



MEMORANDUM

TO: HONORABLE MAYOR & CITY COUNCIL MEMBERS
FROM: JOEL ROJAS, AICP, COMMUNITY DEVELOPMENT DIRECTOR
DATE: MAY 4, 2010
SUBJECT: BORDER ISSUES STATUS REPORT
REVIEWED: CAROLYN LEHR, CITY MANAGER
Project Manager: Kit Fox, AICP, Associate Planner

RECOMMENDATION

Receive and file the current report on the status of Border Issues.

EXECUTIVE SUMMARY

This month's report includes:

- A report on the latest, revised proposal for the 11-home *Butcher Ranch* subdivision at the northeast corner of Palos Verdes Drive North and Palos Verdes Drive East in Rolling Hills Estates; and,
- A brief report on the recent change in the ownership of the *Ponte Vista* project at the former Navy housing complex on Western Avenue in San Pedro.

BACKGROUND

The following is the regular bi-monthly report to the City Council on various "Border Issues" potentially affecting the residents of Rancho Palos Verdes. The complete text of the current status report is available for review on the City's website at:

http://palosverdes.com/rpv/planning/border_issues/2010/20100504_BorderIssues_StatusRpt.cfm

MEMORANDUM: Border Issues Status Report

May 4, 2010

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DISCUSSION

Current Border Issues

Butcher Ranch Subdivision, Rolling Hills Estates

On February 16, 2010, the City of Rolling Hills Estates released the revised Initial Study/Mitigated Negative Declaration (IS/MND) for the *Butcher Ranch* project. The project has now been revised to propose only eleven (11) new, detached single-family residences; to provide a mini-park and equestrian trail; and to fully conform to the site's existing zoning and land use designations. The 30-day public comment period on the revised IS/MND ended on March 18, 2010. On March 8, 2010, Staff forwarded the attached comments to the City of Rolling Hills Estates, indicating that Staff has no concerns with the revised proposal. On April 5, 2010, and April 19, 2010, the Rolling Hills Estates Planning Commission considered the revised project. However, jurisdictional conflicts with the Department of Fish and Game regarding the biological impacts of site grading and the placement of fill in the ravine remain unresolved. As these issues are resolved, the Rolling Hills Estates Planning Commission is expected to consider the revised project again in the near future. Staff will continue to monitor this project in future Border Issues reports.

Ponte Vista Project at Former Navy Housing Site, Los Angeles (San Pedro)

On April 2, 2010, the *Ponte Vista* development team announced that the ownership of the property had been assumed by iStar Financial, Inc., which has been the primary lender for the project since 2005 (see attachments). The iStar subsidiary "SFI Bridgeview, LLC" will continue to pursue entitlements to redevelop the 62-acre former Navy housing site located at 26900 South Western Avenue in San Pedro. According to a report in the *Daily Breeze* on April 6, 2010, a revised project proposal for the site may be announced by the new developer by this summer. Staff will continue to monitor this project in future Border Issues reports.

New Border Issues

There are no new Border Issues on which to report at this time.

Attachments:

- Staff comment letter on the *Butcher Ranch* project (dated 3/8/10)
- RHE Planning Commission Agendas and Staff reports for the *Butcher Ranch* project (dated 4/5/10 & 4/19/10)
- Press release regarding the change in ownership of the *Ponte Vista* project (released 4/2/10)
- *Daily Breeze* article regarding the *Ponte Vista* ownership change (published 4/6/10)

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CITY OF RANCHO PALOS VERDES

PLANNING, BUILDING, & CODE ENFORCEMENT

8 March 2010

Kelley Thom, Associate Planner
City of Rolling Hills Estates
4045 Palos Verdes Dr. N.
Rolling Hills Estates, CA 90274

SUBJECT: Comments in Response to the Notice of Intent to Adopt a Mitigated Negative Declaration for the *Butcher Ranch* Subdivision at 2483 Palos Verdes Drive North (PA No. 33-04)

Dear ^{KELLEY}Ms. Thom:

The City of Rancho Palos Verdes appreciates the opportunity to comment upon the proposed Mitigated Negative Declaration (MND) for the above-mentioned project. We have reviewed the MND and project exhibits, and are pleased to see the extensive revisions made to the project since it was last considered by the Rolling Hills Estates Planning Commission and City Council in 2006. These revisions appear to have substantially reduced the scope and environmental impacts of the project. Accordingly, we have no comments to offer on the revised project at this time.

Again, thank you for the opportunity to comment upon this important project. If you have any questions or need additional information, please feel free to contact me at (310) 544-5228 or via e-mail at kitf@rpv.com.

Sincerely,



Kit Fox, AICP
Associate Planner

cc: Mayor Wolowicz and City Council
Carolyn Lehr, City Manager
Joel Rojas, Community Development Director

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PLANNING COMMISSION AGENDA

April 5, 2010, 7:30 pm

Regular Meeting

Note: Reports and documents relating to each agenda item are on file in the Planning Department and are available for public inspection.

1. CALL MEETING TO ORDER.
2. SALUTE TO THE FLAG.
3. ROLL CALL.
4. APPROVAL OF MINUTES (March 1, 2010).
5. AUDIENCE ITEMS.
6. CONSENT CALENDAR. The following routine matters will be approved in a single motion with the unanimous consent of the Planning Commission. There will be no separate discussion of these items unless good cause is shown by a member of the Commission or the public expressed under audience items prior to the roll call vote. (Items removed will be considered under Business Items.)
 - A. Waive reading in full of all resolutions that are presented for Planning Commission consideration on tonight's agenda and all such resolutions shall be read by title only.
7. BUSINESS ITEMS.
 - A. PLANNING APPLICATION NO. 08-10; APPLICANT: Morgan Stanley Smith Barney; LOCATION: 609 Deep Valley Drive; A Precise Plan of Design to amend the master sign plan to allow for larger tenant identification signs for P.V. Twin Towers. (KT)
 - B. PLANNING APPLICATION NO. 09-10; APPLICANT: Silver Center; LOCATION: 449 Silver Spur Road; A Precise Plan of Design for a new master sign plan and for proposed signage for "HSBC". (KT)
8. PUBLIC HEARINGS.
 - A. PLANNING APPLICATION NO. 33-04; APPLICANT: Butcher Ranch Subdivision; LOCATION: N/E corner PVDN and PVDE. A request for a Tentative Tract Map to subdivide an 8.55 acre site into 14 lots, consisting of 11 residential lots two landscape lots, and one zoned for Commercial-Recreation, and the vacation of the Casaba Road right-of-way. (KT)
 - B. PLANNING APPLICATION NO. 06-10; APPLICANT: City of Rolling Hills Estates; LOCATION: City-wide. Recommending that the City Council adopt Chapter 17.57 of the Municipal Code to establish procedures for reasonable accommodation to reduce housing barriers for persons with disabilities. (NC)
9. COMMISSION ITEMS.
10. DIRECTOR'S ITEMS.
11. MATTERS OF INFORMATION.
 - A. Park and Activities Minutes (March 2, 2010).
 - B. Park and Activities Minutes (March 16, 2010).
 - C. City Council Actions (March 23, 2010).
 - D. Equestrian Committee Minutes (February 22, 2010).
12. ADJOURNMENT.



Staff Report

City of Rolling Hills Estates

AGENDA

APR 1 - 2010

ITEM NO. 8A

DATE: APRIL 5, 2010

TO: PLANNING COMMISSION

FROM: KELLEY THOM, ASSOCIATE PLANNER

SUBJECT: PLANNING APPLICATION 33-04
APPLICANT: GARY BUTCHER
LOCATION: NORTHEAST CORNER OF PALOS VERDES DRIVE NORTH AND
PALOS VERDES DRIVE EAST

OVERVIEW

The subject request is for approval of Tentative Tract Map No. 52214, Neighborhood Compatibility Determination and Grading Plan to establish a subdivision including 11 residential lots, two landscape lots, and one Commercial Recreation (C-R) designated lot in the RA-20,000 and C-R Zones, and a Mitigated Negative Declaration under the California Environmental Quality Act (CEQA), finding that the project, with mitigation measures, will not have a significant impact on the environment.

BACKGROUND/DISCUSSION

Application Filed:	4.30.09
Application Deemed Complete:	5.14.09
Public Notices Mailed:	2.17.10
Public Notices Posted:	2.17.10
Public Notices Published:	2.25.10

The applicant verbally notified staff requesting to have their application continued to the next Commission meeting on April 19, 2010, due to family commitments.

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Open the Public Hearing;
2. Take no public testimony; and
3. Continue PA-33-04 to the Planning Commission meeting on April 19, 2010.



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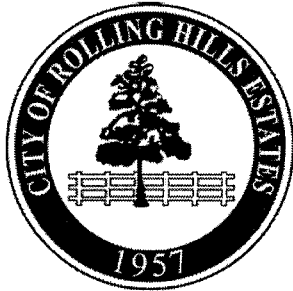
PLANNING COMMISSION AGENDA

April 19, 2010, 7:30 pm

Regular Meeting

Note: Reports and documents relating to each agenda item are on file in the Planning Department and are available for public inspection.

1. CALL MEETING TO ORDER.
2. SALUTE TO THE FLAG.
3. ROLL CALL.
4. APPROVAL OF MINUTES (April 5, 2010).
5. AUDIENCE ITEMS.
6. CONSENT CALENDAR. The following routine matters will be approved in a single motion with the unanimous consent of the Planning Commission. There will be no separate discussion of these items unless good cause is shown by a member of the Commission or the public expressed under audience items prior to the roll call vote. (Items removed will be considered under Business Items.)
 - A. Waive reading in full of all resolutions that are presented for Planning Commission consideration on tonight's agenda and all such resolutions shall be read by title only.
7. BUSINESS ITEMS.
 - A. PLANNING APPLICATION NO.10-10; APPLICANT: Mr. & Mrs. Mario Ramirez; LOCATION: 4629 Marloma Drive; A Neighborhood Compatibility Determination for single story additions and a Minor Deviation to decrease the required front yard area by not more than 10%. (JM)
8. PUBLIC HEARINGS.
 - A. PLANNING APPLICATION NO. 33-04; APPLICANT: Butcher Ranch Subdivision; LOCATION: N/E corner PVDN and PVDE. A request for a Tentative Tract Map to subdivide an 8.55 acre site into 14 lots, consisting of 11 residential lots, two landscape lots, and one zoned for Commercial-Recreation, and the vacation of the Casaba Road right-of-way. (KT)
 - B. PLANNING APPLICATION NO. 05-10; APPLICANT: City of Rolling Hills Estates; LOCATION: City-wide; Proposed revisions to Chapter 17.59 (Water Efficient Landscaping) of the Rolling Hills Estates Municipal Code. (NC)
9. COMMISSION ITEMS.
10. DIRECTOR'S ITEMS.
11. MATTERS OF INFORMATION.
 - A. Park and Activities Minutes (April 6, 2010).
 - B. City Council Actions (April 13, 2010).
12. ADJOURNMENT.



Staff Report

City of Rolling Hills Estates

DATE: April 19, 2010

TO: PLANNING COMMISSION

FROM: KELLEY THOM, ASSOCIATE PLANNER

SUBJECT: PLANNING APPLICATION 33-04
APPLICANT: GARY BUTCHER
LOCATION: NORTHEAST CORNER OF PALOS VERDES DRIVE NORTH AND
PALOS VERDES DRIVE EAST

OVERVIEW

The subject request is for approval of a Tentative Tract Map No. 52214, a Neighborhood Compatibility Determination and a Grading Plan to establish a subdivision including 11 residential lots, two landscape lots, and one Commercial Recreation (C-R) designated lot in the RA-20,000 and C-R Zones, and a Mitigated Negative Declaration under the California Environmental Quality Act (CEQA), finding that the project, with mitigation measures, will not have a significant impact on the environment.

BACKGROUND

Revised Application Filed:	4.30.09
Application Deemed Complete:	5.14.09
Public Notices Mailed:	2.17.10
Public Notices Posted:	2.17.10
Public Notices Published:	2.25.10

On August 15, 2005 and September 19, 2005, public hearings for the project were held before the Planning Commission. As noted in the staff report and minutes (attached) the Planning Commission continued the project to allow time for a further comment review period of 30 days beginning on August 16, 2005 and ending on September 15, 2005, and for preparation of the final Response to Comments document and distribution of the document to the California Department of Fish and Game (DFG).

On November 1, 2005, a public hearing for the project was held before the Planning Commission. As noted in the staff report and minutes (attached) the Planning Commission continued the project to allow time for the applicant to further review the project in consideration of the comments received from the Planning Commission. In general, the Planning Commission requested a reduction of site grading, grading modifications to more closely following natural site contours, and a reduction or alteration to the lots in the cul-de-sac area. Furthermore, the Planning Commission directed staff to investigate the cost of mitigation for the loss of the ravine area.

On December 5, 2005, a public hearing for the project was held before the Planning Commission. As noted in the staff report and minutes (attached) the Planning Commission directed staff to prepare a resolution to the City Council recommending denial of the project and the associated Mitigated Negative Declaration.

At the January 17, 2006 Planning Commission meeting, the Planning Commission approved Resolution No. PA-33-04 recommending denial of the proposed application and associated Mitigated Negative Declaration to the City Council. In general, the Planning Commission felt that the project should be denied because the proposed grading of a balanced cut and fill of 41,600 cubic yards is excessive and does not retain the natural topography of the existing site, the project proposes undesirably small lot widths in the westerly portion of the proposed tract, the project design should avoid filling of the ravine area in the westerly portion of the project site or include offsite mitigation for the loss of the ravine area, and additional environmental review should be performed specifically related to the loss of the ravine area which may warrant preparation of a full Environmental Impact Report (EIR).

On February 14, 2006, a public hearing was held before the City Council as a response to the applicant's request for a continuation of this project to a date uncertain in order to work with staff to revise the project pursuant to the direction of the Planning Commission.

On April 5, 2010, the Planning Commission opened the public hearing, took no public testimony, and continued the application to April 19, 2010, at the applicant's request.

Approval of a Tentative Tract Map is required under Section 66426 of the California Government Code and Chapter 16.12 of the Municipal Code.

Approval of a Grading application is required under Section 15.04.040 of the Municipal Code for any importation onto or exportation from any site in the City which exceeds 20 cubic yards of earth or any vertical change in the grade of any site which is 3' or more.

Approval of a Mitigated Negative Declaration is required under the California Environmental Quality Act (CEQA), finding that the project, with appropriate mitigation measures as stated in the Initial Study, will not have a significant impact on the environment.

The subject property is located on the northeast corner of Palos Verdes Drive North (PVDN) and Palos Verdes Drive East (PVDE) and is zoned RA-20,000 and Commercial Recreation (C-R). The General Plan Land Use designation for the site is Low Density Residential and Commercial Recreation, and the property is located in General Plan Land Use Planning Area Number 1. As discussed further below, the project site is subject to the Horse, Cultural Resource, Scenic Corridor, and Ecological Resource Overlay designations in the General Plan.

The subject property is 7.55 acres in size and presently vacant except the southwesterly corner which is developed with a small office building (formerly used by ReMax).

The site is generally surrounded by residential, commercial recreation, and open space uses. To the north is the Rolling Hills Country Club and Jack Kramer Tennis Club zoned C-R. To the east, across Montecillo Drive, is the Montecillo residential community zoned RA-20,000 and a portion of Rolling Hills Covenant Church zoned Institutional. To the south, across PVDN, is the Palos Verdes Reservoir zoned Open Space/Recreation (OS-R) as well as a portion of Rolling Hills Covenant Church zoned Institutional. To the west, across PVDE, is Dapplegray Park and the Dapplegray residential community zoned RA-20,000.

The following is a list of past discretionary permits for the subject property that are relevant to the subject request:

- P-156-77: Approved a General Plan Amendment from Commercial Recreation to Low Density Residential;
- ZC-102-78: Approved a Zone Change from Commercial Recreation to RA-20,000;
- P-176-81/Tentative Tract Map No. 35558: Denied a request for approval of a Tentative Tract Map;
- V-103-84: Denied a request for a Variance to permit a lesser lot depth than required by Code for Tentative Tract Map No. 35558;
- PA-13-98: Request for a Tentative Tract Map, Grading Permit and General Plan Amendments to: 1) to remove the Horse Overlay zone; and 2) rezone a portion of the property from Commercial Recreation to RA-20,000 (Withdrawn).

DISCUSSION

Revised Plans

Based on the previous comments from the Planning Commission as reasons for recommending denial of PA-33-04, the applicant has revised the project to address those issues. Pursuant to comments received at the Planning Commission public hearing on January 17, 2006, the Commission felt that the project should be denied because:

- The proposed grading of a balanced cut and fill of 41,600 cubic yards is excessive and does not retain the natural topography of the existing site;
- The project proposes undesirably small lot widths in the westerly portion of the proposed tract;
- The project design should avoid filling of the ravine area in the westerly portion of the project site or include offsite mitigation for the loss of the ravine area, and additional environmental review should be performed specifically related to the loss of the ravine area which may warrant preparation of a full EIR.

In addition, staff previously recommended conditions of approval for the project which are as follows:

- That the nine Pepper trees surveyed by the applicant (as previously provided to the Planning Commission) be saved in place or relocated onsite;
- That a tree survey of the entire site be conducted to determine if additional existing trees can be saved in place or relocated onsite;
- That a white three-rail fence be required along PVDN and PVDE subject to review of the Park and Activities Commission during final landscape plan review; and
- That any subdivision walls or berms proposed should also be reviewed in conjunction with final landscape plan review.

Under the current proposal, the project revisions include:

- Reducing the amount of grading on the site;
- Reducing the number of proposed residences from 13 to 11 homes;
- Increasing lot widths for the westerly lots;
- Limiting development of the existing ravine "greenbelt" area;
- As a result of a tree survey of the entire site, 26 existing trees will not be disturbed during grading;
- 67 trees would be replanted on native slope and at the proposed mini-park; and
- Providing white three-rail fences along Palos Verdes Drive North;

As proposed, the subject property would be subdivided into 11 residential lots zoned RA-20,000, two landscape lots and one C-R designated lot. The project would also include the demolition of the existing vacant single-story commercial building (the former ReMax building) and associated parking lot located on the corner of PVDN and PVDE. The proposed residential lots would have a minimum size of 20,000 sq. ft. All of the residential lots (Lots 2-12) would be developed with single-family residences, which range in size from 3,500-4,700 sq. ft., with opportunities for private equestrian facilities (horse arenas) of a minimum of 800 sq. ft. Along the rear of Lots 2-8 and a portion of Lot 9, the proposed site plan identifies a "greenbelt" area which would not be a dedicated open space, but would rather be a feature within the proposed lots. As proposed, the residential lots would be located along the northwestern edge of Casaba Road, which is accessed from Montecillo Drive and would terminate in a cul-de-sac at its westerly end. According to Tentative Tract Map No. 52214, Casaba Road would be a private street and would not be gated.

In addition to the residential lots, the project includes two landscape lots. At the northeast corner of PVDN and PVDE, an 11,187 sq. ft mini-park (Lot 1) is proposed for passive recreational use and would be dedicated to the City. Adjacent to PVDN, a landscape buffer (Lot A) which includes Casaba Road, would be maintained by the future homeowner's association. In the northeasterly corner of the property, adjacent to the Jack Kramer Tennis Club, (Lot 13) a vacant 25,526 sq. ft. lot would remain zoned for Commercial Recreation (C-R).

It should be noted that as part of the Initial Study and Mitigated Negative Declaration, the proposed residences have been reviewed for Neighborhood Compatibility by the City's environmental consultant, John Bellas (Willdan) and the applicant has provided project plans which are included separately.

In the project presented to the Planning Commission in November 2005, a balanced cut and fill of 41,600 cubic yards was proposed and included the filling of the approximately 65,000 square foot ravine. Under this proposal, the site grading would consist of 16,815 cubic yards for cut, 12,795 cubic yards for fill, and a net of 4,020 cubic yards for export. It should be noted that the proposed grading would result in the partial filling of the existing ravine along the easterly portion of PVDE (Lots 2-4) with the direct loss of approximately 1/3 of the riparian area. As identified as a "greenbelt" on the proposed site plan, the remaining riparian habitat would be a component of 8 of the residential lots (Lots 2-9). While the vegetation in the greenbelt would not be removed for project grading or construction, future homeowners could choose to remove vegetation from the greenbelt area for property improvements or maintenance purposes if not

otherwise restricted. In addition, the proposed grading would result in pad elevations of 338' at the highest point for Lot 2 (nearest the corner of PVDN and PVDE) gradually decreasing to 325' for Lot 12 (nearest Montecillo Drive). Lots 2 and 3 are approximately 12' and 23' lower than the intersection of PVDN/PVDE respectively. Grading would also result in the gradual downward slope of the site from PVDN northerly toward the Rolling Hills Country Club property. The site would drain northerly toward the Rolling Hills Country Club property, and the Country Club has indicated that drainage will be accepted. In addition, retaining walls are proposed along a portion of the southerly and westerly property boundary, adjacent to PVDN and PVDE.

To accommodate the proposed building pads and street, large trees on-site are proposed to be removed. Previously, staff recommended a condition of approval for the project requiring that certain trees be saved or relocated. Furthermore, consistent with requirements of other Tentative Tract Maps (i.e., Vantage Point and Peppertree Lane), staff recommended as a condition of approval requiring a survey of all remaining trees on-site to determine if they can be preserved in place or relocated on site in conjunction with the subject application. In the current proposal, the plans indicate that 26 existing trees will not be disturbed during grading, and 67 trees would be replanted on native slope and at the proposed mini-park. In addition, many of the existing trees on Lot 2, adjacent to PVDN, will be preserved in-place.

The property is within a Horse Overlay designation in the General Plan. Accordingly, a 15'-wide bridle trail is proposed along the western and northern edges of the project site.

Project Overview

General Plan Applicability

The purpose of the General Plan is to provide a comprehensive, long-range plan designed to serve as a guide for the physical development of the City. The General Plan consists of an integrated and internally consistent set of goals, policies, and implementation measures. The Municipal Code is a tool to implement the General Plan's goals, policies, and implementation measures. The City's present General Plan was adopted on August 18, 1992 (Housing Element – June 23, 2009) in accordance with Title 7, Chapter 3, Article 5 of the Government Code.

The subject site is primarily designated for Low Density Residential Uses in the General Plan. This designation is implemented by the RA-20,000 and RPD zone designations and permits single-family detached residential units with a maximum density of two units per acres and a population density of six persons per acre. Accordingly, 15 residential units and 45 persons would be permitted for the 7.55-acre property. Given that 11 lots are proposed (which would accommodate one home each), the project conforms to General Plan requirements for units per acre, and according to the City's Public Facilities Impact Fee Report, the average household size for the City's single-family units is 2.77 persons per household. Using this household site, the project would increase the City's population by 31 residents, which represents a 0.38% increase in the City's population.

The site is further subject to four General Plan Overlay designations as described below. A discussion of the applicability of the overlay designation to the subject project is also provided.

Horse Overlay - This designation identifies areas where the keeping of horses is permitted and requires the preservation of these areas. The project design anticipates equestrian use of the lots in addition to single-family homes. A 15'-wide bridle trail is proposed along PVDE at the western edge of the subject property and along the northerly property line to the rear of lots 1-12. The proposed trail would provide access from each of the proposed residential lots, along the northerly and westerly edges of the development, and into the City's larger bridle trail system.

Cultural Resources Overlay – This designation applies to those areas that have been designated as having a high sensitivity for cultural resources and where future development may affect these resources. The Conservation Element of the General Plan details appropriate actions that must be followed when property is included within this designation. Given that the subject property is within an area designated as high sensitivity for cultural resource, a Phase 1 Cultural Survey was completed in 1998 by John Minch and Associates, Inc. as required by General Plan Policy 3.1 and Implementation Policy 3.1.1 of the Conservation Element. Three items of prehistoric data were located on the parcel during the survey. Although Minch and Associates believed that the items found were isolated, they recommended that a qualified archaeologist supervise the monitoring of the parcel while it is graded for development and that if any archaeological sites, features, or burials are found during the grading operations, work should be stopped until proper cultural resource monitoring recommendations and notifications can be made and implemented. This item is discussed further in the project Initial Study (previously provided to the Planning Commission) which includes a Mitigation Measure requiring grading and excavation activities to be supervised by qualified archeological/paleontological monitors and indicates subsequent procedures if artifacts are found.

Scenic Corridor Overlay – This designation applies to all properties on major roadways, where scenic vistas, as designated in the Conservation Element of the General Plan are located. PVDN and PVDE are designated scenic corridors. The Conservation Element of the General Plan (pages 5-19 and 5-20) indicates standards that must be adhered to in future development along scenic corridors. Generally, these standards strive to ensure that street views will not be diminished by future development. Several standards are indicated for lighting, utilities, and structures which will be reviewed in conjunction with any proposed homes on the subject site in the future. With regard to grading, which is applicable to the subject request, standards require that site preparation or cutting of hillsides will be conducted in a manner where it is least visible from designated scenic corridors. No major hillsides are proposed to be cut as part of this application. Staff believes graded pads will not be largely visible from the street or detract from the street scene given that they are slightly lower than street elevation. Furthermore, the applicant proposes a private linear landscape area along the majority of PVDN which will enhance the street view. Finally, the addition of the public landscape area at the immediate corner of PVDN and PVDE will enhance the appearance of northeast corner of this intersection. Standards for the Scenic Corridor Overlay also encourage equestrian and bicycle routes where feasible. It can be noted that the addition of the equestrian trail along PVDN will comply with this standard.

Ecological Resource Overlay –This designation applies to those portions of the City where sensitive habitats are located. The Conservation Element of the General Plan indicates specific guidelines that must be adhered to when planning and developing these areas. Given that the subject property is within an area designated as high sensitivity for ecological resources, a biological assessment was conducted by Frank Hovore Associates in conformance with requirements indicated on Page 5-17 of the Conservation Element. The assessment concludes that the project is not anticipated to result in any direct or indirect adverse impacts to any agency-listed sensitive plant or animal species. No threatened, endangered or otherwise listed species are known to occur within the zone of direct or indirect project effects. The ravine along PVDE was the source of a Department of Fish and Game (DFG) arbitration decision in 1979 which concluded that the project site is not subject of DFG jurisdiction. The applicant contacted DFG in February of 2005, and DFG did not indicate a need to change the 1979 decision. However, in response to a comment letter received from the California Department of Fish and Game (dated March 11, 2010) on the proposed Mitigated Negative Declaration, additional biological investigations will be

conducted at the project site which is discussed further discussion in the Initial Study and Negative Declaration section of this report.

As previously discussed, one lot within the subject subdivision is designated Commercial Recreation in the General Plan. The Commercial Recreation designation provides for archery ranges, tennis courts, equestrian facilities, riding clubs, golf courses, and country clubs with a maximum floor area ratio of .25 to 1. The establishment of this lot in conjunction with the subject application would reflect the existing Commercial Recreation designation in the General Plan and C-R designation in the Zoning Code. Thus, establishment of the lot is consistent with General Plan requirements. No use of the lot is proposed with this application, and future use would be subject to further review when proposed.

Zoning Applicability

RA-20,000 Zone

Requirements of the RA-20,000 zoning designation are set forth in Chapter 17.10 of the Municipal Code. This zone designation, in part, requires that each lot be a minimum of 20,000 square feet in size. The following table provides the area of each proposed RA-20,000 zoned lot:

Lot	Land-Use	Lot Area
A	Casaba Rd and Landscape Buffer	21,360 s.f.
1	Mini-Park	11,187 s.f.
2	Residential	32,177 s.f.
3	Residential	32,177 s.f.
4	Residential	21,821 s.f.
5	Residential	20,032 s.f.
6	Residential	20,060 s.f.
7	Residential	20,060 s.f.
8	Residential	20,060 s.f.
9	Residential	20,060 s.f.
10	Residential	20,000 s.f.
11	Residential	20,047 s.f.
12	Residential	28,830 s.f.
13	Vacant	25,526 s.f.

As indicated above, all proposed residential lots comply with the minimum required area of 20,000 square feet. Furthermore, the RA-20,000 zone requires a minimum lot width of 85' and a minimum depth of 150'. As indicated on the Tentative Tract Map, lot depths vary between approximately 165' for Lot 12 to approximately 273.55' for Lot 2 (exclusive of the private street) in compliance with depth requirements. With regard to required lot width, Lots 5 through 12 provide a minimum width of 85', while Lots 2 through 4 provide less than 85' along the street frontage. It can be noted, however, that these lots are located on the cul-de-sac and that previous Tentative Tract Maps (i.e., Vantage Point, Hillcrest Manor) have been approved with less than required width dimensions in cul-de-sac situations. Each lot does provide at least 85' in width at some point moving back from the street.

Neighborhood Compatibility

In addition to complying with the residential development standards for the RA-20,000 Zone, the proposed residences were reviewed under the Neighborhood Compatibility Ordinance, as set forth in Chapter 17.62 of the Municipal Code. The Neighborhood Compatibility Ordinance sets performance standards requiring new construction to be "compatible" with the surrounding

neighborhoods. The project site is surrounded by the Rolling Hills Country Club and Kramer Tennis Club to the north, PVDN to the south, Montecillo Drive to the east, which is the closest residential neighborhood to the site, and PVDE to the west. As a result, the proposed development would function as its own neighborhood, and would include eight different residential models which include single-story, two-story, and split-level homes (for tiered lots). These homes are planned with varying architectural styles classified by the project architect as Traditional, Craftsman, and French Country.

Given that the existing architectural style of the homes in the adjacent Montecillo neighborhood is primarily California Ranch, with occasional Craftsman units/elements and include one- and two-story structures, the proposed residences would be reasonably consistent with the architectural themes, scale and development density in the Montecillo neighborhood. In addition, since the closest residential property is more than 300 feet away from the project site, the proposed residences meet all setback requirements and orient the front porches, rear patios, and balconies to not face into the neighboring properties, and the location of the homes is in a slightly depressed area in the landscape, the proposed development would appear to comply with the Neighborhood Compatibility Ordinance.

C-R Zone

Requirements of the C-R Zone are set forth in Chapter 17.22 of the Municipal Code. Lot 13 of the subject application is proposed to be zoned C-R in conformance with existing zoning for the area. The C-R zone requires a minimum lot area of two acres for any lot created after June 30, 1975. Lot 13 is .58-acre in size and, thus, does not meet this requirement. As indicated in the Background section of this report, the zoning designation was changed from C-R to RA-20,000 in 1978 for the majority of the Butcher property. Given that the Lot 13 area was not included in that zone change application, the substandard lot area with a C-R zone designation was established at that time. Given that the subject request is in conformance with the existing zone designation for the lot and that the substandard lot area is not being created by the subject request, staff supports the establishment of the lot as proposed.

As discussed in previous staff reports, the Jack Kramer Tennis Club representatives have expressed potential interest in purchasing Lot 13 (formerly known as Lot 14) for incorporation into its facilities. Incorporation of the lot into this larger facility would result in an overall development of over two acres for the entire Jack Kramer Tennis Club in conformance with zoning requirements. It can also be noted that Butcher representatives expressed interest in purchasing a property located at the southwest corner of Montecillo Drive and Casaba Road (immediately adjacent to the subject subdivision) which is owned by the Jack Kramer Club and zoned RA-20,000. However, this property is not part of the current entitlement request and the Initial Study only analyzed the development of the proposed 11 residential lots. It is possible that said RA-20,000 zoned property may be incorporated into the subject development at a future time. To date, the applicant has met with the Kramer Club and it appears that there is genuine interest moving the project forward to facilitate a land swap.

Grading

Requirements for grading in residential districts are set forth in Chapter 17.07 of the Municipal Code. The purpose of the chapter is to preserve and promote the City's rural character through development that protects the hillsides and topography and the public health, safety and general welfare of the residents of the city. Staff believes that the grading of the property, as discussed in the Project Overview section of this report, is appropriate for the site and would not be detrimental to the public health, safety, and general welfare.

Tentative Tract Map

Regarding tract maps, Chapter 16.12 of the Municipal Code requires that the plan must be prepared by a registered civil engineer for all public works improvements to be constructed as a condition of the subdivision and for all site development including (but not limited) to grading, drainage facilities, and structures in accordance with the City standards. Furthermore, plans for all irrigation and landscaping subject to the approval of the Planning Director and a plot plan showing details of the entire development and all improvements to be constructed are required. Pursuant to Chapter 16.04 of the Municipal Code, the Planning Commission's actions shall be as an advisory agency only, and all actions of the Planning Commission with reference to tract maps shall be reported to the City Council who shall act approve, deny or conditionally approve the map. Thus, the Planning Commission's action on the subject request shall serve only as a recommendation to the City Council.

The Tentative Tract Map was routed to other affected public agencies and service providers for review. The City Engineer, City Traffic Engineer, and Fire Department provided conditions of approval for the map. These conditions generally involve requirements pursuant to the Subdivision Map Act as well as project level requirements such as requirements for stop signs and fire hydrants. Staff supports approval of the Tentative Tract Map subject to these conditions which will appear in the resolution recommending approval of the project to the City Council for review by the Planning Commission.

Landscaping and Irrigation

Chapter 17.59 sets forth requirements for developer-installed landscaping in excess of 5,000 square feet in residential subdivisions. The chapter requires that final landscape plans be reviewed by the Park and Activities Commission for said projects. Given that each home will have at least a 5,000 square foot private landscaped area, compliance to the City's Water Efficiency Ordinance and a final landscape plan review will be required.

Staff believes that a white three-rail fence should be installed along the boundaries of the subdivision on PVDN and PVDE in conjunction with the project to provide compatibility in appearance of this and other properties along these streets. Staff recommends that the Park and Activities Commission review said fences in conjunction with the final landscape plan. Furthermore, staff believes that any walls or berms proposed for the project should be also be reviewed at that time. A condition of approval for the project will require review by the Park and Activities Commission of the final landscape plan, white three-rail fences, and any proposed walls or berms.

Initial Study and Negative Declaration for the California Environmental Quality Act (CEQA)

The proposed development has been defined as a project under the California Environmental Quality Act (CEQA), which requires completion of an Initial Study to determine if the project would have significant impacts on the environment. The City contracted with Willdan Associates to perform the Initial Study which was provided to the Planning Commission under separate cover on March 18, 2010 accompanied by a Mitigated Negative Declaration and associated Notice of Intent to Adopt a Mitigated Negative Declaration.

As required by CEQA, a 30-day public comment period beginning on February 16, 2010 and ending on March 18, 2010. The Notice of Intent to Adopt a Mitigated Negative Declaration, Negative Declaration, and Initial Study were routed to the State Clearinghouse, adjacent cities, all property owners within 500' of the project site, and other interested parties. The notice provides a brief description of the project, the Planning Commission public hearing date/time/location, how to obtain detailed information about the project (including the Initial

Study document), and the Planning Commission's intent to adopt the Mitigated Negative Declaration. The Initial Study was posted on the City's website and provided at the public counter for review. Copies of the Initial Study, Mitigated Negative Declaration and Notice were also provided to the adjacent Peninsula cities and the County of Los Angeles.

Mitigation Measures are included in the Initial Study and Mitigated Negative Declaration for the categories of Land Use/Planning, Aesthetics, including Neighborhood Compatibility Analysis, Transportation/Traffic, Air Quality, including Greenhouse Gas (GHG) Emissions, Biological Resources, Cultural Resources, Geology and Soils, Hydrology, and Utilities and Service Systems.

Response to Comments

Currently, four letters were received on the proposed Initial Study and Mitigated Negative Declaration during the public review period. The comment letters, which are accompanied by staff's response in the Response to Comments document (attached), include discussion of the project's wastewater discharge issues and project impacts on potential biological resources.

As a result of the concerns raised by the California Department of Fish and Game, additional biological investigations will be conducted at the project site, including surveys for Western Spadefoot and Least Bell's Vireo, conducting an updated vegetation survey and preparing an updated vegetation mapping of the site, and preparing a report of the findings.

John Bellas of Willdan Associates, who prepared the Initial Study, will be at the public hearing to answer any related questions.

FINDINGS & RECOMMENDATION

In response to the California Department of Fish and Game comments on the proposed Initial Study and Mitigated Negative Declaration, additional biological investigations will be conducted at the project site, and as such, staff recommends that the Planning Commission continue PA-33-04 to a date uncertain.

Staff recommends the Planning Commission

1. Open the Public Hearing;
2. Take public testimony;
3. Discuss the issues; and
4. Continue PA-33-04 to a date uncertain.

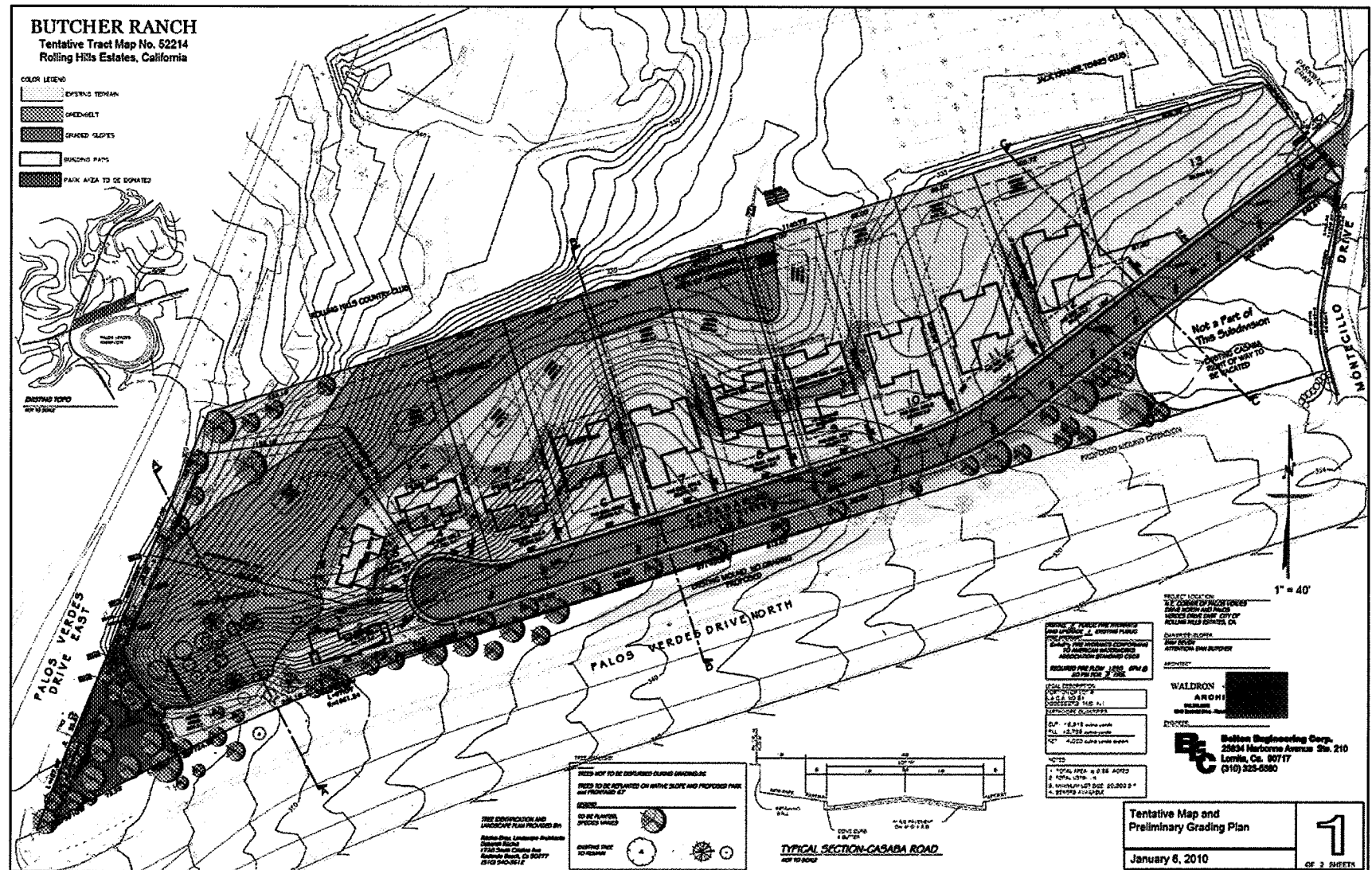
Exhibits

Attached

1. Response to Comments
2. Minutes and Staff Reports dated August 15, 2005, September 19, 2005, November 1, 2005 and December 5, 2005

Separate
Plans

FIGURE 3: PROPOSED SITE PLAN





MEDIA STATEMENT

For Immediate Release

Contact: Elise Swanson
(310) 241-0699 or
(310) 590 – 6311 (cell)

SFI Bridgeview, LLC Announces Ownership of Ponte Vista at San Pedro

April 2, 2010 (San Pedro, CA). SFI Bridgeview, LLC, a subsidiary of iStar Financial Inc., a leading publicly traded finance company focused on the real estate industry, announced today that it has taken ownership of Ponte Vista, a 62-acre residential property located on Western Avenue in the community of San Pedro, in a negotiated transfer of the property.

iStar Financial was the primary lender for the Ponte Vista project since 2005, and will lead the development as it moves through the entitlement process in the City of Los Angeles.

"We look forward to working with Harbor Area residents to build a high-quality, sustainable community that we can all be proud of and enjoy," said Michael Dorsch, Executive Vice-President at iStar Financial. "We plan to work with the community, Councilwoman Hahn, and the Planning Commission to move the development forward as expeditiously as possible."

With an asset base in excess of \$15 billion, iStar is one of the country's largest publicly traded commercial real estate finance companies, managing nearly 40 million square feet of high-quality real estate located across the country. iStar, headquartered in New York City with offices in Santa Monica and Irvine, has extensive experience in the Southern California real estate market. Currently, approximately \$1.3 billion of the Company's total assets are located in the Southern California region.

"iStar has closely followed the Ponte Vista development process and understands the concerns that have been raised by area residents over the past several years," stated Dorsch. "We ask the community for patience while we work to develop a revised plan that reflects the valuable community input that has been voiced in the various hearings and open houses held on the project."

For more information, please contact the Ponte Vista Community Outreach Office at (310) 241- 0699.

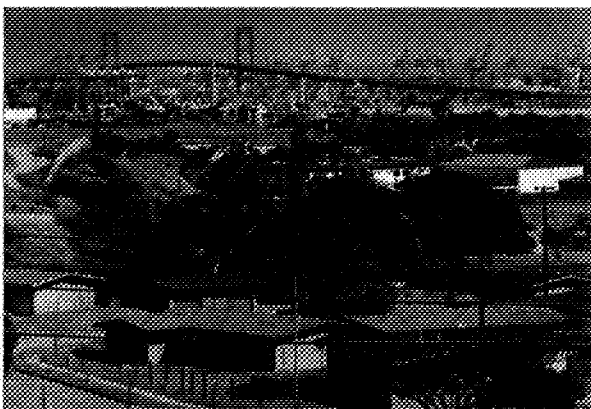
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DailyBreeze.com

Ponte Vista back to square one; project returns to investor

By Donna Littlejohn Staff Writer

Posted: 04/05/2010 05:43:30 PM PDT



The slow economy has led to San Pedro's long planned Ponte Vista project being turned over to primary investor iStar. The company will now have to revise plans for the project. (Robert Casillas/Staff Photographer)

For good or ill, few projects get done quickly in San Pedro.

And Ponte Vista - the large-scale housing development planned on 62.5 acres of surplus Navy property - surely is no exception.

Mired in controversy since it was first proposed in 2005, Ponte Vista now has been hit hard by the plunging economy. It has already been through a few incarnations and now is about to

present yet another.

Last week, it was announced that the project has been turned back over to its chief investor, iStar Financial Inc., which will again re-evaluate building and density plans for the site on Western Avenue.

"Unfortunately, Ponte Vista has been subjected to the current economic ills affecting the country and because of that, there's been an orderly transferring of the property back to the (primary) lender," said Elise Swanson, who is serving as a consultant to the newest team taking over the development.

Gone is DLJ Real Estate Capital Partners, a subsidiary of Credit Suisse that took over the project after Bisno Development was bumped in December 2008.

Taking over is SFI Bridgeview, LLC, a subsidiary of iStar Financial Inc.

"iStar has just begun an assessment of the status of the project and they're reviewing all the community input from the past," Swanson said, adding the company is putting together yet another new project team for Ponte Vista. "They've just taken title to the property. They want to take some time before they come back to the community to make sure there's a thoughtful approach."

The primary disagreement remains over density and traffic impacts. As first laid out in 2005, the

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project called for 2,300 homes to be built. That was later reduced to 1,950, a number turned down by the Los Angeles Planning Commission.

Before talks were suspended, housing numbers had been bumped down to between 500 and 1,395.

"It's just got to be recognized that we're transportation corridor poor being on a peninsula," said Jerry Gaines of San Pedro who served on the community's Ponte Vista task force.

"The community's been very clear that they want somebody who will address the traffic needs," said John Greenwood of San Pedro, who was chairman of the committee. "I don't think anybody has done that yet."

Vacant Navy homes still sit on the property across from Green Hills Memorial Park. A herd of about 80 sheep and goats graze the property to keep the weeds down and Ponte Vista still maintains an open office in a trailer on the site.

"I would like to see something built, those places are getting worse and worse," Greenwood said. "I'd like to see the right kind of development there."

While the debate over density and traffic has yet to be resolved, Gaines agreed that the property shouldn't continue to sit vacant.

"I'm sure that at some point people realize they

don't want a continuous eyesore there," Gaines said. "The community does need housing. This is a working asset and it would be ridiculous to watch the sheep out there graze for the next 15 or 20 years."

Swanson said it is anticipated that the new team will be ready to go public with some of their ideas in two to four months.

"They are committed to working with this community to determine what development at Ponte Vista is a 'fit,'" she said. "They're very interested in doing a high quality project."

"I keep hoping someone will get it right," Greenwood said of the plans. "We're still waiting."

Gaines noted that the economic climate is vastly different from that in 2005 when developer Bob Bisno purchased the land for \$125 million.

The city union members targeted to purchase the future homes have also since fallen on hard times of their own.

Developers have to look at "what's affordable and what's achievable in today's market," Gaines said. "Most of the existing (new housing) stock is leasing rather than selling. But at some point that property needs to be utilized."

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