

CITY OF RANCHO PALOS VERDES 2021–2029 HOUSING ELEMENT

Final Negative Declaration

Prepared for
City of Rancho Palos Verdes
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275

August 2022



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30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275

August 2022

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Suite 1100
Los Angeles, CA 90017
213.599.4300
esassoc.com



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INTRODUCTION

The Draft Initial Study/Negative Declaration (IS/ND) for the 2021–2029 Housing Element (Project) was available for public review for 30 days beginning on January 13, 2022, and ending on February 14, 2022. The City of Rancho Palos Verdes (City) posted an electronic version of the Draft IS/ND on the City's website, <https://www.rpvca.gov/1402/2021-2029-Housing-Element-Update>. Hard copies were also available for review at the City of Rancho Palos Verdes, Community Development Department, 30940 Hawthorne Boulevard, Rancho Palos Verdes, CA 90275 and upon request. A Notice of Intent to Adopt a Negative Declaration was posted on the City's website on January 13, 2022, published in the Daily Breeze newspaper, and mailed to various agencies, organizations, individuals, and known interested parties. In addition, all requisite documents, including the Notice of Completion form, were uploaded to the State Clearinghouse on January 13, 2022.

UPDATES TO THE 2021–2029 HOUSING ELEMENT SINCE PUBLIC REVIEW OF THE DRAFT INITIAL STUDY/NEGATIVE DECLARATION

The Statewide Housing Plan outlines the need for adequate and affordable housing stock within the state to accommodate the existing and future population of California. As part of achieving the State’s goal to increase the affordable housing stock, local governments are tasked with creating new housing options within their jurisdictions based on their calculated Regional Housing Needs Assessment (RHNA) to ensure that adequate housing will be provided for each jurisdiction’s existing and projected populations. The California Department of Housing and Community Development (HCD) is responsible for overseeing implementation of the Statewide Housing Plan as well as approving each jurisdictions’ Housing Elements to reach their RHNA numbers in accordance with California Government Code Section 65302(c). In the case of the City of Rancho Palos Verdes, HCD is the State Department that must approve the City’s 2021–2029 Housing Element to ensure the City is meeting its RHNA goals as part of the overall Statewide Housing Plan.

The draft 2021–2029 Housing Element was submitted to HCD for review and comment in November 2021. The City received comments on the draft 2021–2029 Housing Element from HCD on January 18, 2022, which was during the public review period of the Draft IS/ND. The City updated the Housing Element based on HCD’s comments, which most notably included changes to the housing sites inventory. Generally, HCD’s comments touched on, but were not limited to, establishing specific commitments and definitive timelines for the various programs and policies within the plan; including new policies and programs to address increasing the housing stock for moderate- to lower-income residents along with preserving the existing housing stock; readjusting the distribution and proposed zoning amendments to aid in the development of new housing opportunities within the city; and establishing and/or enforcing land use controls to guide desired residential development. The revisions retain the essential characteristics of the 2021–2029 Housing Element evaluated in the Draft IS/ND as no significant policy changes are proposed. The clarifications requested by HCD will provide additional detail and substantiation for the factors that contribute to fair housing, likelihood of completing projects to meet the RHNA, and suitability of targeted sites.

With regard to the revisions to the Housing Sites Inventory, the potential rezoning opportunities would accommodate 1,033 new housing units in various income categories throughout the City. The increase would provide a greater buffer of potential sites that could accommodate new residential units to ensure that the City will be able to fully accommodate its RHNA allocation during the 6th Cycle planning period. In addition, the revisions result in a more broad distribution of future housing with the intention of relieving the proposed greater densities along Western Avenue.

In accordance with Section 15073.5 of the CEQA Guidelines, a lead agency is required to recirculate a ND when the document must be substantially revised after public notice of its availability, where a “substantial revision” consists of either (1) when a new, avoidable significant effect has been identified and mitigation measures or project revisions must be added in order to reduce the effect to insignificance; or (2) the lead

agency determines that the proposed mitigation measures or project revisions will not reduce potential effects to less than significance and new measures or revisions will be required. Section 15073.5(c) of the CEQA Guidelines further states that recirculation of the Draft IS/ND is not required under the following circumstances:

- i. Mitigation measures are replaced with equal or more effective measures pursuant to Section 15074.1.
- ii. New project revisions are added in response to written or verbal comments on the project's effects identified in the proposed negative declaration which are not new avoidable significant effects.
- iii. Measures or conditions of project approval are added after circulation of the negative declaration which are not required by CEQA, which do not create new significant environmental effects and are not necessary to mitigate an avoidable significant effect.
- iv. New information is added to the negative declaration which merely clarifies, amplifies, or makes insignificant modifications to the negative declaration.

While revisions to the 2021–2029 Housing Element have been made since the public comment period for the Draft IS/ND, these changes do not trigger recirculation of the environmental document because these changes would not result in any new significant environmental effects. Even with incorporation of the revisions requested by HCD and the public, the 2021–2029 Housing Element remains a policy document that will guide the process of developing residential units within the City into the foreseeable future and does not include any physical changes to the environment at this time. The environmental impacts associated with future residential housing projects developed in alignment of the goals, policies, and programs contained within the 2021–2029 Housing Element will be analyzed accordingly during the project entitlement process on a project-by-project basis. By evaluating the environmental impacts on a project-by-project basis, the City will be able to better identify project and cumulative impacts and ensure appropriate mitigation measures are applied, as necessary, to reduce all environmental impacts, as feasible. Due to the nature of the 2021–2029 Housing Element being a planning document with no definitive development proposed at this time, all revisions to the plan do not require any further environmental analysis and the conclusions of the Draft IS/ND remain accurate for the Project. For these reasons, the Draft IS/ND is not required to be recirculated to the public in accordance with Section 15073.5 of the CEQA Guidelines.

COMMENTS RECEIVED ON THE DRAFT INITIAL STUDY/NEGATIVE DECLARATION

The City received 45 comment letters during the public review comment period for the Draft IS/ND. Of the 45 comment letters, one was from the Los Angeles County Sanitation Districts, one was from the Rolling Hills Riviera Homeowners Association, and the remaining 43 comment letters were from residents.

CEQA does not require formal responses to comments on an IS/ND, only that the lead agency consider the comments received [CEQA Guidelines §15074(b)]. However, while responses to individual comment letters have not been provided, responses to comments related to potential environmental impacts as well as general topics contained within the comment letters are provided below to ensure a complete environmental record. All of the comment letters received during the public comment period are provided after the responses to the Final IS/ND and have been provided to the Planning Commission and City Council for their consideration during the approval process. In addition, the Draft IS/ND is included after the comment letters for reference.

The following is an overview of the agency comments and key environmental issues raised by the public within the comment letters. Each of the letters are provided as an attachment to this Final Negative Declaration.

Agency Comment Letter

Los Angeles County Sanitation Districts (February 7, 2022). The Los Angeles County Sanitation Districts indicated that presently no deficiencies exist in District's facilities that serve the City. The letter identifies that wastewater generated by the project will be treated at the Joint Water Pollution Control Plant located in the City of Carson, which has a capacity of 400 million gallons per day (mgd) and currently processes an average flow of 249.8 mgd. The letter also indicates that the Districts should review individual developments within the City to determine whether sufficient trunk sewer capacity exists to serve each project and if District's facilities will be affected by the project, which is consistent with City process. Lastly, the comment letter states that to conform to the requirements of the Federal Clean Air Act (CAA), the capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this comment letter does not constitute a guarantee of wastewater service, but is to advise the developer that the Districts intend to provide this service up to the levels that are legally permitted and to inform the developer of the currently existing capacity and any proposed expansion of the Districts' facilities.

Community Organization Letter

Rolling Hills Riviera Homeowners Association (February 7, 2022). The Rolling Hills Riviera Homeowners Association provided community members with an informational email providing background information on the Regional Housing Needs Allocation (RHNA) housing allocation, a link to the Draft Housing Element and the City's housing sites inventory list. The email also suggested concerns that could be shared with the City in relation to the Draft Housing Element and the Initial Study/Negative Declaration.

Individual Comment Letters

As indicated above, the City received 43 comment letters from members of the public. Below is a summary of the environmental concerns raised in the comment letters.

General

The use of a ND as the CEQA clearance document for the 2021–2029 Housing Element was the issue most frequently raised in the comment letters. Below is a list of primary community concerns regarding the ND CEQA document:

- Concern with the use of a Negative Declaration to evaluate the environmental impacts of adopting the 2021–2029 Housing Element
- Lack of analysis of environmental impacts, including cumulative impacts, associated with development allowed under the 2021–2029 Housing Element
- Concern regarding “piecemealing” under CEQA

Response:

As indicated in the ND, the 2021–2029 Housing Element is a policy document that provides the framework for the City to meet its RHNA allocation. Los Angeles County has been assigned a RHNA of 812,060 housing units, with the City receiving an allocation of 639 units. In addition, the 2021–2029 Housing Element must accommodate eight additional lower-income units that are carried over from the 2013-2021 Housing Element, for a total of 647 new housing units. In order to achieve this goal, the 2021–2029 Housing Element identifies strategies and programs to conserve existing housing; provide adequate housing sites; assist in the development of affordable housing; remove governmental and other constraints to housing development; and promote equal housing opportunities in a strategic manner.

Due to the built-out nature of the City, the City will need to amend the land use and zoning designations of numerous parcels to allow for new residential uses, higher residential densities in existing residential areas, and new mixed-use zones in order to meet its RHNA allocation. The housing sites inventory within the 2021–2029 Housing Element identifies parcels that would be candidates for such land use and zoning amendments. In addition, the 2021–2029 Housing Element also includes changes and/or updates to the City's housing policies and programs to streamline the project entitlement process. However, while implementing the plan would ultimately require amendments to the City's General Plan and Municipal Code to accommodate residential units, through

amendments to land use designations, the likely development of a mixed-use overlay zoning district, and increases in residential densities, such amendments are not being considered at this time. The City will evaluate and process necessary land use and zoning amendments in the future as projects implementing the 2021–2029 Housing Element are proposed driven by market conditions and demands. For this reason, the ND evaluated the plan as a planning document with no physical development as it would be speculative at this time to determine which projects would be implemented in the future.

Furthermore, this approach of processing amendments to the City's General Plan and Municipal Code as future projects are proposed through the project entitlement process would not constitute "piecemealing" under CEQA. As defined by CEQA, "piecemealing" is when a jurisdiction breaks a large project into smaller projects with the aim of reducing environmental impacts to a minimal level and/or to avoid mitigation measures. Since the City cannot guarantee the timing or amount of future residential development that would occur, the approach of preparing the environmental review at the project level would allow for a more detailed analysis of potential environmental impacts, including cumulative impacts, and the provision of specific mitigation measures, as necessary. The 2021–2029 Housing Element would serve as the blueprint for the City to guide the desired residential growth within the City, where the City would be able to review specific projects as they are submitted to the Planning Department, taking into account the environmental review process for each project.

While revisions to the 2021–2029 Housing Element have been made since the public comment period for the Draft IS/ND, these changes do not trigger recirculation of the environmental document or additional environmental analysis because these changes would not result in any new significant environmental effects.

Air Quality / Greenhouse Gas (GHG) Emissions

The following concerns regarding Air Quality and GHG were provided:

- Impacts as a result of increased density that would occur from implementing the 2021–2029 Housing Element, especially along Western Avenue.
- Impacts to air quality/GHG emissions as a result of increased traffic.

Response:

As indicated in the ND, the 2021–2029 Housing Element is evaluated as a policy document that provides the framework for the City to meet its RHNA allocation and proposes no physical development. While amendments to the City's General Plan Land Use and Municipal Code will be necessary to accommodate the residential units, such amendments are not being considered at this time. As future projects are proposed that implement the 2021–2029 Housing Element, the City would evaluate the potential for environmental impacts, including air quality and GHG emission, through separate environmental reviews in accordance with CEQA to ensure all impacts are identified and mitigated, as feasible, on a project-by-project basis during the project entitlement process. Even with the revisions to the 2021–2029 Housing Element based on HCD and public

comments, the updates would not change the need for environmental review required for future projects during the project entitlement process.

In addition, future development would be required to meet relevant development standards and objective design guidelines in the City's General Plan and Municipal Code as well as all other applicable air quality plans, policies, and regulations. For example, relevant South Coast Air Quality Management District (SCAQMD) goals and policies would apply. Furthermore, the City's RHNA allocation has also been included in SCAG's Connect SoCal growth forecast for the years 2020-2030, which ensures that future population growth within the City is consistent with population growth projections used for the region and its air quality plans. Therefore, because no physical development would occur with adoption of the plan, no air quality or GHG emission impacts would occur, as stated in the ND.

Land Use / Zoning

The following concern regarding Land Use and Zoning was provided:

- Disproportionately locating the majority of new housing units along Western Avenue

Response:

In response to comments, the City revised the housing site inventory map to identify additional opportunities for distribution of future residential development more evenly throughout the City. As indicated in the ND, the 2021–2029 Housing Element is evaluated as a policy document that provides the framework for the City to meet its RHNA allocation and proposes no physical development. While amendments to the City's General Plan and Municipal Code will be necessary to accommodate the residential units, such amendments are not being considered at this time. As future projects are proposed that implement the 2021–2029 Housing Element, the City would evaluate the potential for environmental impacts associated with necessary land use and/or zoning amendments through separate environmental reviews in accordance with CEQA to ensure all impacts are identified and mitigated, as feasible, on a project-by-project basis during the project entitlement process. Therefore, no environmental impacts would occur as a result of the adoption of the 2021–2029 Housing Element.

Noise

The following concern regarding Noise was provided:

- Development of the new residential units would create an increase in construction noise for many years to come.

Response:

As indicated in the ND, the plan is a policy document and does not propose any physical development nor includes any land use or zoning amendments at this time. As such, no noise, groundborne vibration, or groundborne noise would be generated. However, as future projects are proposed that implement the plan, potential environmental impacts

related to noise and vibration associated with future development would be assessed on a site-by-site basis, as needed. Mitigation measures, if necessary, would be implemented to reduce significant noise and vibration impacts. Future development would also be required to comply with all applicable Federal, State, and local policies, plans, and regulations related to noise levels as well as any applicable conditions of approval.

Population and Housing

The following concerns with regards to Population and Housing were provided:

- Disagrees with conclusion that the 2021–2029 Housing Element would not induce population growth.
- Lack adequate analysis to sufficiently evaluate the potential population growth caused by the plan.

Response:

As indicated in the ND, the 2021–2029 Housing Element provides a framework to meet the City's RHNA allocation. The plan is evaluated as a policy document in the ND and no physical development is proposed at this time. Los Angeles County has been assigned a RHNA of 812,060 housing units, with the City receiving an allocation of 639 units. In addition, the 2021–2029 Housing Element must accommodate eight additional lower-income units that are carried over from the 2013-2021 Housing Element, for a total of 647 new housing units. In order to achieve this goal, the 2021–2029 Housing Element identifies strategies and programs to conserve existing housing; provide adequate housing sites; assist in the development of affordable housing; remove governmental and other constraints to housing development; and promote equal housing opportunities in a strategic manner. The additional housing necessary to meet the City's RHNA allocation would be achieved through these different strategies and would be dispersed throughout the City as detailed in the updates to the housing site inventory map.

Since no physical development would occur as a result of the adoption of the 2021–2029 Housing Element, no environmental impacts would occur, including population growth within the City or region. As future projects are proposed, the City would evaluate the potential for environmental impacts, including population growth, through separate environmental reviews in accordance with CEQA to ensure all impacts are identified and mitigated, as feasible, on a project-by-project basis.

Public Services/Recreation

The following concerns regarding Public Services and Recreation were provided:

- General concern for impacts to existing public services due to increase in density and population from implementing the 2021–2029 Housing Element, especially along Western Avenue.
- Provision of adequate greenspace within the City with the potential increase in residential density accommodated under the 2021–2029 Housing Element.

Response:

As indicated in the ND, the 2021–2029 Housing Element provides a framework for the City to meet its RHNA allocation and is evaluated as a policy document with no physical development proposed at this time. However, as future projects are proposed that implement the plan, the City would evaluate the potential for environmental impacts, including police services and provision of recreational resources, through separate environmental reviews in accordance with CEQA to ensure all impacts are identified and mitigated, as feasible, on a project-by-project basis during the project entitlement process. All required development fees would be paid on a project-by-project basis to ensure that public services and recreational resources would increase at the same rate as development. In addition, future residential development that implements the 2021–2029 Housing Element goals would be required to meet applicable Federal, State, and local goals, policies, and regulations in place at the time of development relating to public services and recreational resources.

Transportation

The following concerns with regards to Transportation were provided:

- Traffic and congestion impacts as a result of increased density that would occur, especially along Western Avenue.
- Concerns regarding dangerous roadway conditions as a result of increased traffic volumes caused by increased residential density along Western Avenue.
- Impacts to evacuation routes and emergency access caused by increased traffic volumes as a result of increase in population.
- General concerns regarding cumulative traffic impacts associated with increased housing developments within the City, especially along Western Avenue and in conjunction with the City of Los Angeles.

Response:

As indicated in the ND, the 2021–2029 Housing Element is a policy document and does not propose any physical development nor includes any land use or zoning amendments at this time. In response to HCD's comments, the City revised the housing site inventory map to identify additional opportunities throughout the City. These changes would not alter the need for environmental review during the project entitlement process. As a policy document, the adoption of the 2021–2029 Housing Element would not generate new traffic. As projects are proposed that implement the 2021–2029 Housing Element, the City would evaluate the potential for transportation impacts to occur, including roadway conditions and operations, eliminating or reducing roadway hazards, maintaining adequate evacuation routes and emergency access, and cumulative traffic conditions in conjunction with the City of Los Angeles, through separate environmental reviews in accordance with CEQA. If necessary, the City would require the preparation of a Transportation Impact Report, which would analyze the VMT and evacuation routes, and would recommend mitigation measures, as necessary. In addition, as required by the

City, development fees would be paid on a project-by-project basis to ensure that each project is paying its fair-share contribution to implement necessary traffic improvements.

Wildfire

The following concerns regarding Wildfire were provided:

- Impacts related to increased wildfire risk by building more residential units in a Very High Fire Hazard Severity Zone.
- General concern that threat of wildfire could become more dangerous with more residents if an evacuation is necessary.

Response:

As indicated in the ND, the 2021–2029 Housing Element is a policy document and does not propose any physical development nor includes any land use or zoning amendments at this time. Since no physical development would be permitted by the adoption of the plan, no wildfire impacts would occur at this time. However, as future projects are proposed that implement the plan, the City would evaluate the potential for environmental impacts, including risk of wildfires, through separate environmental reviews in accordance with CEQA to ensure all impacts are identified and mitigated, as feasible, during the project entitlement process. In addition, adherence to the State and City's Fire regulations would ensure that the risk of wildfire would be reduced to the greatest extent possible.



**LOS ANGELES COUNTY
SANITATION DISTRICTS**
Converting Waste Into Resources

Robert C. Ferrante

Chief Engineer and General Manager

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
(562) 699-7411 • www.lacsd.org

February 7, 2022

Ref. DOC 6433697

Mr. Octavio Silva
Deputy Director of Community Development/Planning Manager
Community Development Department
City of Rancho Palos Verdes
30940 Hawthorne Boulevard
Rancho Palos Verdes, CA 90275

Dear Mr. Silva:

NOI Response to Rancho Palos Verdes 2021-2029 Housing Element Update

The Los Angeles County Sanitation Districts (Districts) received a Notice of Intent (NOI) to Adopt a Negative Declaration (ND) for the subject project on January 18, 2022. The City of Rancho Palos Verdes (City) is located within the jurisdictional boundaries of District No. 5 and the South Bay Cities Sanitation District. We offer the following comments regarding sewerage service:

1. The Districts own, operate, and maintain the large trunk sewers that form the backbone of the regional wastewater conveyance system. Local collector and/or lateral sewer lines are the responsibility of the jurisdiction in which they are located. As such, the Districts cannot comment on any deficiencies in the sewerage system in the City except to state that presently no deficiencies exist in Districts' facilities that serve the City. For information on deficiencies in the City sewerage system, please contact the City Department of Public Works and/or the Los Angeles County Department of Public Works.
2. The Districts should review individual developments within the City to determine whether sufficient trunk sewer capacity exists to serve each project and if Districts' facilities will be affected by the project.
3. The wastewater generated by the proposed project will be treated at the Joint Water Pollution Control Plant located in the City of Carson, which has a capacity of 400 million gallons per day (mgd) and currently processes an average flow of 249.8 mgd.
4. In order to estimate the volume of wastewater the project will generate, go to www.lacsd.org, under Services, then Wastewater Program and Permits, select Will Serve Program, and scroll down to click on the [Table 1, Loadings for Each Class of Land Use](#) link for a copy of the Districts' average wastewater generation factors.
5. The Districts are empowered by the California Health and Safety Code to charge a fee to connect facilities (directly or indirectly) to the Districts' Sewerage System or to increase the strength or quantity of wastewater discharged from connected facilities. This connection fee is used by the Districts for its capital facilities. Payment of a connection fee may be required before this project is permitted to discharge to the Districts' Sewerage System. For more information and a copy of the Connection Fee Information Sheet, go to www.lacsd.org, under Services, then Wastewater (Sewage) and select Rates & Fees. In determining the impact to the Sewerage System and applicable connection fees, the Districts will determine the user category (e.g. Condominium, Single Family home, etc.) that best represents the actual or anticipated use of the parcel(s) or facilities on the parcel(s) in the development. For more specific information regarding the

connection fee application procedure and fees, the developer should contact the Districts' Wastewater Fee Public Counter at (562) 908-4288, extension 2727.

6. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CAA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise the developer that the Districts intend to provide this service up to the levels that are legally permitted and to inform the developer of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2743, or mandyhuffman@lacs.org.

Very truly yours,

Mandy Huffman

Mandy Huffman
Environmental Planner
Facilities Planning Department

MNH:mnh

From: Octavio Silva
To: Luc Hise-Fisher
Subject: FW: HOUSING ELEMENT TALKING POINTS FOR YOUR COMMENTS
Date: Monday, February 14, 2022 8:22:40 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)

Public Comment

Octavio Silva
Deputy Director/Planning
Manager
octavios@rpvca.gov
Phone - (310) 544-5234

City of Rancho Palos Verdes
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
Website: www.rpvca.gov

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Due to the current surge of the COVID-19 Omicron Variant, Rancho Palos Verdes City Hall will be closed to walk-in visitors through February 28, 2022, unless further notification is provided. Several members of the City's workforce are being asked to work remotely during this time. Inquiries will continue to be reviewed on a daily basis. Please be patient with us as there may be delays or minor inconveniences in responding to your inquiry.

From: Ken Rukavina <krukavina@rpvca.gov>
Sent: Monday, February 7, 2022 11:19 AM
To: Octavio Silva <OctavioS@rpvca.gov>; Jaehee Yoon <jyoon@rpvca.gov>
Subject: FW: HOUSING ELEMENT TALKING POINTS FOR YOUR COMMENTS

Hi,

The email below was distributed from the Rolling Hills Rivera HOA to its members.

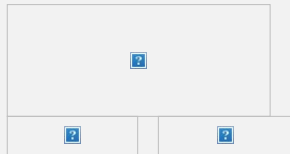
Ken

Ken Rukavina, PE
Director of Community Development



City of Rancho Palos Verdes

City Hall is open to the public during regular business hours. To help prevent the spread of COVID-19, visitors are required to wear face coverings and adhere to physical distancing guidelines. Some employees are working on rotation and may be working remotely. If you need to visit City Hall, please schedule an appointment in advance by calling the appropriate department and follow all posted directions during your visit. Walk-ups are limited to one person at a time. Please note that our response to your inquiry could be delayed. For a list of department phone numbers, visit the [Staff Directory](#) on the City website.



From: Megan Barnes <mbarnes@rpvca.gov>
Sent: Monday, February 7, 2022 11:01 AM
To: Ken Rukavina <krukavina@rpvca.gov>
Subject: FW: HOUSING ELEMENT TALKING POINTS FOR YOUR COMMENTS

From: Rolling Hills Riviera Homeowners Association <rrhrarpy@gmail.com>
Sent: Monday, February 7, 2022 9:14 AM
To: CC <CC@rpvca.gov>
Subject: HOUSING ELEMENT TALKING POINTS FOR YOUR COMMENTS

CAUTION: This email originated from outside of the City of Rancho Palos Verdes.

IMPORTANT INFORMATION FROM THE HOA BOARD OF
DIRECTORS

[View this email in your browser](#)

HOUSING ELEMENT TALKING POINTS!!!!

Dear Neighbors,

The city of RPV needs to comply with a Regional Housing Needs Allocation (RHNA) by designating potential sites to allow 647 new housing units to be added to the city by 2029. As part of this process, RPV recently released an "Initial Study/Negative Declaration" (IS/ND) that basically states that there would be no "significant impacts" from the proposed revision to the Housing Element (Draft 2) of the RPV General Plan. For more information, please see:

<https://www.rpvca.gov/1402/2021-2029-Housing-Element-Update> and

https://www.rpvca.gov/DocumentCenter/View/17882/HCD-Review-Draft-Draft-HF-RPV-11-19-21_opt

The public is invited to submit comments regarding these plans. Comments should be sent to Octavio Silva, Deputy Director of Community Development/Planning Manager at

housingelements@rpvca.gov by February 14, 2022 at 5:30 pm

I have attached the Housing Sites Inventory List (Table 33 from the HCD Review Draft 2021-2029 Rancho Palos Verdes Housing Element Update) and I am also providing a table summarizing how the Housing Sites Inventory distributes new housing throughout the city.

Here are some concerns THAT CAN BE USED :

- new housing would not be distributed evenly throughout the city.
- the vast majority of new housing for the entire city is targeted to Western Ave.
- the amount of new housing listed for Western Ave (768 units) is more than is required for the whole city.
- adding 768 new housing units to Western Avenue would increase traffic congestion on Western.
- targeting 334 new housing units to the Terraces Shopping Center (Trader Joe's, the theater, the gym, etc.) would overwhelm those existing uses and impact neighborhood traffic.

It is important to let the city know if you have any concerns about these plans. Please send your comments to housingelements@rpvca.gov by February 14, 2022 at 5:30 pm

Housing Sites Inventory List
Summary of "Potential RHNA Suitability" as shown in Table 33
Location

	total units	low income units	high
income units			
Western Avenue	768 (59%)	514 (73%)	254
(42%)			
Hawthorne Blvd.	341 (26%)	46 (7%)	295
(49%)			
Silver Spur Rd. 85 (6%)	85 (12%)	0	
No Assigned Address	116 (9%)	57 (8%)	59
(10%)			
	1310	702	608

This email was sent to cc@rpvca.gov
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ROLLING HILLS RIVIERA HOMEOWNERS ASSOCIATION · PO BOX 6164 · SAN PEDRO, CA 90734 · USA



I would like to voice my deep concerns about this Housing Element update process.

Almost the entire PV peninsula is in Cal Fire's designation for places highly vulnerable to devastating wildfires. RPV is the most populated city in California that is within this "very high FHSZ"; and what's worse, RPV has only very limited evacuation routes for its mass population, particularly on the west side. Other than Western Ave, all the other evacuation routes are bottle-necks and outside of our jurisdiction. This unique condition, plus the climate change and our aging population, poses severe threats to human lives during a wildfire or any emergency evacuation. We don't want to be the next Paradise. We must work with neighboring cities to study the severity of this issue and come up with a solution before we continue to allow the State dictating our general plan and forcing RHNP into our community.

This Negative Declaration is a joke! It claims NO potential environment impacts on all environmental factors including Wildfire, Land Use/Planning, Transportation, and Utilities/Services Systems. The logic behind it is **"Housing Element, as a policy document, identifies strategies and programs to preserve and increase housing within the City to meet the housing needs of existing and future resident populations and does not propose any development."** And, **"potential environmental impacts related to *any Environmental Factors*" associated with future development would be assessed on a site-by-site basis at the time when development is proposed and mitigation measures, if necessary, would be implemented during the application and environmental review process.** So, what is the purpose of doing this environmental review document? Is this Environmental Review supposed to clear the way for the City to update other affected Elements and to adopt the updated General Plan? With the Potential Housing Sites clearly identified on map; and potential Rezone, Maximum Residential Density (du/ac), Max. Units and Potential RHNA Suitability inventoried, what prevents the City from doing the necessary environment impact analysis at this point?

Also, according to State's General Plan Guidelines, the housing element must be reviewed in the context of the rest of the elements of the general plan such the land use, circulation, safety and open space elements. Other elements may need to be updated concurrently with the housing element in order to form an integrated, internally consistent general plan. No element should take precedence over the others. In addition, Government Code Section 65302 requires the safety element be updated to analyze risk and include policies for the protection of the community from any unreasonable risks associated with the effects of wildland and urban fires. If we look hard into this issue, we will have good argument here.

According to HCD's Building Blocks, "As local governments begin to update their housing elements, they should keep the following in mind: **While the housing element must address specific state statutory requirements, it is ultimately a local plan and should reflect the vision and priorities of the community.**"

Housing issues affect the entire community. The State's General Plan Guidelines require the housing element to document how outreach and public engagement is carried out, from planning through implementation. But this Housing Element update process is deeply flawed. On one hand, it requires the cities to do an assessment of our community's existing Housing needs, in order to formulate appropriate policies and programs. On the other hand, the Projected Housing Needs are solely based on COG's allocation of RHNP and are forced onto our City. All the City's efforts on engaging and analysis of community's needs are simply irrelevant!

Our city has nearly built-out as a bedroom community since the early years; the remaining development capacity is mostly limited by environmental constraints. The wildfire and evacuation routes constraints are our city's unique but critical safety issues. The state and county won't know and don't care. It is up to us, RPV City and its residents to protect our own lives and properties. General Plan is a city's police power. If we do not fight for our local control rights of land use now, please think about how many more available sites and more dwelling units we can continue to generate in next Housing Element cycle, and the following cycles? Until we finally become next Paradise? Who will be responsible and who should be sued? The State? The County? The City? Or we only have ourselves to blame?

Anna, a 33 year resident in RPV

From: Octavio Silva
To: Luc Hise-Fisher
Subject: FW: Low income housing in RPV
Date: Monday, February 14, 2022 3:44:56 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Public Comment

Octavio Silva
Deputy Director/Planning
Manager
octavios@rpvca.gov
Phone - (310) 544-5234



City of Rancho Palos Verdes
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
Website: www.rpvca.gov



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From: Laura Baer <libaer@yahoo.com>
Sent: Wednesday, February 9, 2022 6:29 PM
To: Housing Element <HousingElement@rpvca.gov>
Subject: Fw: Low income housing in RPV

CAUTION: This email originated from outside of the City of Rancho Palos Verdes.

----- Forwarded Message -----

From: Laura Baer <libaer@yahoo.com>
To: housingelements@rpvca.gov <housingelements@rpvca.gov>
Sent: Wednesday, February 9, 2022, 06:21:54 PM PST
Subject: Low income housing in RPV

My name is Laura Baer and I grew up on PV Drive East. As an adult, I lived in Rancho Palos Verdes for 14 years and raised three children here before moving to Northern California from 2005 to 2020. When my husband passed, I returned to RPV and purchased a home above Western Avenue. Now I have been informed that the city is required to provide low income housing, nearly 700 units, and the plan is to place it all along the Western Avenue corridor. This is intolerable. The traffic on Western Avenue is already horrendous and is getting worse as Ponte Vedra houses are sold.

The city needs to look at other areas in RPV that are less crowded than the Western Avenue area. Our traffic patterns will be adversely affected when it already runs at a snail's pace. Our property values will be adversely affected if all the low income housing is relegated to Western Avenue. RPV needs to locate low income housing judiciously throughout the city. The units should be divided into areas throughout the city. That is the only fair way to accomplish this. I strongly object, as do all my neighbors, to the idea of saddling our area above Western with hundreds of units of low income housing. The city must consider other areas of RPV that are more appropriate and less burdened by increasingly poor traffic conditions.

Thank you,
Laura Baer

From: Octavio Silva
To: Luc Hise-Fisher
Subject: FW: Concerns
Date: Monday, February 14, 2022 8:27:25 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Public Comment

Octavio Silva
Deputy Director/Planning
Manager
octavios@rpvca.gov
Phone - (310) 544-5234

City of Rancho Palos Verdes
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
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From: gretchen bozanic <gbozanic@hotmail.com>
Sent: Saturday, February 12, 2022 7:48 AM
To: Housing Element <HousingElement@rpvca.gov>
Subject: Concerns

CAUTION: This email originated from outside of the City of Rancho Palos Verdes.

Mr. Silva:

As a resident of Rolling Hills Riviera in our city's Eastview area, I want to express my concerns about the current proposal for satisfying Rancho Palos Verdes' 2021-2029 Housing Element. Information provided by the city indicates that a disproportionate share of the proposed housing will be sited along Western Avenue. To be more precise, of the 1285 sites which the city has surveyed for possible construction, 743 lie along Western. That is 58 percent.

If the city moves ahead with such plans, my neighbors and I will find ourselves bearing the brunt of years of noise, dirt and congestion associated with construction of so many new units. What is more, we will also end up bearing the long-term effects of having so many more new residents living along and using this already congested thoroughfare. And that will be on top of the noise, dirt and congestion we can expect as the nearly 700 new homes being built at Ponte Vista are occupied.

In reviewing "Table 33: Housing Sites Inventory," I cannot help but notice that the city reports finding no sites whatsoever along other major roadways in our city, such as PV Drive North, PV Drive South and West, or Crenshaw Boulevard. Those streets appear to have a number of small commercial buildings which might be candidates for further development and as much, if not more, open space than Western. Yet Table 33 lists not one potential site on any of them. Something is amiss.

I recognize that the latest Housing Element poses significant challenges and that city officials would probably prefer not to have to find sites for so many more homes. However, that is no reason to build almost 60 percent of them along one street. If we're all in this together -- and we are -- I ask that the city focus on finding ways to spread these new homes more evenly across our community.

Please do not hesitate to contact me at xxx-xxx-xxxx if you have any questions about these comments or would like to discuss them further.

Thank you,
Gretchen Bozanic
1806 Santa Rena drive
Rancho Palos Verdes, Ca 90275

Sent from my iPhone

From: Octavio Silva
To: Luc Hise-Fisher
Subject: FW: Housing Element TRAVESTY
Date: Monday, February 14, 2022 3:44:44 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Public Comment

Octavio Silva
Deputy Director/Planning
Manager
octavios@rpvca.gov
Phone - (310) 544-5234

City of Rancho Palos Verdes
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
Website: www.rpvca.gov

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From: Ines <ines22@sbglobal.net>
Sent: Saturday, February 12, 2022 9:49 AM
To: Housing Element <HousingElement@rpvca.gov>
Subject: Housing Element TRAVESTY

CAUTION: This email originated from outside of the City of Rancho Palos Verdes.

Octavio Silva

Deputy Director of Community Development
City of Rancho Palos Verdes
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275

Mr. Silva:

As a resident of Rolling Hills Riviera in our city's Eastview area, I want to express my concerns about the current proposal for satisfying Rancho Palos Verdes' 2021-2029 Housing Element. Information provided by the city indicates that a disproportionate share of the proposed housing will be sited along Western Avenue. To be more precise, of the 1285 sites which the city has surveyed for possible construction, 743 lie along Western. That is 58 percent.

If the city moves ahead with such plans, my neighbors and I will find ourselves bearing the brunt of years of noise, dirt and congestion associated with construction of so many new units. What is more, we will also end up bearing the long-term effects of having so many more new residents living along and using this already congested thoroughfare. And that will be on top of the noise, dirt and congestion we can expect as the nearly 700 new homes being built at Ponte Vista are occupied.

THIS IS ALREADY A TRAVESTY THAT WILL BE HORRIBLE FOR OUR NEIGHBORHOOD!!! LET ALONE MORE BUILDING!

LET ALONE TURNING WESTERN AVE PORTIONS INTO BIKE LANES COMING UP!!!!

THIS IS ALREADY INCOMPREHENSIBLE!!!

In reviewing "Table 33: Housing Sites Inventory," I cannot help but notice that the city reports finding no sites whatsoever along other major roadways in our city, such as PV Drive North, PV Drive South and West, or Crenshaw Boulevard. Those streets appear to have a number of small commercial buildings which might be candidates for further development and as much, if not more, open space than Western. Yet Table 33 lists not one potential site on any of them. Something is amiss.

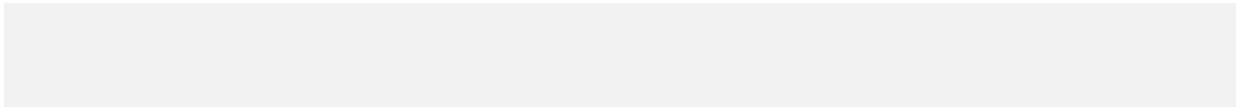
I recognize that the latest Housing Element poses significant challenges and that city officials would probably prefer not to have to find sites for so many more homes. However, that is no reason to build almost 60 percent of them along one street. If we're all in this together -- and we are -- I ask that the city focus on finding ways to spread these new homes more evenly across our community.

Please do not hesitate to contact me at my address below if you have any questions about these comments.

Thank you,

Pasko and Ines Bozulich
2009 Van Karajan Dr

Rancho Palos Verdes
90275



Sent from my iPhone

Robert Cullinan
Birte Pflieger-Cullinan, PhD
3073 Crest Road
RPV 90275

February 11, 2022

To the RPV City Council and Planning Commission

RE: Negative Declaration for APN 7564-024-001 Vacant Institutional Zoned Lot Adjacent to Marymount University

We are writing to **strongly oppose** the proposed rezoning of APN 7564-024-001, the area next to Marymount University. We also object to the city adopting a Negative Declaration for the proposed rezoning. We argue that the environmental impact of ANY residential development of the area would result in irreparable harm to the environment.

Our strong opposition to rezoning is based on the following reasons:

1. Increasing congestion of the area
2. Building more homes in locations designated as severe fire hazard areas
3. Lack of infrastructure

We urge city leaders to look for increasing density requirements in areas closer to public transportation and other resources, instead of spreading out and adding housing in areas ill equipped to handle more units.

We understand that the city has no choice in complying with the state's RHNA requirement. However, Rancho Palos Verdes can be an innovative and creative leader and make visionary decisions in lieu of short-sighted knee-jerk reactions such as rezoning every vacant patch of land. The city and we as a community have a choice in HOW we tackle the state requirement.

Our family moved to our home on Crest Road in RPV four years ago from Long Beach specifically because this area is less congested and less developed. This neighborhood doesn't need more housing, instead it **needs more publicly accessible parks and recreation areas.**

We demand a rejection of the Negative Impact Declaration and the removal of APN 7564-024-001 from the list of potential housing sites in the city's RHNA.

Sincerely,

Robert and Birte Cullinan

From: Octavio Silva
To: Luci Hise-Fisher
Subject: FW: RPV Housing Plan - Eastview Grave Concerns on Western Ave.
Date: Thursday, February 17, 2022 9:58:42 AM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png


Hi Luci,

I'm sending over another batch of comments that were received on Monday and Tuesday of this week.

Thanks

Octavio Silva
Deputy Director/Planning
Manager
octavios@rpvca.gov
Phone - (310) 544-5234

City of Rancho Palos Verdes
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
Website: www.rpvca.gov



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From: Leticia Diaz <ladiatz@raytheon.com>
Sent: Tuesday, February 15, 2022 1:07 AM
To: Housing Element <HousingElement@rpvca.gov>
Subject: RPV Housing Plan - Eastview Grave Concerns on Western Ave.

CAUTION: This email originated from outside of the City of Rancho Palos Verdes.

Mr. Octavio Silva,

The purpose of this correspondence is to express my grave concerns that I have regarding the Palos Verdes Housing Element plans in the Eastview area. As an almost 20 year resident of RPV I am all for the improvement of the City through growth and development. However the disproportionate number of homes designated for the Western Avenue sector is not only unfair, but it reveals a complete and total disregard for the people who live in the area. With almost 60% of the homes planned for Western Ave, this will negatively impact the Eastview area in many ways. To begin, the expected increase in roadway usage will worsen traffic congestion and negatively impact the area's air quality. The current roadways are already at maximum capacity. I encourage you to drive on Western Ave when there is even just minor roadwork. The ensuing snarled traffic is reminiscent of driving on the 405 Freeway on a weekday at 5PM. And what about public safety? What considerations were given to the potential rise in crime because of these multiple increases? What is it that led to such an unequal decision to be made? It is difficult to not think that perhaps the difference in home values is what motivates such decisions. I also find it extremely problematic to believe that the distribution of these homes could not be done in a more equal manner throughout Palos Verdes. How could the below table 33 be fair and an unbiased distribution of low income homes, units, etc?

Housing Sites Inventory List
Summary of "Potential RHNA Suitability" as shown in Table 33

Location total	low income	units high	income units
Western Avenue	743 (58%)	489 (72%)	254 (42%)
Hawthorne Blvd.	341 (26%)	46 (7%)	295 (49%)
Silver Spur Rd.	85 (7%)	85 (13%)	0
No Assigned			
No Address	116 (9%)	57 (8%)	59 (10%)

I moved into this area 20 years ago due to its beautiful area but foremost it's impartial and safe community. I hope and have faith that the city of Palos Verdes will reconsider their existing plans and come up with a more suitable plan that is fair and just for all citizens.

Please do not hesitate to contact me if you have any questions about these comments or would like to discuss them further.

Regards,
Leticia A. Diaz
Associate Electrical Engineer Director
EWS Advanced Electronic Attack (AEA) Dept.
Hardware-Firmware Eng Directorate
EWS / Product Line Eng

C: +1 310.648.4239
C: +1 310.697.9656
O: +1 310.607.7046
ladiatz@rtx.com

Raytheon Intelligence & Space
RI&S Engineering
2000 E. EL SEGUNDO BLVD
EL SEGUNDO, CAL 90245-0902 USA
RTX.com | [LinkedIn](#) | [Twitter](#) | [Instagram](#) | [Facebook](#) | [YouTube](#)

From: Octavio Silva
To: Luc Hise-Fisher
Subject: FW: Octavio Silva, Deputy Director of Community Development/Planning Manager
Date: Monday, February 14, 2022 3:44:48 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Public Comment

Octavio Silva
Deputy Director/Planning
Manager
octavios@rpvca.gov
Phone - (310) 544-5234



City of Rancho Palos Verdes
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
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From: RALPH DILEVA <rleva@sbcglobal.net>
Sent: Friday, February 11, 2022 1:22 PM
To: Housing Element <HousingElement@rpvca.gov>
Subject: Octavio Silva, Deputy Director of Community Development/Planning Manager

CAUTION: This email originated from outside of the City of Rancho Palos Verdes.

Dear Mr. Silva,

As a longtime resident of RPV I am deeply concerned at the distribution of new housing units planned for my side of the city. Since I have resided at my present address of 28012 Pontevedra Drive for 54 years, I have had a first-hand look at the traffic situation on Western daily since my yard overlooks Western avenue. The situation in the morning, afternoon, and evening at school opening and closing and residents going and returning from work is bad enough. Add the 740+ new units going in at Ponte Vista, and then another 700+ that your committee is proposing is absurd for this side of the city. How and why have the numbers for our side of the hill gone from approximately 400 to over 700 units since the city council met in October? Is this equal distribution throughout the city? How can this be justified. You're committee is planning to make and already bad situation HORRENDUS. These plans will create a chokehold on traffic that will resonate not only on this side of the hill but eventually affect the whole city. There are so many other sites in the city to consider.

Sincerely,

Ralph S. DiLeva

February 16, 2022

Mr. Silva

My apologies - my computer "says"
this attached letter "did not send".

I am a very casual computer user
and not sure why that happened.

Please accept this mailed copy.
I know Monday was the end date.
I did try to send my response
on Friday February 11, 2022 2:44 pm.

Thank You again
for your consideration

Caroleen Di Luna

new housing along Western Avenue RPV

From: CAROLYN DILEVA (momdileva@yahoo.com)

To: housingelements@rpvca.gov

Date: Friday, February 11, 2022, 02:44 PM PST

Octavio Silva, Deputy Director of Community Development/Planning Manange

Dear Sir,

PLEASE PLEASE PLEASE

Reconsider the new housing along Western Avenue. We , as a community, are so impacted presently, and adding more housing and more traffic would present and promote a great hazard.

We have lived in our home , on Delasonde Drive, for more than 46 years, and have seen many changes and developments. And now, many problems.

However, I will only state what I consider the most important. We use Western Ave as our traffic pattern. Increasingly this is posing major problems.

Most importantly is emergency vehicle movement. We have been on the street and witnessed fire trucks, police cars, and ambulances caught in congestion.

They have been forced to a dead stop, forced to move into on coming traffic, forced to drive over the median in order to proceed.

I have found myself in the car praying for whomever is in need of help! As senior citizens, I often wonder if Vince or I could get urgent help if needed.

This problem of the traffic congestion is increasin More housing and more traffic congestion is a very pressing concern in terms of safety to our neighbors and

to our community. PLEAE, RECONSIDER THIS PLAN.

Thank You for you consideration to our concerns

Vincent and Carolyn DiLeva
1829 Delasonde Drive
RPV Ca 90275

310- 831-4149

From: [Octavio Silva](#)
To: [Luci Hise-Fisher](#)
Subject: FW: RPV Housing Plan
Date: Monday, February 14, 2022 8:26:41 AM

Public Comment

Octavio Silva
Deputy Director/Planning Manager

octavios@rpvca.gov
Phone - (310) 544-5234

City of Rancho Palos Verdes
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
Website: www.rpvca.gov

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

From: John Formichella <johnformichella11@gmail.com>
Sent: Friday, February 11, 2022 2:52 PM
To: Housing Element <HousingElement@rpvca.gov>
Subject: RPV Housing Plan

CAUTION: This email originated from outside of the City of Rancho Palos Verdes.

Hi Octavio,

I hope this message finds you well. I live on Santa Rena Drive off Western w my family, including two young children.

I have concerns w the housing plan to build the bulk of these homes right off Western Ave. We have recently noticed an increase in homeless people in our neighborhood during the morning hours. I realize this might be a function of the bus stops on Western near our neighborhood.

However, maybe additional low-income housing in the immediate area would increase this presence. Might there be other areas in PV or RPV where some of this housing could be built to spread it out more?

Anyway, just voicing my family's concern. I know this is a very divisive issue so thank you for spearheading it!

Thank you,

John Formichella

John Formichella

From: [Luci Hise-Fisher](#)
To: [Kevin Argueta](#)
Subject: FW: Housing Element
Date: Thursday, February 17, 2022 9:19:41 AM
Attachments: [image001.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

From: Octavio Silva <OctavioS@rpvca.gov>
Sent: Thursday, February 17, 2022 9:13 AM
To: Luci Hise-Fisher <LHise-Fisher@esassoc.com>
Subject: FW: Housing Element

Octavio Silva
Deputy Director/Planning
Manager
octavios@rpvca.gov
Phone - (310) 544-5234

City of Rancho Palos Verdes
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
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From: Lisa Frka <lfrka@pvpusd.net>
Sent: Monday, February 14, 2022 11:19 AM
To: Housing Element <HousingElement@rpvca.gov>
Subject: Housing Element

CAUTION: This email originated from outside of the City of Rancho Palos Verdes.

Mr. Silva:

As a resident of Rolling Hills Riviera in our city's Eastview area, I want to express my concerns about the current proposal for satisfying Rancho Palos Verdes' 2021-2029 Housing Element. Information provided by the city indicates that a disproportionate share of the proposed housing will be sited along Western Avenue. To be more precise, of the 1285 sites which the city has surveyed for possible construction, 743 lie along Western. That is 58 percent.

If the city moves ahead with such plans, my neighbors and I will find ourselves bearing the brunt of years of noise, dirt and congestion associated with construction of so many new units. What is more, we will also end up bearing the long-term effects of having so many more new residents living along and using this already congested thoroughfare. And that will be on top of the noise, dirt and congestion we can expect as the nearly 700 new homes being built at Ponte Vista are occupied.

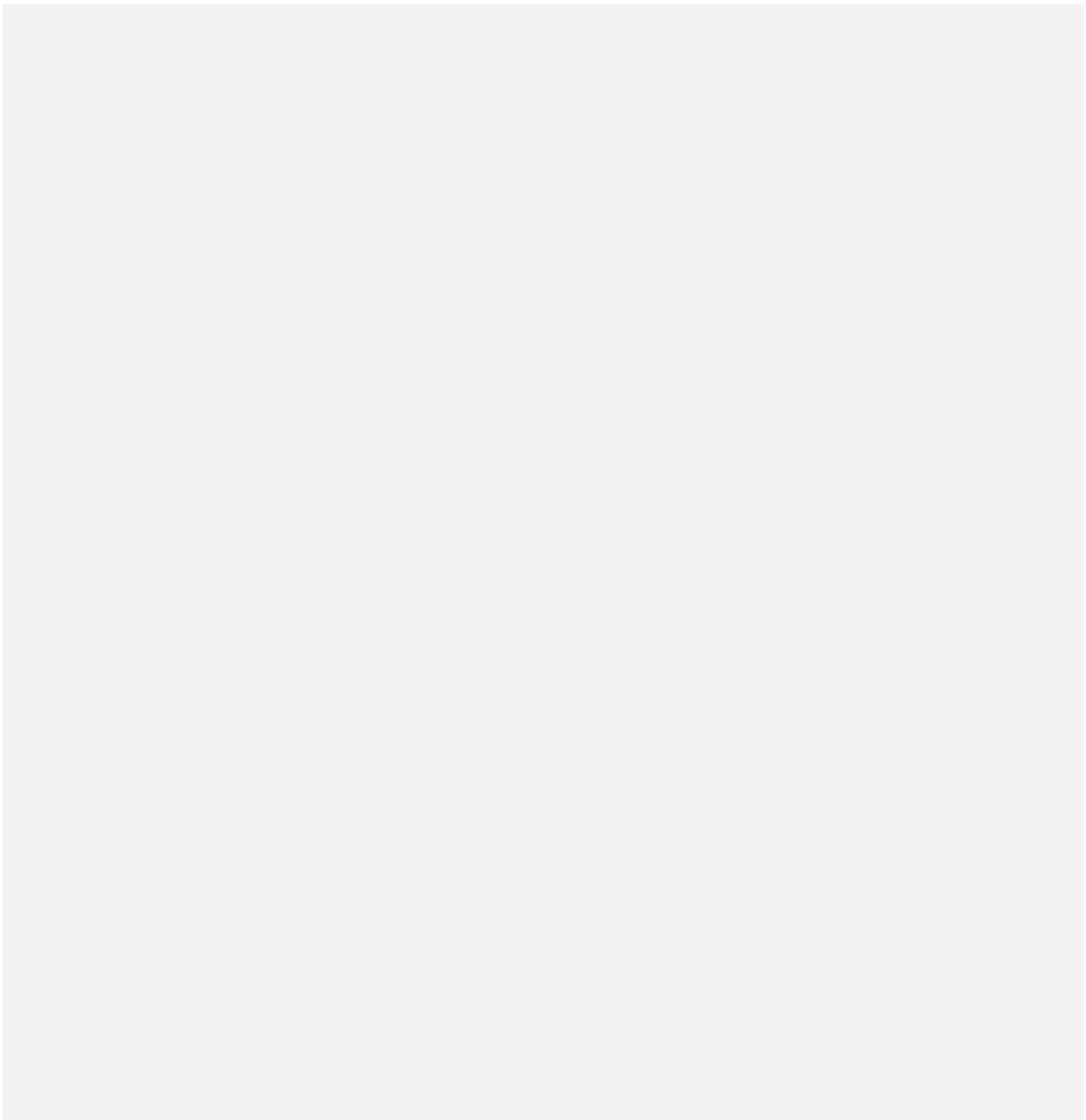
In reviewing "Table 33: Housing Sites Inventory," I cannot help but notice that the city reports finding no sites whatsoever along other major roadways in our city, such as PV Drive North, PV Drive South and West, or Crenshaw Boulevard. Those streets appear to have a number of small commercial buildings which might be candidates for further development and as much, if not more, open space than Western. Yet Table 33 lists not one potential site on any of them. Something is amiss.

I recognize that the latest Housing Element poses significant challenges and that city officials would probably prefer not to have to find sites for so many more homes. However, that is no reason to build almost 60 percent of them along one street. If we're all in this together -- and we are -- I ask that the city focus on finding ways to spread these new homes more evenly across our community.

Thank you,

Mike & Lisa Frka

2029 Avenida Aprenda, Rancho Palos Verdes, CA 90275



Lisa Frka
Health Clerk
Dapplegray Elementary
310-541-3706 x12202

All District programs, activities, and practices shall be free from unlawful discrimination, including discrimination against an individual or group based on race, color, ancestry, nationality, national origin, immigration status, ethnic group identification, ethnicity, age, religion, marital status, pregnancy, parental status, physical or mental disability, sex, sexual orientation, gender, gender identity, gender expression, or genetic information; a perception of one or more of such characteristics; or association with a person or group with one or more of these actual or perceived characteristics.

Title IX Contact: Richard Licciardello, 310-378-9966 x 417

Section 504 Contact: Michael Bosler, 310-378-9966 x 444

375 Via Almar, Palos Verdes Estates, CA 90274

<https://bit.ly/2PXa68Q>

From: Octavio Silva
To: Luc Hise-Fisher
Subject: FW: New housing units
Date: Monday, February 14, 2022 3:44:49 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Public Comment

Octavio Silva
Deputy Director/Planning
Manager
octavios@rpvca.gov
Phone - (310) 544-5234

City of Rancho Palos Verdes
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
Website: www.rpvca.gov

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From: Leslie Galvan <leslielovesbob70@gmail.com>
Sent: Wednesday, February 9, 2022 3:16 PM
To: Housing Element <HousingElement@rpvca.gov>
Subject: New housing units

CAUTION: This email originated from outside of the City of Rancho Palos Verdes.

To Octavio Silva, Deputy Director of Community Development,

I understand that the city of RPV needs to add 647 new housing units by 2029. But when I look at the numbers to be added to the various areas, I see a total of 1285 and I do not understand why the need to build even more than what is required. And I see that the number of units along Western Avenue is 743 which is even more than the required 647 units. Right now, Western Avenue is very busy and has heavy traffic and this will get worse with the current new housing development becoming more occupied. The street isn't getting any wider to handle this therefore emergency response times will go up as traffic gets worse. Finally putting a lot of housing at the Terraces won't be a positive and will overwhelm the businesses such that they won't be able to function as intended. We don't want to lose these businesses as they are valued and needed.

So, I am asking that these numbers be readjusted fairly throughout the city building only what is required and not greatly impacting one area over the others. The current plan is unfairly balanced and needs to be corrected.

Thank you, Leslie and Robert Galvan
1910 Galerita Drive, RPV 90275
Lesliegalvan@sbcglobal.net

Sent from my iPhone

From: Octavio Silva
To: Luc Hise-Fisher
Subject: FW: RPV HOUSING ELEMENT
Date: Monday, February 14, 2022 8:24:14 AM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)

Public Comment

Octavio Silva
Deputy Director/Planning
Manager
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Phone - (310) 544-5234

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From: Michelle Gibson <michelle.gibson.mv2i@statefarm.com>
Sent: Wednesday, February 9, 2022 10:52 AM
To: Housing Element <HousingElement@rpvca.gov>
Subject: RPV HOUSING ELEMENT

CAUTION: This email originated from outside of the City of Rancho Palos Verdes.

To whom it may concern-

While I understand that this situation is impossible and will upset many, there is NO WAY that Western Ave can house that many new developments. We do not even know the impact of the other housing development and to add an additional one would be ludicrous. It will have a dramatic impact on traffic and our overall safety. There are only 2 ways in and out of Eastview and if we add thousands of more residents we will be gridlocked and forced to live in a potentially unsafe location. Think about wild fires—we would be stuck!!

There has to be a better solution, another location or older building that can be bought and rebuilt. Asking Western Ave to support 58% of the housing need is NOT ACCEPTABLE!!

I assume you don't live near Western Ave!!

It needs to be spread more evenly across the city.



Michelle Gibson, Agent
Insurance License #0G02793
Bus: 310-328-3359
Fax: 310-787-8399
21730 S. Vermont Ave, Suite 132
Torrance, CA 90502-2196



[Get a Quote](#) [Visit Agent's Page](#) [My Account](#) [Maps & Directions](#)

Michelle Gibson, Agent

Providing Insurance and Financial Services

If this communication is securities related, see the [additional disclosures](#).

From: Octavio Silva
To: Luc Hise-Fisher
Subject: FW: Housing Element Comments
Date: Monday, February 14, 2022 3:44:36 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[ParcelMap \(1\).pdf](#)

Public Comment

Octavio Silva
Deputy Director/Planning
Manager
octavios@rpvca.gov
Phone - (310) 544-5234

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From: Marc Harris <marc_90277@yahoo.com>
Sent: Thursday, February 10, 2022 8:06 PM
To: Octavio Silva <OctavioS@rpvca.gov>
Cc: Erin Harris <erinaburns@aol.com>
Subject: Housing Element Comments

CAUTION: This email originated from outside of the City of Rancho Palos Verdes.

Hi Octavio,

Marc & Erin Harris
2750 San Ramon Dr.

We would like voice our disapproval for the development of the Marymount parcel.

20 Housing units on 3.71 acres = Average lot size of 8080 sq ft.

As you can see from the attached parcel map, that almost every lot in proximity of the proposed development is significantly larger. This density is not in keeping with the neighborhood directly facing the proposed site.

Negative Traffic impacts: Stop light needed in addition to the stop light that is already at Crest & PV Dr East. Egress / Ingress is on a blind curve.

Market Value: Housing Prices are \$1.5million+ in this area and putting in 20 above moderate income housing units simply does not make sense as it would negatively affect the housing market in this area. I know that there are numerous studies that say that affordable housing has little to no effect when placing affordable housing in a low poverty/strong neighborhood. However, none of the studies that I have found consider the long term consequences of significantly denser, affordable housing tract, in an established, high end area.

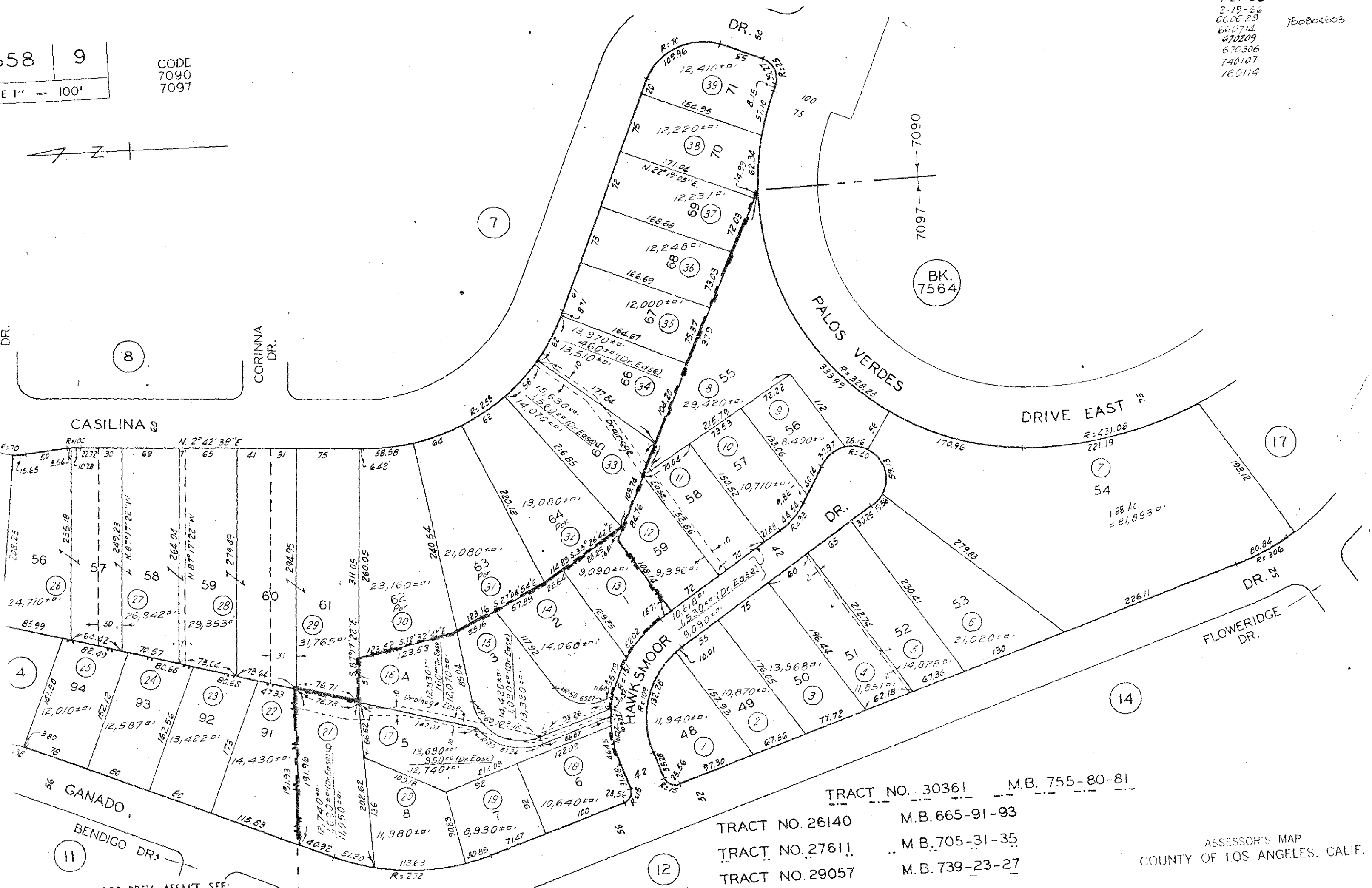
Almost no public transportation available.

Almost the entire city of RPV is considered a Very High Fire Hazard Severity Zone.

58 9
E 1" = 100'

CODE
7090
7097

2-19-66
660629
660714
670209
670306
740107
760114
750804603



TRACT NO. 26140 M.B. 665-91-93
TRACT NO. 27611 M.B. 705-31-35
TRACT NO. 29057 M.B. 739-23-27

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

From: [Octavio Silva](#)
To: [Luel Hise-Fisher](#)
Subject: FW: Housing Element Plan
Date: Monday, February 14, 2022 3:44:46 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Public Comment

Octavio Silva
Deputy Director/Planning
Manager
octavios@rpvca.gov
Phone - (310) 544-5234



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From: Elizabeth Hoffman <elizabethhoffman1991@gmail.com>
Sent: Tuesday, February 8, 2022 5:20 PM
To: Housing Element <HousingElement@rpvca.gov>
Subject: Housing Element Plan

CAUTION: This email originated from outside of the City of Rancho Palos Verdes.

I am a resident of the Eastview area of RPV. I know there is a need for affordable housing, and certainly there are some ugly stripmalls on Western Avenue that could become more attractive and functional multi-use developments. However, as things now stand, Western Avenue will be bearing the brunt of the new Housing Element for RPV. No other street in the city even comes close. And that will be on top of the traffic and congestion we will soon be facing once Ponte Vista becomes more fully occupied. There needs to be an equal distribution of the impact of the Housing Element across the city. We don't want all the new development to be on Western Avenue.

Thank you for your consideration.

Elizabeth Hoffman
2117 Avenida Apenda, RPV

From: Octavio Silva
To: Luc Hise-Fisher
Subject: FW: Western Avenue Proposed construction of 759 homes
Date: Monday, February 14, 2022 3:44:37 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png

Public Comment

Octavio Silva
Deputy Director/Planning
Manager
octavios@rpvca.gov
Phone - (310) 544-5234

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From: Bea Jamshidian <bjamshidian@gmail.com>
Sent: Monday, February 7, 2022 9:13 AM
To: Housing Element <HousingElement@rpvca.gov>
Subject: Western Avenue Proposed construction of 759 homes

CAUTION: This email originated from outside of the City of Rancho Palos Verdes.

Hello,

I oppose the construction of 759 homes on Western Avenue. The traffic and congestion will not only affect Western Avenue but also Miraleste Drive and Palos Verdes Drive East where all of these new children will be driving through to get to the middle school.

Miraleste Drive is already congested and used as a short cut by San Pedro residents who are avoiding Western Avenues current congestion and traffic issues.

Sincerely,

Beatrice Jamshidian
424 731-0982

Sent from [Mail](#) for Windows

From: [Octavio Silva](#)
To: [Luci Hise-Fisher](#)
Subject: FW: 20 new units on PVDr. East
Date: Monday, February 14, 2022 8:22:09 AM

Public Comment

Octavio Silva
Deputy Director/Planning Manager

octavios@rpvca.gov
Phone - (310) 544-5234

City of Rancho Palos Verdes
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-----Original Message-----

From: Megan Barnes <mbarnes@rpvca.gov>
Sent: Monday, February 7, 2022 7:50 AM
To: Octavio Silva <OctavioS@rpvca.gov>
Subject: FW: 20 new units on PVDr. East

Not sure if this went to the housing element email too.

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

From: Frederick Koehler <fhkoehler@cox.net>
Sent: Sunday, February 6, 2022 5:27 PM
To: CC <CC@rpvca.gov>
Subject: 20 new units on PVDr. East

CAUTION: This email originated from outside of the City of Rancho Palos Verdes.

Dear Councilmembers. I realize you are between a rock and a hard place finding land to build 647 new units in our City. I respectfully ask you to reconsider building units on PVDr. East located near Marymount and Catalina Dr. As I'm sure you know, PVDE is considered the most dangerous road on the Peninsula. It is very narrow, winding, dark and just plain treacherous to many drivers. I personally know of 4 deaths and many serious accidents, unfortunately often involving students. My neighbor had to have the "jaws of life" to extract her from her car after being hit by a car speeding with a student driver and was hospitalized for nearly 2 weeks with her injuries. We who

live in this area and drive this road regularly know these hazards.

Another problem I have is that, when I see my home surrounded by 2 landslides and also having witnessed several acres on the golf course crashing into the ocean, I know this is not stable land. This may be an unreasonable worry on my part but I think there has to be a better place to construct 20 units. More drivers, more problems. Thank you for giving consideration to my email.

Priscilla Koehler
3352 Seaclaire Dr
RPV Ca. 90275
Sent from my iPad

From: [Octavio Silva](#)
To: [Luci Hise-Fisher](#)
Subject: FW: Please spread out the housing
Date: Monday, February 14, 2022 3:44:54 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Public Comment

Octavio Silva
Deputy Director/Planning
Manager
octavios@rpvca.gov
Phone - (310) 544-5234



City of Rancho Palos Verdes
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
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From: Kathryn Edmundson Kong <kathrynkong@icloud.com>
Sent: Friday, February 11, 2022 2:22 PM
To: Housing Element <HousingElement@rpvca.gov>
Subject: Please spread out the housing

CAUTION: This email originated from outside of the City of Rancho Palos Verdes.

Western Avenue is already overburdened and it cannot handle having the majority of this these housing units added to the Terraces or any other space along Western. We are of course willing to help share this burden but only if the housing is distributed evenly around the city. The amount of new housing listed for Western Ave (768 units) is more than is required for the whole city. In addition, there are discussions of adding a bike lane to Western which will worsen traffic further. We haven't even seen the full affects Ponte Vista will bring. I beg you to be mindful of the families that work hard and bought in this area. Do not destroy their quality of life because you are afraid to impose the same housing rules on other richer areas of the city. We are asking for FAIRNESS. Thank you, Kat Kong (Eastview resident)

From: [Octavio Silva](#)
To: [Luel Hise-Fisher](#)
Subject: FW: Affordable housing in California
Date: Thursday, February 17, 2022 9:58:40 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Octavio Silva
Deputy Director/Planning
Manager
octavios@rpvca.gov
Phone - (310) 544-5234



City of Rancho Palos Verdes
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From: Brad Lancaster <brad2174@gmail.com>
Sent: Tuesday, February 8, 2022 12:23 PM
To: Housing Element <HousingElement@rpvca.gov>; Maureen Burns <moaburns@gmail.com>
Subject: Affordable housing in California

CAUTION: This email originated from outside of the City of Rancho Palos Verdes.

The concept of "affordable housing" in an expensive coastal community is inane. Only in California! But in particular, according to the Housing Element proposal, new housing would not be distributed evenly throughout the city. Most of it gets crammed into the Western Ave area worsening traffic, congestion, lifestyle and crime. If you insist on bending in supplication to the governor's ridiculous populist edicts, it's only fair to spread the pain equally across the entire city.

Brad Lancaster

2174 W Rockinghorse Rd, Rancho Palos Verdes, CA 90275

From: Octavio Silva
To: Luc Hise-Fisher
Subject: FW: Comments to Housing Element Plan
Date: Monday, February 14, 2022 3:44:52 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Public Comment

Octavio Silva
Deputy Director/Planning
Manager
octavios@rpvca.gov
Phone - (310) 544-5234



City of Rancho Palos Verdes
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From: Sandra & John Lindauer <sjlindauer@gmail.com>
Sent: Friday, February 11, 2022 5:06 PM
To: Housing Element <HousingElement@rpvca.gov>
Subject: Comments to Housing Element Plan

CAUTION: This email originated from outside of the City of Rancho Palos Verdes.

Dear Mr. Silva,

We are writing in regard to the Rancho Palos Verdes Housing Element Plan. As residents of Eastview, we have the following concerns:

Traffic congestion:

The traffic on Western Avenue is already congested, especially near Dodson Middle School at the beginning and end of the school day. Additionally, more traffic will be introduced as the Ponte Vista development becomes fully populated. Adding more new units per the Housing Element Plan will greatly compound the traffic problem. Even if additional buses are added for public transit, with cars parked along the street and frequent bus stops, Western Avenue will be completely clogged.

Parking and street safety:

There is very limited space to park a vehicle for the proposed new residences. As mentioned above, cars currently park along the street on Western Avenue and it limits visibility when pulling out of a driveway or parking lot. This is already a safety hazard, and adding additional traffic will only make it more dangerous for vehicles, pedestrians, and cyclists.

Existing businesses:

Some of the proposed Western Avenue sites would eliminate essential businesses or reduce access to them, such as Smart & Final and Terraces Shopping Center. This will force shoppers to go elsewhere, taking away tax revenue from the city of RPV and greatly inconveniencing customers.

Disproportionate distribution:

According to the Housing Sites Inventory List, a disproportionately large percentage of the sites are located along Western Avenue as compared to the rest of the city. The new housing units should be evenly distributed throughout the city, not concentrated in one area. The impact of adding 647 new residences will be reduced if all areas share equally in the allocation.

Please consider these points when making the final selection for Housing Element locations. Thank you for your time.

Sandra and John Lindauer
Avenida Aprenda, Rancho Palos Verdes

From: [Luci Hise-Fisher](#)
To: [Kevin Arqueta](#)
Subject: FW: Housing and traffic
Date: Thursday, February 17, 2022 9:19:26 AM

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

From: Octavio Silva <OctavioS@rpvca.gov>
Sent: Thursday, February 17, 2022 9:11 AM
To: Luci Hise-Fisher <LHise-Fisher@esassoc.com>
Subject: FW: Housing and traffic

Octavio Silva
Deputy Director/Planning Manager
octavios@rpvca.gov
Phone - (310) 544-5234

City of Rancho Palos Verdes
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
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-----Original Message-----

From: Rose Lusic <rlusic@aol.com>
Sent: Monday, February 14, 2022 11:43 PM
To: Housing Element <HousingElement@rpvca.gov>
Subject: Housing and traffic

CAUTION: This email originated from outside of the City of Rancho Palos Verdes.

Sent from my iPhone you cannot build no more homes on Western Avenue we can't drive on the street as it is you are over populating all our streets by building more housing you should come and try to live by the street you will know what we are talking about

From: Octavio Silva
To: Luc Hise-Fisher
Subject: FW: We agree with this
Date: Monday, February 14, 2022 3:44:55 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png

Public Comment

Octavio Silva
Deputy Director/Planning
Manager
octavios@rpvca.gov
Phone - (310) 544-5234

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From: Robin MacMorran <robinmacm@gmail.com>
Sent: Sunday, February 13, 2022 8:29 PM
To: Housing Element <HousingElement@rpvca.gov>; Jane Gualeni <janegualeni@gmail.com>; Chris Martin <chris_martin@ahm.honda.com>; Lois Tregarten <nanatre@cox.net>; Jerry Becker <jerry.becker@cox.net>; Lisa Scotto <lisascotto@pacbell.net>; Jock MacMorran <jockmacm@gmail.com>; MacMorran Laura <lmacmorranchgo@gmail.com>; Eric Alegria <Eric.Alegria@rpvca.gov>
Subject: We agree with this

CAUTION: This email originated from outside of the City of Rancho Palos Verdes.

We live on Avenida Feliciano off Western Avenue. I have been working on the intersection of Western and Avenida Aprendo with Caltran. It is a very dangerous intersection. Dodson School is at the end of the street. Once the new subdivision is opened, this intersection will become even more hazardous. Western has many stores and is always busy. Drivers daily try to beat a stop light to get where they are going, without regard to signs and traffic.

To ask that Western Avenue can handle 743 **new** homes to accommodate this many more new residences is not reasonable. Surely there are other areas in RPV, although they have more expensive homes that can accommodate them. How will 743 new residences change the traffic and lifestyle in Rancho Palos Verdes?

We lived in Winnetka Illinois for many years - which is much like Rancho Palos Verdes. Think of the homes and scenery in the movies "Home Alone", "Risky Business", "Ferris Bueller's Day Off", and "Sixteen Candles". We loved the tranquility and beauty of our neighborhood.

I really disagree with the State for mandating this solution for housing of any type. We want to live in neighborhoods. How can we just maintain the character of our community with this State mandate? We are not pleased with the plan for new residences on Western Ave.

FINAL REMINDER HOUSING ELEMENT COMMENTS ARE DUE, BY FEBRUARY 14!!!!

Dear Neighbors,

Thank you if you have already submitted your comments to the City for the Housing Elements Plan.

If you have not done so, please submit your comments as soon as possible to the following email address. One of the HOA Directors offered his comments as a guide for your comments.

Octavio Silva
Deputy Director of Community Development
City of Rancho Palos Verdes
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275

Mr. Silva:

As a resident of Rolling Hills Riviera in our city's Eastview area, I want to express my concerns about the current proposal for satisfying Rancho Palos Verdes' 2021-2029 Housing Element. Information provided by the city indicates that a disproportionate share of the proposed housing will be sited along Western Avenue. To be more precise, of the 1285 sites which the city has surveyed for possible construction, 743 lie along Western. That is 58 percent.

If the city moves ahead with such plans, my neighbors and I will find ourselves bearing the brunt of years of noise, dirt and congestion associated with construction of so many new units. What is more, we will also end up bearing the long-term effects of having so many more new residents living along and using this already congested thoroughfare. And that will be on top of the noise, dirt and congestion we can expect as the nearly 700 new homes being built at Ponte Vista are occupied.

In reviewing "Table 33: Housing Sites Inventory," I cannot help but notice that the city reports finding no sites whatsoever along other major roadways in our city, such as PV Drive North, PV Drive South and West, or Crenshaw Boulevard. Those streets appear to have a number of small commercial buildings which might be candidates for further development and as much, if not more, open space than Western. Yet Table 33 lists not one potential site on any of them. Something is amiss.

I recognize that the latest Housing Element poses significant challenges and that city officials would probably prefer not to have to find sites for so many more homes. However, that is no reason to build almost 60 percent of them along one street. If we're all in this together -- and we are -- I ask that the city focus on finding ways to spread these new homes more evenly across our community.

Please do not hesitate to contact me at xxx-xxx-xxxx if you have any questions about these comments or would like to discuss them further.

Thank you,

Name

Address

--

Robin MacMorran
424 224 7500

From: [Octavio Silva](#)
To: [Luci Hise-Fisher](#)
Subject: FW: 2021-2029 Housing Element Update
Date: Monday, February 14, 2022 8:23:17 AM

Public Comment

Octavio Silva
Deputy Director/Planning Manager

octavios@rpvca.gov
Phone - (310) 544-5234

City of Rancho Palos Verdes
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
Website: www.rpvca.gov

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

From: MEGAN MAGANA <megangmagana@gmail.com>
Sent: Monday, February 7, 2022 6:20 PM
To: Housing Element <HousingElement@rpvca.gov>
Subject: 2021-2029 Housing Element Update

CAUTION: This email originated from outside of the City of Rancho Palos Verdes.

> Hello,
>
> I am emailing in regards to the Housing Element Update proposed for the city of RPV.
>
> The 768 housing units is disproportionate in comparison to the rest of homes suggested throughout the city. This will lead to further congestion on both western avenue, as well as the surrounding neighborhoods and shopping centers.
>
> As a life long resident of RPV, I respectfully disagree with the plans suggested by the city and ask for a more evenly distributed housing plan so one section of the hill is not being directly affected and chosen to take the hit.
>
> Regards,
> Megan Magana

From: [Octavio Silva](#)
To: [Luci Hise-Fisher](#)
Subject: FW: Housing Element Update
Date: Monday, February 14, 2022 8:29:38 AM

Public Comment

Octavio Silva
Deputy Director/Planning Manager

octavios@rpvca.gov
Phone - (310) 544-5234

City of Rancho Palos Verdes
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
Website: www.rpvca.gov

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

From: Leah Marinkovich <leahmarinkovich@gmail.com>
Sent: Sunday, February 13, 2022 8:49 PM
To: Housing Element <HousingElement@rpvca.gov>
Subject: Housing Element Update

CAUTION: This email originated from outside of the City of Rancho Palos Verdes.

Dear Mr. Silva,

There is a great need for fair, ethical and diversified placement of burden amongst all the commercial areas of our city to meet the requirements of the housing mandate.

Sincerely,
Leah Marinkovich
Eastview resident of Rancho Palos Verdes, Past President and Secretary of Rolling Hills Riviera and Palo de Encino Homeowner's Association and former Board Member of the Palos Verdes Peninsula Land Conservancy.

Sent from my iPhone

From: Octavio Silva
To: Luc Hise-Fisher
Subject: FW: 2021-2029 Housing Element
Date: Monday, February 14, 2022 3:44:59 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Public Comment

Octavio Silva
Deputy Director/Planning
Manager
octavios@rpvca.gov
Phone - (310) 544-5234

City of Rancho Palos Verdes
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From: Chris Martin <chris_martin@na.honda.com>
Sent: Thursday, February 10, 2022 11:47 AM
To: Housing Element <HousingElement@rpvca.gov>
Subject: FW: 2021-2029 Housing Element

CAUTION: This email originated from outside of the City of Rancho Palos Verdes.

Octavio Silva
Deputy Director of Community Development
City of Rancho Palos Verdes
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275

Mr. Silva:

I would like to echo the thoughts expressed by my neighbor, Glenn Cornell, regarding the city's plans to satisfy the housing element. His note below does a great job of highlighting the density inequity already present within the city, which will be further exacerbated if the majority of the required housing is literally crammed into our area along Western Ave. I understand why our neighbors to the south and west wouldn't want to increase their density or lower their property values with the types of new homes likely necessary to satisfy the requirements. However, I invite you and other decision makers to take a broader view of current conditions along Western and perhaps force a bit more sacrifice from those in "nicer" areas. We have already been materially harmed by LA County's density goals as evidenced by Ponte Vista, while the rest of the city has been largely untouched.

Glenn's thoughtful words:

"As a long-time resident of Rolling Hills Riviera in our city's Eastview area, I want to express my concerns about the current proposal for satisfying Rancho Palos Verdes' 2021-2029 Housing Element. Information provided by the city indicates that a disproportionate share of the proposed housing will be sited along Western Avenue. To be more precise, of the 1285 sites which the city has surveyed for possible construction, 743 lie along Western. That is 58 percent.

If the city moves ahead with such plans, my neighbors and I will find ourselves bearing the brunt of years of noise, dirt and congestion associated with construction of so many new units. What is more, we will also end up bearing the long-term effects of having so many more new residents living along and using this already congested thoroughfare. And that will be on top of the noise, dirt and congestion we can expect as the nearly 700 new homes being built at Ponte Vista are occupied.

In reviewing "Table 33: Housing Sites Inventory," I cannot help but notice that the city reports finding no sites whatsoever along other major roadways in our city, such as PV Drive North, PV Drive South and West, or Crenshaw Boulevard. Those streets appear to have a number of small commercial buildings which might be candidates for further development and as much, if not more, open space than Western. Yet Table 33 lists not one potential site on any of them. Something is amiss.

I recognize that the latest Housing Element poses significant challenges and that city officials would probably prefer not to have to find sites for so many more homes. However, that is no reason to build almost 60 percent of them along one street. If we're all in this together -- and we are -- I ask that the city focus on finding ways to spread these new homes more evenly across our community.

Please do not hesitate to contact me at (310) 831-3033 if you have any questions about these comments or would like to discuss them further."

Thank you,

Chris Martin
2081 Avenida Feliciano
Rancho Palos Verdes, CA 90275
310-897-4803 mobile

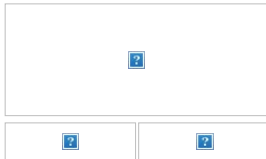
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From: Octavio Silva
To: Luc Hise-Fisher
Subject: FW: Housing proposals
Date: Monday, February 14, 2022 8:28:36 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Public Comment

Octavio Silva
Deputy Director/Planning
Manager
octavios@rpvca.gov
Phone - (310) 544-5234

City of Rancho Palos Verdes
30940 Hawthorne Blvd.
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From: Judy McKim <gjkmckim@gmail.com>
Sent: Sunday, February 13, 2022 6:46 AM
To: Housing Element <HousingElement@rpvca.gov>
Subject: Housing proposals

CAUTION: This email originated from outside of the City of Rancho Palos Verdes.

Mr. Silva:

As a resident of Rolling Hills Riviera in our city's Eastview area, I want to express my concerns about the current proposal for satisfying Rancho Palos Verdes' 2021-2029 Housing Element. Information provided by the city indicates that a disproportionate share of the proposed housing will be sited along Western Avenue. To be more precise, of the 1285 sites which the city has surveyed for possible construction, 743 lie along Western. That is 58 percent.

If the city moves ahead with such plans, my neighbors and I will find ourselves bearing the brunt of years of noise, dirt and congestion associated with construction of so many new units. What is more, we will also end up bearing the long-term effects of having so many more new residents living along and using this already congested thoroughfare. And that will be on top of the noise, dirt and congestion we can expect as the nearly 700 new homes being built at Ponte Vista are occupied.

In reviewing "Table 33: Housing Sites Inventory," I cannot help but notice that the city reports finding no sites whatsoever along other major roadways in our city, such as PV Drive North, PV Drive South and West, or Crenshaw Boulevard. Those streets appear to have a number of small commercial buildings which might be candidates for further development and as much, if not more, open space than Western. Yet Table 33 lists not one potential site on any of them. Something is amiss.

I recognize that the latest Housing Element poses significant challenges and that city officials would probably prefer not to have to find sites for so many more homes. However, that is no reason to build almost 60 percent of them along one street. If we're all in this together -- and we are -- I ask that the city focus on finding ways to spread these new homes more evenly across our community.

Please do not hesitate to contact me at 310 739 8971 if you have any questions about these comments or would like to discuss them further.

Judy McKim
28119 Pontevedra Dr. RPV 90275 (the 'other' side of PV)

God is good all the time; all the time, God is good!

From: Octavio Silva
To: Luc Hise-Fisher
Subject: FW: Comments Due February 14 for Housing Element Update Environmental Review
Date: Monday, February 14, 2022 3:44:52 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Public Comment

Octavio Silva
Deputy Director/Planning
Manager
octavios@rpvca.gov
Phone - (310) 544-5234

City of Rancho Palos Verdes
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
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From: Nina Neumann <nina_steffen1999@yahoo.com>
Sent: Sunday, February 13, 2022 9:02 PM
To: Housing Element <HousingElement@rpvca.gov>
Subject: Fw: Comments Due February 14 for Housing Element Update Environmental Review

CAUTION: This email originated from outside of the City of Rancho Palos Verdes.

Dear Octavio Silva,

I am concerned about the areas in which we would want to add additional housing. We have made a commitment to preserve as much open land as possible within the peninsula and I am not sure how this will impact that commitment to our environment. When we talk about adding affordable or lower-income housing, my concern is once again what areas will be impacted. I recommend surveying or requesting input from each neighborhood or area that would be affected by this implementation. The community, as well as the City, should have ample opportunity to study the domino effects of these decisions. Please also consider the fact that we have been able to maintain reasonable levels of traffic and congestion around the peninsula. It is one of the many things that makes our City and community special. Invite all parties to participate, actually not just participate, but Actively be involved and encouraged to participate, in what will impact their direct neighboring areas. Clear communication & transparency are the keys to making this a success. I happened to come across this information accidentally (it was in my Spam folder), so this may have happened to others.

Thank you,
Nina Neumann

----- Forwarded Message -----

From: Do_Not_Reply@rpvca.gov <listserv@civicplus.com>
To: "nina_steffen1999@yahoo.com" <nina_steffen1999@yahoo.com>
Sent: Thursday, February 10, 2022, 12:03:17 PM PST
Subject: Comments Due February 14 for Housing Element Update Environmental Review



Comments Due February 14 for Housing Element Update Environmental Review

Reminder: Comments on the Initial Study/Negative Declaration for the Draft Housing Element are due February 14.

The [Initial Study/Negative Declaration \(IS/ND\) \(PDF\)](#), evaluated the potential environmental impacts of the Draft Housing Element and determined it will not result in significant impacts. Please note that this study did not analyze the potential impacts of specific development projects as no plans for new development have been submitted and no zoning changes have been made. The Housing Element serves as a framework for the City to determine how to meet its state-mandated Regional Housing Needs Assessment (RHNA) allocation of zoning for 647 new housing units through 2029.



Share your thoughts on the IS/ND through February 14 by emailing them to housingelement@rpvca.gov. Public comments will be presented to the Planning Commission and the City Council when the Final Draft Housing Element is considered at meetings tentatively scheduled for March 2022.

Learn more about the Housing Element Update at rpvca.gov/housingelement.

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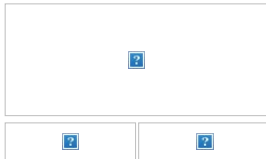
Email not displaying correctly? [View it in your browser](#).

From: Octavio Silva
To: Luc Hise-Fisher
Subject: FW: Concerns re: RPV Housing Development Proposal
Date: Monday, February 14, 2022 3:44:58 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png

Public Comment

Octavio Silva
Deputy Director/Planning
Manager
octavios@rpvca.gov
Phone - (310) 544-5234

City of Rancho Palos Verdes
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
Website: www.rpvca.gov



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From: Suzannah Noch <n.suzannah@yahoo.com>
Sent: Saturday, February 12, 2022 5:42 PM
To: Housing Element <HousingElement@rpvca.gov>
Cc: Andrew Noch <anoch316@gmail.com>
Subject: Concerns re: RPV Housing Development Proposal

CAUTION: This email originated from outside of the City of Rancho Palos Verdes.

Hello Mr. Silva,

We are concerned 20+ year residents of Rancho Palos Verdes who are trying to wrap our heads around why the current proposal for additional housing sites is for almost 60% of the new housing units to be located along the relatively short stretch of Western Avenue in the city of RPV. That is hard to understand, and certainly seems to demonstrate an attitude that the areas of RPV along Western are of less significance than other areas of RPV, and less important to protect.

Western Avenue will soon be reeling from the impact of some 700 units currently being constructed across from Green Hills cemetery. The accompanying increase in traffic, shopping congestion, etc. will definitely affect the parts of RPV located along Western Ave. And now the city is proposing that we add an additional 743 housing units in the same general area?

It seems odd that there are other areas of RPV that have open space and commercial construction that could be repurposed to include housing units, not just the relatively small lots along Western, but those apparently are not being considered as potential options. Why is that? It might be helpful to those of us who live in RPV along Western to understand why those other areas are not considered viable, because without out that it appears there is a deliberate bias toward protecting certain areas of RPV at the expense of other areas. I would appreciate it if there was some explanation of why these other areas were not offered as potential sites for additional housing units.

As every home in RPV pays property taxes, all should be treated as equally valuable and all RPV residents should feel that their needs are being equally considered. Sadly, in the recent Housing Elements Plan, it seems that the area of RPV along Western is not receiving equal consideration and protection. We hope this can be corrected, and that the proposed sites for additional housing can be more evenly spread throughout the various areas of RPV.

Sincerely,
Suzannah and Andy Noch
2021 Van Karajan Drive, RPV

From: [Luci Hise-Fisher](#)
To: [Kevin Arqueta](#)
Subject: FW: Housing elements comment
Date: Thursday, February 17, 2022 9:20:07 AM

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

From: Octavio Silva <OctavioS@rpvca.gov>
Sent: Thursday, February 17, 2022 9:14 AM
To: Luci Hise-Fisher <LHise-Fisher@esassoc.com>
Subject: FW: Housing elements comment

Octavio Silva
Deputy Director/Planning Manager
octavios@rpvca.gov
Phone - (310) 544-5234

City of Rancho Palos Verdes
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
Website: www.rpvca.gov

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

From: Nancy North <nancynorth974@gmail.com>
Sent: Monday, February 14, 2022 10:49 AM
To: Housing Element <HousingElement@rpvca.gov>
Subject: Housing elements comment

CAUTION: This email originated from outside of the City of Rancho Palos Verdes.

Dear Mr. Silva

This is in regards to city planning along the Western Avenue corridor. I live one block away from Dodson middle school and I'm always aware of the times when school starts and stops because if I'm not there are times when I can't even drive down the street to even get to Western Avenue. Between the buses and students walking home it can easily add 30 minutes to my drive if I'm not careful. And now that the homes across Ave Aprenda are being built I've noticed the light at that intersection can add another 5 to 10 minutes just to get to Albertsons. I've lived here for 24 years and feel that Western Avenue has turned into a parking lot. If the city is adding more development I feel it is only fair that any additional traffic problems be distributed throughout the city and not just concentrated along Western Avenue. Thank you Nancy North

Sent from my iPhone

From: Octavio Silva
To: Luc Hise-Fisher
Subject: FW: 2021-2029 Housing Element Update
Date: Monday, February 14, 2022 3:44:39 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png

Public Comment

Octavio Silva
Deputy Director/Planning
Manager
octavios@rpvca.gov
Phone - (310) 544-5234

City of Rancho Palos Verdes
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From: Brian Park <notetobrian@gmail.com>
Sent: Monday, February 7, 2022 11:25 AM
To: Housing Element <HousingElement@rpvca.gov>
Subject: 2021-2029 Housing Element Update

CAUTION: This email originated from outside of the City of Rancho Palos Verdes.

As an RPV resident who must use Western daily to commute to work, I am very concerned that the increases in housing planned in RPV are being disproportionately assigned to the Western avenue traffic corridor. I do not agree with the assertion that there will be no impact to air quality or greenhouse gas emissions. I would also question the assertion that there would be no environmental impact due to a conflict with any land use plan. I do not agree that there would be no impact to "Induce substantial unplanned population growth in an area". I do not agree that there would be no impact to public services. Further increases in housing will inevitably lead to increasing the number of cars on Western avenue. Traffic on Western will become an even worse quagmire of congestion than it already is. This will degrade the quality of life for the local residents. It would impede emergency services delivered along that traffic corridor. This will increase wildfire risk. And of course this increase in population density will increase the use of existing neighborhood and regional parks. The fact that this document asserts "no impact" to any facet of the environment makes it difficult to trust the evaluation process.

B.

From: Octavio Silva
To: Luc Hise-Fisher
Subject: FW: Housing Elements Plan Comments
Date: Thursday, February 17, 2022 9:58:36 AM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png

Octavio Silva
Deputy Director/Planning
Manager
octavios@rpvca.gov
Phone - (310) 544-5234

City of Rancho Palos Verdes
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
Website: www.rpvca.gov

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From: Laura Reyes <lreyes@pacbell.net>
Sent: Monday, February 14, 2022 12:50 PM
To: Housing Element <HousingElement@rpvca.gov>
Subject: Housing Elements Plan Comments

CAUTION: This email originated from outside of the City of Rancho Palos Verdes.

Octavio Silva
Deputy Director of Community Development
City of Rancho Palos Verdes
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275

Mr. Silva:

As a resident of Rolling Hills Riviera in our city's Eastview area, I want to express my concerns about the current proposal for satisfying Rancho Palos Verdes' 2021-2029 Housing Element. Information provided by the city indicates that a disproportionate share of the proposed housing will be sited along Western Avenue. To be more precise, of the 1285 sites which the city has surveyed for possible construction, 743 lie along Western. That is 58 percent.

In reviewing "Table 33: Housing Sites Inventory," I cannot help but notice that the city reports finding no sites whatsoever along other major roadways in our city, such as PV Drive North, PV Drive South and West, or Crenshaw Boulevard. We should strive to share the burden and aim to have one forth on each side...north, south, west and east sides of RPV. Those streets/sides appear to have a number of small commercial buildings which might be candidates for further development and as much, if not more, open space than Western. Yet Table 33 lists not one potential site on any of them! This is not right and not fair! Why should the east side carry the whole brunt and have unsightly monstrosities on Western? We will also end up bearing the long-term effects of having so many more new residents living along and using this already congested thoroughfare. We have not yet seen the impact of the nearly 700 new homes being built at the Ponte Vista site along Western.

I recognize that the latest Housing Element poses significant challenges and that city officials would probably prefer not to have to find sites for so many more homes. However, that is no reason to build almost 60 percent of them along one street. If we're all in this together -- and we are -- I ask that the city focus on finding ways to spread these new homes more evenly across our community.

Please do not hesitate to contact me at 310 438-9175 if you have any questions about these comments or would like to discuss them further.

Thank you,

Laura and Robert Reyes

2038 Van Karajan Drive

Rancho Palos Verdes

From: Octavio Silva
To: Luc Hise-Fisher
Subject: FW: Housing element in RPV
Date: Monday, February 14, 2022 3:44:56 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Public Comment

Octavio Silva
Deputy Director/Planning
Manager
octavios@rpvca.gov
Phone - (310) 544-5234

City of Rancho Palos Verdes
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
Website: www.rpvca.gov



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Due to the current surge of the COVID-19 Omicron Variant, Rancho Palos Verdes City Hall will be closed to walk-in visitors through February 28, 2022, unless further notification is provided. Several members of the City's workforce are being asked to work remotely during this time. Inquiries will continue to be reviewed on a daily basis. Please be patient with us as there may be delays or minor inconveniences in responding to your inquiry.

From: Ann Romano <pagr52@aol.com>
Sent: Tuesday, February 8, 2022 2:23 PM
To: Housing Element <HousingElement@rpvca.gov>
Subject: Housing element in RPV

CAUTION: This email originated from outside of the City of Rancho Palos Verdes.

Dear Sirs,

There are many reasons to object to this housing plan for the city of RPV.

This housing plan does not distribute new housing evenly throughout the entire city, instead targeting the land adjacent to Western Avenue. This would have a terrible effect on traffic congestion on Western Avenue, which has already been affected negatively by the new housing at Ponte Vista, and the addition of a bike lane.

As for putting housing at the current Terraces location, you would be taking away businesses that are important to the community. Not to mention the amount of parking that would be needed for 334 units! And what about the necessary plumbing for so many units?

Housing should be distributed throughout the whole city, so as not to burden only one area.

Thank you,

Ann Romano
Homeowner, RPV

From: Octavio Silva
To: Luc Hise-Fisher
Subject: FW: Housing element in RPV
Date: Monday, February 14, 2022 3:44:40 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Public Comment

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From: jromano45@aol.com <jromano45@aol.com>
Sent: Tuesday, February 8, 2022 2:28 PM
To: Housing Element <HousingElement@rpvca.gov>
Subject: Fwd: Housing element in RPV

CAUTION: This email originated from outside of the City of Rancho Palos Verdes.

Dear Sirs,

There are many reasons to object to this housing plan for the city of RPV.

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As for putting housing at the current Terraces location, you would be taking away businesses that are important to the community. Not to mention the amount of parking that would be needed for 334 units! And what about the necessary plumbing for so many units?

Housing should be distributed throughout the whole city, so as not to burden only one area. Time to build in some of those ravines up on the hill!

Thank you,

Jerry Romano
Homeowner, RPV

From: Octavio Silva
To: Luc Hise-Fisher
Subject: FW: Comments on RPV Housing Element Update
Date: Thursday, February 17, 2022 9:58:40 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Octavio Silva
Deputy Director/Planning
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From: FLOYD SAMMS <captfs@cox.net>
Sent: Monday, February 14, 2022 10:25 AM
To: Housing Element <HousingElement@rpvca.gov>
Subject: Comments on RPV Housing Element Update

CAUTION: This email originated from outside of the City of Rancho Palos Verdes.

Mr. Octavio Silva
Deputy Director of Community Development
City of Rancho Palos Verdes
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275

Mr. Silva:

As a resident of Rolling Hills Riviera in our city's Eastview area, I want to express my concerns about the current proposal for satisfying Rancho Palos Verdes' 2021-2029 Housing Element. Information provided by the city indicates that a disproportionate share of the proposed housing will be sited along Western Avenue. To be more precise, of the 1285 sites which the city has surveyed for possible construction, 743 lie along Western. That is 58 percent.

If the city moves ahead with such plans, my neighbors and I will find ourselves bearing the brunt of years of noise, dirt and congestion associated with construction of so many new units. What is more, we will also end up bearing the long-term effects of having so many more new residents living along and using this already congested thoroughfare. And that will be on top of the noise, dirt and congestion we can expect as the nearly 700 new homes being built at Ponte Vista are occupied.

In reviewing "Table 33: Housing Sites Inventory," I cannot help but notice that the city reports finding no sites whatsoever along other major roadways in our city, such as PV Drive North, PV Drive South and West, or Crenshaw Boulevard. Those streets appear to have a number of small commercial buildings which might be candidates for further development and as much, if not more, open space than Western. Yet Table 33 lists not one potential site on any of them. Something is amiss.

I recognize that the latest Housing Element poses significant challenges and that city officials would probably prefer not to have to find sites for so many more homes. However, that is no reason to build almost 60 percent of them along one street. If we're all in this together -- and we are -- I ask that the city focus on finding ways to spread these new homes more evenly across our community.

Please do not hesitate to contact me at xxx-xxx-xxxx if you have any questions about these comments or would like to discuss them further.
Thank you,
Name
Address

From: Octavio Silva
To: Luc Hise-Fisher
Subject: FW: Opposed
Date: Monday, February 14, 2022 3:44:57 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Public Comment

Octavio Silva
Deputy Director/Planning
Manager
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From: April Sandell <hvybags@cox.net>
Sent: Saturday, February 12, 2022 9:17 PM
To: Housing Element <HousingElement@rpvca.gov>
Cc: CCAC <CCAC@rpvca.gov>
Subject: Opposed

CAUTION: This email originated from outside of the City of Rancho Palos Verdes.

- 1) It is my understanding, the Eastview area will bear the greatest negative impact via the State's inclusionary housing mandate and RPV's proposed plan.
- 2) There are many seemingly unaware that the State wants these dwelling units to be built near public transportation, goods, services and I might add for good reasons.
- 3) As you may recall, previously the Miraleste residents objected to the building of a portion of these units to be built in their area. Apparently, the council reconsidered the area and in favor of those opposed.
- 4) Eastview area resident/Nimbys' are not so likely to stand their ground as did the Miraleste/Nimbys'. But I could be wrong on that. Time will tell.
- 5) Private builders/developers will benefit in the public/private partnership at the expense of existing tax-payers.
- 6) Zoning laws have lost all of their teeth. And I am also opposed to the related "Zoning Overlay".
- 7) State's approval is required. It is my understanding, that should the city's plan fail to meet State "approval", the State will eventually take over.

Sincerely,

April Sandell

(P.S. to council members, since I have your attention, please allow me to speak to Cal-Trans recent proposed plan for Western Ave. Cal-Trans delivered a very poor presentation to the Council. Cal Trans indicated that calming traffic via colorful cross-walks would slow traffic flow. Apparently, the mental wellness of drivers is not on their list of "no significant negative impact"? The increase in road rage should be a public health and safety consideration.

Reducing lane width, median removals, adding right turn lanes, bike lanes? For the most part, Cal Trans responses to the council's questions were vague. Greater transparency would have provided a broader understanding. For instance, the safety of driver control will become a non-issue as self driving cars and TRUCKS become the new normal. And the bike lanes will be used by many, many travelers, not just Bike Clubs. The time is now to prepare for future needs but no one seems interested to paint the bigger picture for those paying the cost of these projects. (Ie tax payers)

February 1, 2022

Octavio Silva
Deputy Director of Community Development/Planning Manager

via email to housingelement@rpvca.gov

Re: IS/ND for Rancho Palos Verdes 2021-2029 Housing Element

Dear Mr. Silva,

Thank you for the opportunity to comment to the Notice of Intent to Adopt a Negative Declaration (ND/IS) for the Rancho Palos Verdes 2021-2029 Housing Element (HE).

We understand that the City of Rancho Palos Verdes is being challenged under extreme time pressure to make substantial changes to its Housing Plan. We are supportive of the goal to provide more affordable housing throughout the state of California. At the same time, we appreciate the value of well designed and controlled urban planning. We also appreciate the considerable efforts that the City has been making towards implementing the new Regional Housing Needs Allocation (RHNA) requirements for 639 new housing units.

However, we are particularly concerned that the City's focus on available sites for added housing places an excessive and unreasonable burden on Western Avenue rather than distributing that burden evenly throughout the City. We therefore offer the following comments:

A Negative Declaration is Inadequate

The City claims that "The 2021-2029 Draft Housing Element is a policy document that identifies strategies and programs to preserve and increase housing within the City and does not propose any development." Therefore, the City argues that the Draft HE would not entail any significant impacts.

However, the Housing Element is a key part of the City's General Plan and as such creates a basis for the City's governing documents and procedures regarding Land Use. The HE should not in any way create a Policy, whether directly stated or inferred, that the majority of the RHNA requirement for the City of Rancho Palos Verdes should be focused on the eastside of the City or along Western Avenue. To the contrary, the HE must explicitly state that the City plans to distribute its RHNA obligations evenly and fairly throughout the City as a whole, and provide Goals and Policies to support such a plan.

Furthermore, the City cannot pretend that concentrating the majority of new housing developments required by RHNA onto Western Avenue will not have Significant Impacts that cannot yet be evaluated under CEQA. CEQA does not allow piecemealing of impact considerations. To defer full CEQA analysis until each individual property owner proposes a specific project evades the need to analyze the impacts of a potential concentration of these developments on Western Avenue. This is especially important in light of changes to the California Code since it seems that some of the smaller property developments might later be exempt from any further CEQA evaluation.

Although specific project details for individual sites remain unknown, cumulative impacts of the potential additional housing concentration identified in the Housing Sites Inventory need to be analyzed, particularly in terms of traffic and public safety in situations such as emergency evacuations. These potential impacts must be analyzed and identified early in the planning stage.

Additional GOALS should be added to the Housing Element

Housing opportunities for all income levels should be incorporated throughout cities and counties, rather than concentrated in existing low income neighborhoods. Distribution of affordable housing opportunities, through land use and zoning decisions as well as other tools, can ensure a jurisdiction's commitment to affirmatively furthering fair housing, maintaining equity, and improving health outcomes.

*--California Office of Planning and Research: 2017 General Plan Guidelines
https://opr.ca.gov/docs/OPR_COMPLETE_7.31.17.pdf, accessed 1/28/2022*

In order to best comply with that Guideline, we suggest that the following Goals be added to the Housing Element:

GOAL: The RHNA should be distributed evenly throughout the City rather than concentrated in any location or region of the City. Massive developments concentrated in a single location/area should be avoided. Smaller, evenly dispersed mixed income developments located throughout the City are preferable.

GOAL: New housing developments should contain a proportional percentages of units available to all income brackets to match need in the RHNA rather than being designed only for a limited income bracket. A mixed income level would reduce any stigma or resentment associated with housing sites and provide more opportunities for social interaction including potential employment leads.

GOAL: Provide adequate housing while maintaining open space and low profile structures as much as possible. Maintain Neighborhood Compatibility as much as possible. Preserve gardens, landscaping and natural vegetation. New housing developments should avoid impacts to neighboring privacy and access to sunlight, including sunlight needed for solar rooftop installations.

The Housing Sites Inventory List

Please clarify the implications of the Housing Sites Inventory List (Inventory List). Once this list is incorporated into the Housing Element of the General Plan, would the properties included be specifically targeted for housing development and thus have any sort of preliminary approval for that use?

Is this list an actual assignment of zoning and usage to be locked into the Housing Element of the General Plan? If so, then an EIR is necessary to evaluate the impacts of such uses and intensities of use, both individually and cumulatively.

If the Inventory List is only intended as a starting point for analysis, then the tables (Table 33) and maps (Figures 76 & 77) presenting the list data should explicitly clarify that limitation. Furthermore, it would be premature to incorporate such a tentative and potentially misleading list into the Housing Element of the General Plan until the list is better refined with appropriate site selection, zoning and density details.

There seem to be arbitrary assignments of Maximum Density Residential Density ratings and Potential RHNA Suitability. The City currently does not have any criteria for Mixed Use zoning. None of the properties have been assigned to more than one income category and none are assigned to Moderate Income.

We have multiple questions regarding the Housing Sites Inventory List:

- How was the Maximum Residential Density for each parcel determined?
- Are the densities listed existing or proposed?
- What criteria were used to determine "Potential RHNA Suitability"?
- What criteria were used to assign either Low or Above Moderate Income categories?

Housing for Moderate Income people needs better consideration and support in the Housing Element

Moderate Income housing should not merely be relegated to the "leftovers" of excess Lower Income housing.

Mixed Use Zoning should not favor development of excessive amounts of Above Moderate Income housing.

The City does not need to provide over five times the amount of Above Moderate housing than is specified by RHNA. Mixed Use zoning should not be allowed for parcels providing only Above Moderate Income housing. Mixed Use zoning should require a mix of income levels that is proportionate to the RHNA.

For larger sites, it would be desirable to include housing units to accommodate the full spectrum of income levels. For smaller sites, a more limited range might be acceptable, such as an equal proportion of units for Moderate and Above Moderate income levels.

Zoning

Mixed Use Zoning should be carefully defined, including a desirable range of proportions between residential and commercial uses. "Mixed Use" should not necessarily mean massive or maximal use, nor should it be focused primarily on dense residential development. To many people, past positive experiences of "Mixed Use" have been of one or two housing units above a small business. The public does not necessarily equate "Mixed Use" with massive buildings housing hundreds of units. The City should keep that distinction in mind when evaluating public preferences.

Does zoning need to be area-wide or can it be parcel-specific?

Might some large parcels include multiple zoning configurations in specific percentages or locations?

In order to ensure fair distribution of RHNA housing throughout the City, it may be appropriate to establish multiple Mixed Use zoning districts throughout the City that are assigned a certain proportion of the housing obligations.

Residential Density

In addition to changing zoning in order to improve housing opportunities to meet RHNA, the City should also consider changes to Maximum Residential Density assignments. Some parcels with low zoning density (e.g., the Salvation Army parcel, currently zoned at 12 du/ac) should be reconsidered for increased zoning density in order to accommodate a broader range of housing income levels. For example, if a portion of that site's density were upgraded to 30 du/ac, it could accommodate significantly more housing for lower income households, providing a better balance of housing throughout the City as a whole.

Developer's costs should not be the primary governing factor in determining housing density

Inventory Summary

In order to better understand the city's plans for housing development to meet the RHNA obligation, we made a summary of the Housing Sites Inventory List.

Housing Sites Inventory List Summary by Location

Location	Total Listed Units	% City Allocation	% RHNA	Low Income Units	% City Allocation	% RHNA	High Income Units	% City Allocation	% RHNA
Western Ave.	768	59	128	514	73	139	254	42	235
Hawthorne Blvd.	341	26	57	46	7	12	295	49	273
Silver Spur Rd.	85	6	14	85	12	23	0	0	0
No Address	116	9	19	57	8	15	59	10	55
Total, Entire City	1310	100	218	702	100	189	608	100	563

The table above shows the total number of units listed in the Inventory for each location and how those allocations were divided into different income categories.

The "% RHNA" column shows how these numbers relate to the RHNA requirements.

Note that the total number of units identified in the Inventory is far in excess of what is required by RHNA.

RPV Regional Housing Needs Allocation (RHNA)2021-2029

Income Category	Total Housing Units	Housing Units after ADU inclusion
Very Low	253	
Low	139	371 (very low and low combined)
Moderate	125	123
Above Moderate	122	108

Western Avenue is unfairly targeted to provide an excessive proportion of new housing

Cumulative impacts must be considered when planning and evaluating impacts for Western Avenue. Analysis of possible impacts should not be deferred until individual projects are proposed.

Rancho Palos Verdes only controls one side of Western. Projects developed by the City of Los Angeles, such as the very large new Ponte Vista housing project, currently under construction and not yet fully occupied, also impact Western Avenue. It is foreseeable that Los Angeles may possibly decide to allow dense developments on their side of Western Avenue. Potential impacts including traffic congestion and emergency ingress and egress are significant concerns because Western Avenue is the primary arterial for this area, with very limited options for detours.

The Draft Housing Element is not consistent with the Jobs Proximity Index Score.

The Jobs Proximity Index Score map (Figure 59) shows that Work/Housing relationships are significantly better on Hawthorne Boulevard than they are on Western Avenue. It would therefore be logical to assign proportionately more housing opportunities to Hawthorne than to Western if the intent is to maximize job opportunities for residents of these new housing developments and to reduce commuting distances.

The Housing Sites Inventory List targets Western Avenue with an excessive obligation to provide additional housing for the entire City. Because the Inventory List focuses so predominantly on Western Avenue properties, the list does not, in itself, provide an equitable range of options for distributing the RHNA obligations more evenly throughout the City

The Inventory targets Western Avenue, which is only a very small geographical area within the City, to provide 59% of the City's total RHNA housing inventory. In fact, the 768 housing units listed in the inventory for sites on Western Avenue significantly exceed the total RHNA obligation of 639 units for the entire City.

The Inventory also targets 73% of the City's housing for lower income people to Western Avenue, with 334 of those units targeted to the Terraces Shopping Center. The total of 514 Low Income units targeted to Western Avenue greatly exceeds the entire City's Low Income housing RHNA requirement of 371 units.

To focus such a disproportionate quantity of additional housing on Western Avenue is not only grossly unfair, it could be potentially disastrous in an emergency situation, such as when there might be a need to evacuate the area. Western Avenue should not have to bear the majority of the obligation that belongs to the City as a whole, nor should that burden be primarily concentrated on a single lot and its surrounding neighborhood.

The City relied on the current Commercial zoning to identify multiple sites on Western Avenue that might be suitable for a Mixed Use designation. However, that does not mean that the larger number of potentially available sites on Western should automatically translate into denser housing accommodations on Western than in other parts of the City. The City must carefully establish new zoning designations to prevent Western Avenue from being overburdened and to distribute housing needs evenly throughout the City.

The Terraces Shopping Center should not be targeted to provide 334 potential new housing units.

Assigning 334 new housing units to the Terraces Shopping Center (Terraces) is likely to cause a number of Significant Environmental Impacts, and therefore would warrant a full EIR.

The Terraces currently functions as a relatively new and very popular commercial site which provides considerable benefits to the surrounding and extended neighborhood. The existing site is anchored by Trader Joe's, a theater, a gym, and a small department store and also includes other smaller commercial businesses. Attempting to add a massive concentration of housing to the site would be likely to create significant problems for the existing commercial uses and may even cause some businesses to relocate elsewhere.

The Piasky Study identified this site as high priority "due to its density potential as well as the ability to rehabilitate the existing building shell to accommodate a sizable mixed-use project with a substantial amount of housing". The notion that the "existing building shell" could be modified to accommodate hundreds of housing units is frankly ridiculous. The structure is built into the hillside, therefore there could be no window opportunities on the lower two levels except at street front. Major reconstruction and structural changes

would likely be necessary in order to add 334 housing units to the site while preserving its commercial functions.

Furthermore, the Piasky high valuation of the "density potential" of the site serves only to "get the numbers up". Such highly concentrated density would not be beneficial to the surrounding neighborhoods.

It would only be reasonable to consider the Terraces as a potential Mixed Use site if a much smaller number of new housing units is included than are currently proposed and if the existing commercial functions are preserved and not impacted.

If the Housing Sites Inventory List were revised to remove the 334 housing units from the Terraces Shopping Center, there would still be a total of 434 potential new housing units listed for Western Avenue, and Western Avenue would still be contributing a majority of the City's RHNA total requirement of 639 units. Furthermore, removing the 334 units on the Terraces site from the Inventory List would still leave 180 Low Income Units potentially designated on Western. Combined with the 188 units listed from other parts of the City, there would then be 368 potential Low Income Units, only 3 units short of the total RHNA requirement of 371 Low Income Units.

We request that in order to accommodate that small shortfall, and to add any desirable buffer, that the City readjust the allocations assigned in the Inventory List to more fairly and evenly show more diverse contributions of housing accommodations from areas of the City other than Western Avenue.

New housing developments should be distributed throughout the City, rather than concentrated in any one location. Furthermore, the housing suitability for all of the properties listed in the Housing Sites Inventory List should include combinations of multiple income categories, with an appropriate mix of Low to Above Median income units, rather than be designated for only one Income level.

The Salvation Army site zoning should be reconsidered

The Salvation Army site (39.75 acres, 32% developable) is listed at 12 du/ac with a maximum of 152 units for Above Moderate income. A better mix of housing would be to include a range of income levels within the same development. In fact, if some substantial proportion of the 12.72 developable acres of that site were rezoned to 30 du/ac, the site could then contribute significantly towards providing housing for low income families. This would help balance the RHNA housing allocations more evenly throughout the City, and provide much needed housing in an area with a higher Jobs Proximity Index Score (per the map in Figure 59) than any of the sites proposed on Western Avenue.

Additional Considerations

Additional potential contributions from the creation of new housing via the provisions of SB 9 for lot splits and/or duplexes should also be considered in calculating meeting the RHNA.

Thank you for your attention to these concerns.

Sincerely,

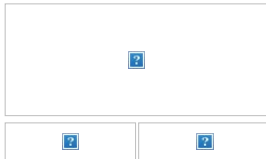
Alfred and Barbara Sattler

From: Octavio Silva
To: Luc Hise-Fisher
Subject: FW: Comments on the housing element
Date: Monday, February 14, 2022 3:44:47 PM
Attachments: [image001.png](#)
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From: yshao07@aol.com <yshao07@aol.com>
Sent: Saturday, February 12, 2022 10:16 AM
To: Housing Element <HousingElement@rpvca.gov>
Subject: Comments on the housing element

CAUTION: This email originated from outside of the City of Rancho Palos Verdes.

Octavio Silva
Deputy Director of Community Development
City of Rancho Palos Verdes
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275

Mr. Silva:

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In reviewing "Table 33: Housing Sites Inventory," I cannot help but notice that the city reports finding no sites whatsoever along other major roadways in our city, such as PV Drive North, PV Drive South and West, or Crenshaw Boulevard. Those streets appear to have a number of small commercial buildings which might be candidates for further development and as much, if not more, open space than Western. Yet Table 33 lists not one potential site on any of them. Something is amiss.

I recognize that the latest Housing Element poses significant challenges and that city officials would probably prefer not to have to find sites for so many more homes. However, that is no reason to build almost 60 percent of them along one street. If we're all in this together -- and we are -- I ask that the city focus on finding ways to spread these new homes more evenly across our community.

Please do not hesitate to contact me at 714-944-5296 if you have any questions about these comments or would like to discuss them further.

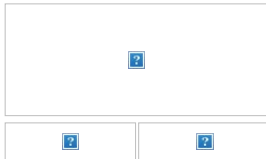
Thank you,
Yuan Shao
2032 Van Karajan Dr

From: [Octavio Silva](#)
To: [Luel Hise-Fisher](#)
Subject: FW: RPV RHNA assessment
Date: Monday, February 14, 2022 3:44:43 PM
Attachments: [image001.png](#)
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Public Comment

Octavio Silva
Deputy Director/Planning
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octavios@rpvca.gov
Phone - (310) 544-5234

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From: Luke Shellhorn <lshellhorn@gmail.com>
Sent: Friday, February 11, 2022 9:58 PM
To: Housing Element <HousingElement@rpvca.gov>
Subject: Fwd: RPV RHNA assessment

CAUTION: This email originated from outside of the City of Rancho Palos Verdes.

Resending due to incorrect email address.

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

From: **Luke Shellhorn** <lshellhorn@gmail.com>
Date: Fri, Feb 11, 2022 at 1:09 PM
Subject: RPV RHNA assessment
To: <housingelements@rpvca.gov>

I live at 2058 Santa Rena Dr, Rancho Palos Verdes.

I strongly disagree with the disproportionate amount of homes that would be built on Western Avenue. The allotment of new homes and new low income housing should be spread evenly throughout the city. Western Avenue is already slammed with traffic from San Pedro and RPV and with the new additional homes being built at Ponte Verde. Any action to install low income housing in this neighborhood would tank home values and push families out of RPV.

Have you pushed back on Sacramento regarding this latest housing element? I haven't heard much discussion around a compromise that could be made with Sacramento. Has anyone explored a possible compromise?

When I talk to other residents in my neighborhood about this, many of them have never heard of it. I'm just assuming that many others are in that same camp and don't even understand what's happening with the housing element. The city needs to improve their messaging on what they plan to do with new low and middle income housing in RPV.

-Luke Shellhorn

February 14, 2022

Mr. Silva:

As a resident of Rolling Hills Riviera in our city's Eastview area, I want to express my concerns about the current proposal for satisfying Rancho Palos Verdes' 2021-2029 Housing Element. Information provided by the city indicates that a disproportionate share of the proposed housing will be sited along Western Avenue. To be more precise, of the 1285 sites which the city has surveyed for possible construction, 743 lie along Western. That is 58 percent.

The current state of the Western Ave corridor, which a single passage in and out of the Eastview area, is currently over used and congested throughout the day to the point that affects travel, emergency responses, air quality, noise, and safety. This will only get worse with the current housing developments on the Los Angeles side of Western Ave. The document of **NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION** indicating there is "No" environmental impact to the Eastview community has to be inaccurate in its findings.

In reviewing **TABLE 33: HOUSING SITES INVENTORY**, it is disturbing that the city reports no sites whatsoever along other major roadways in our city, such as PV Drive North, PV Drive South and West, or Crenshaw Boulevard. Those streets appear to have a number of small commercial buildings which might be candidates for further development and as much, if not more, open space than Western.

If the city moves ahead with such plans, my neighbors and I will find ourselves bearing the brunt of years of noise, dirt and congestion associated with construction of so many new units. What is more, we will also end up bearing the long-term effects of having so many more new residents living along and using this already congested thoroughfare. And that will be on top of the noise, dirt and congestion we can expect as the nearly 700 new homes being built at Ponte Vista are occupied.

I recognize that the latest Housing Element poses significant challenges and that city officials would probably prefer not to have to find sites for so many more homes. However, that is no reason to build almost 60 percent of them along one street. If we're all in this together -- and we are -- I ask that the city focus on finding ways to spread these new homes more evenly across our community.

If you have any questions about these comments or would like to discuss them further, please contact me at 310-519-0463.

Thank you,

John P Sover
1827 Avenida Estudiante
Rancho Palos Verdes, CA 90275

From: Octavio Silva
To: Luc Hise-Fisher
Subject: FW: Housing Element Draft Comments
Date: Monday, February 14, 2022 3:44:43 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Public Comment

Octavio Silva
Deputy Director/Planning
Manager
octavios@rpvca.gov
Phone - (310) 544-5234

City of Rancho Palos Verdes
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
Website: www.rpvca.gov



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Due to the current surge of the COVID-19 Omicron Variant, Rancho Palos Verdes City Hall will be closed to walk-in visitors through February 28, 2022, unless further notification is provided. Several members of the City's workforce are being asked to work remotely during this time. Inquiries will continue to be reviewed on a daily basis. Please be patient with us as there may be delays or minor inconveniences in responding to your inquiry.

From: Bill Spinelli <wmspinelli48@gmail.com>
Sent: Thursday, February 10, 2022 4:11 PM
To: Housing Element <HousingElement@rpvca.gov>
Cc: CC <CC@rpvca.gov>
Subject: Housing Element Draft Comments

CAUTION: This email originated from outside of the City of Rancho Palos Verdes.

Octavio Silva
Deputy Director of Community Development
City of Rancho Palos Verdes
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275

Mr. Silva:

As a long-time resident of Rolling Hills Riviera in our city's Eastview area, I want to express my concerns about the current proposal for satisfying Rancho Palos Verdes' 2021-2029 Housing Element.

I have reviewed the information provided by the city. Table 33 of the draft indicates that a disproportionate share of the proposed housing will be sited along Western Avenue. The 1285 sites which the city has surveyed for possible construction, 743 lie along Western Avenue. That is 58 percent. I wonder if the number of Eastview area resident's homes (property) versus total homes in RPV compares the same as this 58 percent. I also realize that the total number of potential units is much higher than the required amount for the City so I certainly hope that the 58 percent for the Western Avenue corridor will be much less.

Also, I cannot help but notice that the city reports finding no sites whatsoever along other major roadways in our city, such as PV Drive North, PV Drive South and West, or Crenshaw Boulevard and the Miraleste commercial area near the fire station. Those streets appear to have a number of small commercial buildings which might be candidates for further development and as much, if not more, open space than Western. Yet Table 33 lists not one potential site on any of them. Thus my concern that the Western Avenue corridor will get the brunt of this proposed construction.

If the city moves ahead with such plans, my neighbors and I will find ourselves bearing the brunt of years of noise, dirt and congestion associated with construction of so many new units. What is more, we will also end up bearing the long-term effects of having so many more new residents living along and using this already congested thoroughfare. And the possibility of the City Of Los Angeles putting more housing on the Eastern side of the Western Avenue Corridor. We are already dealing with the construction of homes being built at the Ponte Vista Project.

I recognize that the latest Housing Element poses significant challenges and that city officials would probably prefer not to have to find sites for so many more homes. However, that is no reason to build almost 60 percent of them along one street. If we're all in this together -- and we are -- I ask that the city focus on finding ways to spread these new homes more evenly across our community.

Please do not hesitate to contact me at (310)433-1515 if you have any questions about these comments or would like to discuss them further.

Sincerely,

Bill Spinelli
Galerita Drive
Resident since 1974

From: Octavio Silva
To: Luc Hise-Fisher
Subject: FW: Housing Element Draft Comments
Date: Monday, February 14, 2022 8:27:04 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Public Comment

Octavio Silva
Deputy Director/Planning
Manager
octavios@rpvca.gov
Phone - (310) 544-5234

City of Rancho Palos Verdes
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
Website: www.rpvca.gov

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From: Margaret Spinelli <mgt.spinelli@gmail.com>
Sent: Friday, February 11, 2022 6:20 PM
To: Housing Element <HousingElement@rpvca.gov>
Cc: CC <CC@rpvca.gov>
Subject: Housing Element Draft Comments

CAUTION: This email originated from outside of the City of Rancho Palos Verdes.

Octavio Silva
Deputy Director of Community Development
City of Rancho Palos Verdes
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275

Mr. Silva:

I have resided in Rolling Hills Riviera in the Eastview area since 1974. I want to express my serious concerns about the current proposal for satisfying Rancho Palos Verdes 2021-2029 Housing Element.

I have reviewed the information provided by the city. It greatly concerns me that a disproportionate share of the proposed housing will be sited along Western Avenue. Of the 1285 sites which the city has surveyed for possible construction, 743 lie along Western Avenue corridor. That is 58 percent of the total!

I cannot help but notice that the city reports finding no sites whatsoever along the other major roadways in our city, such as PV Drive North, PV Drive South, Crenshaw Boulevard, or the Miraleste commercial area near the fire station. Those streets appear to have a number of small commercial buildings and should be considered for further development. Table 33 lists no potential sites on any of them. Thus my concern that the Western Avenue corridor will bear the brunt of this proposed construction.

If the city moves ahead with such plans, my neighbors and I will find ourselves with many years of noise and congestion associated with construction of so many new units. There will be long-term effects of having so many more new residents living along and using this already congested thoroughfare. There is also the possibility of the City Of Los Angeles putting more housing on the eastern side of the Western Avenue Corridor. We are already dealing with the construction of a large number of homes being built at the Ponte Vista Project.

I recognize that the latest Housing Element poses significant challenges and that city officials would prefer not to have to find sites for so many more homes. However, there needs to be a more equitable way of dealing with this!

I appreciate you giving my concerns your consideration.

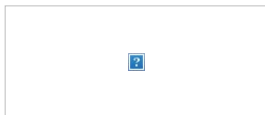
Sincerely,

Margaret Spinelli
Galerita Drive
Eastview

From: [Octavio Silva](#)
To: [Luci Hise-Fisher](#)
Subject: FW:
Date: Monday, February 14, 2022 3:44:47 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Public Comment

Octavio Silva
Deputy Director/Planning
Manager
octavios@rpvca.gov
Phone - (310) 544-5234



City of Rancho Palos Verdes
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From: Carol Swets <cswets@gmail.com>
Sent: Thursday, February 10, 2022 5:05 PM
To: Housing Element <HousingElement@rpvca.gov>
Subject:

CAUTION: This email originated from outside of the City of Rancho Palos Verdes.

I DO NOT want more housing and congestion!
Carol Swets

From: Octavio Silva
To: Luc Hise-Fisher
Subject: FW: Octavio Silva _ Western Ave additional Housing Plan
Date: Monday, February 14, 2022 3:44:36 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Public Comment

Octavio Silva
Deputy Director/Planning
Manager
octavios@rpvca.gov
Phone - (310) 544-5234



City of Rancho Palos Verdes
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Rancho Palos Verdes, CA 90275
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From: mtd4homes@aol.com <mtd4homes@aol.com>
Sent: Sunday, February 13, 2022 3:13 PM
To: Housing Element <HousingElement@rpvca.gov>
Subject: Octavio Silva _ Western Ave additional Housing Plan

CAUTION: This email originated from outside of the City of Rancho Palos Verdes.

Dear Mr. Silva

I am a long time resident and Home Owner of RPV. I have lived here all my life. I attend PV schools and currently work in the area as a Realtor.

I have raised my Children in RPV and now have 2 grandsons.

I have seen a lot of change and growth in my 60 years. Some of it good and others not so good. I feel we have populated the area more that it should be already. Adding such a significant number of new housing to Western Ave would make the current traffic congestion and population congestion worse. There are numerous traffic accidents and violations, and robberies happening daily to the residences and businesses. I understand that the state is mandating adding additional housing to various cities. I just ask you consider all the consequences and potential problems with adding such a significant number to our already over populated area.

Thank you for considering my opinion. I can be reached at the numbers below,

Maria Todora-Denue
The Todora Team - Your Everyday Realtors
A Family Team of Realtors
RE/MAX Estate Properties
Serving The South Bay & Beyond
(310) 729-9729 / (310) 831-1989
MTD4Homes@aol.com
www.TheTodoraTeam.com Visit our website to search for property
LIC. # 01110354

From: Octavio Silva
To: Luc Hise-Fisher
Subject: FW: RPV Housing Element
Date: Monday, February 14, 2022 8:28:44 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Public Comment

Octavio Silva
Deputy Director/Planning
Manager
octavios@rpvca.gov
Phone - (310) 544-5234

City of Rancho Palos Verdes
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
Website: www.rpvca.gov

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From: Rich <rulley16@yahoo.com>
Sent: Sunday, February 13, 2022 8:14 AM
To: Housing Element <HousingElement@rpvca.gov>
Cc: Kristy Cell <kristyulley@yahoo.com>
Subject: RPV Housing Element

CAUTION: This email originated from outside of the City of Rancho Palos Verdes.

Dear Mr. Silva:

As residents of Rolling Hills Riviera in our city's Eastview area, I want to express my concerns about the current proposal for satisfying Rancho Palos Verdes' 2021-2029 Housing Element. Information provided by the city indicates that a disproportionate share of the proposed housing will be sited along Western Avenue. To be more precise, of the 1285 sites which the city has surveyed for possible construction, 743 lie along Western. That is 58 percent.

If the city moves ahead with such plans, my neighbors and I will find ourselves bearing the brunt of years of noise, dirt and congestion associated with construction of so many new units. What is more, we will also end up bearing the long-term effects of having so many more new residents living along and using this already congested thoroughfare. And that will be on top of the noise, dirt and congestion we can expect as the nearly 700 new homes being built at Ponte Vista are occupied.

In reviewing "Table 33: Housing Sites Inventory," I cannot help but notice that the city reports finding no sites whatsoever along other major roadways in our city, such as PV Drive North, PV Drive South and West, or Crenshaw Boulevard. Those streets appear to have a number of small commercial buildings which might be candidates for further development and as much, if not more, open space than Western. Yet Table 33 lists not one potential site on any of them. Something is amiss.

I recognize that the latest Housing Element poses significant challenges and that city officials would probably prefer not to have to find sites for so many more homes. However, that is no reason to build almost 60 percent of them along one street. If we're all in this together -- and we are -- I ask that the city focus on finding ways to spread these new homes more evenly across our community.

Please do not hesitate to contact me if you have any questions about these comments or would like to discuss them further.
Thank you,

Richard and Kristy Ulley
1929 Santa Rena Drive

Sent from my iPhone

From: [Octavio Silva](#)
To: [Luci Hise-Fisher](#)
Subject: FW: Not Surprised
Date: Monday, February 14, 2022 8:21:50 AM

Hi Luci,

I'm going to send over a number of public comments that we received for the HE update. They were submitted in response to the ND notice that was issued by the City.

Thank you,

Octavio Silva
Deputy Director/Planning Manager

octavios@rpvca.gov
Phone - (310) 544-5234

City of Rancho Palos Verdes
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
Website: www.rpvca.gov

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

From: Richard Wagoner <rwagoner@icloud.com>
Sent: Sunday, February 6, 2022 11:22 AM
To: Housing Element <HousingElement@rpvca.gov>
Subject: Not Surprised

CAUTION: This email originated from outside of the City of Rancho Palos Verdes.

As a longtime resident of Eastview, I understand that Rancho Palos Verdes considers us the poor stepchild. You always have, and always will. This is absolutely apparent in the Housing Element plan, in which Western Avenue essentially takes care of your problems in dealing with the plan. Just stick it to the East side ... as always.

You COULD actually spread the requirements of the plan throughout the city. But that might anger "real" RPV residents. So instead you essentially made Western Avenue take the vast majority of it. Indeed, no other street comes close; it appears that Western takes on more than most other streets combined.

Expected.

But the fact is, Western Avenue cannot take the traffic that this will add. And it IS patently unfair to make us take it all.

I fail to see how Rancho Palos Verdes is better than the City of Los Angeles in handling issues such as this ... just screw over the Eastside. As per usual.

Sincerely,

Richard Wagoner
Delasonde Drive
310-874-1995

ENVIRONMENTAL CHECKLIST

Initial Study

- 1. Project Title:** City of Rancho Palos Verdes
2021–2029 Housing Element
- 2. Lead Agency Name and Address:** Community Development Department
City of Rancho Palos Verdes
30940 Hawthorne Boulevard
Rancho Palos Verdes, CA 90275
- 3. Contact Person and Phone Number:** Octavio Silva
Deputy Director of Community Development Planning
Manager
(310) 544-5234
- 4. Project Location:** City of Rancho Palos Verdes
- 5. Project Sponsor's Name and Address:** City of Rancho Palos Verdes
30940 Hawthorne Boulevard
Rancho Palos Verdes, CA 90275
- 6. General Plan Designation(s):** The City of Rancho Palos Verdes has a variety of General Plan land use designations, including open space (preservation, hillside, hazard), residential, commercial (recreational, retail, office), infrastructure facility, institutional (educational, public, religious), recreational (active, passive), and cemetery.
- 7. Zoning:** The City of Rancho Palos Verdes has a variety of zoning districts, including open space (hazard, recreational), residential (single and multiple), residential planned development, commercial (general, limited, neighborhood, professional, recreational), institutional, and cemetery as well as a coastal zone and overlay districts addressing natural and urban design, cultural resources, and equestrian and automotive uses.

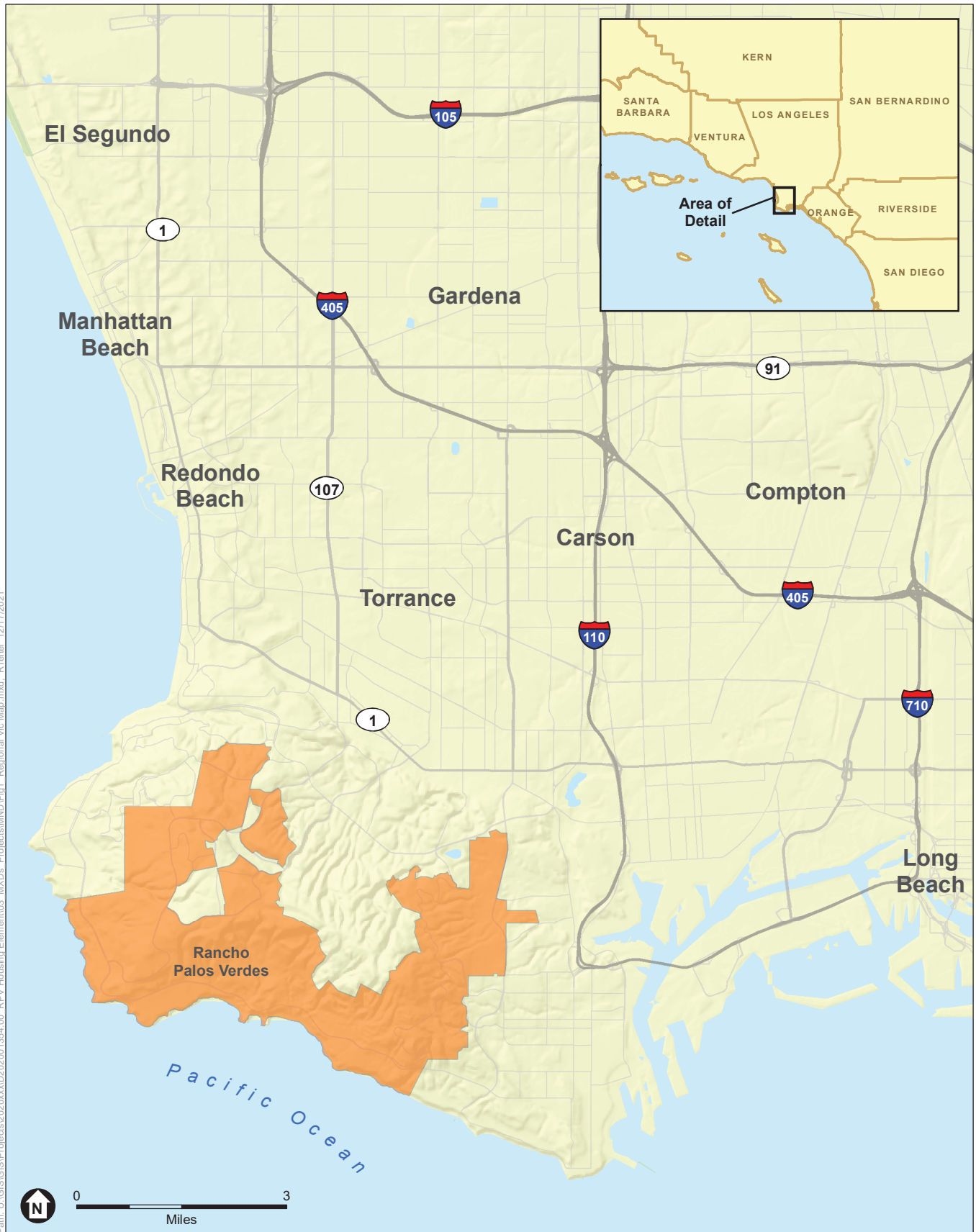
8. Description of Project:

California Government Code Section 65302(c) mandates that each city within California includes a Housing Element in its General Plan. The timing for jurisdictions to update their Housing Elements is based on the update schedule established for regional transportation plans (RTPs) prepared by federally designated metropolitan planning organizations. The Southern California Association of Governments (SCAG) is the federally designated metropolitan planning organization representing all jurisdictions in Los Angeles County, including Rancho Palos Verdes. SCAG is required to update its Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) every 4 years, which puts all member jurisdictions on a schedule to update their Housing Elements every 8 years. The SCAG Regional Council adopted the Connect SoCal plan (2020–2045 RTP/SCS) on September 3, 2020. For SCAG member jurisdictions, the 6th Cycle Housing Element planning period extends from 2021 to 2029. As part of Connect SoCal, SCAG assigns a number of housing units that the County is required to plan for in the 8-year Housing Element cycle. That number of units is called the Regional Housing Needs Allocation (RHNA), and it is broken down by income category, ensuring that all economic groups are accommodated.

The Housing Element is required to identify and analyze existing and projected housing needs within the city and include statements of the City's goals, policies, quantified objectives, and scheduled programs to preserve, improve, and develop housing. In adopting its Housing Element, each city must consider economic, environmental, and fiscal factors, as well as community goals as set forth in the General Plan, in compliance with California Government Code Section 65580 et. seq. In compliance with Government Code Section 65580 et. seq., the City is updating its Housing Element for the planning period of 2021–2029 (hereafter referred to as the 2021–2029 Housing Element or the plan). The 2021–2029 Draft Housing Element as submitted to HCD, is provided on the City's website at: <https://www.rpvca.gov/1402/2021-2029-Housing-Element-Update>.

Consistent with Government Code Section 65302(c) and California Government Code Section 65580 et. seq., the 2021–2029 Draft Housing Element provides a plan to accommodate the City's RHNA allocation. HCD consults with regional council of governments to allocate the RHNA across each region of the state. SCAG represents all jurisdictions in Los Angeles County, including Rancho Palos Verdes. **Figure 1**, *Regional and Vicinity Map*, illustrates where Rancho Palos Verdes is located within Los Angeles County.

For the 2021–2029 housing cycle, Los Angeles County has been assigned a RHNA of 812,060 housing units, with Rancho Palos Verdes receiving an allocation of 639 units (SCAG, 2021). **Table 1**, *6th Cycle Regional Housing Needs Allocation for Rancho Palos Verdes*, shows how the Rancho Palos Verdes 2021–2029 Regional Housing Needs Assessment is allocated across four income levels (Very Low, Low, Moderate, and Above Moderate). In addition, the 2021–2029 Housing Element must accommodate eight additional lower-income units that are carried over from the 2013-2021 Housing Element, for a total of 647.



SOURCE: ESRI, 2021

Rancho Palos Verdes Housing Element

Figure 1
Regional and Vicinity Map

TABLE 1
6TH CYCLE REGIONAL HOUSING NEEDS ALLOCATION FOR RANCHO PALOS VERDES

Income Level	Units
Very-Low Income (<50% of AMI)	253
Low Income (50%–80% of AMI)	139
Moderate Income (80%–120% of AMI)	125
Above Moderate Income (>120% of AMI)	122
<i>Total 6th Cycle</i>	639
Carry over from 5th Cycle	8*
Total with Carry Over	647

SOURCE: SCAG 6th Cycle Final RHNA Allocation Plan 2021

NOTES:

1. The City must accommodate 8 additional lower-income units carried over from the 2013–2021 Housing Element.
2. For the housing element update, local jurisdictions will have to consider extremely low income (ELI) households as well. ELI housing needs may be calculated either by using Census data or simply assuming that 50 percent of the very low-income households qualify as extremely low-income households.

When updating the Housing Element, State law requires the City to document its capacity to accommodate its RHNA for the 2021–2029 Housing Element planning period. The City must demonstrate that the land inventory is adequate to accommodate the City’s share of the region’s projected housing needs.¹ A portion of the RHNA may be accommodated via the projected production of accessory dwelling units and the 2021–2029 Housing Element identifies the potential for 40 new accessory dwelling units. The remainder of the housing units would be achieved through new construction, including the development of vacant parcels, expansion of uses on developed parcels, and the redevelopment of parcels. Rehabilitation and preservation are not considered strategies since the City does not have significant housing rehabilitation needs and does not have any assisted housing units at risk of conversion to market rates during the next 10 years.

Overall, the housing sites inventory provides a reasonable buffer above the need for lower- and moderate-income housing sites and a substantial buffer for above moderate-income housing sites. The 2021–2029 Housing Element is a policy document and as such identifies the need for General Plan amendments and rezoning to accommodate the housing. However, since the site inventory provides the City with some level of flexibility based on the analysis showing that a number of new housing units greater than the RHNA requirement could be accommodated within the site inventory, the General Plan land use designation amendments and/or rezoning that will be necessary to accommodate the residential development will be processed at a later time. This will enable the City to complete a study on opportunity sites for potential mixed-use development that is currently underway as well as further identify areas that are likely to see development resulting in an increase in housing units. The Housing Element contains a program that commits the City to undertaking the rezoning necessary to fully accommodate the 6th Cycle RHNA, within 12 months from the statutory deadline for adoption of the

¹ The purpose of the land inventory or housing sites inventory is to identify specific properties that are suitable for residential development in order for the City to meet its regional housing needs allocation.

City's Housing Element Update. When particular areas are identified and the amendments are processed, the necessary environmental analysis in accordance with CEQA will be prepared.

The 2021–2029 Draft Housing Element aims to support the City's long-term housing goal to meet the community's diverse housing needs. Its objectives are to conserve and improve the existing housing stock, provide housing for special needs populations, supply enough new housing to meet the City's fair share of the region's housing needs, preserve at-risk affordable housing units, and affirmatively further fair housing. Another important goal of the plan is to facilitate more housing production to mitigate SCAG's projected jobs-to-housing imbalance trend. Accommodating diverse housing types in the City is necessary to accommodate a population with varying socio-economic characteristics and housing needs. The 2021–2029 Housing Element provides policies and programs to address these issues.

The 2021–2029 Housing Element contains a list of goals for the planning period and an implementation program to support these goals and policies. The goals, which are listed below with the associated programs that would implement the goal, are based on findings from the needs analysis, assessment of fair housing, constraints analysis, sites inventory, and input received from the community and stakeholders during the Housing Element Update process. There are five overarching goals, each of which is supported by one or more programs that would be implemented during the 2021–2029 Housing Element planning period.

- **Goal 1: Housing Supply** – Provide an adequate supply of housing for people of all ages, incomes, lifestyles, and housing preferences, and types of households, including for households with special housing needs. (Programs 1 through 4)
- **Goal 2: Fair Housing and Equal Opportunity** – Affirmatively further fair housing and protect existing residents from displacement. (Programs 5 through 11)
- **Goal 3: Address Governmental Constraints** – Address City policies and practices that constrain the City's ability to provide housing for households at all income levels and for households with special housing needs and bring City policies in line with recent changes in State law. (Programs 12 and 13)
- **Goal 4: Maintenance of the Housing Stock** – Maintain and improve the condition of Rancho Palos Verdes' housing stock. (Program 14)
- **Goal 5: Energy Conservation** – Promote energy conservation in residential buildings. (Program 15)

Table 2, 2021–2029 Housing Element Programs, provides the City's strategies for addressing State Housing Element requirements. The programs would advance the City's housing objectives while remaining tailored to be achievable within the Housing Element planning period, given the City's financial and staffing resources. The first column of the table indicates whether the program is a modification of an existing City program, a continuation of an existing City program, or a new program that would be implemented by the City. As shown in the last column, the programs would be implemented by the Community Development Department with Planning Commission and City Council review and approval for some of the programs.

TABLE 2
2021–2029 HOUSING ELEMENT PROGRAMS

Program Name	Description/Objectives	Timing	Responsibility
1. Zoning Amendments to Increase Housing Development Potential (modification of existing Program #1)	Establish Mixed-Use Overlay Zoning District (modification of existing program to expand beyond Western Avenue); Include other rezonings to fully accommodate the 2021–2029 RHNA with appropriate zoning. Rezone for at least eight lower-income carryover units from 5th Cycle.	Complete necessary rezonings within 12 months of statutory deadline for adoption of 6th Cycle HE Update.	Community Development Department, Planning Commission, City Council
2. General Plan Amendment to Include a High-Density Residential Land Use Category (new)	Establish General Plan land use category that allows for residential density of at least 30 dwelling units per acre, or higher, as appropriate to provide General Plan consistency for sites to be zoned to accommodate the City's RHNA for lower-income households in Program #1.	Concurrent with rezonings under Program 1.	Community Development Department, Planning Commission, City Council
3. Accessory Dwelling Unit Production (modification of existing)	Bring ADU Ordinance in minimal compliance with State ADU laws. Include component to incentivize and encourage affordable ADU units, including development of an ADU handout and development specifications sheet. Include component to publicize and provide links to State's list of grants and financial incentives for affordable ADUs pursuant to AB 671.	Within 12 months of HEU adoption.	Community Development Department, Planning Commission, City Council
4. No Net Loss (continue existing)	Monitor housing sites inventory to ensure sites are adequate to accommodate RHNA and take action to identify and zone additional sites if necessary.	Ongoing	Community Development Department, Planning Commission, City Council
5. Section 8 Rental Assistance (modification of existing program to ensure outreach to minority groups that experience disproportionate housing problems)	Continue to assist the Housing Authority (LACDA) by conducting a Landlord Outreach Program, informing the Housing Authority of the City's status on providing affordable housing through the existing housing stock and providing an Apartment Rental Survey to the Housing Authority.	Ongoing	Community Development Department
6. Citywide Affordable Housing Requirement/Housing Impact Fee (continue existing program)	Continue to implement inclusionary requirements and housing impact fee requirements. During the 2021–2029 period issue a NOFA to utilize in-lieu fee funds.	Ongoing; issue NOFA by 2024.	Community Development Department
7. First-time Homebuyer Assistance (modify existing to ensure outreach to minority groups that experience disproportionate housing problems)	Connect qualifying households with first-time homebuyer assistance programs offered by other agencies: County Homeownership Program, Mortgage Credit Certificate Program, and So Cal Home Financing Authority First Home Mortgage Program.	Ongoing	Community Development Department
8. Outreach for Persons with Disabilities (modify existing to ensure outreach to minority groups that experience disproportionate housing problems)	Continue to work with the Harbor Regional Center to implement an outreach program that informs families within Rancho Palos Verdes about housing and services available for persons with developmental disabilities.	Ongoing	Community Development Department

Program Name	Description/Objectives	Timing	Responsibility
9. Extremely Low-income Housing (modify existing to ensure outreach to minority groups that experience disproportionate housing problems)	Assist 15 extremely low-income households through a combination of inclusionary units, ADUs, new affordable housing supported with in-lieu fees, and assistance with securing Section 8 vouchers through LACDA	Ongoing	Community Development Department
10. Fair Housing Services (modify existing to ensure outreach to minority groups that experience disproportionate housing problems)	Continue to contract with Housing Right Center for fair housing services.	Ongoing	Community Development Department in collaboration with Housing Rights Center
11. Fair Housing Information (modify existing to ensure outreach to minority groups that experience disproportionate housing problems)	Continue to provide Fair Housing brochure that describes fair housing laws and rights; links to the Housing Rights Center website; State Department of Fair Employment and Housing; and U.S. Department of Housing and Urban Development. Fair Housing Services and Program information continues to be made available on the City's website.	Ongoing	Community Development Department
12. Zoning Ordinance Amendments to Remove Governmental Constraints (modify existing)	Bring City's Density Bonus Ordinance in line with State Density Bonus law; establish objective design standards in line with SB 330/SB 35; adopt use of HCD's SB 330 Preliminary Project Application form; amend Zoning Ordinance to include Low Barrier Navigation Centers as a by-right use in mixed-use overlay zones and non-residential zones permitting multi-family housing, subject to meeting requirements as allowed by AB 101.	Update Density Bonus Ordinance within 24 months of HEU adoption. Establish objective design standards within 36 months of HEU adoption. Adopt SB 330 Preliminary Application form within 24 months of HEU adoption. Create by-right zoning for Low Barrier Navigation Centers within 18 months of HEU adoption.	Community Development Department, Planning Commission, City Council
13. Transparency in Housing Standards and Fees (new)	Publish all development standards information and housing fee information on the City's website in compliance with California Government Code Section 65940.1.	Within 6 months of HEU adoption.	Community Development Department
14. Housing Code Enforcement (continue existing)	Continue to manage the housing code enforcement on a complaint basis and strive for voluntary compliance through the Code Enforcement Division.	Ongoing	Community Development Department
15. Energy Conservation (continue existing)	Continue to encourage voluntary participation in the City's Green Building Construction Program by offering permit streamlining as well as up to a 50% rebate for Planning and Building fees	Ongoing	Community Development Department

9. Surrounding Land Uses and Setting.

Rancho Palos Verdes is located on the Palos Verdes Peninsula of Los Angeles County. Surrounding communities include Palos Verdes Estates, Rolling Hills, Rolling Hills Estates, and the City of Los Angeles. The City of Rancho Palos Verdes is located on the coast and sits atop the bluffs. The City is

developed with a variety of land uses including established residential neighborhoods, commercial corridors, public facilities, and parks.

10. Other public agencies whose approval is required.

A review of the 2021–2029 Housing Element must be conducted by the California Department of Housing and Community Development to determine compliance with State law. Based on its review, written findings will be provided to the City so the City may incorporate any additional requirements prior to adoption.

With regard to City approvals, the City of Rancho Palos Verdes City Council will consider adoption of the Housing Element after receiving the Planning Commission’s recommendation. After adoption, the Housing Element will be submitted to HCD to consider for certification.

Previously, State law required that local jurisdictions complete necessary land use, and related zoning, amendments assumed in the Housing Element sites inventory no later than three years after adoption of the Housing Element. However, per recent adoption of Assembly Bill (AB) 1398, the timeline for local government to rezone sites identified within the Housing Element has been changed to one year from the statutory deadline if HCD finds that a jurisdiction has not adopted a Housing Element that is in substantial compliance with state law within 120 days of the statutory deadline for adoption of the updated Housing Element. Should the City adopt a Land Use Element that would require changes to the Housing Element sites inventory, the Housing Element would be considered for amendment to comply when the Land Use and remaining General Plan elements are considered for adoption. The City has contracted with a consultant group to study the creation of a mixed-use overlay zone and will continue to make diligent efforts to complete any necessary land use and zoning amendments needed to support the sites inventory within the required timeframe to ensure consistency between the 2021–2029 Draft Housing Element and the General Plan.

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission’s Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

The 2021–2029 Housing Element is a policy document that does not propose any physical development but rather provides a framework for the City to identify opportunities to increase the housing stock within the City. However, the City initiated Tribal consultation in accordance with Assembly Bill 52 (AB 52) and Senate Bill 18 (SB 18) and completed consultation with the Gabrielino Tongva Indians of California Tribal Council.

Environmental Factors Potentially Affected

This project would potentially affect the environmental factors checked below, involving at least one impact that is “Potentially Significant” as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Mandatory Findings of Significance |

Determination

Based on this initial evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions to the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a “potentially significant impact” or “less than significant with mitigation incorporated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.


Signature

January 12, 2022
Date

Environmental Analysis

I. AESTHETICS

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099 would the project:				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a.-d. No Impact. The 2021-2029 Housing Element provides a framework for meeting the housing needs of existing and future resident populations. The 2021-2029 Housing Element identifies strategies and programs to conserve and improve existing affordable housing; provide adequate housing sites; assist in the development of affordable housing; remove governmental and other constraints to housing development; and promote equal housing opportunities in a strategic manner. The 6th Cycle Regional Housing Needs Allocation (RHNA) of 639 units would be met through the development of accessory dwelling units (ADUs) and new construction on vacant or developed parcels as well as redevelopment. The City's inventory of housing development sites focuses on opportunities to rezone existing vacant and non-vacant sites to accommodate housing that could be suitable for all income levels. The candidate sites were identified based on available information and with consideration of known environmental constraints, such as natural hazards and protection of resources, including views.

While the 2021-2029 Housing Element provides the framework for the City to meet its RHNA allocation, the plan would not result in development projects at this time. Future development projects that implement the 2021-2029 Housing Element goals would need to meet relevant development standards and objective design guidelines contained in the City's General Plan and Municipal Code that ensure quality development throughout the City. Potential environmental impacts to aesthetics associated with future residential development would be assessed on a site-by-site basis at the time the development is proposed and mitigation measures, if necessary, would be implemented to reduce significant impacts through the application and environmental review process. The 2021-2029 Housing Element is a policy document that does not include any physical development. Therefore, adoption of the 2021-2029 Housing Element would have no impact on aesthetics or visual resources within the City.

II. AGRICULTURE AND FORESTRY RESOURCES

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a.–e. No Impact. There is no designated agricultural or forest land within the City's limits.² Since the City does not have agricultural land or forestland, adoption of the plan would not impact any existing designated agricultural lands or forest lands, lands with an active Williamson Act contract, or properties zoned as Timberland Production. As the City does not contain any agricultural land or forestland and because the 2021-2029 Housing Element is a policy document that does not include any physical development, adopting the plan would have no impact on agricultural and forestry resources within the City.

III. AIR QUALITY

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

² City of Rancho Palos Verdes Land Use Element, 2018 and California Department of Conservation (DOC), 2021. California Important Farmland Finder. Accessed December 17, 2021, available at: <https://maps.conservation.ca.gov/DLRP/CIFF/>.

a. No Impact. The City is within the 6,745-square-mile South Coast Air Basin (SCAB), which is regulated and monitored by the South Coast Air Quality Management District (SCAQMD). SCAQMD is responsible for measuring the air quality of the region. The SCAB is classified as a Federal nonattainment area for ozone (O₃), particulate matter less than 2.5 microns (PM_{2.5}) and lead (Pb) and a state nonattainment area for O₃, PM_{2.5}, and particulate matter less than 10 microns (PM₁₀) (South Coast AQMD 2016). The current 2016 Air Quality Management Plan (AQMP) was adopted on March 3, 2017 and outlines the air pollution control measures needed to meet Federal PM_{2.5} and O₃ standards. The AQMP also proposes policies and measures that responsible agencies under SCAQMD's jurisdiction are considering to achieve Federal standards for healthful air quality in the Basin. The current AQMP also addresses several Federal planning requirements. It incorporates updated emissions inventories, ambient measurements, meteorological data, and air quality modeling tools from earlier AQMPs.³

The 2021-2029 Draft Housing Element is a policy document that identifies strategies and programs to preserve and increase housing within the City to meet the housing needs of existing and future populations and does not propose any development. While implementing the plan would ultimately require amendments to the City's General Plan Land Use and Municipal Code to accommodate the residential units, through amendments to land use designations, such as development of a mixed-use overlay zoning district and increases in residential densities, such amendments are not being considered at this time. The RHNA has also been included in SCAG's Connect SoCal growth forecast for the years 2020-2030. Thus, the plan would not conflict with or obstruct implementation of the State Implementation Plan or the SCAQMD's AQMP. Therefore, the plan would not obstruct an applicable air plan.

b. and c. No Impact. As indicated above, the 2021-2029 Housing Element provides the framework for the City to meet its RHNA allocation and no development is proposed at this time. Therefore, adoption of the 2021-2029 Housing Element would not result in a cumulatively considerable net increase of any criteria pollutant for which the region is in nonattainment under an applicable Federal or State ambient air quality standard nor would it expose sensitive receptors to substantial pollutant concentrations.

Furthermore, future development that implements the goals of the 2021-2029 Housing Element would be required to adhere to relevant development standards and objective design guidelines contained in the City's General Plan and Municipal Code, as well as all applicable air quality plans, policies, and regulations. In addition, future development that implements the goals of the 2021-2029 Housing Element would be consistent with all applicable SCAB goals and policies and environmental impacts would be assessed at the time the developments are proposed on a site-by-site basis with mitigation measures implemented, as necessary. The 2021-2029 Housing Element is a policy document and does not include any physical development. Therefore, the 2021-2029 Housing Element would not result in a cumulatively considerable net increase in a criteria pollutant for which the region is in non-attainment and would not expose sensitive receptors to substantial pollutant concentrations.

³ South Coast Air Quality Management District, 2016 Air Quality Management Plan, <https://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/2016-air-quality-management-plan/final-2016-aqmp/final2016aqmp.pdf?sfvrsn=15>, accessed October 2021.

d. No Impact. The 2021-2029 Housing Element provides a framework for potential land use and zoning changes as well as various housing programs to increase the housing stock within the City in a strategic manner in accordance with the 6th cycle RHNA allocation. As such, the 2021-2029 Housing Element would not result in a new land use designation that is typically associated with the creation of objectionable odors (such as rendering plants, landfills, treatment plants, etc.). Therefore, the 2021-2029 Housing Element would not create a new source of objectionable odors and no impact would occur.

IV. BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a.–f. No Impact. Government Code Section 65583.2(c) requires Housing Elements to have a site inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites. The City's Natural Community Conservation Plan and Habitat Conservation Plan (NCCP/HCP) covers vegetation and wildlife species for the entire City. The Palos Verdes Nature Preserve, a designated nature preserve, is located within the City. The Nature Preserve was created to conserve and re-vegetate sensitive native habitats and provide adequate habitat linkages between patches of conserved lands.

Future residential projects proposed to achieve the City's housing goals would be located primarily on developed, underused sites with only occasional development on the limited vacant parcels. The candidate sites are not located within any established preserves and/or sensitive biological habitat as identified in the Conservation and Open Space Element and NCCP/HCP. The potential for biological resources to occur would be evaluated on a site-by-site basis when reviewing proposed residential projects and mitigation measures, if necessary, would be implemented to reduce significant impacts to

biological resources. In addition, future development would comply with all applicable Federal, State, and local policies, plans, and regulations established to protect biological resources. As the plan is a policy document that does not include any physical development and future development projects would be evaluated separately and required to comply with applicable regulations and plans for protection of biological resources, adoption of the plan would have no impact on biological resources within the City.

V. CULTURAL RESOURCES

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a.–c. No Impact. The 2021-2029 Housing Element is a policy document that identifies strategies and programs to preserve and increase housing within the City to meet the housing needs of existing and future resident populations and does not propose any development. To accommodate the 6th Cycle RHNA allocation of 639 units plus the eight carryover units, the 2021-2029 Housing Element identifies opportunities to rezone existing vacant and non-vacant sites to accommodate housing that could be suitable for all income levels. The candidate sites were identified based on available information and with consideration of known environmental constraints, such as natural hazards and protection of resources, including cultural resources. In addition, the Housing Element provides the framework for meeting the housing needs of existing and future resident populations in the City and identifies strategies and programs to conserve existing housing; provide adequate housing sites; assist in the development of affordable housing; remove governmental and other constraints to housing development; and promote equal housing opportunities in a strategic manner.

Adopting the plan would not change or alter existing City policies to protect cultural resources. Depending on the location, future development in the City has the potential to cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5, cause a substantial adverse change in the significance of an archaeological resource pursuant to Guidelines Section 15064.5, or disturb human remains, including those interred outside of a formal cemetery. To ensure that impacts to cultural resources are avoided or mitigated to the fullest extent possible, future development would be required to adhere to all applicable Federal, State, and local policies and ordinances, plans, and regulations related to the preservation and protection of historic and cultural resources. Specifically, future development in the City would be required to comply with the General Plan Conservation and Open Space Element Goal no. 1 and Policy noise. 28, 29, 31 and 33. Potential environmental impacts to cultural resources associated with future residential development projects would be assessed on a site-by-site basis at the time when development is proposed, and mitigation measures

would be adopted to reduce significant impacts, if necessary. Because of the plans and regulatory requirements addressing cultural resources would apply where relevant to future residential development projects, and because the plan is a policy document that does not include physical development, adoption of the plan would have no impact on cultural resources within the City.

VI. ENERGY

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
Would the project:				
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. and b. No Impact. The 2021-2029 Housing Element provides the framework for meeting the housing needs of existing and future resident populations in the City and identifies strategies and programs to conserve existing housing; provide adequate housing sites; assist in the development of affordable housing; remove governmental and other constraints to housing development; and promote equal housing opportunities in a strategic manner. Goal no. 5 of the Housing Element promotes energy conservation in residential buildings and is a continuation of the City's existing program. While the 2021-2029 Housing Element provides the framework for the City to meet its RHNA allocation, the plan would not result in development at this time.

While the construction and operation of future development under the plan would increase energy use in the City, future development would be required to comply with all applicable Federal, State, and local policies, plans, and regulations to conserve and reduce energy usage. On the local level, future developments would be required to demonstrate consistency with the City's Energy Conservation Program which involves implementing a voluntary Green Building Construction Program, through which the City offers permit streamlining and up to a 50 percent rebate for Planning and Building fees. During construction, contractors would be required to comply with the California Air Resources Board's (CARB) regulations that restrict the idling of heavy-duty diesel motor vehicles and govern the accelerated retrofitting, repowering, or replacement of heavy-duty diesel on- and off-road equipment to reduce the inefficient, wasteful, or unnecessary consumption of energy.

Once operating, future development would be subject to the energy conservation requirements of the California Energy Code (Title 24, Part 6 of the California Code of Regulations, California's Energy Efficiency Standards for Residential and Nonresidential Buildings), the California Green Building Standards Code (Title 24, Part 11 of the California Code of Regulations), and Title 15, Building and Construction, of the City's Municipal Code. The California Energy Code, which provides energy conservation standards for all new and renovated residential buildings, provides guidance on construction techniques to maximize energy conservation. Minimum efficiency standards are given for a variety of

building elements, including appliances; water and space heating and cooling equipment; and insulation for doors, pipes, walls, and ceilings. The California Energy Code emphasizes saving energy during peak periods/seasons and improving the quality of installation of energy efficiency measures. The California Green Building Standards Code sets targets for energy efficiency; water consumption; dual plumbing systems for potable and recyclable water; diversion of construction waste from landfills; and use of environmentally sensitive materials in construction and design, including ecofriendly flooring, carpeting, paint, coatings, thermal insulation, and acoustical wall and ceiling panels. Future developments would also be required to comply with various City Municipal Code sections, which set mandatory measures for installing energy efficient features.

Furthermore, potential environmental impacts related to energy demand and supply associated with future development would be assessed at the time when development is proposed and mitigation measures, if necessary, would be implemented to reduce significant impacts through the application and environmental review process. Because the plan is a policy document that does not include any development, adoption of the plan would not use energy in a wasteful, inefficient, or unnecessary manner and would not conflict with or obstruct State or local plans for renewable energy or energy efficiency.

VII. GEOLOGY AND SOILS

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
Would the project:				
a. Directly or indirectly cause substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be located on a geologic unit that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. (i–iv). No Impact. Similar to most areas in Southern California, the City lies within a region known to be seismically active and is subject to periodic seismic shaking due to earthquakes along remote or regional faults. Therefore, the potential exists for people and structures in the City to be exposed to seismic-induced hazards, including the rupture of a known earthquake fault, strong seismic ground shaking, seismicity-related ground failure, including liquefaction, and landslides.

The 2021-2029 Housing Element provides the framework for the City to meet its RHNA allocation and would not result in development. All future projects that implement the goals of the plan would be required to adhere to relevant development standards and objective design guidelines contained in the California Building Code (CBC), the City's seismic building requirements contained in Title 15, Building and Construction, of the City's Municipal Code, and the specifications outlined in project-specific Geotechnical Investigations, if required, to ensure all structures are designed and constructed to withstand seismic events to the greatest extent feasible. Potential environmental impacts related to seismically induced hazards associated with future residential development projects would be assessed on a site-by-site basis at the time when development is proposed and mitigation measures, if necessary, would be implemented to reduce significant impacts through the application and environmental review process. The 2021-2029 Housing Element is a policy document that does not include any physical development. Therefore, adoption of the 2021-2029 Housing Element would not result in impacts related to seismically induced hazards.

b. No Impact. The 2021-2029 Housing Element provides a framework for meeting the housing needs of existing and future resident populations. To accommodate the RHNA allocation, the plan proposes ADUs, additional residential densities within a new mixed-use overlay zoning designation, and identifies candidate sites. While the 2021-2029 Housing Element provides the framework for the City to meet its RHNA allocation, the plan does not propose any development.

Future projects that implement the goals of the 2021-2029 Housing Element would be required to adhere to relevant development standards contained in the City's Municipal Code to ensure compliance with the City's erosion control plans, as well as applicable Federal, State, and local regulations related to erosion and topsoil loss. Ground disturbance activities (e.g., excavation and grading) associated with demolition of existing development and construction of new development could result in erosion and topsoil loss. Areas of ground disturbance one acre or greater in size would be required to comply with the Construction General Permit, which involves implementation of erosion- and sediment-control Best Management Practices (BMPs) as detailed in a Stormwater Pollution Prevention Plan (SWPPP) prepared for the development. The BMPs would prevent erosion from occurring and would retain any eroded soils within property boundaries. In addition, potential environmental impacts related to erosion or loss of topsoil associated with future development would be assessed on a site-by-site basis at the time development is proposed. Mitigation measures, if necessary, would be implemented to reduce significant impacts through the application and environmental review process. The 2021-2029 Housing Element is a policy document that does not include any physical development. Therefore, adoption of the 2021-2029 Housing Element would not result in impacts related to erosion or loss of topsoil.

c. and d. No Impact. According to the City's Conservation and Open Space Element the City has a history of landslides and has four categories of slope stability. The majority of the landslide activities occurred in the southern portion of the City, between Crest Road and the ocean bluffs. The candidate sites

would be located outside of areas that are highly susceptible to instability, landslides, and liquefaction. In addition, the City has an established Coastal Setback zone along the bluff top that have geologic concerns and to regulate development within these areas. The candidate sites are not located within the Coastal Setback zone and the majority of the candidate sites would be located in the eastern portion of the City in areas that are generally developed and on relatively flat land. The majority of the future dwelling units would be located in previously developed areas and would constitute infill redevelopment.

While the 2021-2029 Draft Housing Element provides the framework for the City to meet its RHNA allocation, the plan does not propose any physical development. Future development that implements the plan would be required to meet relevant development standards in the City's Municipal Code and the CBC. In addition, potential environmental impacts related to unstable soils, landslides, liquefaction, and expansive soils associated with future development would be assessed on a site-by-site basis at the time when development is proposed. If required by the City, a geotechnical investigation would be prepared and recommendations would be implemented to reduce potential impacts. Because the plan is a policy document that does not include any physical development, adopting the plan would not result in impacts related to unstable soils, landslides, lateral spreading, subsidence, liquefaction, collapse, and expansive soils.

e. No Impact. The 2021-2029 Housing Element provides a framework for meeting the housing needs of existing and future resident populations. Development that implements the programs of the 2021-2029 Housing Element would be infill development within developed areas that are served by existing sewer connections and wastewater system. Therefore, no impact related to septic tanks would occur.

f. No Impact. The 2021-2029 Housing Element, as a policy document, identifies strategies and programs to preserve and increase housing within the City to meet the housing needs of existing and future resident populations and does not propose any development. Any future development would be required to comply with the Conservation and Open Space Element Goal no. 2 and Policy noise. 28 and 31, which provide guidance for protecting and preserving paleontological resources. In addition, future development would comply with all applicable Federal, State, and local policies, plans, and regulations related to the protection and/or preservation of paleontological resources. Potential impacts to paleontological resources located within future development sites would be assessed on a site-by-site basis and mitigation measures, if necessary, would be implemented through the application and environmental review process. Therefore, as a policy document the plan would not destroy, either directly or indirectly, a unique paleontological resource, site or unique geologic feature.

VIII. GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. and b. No Impact. The 2021-2029 Housing Element, as a policy document, identifies strategies and programs to preserve and increase housing within the City to meet the housing needs of existing and future resident populations and does not propose any development. Implementation of the programs contained in the 2021-2029 Housing Element would accommodate development required to meet the City's RHNA allocation. The potential impacts related to GHG emissions and global warming associated with future residential projects would be assessed at the time specific development projects are proposed. Future development consistent with the 2021-2029 Housing Element would be required to comply with all applicable Federal, State, and regional policies, plans, and regulations related to GHG emissions. It would also be required to show consistency with the Climate Change Policies in the Safety Element of the City's General Plan, which promote continued enforcement of Title 24 energy efficiency standards and encourage participation in the City's Voluntary Green Building Construction Program. Additionally, there are measures in the City's Emission Reduction Action Plan, which encourage or require new development to exceed Title 24 energy efficiency standards (City of Rancho Palos Verdes Safety Element, 2018; City of Rancho Palos Verdes Emissions Reduction Action Plan, 2017). Therefore, the 2021-2029 Housing Element would not result in the generation of GHG emissions or would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions.

IX. HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a.-c. No Impact. The 2021-2029 Housing Element, as a policy document, identifies strategies and programs to preserve and increase housing within the City to meet the housing needs of existing and future resident populations and does not propose any development. Adoption of the plan would not create a significant hazard to the public or the environment through routine transport, use, or disposal of

hazardous material, nor create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Furthermore, as a policy document, approval of the 2021-2029 Housing Element would not result in the emissions or handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of existing or proposed schools. Therefore, adoption of the 2021-2029 Housing Element would not result in environmental impacts related to hazards and hazardous materials.

d. No Impact. The 2021-2029 Housing Element is a policy document and identifies strategies and programs to preserve and increase housing within the City to meet the RHNA. Point Vicente is the only site in the City of Rancho Palos Verdes that is included on a list of hazardous material sites pursuant to Government Code Section 65962.5. The site is the former location of a Nike missile defense system and was remediated for lead soil contamination in 2003 (DTSC, 2021; City of Rancho Palos Verdes, 2018). As the site is a public park, it is not included as a candidate site for housing. Therefore, since candidate sites are not included on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and no development would occur at this time with the adoption of the 2021-2029 Housing Element, no impact related to hazardous materials sites would occur.

e. No Impact. The closest airport to the City is the Zamperini Field Airport, located just over four miles to the northeast in the City of Torrance and the Los Angeles International Airport is located approximately 12 miles to the north in the City of Los Angeles. The City is not located within an airport influence area and is not subject to the requirements of an Airport Land Use Compatibility Plan (ALUC, 2003). Therefore, the 2021-2029 Housing Element would not expose people residing or working in the City to excessive noise levels associated with an airport.

f. No Impact. The City is relatively built out with limited developable vacant parcels in various locations throughout the City. Since there is no concentration of vacant parcels in a single area and most are located within existing residential tracts, future development of these parcels would not impair the implementation of or interfere with existing emergency plans (City of Rancho Palos Verdes, 2018). All future development would be reviewed to ensure consistency with applicable plans regarding emergency evacuation. Therefore, adoption of the 2021-2029 Housing Element would result in no impact related to emergency or evacuation plans because no development is proposed at this time.

g. No Impact. Cal Fire prepares fire hazard severity maps and maps areas of significant fire hazards based on fuels, terrain, weather, and other relevant factors, referred to as Fire Hazard Severity Zones (FHSZ). According to the City's General Plan Safety Element, the Los Angeles County FHSZ map identifies the entire City, excluding portions of the City located east of Western Avenue as a Very High Fire Severity Zone (City of Rancho Palos Verdes Safety Element, 2018). Development within these areas must follow State, Federal, and local regulations related to development type, landscaping requirements, fuel management, and brush clearance restrictions to reduce risks associated with wildfires.

The 2021-2029 Housing Element, as a policy document, identifies strategies and programs to preserve and increase housing within the City to meet the housing needs of existing and future resident populations and does not propose any development. Adherence to the State and City's Fire regulations would ensure that the risk of wildfire would be reduced to the greatest extent possible. Additionally, potential environmental impacts related to wildfire associated with future development would be assessed on a site-

by-site basis at the time when development is proposed and mitigation measures, if necessary, would be implemented through the application and environmental review process. the 2021-2029 Housing Element is a policy document that does not include any physical development. Therefore, adoption of the 2021-2029 Housing Element would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires.

X. HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
Would the project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. Result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. and c. (i-iv). No Impact. The 2021-2029 Housing Element provides the framework for meeting the housing needs of existing and future resident populations in the City and identifies strategies and programs to conserve existing housing; provide adequate housing sites; assist in the development of affordable housing; remove governmental and other constraints to housing development; and promote equal housing opportunities in a strategic manner. Residential projects developed to meet the RHNA allocation would be located primarily on underutilized parcels and would constitute infill development. The City has established procedures and regulations in place to ensure that there would be no significant impacts associated with stormwater runoff, erosion, and water quality. Future development consistent with the 2021-2029 Housing Element would be required to adhere to all applicable City regulations including the City's Stormwater and Runoff Pollution Control (Municipal Code Chapter 13.10) which requires projects to incorporate construction and post-construction best management practices (BMPs) to ensure stormwater runoff is controlled in a manner that would minimize water quality degradation, ensure that drainage patterns are not altered, and substantial erosion would not occur. Conformance with applicable requirements would also ensure that development would not result in increased rates or

amounts of surface runoff, exceed the capacity of existing or planned stormwater drainage systems, or impede or redirect flood flows. Project-specific effects would be assessed at the time future development projects are proposed and mitigation measures, if necessary, would be implemented in accordance with CEQA. Therefore, the 2021-2029 Housing Element, as a policy document, would result in no impact related to water quality or drainage.

b. and e. No Impact. The City's potable water sources are obtained from imported water purchased from Metropolitan Water District and distributed by California Water Service; groundwater is not used for potable supply (Cal Water, 2021). In addition, future development in the City would minimally affect groundwater recharge because existing areas of open space are to be preserved and new development is required to provide permeable areas per Title 17, Zoning, of the City's Municipal Code (City of Rancho Palos Verdes, 2018). Adopting the 2021-2029 Housing Element would not change existing groundwater demand or deplete groundwater supplies because the plan does not specifically propose any development projects and therefore, would not decrease existing groundwater supply nor interfere substantially with groundwater recharge. Additionally, adopting the plan would not conflict with or obstruct the implementation of a water quality control plan or sustainable groundwater management plan and no impact would occur.

d. No Impact. Federal Emergency Management Agency (FEMA) identifies the Lunada and Agua Amarga Canyons, Portuguese Bend and Forrester Nature Reserves, and other public and private properties as flood zone category "Zone D" – "areas with possible but undetermined flood hazards" (Rancho Palos Verdes General Plan Safety Element, 2018). Much of the area in flood zone D is designated as Hazard Area or Open Space Preserve. As a result, the development potential within flood zone D is generally limited. There are a few vacant lots remaining that may be developed in the future. However, prior to development, these lots would be subject to the City's development guidelines; geotechnical review; and/or compliance with current CBC related to anchoring, building materials, construction methods and practices to minimize, resist, and prevent flood damage (City of Rancho Palos Verdes Safety Element, 2018). While there is a risk of flooding in certain areas of the City, the potential for seiche is considered low, as there are no large bodies of water located within the City. Although due to the City's proximity to the Pacific Ocean there is a risk of tsunami inundation along the coastline, tsunami modeling has shown due to the height of the bluffs within City boundaries, the impact from these potential tsunamis would be limited (City of Rancho Palos Verdes Safety Element, 2018).

The 2021-2029 Housing Element, as a policy document, identifies strategies and programs to preserve and increase housing within the City to meet the housing needs of existing and future resident populations and does not propose any development. While future residential development projects implementing the 2021-2029 Housing Element have the potential to be located within areas of the City that are at risk of flooding, all potential environmental impacts related to flooding with future development would be assessed at the time when specific development projects are proposed on a site-by-site basis and mitigation measures, if necessary, would be implemented in accordance with CEQA. Therefore, the 2021-2029 Housing Element would result in no impact related to flooding, tsunami inundation, and seiche.

XI. LAND USE AND PLANNING

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
Would the project:				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. No Impact. The 2021-2029 Housing Element provides a framework to meet the housing needs of existing and future residents by providing new housing to meet the City's RHNA allocation. The 2021-2029 Draft Housing Element is a policy document that identifies strategies and programs to preserve and increase housing within the City and does not propose any development. Since the site inventory provides the City with some level of flexibility based on the analysis showing that a number of new housing units greater than the RHNA requirement could be accommodated within the site inventory, the General Plan land use designation amendments and/or rezoning that will be necessary to accommodate the residential development will be processed at a later time. This will enable the City to complete a study on opportunity sites for potential mixed-use development that is currently underway as well as further identify areas that are likely to see development resulting in an increase in housing units. The locations for all future residential development under the plan will follow established land use patterns. Future residential development would comply with applicable development standards and guidelines based on the designated zoning district (Municipal Code Title 17). Therefore, future housing development proposed by the plan would not physically divide an established community and no impact would occur.

b. No Impact. The 2021-2029 Housing Element identifies strategies and programs to conserve and improve the existing housing stock, provide housing for special needs populations, supply enough new housing to meet the City's fair share of the region's housing needs, preserve at-risk affordable housing units, and affirmatively further fair housing. To accommodate the RHNA, the 2021-2029 Housing Element proposes various housing programs that focus on development and incentives of housing for all income levels (Very Low, Low, Moderate, and Above Moderate). Candidate sites were identified taking known environmental constraints into consideration. For example, potential future sites are not located within established preserves and/or sensitive biological habitat nor within the Coastal Setback line.

The land use designations and zoning amendments that would be required to implement the 2021-2029 Housing Element are not under consideration at this time. The necessary amendments are anticipated to be processed within 12 months of the City's October 15, 2021 statutory deadline for adoption of the 6th Cycle Housing Element in accordance with the recently adopted Assembly Bill 1398. Future development that implements the 2021-2029 Housing Element cannot occur until any necessary amendments are adopted. Therefore, while the 2021-2029 Housing Element is currently inconsistent with the adopted General Plan, no physical environmental impacts would occur from this inconsistency. Potential environmental impacts associated with the necessary General Plan and zoning amendments would be evaluated and mitigated, as necessary, during the approval and environmental review process for these

amendments. Upon adoption of the necessary General Plan and zoning amendments, the 2021-2029 Housing Element would be consistent with the Land Use Element. Given that the adoption of the 2021-2019 Housing Element would not result in physical development, no conflict would occur.

XII. MINERAL RESOURCES

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. and b. No Impact. In the past, exploratory wells for oil were drilled along the Rancho Palos Verdes' coast, but nothing was found. In addition, basalt, diatomaceous earth, and Palos Verdes stone were quarried in the City in the past. Considering the rather low market value of the various mineral resources in Rancho Palos Verdes relative to the land's value as residential or commercial real estate, it is highly unlikely that landowners of the remaining vacant parcels would wish to utilize the land for mining or quarrying operations (City of Rancho Palos Verdes Conservation and Open Space Element, 2018). The 2021-2029 Housing Element provides a framework for meeting the housing needs of existing and future resident populations. The majority of future development would occur on developed and underutilized parcels, with limited development on vacant parcels. Therefore, given the market conditions described above, future development would not be anticipated to impact mineral resources. In addition, the 2021-2029 Housing Element does not include any policies related to mineral resources or conflict with existing General Plan policies or City ordinances regulating the conservation and use of mineral resources. Therefore, the 2021-2029 Housing Element would not result in a loss of availability of a known mineral resource or loss of a locally important mineral resource recovery site and no impact would occur.

XIII. NOISE

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
Would the project result in:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. and b. No Impact. The 2021-2029 Housing Element identifies strategies and programs to conserve and improve the existing housing stock, provide housing for special needs populations, supply enough new housing to meet the City's fair share of the region's housing needs, preserve at-risk affordable housing units, and affirmatively further fair housing. While the 2021-2029 Housing Element provides the framework for the City to meet its RHNA allocation, the plan would not result in development at this time.

Although construction and operation of future residential development under the plan would increase noise levels in the City, future development would be required to comply with all applicable policies and regulations related to ambient noise levels. In addition, mitigation measures related to noise contained in the 2018 Mitigated Negative Declaration for the General Plan Update would be implemented as warranted.

During construction associated with future residential development, the potential would exist for temporary or periodic increases in noise levels and/or ground-borne noise and vibration levels on and adjacent to project sites. The degree of such increases would depend on the type and intensity of construction activity, equipment type used, duration of equipment used, and distance between the noise source and noise receiver. Residential development also has the potential to result in incremental increases in long-term noise levels generated by increased vehicular traffic as well as new stationary sources of noise. Adherence to applicable City policies, requirements and adopted mitigation measures contained in the 2018 Mitigated Negative Declaration for the General Plan Update would ensure that any such noise and vibration increases, both temporary and permanent, would be reduced to the greatest extent possible. Potential environmental impacts related to noise and vibration associated with future development would be assessed on a site-by-site basis at the time when development is proposed and mitigation measures, if necessary, would be implemented to reduce significant impacts through the application and environmental review process. The 2021-2029 Housing Element is a policy document that does not include any physical development. Therefore, adoption of the 2021-2029 Housing Element would not result in impacts related to increased ambient noise and vibration levels in the short- and long-term.

c. No Impact. The closest airport to the City is the Zamperini Field Airport, located just over four miles to the northeast in the City of Torrance. The Los Angeles International Airport is located approximately 12 miles to the north in the City of Los Angeles. The City is not located within any of these airports' influence areas and is not subject to the requirements of an Airport Land Use Compatibility Plan. The 2021-2029 Housing Element would not expose people residing or working in the City to excessive noise levels associated with an airport.

XIV. POPULATION AND HOUSING

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
Would the project:				
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. and b. No Impact. The 2021-2029 Draft Housing Element provides a framework for meeting the housing needs of existing and future resident populations and identifies strategies and programs to conserve existing housing; provide adequate housing sites; assist in the development of affordable housing; remove governmental and other constraints to housing development; and promote equal housing opportunities in a strategic manner. While implementing the plan would ultimately require amendments to the City's Land Use Plan and Municipal Code to accommodate residential units, through amendments to land use designations, the likely development of a mixed-use overlay zoning district, and increases in residential densities, such amendments are not being considered at this time. However, as a policy document the 2021-2029 Housing Element provides the framework for the City to meet its RHNA allocation and would not result in development at this time.

Future development that implements the plan would increase the population in the City by providing housing. The RHNA allocation for the region has been included in SCAG's Connect SoCal growth forecast for the years 2020-2030. As such, the growth that could occur from implementing the plan has been accounted for in regional growth projections. Future development that implements the plan would provide additional housing within the City. As such, it would not displace substantial numbers of existing people or housing, requiring replacement housing to be constructed elsewhere, and no impact would occur.

XV. PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
Would the project:				
a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a.–e. No Impact. The 2021-2029 Housing Element provides a framework for meeting the housing needs of existing and future resident populations and identifies strategies and programs to conserve existing housing; provide adequate housing sites; assist in the development of affordable housing; remove governmental and other constraints to housing development; and promote equal housing opportunities in a strategic manner. While the 2021-2029 Housing Element provides the framework for the City to meet its RHNA allocation, the plan would not result in development at this time.

However, future development that implements the goals of the 2021-2029 Housing Element would add new housing units in the City, which in turn would increase the demand on the City's public services, including police and fire protection, schools, and libraries. Additional housing could increase the chances of multiple calls for fire and police services at the same time and could increase traffic thereby affecting response times. However, potential environmental impacts to police and fire associated with future development would be assessed on a site-by-site basis at the time the development is proposed, including evaluation of emergency response times. In addition, all required development fees would be paid on a project-by-project basis to ensure that public services would increase at the same rate as development. Mitigation measures, if necessary, would be implemented to reduce significant impacts through the application and environmental review process of each project.

With regard to schools, classroom capacity exists in local schools to accommodate students generated by future development that implements the goals of the 2021-2029 Housing Element. Future development would be required to pay school facility fees that are assessed on new developments for each new square foot of new residential and commercial space. Pursuant to SB 50 (the Leroy Green School Facilities Program), the payment of these fees constitutes full mitigation of a project's impacts on schools.

With regard to parks, currently the City is preparing a Civic Center Master Use Plan for future redevelopment of Civic Center. In addition, the City is also in the process of renovating the Ladera Linda Park and Community Center. Thus, new parks and/or improvements to existing parks in the City would offset demand resulting from future development under the plan. In summary, the 2021-2029 Housing Element is a policy document that provides the framework for the City to meet its RHNA allocation. As such, the 2021-2029 Housing Element does not include any physical development at this time. Therefore, adoption of the 2021-2029 Housing Element would have no impact on public services in the City.

XVI. RECREATION

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. and b. No Impact. As indicated in the Conservation and Open Space Element, the City has natural open space (some privately owned and some under City jurisdiction, including the Preserve subject to NCCP/HCP guidelines) and parks that include a mix of active and passive uses. Aside from the Preserve, active and passive recreational facilities that are publicly owned supply approximately 413 acres of recreational areas as well as those supplied by Palos Verdes Peninsula Unified School District facilities. As indicated above, the 2021-2029 Housing Element provides the framework for the City to meet its RHNA allocation, the adoption of the Housing Element would not result in development at this time. However, future development that implements the 2021-2029 Housing Element would add new housing

units in the City, which in turn would increase the demand on the City's parks and recreational facilities. However, new recreation facilities and/or improvements to existing recreation facilities in the City would offset demand resulting from future development under the plan. As indicated above, the City is preparing a Civic Center Master Use Plan for future redevelopment of Civic Center. The City is also in the process of renovating the Ladera Linda Park and Community Center. Potential environmental impacts to parks and recreational facilities associated with future development would be assessed on a site-by-site basis at the time the development is proposed. Future development would be required to pay development fees, including Quimby fees, on a project-by-project basis to ensure that parkland and recreational facilities are upgraded and expanded, as necessary, in conjunction with population growth in the City. Quimby fees would apply to projects that require the approval of a tentative or parcel subdivision map, where the fee would be determined by a formula incorporating the average fair market value of the amount of land that would otherwise be required for dedication or by the fee cap. In addition, if through the application and environmental review process, mitigation measures are determined necessary to reduce significant impacts that include the development of new parkland, any potential environmental impacts associated with the development of new parkland would also be evaluated and mitigated, as necessary, at that time. The 2021-2029 Housing Element is a policy document that does not include any physical development. Therefore, adoption of the 2021-2029 Housing Element would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur nor would it necessitate the expansion or construction of new recreational facilities. No impact to parks and recreation would occur.

XVII. TRANSPORTATION

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
Would the project:				
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a.-d. No Impact. The 2021-2029 Housing Element, as a policy document, identifies strategies and programs to preserve and increase housing within the City to meet the housing needs of existing and future resident populations and does not propose any development. However, implementation of the programs contained in the 2021-2029 Housing Element would accommodate development required to meet the City's RHNA allocation. New residential development would typically be expected to result in additional vehicular trips and the increased use of streets for all modes of transportation. The development anticipated by the 2021-2029 Housing Element would constitute infill development as it would occur primarily on underutilized properties within an urbanized area and would consist of various housing

types. Future development would be consistent with the City's Circulation Element, which addresses how local and regional traffic will circulate through the City under both existing and future conditions, as well as, addressing the needs of bicyclists, pedestrians, and transit users.

Senate Bill (SB)743 required the State of California's Governor's Office of Planning and Research (OPR) to develop new guidelines for evaluating transportation impacts under CEQA. These guidelines were meant to shift the transportation performance metric from automobile delay and level of service (LOS) to one that would promote reduced greenhouse gas emissions and develop multimodal and diverse transportation networks. Under the proposed update to the CEQA guidelines, OPR determined that vehicle miles traveled (VMT) would be established as the primary metric for evaluating environmental and transportation impacts. As a result, potential traffic impacts related to increased transportation system demands associated with future development would be assessed on a project-by-project basis at the time development is proposed and the City's Traffic Engineer would require project-specific transportation analysis, if warranted, to comply with SB 743. Mitigation measures, if necessary, would be implemented to reduce potential impacts in accordance with CEQA. Therefore, because the 2021-2029 Housing Element is a policy document that does not include any physical development, adoption of the plan would not generate additional demand on the regional and local circulation systems which would cause a conflict or obstruct a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities, be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b), create new roadway hazards, or restrict emergency access in the City. Thus, no impacts related to transportation would occur.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. and b. No Impact. Additional tribal consultations in accordance with Assembly Bill (AB) 52 will occur at the time of any future physical development. Regarding Senate Bill (SB) 18, while the 2021-2029 Housing Element amends the City's existing General Plan, the land use designations and zoning amendments are not currently under consideration. Tribal consultation in accordance with Assembly Bill 52 (AB 52) and Senate Bill 18 (SB 18) was initiated by the City. The City completed consultation with

the Gabrielino Tongva Indians of California Tribal Council. The tribe determined that due to this being a policy document, future consultations shall occur at the time of the specific General Plan Land Use Plan amendments and with any future ground disturbing activities when specific sites are developed. The plan is a policy document that identifies strategies and programs to preserve and increase housing within the City to meet the housing needs of existing and future residents. It proposes additional residential densities through land use amendments, increases in residential densities, and the likely development of a mixed-use overlay zoning district. Adopting the plan would not change or alter existing City policies to protect tribal cultural resources.

Depending on the location, future development in the City could substantially change the significance of a historical resource in an adverse manner, as defined in Public Resources Code section 5020.1(k) or cause a substantial adverse change in the significance of a tribal cultural resource pursuant to Public Resources Code Section 5024, subdivision (c). To avoid or mitigate impacts to tribal cultural resources to the fullest extent possible, future development would be required to meet all applicable Federal, State, and local policies, plans, and regulations related to preserving and protecting historic and tribal cultural resources. Specifically, future development in the City would be required to follow the protocols pursuant to AB 52 and SB 18 regarding notifying and consulting Native American Tribes. The potential impacts to tribal cultural resources of future residential projects would be assessed at the time specific development projects are proposed. Mitigation measures would be adopted to reduce significant impacts, if necessary. Therefore, because the plan is a policy document that does not include physical development, adopting the plan would not cause a substantial adverse change in the significance of a tribal cultural resource and no impact would occur.

XIX. UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
Would the project:				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a.–e. No Impact. The City of Rancho Palos Verdes receives its water service from the California Water Service Company (Cal Water). Cal Water reports that it is presently meeting all of the district’s existing water service needs and the vast majority of its systems pipes are in better than average conditions. According to Cal Water’s Urban Water Management Plan, water supply in the Palos Verdes District is projected to meet water demand through 2045 (California Water Service, 2021). In addition, Cal Water is developing multiple regional water supply reliability studies using integrated resource planning practices to create a long-term supply reliability strategy through 2050 for their districts throughout the state.⁴ The studies will result in long-term strategies to address a wide range of water supply challenges including climate change, new regulatory requirements (e.g., the Sustainable Groundwater Management Act [SGMA]), and potential growth in demands due to new development. The reliability studies will be completed on a rolling basis, with all studies anticipated to be complete by 2024. In addition, Cal Water also has its own aggressive and comprehensive water conservation program that has and will continue to reduce per-capita usage and therefore demands on critical water sources.⁵

The 6th Cycle RHNA planning period is through 2029. It should also be noted that some of the future residential development facilitated by the 2021-2029 Housing Element could provide new housing opportunities for residents already living in the City who may be currently living in overcrowded units and would not necessarily constitute new residents to the City. For this reason, projected population growth may not be directly correlated with the amount of new housing units that could be developed under the plan.

In addition, the City’s water distribution infrastructure has enough capacity to accommodate future development that implements the 2021-2029 Housing Element. However, The City of Rancho Palos Verdes sanitary sewer services are provided by the Los Angeles County Sanitation District (LACSD). The system connects all buildings throughout the City to LACSD interceptors, which carry the sewage to a regional treatment facility for disposal. Wastewater in the City is conveyed to the Joint Water Pollution Control Plant (JWPCP) located in the City of Carson. This wastewater treatment plant provides both primary and secondary treatment for approximately 3.5 million people throughout Los Angeles County. The JWPCP has a capacity of 400 million gallons per day and currently average daily flows are approximately 260 million gallons per day (LACSD, 2020). Therefore, the plant has a remaining daily capacity of approximately 140 million gallons per day, which would be sufficient to serve future development facilitated by the 2021-2029 Housing Element. In addition, the City’s wastewater conveyance infrastructure has enough capacity to accommodate future development that implements the 2021-2029 Housing Element. As is required by the City, the capacity of the existing sanitary sewer infrastructure would be reviewed at the specific location of the future housing units and an appropriate sewer capacity analysis would be conducted at the time of the proposed development.

The candidate sites in the site inventory are located within an urbanized area and are currently served by existing wet and dry utilities, including water, wastewater, solid waste removal systems as well as natural gas and electricity, telephone and/or cellular service, cable or satellite television systems, and internet or Wi-Fi services. The 2021-2029 Housing Element provides a framework for meeting the housing needs of existing and future resident populations through strategies and programs to conserve existing housing;

⁴ California Water Service, 2020 Urban Water Management Plan, Palos Verdes District, June 2021, page 72.

⁵ Ibid.

provide adequate housing sites; assist in the development of affordable housing; remove governmental and other constraints to housing development; and promote equal housing opportunities in a strategic manner. To accommodate the RHNA allocation, the 2021-2029 Housing Element proposes various housing programs that focus on preservation and development of housing for all income levels.

While the 2021-2029 Housing Element provides the framework for the City to meet its RHNA allocation, the plan would not result in development at this time. Future residential development that implements the goals of the 2021-2029 Housing Element would result in an increase in population that would in turn increase the demand on the utility systems and services, including water, wastewater, and solid waste systems. Future development that implements the 2021-2029 Housing Element goals would adhere to relevant development standards and objective design guidelines contained in the City's General Plan, Title 15, Building and Construction, of the City's Municipal Code, and all applicable Federal, State, and local goals, policies, and regulations associated with reducing water consumption and diversion of solid waste to ensure the conservation of these resources and the infrastructure to support them is maintained throughout the City. Potential environmental impacts to utilities and service systems associated with future development would be assessed on a site-by-site basis at the time the development is proposed and all required development fees would be paid to ensure that utilities and service systems would increase at the same rate as development. In addition, mitigation measures, if necessary, would be adopted in accordance with CEQA. Therefore, the 2021-2029 Housing Element would not cause existing water, wastewater, storm water drainage, electric power, natural gas or telecommunications systems to be expanded or necessitate the need for new facilities to be constructed due to demand exceeding supply. In addition, the 2021-2029 Housing Element would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. Thus, no impact to existing utilities and service systems in the City would occur.

XX. WILDFIRE

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a.–d. No Impact. Cal Fire prepares fire hazard severity maps and maps areas of significant fire hazards based on fuels, terrain, weather, and other relevant factors, referred to as Fire Hazard Severity Zones (FHSZ). According to the City’s General Plan Safety Element, the Los Angeles County FHSZ map identifies the entire City, excluding portions of the City located east of Western Avenue is classified as a Very High Fire Severity Zone (City of Rancho Palos Verdes Safety Element, 2018). The 2021-2029 Housing Element, as a policy document, identifies strategies and programs to preserve and increase housing within the City to meet the housing needs of existing and future resident populations and does not propose any development. Adherence to the State and City's Fire regulations would ensure that the risk of wildfire would be reduced to the greatest extent possible. Additionally, potential environmental impacts related to wildfire associated with future development would be assessed on a site-by-site basis at the time when development is proposed and mitigation measures, if necessary, would be implemented during the application and environmental review process. Therefore, the 2021-2029 Housing Element would not result in increased risk of wildfire, impede an adopted emergency response plan, necessitate the installation or maintenance of facilities or features used to suppress wildfires, or expose people or structures to geological hazards as a result of wildfires. Thus, no impacts associated with wildfires would occur.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a.–c. No Impact. As discussed throughout the above portions of the Initial Study Checklist, the 2021-2029 Housing Element is a policy document and its adoption would not result in environmental impacts. Although implementation of the programs contained in the document would accommodate development required to meet the City’s RHNA allocation, the 2021-2029 Housing Element does not entitle or permit any particular residential development project. The adoption of the 2021-2029 Housing Element does not, therefore, have the potential to result in environmental impacts, either limited or cumulative, affecting habitat; plant or animal communities; rare, endangered, or threatened species; historic resources; or human beings. Potential impacts resulting from the development of future residential projects would be assessed at the time development is proposed. Mitigation measures would then, if necessary, be adopted in conformance with CEQA. Therefore, because the 2021-2029 Housing Element is a policy document that does not include physical development, it would result in no environmental impacts.

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