

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071

Th25c

February 10, 2015



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original staff report

ADDENDUM

TO: Coastal Commissioners and Interested Parties

FROM: South Coast District Staff

SUBJECT: **Addendum to Item Th25c City of Rancho Palos Verdes LCP Amendment No. 1-14 (Flagpole Height Limit) for the Commission Meeting of Thursday, February 12, 2015**

A. CHANGES TO STAFF REPORT

On page 3 of the staff report, modify the explanation of the motion as follows, to correct the requirements for passage of the motion and to correct a typo. Additional language is shown as **bold underline** and language to be deleted is shown as ~~strikethrough~~.

I. MOTION AND RESOLUTION**Motion:**

I move that the Commission certify Land Use Plan Amendment No. 1-14 as submitted by the City of Rancho Palos Verdes.

Staff recommends a **YES** vote. Passage of this motion will result in the certification of the LUP Amendment and adoption of the following resolution and findings. The motion to certify ~~with~~ passes only upon an affirmative vote of a majority of the **appointed membership of the Commission** ~~Commissioners present~~.

CALIFORNIA COASTAL COMMISSION

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Th25c

January 28, 2015

TO: Commissioners and Interested Persons

FROM: John Ainsworth, Senior Deputy Director
Charles Posner, LCP Supervisor
Zach Rehm, Coastal Program Analyst

SUBJECT: Major Amendment Request No. 1-14 (LCP-5-RPV-14-0843-1) to the City of Rancho Palos Verdes Certified Local Coastal Program. For public hearing and Commission action at the Commission's February 12, 2015 meeting in Pismo Beach.

SUMMARY OF LCP AMENDMENT REQUEST NO. 1-14

The Coastal Commission certified the City of Rancho Palos Verdes Local Coastal Program (LCP) on April 27, 1983. Amendment Request No. 1-14 adds new text to the Visual Corridors section of the certified Land Use Plan to permit flagpoles to exceed the 16-foot height limit under specific parameters. The parameters are worded such that they apply to only one parcel within the City of Rancho Palos Verdes: Trump National Golf Club Los Angeles.

On July 9, 2014, the Commission approved a coastal development permit amendment request by VH Property Corp. to amend Vesting Tentative Tract Map No. 50666 to reduce the number of residential lots from 39 to 23, add two golf course lots to accommodate a driving range and putting green, construct new trails, and construct new grading and landscaping. Prior to the Commission's action at the hearing, the applicant removed its request for after-the-fact approval of an unpermitted 70-foot high flagpole from the project description because multiple Commissioners indicated that they would not support development that was inconsistent with the Visual Corridors section of the certified LCP.

At a public hearing on July 29, 2014, the Rancho Palos Verdes City Council directed City staff to initiate an LCP amendment to allow flagpoles to exceed 16-feet in height as a visual landmark on property owned or dedicated to the City in the coastal zone. At a public hearing on October 14, 2014, the Rancho Palos Verdes Planning Commission voted to approve City staff's suggested language to the LCP amendment. At a public hearing on November 4, 2014, the Rancho Palos Verdes City Council passed Resolution No. 2014-73 to adopt a negative declaration for the subject LCP amendment. The LCP amendment request was submitted to the Commission on December 4, 2014 and Commission staff determined that it was complete effective that date. The City's submittal is consistent with the requirements of the Coastal Act and the regulations which govern such proposals (Sections 30501, 30510, 30514 and 30605 of the Coastal Act, and Sections 13551, 13552 and 13553 of Title 14 of the California Code of Regulations).

SUMMARY OF STAFF RECOMMENDATION

Staff is recommending that the Commission, after a public hearing, approve the LCP amendment request as submitted by the City. Staff believes the proposed amendment meets the requirements of, and is in conformance with the Chapter 3 policies of the Coastal Act.

STANDARD OF REVIEW

The standard of review for the proposed amendment to the Land Use Plan (LUP), pursuant to Section 30512 and 30514 of the Coastal Act, is that the proposed LUP amendment meets the requirements of, and is in conformance with the Chapter 3 policies of the Coastal Act.

SUBSTANTIVE FILE DOCUMENTS

1. City of Rancho Palos Verdes certified Local Coastal Program (LCP), 4/27/1983.
2. Coastal Development Permit No. A-5-RPV-93-005 (Zuckerman Building Company and Hon Investments), as amended and retained by VH Property Corp.

EXHIBITS

Exhibit 1 – Rancho Palos Verdes City Council Resolution No. 2014-73

Exhibit 2 – Visual Corridors section of City of Rancho Palos Verdes certified Land Use Plan

FOR ADDITIONAL INFORMATION

The LCP Amendment file is available for review at the South Coast District office located in the Molina Center, 200 Oceangate, Suite 1000, Long Beach, 90802. The staff report can be viewed on the Commission's website: www.ca.coastal.ca.gov. For additional information, contact Zach Rehm in the South Coast District office at (562) 590-5071.

I. MOTION AND RESOLUTION

Motion:

I move that the Commission certify Land Use Plan Amendment No. 1-14 as submitted by the City of Rancho Palos Verdes.

Staff recommends a **YES** vote. Passage of this motion will result in the certification of the LUP Amendment and adoption of the following resolution and findings. The motion to certify with passes only upon an affirmative vote of a majority of the Commissioners present.

Resolution:

The Commission hereby certifies Land Use Plan Amendment No. 1-14 for the City of Rancho Palos Verdes and adopts the findings set forth below on grounds that the Land Use Plan Amendment will meet the requirements of and be in conformity with the policies of Chapter 3 of the Coastal Act. Certification of the Land Use Plan Amendment complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the plan on the environment, or 2) there are no further feasible alternatives and mitigation measures that would substantially lessen any significant adverse impacts which the Land Use Plan Amendment may have on the environment.

II. FINDINGS

The Commission hereby finds and declares:

A. DESCRIPTION OF THE LCP AMENDMENT REQUEST

Rancho Palos Verdes City Council Resolution No. 2014-73 (**Exhibit 1**) comprises Amendment No. 1-14 to the City of Rancho Palos Verdes certified Local Coastal Program (LCP). The proposed amendment adds new text to the Visual Corridors section of the certified Land Use Plan (LUP) to include regulations for flagpoles in the coastal zone. Flagpoles would be permitted to exceed the City's 16-foot height limit under four parameters. The amendment would not change any existing policies in the Visual Corridors section (**Exhibit 2**) or any other section of the certified LUP.

The following text would be added to page C-12 of the certified Land Use Plan, in a new section titled "Flag Poles:"

Flag poles in the Coastal Zone are permitted up to 12-feet in height, as measured from adjacent grade, with no discretionary review, or up to 16-feet in height, as measured from adjacent grade, with a Site Plan Review application to ensure there is no significant view impairment caused by the flag pole above 12-feet in height. Flag poles in the Coastal Zone may exceed 16-feet in height, up to a maximum height of 70-feet, as measured from adjacent grade provided the following parameters are met:

- *One flag pole exceeding 16-feet in height is permitted for any parcel of 120 acres or more, provided that, within the 120-plus acre legal parcel, the land on which the flag pole is erected is owned by or dedicated to the City so as to allow for public access and only allow the flag of the United States of America to be flown on said flag pole;*
- *The flag pole shall be consistent with the height restrictions identified in the visual corridors section of the LCP;*
- *An approved Variance Permit to exceed the City's 16-foot height limit must be obtained from the City; and*
- *The property where the flagpole is located must provide a minimum of 20 free public parking spaces, public restrooms, drinking fountain, and public bench seating.*

As written, the LUP amendment applies to only one parcel in the City because there is only one parcel in the City greater than 120 acres. That parcel is currently owned by VH Property Corp., which operates Trump National Golf Club Los Angeles. That parcel also has the assorted public amenities identified in the proposed LCP amendment text and the City of Rancho Palos Verdes has already approved a variance from the City's height regulations for a 70-foot high flagpole on that parcel.

B. LCP AMENDMENT REQUEST HISTORY

The City's LCP amendment request is motivated by the events at the July 9, 2014 Commission hearing in Ventura. At that hearing, VH Property Corp. requested after-the-fact approval of a 70-foot high flagpole, and other development, through Coastal Development Permit Amendment No. A-5-RPV-93-005-A21 and had the support of a large number of Rancho Palos Verdes residents and City representatives. When several Commissioners indicated that they would not support approval of the

flagpole because it was inconsistent with the Visual Corridors section of the certified LCP, VH Property Corp. revised the project description to remove the request for approval of the flagpole. City representatives at the hearing indicated that they would quickly pursue an amendment to the LCP which would allow VH Property Corp. to re-apply for a coastal development permit to allow the existing 70-foot high flagpole on the Trump National Golf Club Los Angeles parcel.

At a public hearing on July 29, 2014, the Rancho Palos Verdes City Council directed City staff to initiate an LCP amendment to allow flagpoles to exceed 16-feet in height as a visual landmark on property owned or dedicated to the City in the coastal zone. At a public hearing on October 14, 2014, the Rancho Palos Verdes Planning Commission voted to approve City staff's suggested language to the LCP amendment. At a public hearing on November 4, 2014, the Rancho Palos Verdes City Council passed Resolution No. 2014-73 to adopt a negative declaration for the subject LCP amendment. The City provided adequate public notice for all three local hearings, which included mailed notice to interested parties, published notice in a local newspaper, and online distribution of notice via the City's listserv. The LCP amendment request was submitted to the Commission on December 4, 2014 and Commission staff determined that it was complete effective that date.

C. CERTIFY THE LUP AMENDMENT REQUEST AS SUBMITTED

In order to be certified by the Commission pursuant to sections 30512 and 30514 of the Coastal Act, the LUP amendment must meet the requirements of, and be in conformance with the Chapter 3 policies of the Coastal Act.

Section 30251 of the Coastal Act reads:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastal Preservation and Recreation Plan prepared by the Department of Parks and recreation and by local government shall be subordinate to the character of its setting.

The proposed text amendment is consistent with the Chapter 3 policies of the Coastal Act because it sets clear and strict parameters for when flagpoles may be permitted in the coastal zone. The parameters will ensure that flagpoles do not proliferate within the coastal zone, cluttering the City's coastal view corridors. As currently certified, the LCP does not contain specific language for flagpoles, so this amendment will make clear the City's policy to restrict large flagpoles in the future.

The Commission finds that the amendment is in conformity with Chapter 3 of the Coastal Act because it will add clear concise policies for flagpoles to the Visual Corridors section of the Land Use Plan to further protect visual resources in the City's coastal zone. Based on the parameters, only one flagpole exceeding the City's 16-foot height limit is likely to be permitted within the coastal zone. Some members of the public and leaders of the City have identified that flagpole as an important

visual resource and a public amenity representing the City's patriotism. Approval of this LCP amendment (and any subsequent approval of a coastal development permit for an existing unpermitted flagpole up to 70-feet high) will not have a substantial negative effect on visual resources. Rancho Palos Verdes is not unique in its character as a City with one tall flagpole between the sea and the first public road; as detailed by supporters of the existing flagpole, several Southern California cities feature tall flagpoles atop piers or in public parks. Moreover, as reinforced by the amendment text, the existing policies of the Visual Corridors section will continue to apply. Any approved flagpole must be consistent with the height restrictions identified in the visual corridors section of the LCP, which protect downward sloping coastal views from identified viewpoints within the City. Therefore, the Commission finds that the LCP amendment request meets the requirements of, and is in conformity with the policies of Chapter 3 of the Coastal Act.

D. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The City of Rancho Palos Verdes is the lead agency for the purposes of California Environmental Quality Act review of the LCP amendment. While the City of Rancho Palos Verdes is exempt from CEQA for purposes of the preparation and adoption of LCP amendments pursuant to section 21080.9 of CEQA, on November 4, 2014, the Rancho Palos Verdes City Council nonetheless certified Negative Declaration #ZON2014-00329 for the subject LCP amendment.

Pursuant to the California Environmental Quality Act (CEQA) and the California Code of Regulations [Title 14, Sections 13540(f), 13542(a), 13555(b)] the Commission's certification of this LCP amendment must be based in part on a finding that it is consistent with CEQA Section 21080.5(d)(2)(A). That section of the Public Resources Code requires that the Commission's regulatory program require that a proposal not be approved or adopted:

if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment.

The Commission finds that, for the reasons discussed in this report, the proposed LCP amendment, will meet the requirements of and be in conformity with the policies of Chapter 3 of the Coastal Act. Certification of the LCP complies with the California Environmental Quality Act because: 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the plan on the environment, and 2) there are no further feasible alternatives and mitigation measures that would substantially lessen any significant adverse impacts which the LCP Amendment may have on the environment. The Commission finds that the proposed LCP amendment will be consistent with Section 21080.5(d)(2)(A) of the Public Resources Code.

RESOLUTION NO. 2014-73

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO PALOS VERDES ADOPTING A NEGATIVE DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) IN CONNECTION WITH ADOPTING A TEXT AMENDMENT TO THE END OF THE CURRENT VISUAL CORRIDORS SECTION (PAGE C-12 OF THE LCP) OF THE CORRIDOR ELEMENT OF THE CITY'S LOCAL COASTAL PLAN (COASTAL SPECIFIC PLAN) TO ALLOW FLAG POLES UP TO 70-FEET IN HEIGHT THAT MEET SPECIFIC STANDARDS IN THE CITY'S COASTAL ZONE.

WHEREAS, on July 9, 2014, the California Coastal Commission conducted a meeting to consider a number of items related to Trump National that were previously approved by the City Council but have been awaiting Coastal Commission approval, including the existing 70-foot high flag pole that was approved by the City Council in 2007; and,

WHEREAS, at the July 9, 2014 meeting, the Coastal Commission did not approve the flag pole because the City's Local Coastal Plan (LCP) does not address flag poles in the Coastal Zone, and the Coastal Commission suggested that the City make a specific amendment to the City's LCP to allow flag poles in the Coastal Zone; and,

WHEREAS, on July 29, 2014, the City Council initiated the process to amend the City's LCP to specifically address the height of flag poles in the City's Coastal Zone; and,

WHEREAS, on October 14, 2014, the Planning Commission, at a duly noticed public hearing, reviewed the proposed text amendment to the LCP and recommended, via minute order, that the City Council approve the proposed text with one minor modification replacing "American flag" with the text "flag of the United States of America;" and,

WHEREAS, on October 16, 2014, pursuant to the City's Municipal Code, a public notice was published in the *Peninsula News* and mailed to property owners within and adjacent to the City's Coastal Zone, within a 500-foot radius of the project site and to interested parties including list-serve subscribers, inviting public comments on the proposed text amendment to the City's LCP to allow flag poles, exceeding 16-feet in height, within the Coastal Zone; and,

WHEREAS, on November 4, 2014, the City Council held a duly noticed public hearing to consider the proposed amendment to the LCP;

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

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EXHIBIT # 1
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Section 1. The City Council has independently reviewed and analyzed the proposed text amendment to the end of the current Visual Corridors Section (page C-12 of the LCP) of the Corridor Element of the City's Local Coastal Plan (Coastal Specific Plan) to allow flag poles up to 70-feet in height that meet specific parameters in the City's Coastal Zone in accordance with the California Environmental Quality Act ("CEQA") and determined that the proposed text amendment to the LCP will require a Negative Declaration, which determined that the proposed amendment will not create any significant or potential impacts to the surrounding environment because the proposed parameters only allow flag poles to be erected on property of at least 120 acres in size that either is owned by or subject to an easement dedicated to the City that provides public amenities, such as public parking, restrooms, and bench seating. Thus, these parameters will prevent such flag poles from proliferating the City's Coastline and creating adverse impacts to the environment, particularly views from the public roadway and public trails. In accordance with Section 15164 of the State CEQA Guidelines, the City Council hereby adopts a Negative Declaration, which is attached hereto as Exhibit "A" and incorporated herein by this reference, and certifies that the Negative Declaration was completed in compliance with the requirements of the California Environmental Quality Act and State and local guidelines with respect thereto and approves the Negative Declaration.

Section 2. Visual Corridors section (page C-12 of the LCP) of the Corridor Element of the City's Local Coastal Plan (Coastal Specific Plan) is hereby amended by adding a new section titled "Flag Poles" to read as follows:

Flag Poles

Flag poles in the Coastal Zone are permitted up to 12-feet in height, as measured from adjacent grade, with no discretionary review, or up to 16-feet in height, as measured from adjacent grade, with a Site Plan Review application to ensure there is no significant view impairment caused by the flag pole above 12-feet in height. Flag poles in the Coastal Zone may exceed 16-feet in height, up to a maximum height of 70-feet, as measured from adjacent grade provided the following parameters are met:

- *One flag pole exceeding 16-feet in height is permitted for any parcel of 120 acres or more, provided that, within the 120-plus-acre legal parcel, the land on which the flag pole is erected is owned by or dedicated to the City so as to allow for public access and to allow only the flag of the United States of America to be flown on said flag pole;*
- *The flag pole shall be consistent with the height restrictions identified in the visual corridors section of the LCP;*
- *An approved Variance Permit to exceed the City's 16-foot height limit must be obtained from the City; and,*
- *The property where the flagpole is located must provide a minimum of 20 free public parking spaces, public restrooms, drinking fountain, and public bench seating.*

Section 3. The City Council finds that the public and affected agencies have had ample opportunity to participate in the LCP amendment process because as part of the public hearing process, the following public notice was circulated, inviting

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participation and comments, for both the October 14, 2014 Planning Commission meeting and the November 4, 2014 City Council meeting:

- Mailed to approximately 1,500 residents within the City's entire coastal zone and properties adjacent to the Coastal Zone;
- Mailed to interested parties on file with the City;
- Mailed to property owners within a 500-foot radius of the Trump National Project site;
- Published, at a 1/8 page, in the Peninsula News at least 15-days before the scheduled hearings;
- Posted on the City's website;
- Emailed to list-serve subscribers for both the Trump Project (964 subscribers) and Breaking News (2,049 subscribers);
- Emailed to the Coastal Commission's Long Beach office;
- Posted with the Los Angeles County Clerk's office and sent to the State Office of Planning and Records pursuant to CEQA; and,
- Circulated to list of local, state and federal agencies.

In addition to the above, the public notice citing the proposed amended language along with the Negative Declaration (pursuant to CEQA) was circulated on September 22, 2014; accordingly, more than 6 weeks notice was provided to the public.

Section 4. The City Council finds that the LCP amendment conforms to the requirements of the Coastal Act in that the proposed text amendment to the LCP to allow flag poles to exceed 16-feet in height within the City's Coastal District is drafted in a manner that is consistent to the policies and objectives of the Coastal Act because such flag poles will be considered to be a visitor-serving public amenity. This is achieved through parameters that require such a flag pole to be located on land owned or deeded to the City and that certain amenities will be available to accommodate public access, such as free public parking, restrooms, seating areas, and drinking fountains. Moreover, the parameters require that only the flag of the United States of America will be flown on such flag poles. These public amenities are intended to ensure access by the public is available and that public amenities are also available for the public's enjoyment while viewing the flag of the United States of America consistent with the intent of the Coastal Act.

Section 5. The City Council finds that the proposed amendment to the LCP is consistent with the provisions of the City's LCP and the City's General Plan, Land Use Plan, and Zoning Map because consideration of coastal resources, hazard areas, coastal access and land use was factored in the parameters established under the Visual Corridors Element. For example, a flag pole exceeding 16-feet in the City's Coastal Zone will require approval of a Variance, a discretionary planning entitlement, which assesses potential impacts, particularly view impacts from the public right-of-way and public trails, as required by the View Corridors Element of the LCP. Moreover, a Coastal Development Permit (CDP) will be required to be processed, and it is through the CDP process that certain findings will need to be made to ensure that the proposal conforms to the City's coastal policies, such as meeting the height requirements set

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forth in the Visual Corridors Element of the LCP, as well as protecting visual resources from public streets and trails.

Furthermore, the proposed text amendment to the LCP would not result in a significant alteration of the City's coastline, nor would it introduce a pattern of development that will adversely impact the City's coastline because according to the City's Zoning Code and Zoning Map, such flag poles can only be erected on property of at least 120 acres in size that either is owned by or subject to an easement dedicated to the City. In fact, as currently proposed, flag poles exceeding 16-feet in height can only be permitted in the City on a portion of the Trump National property that is conditioned to be deeded to the City for public access as a Veterans Memorial because all remaining parcels throughout the City's coastal zone are less than 120 acres in area.

Section 6. The City Council finds that a procedure has been established to ensure adequate notice is provided to interested persons and agencies of impending development proposed after certification of the LCP amendment because one of the parameters to allow flag poles to exceed 16-feet in height, up to a maximum of 70-feet in height, within the City's Coastal Zone is with the approval of a Variance. The Variance is a discretionary application considered at a public hearing that is duly noticed to property owners within a 500-foot radius of the subject property and is published in the local newspaper. Additionally, a Coastal Development Permit (CDP) is also required for such a flag pole and through the noticing process, interested parties, including the Coastal Commission, will receive notification of a pending application for a flag pole that is proposed to exceed 16-feet.

Section 7. The time within which judicial review of the decision reflected in this Resolution, if available, must be sought as governed by Section 1094.6 of the California Code of Civil Procedure and other applicable short periods of limitation.

PASSED, APPROVED, AND ADOPTED this 4th day of November 2014.


Mayor

Attest:


City Clerk

State of California)
County of Los Angeles) ss
City of Rancho Palos Verdes)

I, Carla Morreale, the City Clerk of the City of Rancho Palos Verdes, do hereby certify that the above Resolution No. 2014-73 was duly and regularly passed and adopted by the said City Council at a regular meeting thereof held on November 4, 2014.

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City Clerk

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EXHIBIT # 2

OF VISUAL ASPECTS ~~PAGE 1~~ ⁴ ~~AND VIEWS~~ DEFINED IN THE GENERAL PLAN.

SPECIFIC VISUAL CORRIDORS HAVING BOTH A HORIZONTAL AND VERTICAL DIMENSION HAVE BEEN IDENTIFIED FOR VISTAS. THE VISTA CORRIDORS HAVE BEEN PUT INTO THREE CATEGORIES BASED UPON THE FOCAL POINT'S ANGLE FROM THE DIRECTION OF MOVEMENT ALONG PALOS VERDES DRIVE AND VISIBILITY OF THE FOCAL POINT. THE VISTA CORRIDORS ARE DIVIDED INTO THE FOLLOWING CATEGORIES:

1. DIRECT/FULL VISIBILITY - THE FOCAL POINT IS ENTIRELY VISIBLE WITHIN A 0-32.5 DEGREE ANGLE* FROM THE DIRECTION OF MOVEMENT.
2. DIRECT/PARTIAL VISIBILITY - THE FOCAL POINT IS PARTIALLY OBSTRUCTED OR OBSCURED (I.E. CHAIN LINK FENCE OR VEGETATION) WITHIN A 0-32.5 DEGREE ANGLE* FROM THE DIRECTION OF MOVEMENT.
3. INDIRECT VISIBILITY - THE FOCAL POINT IS WITHIN A 32.5-90 DEGREE ANGLE* FROM THE DIRECTION OF MOVEMENT, OR A SECONDARY AREA OF VISION (I.E., 'CORNER OF THE EYE', PERIPHERAL).

*THE ANGLE USED TO DEFINE DIRECT VS. INDIRECT VISIBILITY IS BASED UPON AN ASSUMED AVERAGE SPEED FOR TRAVEL ALONG THE PALOS VERDES DRIVE VEHICULAR CORRIDOR. THE DRIVER'S AS WELL AS THE PASSENGER'S ATTENTION IS DIRECTED FORWARD AND THE ANGLE OF VISION IS A DIRECT RELATIONSHIP OF SPEED. THE CONE OF VISION AT A SPEED OF 45 MPH IS 65 DEGREES OR 32.5 DEGREES TO EITHER SIDE. THIS ANGLE WAS USED TO DIFFERENTIATE BETWEEN DIRECT (0-32.5

VISUAL CORRIDORS

THIS SECTION DEALS WITH THE ESTABLISHMENT OF VISUAL CORRIDORS WHICH HAVE DIMENSIONS FOR BOTH VISTAS AND VIEWS AS A FURTHER EXTENSION OF THEIR DEFINITION IN THE GENERAL PLAN. VISTAS, AS DEFINED, HAVE A VIEWING STATION, OBJECT OR OBJECTS TO BE SEEN AND AN INTERMEDIATE GROUND. VIEWS HAVE A VIEWING STATION BUT DO NOT HAVE A SPECIFIC FOCUS OR OBJECT TO BE SEEN. VIEWS HAVE BROAD FOCAL POINTS WHICH HAVE AN UNLIMITED ARC AND DEPTH.

THE VISUAL CORRIDORS WHICH HAVE BEEN IDENTIFIED IN THE GENERAL PLAN AND ARE DISCUSSED HERE ARE THOSE WHICH ARE CONSIDERED TO HAVE THE GREATEST DEGREE OF VISUAL VALUE AND INTEREST TO THE GREATEST NUMBER OF VIEWERS; AND ARE THUS A FUNCTION OF PALOS VERDES DRIVE AS THE PRIMARY VISUAL CORRIDOR ACCESSIBLE TO THE GREATEST NUMBER OF VIEWERS, WITH VIEWS OF IRREPLACEABLE NATURAL CHARACTER AND RECOGNIZED REGIONAL SIGNIFICANCE.

PUBLIC VIEWING STATIONS WITHIN THE COASTAL SPECIFIC PLAN AREA FROM WHICH A MAJORITY OF RPV RESIDENTS AND VISITORS VIEW THE COMMUNITY ARE EITHER THE VEHICULAR CORRIDOR OF PALOS VERDES DRIVE OR TURNOUTS ALONG VEHICULAR CORRIDORS FOR THE PURPOSE OF VIEWING. THUS, VIEWING STATIONS ARE:

1. CONTINUOUS - VIEWED ALONG THE PUBLIC CORRIDOR OF PALOS VERDES DRIVE.
2. LOCALIZED - AS VIEWED FROM A SPECIFIC SITE OR TURNOUT.

THE VIEWING FOCAL POINTS HAVE BEEN CLARIFIED AS EITHER SPECIFIC OR NON-SPECIFIC, WHICH IS THE PRIMARY DIFFERENCE BETWEEN THE TWO TYPES

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DEGREES) AND INDIRECT (32.5-90 DEGREES). A 90-DEGREE ANGLE TO THE SIDE WAS DETERMINED TO BE OUT OF THE NORMAL RANGE OF VISION OF DRIVER AND PASSENGER.

THE BOUNDARIES OF THE VISTAS IDENTIFIED ALONG PALOS VERDES DRIVE ARE DEFINED BOTH VERTICALLY AND HORIZONTALLY ON THE ACCOMPANYING PLANS AND SECTIONS OF THE COASTAL AREA (FIGURES 26, 27, AND 28). THESE BOUNDARIES WERE ESTABLISHED BY THE FOLLOWING METHOD:

- HORIZONTAL BOUNDARIES

RIGHT EDGE FROM THE BEGINNING POINT OF A CONTINUOUS VIEWING STATION TO THE RIGHT EDGE OF THE

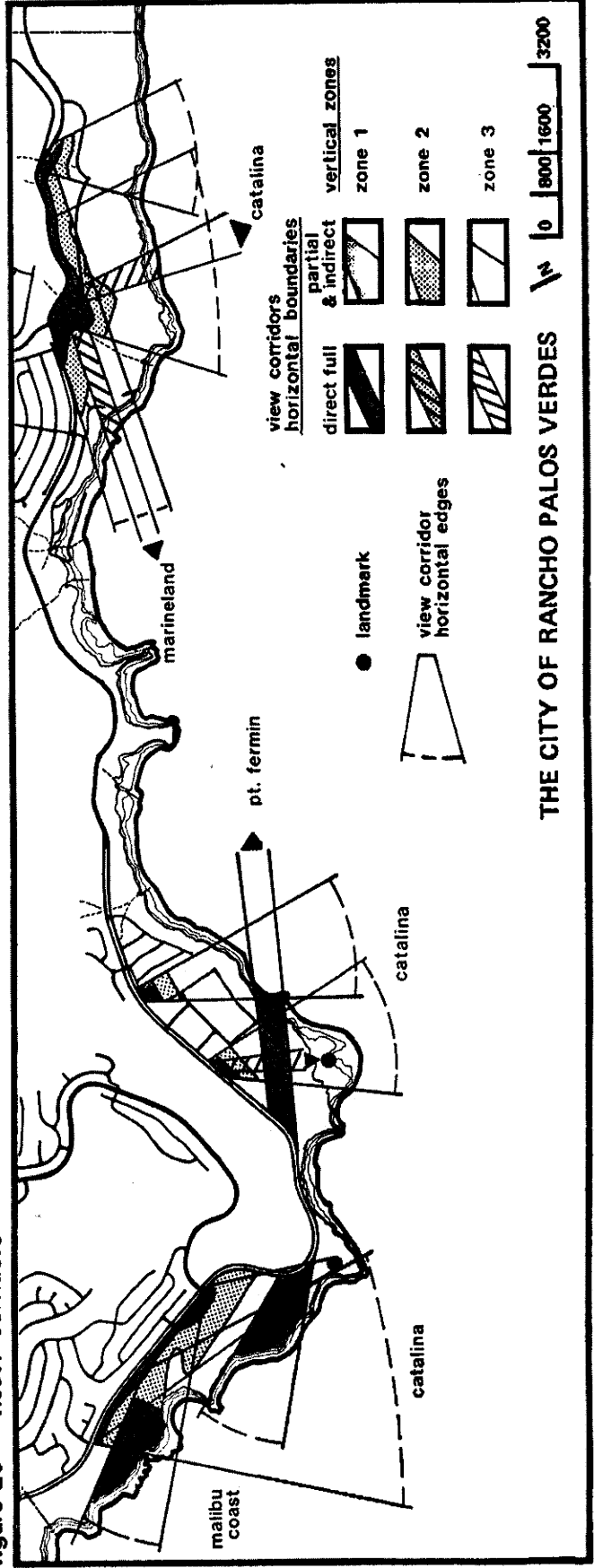
VIEWING FOCUS.

LEFT EDGE - FROM THE ENDING POINT OF A CONTINUOUS VIEWING STATION TO THE LEFT EDGE OF THE VIEWING FOCUS.

- VERTICAL BOUNDARIES

BOTTOM EDGE - A VERTICAL ARC WAS ESTABLISHED FOR THE BOTTOM EDGE FROM THE VIEWING STATION ELEVATION TO THE FOCAL POINT ELEVATION. FOR DISTANT FOCAL POINTS (I.E. CATALINA AND MALIBU COASTLINE) A MINIMUM 2-DEGREE DOWN-ARC FROM HORIZONTAL WAS USED.

figure 26 visual corridors



THE CITY OF RANCHO PALOS VERDES

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TOP EDGE - ASSUMED TO BE THE UPPER LIMIT, OR ZENITH OF A PERSON WITH NORMAL VISION VIEWING ON AN ESSENTIALLY HORIZONTAL PLANE.

THE HORIZONTAL DIMENSION OF THE THREE CATEGORIES OF VISTA CORRIDORS IS DEFINED ON THE SUBREGION PLANS. THE VERTICAL DIMENSION (BOTTOM) IS DEFINED BY THE ACCOMPANYING SECTIONS. THIS VERTICAL DIMENSION IS TRANSFERRED TO THE PLANS IN TERMS OF "HEIGHT ZONES". THESE HEIGHT ZONES ARE DEFINED BY THE DISTANCE BETWEEN THE BOTTOM OF THE VERTICAL ARC AND GROUND LEVEL AND ARE AS FOLLOWS:

- ZONE 1 - LESS THAN 16'
- ZONE 2 - 16' TO 30'
- ZONE 3 - ABOVE 30'

PLANS AND SECTIONS WERE ESTABLISHED BASED ON THE CITY'S ESTABLISHED HEIGHT REGULATIONS FOR RESIDENTIAL ZONING CATEGORIES (I.E. SF LESS THAN 16', MF LESS THAN 30').

PLANS AND SECTIONS DESCRIBING THE PLANS WERE NOT PREPARED FOR SUBREGIONS 4 AND 8 SINCE 4 IS FULLY DEVELOPED WITH RESIDENTIAL AND 8 WILL REMAIN AS A NATURAL LAND AREA.

HEIGHT ZONES WERE NOT APPLIED TO SUBREGION 5'S VISTA CORRIDOR SINCE THIS REGION WILL REMAIN AS A NATURAL LAND AREA AND IS NOT AVAILABLE FOR DEVELOPMENT.

THE PRECEDING VISTA CORRIDOR ANALYSIS IS INTENDED TO PROVIDE THE CITY WITH A RANGE OF CHOICES AS TO THE COURSE OF ACTIONS FOR:
(1) THE DEVELOPMENT OF THE PV DRIVE VISUAL (LAND ACCESS/INFRASTRUCTURE) CORRIDOR (LANDSCAPING, UNDERGROUNDING, VISTA POINTS);

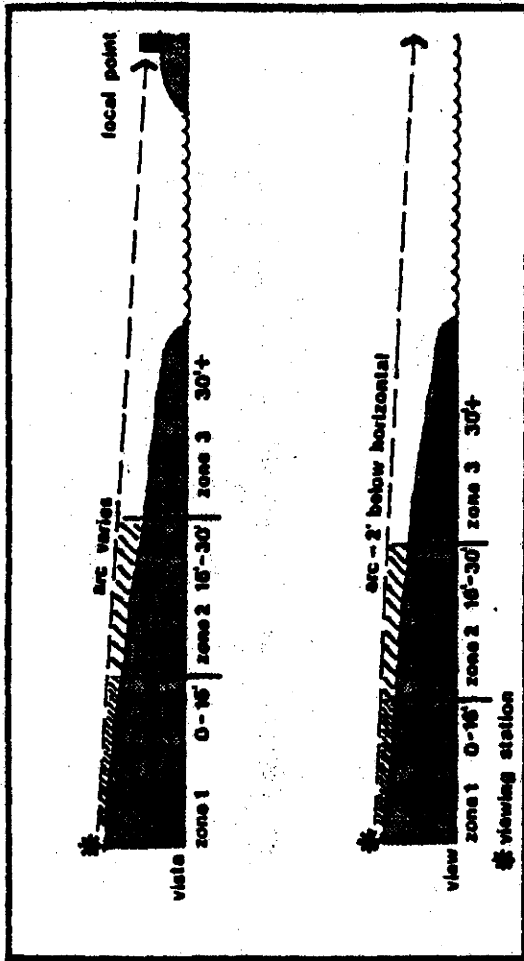
(2) THE DEVELOPMENT OF NATURAL LAND AREAS (LANDSCAPING, ETC.); AND (3) THE PROPOSED DEVELOPMENT INTENSITY (ZONING) AND DEVELOPMENT CONTROLS NEEDED TO PROTECT AND ENHANCE (OVERLAY DISTRICTS, DESIGN STANDARDS, DESIGN REVIEW) THE IDENTIFIED CORRIDORS. THE "DIRECT/FULL VISIBILITY" VISTA, BEING THE MOST VALUABLE, SHOULD RECEIVE THE HIGHEST PRIORITY FOR PRESERVATION PROTECTION AND ENHANCEMENT; WITH THE HEIGHT ZONES ESTABLISHING ZONES OF DEVELOPMENT RESTRICTION BASED UPON ZONING.

A LARGE PORTION OF THE PALOS VERDES DRIVE WEST/SOUTH/25TH STREET CORRIDOR HAS VISUAL ASPECTS WHICH QUALIFY AS VIEWS. THOSE SECTIONS OF THE DRIVE WHICH HAVE OCEAN VIEWS QUALIFY HERE AND A MAJORITY OF THE LAND ON THE OFFSHORE SIDE FALLS WITHIN THE FOREGROUND OF SOME PORTION OF THE DRIVE WHICH IS A VIEWING STATION.

figure 27 distant views



figure 28 typical sections



TO PROTECT THIS VISUAL RELATIONSHIP BETWEEN THE DRIVE AND OCEAN IN THOSE AREAS WHICH ARE NOT PART OF AN IDENTIFIED VISTA CORRIDOR, NO BUILDINGS SHOULD PROJECT INTO A ZONE MEASURED 2' DOWN-ARC FROM HORIZONTAL AS MEASURED ALONG THE SHORTEST DISTANCE BETWEEN THE VIEWING STATION AND THE COASTLINE.

NATURAL CORRIDORS

SINCE THE PUBLICATION OF THE GENERAL PLAN IN 1975, MORE DEFINITIVE CONSULTANT AND STAFF STUDIES DEALING WITH VARIOUS COMPONENTS OF THE NATURAL ENVIRONMENT HAVE PROVIDED A SOMEWHAT MORE DETAILED DEFINITION OF THE RELATIVE IMPORTANCE AND THE GEOGRAPHIC LIMITS OF THESE AREAS, AS DESCRIBED IN THE NATURAL ENVIRONMENT SECTION OF THIS PLAN. HOWEVER, BECAUSE OF THEIR UNIQUELY DYNAMIC

(CHANGING) CHARACTER, ANY ATTEMPT TO PROVIDE PRECISE MEASURED BOUNDARIES MUST YIELD TO THE MORE GENERALIZED, BUT EASILY VALIDATED METHODS OF FIELD INSPECTION COUPLED WITH HISTORICAL AND CURRENT AERIAL PHOTOGRAPHY AND OTHER DOCUMENTING SOURCES.

NATURAL CORRIDORS THUS CAN PERFORM SEVERAL SIGNIFICANT FUNCTIONS IN BOTH SHAPING AND SUPPORTING EXISTING AND POTENTIAL LAND USES OF ALL TYPES, INCLUDING:

- PROVIDING LANDSCAPE/TOPOGRAPHIC RELIEF/ DEFINITION WITHIN DEVELOPED AREAS WHICH CAN SERVE AS A PROTOTYPICAL SYSTEM FOR DEVELOPMENT LANDSCAPING SYSTEMS/THEMES WHICH ARE INTENDED TO BE 'NATURALIZED', RATHER THAN HIGH-MAINTENANCE IN NATURE.