

COMMENTS SUMMARY (CONT.)

#37	<p>Supports completion and improvement of the California Coastal Trail Wants clarification of NCCP boundaries as shown on Framework Plan UPV- Residents above will not support overlooking a maintenance facility, and are concerned about noise from bandshell and additional lighting UPV- States Task Force proposal that a roof over maintenance yard to be used as off-leash dog park (which should be paid for by organizations who were interested in building facilities on City property. UPV-Asks for parking calculations at UPV UPV-Does not agree with parking on bluff top at UPV UPV- Queries absence of 'buffer zone at between UPV and Preserve UPV- Supports a cafe/concession stand and a trail head at UPV LPV- Supports a buffer zone/habitat creation along northern edge</p>
#38	<p>Supports fields for soccer and girl's softball at Upper and Lower Point Vicente Makes several comments about presentations given at the June 3rd Visioning Workshop Does not believe there should be a RPV Coastal Plan. Asks who will pay for it. Asks why the Vision Plan is being subsidized by Annenberg Foundation Questions who would use a village green Does not believe RPV residents would ever support a remodel of the RPV City Hall. Believes that few people know where PVIC is and doubts that the community would support an amphitheater With limited grant funds, questions why Upper PV and Lower PV are even being considered Questions PVPLC's management capabilities</p>
#39	<p>Questions the legitimacy of the project believing that the project should be a function of the city itself (not from the Annenberg Foundation via the PVPLC) since it is all city land. Questions the appointment of Melendrez. Considers the entire plan grandiose and unrealistic Supports adequate playing fields at UPV stating that the city is woefully short Supports a Senior Citizen center. Wonders whether artists are more important than seniors, considering the Art Center being proposed for UPV Wonders if the 99 year lease agreement for the Art Center at UPV is an illegal gift of public property Asks about the buffer zone at UPV Asks about the major problems with UPV infrastructure Questions the PVPLC level of involvement in RPV</p>
#40	<p>Questions the entire process and project Asks why Vision Plan did not link to the 2004 Rec & Open Space Strategic Plan Supports additional active recreation Encourages the City to be more transparent about cost to residents for open space preservation. Believes that any Vision needs estimated dollars and projected timelines to be relevant</p>
#41	<p>Believes that through the Annenberg Grant PVPLC will extend it's grip on the city Believes that 2 things are clear - the plan to subsidize the art center and the fact that PVPLC will dictate much of the useable space in the city Believes need for playing fields and seniors are being ignored Cannot comment on current concept until cost estimates are included</p>
#42	<p>Concerned that there are not enough trails traversing the Portuguese Bend Nature Preserve Would like to see the completion of the Californian Coastal Trail Supports multi-use trails unless there are extenuating circumstances Believes PUMP committee should be completely accountable - mentions management contracts Supports traditional uses of parts of the preserve - skateboarders, bike/motocross riders, hang gliders, children's adventure play areas Flatland should be preserved for ball fields and other sports areas Consider Abalone Cove flat area for recreational pursuits</p>
#43	<p>Consider an air-rifle and pistol range as well as camping areas</p>
#43	<p>Supports the animal care facility</p>

Rancho Palos Verdes Vision Plan
RANCHO PALOS VERDES COUNCIL OF HOMEOWNERS ASSOCIATIONS
 April 16th, 2007
 COMMENT CARD

Please take a moment to comment on what you heard and saw this evening:

- Overall impression of the Rancho Palos Verdes Coast Vision Plan
- Proposals for the Key Sites (Upper Point Vicente, Lower Point Vicente, Gateway Park, Del Cerro Park and Abalone Cove)
- Design Guidance

I don't understand the reason for this plan. People like P.V. because it is "pristine." To a great extent, this plan seeks to build on existing open spaces — So that some of that pristine quality will be lost. Moreover, I don't see much reason for it. I routinely hike around the Peninsula and visit the "key" sites in this plan; and I rarely see many others using them. Please don't hesitate to contact me at 831-3033 if you have any questions about these comments.

Stenn Cornell

Name and phone number or email address (optional)

* This personal survey sheet will be collected at the end of this meeting.
 * Any additional questions should be directed to Ara Mihanlian at the City of Rancho Palos Verdes on 310.544.5228



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- ADDRESS CAR NOISE ON PV DR. SOUTH — AT RUSH HOUR BEING LIKE A ~~FREEWAY~~ FREEWAY — IT'S VERY NOISY. QUIETEN MATL/PAVING FOR THE ROAD SURFACE? LOOK AT OPTIONS, ALSO SPEED LIMIT — LOWER?

- DON'T OVERLOAD THESE 5 AREAS WITH A LOT OF NEW PLANTS/SHRUBS AND TREES — THEY GROW, REQUIRE WATER & MAINTENANCE — AND CAN CONTRIBUTE TO THE FIRE HAZARD TANGEN THAT WE FACE

- KEEP SIGNAGE RATIONAL — DON'T OVERLOAD THE RPV COAST WITH TOO MANY SIGNS!

- THE INTERPRETIVE CENTER PLAN LOOKS LIKE THE AREA WOULD GET A LOT OF PAVING/CEMENT. IS THIS NECESSARY?

STREYS PETRAVICIUS 310-377-8737

Name and phone number or email address (optional)

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CHOA MEETING | APRIL 16, 2007 (CONT.)

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THE VISION PLAN AS PRESENTED IS A GREAT OPPORTUNITY TO ENHANCE THE BEAUTY OF THE OPEN SPACES OF RPV. THE PLAN SHOULD PROCEED WITH THE HOPE THAT SOME FORM OF FUNDING WOULD SOMETIME BE AVAILABLE TO IMPLEMENT THE VISION PLAN. THIS CONCEPT IS WORTH THE EFFORT.

Name and phone number or email address (optional)

Vic Quijante vicilq@cox.net

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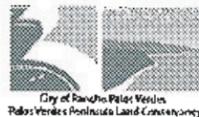
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a good plan for future implementation - very exciting possibility

Name and phone number or email address (optional) Ruberta@cop.net
Ruberta Weaver

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Overall impression positive
Del Cerro - as a small contribution to the preserve fund I don't presume that our family would rise to the level of "recognition" if so, it would not be a priority for us - we could live without it if it minimized the impact on the land. I think that many would agree.
Upper Point Vicente structured parking especially below grade, is a great idea. minimize number and mass of buildings.
Design Guidance
 consultant mentioned goal of "light touch" AMEN less is more. Small is beautiful.
 Agree with ideas on permeable surfacing and storm water management. Also boulevard landscaping without view blocking trees and low glare lighting, if any. Consultant mentioned keeping RPV dark AMEN I heard a British person say the other day "As the American say - 'if it isn't bent, don't mend it!'"

Name and phone number or email address (optional) noel@jdcorvette.com
Noel Park (36) 377-4035 home (562) 201-2128 cell

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Conservation information www.cf.com.org
 J. WOODSON C. CO. CO. CO. CO.
 animal trails to avoid traffic + heat
 located in ~~the~~ Virginia - Virginia,

Quiet Roads

From Hawthorne south past Abalone Cove →
 from end of lowland area to Richmond
 - use recycled materials significantly
 reduces tire noise on busy
 roads, like PV D South -
 used in Germany, Italy, Switzerland,
 France
 - many sites on internet

Contact Conservation Intl. See above
 www.cf.org
 for heritage Grants they receive.

Name and phone number or email address (optional)

Tim Scully - 310-977-2311 - TSCULLY@AOL.COM

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Vision Plan

Rancho Palos Verdes Coast

Issues Summary from Public Comment

This Vision Plan Issues Summary has been generated based on a compilation and analysis of the public comments captured at the November 10, 2007 RPV Coast Vision Plan workshop/City Council meeting. In addition to the comments collected and recorded at the meeting itself, other letters and email correspondence were received by the City Council and City staff between November 10 and December 14, 2007, and have been included in this analysis and summary as well.

In summary, 103 comment statements were captured by people speaking at the November 10, 2007 workshop on the Vision Plan or providing written comments during the comment period following it. (Note that some people spoke multiple times or spoke as well as provided written comments.) Because individuals addressed multiple key sites or vision plan issues, their comments were further broken down, pulled apart and analyzed by each key issue being raised. The following table provides a summary of the number of issues expressed relating to each key site, as well as the number of issues expressed that were general, or about the Vision Plan design guidance material, or expressing new ideas relating to the Vision Plan. The table also breaks down the number of issues that were expressed in support of, or opposed to, the Vision Plan proposals, those that were conditional, indicating support if changes were made, and those that expressed specific concerns or incorporated suggestions.

Comment Categories

- KEY SITES**
- Upper Point Vicente
- Lower Point Vicente
- Abalone Cove
- Gateway Park
- Del Cerro Park
- DESIGN GUIDANCE**
- NEW IDEAS**
- GENERAL/MISC.**

Topic Area	Position and Number of Issues				
	Support	Oppose	Conditional	Specific Concern/Suggestion	TOTAL
Upper Pt. Vicente Concept Plan	--	2	--	5	7
Lower Pt. Vicente Concept Plan	35	16	5	4	60
Abalone Cove Concept Plan	--	1	--	3	4
Gateway Park Concept Plan	2	1	3	2	8
Del Cerro Park Concept Plan	1	--	1	7	9
General Comment	5	1	--	7	13
Design Guidance	--	--	1	3	4
New Ideas	--	--	--	13	13
OVERALL TOTAL	43	21	10	44	118

As the table above indicates, 118 issues were studied in this process. Of these, 43 were in support of proposals in the plan, 21 expressed opposition to proposals in the plan, 10 expressed conditional support for proposals, and the majority of the comments, 44 in all, made specific suggestions about changes to proposals or indicated concerns about specific elements within the Plan proposals. The matrix on the following pages includes only the issues expressing opposition to Vision Plan proposals, those conditionally opposed to proposals, or those making suggestions or adding new ideas to consider in the Plan. Responses to the comments, together with recommendations (highlighted in yellow) for Vision Plan changes or refinements are included in the matrix as well.

Note that those entries included in this matrix that are considerably shortened from the text provided by the commenter are indicated with a *. A full public comment record is available for those interested in reviewing all of the comments submitted, including those in support of Vision Plan concepts and proposals. Also note that responses to issues on this matrix may refer to "VS" or "G" statements, followed by numbers. These references are to specific Vision Statements or Goals developed for the Vision Plan, and are compiled in a separate document also part of this response to comments package.

ISSUES SUMMARY FROM PUBLIC COMMENT (CONT.)

Issue	Response/Recommendation
KEY SITES	
Upper Point Vicente	
<p>1 In opposition to the conceptual plan for the Upper Pt. Vicente site; concerns with buildings and parking lots on prime open space area, lack of an astronomical observatory, band shell and size of the Village Green.</p>	<p>RESPONSE: Specifically, the goals for the Upper Pt. Vicente site direct that a range of uses will be accommodated, including the Palos Verdes Art Center, a City Hall, a pool/gymnasium complex, a village green (shown in the conceptual plan at 200' x 400' in size) centralized parking, and an amphitheater. These uses were selected based on public input at three public workshops conducted during the development phase of the Vision Plan. While specific uses, such as an astronomical observatory or others were not understood to be part of the program of uses for the site, and therefore are not called out on the concept plan, these could be incorporated in a community/recreation facility developed on the site. Further, though this site is one of three within the Vision Plan identified to accommodate new public uses, the vision statement and goals developed for this Plan, as well as the design guidance material, clearly recommend open space and view preservation within the RPV Coast, as well as context sensitive building and site design. Part One of the Design Guidance prepared as part of the Vision Plan addresses sensitive site and building design as well. Also, see specifically VS1, VS3, VS7, VS11; G7- G11; G17; G24. Construction of all or part of the Plan will require Planning Department review and approval of entitlements such as conditional use permits.</p> <p>RECOMMENDATION: The concept design for the Upper Pt. Vicente site shall be further refined to depict both a short term and a long term scenario for the use of the site. While in the short term financial limitations may dictate surface parking continue on the site in order to serve an interim reconfiguration of uses, a long term scenario will describe consolidated and covered/structured parking as a solution, together with the relocation of the City maintenance yard off this site. Further, the City should initiate a formal master plan of the site, which would include creating a space program to serve a range of possible uses, and parking needs analysis, and utilize the study of utility constraints that is presently being undertaken for the site.</p>
<p>2 Overall design too crowded and did not leave enough open space. How is City going to implement? Would like to see a decent City Hall before any of these items are added; how about using the Coast Guard site as new City Hall site? What will happen to the Studio or the PVNet trailer? Is there an area for Emergency Preparedness Team? How smart is it to put a swimming pool on the down slope of a slippage area; why put gym and pool on one of the best view areas? - tuck them back towards the road. There needs to be more open space available; do not think grassy amphitheater area is a good idea - who will maintain? Where will Walk on the Wild Side and 4th of July celebrations take place? What about parking? What's going on large dirt lot used for event overflow parking? Why not move all or part of City's maintenance yard to Eastview Park?</p>	<p>RESPONSE: See response above. Also note that outdoor community festivals could be accommodated on the Village Green envisioned on the site. Certainly a community facility/pool complex developed on the site would be sited an appropriate distance away from the bluff edge, but should also take advantage of the views the site features. Furthermore, the proposed improvements will require review and approval by the Planning Department, Building and Safety, the City Geologist, and the City decision makers. Multiple community users, from arts, cultural and recreation groups, to cable TV services, to non-profits and the like could be accommodated in a facility such as this. At present, the Coast Guard site at the Pt. Vicente Lighthouse is not in City jurisdiction, so cannot be considered for a City Hall complex. The Plan will be implemented over many years and will likely require funding via public/private partnerships to accomplish.</p> <p>RECOMMENDATION: See recommendation above.</p>
<p>3 I advocate an unobtrusive approach to building on the Upper Pt. Vicente site.</p>	<p>See response to comment #1 above.</p>
<p>4 Please restore the astronomical observatory to the UPV vision plan as it was in the preliminary vision plan. If not at UPV site, at some other favorable site. RPV is in a unique position to further study/appreciation of the night sky and science of astronomy due to its location and geographic assets. The So. Bay Astronomical Society envisions an observatory as furthering the educational outreach programs it has undertook for the past 10 years with school children and the public at large.</p>	<p>See response to comment #1 above.</p>
<p>5 At the Villa Capri Complex we can hear all noise around City Hall. Please take into consideration how development of UPV will affect nearby residents in terms of noise. Look at how architectural design and hours of operation can help mitigate noise.</p>	<p>RESPONSE: Specifically refer to the guidance in the Vision Statement associated with the Plan, as well as G24. Proposed improvements will require planning review, at which time, impacts to surrounding properties, such as, but not limited to, noise and hours of operation, will be addressed.</p> <p>RECOMMENDATION: A section addressing noise control in the Vision Plan area can be added to the Design Guidance. Any project approved on this site in the future would be guided by appropriate conditions of approval relating to limiting noise impacts.</p>
<p>6 Build pool big enough for swim meets.</p>	<p>RESPONSE: The pool facility shown as part of the Upper Pt. Vicente concept plan is envisioned and sized to accommodate competitive athletic events, though this would not preclude community recreational use.</p>

Sunshine

Betty Riedman

Barbara Sattler

Joseph Fierstein

Rowland Driskell

[no name given]

ISSUES SUMMARY FROM PUBLIC COMMENT (CONT.)

Issue	Response/Recommendation	
<p>7 In the developed areas of Upper Point Vicente, construction should be limited to the City Offices, the Nike Site Art Center and an amphitheater nestled into the slopes. Surfaces of parking areas for celebrations and events should be permeable. Hard surfaces should be kept to a minimum. The developable area may provide picnic grounds, a kiddies playground, ball fields, view points and other recreational features. A dog field, gym and pool, are not appropriate here. Palos Verdes High School is in need of a pool. Perhaps with financial help from RPV, something could be done in cooperation with the School System, to provide a pool for school use and public use after school hours and on weekends. The non-developable areas must remain untouched as wild-life habitat and rugged trails for nature study and hiking.</p>	<p>RESPONSE: See response to items 1 and 2 above. Also note that in an interim condition in which additional surface parking was constructed on this site, it is recommended that permeable surfaces would be used to the extent feasible and that other stormwater best management practices would be employed in parking areas as well. No dog park, nor ball fields are included in the concept design for this site. The non-developed area of the site, as called out in the NCCP Preserve, is to remain in its natural condition, with trail connections linking it to this site, and the rest of the RPV Coast.</p> <p>RECOMMENDATION: See recommendation relating to item 1 above.</p>	William Tolliffe
Lower Point Vicente		
<p>8 In favor of Animal Care facility in our neighborhood. There aren't enough animal hospitals on the Peninsula and a local facility would enhance adoption and pet ownership. An adoption center would attract residents to adopt companion animals; people adopt if it is convenient and easy for them. We can set an example for other facilities and take the burden off Carson Shelter and LA Animal Services in San Pedro. Perhaps accommodate all of the Peninsula animals, including wildlife such as raccoons, at proposed Animal Care facility?</p>	<p>RESPONSE: <u>Native wildlife and native planting</u> – The Annenberg facility will focus both on companion animals and indigenous animals of the Peninsula. Educational exhibit space both inside and outside the building will provide information about both groups, and the relationships between them and human populations. Any landscaping done as part of the site design will be native and coastal in character, not comprised of manicured turf or exotic plants.</p>	Laureen Kocsis
<p>9 Asked that a wildlife rehabilitation center or at least a receiving center be included in the Vision Plan, and that public education be included regarding the coexistence of domestic animals and wildlife.</p>	<p><u>Connection with local wildlife rehabilitation and rescue groups</u> – Facility will accommodate the drop off of indigenous wildlife in emergency situations, though it will not accommodate wildlife rehabilitation on site.</p>	Lynn Petak
<p>10 Like the idea of the Animal Care Center - will compliment the mission of PVIC - but should not usurp that of PVIC. The educational components should enhance those of PVIC not compete with them. Use only native plants, not sod or large trees. Where will Whale of a Day be held? Concerned that the proposed parking will focus on Animal Care Center and not PVIC. Will incessant barking of dogs disrupt peace and tranquility? Will animals be housed inside at night? Would like to see a drop-off or holding area for injured wildlife and work with various organizations that care for and rehabilitate these animals. Animal Care Center is a very large building - there appears to be a large greenbelt between proposed center and PV Drive West. Could it be moved further towards road so not in such close proximity to PVIC? In present configuration, it overshadows PVIC.</p>	<p><u>Size of facility and relationship to PVIC, program for outdoor areas</u> – In order to accommodate the following uses, the program for the Annenberg facility is presently envisioned as requiring a structure of roughly 30,000 sf, on two levels, with a footprint of roughly 15,000 sf. If the existing 10,000 sf of PVIC is included together with the proposed 15,000 sf footprint of the Annenberg facility, this results in a roughly 2.6% lot coverage. Indoor uses to be included are: museum quality educational exhibit areas drawing community and school visitors, multipurpose classroom spaces for community, professional, and school groups, space for limited companion animal care and socialization, as well as a multipurpose theatre space which could be used for learning both on site and long distance, via video conferencing and weblinking, and community and civic events and meetings. Outdoor program areas to be included are: companion animal socialization/demonstration area for supervised activities, outdoor gathering and seating in a promenade and plaza spaces, outdoor history museum exhibit areas (as envisioned by the PVIC documents) including Tongva village, geology display, interactive archaeology exhibit, dry farming/water wise landscaping demonstration, as well as an exhibit focusing on the ecology of the Peninsula and the continuum of marine, coastal, blufftop and terrestrial life within it. Whale of a Day and other events can easily be accommodated in the spacious promenade and plaza areas connecting PVIC and the Annenberg facility.</p>	Betty Riedman
<p>11 I support an animal care center and its educational value, but do not agree with the proposed location for the facility.</p>		Jim Knight
<p>12 The Companion Animal Center could be located at Upper Pt. Vicente</p>		Joan Kelly
<p>13 Support shift towards wild life and education because that links much better with nearby sites. Reduce square footage of Animal Care to 10,000 sf. Why does it need to be 25,000 sf!</p>		[no name given]
<p>14 Reported that in the recent past the Open Space Task Force and the City Council rejected a proposal to place a Girl's Softball Field in Lower Point Vicente because it was not a passive use of the property. Opined that the current proposal for the Companion Animal Center was not a passive use and requested that the Council carefully consider the retention of raw nature and open space.</p>	<p><u>Right facility/Wrong site</u> – The vision and goals developed for the RPV Coast Vision Plan identify the Lower Pt. Vicente site as an interpretive, educational, learning and community hub linking significant open space areas within the City. This is consistent with the City's Coastal Specific Plan, which identifies this area of the coast as an attractor/generator, given that the uses in this area and have been predominantly public-serving or publicly accessible (see Page S2-1 of the City's Coastal Specific Plan.) The program and mission of the Annenberg facility are entirely consistent with this, and the concept plan suggests weaving the new facility together with the existing Interpretive Center, so that the site design for PVIC is completed, and the infrastructure and amenities for both are consistent, high quality, and context sensitive. The Upper Pt. Vicente site, which has been suggested as an alternative location for the facility, is identified in the Vision Plan as the civic and cultural heart of the community, emphasizing arts and community uses and activities.</p>	Lynn Swank

[continued on next page]

ISSUES SUMMARY FROM PUBLIC COMMENT (CONT.)

Issue	Response/Recommendation	
15 In opposition to the Companion Animal Center.	<u>Nature, loss of open space</u> – The Annenberg facility will add 30,000 sf of developed, indoor space at this over 20	Ruth Hattersley
16 The community has not asked for the Companion Animal Center; it belongs at another site, not Lower Pt. Vicente, which should be preserved as open space.	acre (or 950,000 sf) site. The facility is intended to be a green building; LEED gold rating will be sought, and sited in such a way that it is visually unobtrusive and integrated into the site. It is even conceived as featuring a green roof planted with appropriate native materials. The outdoor spaces envisioned will complete the PVIC phase III design, as well as complement the Annenberg facility, and will be constructed in a sustainable fashion using local and recycled materials, permeable surfaces, and native plant materials. Any site lighting will be dark skies compliant. Further, the site design envisions employing best management practices for stormwater management which may even improve the condition and function of the existing drainage channel on the northern edge of the site, reduce flow through to the ocean, and at the same time improve the habitat value of the site.	Alfred Sattler
17 The coastal area is not the right place for the Companion Animal Center.		Stephanie Brito
18 Keep the land around the PVIC in a natural state with walking trails; an Indian gathering place would be more in keeping with the Peninsula-oriented educational aspect of the area. The PVIC area is not the place for an adoption center.		Helen Gorey
19 Preserve our most valuable ocean front park and museum property and locate proposed Annenberg facility at a place other than Lower Point Vicente. Preserve the little open space we do have. People love our small museum because of its beautiful, peaceful setting and because it does not overwhelm the senses with too much information. Homeless pets do not appreciate ocean views, whale watching and tranquil setting, but people do. Be patient and wait for other donors who do not want to use land for their own pet projects and make Lower Point Vicente into a concrete jungle. Annenberg proposals are well done but use them in a place other than Lower Point Vicente.	<u>The Concept Plan conflicts with NCCP and precludes a wildlife corridor which was “left out” of the Preserve</u> - The open space preserve now in existence in the City of RPV is the result of a collaborative effort between the City and the PVPLC, as well as the generosity of private donors. A Natural Communities Conservation Plan (NCCP) was developed as the foundation for the preserve design, which is scientifically based, and has been developed and approved in order to preserve an identified list of endangered plants and animals. Most of Lower Point Vicente (except for the coastal bluffs) was purposely left out of the Preserve. The Resource Agencies have approved the City’s Preserve design as a sufficient wildlife corridor as provided with the current design for Lower Point Vicente. No wildlife corridors required to meet the preserve design requirements were therefore left out of the plan design. Development at the Lower Pt. Vicente site is not in conflict with the NCCP as the site is outside the preserve, and site design will be rooted in sustainable principles. The Lower Pt. Vicente conceptual site design, as presented, including the Annenberg facility, provides the desirable trail connections across the bluff from Ocean Front Estates to the north, through the Lighthouse site to the south, and across PV Drive to the preserve areas landward on the slopes below the Upper Pt Vicente site.	William Tolliffe
20 At Lower Point Vicente, the Interpretive Center and surrounding picnic area provide an informative and enjoyable way to learn of the history and natural elements of the Peninsula. Plants and wildlife must be the emphasis in the non-developable area. The idea of a Companion Animal Center is contrary to habitat preservation.		“Juned,” Los Serenos docent
21 Companion Animal Facility appears to be a world-class facility and tremendous asset, but disappointed that designers did not consider any other location for the facility other than Lower Point Vicente. The land proposed for the building site is some of our last undeveloped, precious coastal land. Visitors to the PVIC remark on spacious, peaceful setting beside the ocean. Animal Care facility would use most of the remaining open land and greatly increase noise and activity level of the area. Other Los Serenos docents agree. Another site for the Companion Animal Facility would be more desirable, perhaps at Upper Point Vicente if designs are modified. UPV provides spectacular views for visitors and would be a fitting location for the Annenberg Companion Animal Facility. There are many of us in RPV that would very much like to have the facility available to the community.		George Neuner
22 * The proposed Companion Animal Center is inappropriate for this location, LPV. Vital that we preserve what little undeveloped coastline remains. The Annenberg facility would be inconsistent with the Los Serenos docents’ plans for minimal improvements to the site, such as outdoor historical exhibits, would be nearly twice the size of the current museum, and with attendant parking lot, impact the natural environment of this location. Although the generosity of Annenberg Foundation for undeveloped land acquisition and vision planning is commendable, as are the goals of the Companion Animal Center, I’m sure there are other more appropriate locations for the Center to be built. We should be patient; there are other foundations willing to promote the PVIC mission of natural history education without inappropriate conditions, I.e. the recent donation of \$180,000 to PVIC from the El-Hefni Foundation. Urge City Council to preserve this most valuable ocean front site and not permit any further major building construction at LPV.	<u>Active vs. Passive Open Space</u> – The Lower Pt. Vicente site is zoned Open Space – Recreational. According to the City’s zoning code (chapter 17.34), various recreational uses, which can be considered “active” or “passive” are allowed with approval of the appropriate discretionary permits. The City’s zoning code defines “Active Recreation” as “outdoor recreation activities that are structured in nature and/or organized such as team sports, golf, tennis, etc.” and defines “Passive Recreation” as “outdoor recreation activities that are nonstructured in nature such as picnicking, sightseeing, nature study area, etc.” In January of 2004, the City Council decided that Lower Point Vicente should not be used for an active recreational use such as softball and instead should be used for passive park uses. The City’s General Plan land use map identifies the land use for Lower Point Vicente as “Passive Recreational”. The General Plan defines “Passive Recreation” as “outdoor recreation activities that are non-structured in nature (picnicking, sightseeing, nature study areas, etc.)”. Clearly, the existing and recently expanded Pt Vicente Interpretive Center has been judged consistent with this land use designation, though it is comprised of a sizable structure that attracts and educates visitors daily. The Annenberg facility, sharing many of the same attributes as the PVIC, should fall into the same category.	Emily Reeves
23 LPV is the jewel that everyone calls it because of its location and the open land where people can enjoy the scenery, take walks, even over the bridge (thanks to RPV) picnic, and enjoy the outdoors. More buildings are not needed and would make LPV a trashed jewel. Agree with George Neuner in his comments. Annenbergs should purchase commercial land for the dog place.	RECOMMENDATION: The Annenberg Foundation should forge strong connections and relationships with local wildlife rescue and rehabilitation groups which already have recognition and support in the community, such as the South Bay Wildlife Rehab group. These groups should participate in the further refinement and advancement of the Annenberg facility and Lower Pt. Vicente site design, as must City staff and the PVIC docents. The name of the Annenberg facility should reflect its community educational mission. [see text above]	Beryl Tilley
24 Although admirable in design, the proposed pet rescue center is not an appropriate addition to the LPV site. The site was designated for open space by the City with the exception of the PVIC. Note the proposal for girls’ softball a year ago was turned down because it was not a passive activity. Feedback from the public indicates they like it that way...any additional buildings would detract from PVIC.		Derek Wallentinsen
25 Not in support of the Annenberg proposal, however well intentioned it may be, as it overwhelms existing efforts and PVIC. Let’s wait for a more generous donor or proposal that’s truly in line with what we’re about: open space to see whales; green flashes; sunsets; stars; natural plants, all with the necessary but hopefully minimized impact of explanatory exhibits. We are not about developing Point Vicente.		

ISSUES SUMMARY FROM PUBLIC COMMENT (CONT.)

Issue	Response/Recommendation
<p>26 Against putting Companion Animal Center at LPV. PVIC is a quiet area and whale watching center. Proposed facility is more than twice as large as PVIC and will dwarf and overshadow PVIC as well as dominate the area making museum and whale watching secondary. Would be able to see manicured planting, paved parking lots, buildings, and non native trees and things that don't belong. We need wild areas that are not built up - wild animals and birds need habitat for hunting and a place to live. Would be much better located near Angel's Gate near the Marine Mammal Center or somewhere else. People from other areas would see this animal companion center in all its luxury and would think that the rich people on the hill, the City, and the City Council care more about the dogs and cats than they do the visitors, children and habitat. Once open space by the cliffs is gone it can not be replaced.</p>	<p>[see text above]</p> <p>Yvetta Williams</p>
<p>27 The Annenberg proposal for Lower Point Vicente does not fit for two reasons: the size and the lack of strong educational components. It would consume much of the free, open and natural space. Education is PVIC's primary mission focusing on history, geology, marine and land animals and plant life on the Peninsula. Suggest that Companion Animal Center be only a small part of a much stronger educational offering that would enrich and complement the original intent of the property and existing PVIC. Strength could be gained in the inclusion of issues that affect all the diverse creatures that live on the Peninsula. Inclusion of live species would be immensely popular, as well as a connection with the local Wildlife Rehabilitation Group.</p>	<p>Jo Woods</p>
<p>28 Voiced concern with modification of indigenous animal behavior, over-development on the Peninsula, loss of open space, and liability issues if the animals in the Companion Animal Center cause injury.</p>	<p>Beverly Ackerson</p>
<p>29 Needs balance; not clear if the pet center speaks to the uniqueness of the peninsula; it would dwarf the truly unique interpretive center; focus of pet center is not on people or serving the broadest possible population; a campground here would serve a much larger RPV population than an equestrian center; an astronomical observatory would take advantage of our unique site.</p>	<p>Diane Hayden</p>
<p>30 * <u>Coastal Experience</u> Companion Animal Center is a wonderful idea but not appropriate for the Lower Point Vicente area and does not fit into the coastal experience for one visiting this site. Lower Point Vicente should be a unified coastal experience; vision should include: marine, geological, indigenous flora/fauna, and historical elements. Should also include wildlife corridor. <u>NCCP</u> Even though LPV is not included in NCCP it is important as a wildlife corridor. CAC could permanently rule out such a connection. <u>City Guidelines</u> General Plan and Coastal Specific Plan support natural coast experience. [<i>Sites several policy guidelines from Coastal Specific Plan Natural Environment and Agriculture Element</i>] <u>Coastal Commission</u> Coastal Commission also has regulations that take sensitive species/habitat into account [<i>Sites sections from Article 5 - Land Resources</i>] <u>Vision Plan</u> Regarding Meléndrez conceptual plan drawing for Lower Point Vicente, it shows the Companion Animal Center as taking up most of the Lower Point Vicente acreage and dwarfs the PVIC which really should be the focal point of the site. It does not include or leave room for many components such as the Docents' Plan or habitat corridor. The Animal Care Center at LPV went from a possibility, to an alternative, to being the plan throughout the workshop process; it's not clear from staff report where a majority of public input drove the plan in this direction. The Animal Care Center could be incorporated into the new Civic Center Vision Plan. Illustration 5-47 of the Vision Plan shows area such as section E that could accommodate the Center and this location should be presented as one alternative to the Plan. <u>Full Evaluation</u> A full evaluation of the coastal experience and wildlife corridor enhancement on LPV and inclusion of NCCP, City and Coastal Commission guidelines needs to be a part of this Coastal Vision Plan. Important to address these issues now before moving on with approval of the vision plan; even though conceptual, it nonetheless begins to create a life of its own as it moves along the approval process & people get attached to it.</p>	<p>Jim Knight</p>
<p>31 * A California Fish and Game or qualified biologist should be consulted for a science-based decision as to habitat/wildlife corridor value at LPV. The LPV area was left out of prior analysis (NCCP) and now is the time, since the City now owns the land, to explore with the experts the habitat/corridor value of LPV. Restoration of Coastal Sage Scrub (CSS) for a strip of land along the northern section of LPV would restore a vital and previously determined wildlife corridor. If all of the proposed structures are built at LPV, it might preclude a continuous wildlife corridor. However, hiking trails/educational opportunities, habitat and wildlife corridors can coexist. This approach is also consistent with our General and Coastal Specific Plans. Also, habitat restoration adds to coastal experience by preserving natural open space, one of the treasures of our City.</p>	<p>Jim Knight</p>
<p>32 Expressed concern with the Companion Animal Center proposal and the obligation implied by accepting a grant from the Annenberg Foundation. Opined that the project belongs at another site, not Lower Pt Vicente which should be preserved as open space.</p>	<p>Barbara Sattler</p>

ISSUES SUMMARY FROM PUBLIC COMMENT (CONT.)

Issue	Response/Recommendation
Abalone Cove	
33 Abalone Cove should not be changed. Keep the existing trail natural. The rugged trail provides a sense of adventure and is more of a nature experience. To make the trail wheelchair accessible would defeat its appeal. The tide pools are not wheelchair accessible but if feasible, a permit system could be arranged for shuttle access to transport the handicapped to the shore.	RESPONSE: The concept design presented for Abalone Cove describes minimal change to the site, including only adding an ADA accessible trail looping the top of the bluff area, adding an overlook, selectively replanting the site with native vegetation, and adding shade for the picnic area at the site. Signage marking trail connections and/or beach access is also a part of this concept. Further, interpretive signage could also be added at this location, though given that the roadway pull out/parking area and signage are already located here, this is not a likely high priority. No change is contemplated relating to the trail from the bluff to the ocean. William Tolliffe
34 Abalone Cove and open space areas in the Portuguese Bend Nature Preserve need time to heal from bike use.	RESPONSE: Access to and use of the trail system in the Preserve is a matter for the PUMP Committee and ultimately the City Council to decide.. Joan Kelly
35 Supports the use of native plants in the Abalone Cove area and suggests signage for the tide pool areas.	See response to Item 33 and Vision Plan goals for Abalone Cove Key Site. Betty Riedman
36 Would like to see mostly native plants, large PV stone boulders and paths. Can not have sod because it has to be watered and cliffs will eventually slump off. How about gazebo or structure for picnics? Use rubber mulch made from old tires as it is much heavier and will not blow off or change color. Do not wish to see a public road to the shoreline as it will endanger the Abalone Cove tide pools.	See response to Item 33 and Vision Plan goals for Abalone Cove Key Site. Betty Riedman
Gateway Park	
37 Could be a parking problem as people will utilize the lots for activities other than to use the Park. Who will pay for maintenance and upkeep? Terrific that there will be equestrian uses; perhaps other cities with horses could contribute to the maintenance.	RESPONSE: Parking to serve both the identified equestrian park and the gateway park uses as been considered in the concept design for this site. Parking is envisioned as integrated both into the site itself and located in flat areas which are within the site's boundaries but located adjacent to PV drive outside the entrance to the site. Maintenance and upkeep for the equestrian park will be provided by the equestrians themselves. Since the outdoor education and interpretive uses are not yet designed or funded, the maintenance entity for those elements is not yet identified. Any development that would occur on this site in the future would require detailed site design plans and design review and permitting by the City. During this process critical design and operational details would be resolved. RECOMMENDATION: Authorize the Equestrian Committee, or other City Council approved sub-committees, to proceed into detailed design of the equestrian park portion of the site once the Vision Plan concept is approved, so that design and operational details can be resolved. City Planning and Parks and Recreation staff should be part of this design process to ensure that the gateway park uses envisioned at the site as well are not compromised by the equestrian users, and that adequate parking and support facilities can be accommodated for all future uses. Betty Riedman
38 Councilman Wolowicz asked about parking and circulation of traffic at the Gateway Park site and inquired if there would be too much at the site with the portal and Equestrian Center.	See response and recommendation above. Councilman Wolowicz
39 Councilman Clark spoke in support of the proposal and asked about the geological instability of the land; whether the educational center on the site was to be a portable structure; if the educational component would include information about the history of the Peninsula; and, the potential need for enforcement and rangers in the Portuguese Bend Nature Preserve and surrounding areas.	RESPONSE: Given that the site is located within the City's landslide moratorium area, its geological instability is a design constraint for any use considered here. Any facilities located on the site would be temporary and portable and would comply with City regulations for building in this area. The design guidance portion of the Plan identifies educational or interpretive themes for each of the key sites, as well as the amenity areas identified within the Rancho Palos Verdes Coast areas considered within the Vision Plan. Since this site is identified as the gateway to the preserve, the preserve itself, the ecosystems of the preserve and the natural environment of the Peninsula are the identified themes at this site. RECOMMENDATION: As the detailed design of the Gateway Park elements of this key site concept design proceeds, ensure that future additional impacts on the Preserve itself, due to the enhanced access to it provided at this site, is considered and plans for mitigation (including ranger patrol or the like) are included. Councilman Clark

ISSUES SUMMARY FROM PUBLIC COMMENT (CONT.)

Issue	Response/Recommendation	
40 A portal is important; equestrian facility good idea; keeps area focused on our rural heritage; is consistent with appropriate use of surrounding trails; Youth Camp a good idea if low-impact; bicycle park is a bad idea because it's such a high-impact use that will put surrounding hills, habitat and other users in a marginalized position.	<p>RESPONSE: The outdoor education area envisioned at the Gateway Park may be an area where indoor and outdoor education facilities, such as classroom space in a movable building, or a shade structure with tables outdoors, on the upper shelf at the southern end of the site, could be used by scouts or other youth groups.. Overnight camping is currently permitted in the City (through an approvals issued by Parks and Recreation) at Upper Point Vicente and Ladera Linda.</p> <p>RECOMMENDATION: The City should continue to consider and approve requests for overnight camping at existing, approved locations within the City.</p>	[no name giv]
41 Gateway Park, proposed as an equestrian center, would intrude into the Preserve and is not needed since there are established equestrian facilities on the Peninsula. The Gateway site could be more suitably named "Preserve Gateway" and would be ideal for a scout facility which could feature camping, hiking, and orienteering with the Klondike, Portuguese Bend and Forrestral Preserves. There is parking alongside PVDS, while a small primitive campground could be formed with little disturbance of habitat. The site, being natural and primitive, would provide a camping adventure and opportunity for youth to have an outdoor experience while not too far from home. Scouts would learn consideration for habitat and wildlife, leaving only foot-prints and packing out their gear, litter and waste.	<p>RESPONSE: The equestrian uses proposed at the Gateway Park key site are located within the boundaries of this site, which are outside the boundaries of the Preserve. The gateway park area is purposely excluded from the Preserve to allow uses and activities described in the Vision Plan. The Resource Agencies approved the design that excludes the Gateway Park. These proposed uses would therefore not intrude into the Preserve. R.e. the proposed scout uses, see the response and recommendation above.</p>	William Toll
42 Voiced concern with extreme bikers' use of the Gateway Park site.	<p>RESPONSE: Extreme biking uses are not incorporated into the concept design for the Gateway Park key site.</p>	Al Edgerto
Del Cerro Park		
43 Del Cerro Park as a donor recognition site should be kept simple with a permeable parking area, a bluff top fence and an adequate pathway to the view overlook. PV stone should be used for a recognition wall (see Wayfarer's Chapel and its roadside wall on PVDS for examples of PV stonework).	<p>RESPONSE: This PVPLC donor recognition site at Del Cerro Park was conceptually approved by the City Council in concert with the approval of the Preserve itself. The existing parking lot at the Park (which is not permeable) is intended to remain, but be upgraded to accommodate ADA access. The pathway from the parking area up to the Donor Recognition overlook will begin at the "coastal" end of the parking area, and end at the overlook at the top of the bluff. Neither the pathway, nor the entry signage introducing the Conservancy and the overlook at the start of the path will intrude on the open play area of the park. The pathway location has been dictated by the constraints of the site's grades, and the need to ensure ADA accessibility. Instead of providing a loop trail, in an initial phase of construction, a single 5' wide path up to and back from the overlook will be provided. One overlook will be constructed, in the vicinity of the bench already existing at the overlook. Overlook walls will be 36" high or less, with integrated signage, and the two walls themselves have been shortened to roughly 20' in length. Bench seating clad with PV stone, and PV stone banding will be used in the overlook as well. The design does not incorporate lighting or planting. The initial overlook, and any second overlook and trail extension which may be added in the future, will be sited in order to avoid conflicting with the landing zone required by the silent flyers as is feasible.</p> <p>RECOMMENDATION: Include a revised concept plan for the Del Cerro site, incorporating the changes described, in the Vision Plan. City and PVPLC staff should continue to keep open channels of communication with residents and other stakeholders as the final design for this overlook is developed.</p>	William Toll
44 Reported that the site was currently used by the Peninsula Silent Flyers Club and outlined the Club's efforts with the Land Conservancy in order to accommodate the utilization of the park site for their continued activities.	See response above.	John Spielm
45 Voiced concern with the increasing uses of Del Cerro Park, the size and location of the proposed donor recognition site and the related safety and privacy issues.	See response above.	Iva Hackwe
46 Reported on the history of the park and its intended use as a passive park, with no benches, tables, etc. His concerns included night use of the park; parking related issues; lack of traffic and landscaping studies related to the proposed donor recognition site; the vast scope of the proposed donor recognition site; aircraft safety problems; and the lack of timely response by the Sheriff's Department to reported security issues.	See response above.	Thomas Ols

ISSUES SUMMARY FROM PUBLIC COMMENT (CONT.)

Issue	Response/Recommendation	
<p>47 * Please protect nearby homeowners from safety issues posed by remote control aircraft flown at Del Cerro park. Ironic that the Conservancy is proposing constructing a 1000' long/6' wide pathway with 30' and 24' walls and benches on open space land the Conservancy is ostensibly charged with protecting. Also, our Park Place Homeowners Association was not notified of the two visioning workshops. Two recommendations regarding the donor recognition site: scale back the current proposed concept to alleviate concerns over preservation of open space and safety issues raised by the remote control aircraft; identify alternative construction sites in or near Del Cerro Park, or elsewhere, in order to preserve the passive use integrity of the Park. Alternative sites could be in Del Cerro near the entry on Park Place at Crenshaw Blvd. where the "Park Recognition Site" plaque is located; further down the trail, just past Burrell Lane at the end of Crenshaw Blvd. where the first overlook could offer the same views; at the entrance to acquired land where people could enter; City Hall where there are other recognitions; other sites to be determined and scoped.</p>	<p>See response above.</p>	<p>Tomas Olson</p>
<p>48 1. Maintain integrity of planted grassy area by not cutting through access trails; it is an uninterrupted playing surface used extensively and particularly on the weekends as well as a safer environment for weekend athletes or young soccer players. A change from grass to dedicated trail might pose a safety issue for soccer players and other users of the planted grass area. 2. Consult with the County of LA Department of Fire Services to make sure proposed plan would not have an impact on emergency services, such as use as staging area for brush fires and rescues. 3. Perhaps make donor recognition wall transparent so that it doesn't provide cover for those who want to avoid being noticed.</p>	<p>See response above.</p>	<p>John Girardi</p>
<p>49 Asserted that Del Cerro Park was an outstanding site to view astronomy events and asked for an allowance from the City and neighbors for the site to be used occasionally for nighttime astronomy observations.</p>	<p>RECOMMENDATION: The City could consider modifying the municipal code to allow controlled nighttime access to public park facilities for a specific use, such as astronomical observation, with City approval.</p>	<p>Al Sattler</p>
<p>50 Council and staff discussed issues related to security problems, the Sheriff Department's response, and potential problems for vandalism at Del Cerro Park. Councilman Clark noted that the proposed donor recognition site at Del Cerro Park was wonderful in concept, but the application would prove to be a challenge.</p>	<p>RESPONSE: Existing security problems associated with the Park should continue to be addressed by the cooperative efforts of the Sheriff Department, the City of Rancho Palos Verdes, and the neighborhood residents.</p>	<p>City Council Meeting Minutes</p>
DESIGN GUIDANCE		
<p>51 Tracy Albrecht, Interpretive Specialist, California Coastal National Monument, Bureau of Land Management/U.S. Department of the Interior, presented informational materials regarding signage design to inform the public about the rocks and reefs off the coast of Rancho Palos Verdes which are a part of California's national monuments and the goals of the organization.</p>	<p>RESPONSE: Interpretive materials relating to this National Monument are intended to be incorporated to the Fishing Access site, which affords views of monument areas. Educational materials about the Monument are already available at PVIC.</p>	<p>Tracy Albrecht</p>
<p>52 Coordinate the plans for all Peninsula Parks and Preserves maintaining the emphasis on Open Space. PARKS are for Public recreation with playing fields, picnic grounds and other amenities. PRESERVES are for wildlife and habitat with limited access for nature study and adventure hikes. In all cases retain the natural topography, avoid cut and fill and construct buildings only in areas designated developable. For signs and markers, use natural materials such as PV stone, boulders, wood and logs. Use permeable surfacing. Avoid asphalt and concrete. In Preserves keep signs to a minimum in size and quantity, with simple, legible lettering.</p>	<p>RESPONSE: Comments seem to echo values articulated in the Vision Statements, Goals, and Design Guidance for the Plan. Specifically reference VS1-10; G17-24, and Part 1 of the Design Guidance document.</p>	<p>William Tolliffe</p>
<p>53 Vertical road signs are not safe - it's hard to read a sign with vertical printing, especially for visitors. Important to put City's logo on signs. Signage we have now for our parks (particularly Abalone Cove and PVIC) is woefully inadequate. Even if you Google PVIC, you will shoot past it unless you know exactly how to get there.</p>	<p>RESPONSE: The signage concepts included in the Design Guidance materials to be included in the Vision Plan are conceptual at this stage, and will continue to be refined, should a signage program be funded for the Rancho Palos Verdes Coast. Vertical signage is only intended in potential gateway installations, but is not intended for wayfinding signage in which legibility is an issue of paramount importance.</p>	<p>Betty Riedman</p>
<p>54 Palos Verdes stone, stucco and European classic architectural and mission styles preserve the unique quality of Coastal California.</p>	<p>RESPONSE: Comment seems to echo the values and goals articulated in the Plan to date. See the Design Guidance materials in the Plan. Specifically note the suggestions about materials and styles.</p>	<p>[no name given]</p>

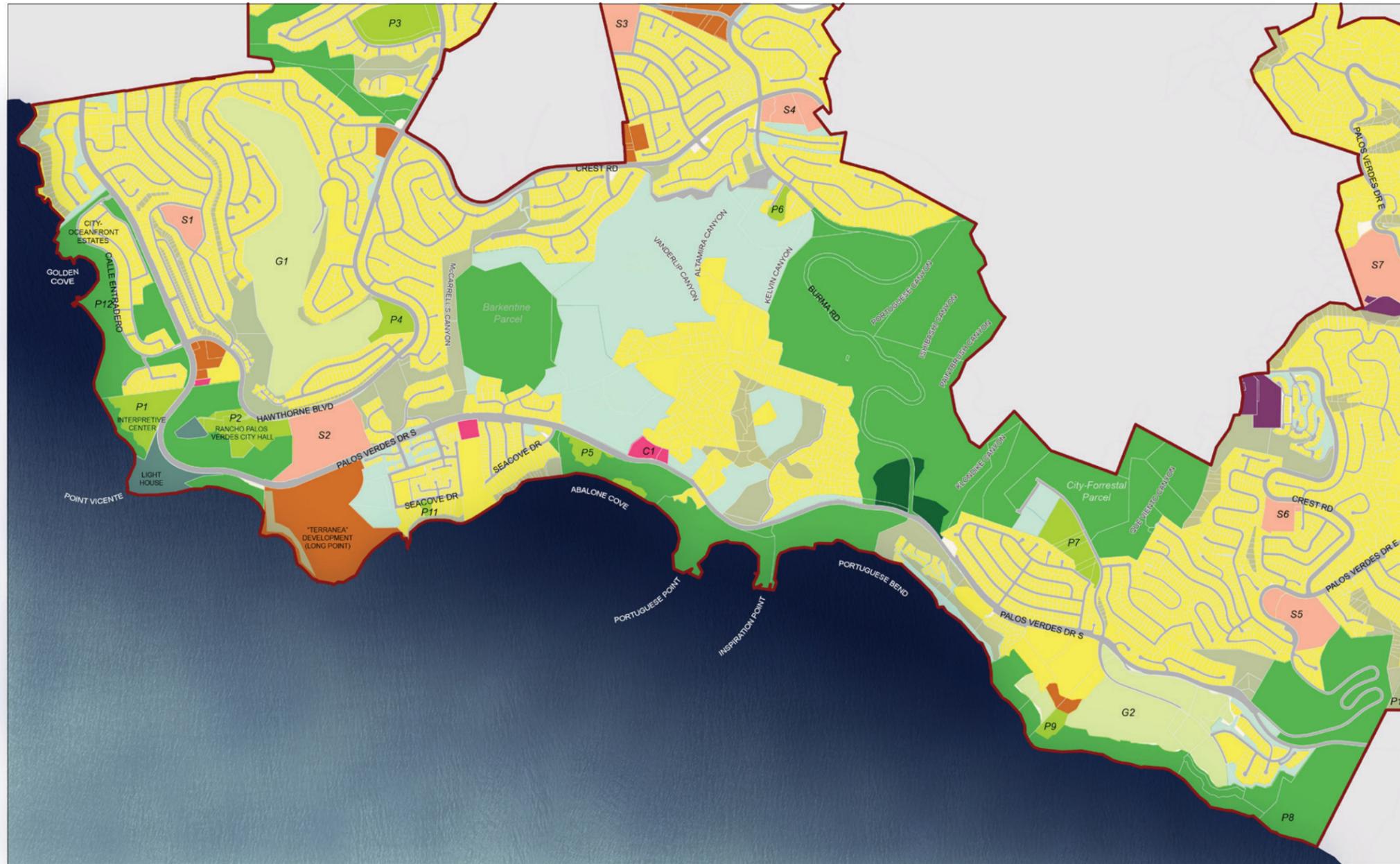
ISSUES SUMMARY FROM PUBLIC COMMENT (CONT.)

Issue	Response/Recommendation	
NEW IDEAS		
55 Spoke about her efforts towards building an outdoor scout education center and campground and asked the Council to provisionally reserve a space in the Rancho Palos Verdes Coastal Vision Plan for the project.	<p>RESPONSE: Multipurpose rooms which may be developed as part of a community facility at the Upper Pt. Vicente site could be made available for scouts to reserve for meetings. The outdoor education area envisioned at the Gateway Park may be another area where indoor and outdoor education facilities, such as classroom space in a movable building, or a shade structure with tables outdoors, on the upper shelf at the southern end of the site, could be used by scouts. Overnight camping is currently permitted in the City (through an approvals issued by Parks and Recreation) at Upper Point Vicente and Ladera Linda.</p> <p>RECOMMENDATION: The City should continue to consider and approve requests for overnight camping at existing, approved locations within the City.</p>	Diane Hayden
56 Asked that the Rancho Palos Verdes Coastal Vision Plan include an outdoor campground.	See recommendation above.	Shera Domatz-Finkle
57 Mentioned that California Coastwalk has camped at the Ladera Linda Community Center's lower field for several years and suggested that the Girl Scouts consider this location.	RECOMMENDATION: The City should continue to consider and approve requests for overnight camping at existing, approved locations within the City, one of which is Ladera Linda.	Sunshine
58 Asked for the Council's support in the creation of a scout house at Upper Pt. Vicente and camping facilities at Gateway Park.	See recommendations in response to comments 55 and 57 above.	Kathy Johnston
59 Spoke in support of including a scout house at the Upper Pt. Vicente site.	See recommendations in response to comments 55 and 57 above.	Laura Raab
60 Emergency Preparedness: Provide direction to include restricted use scout camping area as these groups have a large impact on community emergency preparedness.	See recommendations in response to comments 55 and 57 above.	Richard K. Smith
61 Youth group/scouts meeting facility is a great idea at UPV; youth could benefit from being this close to nature, govt., gym and pool.	See recommendations in response to comments 55 and 57 above.	[no name given]
62 Please consider Scouting Community Proposal for a multipurpose Environmental Education Center and campground. And provide direction on how our groups can best address the city at the upcoming Vision Plan meeting and Vision Plan process in general, as City planning department has not returned phone calls or emails.	See recommendations in response to comments 55 and 57 above.	Diane Hayden
63 * Peninsula Girl Scouts, Palos Verdes Hills Girl Scouts, and the Los Angeles Area Council and Pacifica District of the Boy Scouts of America propose the development of an environmental education and multipurpose Scout center. Facilities would include: Scout house, group campsite and outdoor recreation activities.	See recommendations in response to comments 55 and 57 above.	Scouts
64 Include scouting facilities in plan. The ability to have permanent facilities and overnight camping opportunities would be a great asset to the youth of the greater South Bay. Scouts will give back to your city by performing many community projects, conservation projects, and other activities.	See recommendations in response to comments 55 and 57 above.	Tom Shortridge
65 Unfortunately late input for Scout Camp does not consider Fire Season on a nature conservatory related area. Local winds easily carry fire embers beyond 1/2 mile on coast. Winds and canyons and natural plan growth make firestorms on PVP likely if campers are allowed.	See recommendations in response to comments 55 and 57 above.	[no name given]
66 Spoke in favor of an astronomical observatory being provided on the Palos Verdes Peninsula.	<p>RESPONSE: Specifically the goals for the Upper Pt. Vicente site direct that a range of uses will be accommodated on the Upper Pt. Vicente site, including the Palos Verdes Art Center, City Hall, a pool/gymnasium complex, a village green (shown in the conceptual plan at 200' x 400' in size) centralized parking and an amphitheater. While specific uses, such as an astronomical observatory were not understood to be part of the program of uses for the site, and therefore are not called out on the concept plan, a use such as this could be incorporated in a a community/recreation facility developed on the site.</p>	Joe Fierstein
67 Coastal Clean Up Project Opportunity Ideas: Remove structure at the end of Pointe Vicente [near Lighthouse and Coast Guard site]; Seek County, State or other funds for coastal beautification to remove rocks and debris dumped by County workers over Hawthorne Boulevard cliff	RESPONSE: The City sponsors annual clean-up days. Grant opportunities could be utilized to conduct more clean-up projects.	Sharon and Jeane Burke

ISSUES SUMMARY FROM PUBLIC COMMENT (CONT.)

Issue	Response/Recommendation
GENERAL/MISC.	
68 Well presented, professionally developed plan that is totally disconnected from the history and buildings of the PV Peninsula. Great, but wrong vision.	RESPONSE: Vision, goals and design guidance developed for the Plan call for context sensitive design respectful of both the natural environment and built environment and architectural history of the City of Rancho Palos Verdes. [no name given]
69 A complete alignment of the California Coastal Trail is not included in the current draft of the Vision Plan. The RPV Coastal Vision Plan should include the whole RPV Coast and show how the three braids of the California Coastal Trail could best get from one end of the City to the other.	RESPONSE: The trails component of the Vision Plan depicts the trail alignments developed by the PUMP Committee for areas within the Preserve, as well as conceptually indicates other trail connections needed to complete the California Coastal Trail, including connection through the Lower Pt. Vicente site, the Lighthouse property, Terra-nea, and the trail connections already constructed through Trump National. Sunshine
70 Spoke about the Vision Plan in general, voiced concern with preserving the City's open space, and suggested Council's careful consideration of future growth and providing adequate parking for future uses.	RESPONSE: The Vision and Goals developed for this Plan express commitment to open space preservation, limited, context sensitive and sustainable development. Parking is addressed in the concept plans that have been developed for each key site. Specifically, reference: VS1; VS2; VS3; VS4; VS5; G4; G11; G14; G17 Ken Dyda
71 Are we extending our vision to connect to San Pedro, Torrance, Redondo Beach?	RESPONSE: The scope of the Vision Plan is limited to the coastal area of Rancho Palos Verdes. Diane Hayden
72 Needs a lot of work; move slowly; many good ideas; consider what is most precious about the community - feeling of serenity looking out over natural vegetation, please keep as much of natural vegetation as you can for as long as possible.	RESPONSE: Specifically reference VS1-7 [no name given]
73 The plan does not emphasize the preservation of habitat and open space. Instead, plans for buildings, facilities and amenities intrude into the Preserves. Preserves must remain natural, undisturbed habitat for wildlife and trails.	RESPONSE: With the exception of some directional signage and trail head or overlook improvements, the Vision Plan focuses on lands outside the Preserve. William Tolliffe
74 Please manage Portuguese Bend Preserve so that all private residents maintain their privacy and private property rights. Many hikers and mountain bikers trespass on our property even though we have signs posted.	RESPONSE: Comment is related to PUMP, not the Vision Plan Dan and Vicki Pinkham
75 Trojan Water Polo Club is very interested in seeing a pool as part of the RPV Vision Plan. It is extremely important to us that a pool be built that could accommodate both a sports team such as water polo while still providing space for community use. There is currently no pool for local high schools to play CIF games in, and building a pool minimally of CIF regulation size would be a tremendous benefit to the families of RPV.	RESPONSE: The pool facility shown as part of the Upper Pt. Vicente concept plan is envisioned and sized to accommodate competitive athletic events, though this would not preclude community recreational use as well. Lisa Vavic

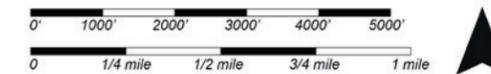
EXISTING CONDITIONS PLANS



- Natural Community Conservation Planning (NCCP) land
- City of Rancho Palos Verdes parks
- Golf courses
- Federal land
- Utilities
- Neutral Lands
- Active recreation park (proposed)
- Residential
- Commercial
- Institutional
- Religious
- Privately owned open space

- P1 Lower Point Vicente Park
- P2 Upper Point Vicente Park
- P3 Hesse Park
- P4 Ryan Park
- P5 Abalone Cove Shoreline Park
- P6 Del Cerro Park
- P7 Ladera Linda Park
- P8 Palos Verdes Shoreline Park
- P9 Founders Park
- P10 L.A. County Friendship Park
- P11 Frank A. Vanderlip, Sr. Park
- P12 Oceanfront Park
- G1 Los Verdes Golf Course
- G2 Trump National Golf Course
- S1 Point Vicente Elementary School
- S2 Marymount College
- S3 Ridgecrest Intermediate School
- S4 Saint John Fischer School
- S5 Marymount School
- S6 Mira Catalina Elementary School
- S7 Miraleste High School
- C1 Wayfarer's Chapel

LAND USE



RANCHO PALOS VERDES VISION PLAN & PUBLIC USE MASTER PLAN (PUMP)

EXISTING CONDITIONS

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City of Rancho Palos Verdes
Palos Verdes Land Conservancy



EXISTING CONDITIONS PLANS (CONT.)



	Natural Community Conservation Planning (NCCP) land		Active recreation park (proposed)		Conceptual Trails Plan	OPEN SPACE AND RECREATION DRAFT JULY 06
	City of Rancho Palos Verdes parks		Overlook and Vehicle Turn-out		Conceptual Trails Plan: Loop Trail	
	Golf courses		Fishing Access		Existing Trails: Not in Conceptual Trails Plan	
	Point Vicente Interpretive Center		Public Restrooms		Proposed Loop Trail	
	Picnic facilities		Tennis Courts / Soccer Fields / Baseball Fields		Proposed Other Trails	
	Neutral lands (Areas of extreme slopes (>30%), areas zoned Open Space Hazard or areas that exist as deed restricted open space belonging to a Homeowners Association)		Privately owned undeveloped land			

P1 Lower Point Vicente Park
 P2 Upper Point Vicente Park
 P3 Hesse Park
 P4 Ryan Park
 P5 Abalone Cove Shoreline Park
 P6 Del Cerro Park
 P7 Ladera Linda Park
 P8 Palos Verdes Shoreline Park
 P9 Founders Park
 P10 Frank A. Vanderlip, Sr. Park
 P11 Oceanfront Park

G1 Los Verdes Golf Course
 G2 Trump National Golf Course
 G3 Proposed "Terranea" Golf Course

RANCHO PALOS VERDES VISION PLAN & PUBLIC USE MASTER PLAN (PUMP) EXISTING CONDITIONS

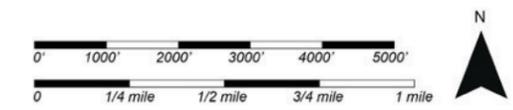
MELÉNDREZ

EXISTING CONDITIONS PLANS



-  Areas with potential for landslides
-  Area of landslide moratorium
-  Areas where grades are steeper than 50%

TOPOGRAPHY & GEOMORPHOLOGY



RANCHO PALOS VERDES VISION PLAN & PUBLIC USE MASTER PLAN (PUMP) **EXISTING CONDITIONS**

MELÉNDREZ

City of Rancho Palos Verdes
Palos Verdes Land Conservancy

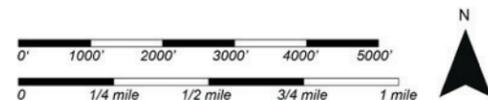
EXISTING CONDITIONS PLANS (CONT.)



- | | | | | |
|---|--|---|---|--|
| ■ Cliff Face | ■ CSS - Salvia Dominated | □ Developed | • California Gnatcatcher | • Atriplex pacifica |
| ■ Southern Coastal Bluff Scrub | ■ CSS - Rhus Dominated | □ Disturbed | • Cactus Wren | • Crossosoma californicum |
| ■ Grassland | ■ CSS - Encelia Dominated | □ Exotic Woodland | • Palos Verdes Blue Butterfly (Historic Sighting) | • Dudleya virens |
| ■ CSS - Undifferentiated | ■ Southern Cactus Scrub | □ Saltbrush Scrub | • Palos Verdes Blue Butterfly (Host Plant) | • Lycium brevipes var. hassei |
| ■ CSS - Artemisia Dominated | ■ Riparian Scrub | □ CSS - Baccharis | • El Segundo Blue Butterfly (Historic Sighting) | □ NCCP Preserve Boundary |
| ■ CSS - Eriogonum Dominated | ■ Ruderal Habitat | □ Rocky Shore/Intertidal | • El Segundo Blue Butterfly (Host Plant) | □ City Boundary |
| | | | • Aphanisma blitoides | |

*DATA PROVIDED BY PVPLC AND PALOS VERDES ON THE NET

VEGETATION AND SENSITIVE SPECIES



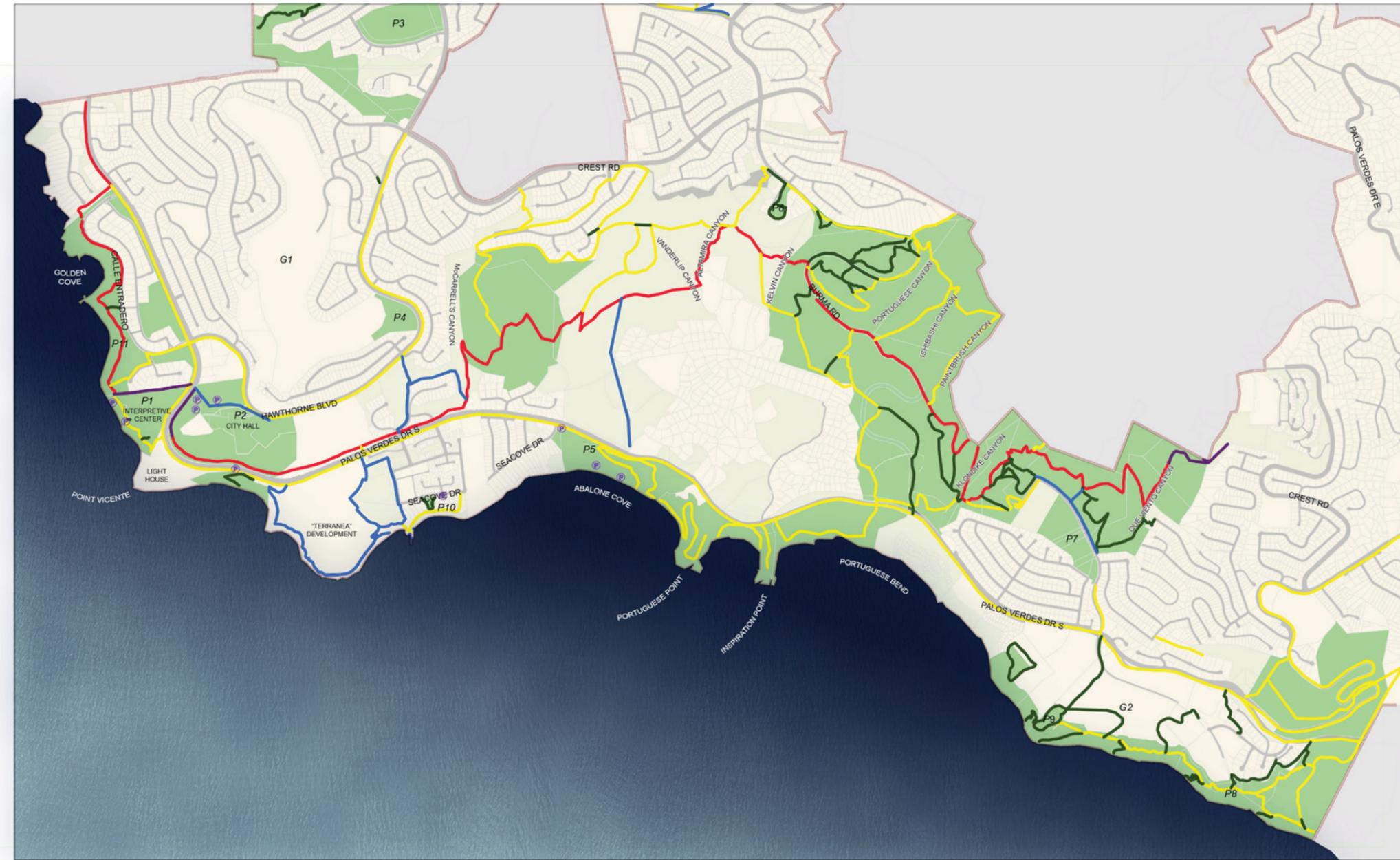
RANCHO PALOS VERDES VISION PLAN & PUBLIC USE MASTER PLAN (PUMP) EXISTING CONDITIONS

MELÉNDREZ

City of Rancho Palos Verdes
Palos Verdes Land Conservancy

Appendix C-99
APPROVED - September 2, 2008

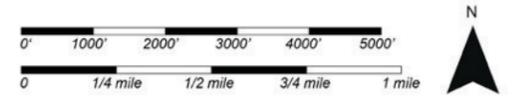
EXISTING CONDITIONS PLANS



ACCESS AND CIRCULATION

- Conceptual Trails Plan
- Conceptual Trails Plan: Loop Trail
- Existing Trails: Not in Conceptual Trails Plan
- Conceptual Trails Plan: Proposed Loop Trail
- Conceptual Trails Plan: Proposed Trails
- Public Open Space (City parks and NCCP land)
- Public Parking Lots
- Privately owned open space

- P1 Lower Point Vicente Park
- P2 Upper Point Vicente Park
- P3 Hesse Park
- P4 Ryan Park
- P5 Abalone Cove Shoreline Park
- P6 Del Cerro Park
- P7 Ladera Linda Park
- P8 Palos Verdes Shoreline Park
- P9 Founders Park
- P10 Frank A. Vanderlip, Sr. Park
- P11 Oceanfront Park
- G1 Los Verdes Golf Course
- G2 Trump National Golf Course



RANCHO PALOS VERDES VISION PLAN & PUBLIC USE MASTER PLAN (PUMP) **EXISTING CONDITIONS**

MELÉNDREZ

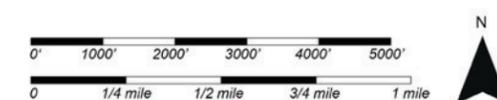
City of Rancho Palos Verdes
Palos Verdes Land Conservancy

EXISTING CONDITIONS PLANS (CONT.)



SITES WITH HISTORICAL SIGNIFICANCE

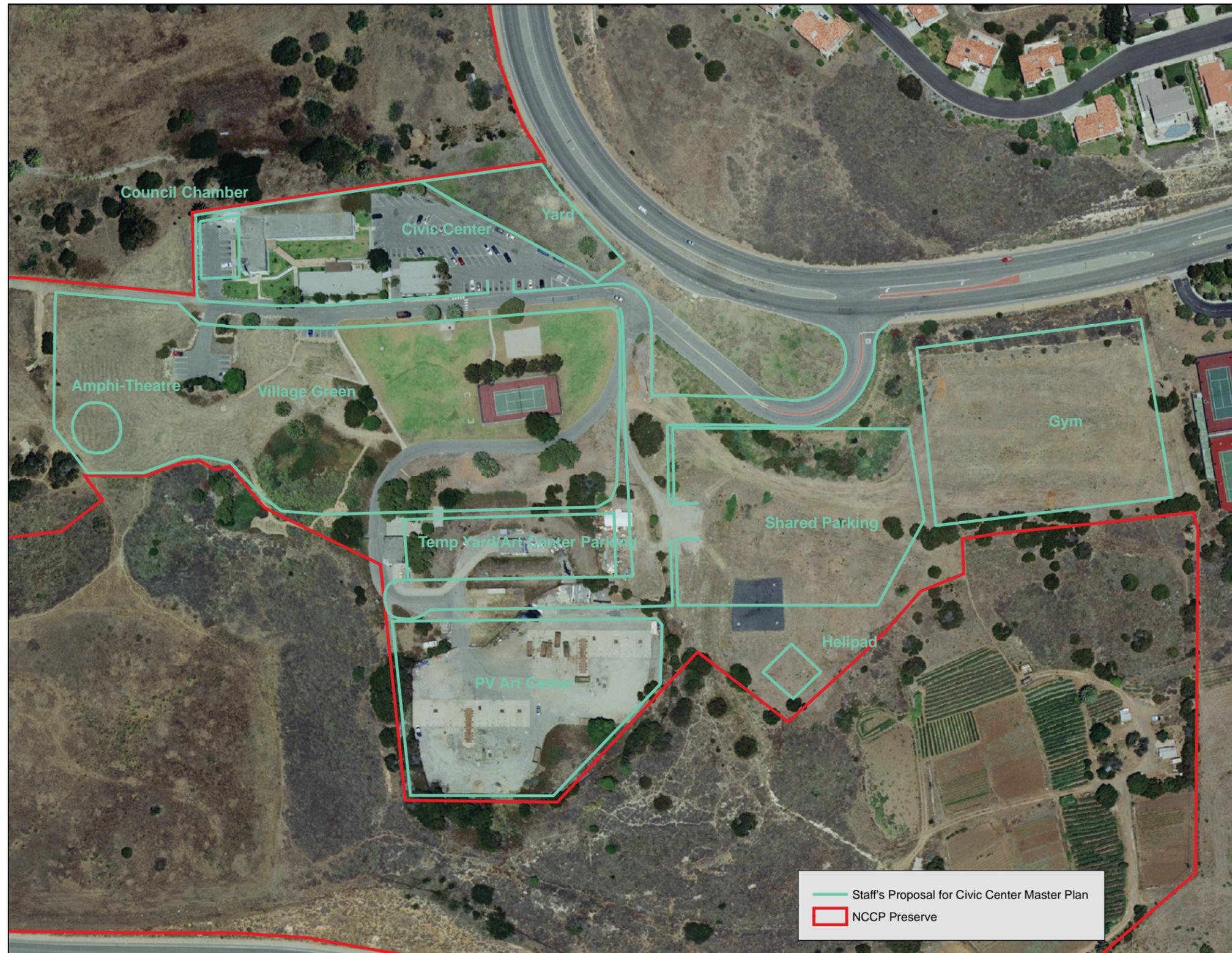
- | | |
|--|--|
| 1 Whaling station | 11 Vanderlip Beach Club |
| 2 Proposed site for Harden Estate | 12 Marineland |
| 3 Villa Narcissa | 13 Nike Missile Site |
| 4 Gate house | 14 World War II gun emplacements |
| 5 Vanderlip Estate | 15 Wayfarers Chapel |
| 6 Vanderlip stables | 16 Proposed artisans village under Vanderlip |
| 7 Livingstone Quarry | 17 Annie's flower stand |
| 8 Sea Bench Military Base End Stations | 18 Portuguese Bend landslide |
| 9 Halfway Point | 19 Marymount College |
| 10 Native American Site | 20 Japanese farm site |
| | 21 Site of proposed Vanderlip mansion |



RANCHO PALOS VERDES VISION PLAN & PUBLIC USE MASTER PLAN (PUMP) EXISTING CONDITIONS

MELÉNDREZ

City of Rancho Palos Verdes
Palos Verdes Land Conservancy



CALIFORNIA-FRIENDLY PLANTS

CALIFORNIA-FRIENDLY PLANTS

The following list of California-friendly plants include species that are readily available, low water users, easy to maintain, and good performers. The list is adapted from the Rincon del Diablo Municipal Water District's "Nifty Fifty" list. (http://www.rinconwater.org/california_friendly_plants.htm)

Common Name	Botanical Name
TREES	
Marina Strawberry Tree	Arbutus 'Marina'
Chitalpa	Chitalpa tashkentensis
Sweet Bay	Laurus nobilis
California Sycamore	Platanus racemosa
Coast Live Oak	Quercus agrifolia
SHRUBS/PERENNIALS/ORNAMENTAL GRASSES	
Agave	Agave spp.
Manzanita	Arctostaphylos spp. + cultivars
California Lilac	Ceanothus spp. + cultivars
Cape Rush	Chondropetalum spp.
Fortnight Lily	Dietes spp + cultivars
Live Forever	Dudleya spp.
Hen and Chickens	Echeveria spp + cultivars
California Encelia	Encelia californica
Island Bush Snapdragon	Galvezia speciosa
Grevillea	Grevillea spp.
Blue Oat Grass	Helictotrichon sempervirens
Toyon	Heteromeles arbutifolia
Coral Bells	Heuchera spp.
Texas Ranger	Leucophyllum spp.
Mexican Bush Lobelia	Lobelia laxiflora
Mat Rush	Lomandra spp. + cultivars
Dwarf Carolina Laurel Cherry	Prunus caroliniana 'Compacta'
Rhus	Rhus spp.
Rosemary	Rosmarinus officinalis
Sage	Salvia spp.

Common Name	Botanical Name
VINES	
Bougainvillea	Bougainvillea spp.
California Wild Grape	Vitis californica
GROUNDCOVER	
Yarrow	Achillea spp.
Coyote Bush	Baccharis spp. + cultivars
Sedge	Carex spp.
Blue Fescue	Festuca ovina glauca
Strawberry	Fragaria californica
Kleinia	Senecio spp.
TURF	
Seashore Paspalum	Paspalum vaginatum
Saint Augustine Grass	Stenotaphrum secundatum
Victoria Zoysia Grass	Zoysia 'Victoria'

INVASIVE / NON-NATIVE PLANT SPECIES LIST

INVASIVE NON-NATIVE PLANT LIST 2007

Scientific Name	Common Name	Source		
		CalEPPC	CNPS	OT
XPO = Ocean Trails Prohibited Invasive Ornamental Plants				
CalEPPC Lists				
1 = annual grasses list				
2 = List B: Wildland Pest Plants of Lesser Invasiveness				
3 = List A-2: Most Invasive Wildland Pest Plants; Regional				
4 = List A-1: Most Invasive Wildland Pest Plants; Widespread				
5 = List Red Alert: Species with potential to spread explosively; infestations currently restricted				
P = List Need More Info - Possible Listing				
C = List Considered but not listed				
Acacia cyclops	Acacia		X	X
Acacia dealbata	Acacia	XP		X
Acacia decurrens	green wattle	XP		X
Acacia longifolia	Sidney Golden Wattle		X	X
Acacia melanoxylon	Blackwood Acacia		X	X
Acacia melanoxylon	blackwood acacia	XP		
Acacia redolens	a.k.a. A. Ongerup			X
Acacia sp. (all species)	Acacia			X
Achillea millefolium var. millefolium	Common Yarrow			X
Aegilops triuncialis	barbed goatgrass	X1		
Aeschynomene rudis	rough jointvetch	XP		
Agave americana	Century plant			X
Ageratina adenophora	eupatory	X2		
Agrostis avenacea	Pacific bentgrass	XP		
Ailanthus altissima	Tree of Heaven	X3	X	XPO
Albizia lophantha	plume acacia	XC		
Alhagi pseudalhagi	camel thorn	X5		
Ammophila arenaria	European beach grass	X4		
Anthoxanthum odoratum	sweet vernal grass	XC		
Aptenia cordifolia	Red Apple	XP	X	XPO
Arctotheca calendula	Cape Weed	X5		XPO
Arctotis sp. (all species & hybrids)	African daisy			XPO
Arundo donax	Giant Reed, Arundo Grass	X1	X	XPO
Asphodelus fistulosus	asphodel	XC		XPO
Atriplex glauca	White Saltbush			XPO

Scientific Name	Common Name	CalEPPC	CNPS	OT
Atriplex semibaccata	Australian saltbush	X3		XPO
Avena barbata	slender wild oat	X1	X	X
Avena fatua	wild oat	X1	X	X
Bassia hyssopifolia	bassia	X2		
Bellardia crixago	bellardia	X2		
Brachypodium distachyon	false brome	X1		
Brassica nigra	black mustard	X2	X	X
Brassica rapa	field mustard		X	X
Brassica tournefortii	Moroccan or African mustard	X3		
Bromus diandrus	ripgut brome	X1	X	X
Bromus hordeaceus [B. mollis]	brome grass, softchess			X
Bromus madritensis ssp. rubens	red brome	X3		
Bromus mollis	Brome Grass, Soft Chess		X	
Bromus rubens	Foxtail Chess		X	X
Bromus tectorum	cheat grass, downy brome	X4		
Cardaria chalepensis	lens-podded, white-top	X2		
Cardaria draba	white-top, hoary cress	X3		
Carduus acanthoides	giant plumeless thistle	XP		
Carduus pycnocephalus	Italian thistle	X2	X	X
Carpobrotus chilensis	sea fig	XC		X
Carpobrotus edulis	iceplant, sea fig	X4	X	X
Centaurea calcitrapa	purple starthistle	X2		
Centaurea maculosa	spotted knapweed	X5		
Centaurea melitensis	tofalote, Malta starthistle, yellow star	X2	X	X
Centaurea solstitialis	yellow starthistle	X4	X	X
Centranthus ruber	red valerian	XC		X
Chenopodium album	Pigweed, Lamb's Quarters		X	X
Chenopodium murale	goosefoot		X	X
Chrysanthemum coronarium	Annual chrysanthemum		X	XPO
Cirsium arvense	Canada thistle	X2		
Cirsium vulgare	bull thistle	X2	X	X
Cistus ladanifer	gum cistus	XP		
Cistus sp. (all species)	Rockrose			XPO
Conicosia pugioniformis	narrow-leaved iceplant, roundleaf icepl	X3		
Conium maculatum	poison hemlock	X2	X	XPO
Convolvulus arvensis	field bindweed	XC		

INVASIVE / NON-NATIVE PLANT SPECIES LIST (CONT.)

Scientific Name	Common Name	CaEPPC	CNPS	OT
<i>Coprosma repens</i>	mirror plant	XC		
<i>Cordyline australis</i>	New Zealand cabbage	XP		
<i>Cortaderia didica</i> [C. sellowana]	Selloa Pampas Grass			XPO
<i>Cortaderia jubata</i>	Andean pampas grass	X4		
<i>Cortaderia jubata</i> [C. Atacamensis]	Atacama Pampas Grass		X	XPO
<i>Cortaderia selloana</i>	pampas grass	X4		
<i>Cotoneaster lacteus</i>	cotoneaster	X3		
<i>Cotoneaster pannosus</i>	cotoneaster	X3		
<i>Cotoneaster</i> sp. (all species)	Cotoneaster			XPO
<i>Cotoneaster</i> spp.	cotoneaster (exc. C. pannosus, C. lacteus)	XP		
<i>Crataegus monogyna</i>	hawthorn	X2		
<i>Crococsmia x crocosmiiflora</i>	?	XC		
<i>Crupina vulgaris</i>	bearded creeper, common crupina	X5		
<i>Cupressus macrocarpa</i>	Monterey cypress	XP		
<i>Cynara cardunculus</i>	artichoke thistle	X4	X	XW
<i>Cynodon dactylon</i>	Bermuda Grass	X4	X	XW
<i>Cytisus scoparius</i>	Scotch broom	X4		
<i>Cytisus</i> sp. (all species)	Broom			XPO
<i>Cytisus striatus</i>	striated broom	X3		
<i>Delairea odorata</i>	Cape ivy, German ivy	X4		
<i>Delosperma 'Alba'</i>	White Trailing Ice Plant			XPO
<i>Descurainia sophia</i>	flixweed	XP	X	XW
<i>Digitalis purpurea</i>	foxglove	XC		
<i>Dimorphotheca</i> sp. (all species)	African daisy, Cape marigold, Freeway daisy			XPO
<i>Dimorphotheca sinuata</i>	African daisy, Cape marigold	XP		
<i>Dipsacus fullonum</i>	wild teasel, Fuller's teasel	XC		
<i>Dipsacus sativus</i>	wild teasel, Fuller's teasel	XC		
<i>Drosanthemum floribundum</i>	Rosea Ice Plant			XPO
<i>Drosanthemum hispidum</i>	Purple Ice Plant			XPO
<i>Echium candicans</i> (fastuosum)	pride of Madeira, pride of Teneriffe	XP		
<i>Echium pininana</i>	pride of Madeira, pride of Teneriffe	XP		
<i>Egeria densa</i>	Brazilian waterweed	X3		
<i>Ehrharta calycina</i>	veldt grass	X3		XW
<i>Ehrharta calycina</i>	veldt grass	X3		
<i>Ehrharta erecta</i>	veldt grass	X2		
<i>Ehrharta longiflora</i>	veldt grass	XP		

Scientific Name	Common Name	CaEPPC	CNPS	OT
<i>Eichhornia crassipes</i>	water hyacinth	X3		
<i>Elaeagnus angustifolia</i>	Russian olive	X3		
<i>Erdium circutanum</i>	Filaree		X	
<i>Erechtites glomerata</i>	Australian fireweed	X2		
<i>Erechtites minima</i>	Australian fireweed	X2		
<i>Erica lusitanica</i>	heath	XP		
<i>Erodium cicutarium</i>	filaree			X
<i>Eucalyptus globulus</i>	Eucalyptus, Tasmanian blue gum	X4	X	
<i>Eucalyptus</i> (all species)	sweet gum trees			XPO
<i>Eupatorium</i> (Ageratina) adenophorum	Eupatory		X	
<i>Euphorbia esula</i>	leafy spurge	X3		
<i>Euphorbia lathyris</i>	caper spurge, gopher plant	XP		
<i>Festuca arundinacea</i>	tall fescue	X2		
<i>Ficus carica</i>	edible fig	X3		
<i>Foeniculum vulgare</i>	Sweet fennel	X4	X	XPO
<i>Fumaria officinalis</i>	fumitory	XC		
<i>Fumaria parviflora</i>	fumitory	XC		
<i>Gazania linearis</i>	gazania	XP		
<i>Gazania</i> sp. (all species & hybrids)	gazania			XPO
<i>Genista monspessulana</i>	French broom	X4		
<i>Genista</i> sp. (all species)	Broom			XPO
<i>Glyceria declinata</i>	?	XP		
<i>Halogeton glomeratus</i>	halogeton	X5		
<i>Hedera canariensis</i>	Algerian ivy	XP		XPO
<i>Hedera helix</i>	English ivy	X2		XPO
<i>Helichrysum pedicellare</i>	licorice plant	X5		
<i>Hirschfeldia incana</i>	Perennial Mustard, Mediterranean or s	XP	X	X
<i>Holcus lanatus</i>	velvet grass	X2		
<i>Hordeum leporinum</i>	Foxtail Barley, Mouse Barley		X	X
<i>Hydrilla verticillata</i>	hydrilla	X5		
<i>Hypericum canariense</i>	Canary Island hypericum	XP		
<i>Hypericum perforatum</i>	Klamathweed, St. John's wort	X2		
<i>Hypochaeris radicata</i>	rough cat's-ear	XP		
<i>Ilex aquifolium</i>	English holly	X2		
<i>Ipomoea acuminata</i>	Blue dawn flower, Mexican morning glory			XPO
<i>Iris pseudacorus</i>	yellow water iris, yellow flag	X2		

INVASIVE / NON-NATIVE PLANT SPECIES LIST

Scientific Name	Common Name	CalEPPC	CNPS	OT
<i>Isatis tinctoria</i>	dyers' woad	XP		
<i>Lactuca serriola</i>	Prickly Lettuce		X	X
<i>Lampranthus spectabilis</i>	Trailing Ice Plant			XPO
<i>Lantana camara</i>	Common garden lantana			XPO
<i>Lepidium latifolium</i>	perennial pepperweed	X4		
<i>Leucanthemum vulgare</i>	ox-eye daisy	X2		
<i>Ligustrum lucidum</i>	glossy privet	XP		
<i>Limonium perezii</i>	Sea Lavender			XPO
<i>Limonium ramosissimum</i> ssp. provi	sea lavender	XP		
<i>Linaria bipartita</i>	Toadflax			XPO
<i>Lobularia maritima</i>	Sweet Alyssum		X	XPO
<i>Lolium multiflorum</i>	Italian ryegrass	X1		
<i>Lonicera japonica</i> 'Halliana'	Hall's Honeysuckle			XPO
<i>Lotus comiculatus</i>	Birdsfoot trefoil			XPO
<i>Ludwigia hexapetala</i>	water primrose	XP		
<i>Ludwigia uruguayensis</i>	water primrose	XP		
<i>Lupinus arboreus</i>	Yellow bush lupine	X3		XPO
<i>Lupinus</i> sp. (all non-native species)	Lupine			XPO
<i>Lupinus texanus</i>	Texas blue bonnets			XPO
<i>Lythrum salicaria</i>	purple loosestrife	X5		
<i>Malephora crocea</i>	Ice Plant	XP		XPO
<i>Malephora luteola</i>	Ice Plant			XPO
<i>Malva parviflora</i>	cheeseweed		X	X
<i>Marrubium vulgare</i>	Horehound		X	X
<i>Maytenus boaria</i>	mayten	XP		
<i>Medicago polymorpha</i>	California bur clover	XC		
<i>Melilotus officinalis</i>	yellow sweet clover	XC		
<i>Mentha pulegium</i>	pennyroyal	X3		
<i>Mesembryanthemum crystallinum</i>	Crystal Ice Plant	X2	X	XPO
<i>Mesembryanthemum nodiflorum</i>	Little Ice Plant, slender-leaved iceplant	XP		XPO
<i>Myoporum laetum</i>	Myoporum	X3	X	XPO
<i>Myriophyllum aquaticum</i>	parrot's feather	X2		
<i>Myriophyllum spicatum</i>	Eurasian watermilfoil	X4		
<i>Nerium oleander</i>	oleander	XC		
<i>Nicotiana glauca</i>	Tree Tobacco	XP	X	XPO
<i>Oenothera berlandieri</i>	Mexican Evening Primrose			XPO

Scientific Name	Common Name	CalEPPC	CNPS	OT
<i>Olea europaea</i>	olive	X2		XPO
<i>Ononis alopecuroides</i>	foxtail restharrow	X5		
<i>Opuntia ficus-indica</i>	Indian fig			XPO
<i>Oryzopsis miliacea</i>	Smilo Grass		X	
<i>Osteospermum</i> sp. (all species)	Trailing African daisy, African daisy, Cape marigold, Freewave			XPO
<i>Oxalis pes-caprae</i>	Bermuda Buttercup	XP	X	XPO
<i>Parentucellia viscosa</i>	?	XP		
<i>Passiflora caerulea</i>	?	XP		
<i>Pennisetum clandestinum</i>	Kikuyu Grass	XP	X	XPO
<i>Pennisetum setaceum</i>	Fountain Grass	X4	X	XPO
<i>Phalaris aquatica</i>	Harding grass	X2	X	X
<i>Phoenix canadensis</i>	Canary Island date palm			XPO
<i>Phoenix dactylifera</i>	Date palm			XPO
<i>Phyla nodiflora</i>	mat lippia	XP		
<i>Picris echioides</i>	Bristly Ox-tongue	XC	X	X
<i>Pinus radiata</i> cultivars	Monterey pine Cultivars	XP		
<i>Piptatherum [Oryzopsis] miliacea</i>	rice grass, smilo grass	XP		X
<i>Pistacia chinensis</i>	Chinese pistache	XP		
<i>Plumbago auriculata</i>	Cape leadwort			XPO
<i>Potamogeton crispus</i>	curlyleaf pondweed	X2		
<i>Prunus cerasifera</i>	cherry plum	XP		
<i>Pyracantha angustifolia</i>	pyracantha	XP		
<i>Raphanus sativus</i>	wild radish		X	X
<i>Retama monosperma</i>	bridal broom	X5		
<i>Ricinus communis</i>	Castorbean	X2	X	XPO
<i>Robinia pseudoacacia</i>	black locust	X2		
<i>Rubus discolor</i>	Himalayan blackberry	X4		
<i>Rubus procerus</i>	Himalayan blackberry			XPO
<i>Rumex conglomeratus</i>	creek dock		X	X
<i>Rumex crispus</i>	Curly Dock		X	X
<i>Salsola australis</i>	Russian Thistle		X	
<i>Salsola soda</i>	glasswort	XP		
<i>Salsola tragus</i> [S. australls]	Russian thistle, tumbleweed	XP		X
<i>Salvia aethiopsis</i>	Mediterranean sage	XP		
<i>Salvinia molesta</i>	giant waterfern	X5		
<i>Sapium sebiferum</i>	Chinese tallow tree	X5		

INVASIVE / NON-NATIVE PLANT SPECIES LIST (CONT.)

Scientific Name	Common Name	CalEPPC	CNPS	OT
Saponaria officinalis	bouncing bet	X3		
Schinus molle	California Pepper, Brazilian pepper	X2	X	XPO
Schinus terebinthifolius	Florida Pepper, Peruvian pepper	X2	X	XPO
Schismus arabicus	Mediterranean grass	X1		
Schismus barbatus	Mediterranean grass	X1		
Senecio jacobaea	tansy ragwort	X2		
Senecio mikanioides	German Ivy, cape ivy	X4	X	XPO
Sesbania punicea	scarlet wisteria	X5		
Silybum marianum	milk thistle	XC	X	X
Sisymbrium irio	London rocket		X	X
Sisymbrium officinale	hedge mustard		X	X
Sisymbrium orientale	Eastern rocket		X	X
Sonchus asper	prickly sow thistle			X
Sonchus oleraceus	sow thistle		X	X
Sorghum halepense	Johnson Grass		X	X
Spartina alterniflora	Atlantic or smooth cordgrass	X3		
Spartina anglica	cord grass	X5		
Spartina densiflora	dense-flowered cord grass	X5		
Spartina patens	salt-meadow cord grass	X5		
Spartium junceum	Spanish Broom	X2	X	X
Stipa capensis	?	XP		
Taeniatherum caput-medusae	medusa-head	X4		
Tamarix aphylla	athel	XP		
Tamarix chinensis	tamarisk, salt cedar	X4		XPO
Tamarix gallica	tamarisk, salt cedar	X4		
Tamarix parviflora	tamarisk, salt cedar	X4		
Tamarix ramosissima	tamarisk, salt cedar	X4		
Tanacetum vulgare	common tansy	XP		
Taraxacum officinale	dandelion		X	X
Tribulus terrestris	puncture vine		X	X
Tribulus terrestris	Puncture Vine			
Trifolium fragiferum	Strawberry clover			XPO
Tropaeolum majus	Nasturtium		X	XPO
Ulex europaeus	Prickley Broom, gorse	X4		XPO
Verbascum thapsus	woolly or common mullein	X2		
Verbena bonariensis	tall vervain	XP		

Scientific Name	Common Name	CalEPPC	CNPS	OT
Verbena litoralis	tall vervain	XP		
Vinca major	Periwinkle	X2	X	XPO
Xanthium spinosum	spiny cocklebur	XC	X	- X
Zantedeschia aethiopica	calla lily	XC		
Zoysia cultivars	Amazoy and others	XC		

LOWER POINT VICENTE

NOTE: This section has been updated May 6, 2015 to reflect further community visioning for the Lower Point Vicente site, as described below.

The Lower Point Vicente site is zoned Open Space Recreation and is identified for passive recreation in the City's General Plan. The 20.5 acre site incorporates the Point Vicente Interpretive Center (PVIC), at 10,000 sf of developed building area, and 13,000 sf of hardscaped plazas and outdoor amphitheater area. The Interpretive Center is focused on the coastal setting, marine life and history of the Peninsula, and since its expansion, also serves as a destination for community functions, such as meetings, weddings and parties. The Interpretive Center continues its tradition of hosting the annual Whale of a Day celebration as well. The adjacent Point Vicente Lighthouse is presently closed to the public and home to Coast Guard personnel. The lighthouse itself is periodically open for tours, and Coast Guard related exhibits and activities are integrated into the Whale of a Day event as well.

A pathway (Interpretive Trail) that is part of the City's segment of the California Coast Trail adjacent to the Vicente Bluffs Reserve, is located along the bluff edge of the site. This pathway connects into the Ocean Front Estates bluff-front trail system via a bridge over the storm drain at the northern edge of the site, and to the south it connects to the pathway along Palos Verdes Drive South, leading to Pelican Cove and the Terranea Resort.

SITE GOALS

During continued community visioning for the Lower Point Vicente site, the following goals were established for the concept design for this site:

- Integrate the open space areas around the Interpretive Center into a cohesive vision for publicly-accessible areas for passive recreation in a manner that is sensitive to coastal habitats as well as to existing uses within and adjacent to the site.
- Implement an integrated approach to access and parking for all users.
- Along with a pedestrian path network, identify ideas for open space programming that can be used for educational purposes.
- Determine broad site design and program possibilities for publicly accessible space at the Lighthouse property, should the City obtain permission to this land via the Coast Guard.



Lower Point Vicente Existing Conditions



Lower Point Vicente Concept Plan
(Revised 05.06.2015)



SITE CONCEPT PLAN

As a result of the Vision Plan process a Community Focus Committee representing various stakeholders including a Council member, was assembled to continue to develop the vision for Lower Point Vicente. This Committee drafted a concept for the site that incorporated public feedback and synthesized ideas previously presented into one holistic idea for the site.

The concept design for this site shown at left, has been extrapolated from this process and depicts the potential for:

- Maintaining PVIC - The existing Point Vicente Interpretive Center.
- Improving Parking and Vehicular Access - Parking, driveways and drop off areas should be provided in order to serve all site uses. The concept plan includes parking areas to accommodate approximately 150 vehicles, drop off and loading. The parking areas are envisioned as permeably-paved and can incorporate bio-swales between parking aisles in order to soften the environmental impact of the hardscaped parking areas via stormwater filtration and capture runoff from other areas on site.
- Assuring Pedestrian Access – A pedestrian portal and trailhead along Palos Verdes Drive West at the north side of the site allows for pedestrian access into the new open space areas. Likewise the trail network connects through the site to the Seascape Trail and the Point Vicente Lighthouse, along the bluff encouraging a larger more-regional connection, since this trail is part of the City’s segment of the California Coast Trail. New crosswalks for pedestrians that link trails and connect across vehicular accessways are also introduced.
- Formalizing Open Space and Trail Networks – A new trailhead and trail system encompassing an enhanced existing bluff-front trail, as well as new connections through and around the site inland would open access across the site, connect to the Preserve trail system, and extend toward the bluff and the Upper Point Vicente site.

The trail network could be complimented by a series of programmed learning stations or outdoor exhibits where visitors can read and interact with historical and nature elements. The stations shown left, are conceptual in nature; design and theme would be decided in future design phase. Stations could be designed to incorporate learning opportunities about natural habitats, flora / fauna.

Portions of the trails should be designed to be accessible to visitors with disabilities.

- Open space and picnic areas are to be planted with native and locally appropriate vegetation. See the Appendix for site planting recommendations. Plant selection should be done carefully with the existing animal habitats in mind. See Chapter 5 for recommended site furnishings. Fuel modification-appropriate vegetation along northern property line.
- A bioswale is included along the north side of the site and through the parking area(s). This naturalized feature would help capture and filter stormwater runoff, as well as provide habitat. The bioswale would need to be studied and engineered in later phases. In addition, a habitat corridor can be studied for inclusion through the site for nesting birds and animals.

Care should be taken to avoid negative impact on the site’s neighbors as well as drivers and cyclists along the adjacent roadway, through sound-mitigation, preservation of site lines, and related design strategies. A buffer of at least 150 feet should be maintained between trails and private properties to the north. If included on the site, educational stations should be located so as to reduce noise that could carry over to neighboring properties. Any trees planted on site should be carefully located with sight-lines in mind both from adjacent properties and from Palos Verdes Drive West, consistent with the visual corridors identified in the City’s local Coastal Plan.

RECOMMENDATIONS FOR IMPLEMENTATION

The improvements identified as part of the vision plan can be phased over time. The priority for improvements are the new trail network and open space enhancements. The following list outlines the recommended steps for full implementation:

- Improve runoff and erosion control as necessary and address other first order needs relating to safety, natural conditions, and the visitor experience. Perform existing-conditions studies or survey needed.
- Complete detailed design of the open space areas, trail network, bioswale, etc.
- Implementation of Phase 1 improvements (see right) to include: new trail network, restored plantings and habitat, grassland area, trail overlooks and trailheads, trail markers, park furnishings, and bioswale(s).
- Implementation of Phase 2 improvements to include outdoor exhibits and new parking areas.

Phase 1 Improvements



Bluff Side Trail at Lower Point Vicente Existing (1) and Proposed (2)





Upper and Lower Point Vicente Existing and Proposed



Existing

- 1 Point Vicente Interpretive Center (existing)
- 2 **Public Green** (proposed)
- 3 Outdoor History Museum (proposed)
- 4 City Hall and City Buildings (existing)
- 5 Community Center (proposed)
(health center, community rooms, gym, pool)
- 6 Village Green
(amphitheater, Veteran's Memorial)
- 7 Cultural Center
(art center, dance center)
- 8 Temporary Maintenance Yard
- 9 Palos Verdes Drive Crossing



Proposed

A school group, on a field trip for the day might begin at the Gateway Park, learning about the Preserve and the Peninsula's environment through the interpretive displays at the small nature education center, before taking a docent led hike up the trail to the outdoor education area overlooking the ocean. Here the students could participate in an activity learning about the fascinating site geology, and enjoy a picnic, before boarding their bus to finish with a visit to Lower Point Vicente and its indoor and outdoor exhibits about the animals of the peninsula and the ocean that surrounds it.

An equestrian might spend some time using the rings at the equestrian area within Gateway Park, (maybe even teaching some school kids a few things about horses), head out for a trail ride, and picnic back in the park before heading home.

A cyclist might enjoy a safe ride heading onto the Peninsula from the south, take advantage of well marked areas to rest and enjoy the view at Trump National, before parking at Abalone Cove and enjoying a solitary walk to Inspiration Point.

Visitors to the resort at Terranea might take advantage of outings, perhaps in a "Coast Traveler" shuttle, to trail ride or hike from the Gateway Park, to performances and exhibitions at the cultural facilities at Upper Point Vicente, and to the exhibits and whale watching at Lower Point Vicente.

Before a walk on the Burma Road Trail, a resident might walk to the overlook at Del Cerro Park to enjoy a wide view of the Preserve while perusing the names of the people who made it all possible on the donor recognition wall. Another resident may leave home on a Sunday morning and spend all day hiking the trails

and silently enjoying this 1400 acre sanctuary. In short, myriad opportunities to explore and enjoy the Rancho Palos Verdes Coast will exist, identified by well placed signage, supported by trails, bike ways, and parking, and all designed to blend into the awe-inspiring natural landscape.

The following is a summary of each of the key vision dimensions for these precious coastal, civic and open space areas of the City, followed by a series of vision statements associated with each. This Vision, together with Vision Plan goals, guides the concept design for the key sites within the Plan (included in Chapter 3 of this document), as well as the goals developed for the design guidance for the Vision Plan area (included in Chapter 5 of this document), and generally serves as a touchstone or benchmark for the concepts included in the Plan. The Vision also reflects common ground among community stakeholders in relation to these resources, and the basis for action in the future.

THE VISION FRAMEWORK PLAN

The plan provided on this page synthesizes all of the Vision Plan elements into one framework plan, so that not only the potential of the individual spaces and places within the Rancho Palos Verdes Coast can be seen at a glance, but their connections to each other, to the Preserve, and to other City parks and destinations are highlighted as well.

The Plan locates uses, including each of the Palos Verdes Nature Preserve Reserves, City parks in the Coast areas, approved sites for Preserve or Rancho Palos Verdes Coast Overlooks or Vista Points, building areas anticipated on the key sites, and Rancho Palos Verdes coast destinations. The Plan also identifies significant Access and Connections features within the Plan area, including roads, trails and trailheads, bikeways and parking lots. The trail network identified on the Plan is the result of many months of work by the City's Preserve Public Use Master Plan Committee. Trail routes and uses are identified, as well as trailhead locations. On the key backbone spine of the Vision Plan area, Palos Verdes Drive, two locations are identified for gateways into the Rancho Palos Verdes Coast, as well as locations for roadway median planting improvements, pedestrian crossings, sidewalk improvement areas and even a short stretch of Palos Verdes Drive which may in the future be considered for narrowing.

Chapter 3, Key Sites, provides concept designs and further guidance for future development (uses) and enhancement of each Key Site, while Chapter 4 further explains the suggested enhancements to the key connections elements shown on the Plan. Gateways and other potential signage improvements suggested in the Plan area are described in Chapter 5, Design Guidance.





3 KEY SITES



THE KEY SITES

Five Key Sites have been selected for inclusion in the Vision Plan because they serve as key open space parcels within the Rancho Palos Verdes Coast, but are not a part of the City's NCCP Preserve, and/or because they provide ideal public use opportunities. Although several of the key sites have been the subject of community conversation and planning prior to the Vision Plan process, there has previously been no public process to consider all of these properties together, and to consider the unique role each site plays in the context of the emerging Rancho Palos Verdes Coast. Goals for each of these sites were developed and reviewed with City Staff as part of the Vision Plan process, and were also reviewed with the City Council and community members, as part of the public process for this Plan.

Background information on existing conditions at each key site, together with site goals, site concept design descriptions and recommendations for implementation, are included below for the following Vision Plan key sites.

UPPER POINT VICENTE

Presently housing the City Hall complex, this site is identified as the civic and cultural heart of Rancho Palos Verdes. Additional facilities for the arts, culture and community, together with connections to the surrounding trail network are envisioned that would complement the ultimate build out of the Civic Center.

LOWER POINT VICENTE

Given the existing Point Vicente Interpretive Center's focus on the marine environment of the Rancho Palos Verdes coastline, the ~~educational~~ **interpretive**

site is proposed to be expanded to include outdoor history museum elements long envisioned by the Point Vicente Interpretive Center docents, together with **enhanced passive public recreational amenities.**

These components are intended to expand the learning opportunities at the site, to connect the ocean and land, people and animals, and the community.

DEL CERRO PARK

While the park functions of this site remain unchanged, its amenities are enhanced to celebrate the environmental stewardship that made the City's NCCP Preserve possible. Proposed improvements are oriented to the dramatic views of the Preserve and coast that are experienced from its bluff edge.

ABALONE COVE

Abalone Cove is one area of the Rancho Palos Verdes Coast from which direct access to the ocean, as well as access to the Preserve trails, can be made. Thus, this site is identified as a gateway to nature, on land and at sea, with an enhanced bluff pathway, overlook and picnic areas envisioned.

GATEWAY PARK

This site, set within a portion of the City's most unusual geological setting, is surrounded by and a gateway to, the City's Preserve, but is outside its boundaries. This site has long been the focus of the City's Equestrian community as an area for equestrian training and recreation, as well as an area identified by Palos Verdes Peninsula Land Conservancy as an outdoor educational resource related to the Preserve. The site is identified as a portal to outdoor education and recreation.

Five Key Sites



- LEGEND**
- ① UPPER POINT VICENTE
 - ② LOWER POINT VICENTE
 - ③ ABALONE COVE
 - ④ GATEWAY PARK
 - ⑤ DEL CERRO PARK

LOWER POINT VICENTE

Presently the Lower Point Vicente site is zoned Open Space Recreation, and is identified for passive recreation in the City's General Plan. The 20.5 acre site incorporates the Point Vicente Interpretive Center (PVIC), at 10,000 sf of developed building area, and 13,000 sf of hardscaped plazas and outdoor amphitheater area. The Interpretive Center is focused on the coastal setting, marine life and history of the Peninsula, and since its expansion, also serves as a destination for community functions, such as meetings, weddings and parties. The Interpretive Center continues its tradition of hosting the annual Whale of a Day celebration as well. The adjacent Point Vicente Lighthouse is presently closed to the public, and home to Coast Guard personnel. The Lighthouse itself is periodically open for tours, and Coast Guard related exhibits and activities are integrated into the Whale of a Day event as well. A pathway along the bluff edge of the site connects into the Ocean Front Estates bluff front trail system via a bridge over the storm drain at the northern edge of the site. However, the connection terminates to the south at the Lighthouse property line. ~~A farming operation is presently the only active use on the portion of the site inland of the existing PVIC parking lot.~~

SITE GOALS

As a result of the public Vision Plan process, and discussion with City Staff and elected leadership, the following goals have been established for the concept design for this site:

- Develop the conceptual design of the entire Lower Point Vicente area that integrates, in terms of design and amenities, existing and proposed facilities

- These include the Point Vicente Interpretive Center and its proposed outdoor education components (PVIC Phase III, relating to cultural, social, physical and natural history and environments), surrounding public parkland, and other potential, complimentary educational public uses
- Determine broad site design and program possibilities for publicly accessible space at the Lighthouse property, should the City obtain permission to this land via the Coast Guard
- Implement an integrated approach to access and parking for all users

SITE CONCEPT PLAN

~~With the City's approval, The Annonberg Foundation spearheaded the development of a detailed conceptual design for the Lower Point Vicente site. The~~ detailed concept plan was guided by input from City staff and elected leadership, as well as input from a Community Advisory Committee. ~~The~~ associated report, produced as the result of this concept design process is available under separate cover, and the results of the process have been presented to the public and City leadership at each Vision Plan public meeting, the City Council meeting on the Vision Plan process, as well as at numerous community meetings ~~attended by the Foundation.~~ Materials relating to this proposal were also posted on the City's website during the Vision Plan process.

(with the exception of the amendments shown herein)



Lower Point Vicente Existing Conditions



Lower Point Vicente Concept Plan



amended

The concept design for this site, shown at left, has been extrapolated from this process, as well as public input and discussions with City staff and leadership, and depicts the potential for:

- PVIC - The existing Point Vicente Interpretive Center (shown at 10,000 sf of building area and 13,000 sf of surrounding hardscape, or 2.5% of the site area) remains.
- ~~A Complementary, Educational Public Use Facility - A facility, not approved by the City, but proposed by The Annenberg Foundation, is depicted on the concept plan (shown at 15,000 square foot footprint with two levels and a portion of its parking under part of the building, and encompassing not more than 5% of the site area.) In order to be an appropriate addition to this site, a facility such as this must be designed to integrate into the physical contours of the land, be consistent with the design guidance provided in Chapter 5 of this document, and not dominate either the site or PVIC either in terms of massing or height. The building must be publicly accessible, and complement the educational mission of the PVIC, as well as contribute to telling the compelling and unique story of animal life on the Palos Verdes Peninsula. This facility may include indoor uses such as: museum quality educational exhibit areas drawing community and school visitors, multipurpose classroom spaces for community, professional, and school groups, space for limited companion animal care and socialization, as well as a multipurpose theatre space which could be used for teaching as well as available for community and civic events and meetings. Outdoor program areas related to a use such as this could include some enclosed and screened companion animal socialization/~~

~~demonstration area for supervised activities, as well as open outdoor gathering and seating areas in a promenade and plaza spaces which would link a new facility to PVIC and provide an extension of both the indoor space of PVIC and the complementary facility built on site.~~

- Outdoor History Museum/PVIC Phase III Program Components - The outdoor history museum must be designed to complement the Interpretive Center, as envisioned by the Point Vicente Interpretive Center docents. (It is depicted on the concept plan at 69,000 sf/7.8% of the site area). The components include a Tongva village, geology display, interactive archaeology exhibit, and dry farming/water wise landscaping demonstration. This could be complemented by an exhibit tying the story of the site together, and focusing on the whole ecology of the Peninsula and the continuum of marine, coastal, bluff top and terrestrial life within it.
- Parking and Access - Parking, driveways and drop off areas must be provided in order to serve all site uses (in the concept plan depicted at just over 102,000 sf/11.4% of the site area, and 136 parking spaces)
- Open Space - **Public Green** and picnic areas, both those existing along the bluff edge of the site, and new areas, are shown in the concept plan, to be planted with native and locally appropriate vegetation. New, accessible open space areas are depicted on the inland portion of the site ~~presently only occupied by and accessible to the existing farming operation in a leasehold.~~ Further, this component includes a new trailhead and trail system encompassing an enhanced existing bluff front trail, as well as a new connection through

the site inland through the open space, potentially along the northern edge of the site, to Palos Verdes Drive. This trail would open access across the site, connect to the Preserve trail, and extend toward the bluff and the Upper Point Vicente site. Finally, a potential new trail alignment is shown, connecting from the southern edge of the site, through the Palos Verdes Drive edge of the Lighthouse property. This alignment would facilitate implementation of the Coastal Access Trail alignment south, to connect to the Fishing Access trail head and amenity area. The open space component of this concept plan is shown at over 15 acres, or nearly 74% of the site area

RECOMMENDATIONS FOR IMPLEMENTATION

- Enter into a planning process, engaging community stakeholders, PVIC staff and docents, and City staff and leadership, to complete detailed design of the **complementary educational facility**, outdoor history museum/PVIC Phase III, and site wide improvements
- Open a discussion with the Coast Guard relating to the possible future trail connection to the south, requiring relocation of the fence line of the Lighthouse property toward the bluff in order to allow a trail connection off Palos Verdes Drive to the Fishing Access

Bluff Side Trail at Lower Point Vicente Existing (1) and Proposed (2)

