



Rancho Palos Verdes Civic Center Site Timeline (Updated February 2024)

Date	Milestone Event
September 1973	The City of Rancho Palos Verdes incorporates. City begins operating from leased offices in the <i>Golden Cove</i> shopping center. Among the early goals of the City's founders is the development of a new civic center.
June 1975	City is leasing the current Community Development Department building from the Federal government on an interim basis while the acquisition is finalized.
March 1976	Federal government approves the Program of Utilization (POU) for LADA Nike Site 55 , which included both upper and lower Point Vicente (the so-called "Lower Site") and the Del Cerro Park (the so-called "Upper Site").
December 1979	City acquires Assessor's Parcel Nos. 7573-002-908 and 7573-002-909. APN 7573-002-908 includes the former Nike silos and what is now the Community Development Department building. APN 7573-002-909 is subject to the use restrictions imposed by the POU. The Palos Verdes Peninsula Unified School District (PVPUSD) acquires APNs 7573-002-910, 7573-002-912 and 7573-002-913, the latter including the current 2-story Administration building and the main parking lot. APN 7573-002-906 is retained by the Federal government on behalf of the US Coast Guard (USCG)
October 1980	City approves 1980-2000 Civic Center Master Plan . The plan covers the portions of the site that were then owned by the City (i.e., excluding PVPUSD and USCG properties). Features include play and picnic areas, trails, some active recreation along the northwesterly boundary of the site, and reuse of the Nike missile silos.
June 1985	PVPUSD relinquishes its property back to the Federal government. APN 7573-002-912 is conveyed to USCG.
June 1987	City acquires APNs 7573-002-910 and 7573-002-913 from the Federal government. Neither parcel is subject to the use restrictions imposed by the POU.
Late 1980s	City reconfigures Civic Center entry driveway and grades what is now the overflow parking lot in the northeasterly portion of the site.
February 1988	City approves lease agreement and conditional use permit (CUP) with what is now Verizon Wireless for a cellphone tower (monopole) adjacent to the Administration building.

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	Subsequent lease agreements with AT&T and Southern California Edison (SCE) are approved in November 1988 and July 1994, respectively.
October 1989	City approves the 1989 Parks Master Plan . The plan recommended a number of improvements to the Civic Center site, including a senior center, athletic fields, public restrooms, trails, an amphitheater, and a possible municipal golf course (with the inclusion of the Point Vicente Interpretive Center site at Lower Point Vicente).
October 2000	City commissions a Seismic Hazard Evaluation of the Civic Center buildings . The evaluation concludes that the buildings are expected to perform “satisfactorily,” although the 2-story building is expected to suffer “minor structural damage” to its roof connections. Since the City’s Emergency Operations Center (EOC) is located in the 2-story building, merely “satisfactory” performance may be inadequate to service the City’s emergency needs.
March 2005	The Open Space Planning Task Force presents its draft report and recommendations to the City Council, but they are not approved. The Task Force’s recommendations for the Civic Center site include remodeling the City Hall complex; relocating the maintenance yard; constructing underground parking; providing gymnasium/pool complex, village green, band shell, art center, athletic fields and sports courts, and trailheads.
May 2006	The City executes a 5-year lease agreement with James Hatano for a 5½-acre portion of the Upper Point Vicente property for a farm (there is a similar agreement for a portion of Lower Point Vicente adjacent to PVIC). The lease expired in 2011.
September 2008	The City Council approves the Coast Vision Plan . The plan seeks to create a modern vision to unify the City’s coastal resources at five (5) key sites: Upper Point Vicente, Lower Point Vicente, Abalone Cove, Gateway Park and Del Cerro Park. At Upper Point Vicente, the plan included a new City Hall with surface parking; a village green; community and cultural centers; and trailheads.
December 2008	City commissions a Phase 1 Environmental Site Assessment of the entire Upper Point Vicente property. The assessment recommends additional soil sampling in the actively farmed areas of the site, and excavation of suspected underground storage tanks (USTs) near the Nike missile silos.
March 2009	City commissions a Limited Site Assessment of the suspected USTs. The “anomalies” identified in the 2008 Phase 1 Environmental Site Assessment are determined to be thick foundations, not USTs.

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June 2010	The City Council receives a Staff report on financing options for a new Civic Center . The report provides background on past planning efforts for the Civic Center site, and suggests financing options such as municipal bonds or a public-private partnership (P3).
September 2010	City commissions a Phase 1 Environmental Site Assessment of the existing Civic Center site. The scope of the 2010 assessment is more focused than that of the 2008 assessment. The assessment identified no Recognized Environmental Conditions (RECs) within the study area.
September 2010	City commissions a Hazardous Material Survey of the two (2) Civic Center buildings. Suspected asbestos-containing materials (ACMs) and lead paint were observed in both buildings.
October 2010	City acquires APN 7573-002-914 from Los Angeles County through a tax-defaulted property sale. This is a small parcel located between the overflow parking lot and the public right-of-way of Hawthorne Boulevard. A Phase 1 Environmental Site Assessment prepared for this property identifies no RECs.
September 2011	City commissions Americans with Disabilities Act (ADA) assessments of the Civic Center buildings and grounds. More than \$1.3 million in necessary modifications to the buildings and grounds are recommended, some of which have already been or are in the process of being completed.
November 2012	The City Council considers a request to extend and reassign the lease with Mr. Hatano for the farm at Upper Point Vicente. The National Park Service (NPS) raises objections on the grounds that the farm is inconsistent with the POU, even though it existed prior to the City's acquisition of the property. The matter is considered by the City Council several times over the next year or so. In December 2013, the City Council agrees to maintain the status quo and allow the farm to continue to operate—paying annual rent of \$100—without a formal lease.
December 2013	Staff contacts NPS to gauge their receptivity to modifying the POU to shift a 6.6-acre designated active recreation area to the upper portion of the Upper Point Vicente site. Staff follows up on this request again by letter in July 2014. The eventual response from NPS in September 2014 suggests they may be open to this, but they raise new concerns about the consistency of the existing Hatano Farm and emergency helipad with the POU.
April 2014	The City Council directs Staff to work with Skatepark PV, Inc., on studying the feasibility of a skate park/plaza on the Civic Center site.

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October 2015	The City Council approves the 2015 Parks Master Plan Update . The updated master plan envisions the possible inclusion of a number of improvements to the Civic Center site, including a new City Hall and community center; a skate park/plaza; an outdoor swimming pool; shade structure and play equipment; walking paths and trails; a village green; tennis courts, a permanent dog park; and a Wall of Honor.
August 2016	Staff makes inquiries with USCG about the possibility of acquiring APNs 7573-002-906 and 7573-009-012 as surplus property. In April 2017, Staff is informed that USCG is evaluating the request for divestiture of these parcels.
November 2016	The City Council approves a community survey for the Civic Center Master Plan project. Surveys are mailed to more than 13,500 Rancho Palos Verdes residences in December 2016.
February 2017	The Civic Center Master Plan survey closes. Nearly 2,300 completed surveys were returned to the City, a 17% return rate that is well above industry standards for a direct-mail campaign. The highest-rated components identified in the survey included picnic facilities, trailheads, public safety first responder facilities/heliport, village green/public plaza, shade structures, community center, amphitheater, playground and permanent dog park.
February 2017	The City Council approves a contract with American Capitol Group (ACG) for Federal advocacy (i.e., lobbying) services. Among the tasks assigned to ACG are assisting the City with modifying the POU.
March 2017	NPS concedes that many of the Civic Center elements identified as desirable in the survey response would be allowable under POU, with the exception of public safety elements.
March 2017	The City Council receives a Staff report summarizing the survey results and recommending the adoption of a resolution to form of a Civic Center Advisory Committee. Recruitment for the Committee starts in April 2017, and the City Council conducts interviews of candidates from May through July 2017.
June 2017	The City Council receives a Staff report summarizing the status of the Civic Center Master Plan project .
August 15, 2017	The City Council selects seven (7) candidates to serve on the Civic Center Advisory Committee.
September 28, 2017	Council selects Bill Gerstner as Chair and Noel Park as Vice-Chair. Committee holds its first meeting September 28. Received overview of survey results and Master Plan process to date. Reviewed draft work plan.

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October 25, 2017	CCAC Mtg. Receives Civic Center Site Timeline and analysis of survey results.
November 30 2017	CCAC Mtg. Reviews and approves report on existing and needed Civic Center services and amenities.
Jan. 25, 2018	CCAC Mtg. Discussion of US Coast Guard acquisition process. Report presented on ALTA survey status. Report on survey of recent Civic Center projects
Feb. 22, 2018	CCAC Mtg. Update on land-use restrictions, review of existing uses/additional needs matrix and proposed outreach plan. Early discussion of program document.
March 22, 2018	CCAC Mtg. Presentation by LACO Fire Dept. Chief John Mancha. Discussion of program document and securing firm to produce the document. Presentation of Current usage levels at park facilities.
May 24, 2018	CCAC Mtg. Discussion of Phase II Environmental Site Assessment-Directs Staff to proceed with RFP. Staff also directed to proceed with RFP for development of programming document.
June 28, 2018	CCAC Mtg. Presentation by PVPLC, Update on administrative/legislative remedies to land-use restrictions/review of Phase 1/2 ESA. Discussion of M. Arthur Gensler Jr. and Associates, Inc. (Gensler) providing pro bono work on programming document
July 17, 2018	City Council approves pro bono services from Gensler
July 26, 2018	CCAC Mtg. Approves RFP for Phase 1/2 ESA. Review of Gensler involvement in Programming document and upcoming community outreach meeting.
August 8, 2018	Community Outreach meeting at PVIC. Facilitated by Gensler with support from Staff and Committee members. 93 attendees.
August 23, 2018	CCAC Mtg. Update on development of preliminary program document by Gensler. Review of workshop results. Provided direction to Gensler.
Oct. 4, 2018	CCAC Mtg. Presentation/discussion with LA County Sheriff's Department Commander, Keith Swensson,
Nov. 1, 2018	CCAC Mtg. Update on development of program document. Receives design presentation from Gensler. Discussion of corporation yard alternate locations, fire risk, and fire station. Committee approves program components.
Dec. 6, 2018	CCAC Mtg. Receives update on Civic Center Master Plan Conceptual Design. Receives analysis of possible inclusion of LA County Fire Station in program document main section. Recommendation for inclusion of fire station not accepted.

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Feb. 7, 2019	CCAC Mtg. Land Use Update-NPS plans to turn over control of site to General Services Administration (GSA). Discussion of programming document components-no action taken.
Feb-March 2019	Phase 1 and 2 Environmental Site Assessments completed.
April 16, 2019	City Council Mtg. Receives update on CCAC progress.
April 25, 2019	CCAC Mtg. Discussion of status and future direction of Committee
May 7, 2019	City Council Mtg. Council appoints Carolynn Petru as new CCAC Chair. Directs all advisory boards and the Planning Commission to report on activities at a Council Meeting bi-annually.
May 21, 2019	City Council Mtg. City Council assigns City Council liaisons to City Committees and Commissions. Mayor Jerry Duhovic and Councilmember Susan Brooks to serve as CCAC liaisons.
May 23, 2019	CCAC Mtg. Presentation on land use restrictions. Committee directs Gensler to move fire station and corporation yard into regular section of programming document. Receives report on Phase 1/2 investigations.
July 8, 2019	CCAC Mtg. Approves revised programming document and directed Staff to present to Council at future meeting date. Presentation from Gensler on programming document and revised conceptual design.
July 25, 2019	CCAC Mtg. Scheduled meeting to discuss CCAC timeline
September 3, 2019	City Council Meeting: Report that transfer of oversight of portion of Civic Center Property from National Park Service to the Department of Justice (DOJ) and Federal Emergency Management Administration (FEMA), with General Services Administration (GSA) oversight has been approved.
October 19, 2019	City Council Meeting: Approves environmental impact report (EIR), directs staff to develop a Request for Proposal for master plan design services and construction drawings, and approves Civic Center program document.
January 23, 2020	CCAC approves biannual report to City Council
Feb. 14, 2020	Staff led CCAC tour of Civic Center property and City Hall
Feb. 27, 2020	Architecture/design RFP planning process started
April 23, 2020	Lisa Jankovich selected as Vice Chair of the CCAC
May 28, 2020	CCAC continues work on RFP process Considers revisions to Program document to address COVID-19 concerns

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October 22, 2020	CCAC reviews and offers input on Civic Center related questions for upcoming Citizen Satisfaction Survey. Process for developing RFP for architecture/design services put on hold pending analysis of financing options such as Design Build and P-3
Dec. 9, 2020	CCAC receives presentation on Staff research on financing and development options.
January 27, 2021	CCAC Meeting: Approves biannual report
March 25, 2021	CCAC Meeting: CCAC receives update on Ladera Linda Community Park project and reviews Citizen Satisfaction survey results.
April 22, 2021	CCAC Meeting: CCAC provides direction on draft project manager scope of services
May 27, 2021	CCAC Meeting: CCAC provides direction on FY 21-22 Work Plan.
June 24, 2021	CCAC Meeting: Welcome to new CCAC member Linda Cohu CCAC provides direction and approves draft RFP for Project Management Services.
July 22, 2021	CCAC Meeting: Welcome to new CCAC Chair, Greg O'Brien CCAC reviews and provides direction on revised Civic Center Program Document
August 18, 2021	RFP for Project Management Services Distributed: Powerpoint presented to CCAC
August 26, 2021	CCAC Meeting: CCAC provided direction on appropriate naming tribute at Civic Center site to honor City Councilmember and City Founder Ken Dyda. Powerpoint presented. CCAC reviewed and provided direction on draft Civic Center project schedule. CCAC provided direction on Powerpoint presentation on upcoming facilitated financial workshop
September 9, 2021	CCAC Meeting: CCAC recommended naming the Civic Center the Ken Dyda Civic Center and naming the ingress/egress road into the Civic Center "Ken Dyda Way". Appointed an Ad Hoc Subcommittee to participate in the development of a facilitated public workshop on municipal financing of capital projects.
October 28, 2021	CCAC Meeting: Approved the revised program document and directed Staff to forward to the City Council
December 2, 2021	CCAC Meeting: CCAC approved Biannual report to the City Council
December 7, 2021	City Council Meeting: City Council approves revised and validated program document. City Council approves naming Civic Center the Ken Dyda Civic Center. Names entry road "Ken Dyda Way"
January 27, 2022	CCAC Meeting: CCAC received presentation by ARUP on a workshop on Project Delivery Options for Major Municipal Capital Projects. Approved workshop date of March 10, 2022.

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February 15, 2022	City Council Meeting: Council approved agreements with Project Manager Griffin Structures and Gensler to provide additional design work. Work to include a geotechnical investigation of the Civic Center site.
February 24, 2022	CCAC Meeting: Received introductory presentations from Gensler and Griffin Structures. Provided direction preliminary site planning process. CCAC provided input on 22-23 Civic Center related City goals.
March 10, 2022	CCAC/FAC Co-hosted meeting: Financing Workshop by Arup
March 2022	Multiple public tours of Civic Center site including the Nike Missile Silos. Hundreds of residents and visitors attended.
March 24, 2022	Civic Center Tour and Facilitated Workshop: Workshop attendees heard overview of project and program document, participated in breakout sessions. Workshop facilitated by Gensler.
April 21, 2022	City Council Letter: Letter from Mayor Bradley to U.S. Coast Guard expressing interest in acquiring or pursuing joint partnerships regarding Battery Barnes and Pt. Vicente Lighthouse properties.
April 28, 2022	CCAC Meeting: CCAC provides input on preliminary Civic Center site plans prepared by Gensler based on input from Staff, CCAC, and public workshop. Paul Seo was selected as Vice-Chair.
May 26, 2022	CCAC Meeting: CCAC provided more input on preliminary Civic Center site plans and expressed preference for radial bar design.
July 28, 2022	CCAC Meeting: CCAC provided input on potential changes to the site plan that would not include a fire station or Sheriff Station. CCAC provided input regarding conceptual budget based on categorizing programmatic costs based on whether costs would be borne by City, another agency, or shared. CCAC directed staff to reach out to DOJ, FEMA, and GSA to clarify public safety zone requirements at the Civic Center site. CCAC received a preliminary geotechnical report from Leighton Group.
September 22, 2022	CCAC Meeting: CCAC received an update on Staff's outreach to County officials regarding the lack of a firm commitment to locate a sheriff substation and a Los Angeles County Fire Station. Directed staff to prepare an amendment to Gensler contract to modify preliminary site plans.
October 27, 2022	CCAC Meeting: CCAC received update on outreach to GSA, DOJ, and FEMA. CCAC directed staff to update preliminary site plans to position additional public safety

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	components in the public safety zone and modify the preliminary site plans accordingly. New plans to be submitted to GSA for initial review when ready.
December 15, 2022	CCAC Meeting: CCAC reviewed modified radial bar designs prepared by Gensler with and without land swap. Staff directed to submit to appropriate federal agencies. CCAC received a presentation from staff and LA County Fire Department on proposed helopod to be located at the Civic Center. Biannual report to City Council approved.
February 23, 2023	CCAC Meeting: CCAC received an update on GSA's rejection of revised site plan with land swap and the forthcoming submission of revised site plans without land swap options to DOJ and FEMA. CCAC received and filed a report on the Civic Center Geotechnical Investigation report. CCAC provided input on the 2023-24 goals.
February 28, 2023	Letter of interest sent to Coast Guard regarding interest in PT Vicente Lighthouse and Battery Barnes.
April 27, 2023	CCAC Meeting: Review of project timeline. Update on City Council goals. Received and provided input on "talking points" on why City needs a new City Hall.
April 27, 2023	Staff reported that FEMA approved the revised site plan application, DOJ rejected it. CCAC approved an updated Civic Center timeline. Click here to view the Agenda Packet
June 22, 2023	Staff presented talking points on why the city needs a new City Hall. CCAC approved updated Civic Center Master Plan project schedule and Biannual Report to City Council. Click here to view the Agenda Packet
August 3, 2023	CCAC discussed the Civic Center Master Plan Project and FAC's financial recommendations. Click here to view the Agenda Packet
August 24, 2023	CCAC continued discussion of Civic Center Master Plan Project scenarios and requested this information be forwarded to FAC for their next meeting. Click here to view the Agenda Packet
September 25, 2023	CCAC approved dividing the project into three priorities. All other components to be in future phases. Click here to view the Agenda Packet
October 5, 2023	CCAC/FAC Co-hosted meeting: Both Committees affirmed their respective recommendations. Click here to view the Agenda Packet
October 17, 2023	CC Meeting: Council reviewed CCAC and FAC recommendations and provided direction. Click here to view the Council Staff Report

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December 7, 2023	CCAC received an updated Civic Center Campus Master Plan that will be presented to City Council on Dec. 19. CCAC approved a report on a tour of Laguna Niguel City Hall to be included in the report to the City Council. Click here to view the Agenda Packet
December 11, 2023	CCAC approved a draft Biannual Report for City Council. Click here to view the Agenda Packet
December 19, 2023	CC Meeting: Council approved the status update on Stage 2 of the Civic Center Campus Master Plan. Click here to view the Council Staff Report
January 25, 2024	CCAC approved a status update on Stage 2 of the Civic Center Campus Master Plan and appointed members Klose, Karambelas, and Jankovich to participate on the Project Manager evaluation panel. RFQ Release Date: January 11, 2024, RFQ Submittal Deadline: February 9, 2024 @ 4:30 PM Click here to view the Agenda Packet.