western Avenue	1.90	22,811 sf.	-15 ft.	76 units	114 units	22 units
10	1	500 Silver Spur Road	2.37	58,818 sf.	73 ft.	94 units	142 units	58 units
11	1	550 Silver Spur Road	2.31	44,272 sf.	100 ft.	92 units	138 units	44 units
8	3	430 Silver Spur Road	0.95	7,599 sf.	35 ft.	37 units	56 units	N/A
9	3	450 Silver Spur Road	1.80	7,008 sf.	52 ft.	71 units	107 units	N/A
<b>GRAND TOTAL:</b>					909 units	1,366 units	441 units	

1. Metrics for ranking 1) Height of residential pad >60' above and lot >0.75ac, OR Existing building(s) area > 40,000 sq. ft. 2) Residential pads > 60' above, 3) Residential pads > 30' above and adjacent lots to allow for lot assembly > 0.75 ac.

2. Existing residential zoning guidelines including maximum buildable area, density, parking and maximum height require revision or a new "mixed-use" zoning definition will need to be created.

3. Full redevelopment density potential for 28619 S. Western may be unachievable due to height restrictions and lot configuration.

4. Gross lot area includes adjacent hillsides associated with site address.

5. Site 11 gross lot area excludes adjacent hillside parcels associated with site address running behind existing commercial properties to the east from 580 to 810 Silver Spur Rd.

6. Re-use assumes retaining building shell for buildings > 40,000 sf and building residential units within shell at 800 sf average unit size at 80% efficiency (20% for walls, exterior hallways, stairs/elevators, etc.).

7. Site 7 sits above multi-story townhomes located to the east outside of City limits.

8. Unit Counts shown assume 100% residential accomplishing mixed-use through horizontal mixed-use through nearby commercial buildings. If vertical mixed-use is desired, 1/4 - 1/2 of the units shown would be lost to 1st floor commercial depending on story count; for example, a 4-story building with 100-units would lose 1/4 x 100 = 25 units to commercial on the first floor resulting in 75 residential units..

# EXHIBIT A

## DEVELOPMENT CONSIDERATIONS:

The following factors were used to evaluate the properties and determine whether they should be considered an Opportunity Site.

### MARKET CONDITIONS:

Mixed-use redevelopment requires market conditions that serve both commercial and residential needs. These market conditions for commercial include traffic flow and demographics among other factors. The properties studied are all currently commercial uses and thus a deeper analysis of commercial viability was unnecessary for this report. Market conditions for residential that were generally considered for this report were proximity to transit, amenities, schools, potential community support/opposition, and general approximated financial viability. Caltrans Western Avenue Improvements are anticipated to make the Western Avenue properties more accessible while abundant nearby amenities including shopping, restaurants, and entertainment are positive for mixed-use development.

### HEIGHT RESTRICTIONS:

Mixed-use redevelopment requires an adequate height and density allowance to overcome the high cost of land purchase and construction. The parcels all have a current height restriction of 16-feet unless a CUP is approved. These current height restrictions limit mixed-use redevelopment opportunities. There are mixed-use redevelopment opportunities if the height restriction is revised to be 60-feet or in some cases where the maximum height that would not negatively impact residential views above the subject property, whichever is lowest. A couple of the properties that were height restricted by residential views contained very large existing buildings and were considered priority sites based upon their ability to be rehabilitated to include residential uses.

### LOT SIZE:

Mixed-use redevelopment requires a large enough buildable lot size to generate adequate density and revenue to overcome the cost and risks associated with development. Many of the properties studied for this report are too small for redevelopment on their own and would require combination with other adjacent properties. This report used a minimum 0.75-acre lot size to generate enough density for development potential.

### PROPERTY OWNER:

Mixed-Use Redevelopment usually requires a willing seller or developer that owns a large enough lot or multiple contiguous lots that can be combined in order to convert existing uses. Many of the properties studied for this report have property owners with long-term tenants that are generating consistent revenue. These properties may be considered opportunity sites, but might be more challenging for mixed-use redevelopment if market conditions do not support the costs and risks associated with development.

### ZONING:

Mixed-Use Redevelopment requires the allowance of both commercial and residential uses that support a higher density use generally associated with this type of development through reduced parking, traffic, landscape and\or floor area ratio requirements. The current zoning for the properties studied for this report only allow for commercial development while current residential zoning has height restrictions and parking requirements which severely restrict opportunities for mixed-use development. It is understood that a new Mixed- Use Overlay Zone meant to address this situation is currently under consideration.

## **INFRASTRUCTURE:**

Infrastructure improvements can add substantial cost and schedule risk to a development project and are critical considerations when underwriting a development. Roads, Sewer, Water, Electricity and Gas are all readily available to the properties studied, however there are overhead power lines fronting all of the Western Avenue properties as well as raised utility structures doting Western Avenue sidewalks. Under current city municipal code requirements new developments fronting these facilities would be required to underground overhead lines and improve sidewalks fronting their property. These added infrastructure improvement costs and risks to project schedules not only increase development cost and timelines but raise the risk adjusted profit requirements to accommodate additional development risk. In turn, underwriting will require either additional revenue and/or a reduced property sales price to accommodate increased costs and risk.

## **PARKING:**

Parking requirements are a critical factor in determining the feasibility of a particular site for mixed-use development. Decreased parking requirements onsite due to proximity to public transportation and/or City-provided offsite parking capability would help overcome smaller lot size constraints.

## **REGULATORY REQUIREMENTS:**

Regulatory requirements can add substantial cost to a development project. The City currently requires residential development projects to include 5% very-low income or 10% low-income units in their project or provide an in-lieu fee of \$284,262/unit.

## **BUILDING AREA:**

Properties that are height restricted or present development complications (i.e. developments into existing slopes) but contain large existing building envelopes can also be Opportunity Sites due to their adaptive reuse potential. Retaining and existing large building shell and reconfiguring the interior to support condominium units or apartment units can help to reduce costs and risks associated with redevelopment while providing a new and better uses for existing underperforming office and commercial spaces.

# EXHIBIT B

## PROPERTY FEASIBILITY PROFILES:

Each of the 16 parcels were evaluated based upon current site characteristics and the development considerations outlined above. A summary of the unique characteristics for each of the properties is outlined below.

### 28619 S. WESTERN AVENUE

This property is currently the Palos Verdes Plaza containing a 2-story 48,216 sf building, a buildable pad size of about 97,200 sf and a depth of 180-feet. There are residential homes sitting about 4-feet above the property. Although some existing residential pads are only 4-feet above this commercial site we've assumed no view shed protections exist at this location and a future mixed-use overlay zone will allow for building heights up to 60-feet. This property is considered an opportunity site even with its height restrictions due to the large lot size and building area.

### 28717 S. WESTERN AVENUE

This property is currently a commercial center containing a 2-story 7,810 sf building, a buildable pad size of about 18,148 sf and a depth of 81-feet. The same owner has properties 28717 and 28733 S. Western Avenue. There are residential homes sitting about 20-feet above the property. This restricts additional height above the current building height without further disrupting residential views behind. This property is not considered an opportunity site; however, it could potentially be combined with 28619 and 28733 S. Western to enhance redevelopment potential.

### 28733 S. WESTERN AVENUE

This property is currently a commercial center containing a 1-story 7,338 sf building, a buildable pad size of about 22,400 sf and a depth of 130-feet. The same owner has properties 28717 and 28733 S. Western Avenue. There are residential homes sitting about 14-feet above the property with protected views. This restricts additional height above the current building height without further disrupting residential views behind. This property is not considered an opportunity site. However, it could potentially be combined with 28619 and 28717 S. Western to enhance redevelopment potential.

### 28821 S. WESTERN AVENUE

This property is currently the Terraces Shopping Center, a 3-tiered strip mall structure containing 3 drivable levels that tier up approximately 15-feet each with top pad sloping up at the rear approximately 30-feet to residences above. The property contains 269,859 sf of building area, a total buildable pad size of about 486,076 sf and a depth of 540-feet. This property is considered an opportunity site due to the height potential, large lot size and building area.

### 28900 S. WESTERN AVENUE

This property is currently an Urgent Care containing a 1-story 2,950 sf building, a buildable pad size of about 24,289 sf and a depth of 211-feet. The residential properties to the rear are below the property and are in the L.A. jurisdiction. There are no residential view restrictions for this property, however this property is not considered an opportunity site due to the small lot size.

## 28916 S. WESTERN AVENUE

This property is currently an Animal Hospital containing a 1-story 1,490 sf building, a buildable pad size of about 13,421 sf and a depth of 149-feet The residential properties to the rear are below the property and are in the L.A. jurisdiction. There are no residential view restrictions for this property, however this property is not considered an opportunity site due to the small lot size.

## 29000 S. WESTERN AVENUE

This property is currently a 4-story 22,811 sf office building with a buildable pad size of about 82,118 sf and a depth of 125-feet The residential properties to the rear are below the property and are in the L.A. jurisdiction. There are no residential view restrictions for this property. This property is considered an opportunity site due to the height potential, lot size and building area.

## 430 SILVER SPUR ROAD

This property, including the parcel behind containing parking and a hillside, is currently a 2-story 7,599 sf Office Building with a buildable pad size of about 26,825 sf and a depth of 145-feet There are residential homes sitting about 35-feet above the property, but they already have their views blocked by trees. We've assumed no view restriction for this site. This property is considered an opportunity site due to the height potential and ability to combine with 450 Silver Spur Road.

## 450 SILVER SPUR ROAD

This property, including the parcel behind containing parking and a hillside, is currently a 2-story 7,008 sf Office Building with a buildable pad size of about 28,800 sf and a depth of 160-feet There are residential homes sitting about 52-feet above the property, but they already have their views blocked by trees. We've assumed no view restriction for this site. This property is considered an opportunity site due to the height potential and ability to combine with 430 Silver Spur Road.

## 500 SILVER SPUR ROAD

This property, including the parcel behind containing parking and a hillside, is currently a 3-story 58,818 sf Office Building with a buildable pad size of about 58,740 sf and a depth of 165-feet There are residential homes sitting about 73-feet above the property, but they already have their views blocked by trees. We've assumed no view restriction for this site. This property is considered an opportunity site due to the height potential, lot size and building area.

## 550 SILVER SPUR ROAD

This property, including the parcel behind containing parking and a hillside, is currently a 3-story 44,272 sf Office Building with a buildable pad size of about 33,250 sf and a depth of 150-feet The two vacant land parcels associated with this address were not included in this analysis because they consist of slopes behind existing commercial properties not a part of this analysis and are likely undevelopable. There are residential homes sitting about 100-feet above the property with no view restrictions. This property is considered an opportunity site due to the height potential, lot size and building area.

## 4007 MIRALESTE DRIVE

This property is part of a small commercial infill development. It currently has a 1-story 5, 580 sf office building with a buildable pad size of about 11,218 sf and a depth of 113-feet The residential properties to the rear are below the property. There are residential homes sitting about 5-feet above the property and it is located within the Palos Verdes Homes Association & Art Jury jurisdiction requiring another layer of reviews and approvals prior to any development. The property is also surrounded by residential properties creating potential traffic concerns from residents and school parents. This property is not considered an opportunity site for a high-density mixed-use development due to its infill location, lot size and lack of amenities nearby.

## 16 MIRALESTE PLAZA

This property is part of a small commercial infill development. It currently has a 1-story 7,780 sf office/retail building with a buildable pad size of about 8,875 sf and a depth of 99-feet. The residential properties to the rear are below the property. There are no residential view concerns for this property, however it is located within the Palos Verdes Homes Association & Art Jury jurisdiction requiring another layer of reviews and approvals prior to any development. It is also surrounded by residential properties creating potential traffic concerns from residents and school parents. This property is not considered an opportunity site for a high-density mixed-use development due to its infill location, lot size and lack of amenities nearby.

## 29 MIRALESTE PLAZA

This property is part of a small commercial infill development. It currently has a 1-story 4,753 sf retail building with a buildable pad size of about 4,000 sf and a depth of 100-feet. The residential properties to the rear are below the property. There are no residential view concerns for this property, however it is located within the Palos Verdes Homes Association & Art Jury jurisdiction requiring another layer of reviews and approvals prior to any development. It is also surrounded by residential properties creating potential traffic concerns from residents and school parents. This property is not considered an opportunity site for a high-density mixed-use development due to its infill location, lot size and lack of amenities nearby.

## 40 MIRALESTE PLAZA

This property is part of a small commercial infill development. It currently has a 1-story 1,746 sf automotive shop with a buildable pad size of about 5,088 sf and a depth of 96-feet. The residential properties to the rear are below the property. There are no residential view concerns for this property, however it is located within the Palos Verdes Homes Association & Art Jury jurisdiction requiring another layer of reviews and approvals prior to any development. It is also surrounded by residential properties causing potential traffic concerns from residents and school parents. This property is not considered an opportunity site for a high-density mixed-use development due to its infill location, lot size and lack of amenities nearby.

## AIN: 7561001900

This property is part of a small commercial infill development. It currently has a 1-story government building housing the Miraleste Parks & Recreation District with a buildable pad size of about 4,004 sf and a depth of 91-feet. The residential properties to the rear are below the property. There are no residential view concerns for this property, however it is located within the Palos Verdes Homes Association & Art Jury jurisdiction requiring another layer of reviews and approvals prior to any development. It is also surrounded by residential properties causing potential traffic concerns from residents and school parents. This property is not considered an opportunity site for a high-density mixed-use development due to its infill location, lot size and lack of amenities nearby.

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# EXHIBIT C

## STUDY AREA MAP



# EXHIBIT D

## PROPERTY DATA SHEETS

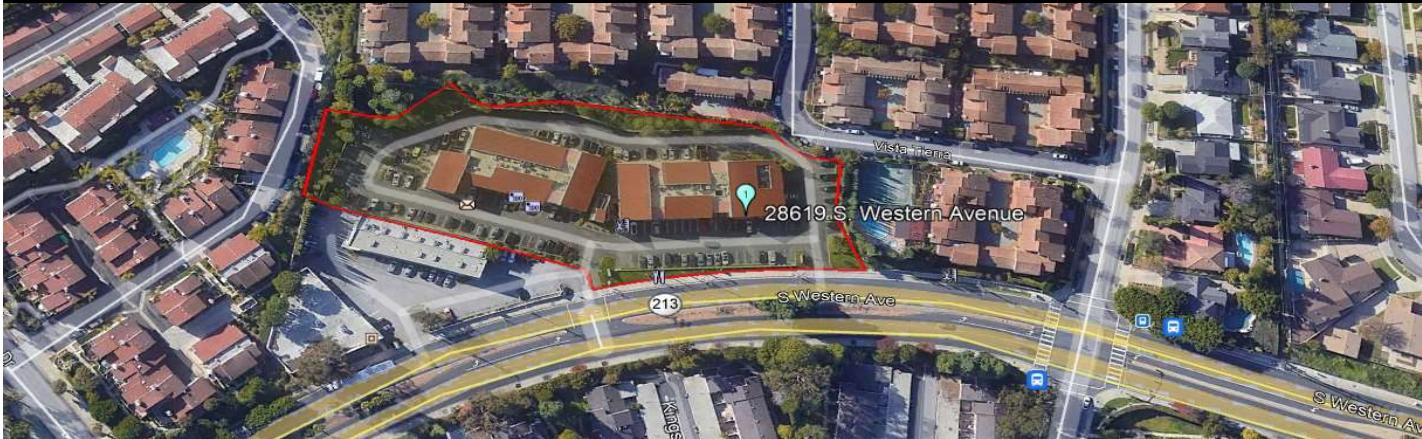
Site No: 1

Site Address: 28619-28649 S. Western Avenue

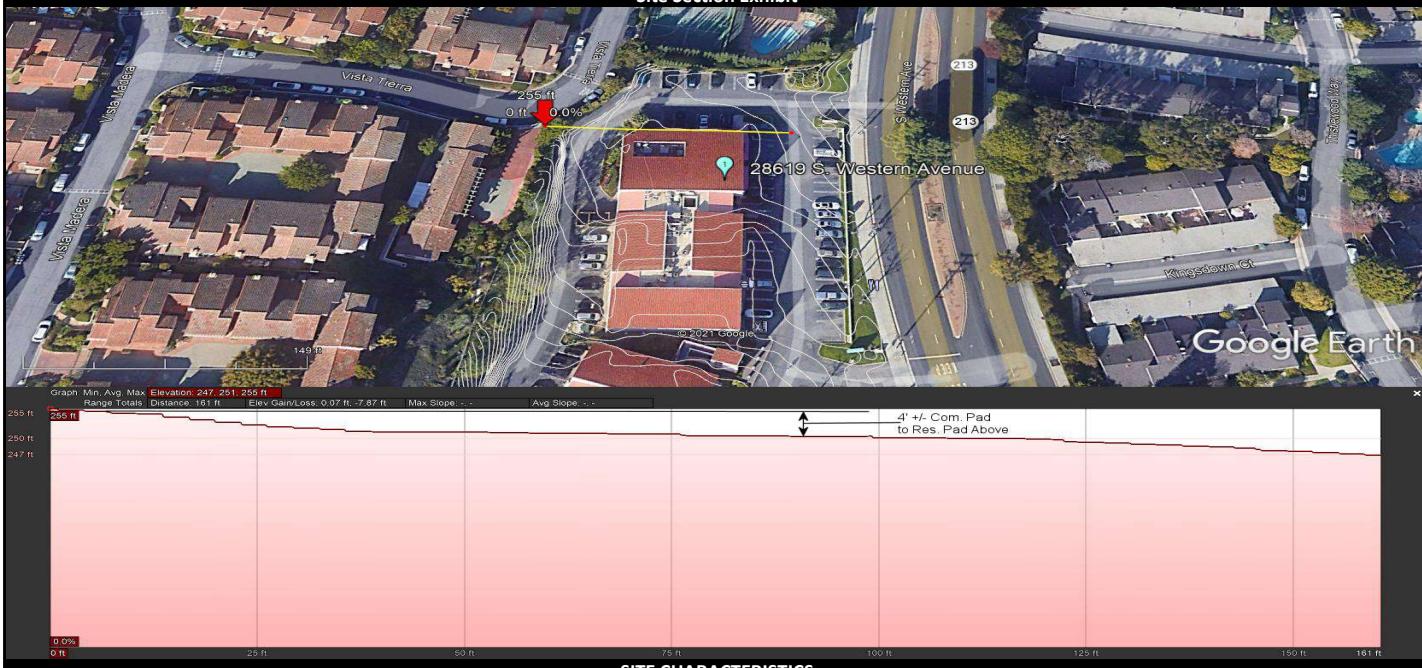
Current Use: Palos Verdes Plaza

Western Avenue Specific Plan Area: N/A

Location Exhibit



Site Section Exhibit



SITE CHARACTERISTICS

Property Owner: Dmk Investment Co Current Improvements Built: 1982

Gross Lot Area: 102,192 sf. Depth: 182 ft. Width: 560 ft.

Buildable Pad Size: est. 97,200 sf (180' D x 540' W) Building Area: 48,216 sf. Stories: 2

Property Tax Amount: \$44,265 Base Tax Rate: 1.00% Total Tax Rate: 1.16% APN: 7550-009-024  
Flat pad with existing commercial to the south and residential to the north, east and to the west opposite Western Ave. Residential pad at south end ~30' above but drops to ~4' at north end of commercial pad. View restrictions may not be applicable, assumed up to 60' height allowable under a new mixed-use overlay.

Site Topography: Yes/ No

Comments: Overhead utility lines/poles along frontage on Western Ave.

Residential Pad Approx. Height Above(+) or Below(-): 4 ft.

Comments: Not pedestrian friendly, utility poles in sidewalk

ZONING \ LANDUSE

Current Zoning: Commercial - General

Current Overlay Zone: NA

Inclusionary Zoning / Special Reqmts?: 5% very low or 10% low-income or \$284,262 in-lieu fee

Comments: Existing Zoning requires review and may need recommendations for variances to accommodate redevelopment recommendations.

Surrounding Property Zoning\Landuse

North: Residential (RM-12)

East: Commercial General - Commercial Center

South: Residential (RM-12) - Slope to Homes above

West: Residential (RM-12) - Slope to Homes above

Property fronts heavily trafficked 4-lane State Route 213 (S. Western Ave.), CalTrans is in the design phase of a Western Ave.

Comments: improvement project beginning 8/22 to add bike lanes, sidewalk & driveway improvements, & enhance crossings to comply with ADA guidelines.

CURRENT DEVELOPMENT STANDARDS  
BUILDING SETBACKS

Street Side: 20'

Abutting Non-Residential: 10'

Front: 20'<sup>1</sup>

Hillside Side and Rear Setback From Top / Down Lot: 1/2 slope height, 3' min, 16' max

Toe of Slope: Upper Lot: 5'

Interior side-yard: 10'

Rear: 20'

BUILDING STANDARDS

Building Height: Max 30', 16' (Higher w/CUF<sup>3</sup>)

Lot Coverage: 50% of Total Lot (max)

Parking Requirements: 1 space/200 sq. ft. of floor area<sup>2</sup>

Min. Standard Stalls: 9'x20' Min. Compact Stalls: 8'x15'6" (20% max)

Loading Space Ratio: 1 space/10,000sq.ft.

Min. Aisle Width: Varies Parking Reduction: By PC Approval

Allowed Arch. Styles: N/A

Comments: Site is not governed by a specific plan, therefore reference and exceptions listed in the City municipal code should be referenced for design parameters. The City of Rancho Palos Verdes's municipal code does not currently have a mixed-use zone definition.

LOCATION

Fronting Street  
Name\Classification: S. Western Ave. \ 4-lane arterial (State Rte 213)

Nearest Bus Stop\Provider: LA Metro & PV Transit Stop (500')

Major Freeway\Distance: 110 fwy \ 1.9mi

Major Airport\Distance: LAX (20 miles / 25 min.)

Nearby Amenities: Peck Park Community Center (<1 mi), Eastview Park (<0.5 mi), White Point Beach Access (~3 mi), Peck Park is a large LA regional park with Auditorium, Baseball Diamond (Lighted), Basketball Courts (Lighted / Indoor), Basketball Courts (Lighted / Outdoor), Childrens Play Area, Jogging Path, Year-round pool, Multipurpose Field(Lighted/Unlighted), Horseshoe Pits, Skate Park. The Community Center provides local internet\computer access free to public. Eastview Park is a 9.9 ac park that includes a dog park, playground & picnic tables.

Comments: Peck Park is a large LA regional park with Auditorium, Baseball Diamond (Lighted), Basketball Courts (Lighted / Indoor), Basketball Courts (Lighted / Outdoor), Childrens Play Area, Jogging Path, Year-round pool, Multipurpose Field(Lighted/Unlighted), Horseshoe Pits, Skate Park. The Community Center provides local internet\computer access free to public. Eastview Park is a 9.9 ac park that includes a dog park, playground & picnic tables.

School District:  
\*Note: All residents are allowed to attend PVPUSD Schools

LAUSD District Size: \$10.3B budget (\$16.2k/student)

Elementary School: Crestwood Street Elementary

Great Schools Rating: 5 out of 10

Middle School: Miraleste Intermediate

Great Schools Rating: 8 out of 10

High School: San Pedro Senior High School

Great Schools Rating: 6 out of 10

LOCATION

**Nearby Areas of Interest:**

Palos Verdes Shores Golf Club (4 mi), Harbor Park Golf Course (4 mi), Harbor College (4 mi), Marymount California University (4 mi), rail lines (1 mi), Conoco Philips Refinery (3 mi), Port of Los Angeles (6 mi), Cabrillo Marina (5 mi)

**Comments:**

For residential & potential retail traffic drivers, Amenities \ Schools \ employment centers are within 10-minutes of subject site as well as a couple of potential adverse uses (rail & refinery).

Opportunities

**Mixed Use Suitability**  
(1=poor, 10=excellent):

1	2	3	4	5	6	7	8	9	10
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Homes heights behind the site vary from 4' to ~30' above the property which may limit height potential if views are protected.

**Largest Obstacles:**

Western street improvements required with redevelopment (UG utilities, street lights, pedestrian friendly walk). Parking might be a challenge with higher density residential development. Would need to overcome neighboring community concerns with traffic\parking.

**Largest Supports:**

Large lot with two existing 2-story buildings containing approximately 48,916 sq. ft. of space with 112 surface parking spaces provides plenty of area for mixed-use. CalTrans Western Ave. Improvements anticipated to make area more accessible. Nearby amenities, shopping, restaurants, entertainment ideal for mixed use.

**Commercial Suitability**  
(1=poor, 10=excellent):

1	2	3	4	5	6	7	8	9	10
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**Largest Obstacles:**

Overhead lines with utility poles in pedestrian walk hurt walkability as well as overall street scene, improvements to existing structures may trigger the requirement to underground adjacent overhead lines creating a disincentive to development.

**Largest Supports:**

Designated left turn lane allows access from north bound S. Western Ave. Large site allows for a mix of retail options for shoppers, adjacency to other commercial uses along S. Western Ave. attracts consumers to the area, frontage along heavily traveled S. Western Ave. (4-lane State Rte 213) with future CalTrans improvements anticipated.

**Residential Suitability**  
(1=poor, 10=excellent):

1	2	3	4	5	6	7	8	9	10
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**Largest Obstacles:**

Homes heights behind the site vary from 4' to ~30' above the property which may limit height potential if views are protected. Re-development would trigger the requirement to underground adjacent overhead lines, update fronting street improvements creating a disincentive to development. Parking might be a challenge with higher density residential development. Would need to

**Largest Supports:**

CalTrans planned bike lane\street improvements, Nearby regional park, shopping, bus stops, proximity to public beaches, schools & 110 freeway. Size of site would allow for various housing options if height restrictions can be overcome and parking concerns could be addressed on site. Existing building shells may be a candidate for conversion to residential condo\apartment units.

Site Photos



PANORAMIC VIEW FROM PARKING ENTRY



PANORAMIC VIEW FROM REAR PARKING LOT LOOKING SOUTH (SLOPE DROPS TO ~4' AT NORTH END)

**Site No:** 2

**Site Address:** 28717-28729 S. Western Avenue

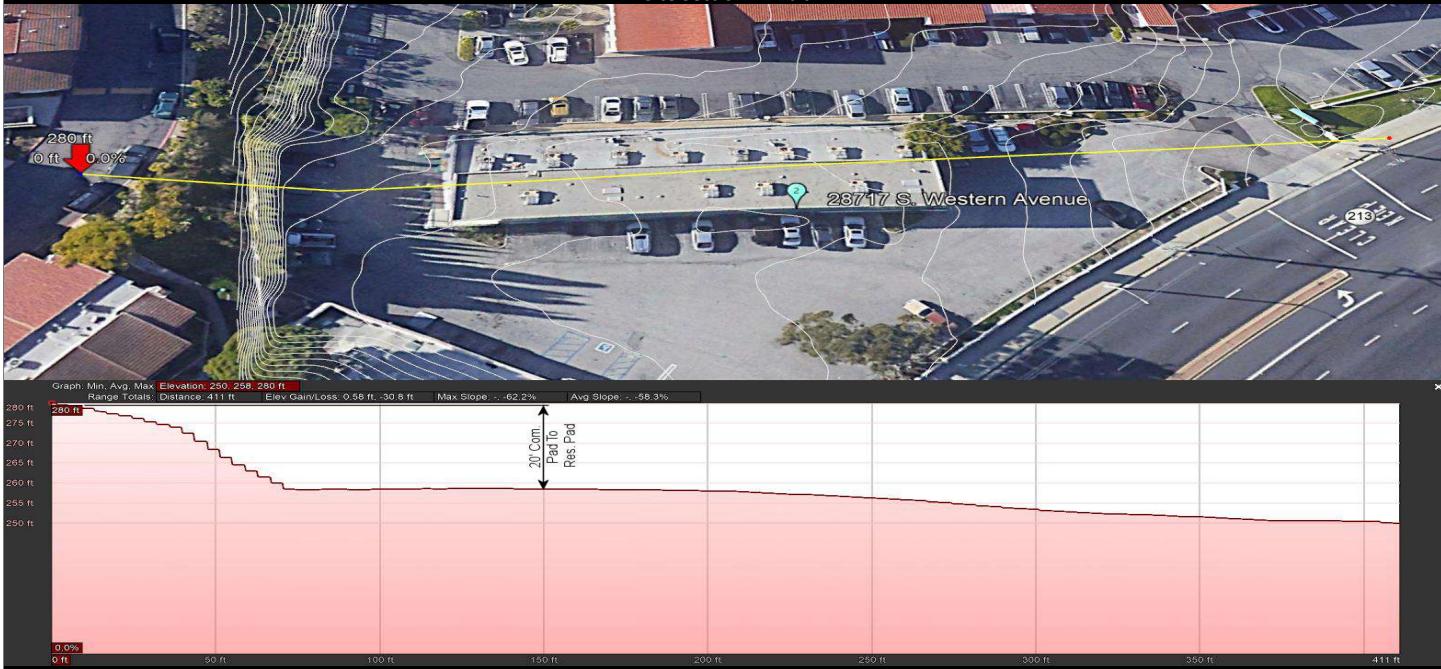
**Current Use:** Commercial Center

**Western Avenue Specific Plan Area:** N/A

**Location Exhibit**



**Site Section Exhibit**



**SITE CHARACTERISTICS**

**Property Owner:** Ralph Horowitz      **Current Improvements Built:** 1980

**Gross Lot Area:** 18,148 sf.      **Depth:** 81 ft.      **Width:** 224 ft.

**Buildable Pad Size:** est. 18,148 sf (81' D x 224' W)      **Building Area:** 7,810 sf.      **Stories:** 2

**Property Tax Amount:** \$8,313      **Base Tax Rate:** 1.00%      **Total Tax Rate:** 1.16%      **APN:** 7550-009-173

**Site Topography:** Flat pad with existing commercial buildings to the east and west and existing residences sitting above to the rear.

**O/H Utils Reloc. Rqd?:** Yes/ No

**Comments:** Overhead utility lines/poles along frontage on Western Ave.

**Residential Pad Approx. Height Above(+) or Below(-):** 20 ft.

**Comments:** Not pedestrian friendly, utility poles with anchor into sidewalk.

**ZONING \ LANDUSE**

**Current Zoning:** Commercial - General

**Current Overlay Zone:** NA

**Inclusionary Zoning / Special Reqmts:** 5% very low or 10% low-income or \$284,262 in-lieu fee

**Comments:** Existing Zoning requires review and may need recommendations for variances to accommodate redevelopment recommendations.

**Surrounding Property Zoning\Landuse**

**North:** Commercial General - Commercial Center

**East:** Commercial General - Commercial Center

**South:** Residential (RM-12) - Slope to Homes above

**West:** Commercial General - Commercial Center

Property fronts heavily trafficked 4-lane State Route 213 (S. Western Ave.), CalTrans is in the design phase of a Western Ave.

**Comments:** improvement project beginning 8/22 to add bike lanes, sidewalk & driveway improvements, & enhance crossings to comply with ADA guidelines.

**CURRENT DEVELOPMENT STANDARDS**  
**BUILDING SETBACKS**

**Street Side:** 20'

**Abutting Non-Residential:** 10'

**Front:** 20' <sup>1</sup>

**Hillside Side and Rear Setback From Top** Down Lot: 1/2 slope height, 3' min, 16' max

**/ Toe of Slope:** Upper Lot: 5'

**Interior side-yard (Ht <16'):** 10'

**Rear:** 20'

**BUILDING STANDARDS**

**Building Height:** 16' max (Higher w/CUP)<sup>3</sup>

**Lot Coverage:** 50% of Total Lot (max)

**Parking Requirements:** 1 space/200 sq. ft. of floor area<sup>2</sup>

**Min. Standard Stalls:** 9'x20' **Min. Compact Stalls:** 8'x15'6" (20% max)

**Loading Space Ratio:** 1 space/10,000sq.ft.

**Min. Aisle Width:** Varies **Parking Reduction:** By PC Approval

**Allowed Arch. Styles:** N/A

**Comments:** Site is not governed by a specific plan, therefore reference and exceptions listed in the City municipal code should be referenced for design parameters. The City of Rancho Palos Verdes's municipal code does not currently have a mixed-use zone definition.

**LOCATION**

**Fronting Street Name\Classification:** S. Western Ave. \ 4-lane arterial (State Rte 213) **Nearest Bus Stop\Provider:** LA Metro & PV Transit Stop (300')

**Major Freeway\Distance:** 110 fwy \ 1.9mi **Major Airport\Distance:** LAX (20 miles / 25 min.)

**Nearby Amenities:** Peck Park Community Center (<1 mi), Eastview Park (<0.5 mi), White Point Beach Access (~3 mi), Peck Park is a large LA regional park with Auditorium, Baseball Diamond (Lighted), Basketball Courts (Lighted / Indoor), Basketball Courts (Lighted / Outdoor), Childrens Play Area, Jogging Path, Year-round pool, Multipurpose Field(Lighted/Unlighted), Horseshoe Pits, Skate Park. The Community Center provides local internet\computer access free to public. Eastview Park is a 9.9 ac park that includes a dog park, playground & picnic tables.

**Comments:**

**School District:** LAUSD **District Size:** \$10.3B budget (\$16.2k/student)

**Elementary School:** Crestwood Street Elementary **Great Schools Rating:** 5 out of 10

**Middle School:** Miraleste Intermediate **Great Schools Rating:** 8 out of 10

**High School:** San Pedro Senior High School **Great Schools Rating:** 6 out of 10

LOCATION

**Nearby Areas of Interest:**

Palos Verdes Shores Golf Club (4 mi), Harbor Park Golf Course (4 mi), Harbor College (4 mi), Marymount California University (4 mi), rail lines (1 mi), Conoco Philips Refinery (3 mi), Port of Los Angeles (6 mi), Cabrillo Marina (5 mi)

**Comments:**  
For residential & potential retail traffic drivers, Amenities \ Schools \ employment centers are within 10-minutes of subject site as well as a couple of potential adverse uses (rail & refinery).

Opportunities

**Mixed Use Suitability**  
(1=poor, 10=excellent):

1	2	3	4	5	6	7	8	9	10
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Neighboring homes at 20' above site limit building heights under current protected view ordinances. Small lot size and depth.

Western street improvements required with redevelopment (UG utilities, street lights, pedestrian friendly walk). Parking might be a challenge with higher density residential development. Would need to overcome neighboring community concerns with traffic\parking.

**Largest Obstacles:**

Same owner as adjacent site 3 (28733 S. Western Avenue) may allow for combining properties to achieve nearly 1-ac buildable pad (height restriction still a major impact on ability to achieve density however). CalTrans Western Ave. Improvements anticipated to make area more accessible. Nearby amenities, shopping, restaurants, entertainment ideal for mixed use.

**Commercial Suitability**  
(1=poor, 10=excellent):

1	2	3	4	5	6	7	8	9	10
---	---	---	---	---	---	---	---	---	----

Minimal landscape and signage & OH wires line the Western Ave. corridor hurt street scene improvements to existing structures may trigger the requirement to underground adjacent overhead lines creating a disincentive to development.

**Largest Obstacles:**

Designated left turn lane allows access from north bound S. Western Ave. Adjacency to other commercial uses along S. Western Ave. attracts consumers to the area, frontage along heavily traveled S. Western Ave. (4-lane State Rte 213) with future CalTrans improvements anticipated.

**Residential Suitability**  
(1=poor, 10=excellent):

1	2	3	4	5	6	7	8	9	10
---	---	---	---	---	---	---	---	---	----

Neighboring homes at 20' above site limit building heights under current protected view ordinances. Small lot size and depth.

Western street improvements required with redevelopment (UG utilities, street lights, pedestrian friendly walk). Parking might be a challenge with higher density residential development. Would need to overcome neighboring community concerns with traffic\parking.

**Largest Obstacles:**

CalTrans planned bike lane\street improvements, Nearby regional park, shopping, bus stops, proximity to public beaches, schools & 110 freeway. Combining sites 2 & 3 would allow for various housing options if height restrictions can be overcome and parking concerns could be addressed on site. Existing building shells may be a candidate for conversion to residential condo\apartment units.

**Largest Supports:**

Site Photos



PANORAMIC VIEW LOOKING S. TO N. ON S. WESTERN AVE.



FRONTAGE ALONG WESTERN AVE. LOOKING NORTH

Site No: 3

Site Address: 28733 S. Western Avenue

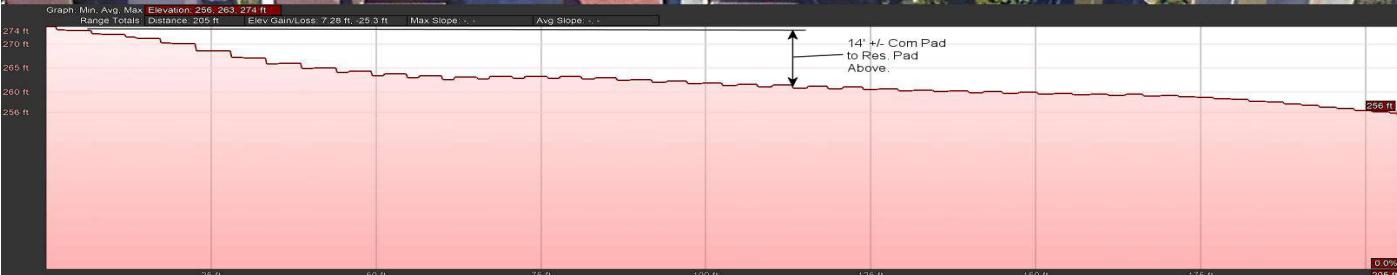
Current Use: Commercial Center

Western Avenue Specific Plan Area: N/A

**Location Exhibit**



**Site Section Exhibit**



**SITE CHARACTERISTICS**

**Property Owner:** Ralph Horowitz      **Current Improvements Built:** 1979

**Gross Lot Area:** 22,440 sf.      **Depth:** 130 ft.      **Width:** 172 ft.

**Buildable Pad Size:** est. 22,400 sf (130' D x 172' W)      **Building Area:** 7,338 sf.      **Stories:** 1

**Property Tax Amount:** \$8,302      **Base Tax Rate:** 1.00%      **Total Tax Rate:** 1.16%      **APN:** 7550-009-172

**Site Topography:** Flat pad with existing residences sitting above to the rear and to the west.

**O/H Utils Reloc. Rqd?:** Yes/ No

**Comments:** Overhead utility lines/poles along frontage on Western Ave.

**Residential Pad Approx. Height Above(+) or Below(-):** 14 ft.

**Comments:** Not pedestrian friendly, utility poles with anchors into sidewalk.

**ZONING \ LANDUSE**

**Current Zoning:** Commercial - General

**Current Overlay Zone:** NA

**Inclusionary Zoning / Special Reqmts:** 5% very low or 10% low-income or \$284,262 in-lieu fee

**Comments:** Existing Zoning requires review and may need recommendations for variances to accommodate redevelopment recommendations.

**Surrounding Property Zoning\Landuse**

**North:** Commercial General - Commercial Center

**East:** Commercial General - Storage Center

**South:** Residential (RM-12) - Slope to Homes above

**West:** Residential (RM-12) - Slope to Homes above

Property fronts heavily trafficked 4-lane State Route 213 (S. Western Ave.), CalTrans is in the design phase of a Western Ave.

**Comments:** improvement project beginning 8/22 to add bike lanes, sidewalk & driveway improvements, & enhance crossings to comply with ADA guidelines.

**CURRENT DEVELOPMENT STANDARDS  
BUILDING SETBACKS**

**Street Side:** 20'

**Abutting Non-Residential:** 10'

**Front:** 20' <sup>1</sup>

**Hillside Side and Rear Setback From Top** Down Lot: 1/2 slope height, 3' min, 16' max

**/ Toe of Slope:** Upper Lot: 5'

**Interior side-yard (Ht <16'):** 10'

**Rear:** 20'

**BUILDING STANDARDS**

**Building Height:** 16' max (Higher w/CUP) <sup>3</sup>

**Lot Coverage:** 50% of Total Lot (max)

**Parking Requirements:** 1 space/200 sq. ft. of floor area <sup>2</sup>

**Min. Standard Stalls:** 9'x20' **Min. Compact Stalls:** 8'x15'6" (20% max)

**Loading Space Ratio:** 1 space/10,000sq.ft.

**Min. Aisle Width:** Varies **Parking Reduction:** By PC Approval

**Allowed Arch. Styles:** N/A

**Comments:** Site is not governed by a specific plan, therefore reference and exceptions listed in the City municipal code should be referenced for design parameters. The City of Rancho Palos Verdes's municipal code does not currently have a mixed-use zone definition.

**LOCATION**

**Fronting Street Name\Classification:** S. Western Ave. \ 4-lane arterial (State Rte 213) **Nearest Bus Stop\Provider:** LA Metro & PV Transit Stop (175')

**Major Freeway\Distance:** 110 fwy \ 1.8mi **Major Airport\Distance:** LAX (20 miles / 25 min.)

**Nearby Amenities:** Peck Park Community Center (<1 mi), Eastview Park (<0.5 mi), White Point Beach Access (~3 mi), Peck Park is a large LA regional park with Auditorium, Baseball Diamond (Lighted), Basketball Courts (Lighted / Indoor), Basketball Courts (Lighted / Outdoor), Childrens Play Area, Jogging Path, Year-round pool, Multipurpose Field(Lighted/Unlighted), Horseshoe Pits, Skate Park. The Community Center provides local internet\computer access free to public. Eastview Park is a 9.9 ac park that includes a dog park, playground & picnic tables.

**Comments:**

**School District:** LAUSD **District Size:** \$10.3B budget (\$16.2k/student)

**Elementary School:** Crestwood Street Elementary **Great Schools Rating:** 5 out of 10

**Middle School:** Miraleste Intermediate **Great Schools Rating:** 8 out of 10

**High School:** San Pedro Senior High School **Great Schools Rating:** 6 out of 10

LOCATION

**Nearby Areas of Interest:**

Palos Verdes Shores Golf Club (4 mi), Harbor Park Golf Course (4 mi), Harbor College (4 mi), Marymount California University (4 mi), rail lines (1 mi), Conoco Philips Refinery (3 mi), Port of Los Angeles (6 mi), Cabrillo Marina (5 mi)

**Comments:**

For residential & potential retail traffic drivers, Amenities \ Schools \ employment centers are within 10-minutes of subject site as well as a couple of potential adverse uses (rail & refinery).

Opportunities

**Mixed Use Suitability**  
(1=poor, 10=excellent):

1	2	3	4	5	6	7	8	9	10
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Neighboring homes at 14' above site limit building heights under current protected view ordinances. Small lot size and depth.

**Largest Obstacles:**

Western street improvements required with redevelopment (UG utilities, street lights, pedestrian friendly walk). Parking might be a challenge with higher density residential development. Would need to overcome neighboring community concerns with traffic\parking.

**Largest Supports:**

Same owner as adjacent site 2 may allow for combining properties to achieve nearly 1-ac buildable pad (height restriction still a major impact on ability to achieve density however). CalTrans Western Ave. Improvements anticipated to make area more accessible. Nearby amenities, shopping, restaurants, entertainment ideal for mixed use.

**Commercial Suitability**  
(1=poor, 10=excellent):

1	2	3	4	5	6	7	8	9	10
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Northbound Westerly access via left turn pocket serving adjacent site 2. Minimal landscape and signage & OH wires line the Western Ave. corridor hurt street scene improvements to existing structures may trigger the requirement to underground adjacent overhead lines creating a disincentive to development.

**Largest Supports:**

Adjacency to other commercial uses along S. Western Ave. attracts consumers to the area, frontage along heavily traveled S. Western Ave. (4-lane State Rte 213) with future CalTrans improvements anticipated.

**Residential Suitability**  
(1=poor, 10=excellent):

1	2	3	4	5	6	7	8	9	10
---	---	---	---	---	---	---	---	---	----

Neighboring homes at 14' above site limit building heights under current protected view ordinances. Western street improvements required with redevelopment (UG utilities, street lights, pedestrian friendly walk). Parking might be a challenge with higher density residential development and lot size limits housing option without going vertical. Would need to overcome

**Largest Obstacles:**

CalTrans planned bike lane\street improvements, Nearby regional park, shopping, bus stops, proximity to public beaches, schools & 110 freeway. Combining sites 2 & 3 would allow for various housing options if height restrictions can be overcome and parking concerns could be addressed on site. Existing building shells may be a candidate for conversion to residential condo\apartment units.

Site Photos



LOOKING NORTH ALONG S. WESTERN AVE.



VIEW FROM DWY ENTRANCE ON S. WESTERN AVE.



PANORAMIC VIEW LOOKING SOUTH TO NORTH ON WESTERN AVE.

Site No: 4

Site Address: 28821 S. Western Avenue

Current Use: Terrace's Shopping Center

Western Avenue Specific Plan Area: II

**Location Exhibit**



**Site Section Exhibit**



**SITE CHARACTERISTICS**

**Property Owner:** Roic California Llc      **Current Improvements Built:** 1970

**Gross Lot Area:** 486,076 sf.      **Depth:** 540 ft.      **Width:** 900 ft.

**Buildable Pad Size:** est. 486,076 sf (540' D x 900' W)      **Building Area:** 269,859 sf.      **Stories:** 3

**Property Tax Amount:** \$826,697      **Base Tax Rate:** 1.00%      **Total Tax Rate:** 1.16%      **APN:** 7550-019-018

**Site Topography:** 3 flat pads tier up approx 15' each with top pad sloping up at the rear approx. 30' to residences above.

**O/H Utils Reloc. Rqd?:** Yes/ No

**Comments:** Overhead utility lines run along Western Ave. fronting property.

**Residential Pad Approx. Height Above(+) or Below(-):** 30 ft.

**Comments:** Three tiered strip mall structure that steps up from street level via three driveable levels.

ZONING \ LANDUSE

Current Zoning: Commercial - General

Current Overlay Zone: NA

Inclusionary Zoning / Special Reqmts?: 5% very low or 10% low-income or \$284,262 in-lieu fee

Comments: Existing Zoning requires review and may need recommendations for variances to accommodate redevelopment recommendations.

Surrounding Property Zoning\Landuse

North: Residential (RM-12)

East: Commercial General

South: Residential (RS-5) - Slope to Homes above

West: Residential (RS-5) - Slope to Homes above

Property fronts heavily trafficked 4-lane State Route 213 (S. Western Ave.), CalTrans is in the design phase of a Western Ave.

Comments: improvement project beginning 8/22 to add bike lanes, sidewalk & driveway improvements, & enhance crossings to comply with ADA guidelines.

CURRENT DEVELOPMENT STANDARDS  
BUILDING SETBACKS

Street Side: 20'

Abutting Non-Residential: 10'

Front: 20' <sup>1</sup>

Hillside Side and Rear Setback From Top Down Lot: 1/2 slope height, 3' min, 16' max

/ Toe of Slope: Upper Lot: 5'

Interior side-yard (Ht <16'): 10'

Rear: 20'

BUILDING STANDARDS

Building Height: 16' max (Higher w/CUP) <sup>3</sup>

Lot Coverage: 50% of Total Lot (max)

Parking Requirements: 1 space/200 sq. ft. of floor area <sup>2</sup>

Min. Standard Stalls: 9'x20' Min. Compact Stalls: 8'x15'6" (20% max)

Loading Space Ratio: 1 space/10,000sq.ft.

Min. Aisle Width: 25' Parking Reduction: By PC Approval

Allowed Arch. Styles: N/A

Comments: Site is not governed by a specific plan, therefore reference and exceptions listed in the City municipal code should be referenced for design parameters. The City of Rancho Palos Verdes's municipal code does not currently have a mixed-use zone definition.

LOCATION

Fronting Street  
Name\Classification: S. Western Ave. \ 4-lane arterial (State Rte 213) Nearest Bus  
Stop\Provider: LA Metro & PV Transit Stop (150')

Major Freeway\Distance: 110 fwy \ 1.7mi Major Airport\Distance: LAX (20 miles / 25 min.)

Nearby Amenities: Peck Park Community Center (<1 mi), Eastview Park (<0.5 mi), White Point Beach Access (~3 mi), Peck Park is a large LA regional park with Auditorium, Baseball Diamond (Lighted), Basketball Courts (Lighted / Indoor), Basketball Courts (Lighted / Outdoor), Childrens Play Area, Jogging Path, Year-round pool, Multipurpose Field(Lighted/Unlighted), Horseshoe Pits, Skate Park. The Community Center provides local internet\computer access free to public. Eastview Park is a 9.9 ac park that includes a dog park, playground & picnic tables.

School District:

\*Note: All residents are allowed to attend PVPUSD Schools

LAUSD

District Size: \$10.3B budget (\$16.2k/student)

Elementary School: Crestwood Street Elementary Great Schools Rating: 5 out of 10

Middle School: Miraleste Intermediate Great Schools Rating: 8 out of 10

High School: San Pedro Senior High School Great Schools Rating: 6 out of 10

**LOCATION**

**Nearby Areas of Interest:**

Palos Verdes Shores Golf Club (4 mi), Harbor Park Golf Course (4 mi), Harbor College (4 mi), Marymount California University (4 mi), rail lines (1 mi), Conoco Philips Refinery (3 mi), Port of Los Angeles (6 mi), Cabrillo Marina (5 mi)

**Comments:**

For residential & potential retail traffic drivers, Amenities \ Schools \ employment centers are within 10-minutes of subject site as well as a couple of potential adverse uses (rail & refinery).

**Opportunities**

**Mixed Use Suitability**  
(1=poor, 10=excellent):

1	2	3	4	5	6	7	8	9	10
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Current code height restrictions may need to be overcome to get density of residential to make redevelopment feasible. Western street improvements required with redevelopment (UG utilities, street lights, pedestrian friendly walk). Parking might be a challenge with higher density residential development and lot size limits housing option without going vertical. Would need to overcome neighboring community concerns with traffic\parking. No signalized entry\exit.

**Largest Supports:**

Very large lot with tiered structure allows for many different housing\commercial opportunities. May be able to convert one or more tiers to higher density residential (height restrictions would need to be considered). CalTrans Western Ave. Improvements anticipated to make area more accessible. Nearby amenities, shopping, restaurants, entertainment ideal for mixed use.

**Commercial Suitability**  
(1=poor, 10=excellent):

1	2	3	4	5	6	7	8	9	10
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**Largest Obstacles:**

No signalized entry/exit. OH wires lines and poles along Western Ave. hurt street scene. Existing site not well landscaped.

**Largest Supports:**

Adjacency to other commercial uses along S. Western Ave. attracts consumers to the area, frontage along heavily traveled S. Western Ave. (4-lane State Rte 213) with future CalTrans improvements anticipated.

**Residential Suitability**  
(1=poor, 10=excellent):

1	2	3	4	5	6	7	8	9	10
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**Largest Obstacles:**

Current code height restrictions may need to be overcome to get density of residential to make redevelopment feasible. Western street improvements required with redevelopment (UG utilities, street lights, pedestrian friendly walk). Parking might be a challenge with higher density residential development and lot size limits housing option without going vertical. Would need to overcome neighboring community concerns with traffic\parking.

**Largest Supports:**

CalTrans planned bike lane\street improvements, Nearby regional park, shopping, bus stops, proximity to public beaches, schools & 110 freeway. Site size allows for various housing options if height restrictions can be overcome and parking concerns could be addressed on site. Existing building shells may be a candidate for conversion to residential condo\apartment units.

**Site Photos**



PANORAMIC VIEW FROM FRONT LOOKING SOUTH TO NORTH ON S. WESTERN AVE.



PANORAMIC VIEW FROM N. END OF PROPERTY NEAR CADDINGTON DR. DWY LOOKING EAST TO WEST

Site No: 5

Site Address: 28900 S. Western Avenue

Current Use: Urgent Care

Western Avenue Specific Plan Area: N/A

**Location Exhibit**



**Site Section Exhibit**



**SITE CHARACTERISTICS**

Property Owner: UM1, LLC Current Improvements Built: 1923

Gross Lot Area: 24,289 sf. Depth: 211 ft. Width: 115 ft.

Buildable Pad Size: est. 24,289 sf (211' D x 115' W) Building Area: 2,950 sf. Stories: 1

Property Tax Amount: \$22,723 Base Tax Rate: 1.00% Total Tax Rate: 1.16% APN: 7445-005-002

Site Topography: Flat Pad at street frontage sits below property to the south and level to property to north. Sloping down sharply to parking in the rear which is near grade to townhomes behind property.

O/H Utils Reloc. Rqd?: Yes/ No

Comments: Overhead utility lines run along frontage and down north side of property line.

Residential Pad Approx. Height Above(+) or Below(-): -20 ft.

Comments: Properties to the east (rear of the property) are in LA jurisdiction.

ZONING \ LANDUSE

Current Zoning: Commercial - General

Current Overlay Zone: NA

Inclusionary Zoning / Special Reqmts?: 5% very low or 10% low-income or \$284,262 in-lieu fee

Comments: Existing Zoning requires review and may need recommendations for variances to accommodate redevelopment recommendations.

Surrounding Property Zoning\Landuse

North: Institutional - Church and School

East: Multi-Family Residential in San Pedro

South: Commercial General - Animal Hospital

West: Commercial General - Terrace's Mall

Property fronts heavily trafficked 4-lane State Route 213 (S. Western Ave.), CalTrans is in the design phase of a Western Ave.

Comments: improvement project beginning 8/22 to add bike lanes, sidewalk & driveway improvements, & enhance crossings to comply with ADA guidelines.

CURRENT DEVELOPMENT STANDARDS  
BUILDING SETBACKS

Street Side: 20'

Abutting Non-Residential: 10'

Front: 20' 1

Hillside Side and Rear Setback From Top Down Lot: 1/2 slope height, 3' min, 16' max  
/ Toe of Slope: Upper Lot: 5'

Interior side-yard (Ht <16'): 10'

Rear: 20'

BUILDING STANDARDS

Building Height: 16' max (Higher w/CUP)<sup>3</sup>

Lot Coverage: 50% of Total Lot (max)

Parking Requirements: 1 space/200 sq. ft. of floor area<sup>2</sup>

Min. Standard Stalls: 9'x20' Min. Compact Stalls: 8'x15'6" (20% max)

Loading Space Ratio: 1 space/10,000sq.ft.

Min. Aisle Width: Varies Parking Reduction: By PC Approval

Allowed Arch. Styles: N/A

Comments: Site is not governed by a specific plan, therefore reference and exceptions listed in the City municipal code should be referenced for design parameters. The City of Rancho Palos Verdes's municipal code does not currently have a mixed-use zone definition.

LOCATION

Fronting Street  
Name\Classification: S. Western Ave. \ 4-lane arterial (State Rte 213) Nearest Bus  
Stop\Provider: LA Metro & PV Transit Stop (500')

Major Freeway\Distance: 110 fwy \ 1.7mi Major Airport\Distance: LAX (20 miles / 25 min.)

Nearby Amenities: Peck Park Community Center (<1 mi), Eastview Park (<0.5 mi), White Point Beach Access (~3 mi),  
Peck Park is a large LA regional park with Auditorium, Baseball Diamond (Lighted), Basketball Courts (Lighted / Indoor), Basketball Courts (Lighted / Outdoor), Childrens Play Area, Jogging Path, Year-round pool, Multipurpose Field(Lighted/Unlighted), Horseshoe Pits, Skate Park. The Community Center provides local internet\computer access free to public. Eastview Park is a 9.9 ac park that includes a dog park, playground & picnic tables.

School District:

\*Note: All residents are allowed to attend PVPUSD Schools

LAUSD

District Size: \$10.3B budget (\$16.2k/student)

Elementary School: Park Western Place Elementary Great Schools Rating: 9 out of 10

Middle School: Miraleste Intermediate Great Schools Rating: 8 out of 10

High School: San Pedro Senior High School Great Schools Rating: 6 out of 10

**LOCATION**

**Nearby Areas of Interest:**

**Comments:**

Palos Verdes Shores Golf Club (4 mi), Harbor Park Golf Course (4 mi), Harbor College (4 mi), Marymount California University (4 mi), rail lines (1 mi), Conoco Philips Refinery (3 mi), Port of Los Angeles (6 mi), Cabrillo Marina (5 mi)

For residential & potential retail traffic drivers, Amenities \ Schools \ employment centers are within 10-minutes of subject site as well as a couple of potential adverse uses (rail & refinery).

**Opportunities**

**Mixed Use Suitability**  
(1=poor, 10=excellent):

1	2	3	4	5	6	7	8	9	10
---	---	---	---	---	---	---	---	---	----

Site is relatively small and slopes sharply from street down to parking in the rear making mixed-use onsite alone difficult. Western street improvements required with redevelopment (UG utilities, street lights, pedestrian friendly walk). Parking might be a challenge with higher density residential development and lot size limits housing option without going vertical. Would need to overcome neighboring community concerns with traffic\parking.

**Largest Obstacles:**

Residences at rear of property are outside of City limits and sit below site making view issues less likely (current code height restrictions would need to be addressed). Lot depth may allow for parking\structure in rear of property with vertical development along Western Ave. CalTrans Western Ave. Improvements anticipated to make area more accessible. Nearby amenities, shopping, restaurants, entertainment ideal for mixed use.

**Commercial Suitability**  
(1=poor, 10=excellent):

1	2	3	4	5	6	7	8	9	10
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No southbound S. Western Ave. access. OH wires lines and poles along Western Ave. hurt street scene. Small building pad limits commercial use and requires single use as a sole consumer destination.

**Largest Obstacles:**

Adjacency to other commercial uses along S. Western Ave. attracts consumers to the area, frontage along heavily traveled S. Western Ave. (4-lane State Rte 213) with future CalTrans improvements anticipated.

**Residential Suitability**  
(1=poor, 10=excellent):

1	2	3	4	5	6	7	8	9	10
---	---	---	---	---	---	---	---	---	----

Site is relatively small and slopes sharply from street down to parking in the rear making any material residential unit count difficult. Western street improvements required with redevelopment (UG utilities, street lights, pedestrian friendly walk). Parking might be a challenge with higher density residential development and lot size limits housing options without going vertical. Would need to overcome neighboring community concerns with traffic\parking.

**Largest Obstacles:**

Residences at rear of property are outside of City limits and sit below site making view issues less likely (current code height restrictions would need to be addressed). Lot depth may allow for parking\structure in rear of property with vertical development along Western Ave. CalTrans Western Ave. Improvements anticipated to make area more accessible. Nearby amenities, shopping, restaurants, entertainment.

**Site Photos**



PANORAMIC VIEW AT NE CORNER OF BACK PARKING LOT LOOKING EAST TO WEST



PANORAMIC VIEW AT S. DWY ENTRY LOOKING NORTH TO EAST

**Site No:** 6

**Site Address:** 28916 S. Western Avenue

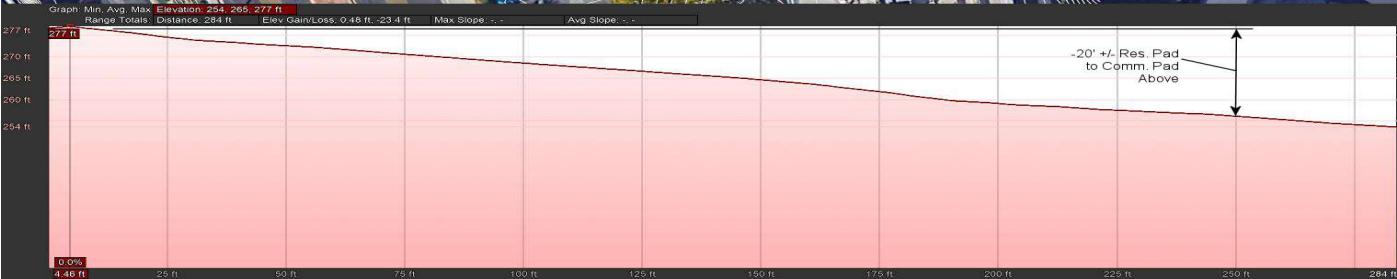
**Current Use:** Animal Hospital

**Western Avenue Specific Plan Area:** N/A

**Location Exhibit**



**Site Section Exhibit**



**SITE CHARACTERISTICS**

**Property Owner:** 28916 SOUTH WESTERN AVENUE LLC      **Current Improvements Built:** 1957

**Gross Lot Area:** 13,421 sf.      **Depth:** 149 ft.      **Width:** 90 ft.

**Buildable Pad Size:** est. 13,421 sf (149' D x 90' W)      **Building Area:** 1,490 sf.      **Stories:** 1

**Property Tax Amount:** \$15,864      **Base Tax Rate:** 1.00%      **Total Tax Rate:** 1.16%      **APN:** 7445-005-007

**Site Topography:** Flat Pad at street frontage. Sloping down to adjacent property to the north and sloping down to townhomes at the rear.

**O/H Utils Reloc. Rqd?:** Yes/ No

**Comments:** Overhead utility lines run along frontage and connect to building.

**Residential Pad Approx. Height Above(+) or Below(-):** -20 ft.

**Comments:** Properties to the east (rear of the property) are in LA jurisdiction.

ZONING \ LANDUSE

Current Zoning: Commercial - General

Current Overlay Zone: NA

Inclusionary Zoning / Special Reqmts?: 5% very low or 10% low-income or \$284,262 in-lieu fee

Comments: Existing Zoning requires review and may need recommendations for variances to accommodate redevelopment recommendations.

Surrounding Property Zoning\Landuse

North: Commercial General - Urgent Care

East: Multi-Family Residential in San Pedro

South: Commercial General - Office Building

West: Commercial General - Terrace's Mall

Property fronts heavily trafficked 4-lane State Route 213 (S. Western Ave.), CalTrans is in the design phase of a Western Ave.

Comments: improvement project beginning 8/22 to add bike lanes, sidewalk & driveway improvements, & enhance crossings to comply with ADA guidelines.

CURRENT DEVELOPMENT STANDARDS  
BUILDING SETBACKS

Street Side: 20'

Abutting Non-Residential: 10'

Front: 20' 1

Hillside Side and Rear Setback From Top Down Lot: 1/2 slope height, 3' min, 16' max

/ Toe of Slope: Upper Lot: 5'

Interior side-yard (Ht <16'): 10'

Rear: 20'

BUILDING STANDARDS

Building Height: 16' max (Higher w/CUP)<sup>3</sup>

Lot Coverage: 50% of Total Lot (max)

Parking Requirements: 1 space/200 sq. ft. of floor area<sup>2</sup>

Min. Standard Stalls: 9'x20' Min. Compact Stalls: 8'x15'6" (20% max)

Loading Space Ratio: 1 space/10,000sq.ft.

Min. Aisle Width: Varies Parking Reduction: By PC Approval

Allowed Arch. Styles: N/A

Comments: Site is not governed by a specific plan, therefore reference and exceptions listed in the City municipal code should be referenced for design parameters. The City of Rancho Palos Verdes's municipal code does not currently have a mixed-use zone definition.

LOCATION

Fronting Street Name\Classification: S. Western Ave. \ 4-lane arterial (State Rte 213) Nearest Bus Stop\Provider: LA Metro & PV Transit Stop (550')

Major Freeway\Distance: 110 fwy \ 1.7mi Major Airport\Distance: LAX (20 miles / 25 min.)

Nearby Amenities: Peck Park Community Center (<1 mi), Eastview Park (<0.5 mi), White Point Beach Access (~3 mi), Peck Park is a large LA regional park with Auditorium, Baseball Diamond (Lighted), Basketball Courts (Lighted / Indoor), Basketball Courts (Lighted / Outdoor), Childrens Play Area, Jogging Path, Year-round pool, Multipurpose Field(Lighted/Unlighted), Horseshoe Pits, Skate Park. The Community Center provides local internet\computer access free to public. Eastview Park is a 9.9 ac park that includes a dog park, playground & picnic tables.

Comments: School District: LAUSD District Size: \$10.3B budget (\$16.2k/student)

Elementary School: Park Western Place Elementary Great Schools Rating: 9 out of 10

Middle School: Miraleste Intermediate Great Schools Rating: 8 out of 10

High School: San Pedro Senior High School Great Schools Rating: 6 out of 10

**LOCATION**

**Nearby Areas of Interest:**

Palos Verdes Shores Golf Club (4 mi), Harbor Park Golf Course (4 mi), Harbor College (4 mi), Marymount California University (4 mi), rail lines (1 mi), Conoco Philips Refinery (3 mi), Port of Los Angeles (6 mi), Cabrillo Marina (5 mi)

**Comments:**

For residential & potential retail traffic drivers, Amenities \ Schools \ employment centers are within 10-minutes of subject site as well as a couple of potential adverse uses (rail & refinery).

**Opportunities**

**Mixed Use Suitability**  
(1=poor, 10=excellent):

1	2	3	4	5	6	7	8	9	10
---	---	---	---	---	---	---	---	---	----

Site is relatively small making mixed-use onsite alone difficult. Western street improvements required with redevelopment (UG utilities, street lights, pedestrian friendly walk). Parking onsite will be a challenge with higher density mixed use development and lot size limits housing option without going vertical. Would need to overcome neighboring community concerns with traffic\parking.

**Largest Obstacles:**

**Largest Supports:**

Residences at rear of property are outside of City limits and sit below site making view issues less likely (current code height restrictions would need to be addressed). CalTrans Western Ave. Improvements anticipated to make area more accessible. Nearby amenities, shopping, restaurants, entertainment ideal for mixed use.

**Commercial Suitability**  
(1=poor, 10=excellent):

1	2	3	4	5	6	7	8	9	10
---	---	---	---	---	---	---	---	---	----

No southbound S. Western Ave. access. OH wires lines and poles along Western Ave. hurt street scene. Small building pad limits commercial use and requires single use as a sole consumer destination.

**Largest Obstacles:**

**Largest Supports:**

Adjacency to other commercial uses along S. Western Ave. attracts consumers to the area, frontage along heavily traveled S. Western Ave. (4-lane State Rte 213) with future CalTrans improvements anticipated.

**Residential Suitability**  
(1=poor, 10=excellent):

1	2	3	4	5	6	7	8	9	10
---	---	---	---	---	---	---	---	---	----

Site is relatively small making any material residential unit count difficult. Western street improvements required with redevelopment (UG utilities, street lights, pedestrian friendly walk). Parking onsite will be a challenge with higher density residential development and lot size limits housing options without going vertical. Would need to overcome neighboring

**Largest Obstacles:**

**Largest Supports:**

Residences at rear of property are outside of City limits and sit below site making view issues less likely (current code height restrictions would need to be addressed). CalTrans Western Ave. Improvements anticipated to make area more accessible. Nearby amenities, shopping, restaurants, entertainment.

**Site Photos**



LOOKING NORTH FROM SOUTH CORNER ALONG S. WESTERN AVE



LOOKING SOUTH NEAR NORTH CORNER ALONG S. WESTERN AVE



PANORAMIC VIEW FROM ADJACENT WESTERN AVE. SIDEWALK (Lookin N. to S. on Western Ave)

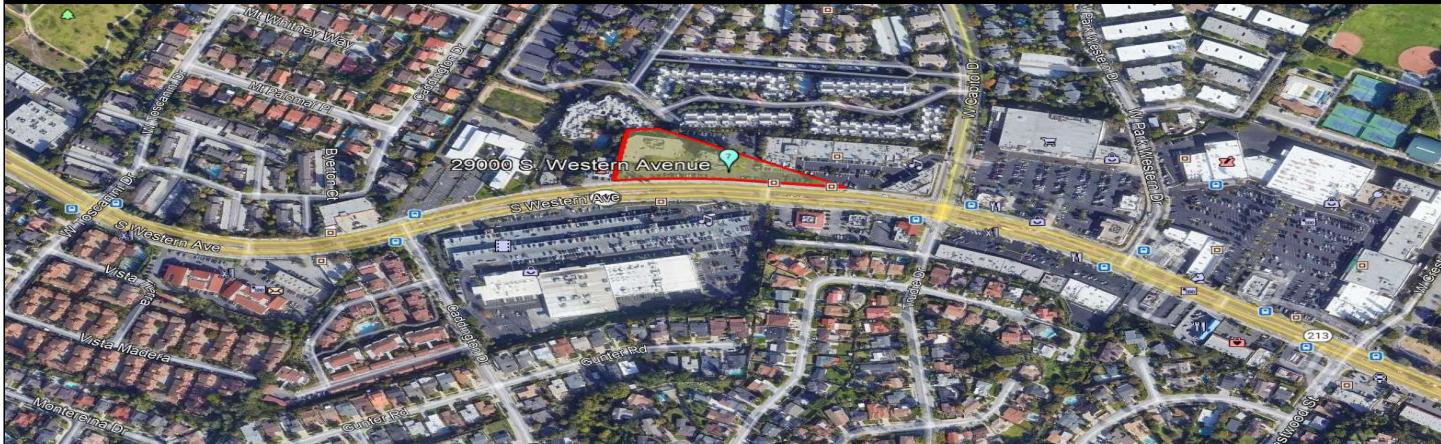
**Site No:** 7

**Site Address:** 29000 S. Western Avenue

**Current Use:** Office Building

**Western Avenue Specific Plan Area:** N/A

**Location Exhibit**



**Site Section Exhibit**



**SITE CHARACTERISTICS**

**Property Owner:** FARMERS & MERCHANTS TRUST CO/OF LONG BEACH LESSOR **Current Improvements Built:** 1966

**Gross Lot Area:** 82,818 sf. **Depth:** 125 ft. **Width:** 661 ft.

**Buildable Pad Size:** est. 82,818 sf (125' D x 661' W) **Building Area:** 22,811 sf. **Stories:** 4

**Property Tax Amount:** \$84,477 **Base Tax Rate:** 1.00% **Total Tax Rate:** 1.16% **APN:** 7445-005-010

**Site Topography:** 4 Story commercial on flat pad sloping to the rear with 4-story townhomes behind (in LA jurisdiction)

**O/H Utils Reloc. Rqd?:** Yes/ No

**Comments:** Overhead utility anchor pole front the property on Western Ave.

**Residential Pad Approx. Height Above(+) or Below(-):** -15 ft.

**Comments:** Properties to the east (rear of the property) are in LA jurisdiction.

ZONING \ LANDUSE

Current Zoning: Commercial - General

Current Overlay Zone: NA

Inclusionary Zoning / Special Reqmts?: 5% very low or 10% low-income or \$284,262 in-lieu fee

Comments: Existing Zoning requires review and may need recommendations for variances to accommodate redevelopment recommendations.

Surrounding Property Zoning\Landuse

North: Commercial General - Animal Hospital

East: Multi-Family Residential in San Pedro

South: Commercial Center

West: Commercial General - Terrace's Mall

Property fronts heavily trafficked 4-lane State Route 213 (S. Western Ave.), CalTrans is in the design phase of a Western Ave.

Comments: improvement project beginning 8/22 to add bike lanes, sidewalk & driveway improvements, & enhance crossings to comply with ADA guidelines.

CURRENT DEVELOPMENT STANDARDS  
BUILDING SETBACKS

Street Side: 20'

Abutting Non-Residential: 10'

Front: 20' 1

Hillside Side and Rear Setback From Top Down Lot: 1/2 slope height, 3' min, 16' max

/ Toe of Slope: Upper Lot: 5'

Interior side-yard (Ht <16'): 10'

Rear: 20'

BUILDING STANDARDS

Building Height: 16' max (Higher w/CUP)<sup>3</sup>

Lot Coverage: 50% of Total Lot (max)

Parking Requirements: 1 space/200 sq. ft. of floor area<sup>2</sup>

Min. Standard Stalls: 9'x20' Min. Compact Stalls: 8'x15'6" (20% max)

Loading Space Ratio: 1 space/10,000sq.ft.

Min. Aisle Width: Varies Parking Reduction: By PC Approval

Allowed Arch. Styles: N/A

Comments: Site is not governed by a specific plan, therefore reference and exceptions listed in the City municipal code should be referenced for design parameters. The City of Rancho Palos Verdes's municipal code does not currently have a mixed-use zone definition.

LOCATION

Fronting Street Name\Classification: S. Western Ave. \ 4-lane arterial (State Rte 213)

Nearest Bus Stop\Provider: LA Metro & PV Transit Stop (700')

Major Freeway\Distance: 110 fwy \ 1.7mi

Major Airport\Distance: LAX (20 miles / 25 min.)

Nearby Amenities: Peck Park Community Center (<1 mi), Eastview Park (<0.5 mi), White Point Beach Access (~3 mi), Peck Park is a large LA regional park with Auditorium, Baseball Diamond (Lighted), Basketball Courts (Lighted / Indoor), Basketball Courts (Lighted / Outdoor), Childrens Play Area, Jogging Path, Year-round pool, Multipurpose Field(Lighted/Unlighted), Horseshoe Pits, Skate Park. The Community Center provides local internet\computer access free to public. Eastview Park is a 9.9 ac park that includes a dog park, playground & picnic tables.

School District: LAUSD

District Size: \$10.3B budget (\$16.2k/student)

Comments: \*Note: All residents are allowed to attend PVPUSD Schools

Elementary School: Park Western Place Elementary

Great Schools Rating: 9 out of 10

Middle School: Miraleste Intermediate

Great Schools Rating: 8 out of 10

High School: San Pedro Senior High School

Great Schools Rating: 6 out of 10

LOCATION

**Nearby Areas of Interest:**

Palos Verdes Shores Golf Club (4 mi), Harbor Park Golf Course (4 mi), Harbor College (4 mi), Marymount California University (4 mi), rail lines (1 mi), Conoco Philips Refinery (3 mi), Port of Los Angeles (6 mi), Cabrillo Marina (5 mi)

**Comments:**

For residential & potential retail traffic drivers, Amenities \ Schools \ employment centers are within 10-minutes of subject site as well as a couple of potential adverse uses (rail & refinery).

Opportunities

**Mixed Use Suitability**  
(1=poor, 10=excellent):

1	2	3	4	5	6	7	8	9	10
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Irregular Shaped Lot creates redevelopment challenges. Western street improvements required with redevelopment (UG utilities, street lights, pedestrian friendly walk). Parking onsite will be a challenge with higher density mixed use development and lot size limits housing option without going vertical (current code vertical restrictions must be overcome). Would need to overcome neighboring community concerns with traffic\parking.

**Largest Obstacles:**

Residences at rear of property are outside of City limits and sit below site making view issues less likely (current code height restrictions would need to be addressed). Large lot with existing 4-story building containing approximately 82,818 sq. ft. of space for potential conversion to residential. RCalTrans Western Ave. Improvements anticipated to make area more accessible. Nearby amenities, shopping, restaurants, entertainment ideal for mixed use.

**Commercial Suitability**  
(1=poor, 10=excellent):

1	2	3	4	5	6	7	8	9	10
---	---	---	---	---	---	---	---	---	----

**Largest Obstacles:**

No signalized entry/exit. OH wires lines and anchor poles along Western Ave. hurt street scene.

**Largest Supports:**

Adjacency to other commercial uses, 4-lane State Rte 213 (Western Ave) heavily traveled, ability to update site improvements\street scene likely to drive additional commercial traffic.

**Residential Suitability**  
(1=poor, 10=excellent):

1	2	3	4	5	6	7	8	9	10
---	---	---	---	---	---	---	---	---	----

**Largest Obstacles:**

Current code height restrictions limit obtainable density. Irregularly shaped triangular lot creates development challenges. Would need to overcome neighboring community concerns with traffic\parking.

**Largest Supports:**

Residences at rear of property are outside of City limits and sit below site making view issues less likely (current code height restrictions would need to be addressed). Existing building shells may be a candidate for conversion to residential condo\apartment units. CalTrans Western Ave. Improvements anticipated to make area more accessible. Nearby amenities, shopping, restaurants, entertainment.

Site Photos



FRONTAGE LOOKING NORTH ALONG N. WESTERN AVE



3-STORY CONDOS ABUTTING REAR PARKING LOT



PANORAMIC VIEW OF PROPERTY (Lookin N. to S. on Western Ave)

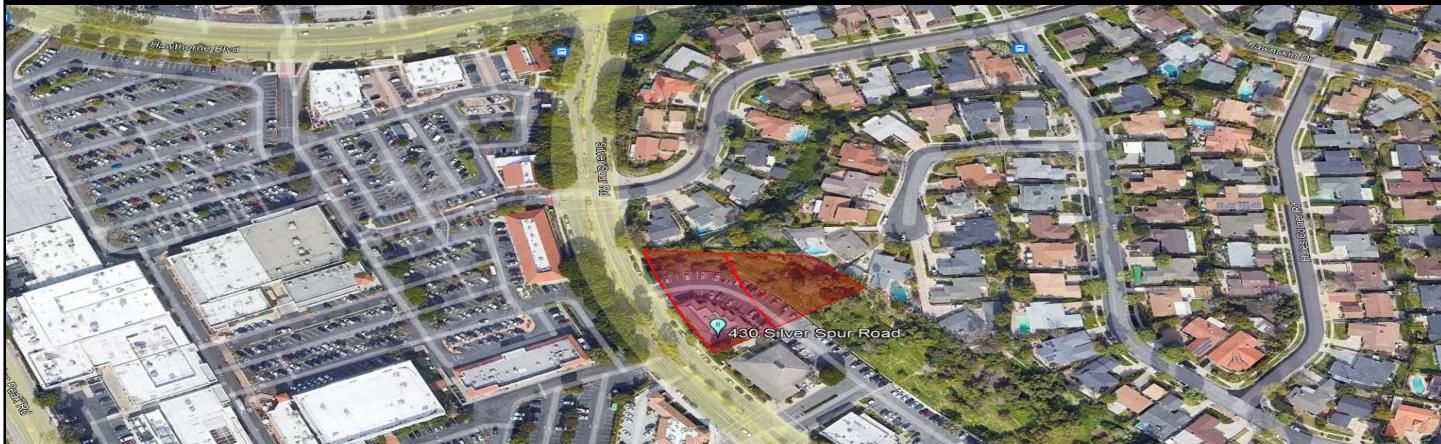
**Site No:** 8

**Site Address:** 430 Silver Spur Road

**Current Use:** Office Building

**Western Avenue Specific Plan Area:** N/A

**Location Exhibit**



**Site Section Exhibit**



**SITE CHARACTERISTICS**

<b>Property Owner:</b>	<u>ROLLING HILLS INVESTMENTS INC</u>	<b>Current Improvements Built:</b>	<u>1985</u>
<b>Gross Lot Area:</b>	<u>41,237 sf.</u>	<b>Depth:</b>	<u>230 ft.</u>
<b>Buildable Pad Size:</b>	<u>est. 26,825 sf (145' D x 185' W)</u>	<b>Building Area:</b>	<u>7,599 sf.</u>
<b>Property Tax Amount:</b>	<u>\$17,741</u>	<b>Base Tax Rate:</b>	<u>1.00%</u>
<b>Site Topography:</b>	<u>Flat building pad and parking lot cut into 2:1+/- slope facing Silver Spur Rd. View restrictions may not be applicable, assumed up to 60' height allowable under a new mixed-use overlay.</u>		
<b>O/H Utils Reloc. Rqd?:</b>	<u>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></u>		

**Comments:** Frontage is relatively clean with no overhead utilities & no risers in sidewalks.

**Residential Pad Approx. Height Above(+) or Below(-):** 35 ft.

**Comments:** Location well suited for mixed use with Peninsula Center Mall across the street, Pavilions and Target shopping within close walking distance, Soleado Elementary School and Palos Verdes Peninsula High School also within walking distance.

**ZONING \ LANDUSE**

**Current Zoning:** Commercial - Professional

**Current Overlay Zone:** OC 3 & OC 1

**Inclusionary Zoning / Special Reqmts?:** 5% very low or 10% low-income or \$284,262 in-lieu fee

**Comments:** Existing Zoning requires review and may need recommendations for variances to accommodate redevelopment recommendations.

**Surrounding Property Zoning\Landuse**

**North:** Open Space and Residential Above (RS-3) **East:** Commercial - Office

**South:** Commercial - Retail **West:** Residential (RS-3)

**Comments:** Property is in a busy destination commercial retail area fronting a 4-lane arterial street with center island. Very walkable to restaurants & shopping across the street as well as nearby offices for workers.

**CURRENT DEVELOPMENT STANDARDS**  
**BUILDING SETBACKS**

**Street Side:** 20'

**Abutting Non-Residential:** 10'

**Front:** 30'<sup>1</sup>

**Hillside Side and Rear Setback From Top** Down Lot: 1/2 slope height, 3' min, 16' max  
**/ Toe of Slope:** Upper Lot: 5'

**Interior side-yard (Ht <16'):** 10'

**Rear:** 20'

**BUILDING STANDARDS**

**Building Height:** 16' max (Higher w/CUP)<sup>3</sup>

**Lot Coverage:** 50% of Total Lot (max)

**Parking Requirements:** 1 space/150 sq. ft. of floor area<sup>2</sup>

**Min. Standard Stalls:** 9'x20' **Min. Compact Stalls:** 8'x15'6" (20% max)

**Loading Space Ratio:** Varies by Use and Size of Building Space

**Min. Aisle Width:** Varies

**Parking Reduction:** By PC Approval

**Allowed Arch. Styles:** N/A

**Comments:** Site is not governed by a specific plan, therefore reference and exceptions listed in the City municipal code should be referenced for design parameters. The City of Rancho Palos Verdes's municipal code does not currently have a mixed-use zone definition.

**LOCATION**

**Fronting Street**  
**Name\Classification:** Silver Spur Road \ 4-lane arterial **Nearest Bus Stop\Provider:** LA Metro & PV Transit Stop (<500')

**Major Freeway\Distance:** 110 fwy (6mi), 405 (8mi) **Major Airport\Distance:** LAX (14mi / 20 min)

Nearby amenities are plentiful including; Peninsula Center Library (<0.5 mi), Palos Verdes Art Center (< 1 mi), High Ridge Park (1.5 mi), Hesse Community Park (2 mi), various hiking trails within 1 mi and beaches within 5 mi

**Comments:** The highly rated Peninsula Center Library offers free wifi, large selection of reading material, private study rooms, kids area and small amphitheater for story time. Nearby parks offer playgrounds, soccer fields, sand volleyball courts, baseball fields, bbq pits, running track and hiking. PVAC is a nonprofit community visual arts school and gallery serving the community.

**School District:** Palos Verdes Peninsula Unified **District Size:** \$119.9M budget (\$10.6k/student)

**Elementary School:** Soleado Elementary **Great Schools Rating:** 9 out of 10

**Middle School:** Ridgecrest Intermediate **Great Schools Rating:** 9 out of 10

**High School:** Palos Verdes Peninsula High **Great Schools Rating:** 10 out of 10

LOCATION

**Nearby Areas of Interest:**

Promenade Shopping Mall across the street, Abalone Cove Shoreline Park (7 mi), Point Vicente Interpretive Center (5 mi), South Coast Botanic Garden (2 mi), Los Verdes Golf Course (3 mi)

**Comments:**

This Silver Spur Road property is centrally located with easy access to plenty of outdoor activities and attractions just minutes away.

Opportunities

**Mixed Use Suitability**  
(1=poor, 10=excellent):

1	2	3	4	5	6	7	8	9	10
---	---	---	---	---	---	---	---	---	----

Though the site is nearly 1 acre, much of the hillside behind subject property parking lot present development challenges beyond current improvements footprint. Parking may present challenges for Mixed-Use without combining development with adjacent lot(s). Adjacent neighborhood concerns with traffic, parking, density would need to be overcome.

**Largest Supports:**

Location ideally suited for mixed use with plenty of walkable shopping, entertainment, restaurants etc. across the street as well as bus stops across the street at Norris Center Dr. Residential is ~35 feet above subject property with hillside dense with trees screening views making multi-story development more feasible.

**Commercial Suitability**  
(1=poor, 10=excellent):

1	2	3	4	5	6	7	8	9	10
---	---	---	---	---	---	---	---	---	----

**Largest Obstacles:**

Vehicular access from north bound Silver Spur only, no left turn off southbound Silver Spur Road into site. Developable lot limited by large hillside at rear parking lot.

**Largest Supports:**

Adjacency to Promenade on the Peninsula mall and heavily traveled Hawthorne Blvd. make subject site highly visible and heavily trafficked as well as a convenient location for offices within walking distance of restaurants, shops and services for employees.

**Residential Suitability**  
(1=poor, 10=excellent):

1	2	3	4	5	6	7	8	9	10
---	---	---	---	---	---	---	---	---	----

**Largest Obstacles:**

Relatively small site at 0.95 ac gross but only 0.62 ac excluding slope behind parking make achieving a material unit count difficult without multi-story high density development which violate current code. Finding enough area for parking will likely be problematic with any high density development given pad size.

**Largest Supports:**

Plenty of walkable shopping, entertainment, restaurants etc. across the street as well as bus stops across the street at Norris Center Dr. Residential is ~35 feet above subject property with hillside dense with trees screening views making multi-story development more feasible. Existing building shell itself may be a candidate for conversion to residential condo\apartment units.

Site Photos



PANORAMIC VIEW FROM NORTH SIDE OF DWY ENTRY LOOKING NW TO SW



PANORAMIC VIEW FROM SOUTH SIDE DWY ENTRY LOOKING SE TO NE

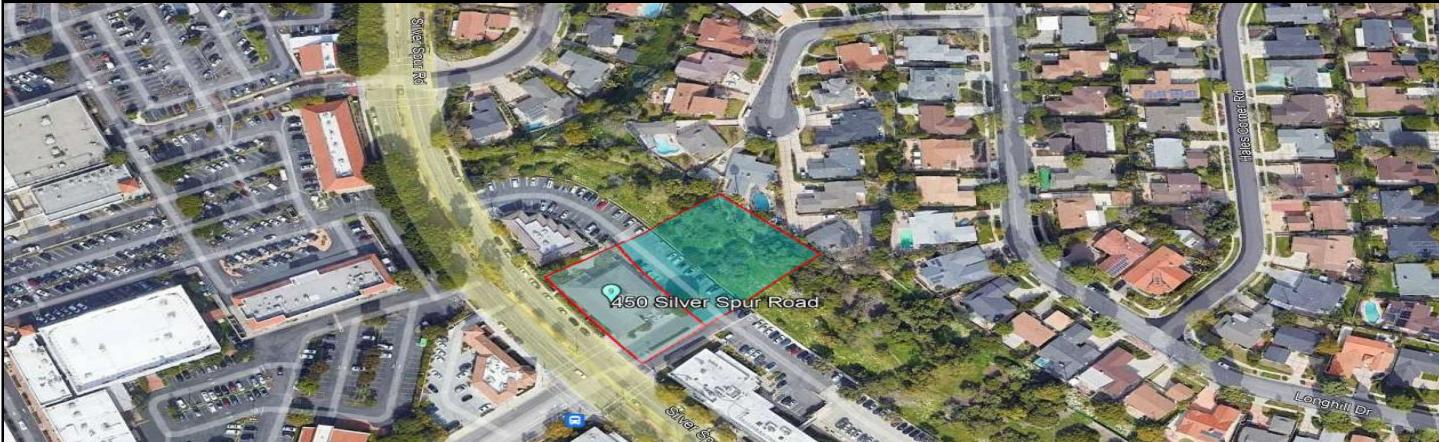
**Site No:** 9

**Site Address:** 450 Silver Spur Road

**Current Use:** Office Building

**Western Avenue Specific Plan Area:** N/A

**Location Exhibit**



**Site Section Exhibit**



**SITE CHARACTERISTICS**

<b>Property Owner:</b>	<u>SANDERS SANDRA A &amp; G W/SANDERS S A</u>	<b>Current Improvements Built:</b>	<u>1986</u>
<b>Gross Lot Area:</b>	<u>78,289 sf.</u>	<b>Depth:</b>	<u>270 ft.</u>
<b>Buildable Pad Size:</b>	<u>est. 28,800 sf (160' D x 180' W)</u>	<b>Building Area:</b>	<u>7,008 sf.</u>
<b>Property Tax Amount:</b>	<u>\$30,956</u>	<b>Base Tax Rate:</b>	<u>1.00%</u>
<b>Site Topography:</b>	<u>Flat building pad and parking lot cut into 2:1+/- slope facing Silver Spur Rd. View restrictions may not be applicable, assumed up to 60' height allowable under a new mixed-use overlay.</u>		
<b>O/H Utils Reloc. Rqd?:</b>	<u>Yes/ No</u>		

**Comments:** Frontage is relatively clean with no overhead utilities & no risers in sidewalks.

**Residential Pad Approx. Height Above(+) or Below(-):** 52 ft.

**Comments:** Location well suited for mixed use with Peninsula Center Mall across the street, Pavilions and Target shopping within close walking distance, Soleado Elementary School and Palos Verdes Peninsula High School also within walking distance.

**ZONING \ LANDUSE**

**Current Zoning:** Commercial - Professional

**Current Overlay Zone:** OC 3 & OC 1

**Inclusionary Zoning / Special Reqmts?:** 5% very low or 10% low-income or \$284,262 in-lieu fee

**Comments:** Existing Zoning requires review and may need recommendations for variances to accommodate redevelopment recommendations.

**Surrounding Property Zoning\Landuse**

**North:** Open Space and Residential Above (RS-3) **East:** Commercial - Office

**South:** Commercial - Retail **West:** Commercial - Office

**Comments:** Property is in a busy destination commercial retail area fronting a 4-lane arterial street with center island. Very walkable to restaurants & shopping across the street as well as nearby offices for workers.

**CURRENT DEVELOPMENT STANDARDS**  
**BUILDING SETBACKS**

**Street Side:** 20'

**Abutting Non-Residential:** 10'

**Front:** 30' 1'

**Hillside Side and Rear Setback From Top** Down Lot: 1/2 slope height, 3' min, 16' max  
**/ Toe of Slope:** Upper Lot: 5'

**Interior side-yard (Ht <16'):** 10'

**Rear:** 20'

**BUILDING STANDARDS**

**Building Height:** 16' max (Higher w/CUP)<sup>3</sup>

**Lot Coverage:** 50% of Total Lot (max)

**Parking Requirements:** 1 space/150 sq. ft. of floor area<sup>2</sup>

**Min. Standard Stalls:** 9'x20' **Min. Compact Stalls:** 8'x15'6" (20% max)

**Loading Space Ratio:** Varies by Use and Size of Building Space

**Min. Aisle Width:** Varies

**Parking Reduction:** By PC Approval

**Allowed Arch. Styles:** N/A

**Comments:** Site is not governed by a specific plan, therefore reference and exceptions listed in the City municipal code should be referenced for design parameters. The City of Rancho Palos Verdes's municipal code does not currently have a mixed-use zone definition.

**LOCATION**

**Fronting Street Name\Classification:** Silver Spur Road \ 4-lane arterial **Nearest Bus Stop\Provider:** LA Metro & PV Transit Stop (<500')

**Major Freeway\Distance:** 110 fwy (6mi), 405 (8mi) **Major Airport\Distance:** LAX (14mi / 20 min)

Nearby amenities are plentiful including; Peninsula Center Library (<0.5 mi), Palos Verdes Art Center (< 1 mi), High Ridge Park (1.5 mi), Hesse Community Park (2 mi), various hiking trails within 1 mi and beaches within 5 mi

**Comments:** The highly rated Peninsula Center Library offers free wifi, large selection of reading material, private study rooms, kids area and small amphitheater for story time. Nearby parks offer playgrounds, soccer fields, sand volleyball courts, baseball fields, bbq pits, running track and hiking. PVAC is a nonprofit community visual arts school and gallery serving the community.

**School District:** Palos Verdes Peninsula Unified **District Size:** \$119.9M budget (\$10.6k/student)

**Elementary School:** Soleado Elementary **Great Schools Rating:** 9 out of 10

**Middle School:** Ridgecrest Intermediate **Great Schools Rating:** 9 out of 10

**High School:** Palos Verdes Peninsula High **Great Schools Rating:** 10 out of 10

LOCATION

Nearby Areas of Interest:

Promenade Shopping Mall across the street, Abalone Cove Shoreline Park (7 mi), Point Vicente Interpretive Center (5 mi), South Coast Botanic Garden (2 mi), Los Verdes Golf Course (3 mi)

Comments:

This Silver Spur Road property is centrally located with easy access to plenty of outdoor activities and attractions just minutes away.

Opportunities

Mixed Use Suitability  
(1=poor, 10=excellent):

1	2	3	4	5	6	7	8	9	10
---	---	---	---	---	---	---	---	---	----

Largest Obstacles:

Though the site is nearly 2 acres, much of the hillside behind subject property parking lot present development challenges beyond current improvements footprint. Parking may present challenges for Mixed-Use without combining development with adjacent lot(s). Adjacent neighborhood concerns with traffic, parking, density would need to be overcome.

Largest Supports:

Location ideally suited for mixed use with plenty of walkable shopping, entertainment, restaurants etc. across the street as well as bus stops across the street at Norris Center Dr. Residential is ~50 feet above subject property with hillside dense with trees screening views making multi-story development more feasible.

Commercial Suitability  
(1=poor, 10=excellent):

1	2	3	4	5	6	7	8	9	10
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Largest Obstacles:

Developable lot limited by large hillside at rear parking lot.

Largest Supports:

Adjacency to Promenade on the Peninsula mall and heavily traveled Hawthorne Blvd. make subject site highly visible and heavily trafficked as well as a convenient location for offices within walking distance of restaurants, shops and services for employees.

Residential Suitability  
(1=poor, 10=excellent):

1	2	3	4	5	6	7	8	9	10
---	---	---	---	---	---	---	---	---	----

Relatively small site at 1.8 ac gross but only 0.66 ac excluding large slope behind parking make achieving a material unit count difficult without multi-story high density development which violate current code. Finding enough area for parking will likely be problematic with any high density development given pad size.

Largest Supports:

Plenty of walkable shopping, entertainment, restaurants etc. across the street as well as bus stops across the street at Norris Center Dr. Residential is ~50 feet above subject property with hillside dense with trees screening views making multi-story development more feasible. Existing building shell itself may be a candidate for conversion to residential condo\apartment units.

Site Photos



PANORAMIC VIEW LOOKING NW TO SE ON SILVER SPUR RD.



LOOKING NW TO SUBJECT SITE FROM NORRIS CENTER DR.



LOOKING SE TO SUBJECT SITE ALONG SILVER SPUR RD.

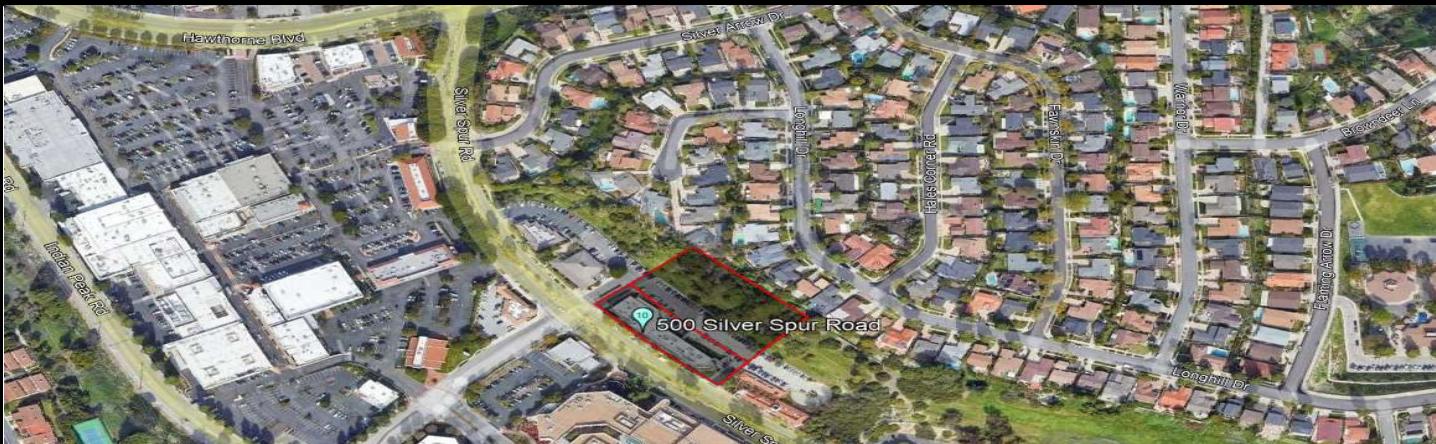
Site No: 10

Site Address: 500 Silver Spur Road

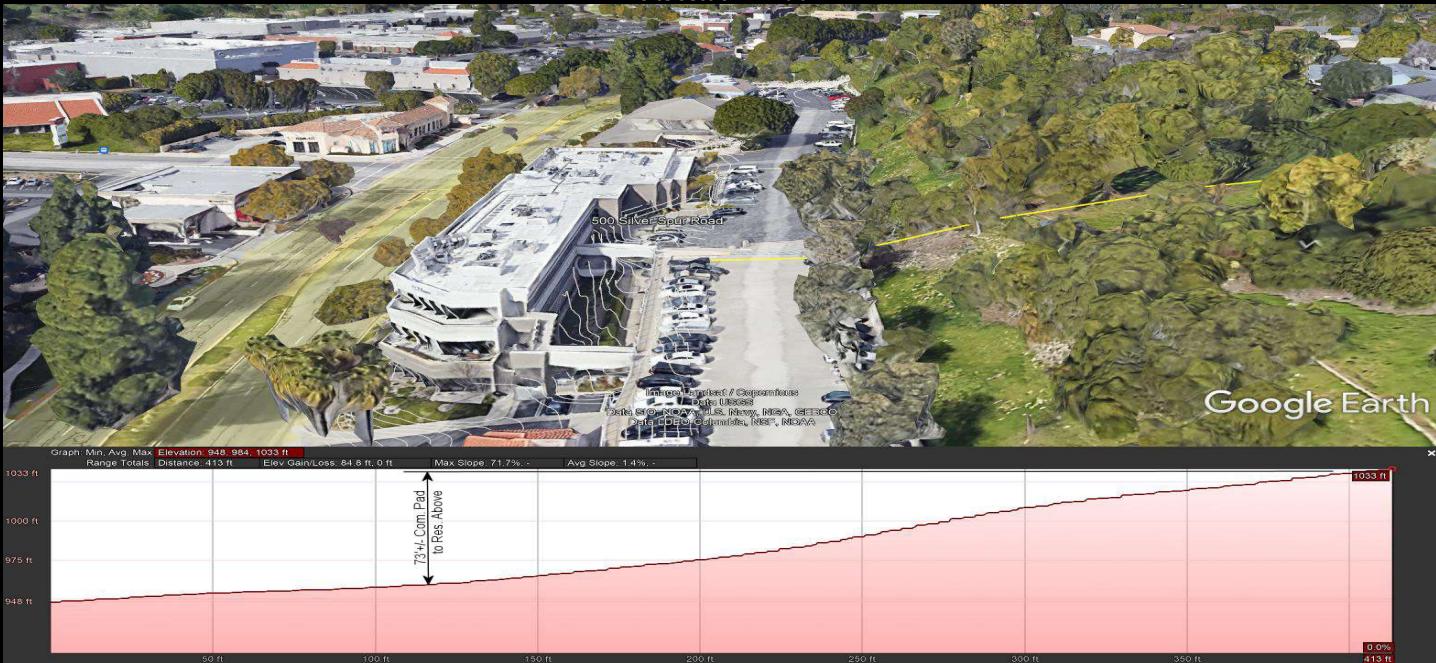
Current Use: Office Buildings

Western Avenue Specific Plan Area: N/A

Location Exhibit



Site Section Exhibit



SITE CHARACTERISTICS

Property Owner:	<u>500 Silver Spur Road LLC</u>	Current Improvements Built:	<u>1986</u>
Gross Lot Area:	<u>103,219 sf.</u>	Depth:	<u>290 ft.</u>
Buildable Pad Size:	<u>est. 58,740 sf (165' D x 356' W)</u>	Building Area:	<u>58,818 sf.</u>
Property Tax Amount:	<u>\$81,597</u>	Base Tax Rate:	<u>1.00%</u>
Site Topography:	Pad for commercial building below with parking garage terraced into adjacent hillside. View restrictions may not be applicable, assumed up to 60' height allowable under a new mixed-use overlay.		
O/H Utils Reloc. Rqd?:	<u>Yes/ No</u>		

Comments: Frontage is relatively clean with no overhead utilities & no risers in sidewalks.

Residential Pad Approx. Height Above(+) or Below(-): 73 ft.

Comments: Location well suited for mixed use with Peninsula Center Mall across the street, Pavilions and Target shopping within close walking distance, Soleado Elementary School and Palos Verdes Peninsula High School also within walking distance.

**ZONING \ LANDUSE**

**Current Zoning:** Commercial - Professional

**Current Overlay Zone:** OC 3 & OC 1

**Inclusionary Zoning / Special Reqmts?:** 5% very low or 10% low-income or \$284,262 in-lieu fee

**Comments:** Existing Zoning requires review and may need recommendations for variances to accommodate redevelopment recommendations.

**Surrounding Property Zoning\Landuse**

**North:** Open Space and Residential Above (RS-3) **East:** Commercial - Office

**South:** Commercial - Retail **West:** Commercial - Office

**Comments:** Property is in a busy destination commercial retail area fronting a 4-lane arterial street with center island. Very walkable to restaurants & shopping across the street as well as nearby offices for workers.

**CURRENT DEVELOPMENT STANDARDS**  
**BUILDING SETBACKS**

**Street Side:** 20'

**Abutting Non-Residential:** 10'

**Front:** 30' 1'

**Hillside Side and Rear Setback From Top** Down Lot: 1/2 slope height, 3' min, 16' max  
**/ Toe of Slope:** Upper Lot: 5'

**Interior side-yard (Ht <16'):** 10'

**Rear:** 20'

**BUILDING STANDARDS**

**Building Height:** 16' max (Higher w/CUP)<sup>3</sup>

**Lot Coverage:** 50% of Total Lot (max)

**Parking Requirements:** 1 space/150 sq. ft. of floor area<sup>2</sup>

**Min. Standard Stalls:** 9'x20' **Min. Compact Stalls:** 8'x15'6" (20% max)

**Loading Space Ratio:** Varies by Use and Size of Building Space

**Min. Aisle Width:** Varies **Parking Reduction:** By PC Approval

**Allowed Arch. Styles:** N/A

**Comments:** Site is not governed by a specific plan, therefore reference and exceptions listed in the City municipal code should be referenced for design parameters. The City of Rancho Palos Verdes's municipal code does not currently have a mixed-use zone definition.

**LOCATION**

**Fronting Street**  
**Name\Classification:** Silver Spur Road \ 4-lane arterial **Nearest Bus Stop\Provider:** LA Metro & PV Transit Stop (<500')

**Major Freeway\Distance:** 110 fwy (6mi), 405 (8mi) **Major Airport\Distance:** LAX (14mi / 20 min)

Nearby amenities are plentiful including; Peninsula Center Library (<0.5 mi), Palos Verdes Art Center (< 1 mi), High Ridge Park (1.5 mi), Hesse Community Park (2 mi), various hiking trails within 1 mi and beaches within 5 mi

**Comments:** The highly rated Peninsula Center Library offers free wifi, large selection of reading material, private study rooms, kids area and small amphitheater for story time. Nearby parks offer playgrounds, soccer fields, sand volleyball courts, baseball fields, bbq pits, running track and hiking. PVAC is a nonprofit community visual arts school and gallery serving the community.

**School District:** Palos Verdes Peninsula Unified **District Size:** \$119.9M budget (\$10.6k/student)

**Elementary School:** Soleado Elementary **Great Schools Rating:** 9 out of 10

**Middle School:** Ridgecrest Intermediate **Great Schools Rating:** 9 out of 10

**High School:** Palos Verdes Peninsula High **Great Schools Rating:** 10 out of 10

**LOCATION**

**Nearby Areas of Interest:**

Promenade Shopping Mall across the street, Abalone Cove Shoreline Park (7 mi), Point Vicente Interpretive Center (5 mi), South Coast Botanic Garden (2 mi), Los Verdes Golf Course (3 mi)

**Comments:**

This Silver Spur Road property is centrally located with easy access to plenty of outdoor activities and attractions just minutes away.

**Opportunities**

**Mixed Use Suitability**  
(1=poor, 10=excellent):

1	2	3	4	5	6	7	<b>8</b>	9	10
---	---	---	---	---	---	---	----------	---	----

**Largest Obstacles:**

Though the site is nearly 2.5 acres, much of the hillside behind subject property parking lot present development challenges beyond current improvements footprint. Apparent shared parking structure with site 11 requires coordination of any re-development effort. Adjacent neighborhood concerns with traffic, parking, density would need to be overcome.

**Largest Supports:**

Location ideally suited for mixed use with plenty of walkable shopping, entertainment, restaurants etc. across the street as well as bus stops across the street at Norris Center Dr. Residential is ~70 feet above subject property with hillside dense with trees screening views making multi-story development more feasible. Existing building shell itself may be a candidate for conversion of one or more floors to residential condo\apartment units..

**Commercial Suitability**  
(1=poor, 10=excellent):

1	2	3	4	5	6	7	<b>8</b>	9	<b>10</b>
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**Largest Obstacles:**

Developable lot limited by large hillside at rear parking lot.

**Largest Supports:**

Adjacency to Promenade on the Peninsula mall and heavily traveled Hawthorne Blvd. make subject site highly visible and heavily trafficked as well as a convenient location for offices within walking distance of restaurants, shops and services for employees.

**Residential Suitability**  
(1=poor, 10=excellent):

1	2	3	4	5	6	7	<b>8</b>	9	10
---	---	---	---	---	---	---	----------	---	----

Much of the hillside behind subject property parking lot present development challenges beyond current improvements footprint. Apparent shared parking structure with site 11 requires coordination of any re-development effort. Adjacent neighborhood concerns with traffic, parking, density would need to be overcome.

**Largest Supports:**

Plenty of walkable shopping, entertainment, restaurants etc. across the street as well as bus stops across the street at Norris Center Dr. Residential is ~70 feet above subject property with hillside dense with trees screening views making multi-story development more feasible. Existing building shell itself may be a candidate for conversion of one or more floors to residential condo\apartment units.

**Site Photos**



PANORAMIC VIEW LOOKING NW TO SE ALONG SILVER SPUR RD.



VIEW LOOKING NW AT SE END OF PROPERTY

**Site No:** 11

**Site Address:** 550 Silver Spur Road

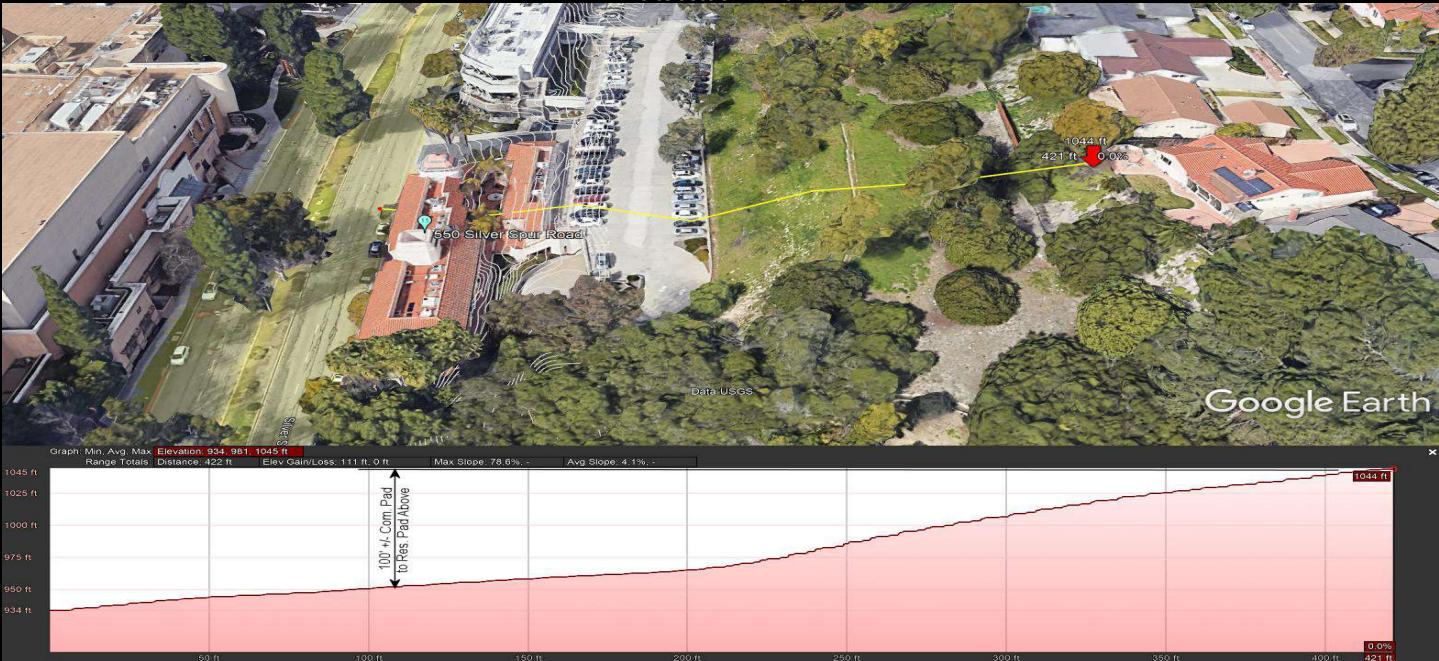
**Peninsula Center Office Buildings and  
Current Use:** Vacant Land

**Western Avenue Specific Plan Area:** N/A

**Location Exhibit**



**Site Section Exhibit**



**SITE CHARACTERISTICS**

<b>Property Owner:</b>	<u>SILVER SPUR LLC</u>	<b>Current Improvements Built:</b>	<u>1992</u>
<b>Gross Lot Area:</b>	<u>511,263 sf.</u>	<b>Depth:</b>	<u>280 ft.</u>
<b>Buildable Pad Size:</b>	<u>est. 33,250 sf (150' D x 225' W)</u>	<b>Building Area:</b>	<u>44,272 sf.</u>
<b>Property Tax Amount:</b>	<u>\$87,046</u>	<b>Base Tax Rate:</b>	<u>1.00%</u>
<b>Site Topography:</b>	Narrow Pad for commercial building below with parking garage terraced into adjacent hillside. View restrictions may not be applicable, assumed up to 60' height allowable under a new mixed-use overlay.		
<b>O/H Utils Reloc. Rqd?:</b>	<u>Yes/ No</u>		

**Comments:** Frontage is relatively clean with no overhead utilities & no risers in sidewalks.

**Residential Pad Approx. Height Above(+) or Below(-):** 100 ft.

**Comments:** Location well suited for mixed use with Peninsula Center Mall across the street, Pavilions and Target shopping within close walking distance, Soleado Elementary School and Palos Verdes Peninsula High School also within walking distance.

**ZONING \ LANDUSE**

**Current Zoning:** Commercial - Professional

**Current Overlay Zone:** OC 3 & OC 1

**Inclusionary Zoning / Special Reqmts?:** 5% very low or 10% low-income or \$284,262 in-lieu fee

**Comments:** Existing Zoning requires review and may need recommendations for variances to accommodate redevelopment recommendations.

**Surrounding Property Zoning\Landuse**

**North:** Open Space and Residential Above (RS-3) **East:** Open Space and Commercial Below

**South:** Commercial - Office & Retail **West:** Commercial - Office

**Comments:** Property is in a busy destination commercial retail area fronting a 4-lane arterial street with center island. Very walkable to restaurants & shopping across the street as well as nearby offices for workers.

**CURRENT DEVELOPMENT STANDARDS**  
**BUILDING SETBACKS**

**Street Side:** 20'

**Abutting Non-Residential:** 10'

**Front:** 30' 1'

**Hillside Side and Rear Setback From Top** Down Lot: 1/2 slope height, 3' min, 16' max  
**/ Toe of Slope:** Upper Lot: 5'

**Interior side-yard (Ht <16'):** 10'

**Rear:** 20'

**BUILDING STANDARDS**

**Building Height:** 16' max (Higher w/CUP)<sup>3</sup>

**Lot Coverage:** 50% of Total Lot (max)

**Parking Requirements:** 1 space/150 sq. ft. of floor area<sup>2</sup>

**Min. Standard Stalls:** 9'x20' **Min. Compact Stalls:** 8'x15'6" (20% max)

**Loading Space Ratio:** Varies by Use and Size of Building Space

**Min. Aisle Width:** Varies

**Parking Reduction:** By PC Approval

**Allowed Arch. Styles:** N/A

**Comments:** Site is not governed by a specific plan, therefore reference and exceptions listed in the City municipal code should be referenced for design parameters. The City of Rancho Palos Verdes's municipal code does not currently have a mixed-use zone definition.

**LOCATION**

**Fronting Street**  
**Name\Classification:** Silver Spur Road \ 4-lane arterial **Nearest Bus Stop\Provider:** LA Metro & PV Transit Stop (<500')

**Major Freeway\Distance:** 110 fwy (6mi), 405 (8mi) **Major Airport\Distance:** LAX (14mi / 20 min)

Nearby amenities are plentiful including; Peninsula Center Library (<0.5 mi), Palos Verdes Art Center (< 1 mi), High Ridge Park (1.5 mi), Hesse Community Park (2 mi), various hiking trails within 1 mi and beaches within 5 mi

**Comments:** The highly rated Peninsula Center Library offers free wifi, large selection of reading material, private study rooms, kids area and small amphitheater for story time. Nearby parks offer playgrounds, soccer fields, sand volleyball courts, baseball fields, bbq pits, running track and hiking. PVAC is a nonprofit community visual arts school and gallery serving the community.

**School District:** Palos Verdes Peninsula Unified **District Size:** \$119.9M budget (\$10.6k/student)

**Elementary School:** Soleado Elementary **Great Schools Rating:** 9 out of 10

**Middle School:** Ridgecrest Intermediate **Great Schools Rating:** 9 out of 10

**High School:** Palos Verdes Peninsula High **Great Schools Rating:** 10 out of 10

LOCATION

**Nearby Areas of Interest:**

**Comments:**

Promenade Shopping Mall across the street, Abalone Cove Shoreline Park (7 mi), Point Vicente Interpretive Center (5 mi), South Coast Botanic Garden (2 mi), Los Verdes Golf Course (3 mi)

This Silver Spur Road property is centrally located with easy access to plenty of outdoor activities and attractions just minutes away.

Opportunities

**Mixed Use Suitability**  
(1=poor, 10=excellent):

1	2	3	4	5	6	7	8	9	10
---	---	---	---	---	---	---	---	---	----

Though the total site is nearly 11.75 acres, most of it is comprised of slope behind subject property parking lot and ~9 acres to the east behind existing commercial. These hillside areas present development challenges beyond current improvements footprint. Apparent shared parking structure with site 10 requires coordination of any re-development effort. Adjacent neighborhood concerns with traffic, parking, density would need to be overcome.

**Largest Obstacles:**

**Largest Supports:**

**Commercial Suitability**  
(1=poor, 10=excellent):

1	2	3	4	5	6	7	8	9	10
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Vehicular access from north bound Silver Spur only, no left turn off southbound Silver Spur Road into site. Developable lot limited by large hillside at rear parking lot.

**Largest Supports:**

Adjacency to Promenade on the Peninsula mall and heavily traveled Hawthorne Blvd. make subject site highly visible and heavily trafficked as well as a convenient location for offices within walking distance of restaurants, shops and services for employees.

**Residential Suitability**  
(1=poor, 10=excellent):

1	2	3	4	5	6	7	8	9	10
---	---	---	---	---	---	---	---	---	----

Most of site comprised of slope behind subject property parking lot and ~9 acres to the east behind existing commercial presenting development challenges beyond current improvements footprint. Apparent shared parking structure with site 10 requires coordination of any re-development effort. Adjacent neighborhood concerns with traffic, parking, density would need to be overcome.

**Largest Obstacles:**

**Largest Supports:**

Location ideally suited for mixed use with plenty of walkable shopping, entertainment, restaurants etc. across the street as well as bus stops across the street at Norris Center Dr. Residential is ~100 feet above subject property with hillside dense with trees screening views making multi-story development more feasible. Existing building shell itself may be a candidate for conversion of one or more floors to residential condo\apartment units.

Site Photos



FRONT PANORAMIC VIEW BETWEEN SITE 10 & 11 WITH PARKING GARAGE BETWEEN



FRONT STREET VIEW OF SITE



INTERIOR ENTRY

**Site No:** 12

**Site Address:** 4007 Miraleste Drive

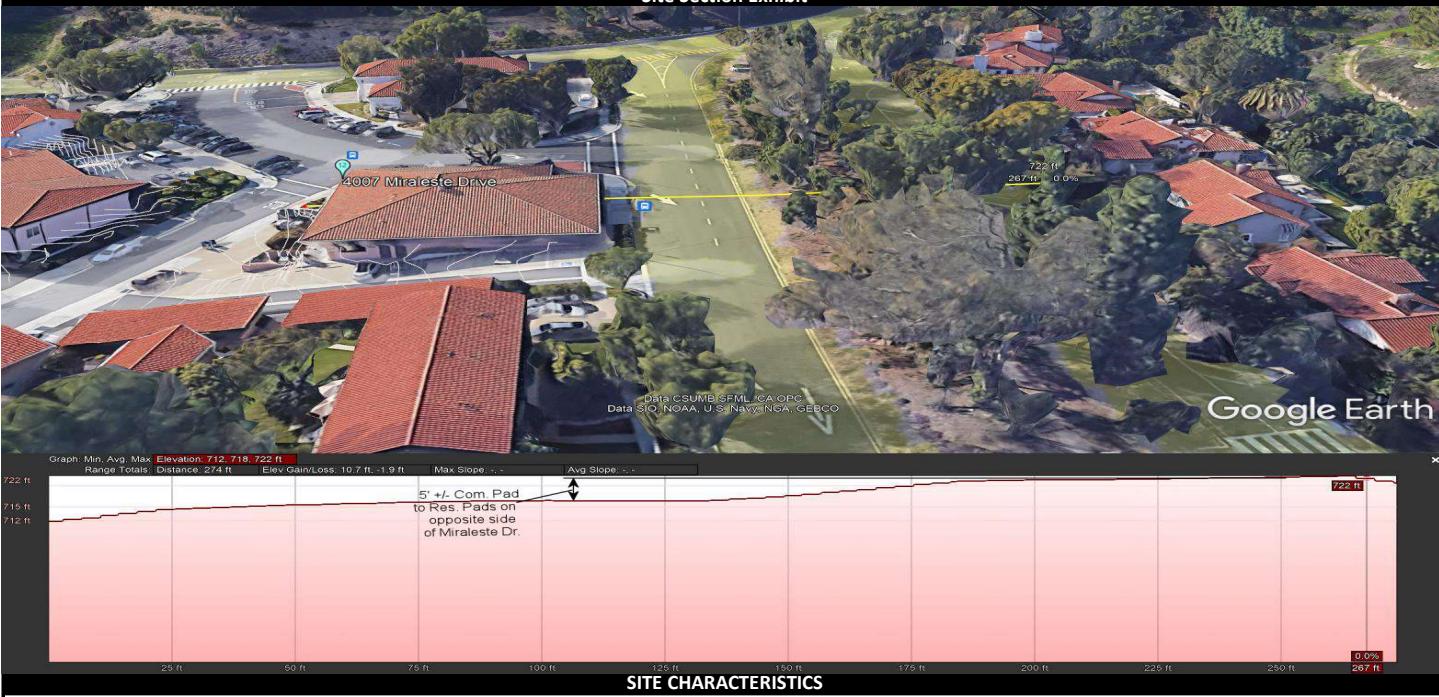
**Current Use:** Office Building

**Western Avenue Specific Plan Area:** N/A

**Location Exhibit**



**Site Section Exhibit**



**SITE CHARACTERISTICS**

**Property Owner:** ELLIOTT WENDY R/ROSS JAY M      **Current Improvements Built:** 1962

**Gross Lot Area:** 11,218 sf      **Depth:** 113 ft.      **Width:** 99 ft.

**Buildable Pad Size:** est. 11,218 sf (99' D x 113' W)      **Building Area:** 5,580 sf.      **Stories:** 1

**Property Tax Amount:** \$17,749      **Base Tax Rate:** 1.00%      **Total Tax Rate:** 1.07%      **APN:** 7561-001-013

**Site Topography:** Pad relatively flat and at grade with residential garages on opposite side of shared alley (alley loaded condos). Site Section Exhibit above studies grade difference with residences facing commercial center on Miraleste Dr. (See site photos below)

**O/H Utils Reloc. Rqd?:** Yes  No

**Comments:** Frontage is relatively clean with no overhead utilities & no risers in sidewalks.

**Residential Pad Approx. Height Above(+) or Below(-):** 5 ft.

**Comments:** Location not well suited for high density mixed use. Site would be a residential in-fill location not close to any major shopping, jobs, entertainment although there are bus stops at this location to mitigate traffic.

**ZONING \ LANDUSE**

**Current Zoning:** Commercial - Limited

**Current Overlay Zone:** NA

**Inclusionary Zoning / Special Reqmts:** 5% very low or 10% low-income or \$284,262 in-lieu fee

**Comments:** Existing Zoning requires review and may need recommendations for variances to accommodate redevelopment recommendations.

**Surrounding Property Zoning\Landuse**

**North:** Residential (RS-3)

**East:** Residential (RS-3)

**South:** Commercial Limited - Office & Retail

**West:** Commercial Limited - Fire Station

**Comments:** Property is a small retail commercial infill site surrounded by residential with few options for shopping\activities within walking distance of site.

**CURRENT DEVELOPMENT STANDARDS**  
**BUILDING SETBACKS**

**Street Side:** 20'

**Abutting Non-Residential:** 10'

**Front:** 40'

**Hillside Side and Rear Setback From Top** Down Lot: 1/2 slope height, 3' min, 16' max  
**/ Toe of Slope:** Upper Lot: 5'

**Interior side-yard (Ht <16'):** 10'

**Rear:** 20'

**BUILDING STANDARDS**

**Building Height:** 16' max (Higher w/CUP)<sup>3</sup>

**Lot Coverage:** 45% of Total Lot (max)

**Parking Requirements:** 1 space/250 sq. ft. of floor area<sup>2</sup>

**Min. Standard Stalls:** 9'x20'      **Min. Compact Stalls:** 8'x15'6" (20% max)

**Loading Space Ratio:** Varies by Use and Size of Building Space

**Min. Aisle Width:** Varies

**Parking Reduction:** By PC Approval

**Allowed Arch. Styles:** N/A

**Comments:** Site is not governed by a specific plan, therefore reference and exceptions listed in the City municipal code should be referenced for design parameters. The City of Rancho Palos Verdes's municipal code does not currently have a mixed-use zone definition.

**LOCATION**

**Fronting Street Name\Classification:** Miraleste Plaza is a local street adjacent to Miraleste Dr (4-lane arterial)

**Nearest Bus Stop\Provider:** LA Metro & PV Transit Stop (<100')

**Major Freeway\Distance:** 110 fwy (2.5 mi)

**Major Airport\Distance:** LAX (22 mi / 25 min)

**Nearby Amenities:** Miraleste Library (<1 mi), Various Hiking Trails (< 1 mi)

**Comments:** Although Rancho Palos Verdes has plenty of public parks, trails and beach amenities, there are few nearby amenities present within walking distance of this infill site.

**School District:** Palos Verdes Peninsula Unified

**District Size:** \$119.9M budget (\$10.6k/student)

**Elementary School:** Mira Catalina Elementary

**Great Schools Rating:** 8 out of 10

**Middle School:** Miraleste Intermediate

**Great Schools Rating:** 8 out of 10

**High School:** Palos Verdes Peninsula High

**Great Schools Rating:** 10 out of 10

LOCATION

**Nearby Areas of Interest:**

Shopping along S. Western Ave (2 mi), Deane Dana Friendship Park and Nature Center (2 mi), Trump National Golf Club ( 5 mi), various beaches (<4 mi)

**Comments:**

Various attractions and activities are present within a 10 minute drive from Miraleste Plaza.

Opportunities

**Mixed Use Suitability**  
(1=poor, 10=excellent):

<b>1</b>	2	3	4	5	6	7	8	9	10
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**Largest Obstacles:**

Within Palos Verdes Homes Association & Art Jury jurisdiction requiring another layer of complexity to development approvals. Site is relatively small, leaving little opportunity for a combined commercial\residential Mixed-Use project. Infill location lacks walkability which is a typical requirement of mixed-use. High density is not very compatible with adjacent development.

**Largest Supports:**

Nearby bus stops are ideal, existing small retail\service shops show that commercial is viable at this location and supported by community. The area is already a pseudo horizontal mixed-use infill area with small neighborhood retail and services adjacent to residential although traditional mixed-use requires higher density residential.

**Commercial Suitability**  
(1=poor, 10=excellent):

<b>1</b>	2	3	4	5	<b>6</b>	7	8	9	10
----------	---	---	---	---	----------	---	---	---	----

**Largest Obstacles:**

Relative small lot size limits commercial to smaller service or retail uses serving neighborhood. Not a retail destination/anchor location.

**Largest Supports:**

Existing commercial use, relative small size is good for small neighborhood service and retail facilities.

**Residential Suitability**  
(1=poor, 10=excellent):

<b>1</b>	2	3	4	5	6	7	8	9	10
----------	---	---	---	---	---	---	---	---	----

**Largest Obstacles:**

Although there is one attached development adjacent, overall this low density residential infill site is not ideal for high density construction given lack of nearby shopping and amenities which will turn this site into a commuter development. Height restrictions, and relatively small lot size limit residential development opportunities.

**Largest Supports:**

Adjacent bus stop, adjacent to 4-lane Miraleste Dr. arterial, nearby hiking trails, other activities and 110-fwy within a 10-minute drive.

Site Photos



VIEW FROM FRONT AT THE CORNER OF MIRALESTE PLAZA & VIA DEL PLAZA



VIEW FROM PROPERTY SE CORNER LOOKING NORTH ON ALLEY

Site No: 13

Site Address: 16 Miraleste Plaza

Current Use: Office/Retail Building

Western Avenue Specific Plan Area: N/A

**Location Exhibit**



**Site Section Exhibit**



**SITE CHARACTERISTICS**

**Property Owner:** HERRERA JAMES P/WEST NAVIGATOR      **Current Improvements Built:** 1972

**Gross Lot Area:** 8,875 sf.      **Depth:** 99 ft.      **Width:** 89 ft.

**Buildable Pad Size:** est. 8,875 sf (99' D x 89' W)      **Building Area:** 7,780 sf.      **Stories:** 1

**Property Tax Amount:** \$14,280      **Base Tax Rate:** 1.00%      **Total Tax Rate:** 1.07%      **APN:** 7561-001-014

**Site Topography:** Split level commercial pad with Pad & parking level with Miraleste Plaza & parking storage downstairs level with alley way in back (See photos below).

**O/H Utils Reloc. Rqd?:** Yes, No

**Comments:** Frontage is relatively clean with no overhead utilities & no risers in sidewalks.

**Residential Pad Approx. Height Above(+) or Below(-):** -13 ft.

**Comments:** Location not well suited for high density mixed use. Site would be a residential in-fill location not close to any major shopping, jobs, entertainment although there are bus stops at this location to mitigate traffic.

**ZONING \ LANDUSE**

**Current Zoning:** Commercial - Limited

**Current Overlay Zone:** NA

**Inclusionary Zoning / Special Reqmts:** 5% very low or 10% low-income or \$284,262 in-lieu fee

**Comments:** Existing Zoning requires review and may need recommendations for variances to accommodate redevelopment recommendations.

**Surrounding Property Zoning\Landuse**

**North:** Commercial Limited - Office

**East:** Residential (RS-3)

**South:** Commercial Limited- Parks & Recreation District

**West:** Commercial Limited - Fire Station

**Comments:** Property is a small retail commercial infill site surrounded by residential with few options for shopping\activities within walking distance of site.

**CURRENT DEVELOPMENT STANDARDS**  
**BUILDING SETBACKS**

**Street Side:** 20'

**Abutting Non-Residential:** 10'

**Front:** 40'

**Hillside Side and Rear Setback From Top** Down Lot: 1/2 slope height, 3' min, 16' max  
**/ Toe of Slope:** Upper Lot: 5'

**Interior side-yard (Ht <16'):** 10'

**Rear:** 20'

**BUILDING STANDARDS**

**Building Height:** 16' max (Higher w/CUP)<sup>3</sup>

**Lot Coverage:** 45% of Total Lot (max)

**Parking Requirements:** 1 space/250 sq. ft. of floor area<sup>2</sup>

**Min. Standard Stalls:** 9'x20' **Min. Compact Stalls:** 8'x15'6" (20% max)

**Loading Space Ratio:** Varies by Use and Size of Building Space

**Min. Aisle Width:** Varies

**Parking Reduction:** By PC Approval

**Allowed Arch. Styles:** N/A

**Comments:** Site is not governed by a specific plan, therfore reference and exceptions listed in the City municipal code should be referenced for design parameters. The City of Rancho Palos Verdes's municipal code does not currently have a mixed-use zone definition.

**LOCATION**

**Fronting Street Name\Classification:** Miraleste Plaza is a local street adjacent to Miraleste Dr (4-lane arterial)

**Nearest Bus Stop\Provider:** LA Metro & PV Transit Stop (<100')

**Major Freeway\Distance:** 110 fwy (2.5 mi)

**Major Airport\Distance:** LAX (22 mi / 25 min)

**Nearby Amenities:** Miraleste Library (<1 mi), Various Hiking Trails (< 1 mi)

**Comments:** Although Rancho Palos Verdes has plenty of public parks, trails and beach amenities, there are few nearby amenities present within walking distance of this infill site.

**School District:** Palos Verdes Peninsula Unified

**District Size:** \$119.9M budget (\$10.6k/student)

**Elementary School:** Mira Catalina Elementary

**Great Schools Rating:** 8 out of 10

**Middle School:** Miraleste Intermediate

**Great Schools Rating:** 8 out of 10

**High School:** Palos Verdes Peninsula High

**Great Schools Rating:** 10 out of 10

**LOCATION**

**Nearby Areas of Interest:**

Shopping along S. Western Ave (2 mi), Deane Dana Friendship Park and Nature Center (2 mi), Trump National Golf Club ( 5 mi), various beaches (<4 mi)

**Comments:**

Various attractions and activities are present within a 10 minute drive from Miraleste Plaza.

**Opportunities**

**Mixed Use Suitability**  
(1=poor, 10=excellent):

<b>1</b>	2	3	4	5	6	7	8	9	10
----------	---	---	---	---	---	---	---	---	----

**Largest Obstacles:**

Within Palos Verdes Homes Association & Art Jury jurisdiction requiring another layer of complexity to development approvals. Site is relatively small, leaving little opportunity for a combined commercial\residential Mixed-Use project. Infill location lacks walkability which is a typical requirement of mixed-use. High density is not very compatible with adjacent development.

**Largest Supports:**

Nearby bus stops are ideal, existing small retail\service shops show that commercial is viable at this location and supported by community. The area is already a pseudo horizontal mixed-use infill area with small neighborhood retail and services adjacent to residential although traditional mixed-use requires higher density residential.

**Commercial Suitability**  
(1=poor, 10=excellent):

<b>1</b>	2	3	4	5	<b>6</b>	7	8	9	10
----------	---	---	---	---	----------	---	---	---	----

**Largest Obstacles:**

Relative small lot size limits commercial to smaller service or retail uses serving neighborhood. Not a retail destination/anchor location.

**Largest Supports:**

Existing commercial use, relative small size is good for small neighborhood service and retail facilities.

**Residential Suitability**  
(1=poor, 10=excellent):

<b>1</b>	2	3	4	5	6	7	8	9	10
----------	---	---	---	---	---	---	---	---	----

**Largest Obstacles:**

Although there is one attached development adjacent, overall this low density residential infill site is not ideal for high density construction given lack of nearby shopping and amenities which will turn this site into a commuter development. Height restrictions, and relatively small lot size limit residential development opportunities.

**Largest Supports:**

Adjacent bus stop, adjacent to 4-lane Miraleste Dr. arterial, nearby hiking trails, other activities and 110-fwy within a 10-minute drive.

**Site Photos**



PANAROMIC VIEW FROM S. CORNER OF MIRALESTE PLAZA & VIA DEL PLAZA



VIEW FROM ALLEY BEHIND PROPERTY LOOKING NW

Site No: 14

Site Address: 29 Miraleste Plaza

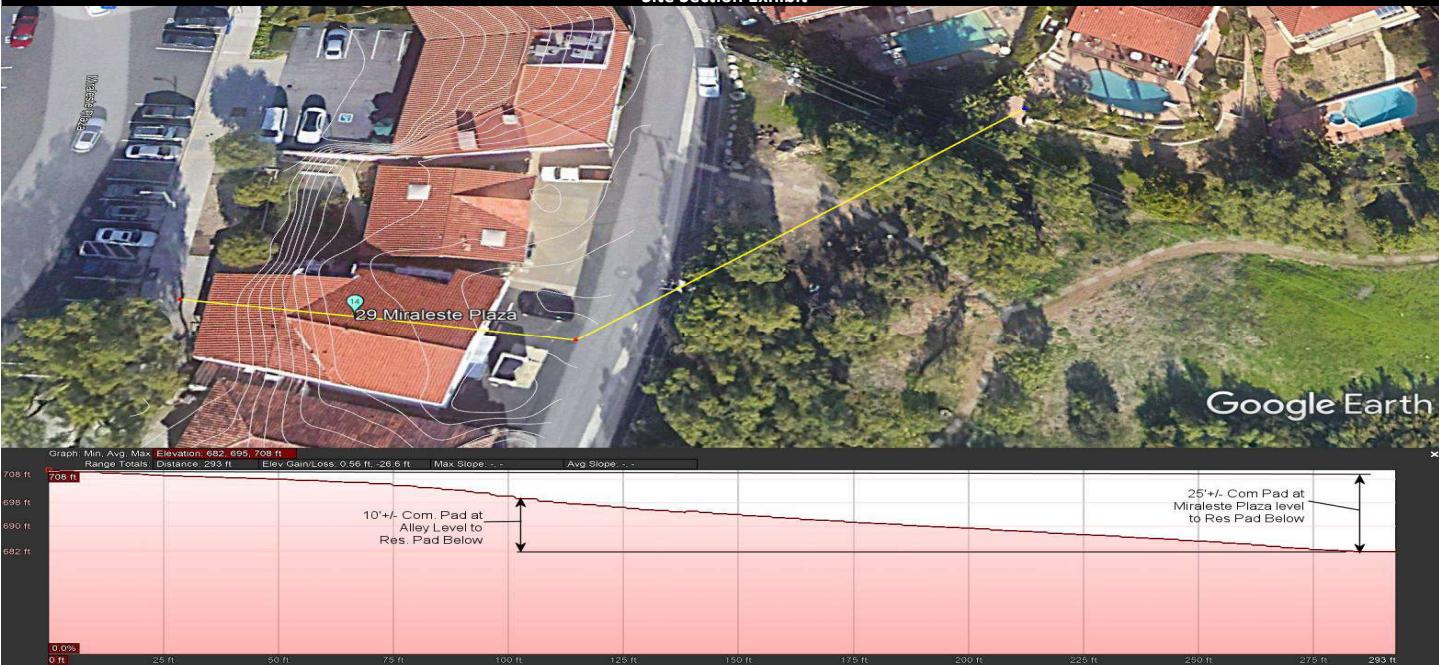
Current Use: Retail Building

Western Avenue Specific Plan Area: N/A

Location Exhibit



Site Section Exhibit



SITE CHARACTERISTICS

Property Owner: TSIBOUKAS EFTHEMIOS/TSIBOUKAS MARIA Current Improvements Built: 1956

Gross Lot Area: 4,586 sf. Depth: 100 ft. Width: 46 ft.

Buildable Pad Size: est. 4,000 sf (100' D x 40' W) Building Area: 4,753 sf. Stories: 1

Property Tax Amount: \$5,331 Base Tax Rate: 1.00% Total Tax Rate: 1.07% APN: 7561-001-003

Site Topography: Split level commercial pad with Pad & parking level with Miraleste Plaza & parking storage downstairs level with alley way in back (See photos below).

O/H Utils Reloc. Rqd?: Yes / No

Comments: Frontage is relatively clean with no overhead utilities & no risers in sidewalks.

Residential Pad Approx. Height Above(+) or Below(-): -25 ft.

Comments: Location not well suited for high density mixed use. Site would be a residential in-fill location not close to any major shopping, jobs, entertainment although there are bus stops at this location to mitigate traffic.

**ZONING \ LANDUSE**

**Current Zoning:** Commercial - Limited

**Current Overlay Zone:** NA

**Inclusionary Zoning / Special Reqmts:** 5% very low or 10% low-income or \$284,262 in-lieu fee

**Comments:** Existing Zoning requires review and may need recommendations for variances to accommodate redevelopment recommendations.

**Surrounding Property Zoning\Landuse**

**North:** Commercial Limited- Parks & Recreation District

**East:** OR - Open Space Recreational

**South:** Commercial Limited - Automotive

**West:** Commercial Limited - Fire Station

**Comments:** Property is a small retail commercial infill site surrounded by residential with few options for shopping\activities within walking distance of site.

**CURRENT DEVELOPMENT STANDARDS**  
**BUILDING SETBACKS**

**Street Side:** 20'

**Abutting Non-Residential:** 10'

**Front:** 40'

**Hillside Side and Rear Setback From Top** Down Lot: 1/2 slope height, 3' min, 16' max  
**/ Toe of Slope:** Upper Lot: 5'

**Interior side-yard (Ht <16'):** 10'

**Rear:** 20'

**BUILDING STANDARDS**

**Building Height:** 16' max (Higher w/CUP)<sup>3</sup>

**Lot Coverage:** 45% of Total Lot (max)

**Parking Requirements:** 1 space/250 sq. ft. of floor area<sup>2</sup>

**Min. Standard Stalls:** 9'x20'

**Min. Compact Stalls:** 8'x15'6" (20% max)

**Loading Space Ratio:** Varies by Use and Size of Building Space

**Min. Aisle Width:** Varies

**Parking Reduction:** By PC Approval

**Allowed Arch. Styles:** N/A

**Comments:** Site is not governed by a specific plan, therefore reference and exceptions listed in the City municipal code should be referenced for design parameters. The City of Rancho Palos Verdes's municipal code does not currently have a mixed-use zone definition.

**LOCATION**

**Fronting Street Name\Classification:** Miraleste Plaza is a local street adjacent to Miraleste Dr (4-lane arterial)

**Nearest Bus Stop\Provider:** LA Metro & PV Transit Stop (<100')

**Major Freeway\Distance:** 110 fwy (2.5 mi)

**Major Airport\Distance:** LAX (22 mi / 25 min)

**Nearby Amenities:** Miraleste Library (<1 mi), Various Hiking Trails (< 1 mi)

**Comments:** Although Rancho Palos Verdes has plenty of public parks, trails and beach amenities, there are few nearby amenities present within walking distance of this infill site.

**School District:** Palos Verdes Peninsula Unified

**District Size:** \$119.9M budget (\$10.6k/student)

**Elementary School:** Mira Catalina Elementary

**Great Schools Rating:** 8 out of 10

**Middle School:** Miraleste Intermediate

**Great Schools Rating:** 8 out of 10

**High School:** Palos Verdes Peninsula High

**Great Schools Rating:** 10 out of 10

**LOCATION**

**Nearby Areas of Interest:**

Shopping along S. Western Ave (2 mi), Deane Dana Friendship Park and Nature Center (2 mi), Trump National Golf Club ( 5 mi), various beaches (<4 mi)

**Comments:**

Various attractions and activities are present within a 10 minute drive from Miraleste Plaza.

**Opportunities**

**Mixed Use Suitability**  
(1=poor, 10=excellent):

<b>1</b>	2	3	4	5	6	7	8	9	10
----------	---	---	---	---	---	---	---	---	----

**Largest Obstacles:**

Within Palos Verdes Homes Association & Art Jury jurisdiction requiring another layer of complexity to development approvals. Site is relatively small, leaving little opportunity for a combined commercial\residential Mixed-Use project. Infill location lacks walkability which is a typical requirement of mixed-use. High density is not very compatible with adjacent development.

**Largest Supports:**

Nearby bus stops are ideal, existing small retail\service shops show that commercial is viable at this location and supported by community. The area is already a pseudo horizontal mixed-use infill area with small neighborhood retail and services adjacent to residential although traditional mixed-use requires higher density residential.

**Commercial Suitability**  
(1=poor, 10=excellent):

<b>1</b>	2	3	4	5	<b>6</b>	7	8	9	10
----------	---	---	---	---	----------	---	---	---	----

**Largest Obstacles:**

Relative small lot size limits commercial to smaller service or retail uses serving neighborhood. Not a retail destination/anchor location.

**Largest Supports:**

Existing commercial use, relative small size is good for small neighborhood service and retail facilities.

**Residential Suitability**  
(1=poor, 10=excellent):

<b>1</b>	2	3	4	5	6	7	8	9	10
----------	---	---	---	---	---	---	---	---	----

**Largest Obstacles:**

Although there is one attached development adjacent, overall this low density residential infill site is not ideal for high density construction given lack of nearby shopping and amenities which will turn this site into a commuter development. Height restrictions, and relatively small lot size limit residential development opportunities.

**Largest Supports:**

Adjacent bus stop, adjacent to 4-lane Miraleste Dr. arterial, nearby hiking trails, other activities and 110-fwy within a 10-minute drive.

**Site Photos**



**PANORAMIC VIEW FROM MIRALESTE PLAZA FRONTING PROPERTY**



**PANORAMIC VIEW FROM ALLEY BEHIND BUILDINGS ON MIRALESTE PLAZA**

**Site No:** 15

**Site Address:** 40 Miraleste Plaza

**Current Use:** Miraleste Automotive

**Western Avenue Specific Plan Area:** N/A

**Location Exhibit**



**Site Section Exhibit**



**Google Earth**



**SITE CHARACTERISTICS**

**Property Owner:** PAUL FAMILY TRUST      **Current Improvements Built:** 1961

**Gross Lot Area:** 5,552 sf.      **Depth:** 96 ft.      **Width:** 58 ft.

**Buildable Pad Size:** est. 5,088 sf (96' D x 53' W)      **Building Area:** 1,746 sf.      **Stories:** 1

**Property Tax Amount:** \$4,189      **Base Tax Rate:** 1.00%      **Total Tax Rate:** 1.07%      **APN:** 7561-001-002

**Site Topography:** Split level commercial pad with Pad & parking level with Miraleste Plaza & parking storage downstairs level with alley way in back (See photos below).

**O/H Utils Reloc. Rqd?:** Yes  No

**Comments:** Frontage is relatively clean with no overhead utilities & no risers in sidewalks.

**Residential Pad Approx. Height Above(+) or Below(-):** -25 ft.

**Comments:** Location not well suited for high density mixed use. Site would be a residential in-fill location not close to any major shopping, jobs, entertainment although there are bus stops at this location to mitigate traffic.

**ZONING \ LANDUSE**

**Current Zoning:** Commercial - Limited

**Current Overlay Zone:** NA

**Inclusionary Zoning / Special Reqmts?:** 5% very low or 10% low-income or \$284,262 in-lieu fee

**Comments:** Existing Zoning requires review and may need recommendations for variances to accommodate redevelopment recommendations.

**Surrounding Property Zoning\Landuse**

**North:** Commercial Limited - Fire Station

**East:** Commercial Limited - Retail

**South:** OR - Open Space Recreational

**West:** Residential (RS-2)

**Comments:** Property is a small retail commercial infill site surrounded by residential with few options for shopping\activities within walking distance of site.

**CURRENT DEVELOPMENT STANDARDS**  
**BUILDING SETBACKS**

**Street Side:** 20'

**Abutting Non-Residential:** 10'

**Front:** 40'

**Hillside Side and Rear Setback From Top** Down Lot: 1/2 slope height, 3' min, 16' max  
**/ Toe of Slope:** Upper Lot: 5'

**Interior side-yard (Ht <16'):** 10'

**Rear:** 20'

**BUILDING STANDARDS**

**Building Height:** 16' max (Higher w/CUP)<sup>3</sup>

**Lot Coverage:** 45% of Total Lot (max)

**Parking Requirements:** 1 space/250 sq. ft. of floor area<sup>2</sup>

**Min. Standard Stalls:** 9'x20'      **Min. Compact Stalls:** 8'x15'6" (20% max)

**Loading Space Ratio:** Varies by Use and Size of Building Space

**Min. Aisle Width:** Varies

**Parking Reduction:** By PC Approval

**Allowed Arch. Styles:** N/A

**Comments:** Site is not governed by a specific plan, therefore reference and exceptions listed in the City municipal code should be referenced for design parameters. The City of Rancho Palos Verdes's municipal code does not currently have a mixed-use zone definition.

**LOCATION**

**Fronting Street Name\Classification:** Miraleste Plaza is a local street adjacent to Miraleste Dr (4-lane arterial)

**Nearest Bus Stop\Provider:** LA Metro & PV Transit Stop (<100')

**Major Freeway\Distance:** 110 fwy (2.5 mi)

**Major Airport\Distance:** LAX (22 mi / 25 min)

**Nearby Amenities:** Miraleste Library (<1 mi), Various Hiking Trails (< 1 mi)

**Comments:** Although Rancho Palos Verdes has plenty of public parks, trails and beach amenities, there are few nearby amenities present within walking distance of this infill site.

**School District:** Palos Verdes Peninsula Unified

**District Size:** \$119.9M budget (\$10.6k/student)

**Elementary School:** Mira Catalina Elementary

**Great Schools Rating:** 8 out of 10

**Middle School:** Miraleste Intermediate

**Great Schools Rating:** 8 out of 10

**High School:** Palos Verdes Peninsula High

**Great Schools Rating:** 10 out of 10

LOCATION

**Nearby Areas of Interest:**

Shopping along S. Western Ave (2 mi), Deane Dana Friendship Park and Nature Center (2 mi), Trump National Golf Club ( 5 mi), various beaches (<4 mi)

**Comments:**

Various attractions and activities are present within a 10 minute drive from Miraleste Plaza.

Opportunities

**Mixed Use Suitability**  
(1=poor, 10=excellent):

<b>1</b>	2	3	4	5	6	7	8	9	10
----------	---	---	---	---	---	---	---	---	----

**Largest Obstacles:**

Within Palos Verdes Homes Association & Art Jury jurisdiction requiring another layer of complexity to development approvals. Site is relatively small, leaving little opportunity for a combined commercial\residential Mixed-Use project. Infill location lacks walkability which is a typical requirement of mixed-use. High density is not very compatible with adjacent development.

**Largest Supports:**

Nearby bus stops are ideal, existing small retail\service shops show that commercial is viable at this location and supported by community. The area is already a pseudo horizontal mixed-use infill area with small neighborhood retail and services adjacent to residential although traditional mixed-use requires higher density residential.

**Commercial Suitability**  
(1=poor, 10=excellent):

<b>1</b>	2	3	4	5	<b>6</b>	7	8	9	10
----------	---	---	---	---	----------	---	---	---	----

**Largest Obstacles:**

Relative small lot size limits commercial to smaller service or retail uses serving neighborhood. Not a retail destination/anchor location.

**Largest Supports:**

Existing commercial use, relative small size is good for small neighborhood service and retail facilities.

**Residential Suitability**  
(1=poor, 10=excellent):

<b>1</b>	2	3	4	5	6	7	8	9	10
----------	---	---	---	---	---	---	---	---	----

**Largest Obstacles:**

Although there is one attached development adjacent, overall this low density residential infill site is not ideal for high density construction given lack of nearby shopping and amenities which will turn this site into a commuter development. Height restrictions, and relatively small lot size limit residential development opportunities.

**Largest Supports:**

Adjacent bus stop, adjacent to 4-lane Miraleste Dr. arterial, nearby hiking trails, other activities and 110-fwy within a 10-minute drive.

Site Photos



PANORAMIC VIEW NEAR SW CORNER OF PROPERTY AT PALOS VERDES DR LOOKING WEST TO EAST



VIEW NEAR NW CORNER LOOKING SE TOWARDS REAR ALLEY

Site No: 16

Site Address: 19 Miraleste Plaza

Current Use: Miraleste Parks & Recreation District

Western Avenue Specific Plan Area: N/A

**Location Exhibit**



**Site Section Exhibit**



**SITE CHARACTERISTICS**

Property Owner: MIRALESTE RECREATION & PARK DIST Current Improvements Built: 1975

Gross Lot Area: 4,646 sf. Depth: 91 ft. Width: 51 ft.

Buildable Pad Size: est. 4,004 sf (91' D x 44' W) Building Area: 0 sf. Stories: 1

Property Tax Amount: Exempt Base Tax Rate: Exempt Total Tax Rate: Exempt APN: 7561-001-900

Site Topography: No frontage along Miraleste Plaza, building pad sits below street level with access via stairs. Pad level with alley way.

O/H Utils Reloc. Rqd?: Yes  No

Comments: Frontage is relatively clean with no overhead utilities & no risers in sidewalks.

Residential Pad Approx. Height Above(+) or Below(-): -25 ft.

Comments: Location not well suited for high density mixed use. Site would be a residential in-fill location not close to any major shopping, jobs, entertainment although there are bus stops at this location to mitigate traffic.

**ZONING \ LANDUSE**

**Current Zoning:** Commercial - Limited

**Current Overlay Zone:** NA

**Inclusionary Zoning / Special Reqmts:** 5% very low or 10% low-income or \$284,262 in-lieu fee

**Comments:** Existing Zoning requires review and may need recommendations for variances to accommodate redevelopment recommendations.

**Surrounding Property Zoning\Landuse**

**North:** Commercial Limited - Office & Retail

**East:** OR - Open Space Recreational

**South:** Commercial - Retail

**West:** Commercial Limited - Fire Station

**Comments:** Property is a small retail commercial infill site surrounded by residential with few options for shopping\activities within walking distance of site.

**CURRENT DEVELOPMENT STANDARDS**  
**BUILDING SETBACKS**

**Street Side:** 20'

**Abutting Non-Residential:** 10'

**Front:** 40'

**Hillside Side and Rear Setback From Top** Down Lot: 1/2 slope height, 3' min, 16' max  
**/ Toe of Slope:** Upper Lot: 5'

**Interior side-yard (Ht <16'):** 10'

**Rear:** 20'

**BUILDING STANDARDS**

**Building Height:** 16' max (Higher w/CUP)<sup>3</sup>

**Lot Coverage:** 45% of Total Lot (max)

**Parking Requirements:** 1 space/250 sq. ft. of floor area<sup>2</sup>

**Min. Standard Stalls:** 9'x20'      **Min. Compact Stalls:** 8'x15'6" (20% max)

**Loading Space Ratio:** Varies by Use and Size of Building Space

**Min. Aisle Width:** Varies

**Parking Reduction:** By PC Approval

**Allowed Arch. Styles:** N/A

**Comments:** Site is not governed by a specific plan, therefore reference and exceptions listed in the City municipal code should be referenced for design parameters. The City of Rancho Palos Verdes's municipal code does not currently have a mixed-use zone definition.

**LOCATION**

**Fronting Street Name\Classification:** Miraleste Plaza is a local street adjacent to Miraleste Dr (4-lane arterial)

**Nearest Bus Stop\Provider:** LA Metro & PV Transit Stop (<100')

**Major Freeway\Distance:** 110 fwy (2.5 mi)

**Major Airport\Distance:** LAX (22 mi / 25 min)

**Nearby Amenities:** Miraleste Library (<1 mi), Various Hiking Trails (< 1 mi)

**Comments:** Although Rancho Palos Verdes has plenty of parks, trails and beach amenities there are few nearby amenities present within walking distance of this infill site.

**School District:** Palos Verdes Peninsula Unified

**District Size:** \$119.9M budget (\$10.6k/student)

**Elementary School:** Mira Catalina Elementary

**Great Schools Rating:** 8 out of 10

**Middle School:** Miraleste Intermediate

**Great Schools Rating:** 8 out of 10

**High School:** Palos Verdes Peninsula High

**Great Schools Rating:** 10 out of 10

**LOCATION**

**Nearby Areas of Interest:**

Shopping along S. Western Ave (2 mi), Deane Dana Friendship Park and Nature Center (2 mi), Trump National Golf Club ( 5 mi), various beaches (<4 mi)

**Comments:**

Various attractions and activities are present within a 10 minute drive from Miraleste Plaza.

**Opportunities**

**Mixed Use Suitability**  
(1=poor, 10=excellent):

<b>1</b>	2	3	4	5	6	7	8	9	10
----------	---	---	---	---	---	---	---	---	----

**Largest Obstacles:**

Within Palos Verdes Homes Association & Art Jury jurisdiction requiring another layer of complexity to development approvals. Site is relatively small, leaving little opportunity for a combined commercial\residential Mixed-Use project. Infill location lacks walkability which is a typical requirement of mixed-use. High density is not very compatible with adjacent development.

**Largest Supports:**

Nearby bus stops are ideal, existing small retail\service shops show that commercial is viable at this location and supported by community. The area is already a pseudo horizontal mixed-use infill area with small neighborhood retail and services adjacent to residential although traditional mixed-use requires higher density residential.

**Commercial Suitability**  
(1=poor, 10=excellent):

<b>1</b>	2	3	4	5	<b>6</b>	7	8	9	10
----------	---	---	---	---	----------	---	---	---	----

**Largest Obstacles:**

Relative small lot size limits commercial to smaller service or retail uses serving neighborhood. Not a retail destination/anchor location.

**Largest Supports:**

Existing commercial use, relative small size is good for small neighborhood service and retail facilities.

**Residential Suitability**  
(1=poor, 10=excellent):

<b>1</b>	2	3	4	5	6	7	8	9	10
----------	---	---	---	---	---	---	---	---	----

**Largest Obstacles:**

Although there is one attached development adjacent, overall this low density residential infill site is not ideal for high density construction given lack of nearby shopping and amenities which will turn this site into a commuter development. Height restrictions, and relatively small lot size limit residential development opportunities.

**Largest Supports:**

Adjacent bus stop, adjacent to 4-lane Miraleste Dr. arterial, nearby hiking trails, other activities and 110-fwy within a 10-minute drive.

**Site Photos**



**VIEW AT PAD LEVEL WITH SLOPE\STAIRS LEADING UP TO MIRALESTE PLAZA STREET LEVEL**



**PANORAMIC VIEW FROM ALLEY BEHIND BUILDINGS ON MIRALESTE PLAZA**

# EXHIBIT E

## HOUSING SUITABILITY RANKINGS

HOUSING SUITABILITY SITE RANKINGS AND DENSITY POTENTIAL SUMMARY TABLE									KEY RESIDENTIAL ZONING REQUIREMENTS IMPACTING MIXED-USE OR RESIDENTIAL DEVELOPMENT				UNIT GENERATION BY DENSITY (DU/AC) USING LOT AREA <sup>(3)(6)</sup>					
BLOCK	No.	ADDRESS	Opportunity Ranking <sup>(1)</sup>	SUITABILITY RATINGS <sup>(5)</sup>			LOT AREA (AC)	RESIDENTIAL LOT HEIGHT ABOVE	BUILDABLE PAD (AC) (excluding rear slope)	MAX BUILDABLE AREA (50% OF LOT)	Max Density (du/ac)	MAX HEIGHT <sup>(2)</sup>	MAX. UNITS UNDER CURRENT ZONING <sup>(3)</sup>	10	25	45	55	65
				Mixed-Use Rating	Commercial Rating	Residential Rating								10	25	45	55	65
WA1	1	28619-28649 S. Western Avenue	1	9	9	8	2.35	4	2.23	1.17	22	16	51	23	58	105	129	152
	2	28717-28729 S. Western Avenue	4	5	6	5	0.42	20	0.42	0.21	22	16	9	4	10	18	22	27
	3	28733 S. Western Avenue	4	5	6	5	0.52	14	0.51	0.26	22	16	11	5	12	23	28	33
	WESTERN AVE. BLOCK 1 TOTALS:						3.28		3.16	1.64	22		72	32.00	80.00	146.00	179.00	212.00
WA2	4	28821 S. Western Avenue	1	9	9	9	11.16	30	1.12	5.58	22	25	245	111	278	502	613	725
	5	28900 S. Western Avenue	4	5	6	5	0.56	(20)	0.56	0.28	22	16	12	5	13	25	30	36
	6	28916 S. Western Avenue	4	3	6	2	0.31	(20)	0.31	0.15	22	16	6	3	7	13	16	20
	7	29000 S. Western Avenue	1	8	9	7	1.90	(15)	1.90	0.95	22	16	41	19	47	85	104	123
WESTERN AVE. BLOCK 2 TOTALS:							13.93		3.88	6.96	22		306	138	345	625	763	904
SS1	8	430 Silver Spur Road	3	6	9	7	0.95	35	0.62	0.47	22	30	20	9	23	42	52	61
	9	450 Silver Spur Road	3	6	10	7	1.80	52	0.66	0.90	22	47	39	17	44	80	98	116
	10	500 Silver Spur Road	1	8	10	8	2.37	73	1.35	1.18	22	68	52	23	59	106	130	154
	11	550 Silver Spur Road	1	8	9	8	11.74	100	0.76	5.87	22	95	258	117	293	528	645	762
SILVER SPUR BLOCK TOTALS:							16.85		3.39	8.43	22		370	166	419	756	925	1,093
MP1	12	4007 Miraleste Drive	4	1	6	1	0.26	5	0.26	0.13	22	16	5	2	N/A	N/A	N/A	N/A
	13	16 Miraleste Plaza	4	1	6	1	0.20	(13)	0.20	0.10	22	16	4	2	5	9	11	13
	14	29 Miraleste Plaza	4	1	6	1	0.11	(25)	0.09	0.05	22	16	2	1	2	4	5	6
	15	40 Miraleste Plaza	4	1	6	1	0.13	(25)	0.12	0.06	22	16	2	1	3	5	7	8
MIRALESTE PLAZA TOTALS:							0.80		0.76	0.40	22		17	7	12	22	28	33
GRAND TOTAL:							34.85		11.20	17.43	22		766	343	856	1,549	1,895	2,242

#### TABLE NOTES

1 Metrics for ranking: **1) Height of residential pads >60' above and lot >0.75 ac, OR Existing building(s) area >40,000 sq. ft. 2) Residential Pads >60' above, 3) Residential Pads >30' above and same ownership of adjacent lots to allow for lot assembly >0.75 ac 4) Likely too constrained for residential (height & area)**

**2** The basic development standards referenced per most restrictive residential municipal code since a mixed-use district is not defined. Max height of 16' per municipal code, higher with CUP. Assumed lots adjacent to residential >21' would allow for building height = Slope Height + 5'.

3. Estimated maximum units that could be developed using 22 du/ac over gross area ignoring Max buildable area of 50% & max. height of 30' (or less) which reduces density actually achievable

4. Estimated max unit generation with various densities. Development assumes underground parking to cover parking standards and/or parking requirements are reduced given proximity to public transportation

5 See individual site data sheets for Suitability Rating details

<sup>6</sup> Unit Counts shown assume 100% residential accomplishing mixed-use through horizontal mixed-use with nearby commercial buildings. If vertical mixed-use is desired, assume the loss of the first floor of residential. So unit count would drop by the first floor/total floors ratio; for example, a 4-story building with 100 units would lose  $1/4 \times 100 = 25$  units to commercial on the first floor resulting in 75 residential units.

## GENERAL NOTES

\* Priority 4 lots are highly unlikely to be converted to vertical mixed use/residential due to lack of achievable density to make development financially viable. Given height of adjacent residential pads above building height is constrained to 1-2 stories, may

\* See site rankings 1-3 detail table for more detailed information and housing generation comparisons.

\* Heights in red signify limitations to development due to height of adjacent existing residences above See site ranking 1-5 detail table for more detailed information and housing generation comparisons.

# EXHIBIT F

## TOP 3 HOUSING SITES UNIT GENERATION TABLE

TOP 3 HOUSING SUITABILITY SITES							KEY SPECIFIC PLAN REQUIREMENTS IMPACTING MIXED-USE OR RESIDENTIAL DEVELOPMENT							UNIT GENERATION BY DENSITY (DU/AC) USING LOT AREA <sup>(4)(5)</sup>												
UNIT GENERATION TABLE							MAX BUILDABLE AREA (50% OF LOT)			Max Density (du/ac)		MAX HEIGHT <sup>(2)</sup>		MAX. UNITS UNDER CURRENT ZONING <sup>(3)</sup>	10	25	45	55	65							
BLOCK	No.	ADDRESS	Opportunity Ranking <sup>(1)</sup>	LOT AREA (AC)	RESIDENTIAL LOT HEIGHT ABOVE	BUILDABLE PAD (AC) (excluding rear slope)										1-2 story apartments (HT=16'-26')	2-3 story apartments (HT=26'-45')	3-4 story apartments (HT=33'-60')	4-5 story apartments (HT=45'-75')	5-6 story apartments (HT=50'-75')						
NA	4	28821 S. Western Avenue	1	11.16	30	1.12				5.58			22			245	111	278	502	613	725					
	RANK 1 SITES TOTALS:					11.16				5.58			22			245	111	278	502	613	725					
NA	1	28619-28649 S. Western Avenue	1	2.35	4	2.23				1.17			22			51	23	58	105	129	152					
	7	29000 S. Western Avenue	1	1.90	-15	1.90				0.95			22			41	19	47	85	104	123					
	10	500 Silver Spur Road	1	2.37	73	1.35				1.18			22			52	23	59	106	130	154					
	11	550 Silver Spur Road	1	11.74	100	0.76				5.87			22			258	117	293	528	645	762					
RANK 1 SITE TOTALS:							18.35			6.24			9.18			403	183	458	825	1,009	1,192					
NA	8	430 Silver Spur Road	3	0.95	35	0.62				0.47			22			20	9	23	42	52	61					
	9	450 Silver Spur Road	3	1.80	52	0.66				0.90			22			39	17	44	80	98	116					
	RANK 3 SITE TOTALS:					2.74				1.28			1.37			60	27	68	123	150	178					
TOTAL UNIT COUNT UNDER CURRENT ZONING REQUIREMENTS:							463																			
TOTAL UNIT COUNT WITH MODIFIED ZONING REQUIREMENTS:							1,059																			

# EXHIBIT G

<b>RECOMMENDED MIXED-USE COMMERCIAL USES</b>
Street-front retail sales and services (Excluding Cannabis)
Restaurants, table service
Restaurants, outdoor seating
Restaurants, counter service
Personal services
Hotels & Motels
Health & Fitness Clubs
Art Studio
Bakery
Entertainment (Excluding Adult Entertainment)
Offices / Services (accountants, law offices, real estate services, etc.)

# EXHIBIT H

## EXAMPLE MIXED-USE DEVELOPMENTS

## SAMPLE OF MEDIUM - HIGH DENSITY PRODUCT TYPES

### 1-2 Stories



Lago Los Serranos, Chino Hills  
Townhomes with tuck-under parking  
2 stories, 12 du/ac



Kensington Park Plaza San Diego,  
11 du mixed-use loft apartments on 0.40 acres.  
2 stories, 28 du/ac Note: The upstairs loft area  
adds height/volume to the 2-story element.

### 2-3 Stories



Willow Walk, Concord  
Townhomes with tuck-under parking  
3 stories, 17 du/ac



Evanston Court, Pasadena  
Stacked condominiums with underground parking  
2-3 stories, 27 du/ac



Lusso Lofts, San Diego  
Townhomes and stacked apartments  
Tuck-under and surface parking  
2-3 stories, 67 du/ac

### 3-4 Stories



Gateway Family Apartments, San Diego  
Stacked apartments with underground parking  
3-4 stories, 48 du/ac



Monterey Station, Pomona  
Stacked apartments  
Surface parking  
4 stories, 54 du/ac



Kalos San Diego, 83 apartment homes. Sustainable North Park community with LEED Platinum Certification.  
3-stories, 83 du/ac

### 4-5 Stories



Coggins Square, Pleasant Hill  
Townhomes and stacked apartments  
Tuck-under parking  
4-5 stories, 58 du/ac



425 Broadway, Santa Monica  
Stacked apartments with ground floor retail  
Underground parking  
4-6 stories, 99 units/acre



Andalucia, Pasadena  
Stacked apartments with ground floor retail  
Underground parking  
4-6 stories, 99 du/ac

## SAMPLE OF MEDIUM - HIGH DENSITY PRODUCT TYPES

### 1-2 Stories



36 on Echo, Echo Park  
Townhomes with tuck-under parking  
3 stories, 18 du/ac



Centre Street Lofts San Diego, 55 du on 0.40 acres.  
3 stories, 55 du/ac

### 2-3 Stories



Paseo at COMM 22 San Diego, 272 du mixed use apartment development on 4.65 acres.  
4 stories, 58 du/ac



Kensington Commons San Diego, 34 du mixed use apartment development on 0.344 acres.  
3 stories, 99 du/ac

### 3-4 Stories



One Mission San Diego, 65 du mixed-use on 1.38 acres.  
5 stories, 47 du/ac



5th & Laurel San Diego, 150 du mixed-use development on 1.38 acres.  
4-5 stories, 109 du/ac



Aloft on Cortez Hill San Diego, 168 du on 0.84 acres.  
5 stories, 200 du/ac

### 4-5 Stories

# EXHIBIT I

## EXAMPLE L.A. AREA ADAPTIVE REUSE PROJECTS

## SAMPLE OF ADAPTIVE REUSE PROJECTS IN L.A.

(L.A. leads the nation with over 4,300 apartment conversions scheduled for 2022)



The 48,000 sf 4-story Hollywood & Western "Mayer" Building: Scheduled for conversion to mixed-use featuring 10,000 sf street level retail and 79 affordable apartments on upper floors.



The 8-story San Fernando Building in Downtown converted to mixed-use with commercial uses on



Eastern Columbia Building, Downtown L.A., former department store converted to condominiums



Rendering of the 13-story Foreman & Clark building, a former department store and office building in Downtown L.A. that will be converted to 125 apartments and



Farmers and Merchants Bank Building, Downtown L.A., a historic bank and office complex converted to housing.