
VIII LAND USE ELEMENT



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VIII Land Use Element

The State of California requires a Land Use Element to be included in every local government's general plan. According to California's 2017 *General Plan Guidelines*, the Land Use Element must designate the proposed general distribution and location and extent of the uses of the land for housing, business, industry, and open space, including agriculture, natural resources, recreation, enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. The location and designation of the extent of the uses of the land for public and private use must consider the identification of land and natural resources suitable for designation in the Conservation and Open Space Element. The Land Use Element must also include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan. Additionally, the Land Use Element shall identify and annually review those areas covered by the plan that are subject to flooding identified by floodplain mapping prepared by the Federal Emergency Management Agency (FEMA) or the Department of Water Resources.

The City's Land Use Element is a composite of the other elements of the General Plan. The determination of appropriate land uses is derived from the natural environmental, socio/cultural, and urban environmental constraints and opportunities analyzed throughout the General Plan. Other sections of the General Plan also contain land use policies.

Determinants of appropriate uses include the following:

- Natural environmental constraints: climate, geotechnical factors, hydrology, and biotic resources.
- Social and cultural resources and needs of the community and region.
- Existing and future adjacent development patterns, intensities, and structural types.
- Capacity of infrastructure, both local and regional.
- Safety.
- Visual and noise considerations.

In the original General Plan, where it was determined that there were no constraints severe enough to preclude development, areas were then analyzed for appropriate uses, based on all determinants, and controls that might be necessary to preserve and/or enhance environmentally sensitive areas. Since the adoption of the first General Plan, developable areas of the City have become nearly built out. As such, the discussion of land uses now focuses on describing existing conditions to be preserved and policy direction for those few sites that still remain to be developed. Descriptions of each land use and residential density based on the determinants follow below in addition to the concepts of overlay control districts and specific plan areas.

There are two broad classifications of land use in the City: Natural Environment/Hazard Areas and Urban Activity Areas.

- The Natural Environment/Hazard Areas include areas that possess extreme physical constraints due to the impacts of features such as active landslides, sea cliff erosion, and extreme slopes. They also represent areas designated as Open Space Preserve, which make up the City's Palos Verdes Nature Preserve.
- The Urban Activity Areas include the Residential (also discussed in the Housing Element), Commercial, Institutional, Recreational, Agricultural, and Infrastructure Facility land use designations.

Also included in the General Plan is the analysis of population and housing trends from the City's incorporation to "build out" in 2030. This Element also discusses the application of special districts such as Overlay Control Districts and the Specific Plans that have been adopted for certain sites or areas within the City. This Element briefly discusses the compatibility of development activity in adjacent jurisdictions as it related to the City. Finally, this Element enumerates the City's land use policies.



1 Goals

1. Provide for land uses that will be sensitive to and enhance the natural environment and character of the City; supply appropriate facilities to serve residents and visitors; promote fiscal balance; and protect the general health, safety, and welfare of the City.
2. Carefully control and direct future growth towards making a positive contribution to all elements of the community. Growth in Rancho Palos Verdes should be a cautious, evolutionary process that considers the capacity limitations for the City, and the environmental factors and quality of life on the Peninsula.
3. Preserve and enhance the visual character and physical quality of existing neighborhoods and housing in a manner that serves the needs of the residents.
4. The City shall discourage industrial and major commercial activities that are not compatible with the terrain and environmental characteristics of a respective region of the City. Activities shall be carefully and strictly controlled and limited, giving consideration to the respective neighboring residential or open space areas.
5. Encourage the development of institutional facilities to serve the needs of its residents.
6. Endeavor to provide, develop, and maintain recreational facilities and programs of various types for a variety of activities for persons of all age groups and in all areas of the community.
7. Existing agricultural uses within the City shall be allowed so long as they are in concert with the environmental objectives stated elsewhere in the General Plan.
8. Retain the present predominance of single-family residences found throughout the City. Allow for the maintenance and replacement of existing non-conforming multifamily residential uses.
9. Control the alteration of natural terrain.
10. Preserve the rural and open character of the City through zoning, cooperation with other jurisdictions, and acquisition of open space land.

2 Policies

Compatibility of Adjacent Land Use Areas

1. Work in conjunction with neighboring jurisdictions when development plans are submitted to the City or other jurisdictions that generate impacts on the City across jurisdictional lines.

Residential

2. Require all new housing developed to include suitable and adequate landscaping, open space, and other design amenities to meet the City's standards.
3. Encourage and assist in the maintenance and improvement of all residential neighborhoods so as to maintain local standards of housing quality and design.
4. Maintain and update the Development Code with quality standards, being flexible to new technology and techniques of building, while maintaining the character of the City.

5. Require all developments that include open space held in private ownership to provide legal guarantees to protect these areas from further development and to establish mechanisms enforceable by the City to ensure continued maintenance.
6. Encourage energy and water conservation in housing design.
7. Require that development reasonably protects corridor-related views.
8. Prohibit encroachment on existing scenic views reasonably expected by neighboring residents.
9. Enforce height controls to reasonably minimize view obstructions.
10. Encourage all development to address neighboring site privacy.
11. Require all new housing and significant improvements to existing housing to consider neighborhood compatibility.

Commercial

12. Place commercial and institutional developments under the same building orientation controls as residential developments in regard to topographic and climatic design factors.
13. Require that commercial and institutional activity buffer and mitigate negative impacts on adjoining residential areas.
14. Require commercial and institutional development to be designed to maximize pedestrian safety.
15. Require that scenic view preservation by commercial and institutional activities be taken into account not only in the physical design of structures and signs, but also in night lighting of exterior grounds, such that the surface is lighted while the light source is hidden.
16. Require commercial and institutional sites to limit the exposure of parking and exterior service areas from the view of adjoining sites and circulation routes.
17. Specify the mix of standard and compact parking spaces for new development to ensure that all parking requirements are met.
18. Require adequate screening or buffering techniques for all new and existing commercial activities in order to minimize odors, light, and noise pollution.
19. Promote and encourage the improvement and redevelopment of the Western Avenue corridor.

Institutional (Public, Educational, and Religious)

20. Require any new schools and encourage existing schools to provide adequate on-site parking and automobile access.
21. Incorporate the Coast Guard Station into Lower Point Vicente Park when it is deactivated.
22. Coordinate with the School District on cross-jurisdictional issues.
23. Coordinate with the School District to ensure that facility lessees comply with City ordinances and mitigate neighborhood impacts.
24. Encourage implementation of plans for pedestrian and bicycling networks linking residential areas with schools for the safety of children.

25. Review the location and site design of future institutional uses to ensure their compatibility with adjacent sites.
26. Encourage mitigation of the adverse aesthetic impacts of utility facilities.
27. Encourage the unification of the Eastview students into the Palos Verdes Peninsula Unified School District.

Recreational

28. Encourage local groups to participate in the planning, development, and maintenance of recreation facilities.

Agricultural

29. Encourage preservation of agricultural activities.

Open Space Preserve

30. All land with an Open Space Preserve Land Use Designation shall be used in compliance with the City's Natural Community Conservation Plan / Habitat Conservation Plan (NCCP/HCP).



3 Natural Environment/Hazard Areas

Natural Environment/Hazard Areas to be maintained encompass approximately 1,710 acres of land. There are four separate land use designations (Table 1) that encompass these areas: "Hazard," "Open Space Hillside," "Open Space Preserve and "Greenways." Descriptions of each of these designations are as follows.

3.1 Hazard

The Hazard areas possess extreme physical constraints, such as active landslide, sea cliff erosion hazard, and extreme slope of 35 percent and greater. These areas will be maintained as open space at this time, with very light intensity uses permitted, such as agriculture and passive recreational activities, for the protection of public health, safety, and welfare. These relate directly back to the analysis and policies in the Conservation and Open Space Element and the Safety Element in consideration of public health and safety.

The Hazard area designation includes an area of existing properties that are part of the Portuguese Bend community, located within the active Portuguese Bend landslide. This Plan recognizes that these properties are in a density range of 1–2 dwelling units per acre (d.u./acre), overlaid with the Hazard designation. The criteria and policies to regulate this area have been codified in the City's Landslide Moratorium Ordinance (Chapter 15.20 of the City's Municipal Code), which was originally enacted in September 1978. The purpose of the Landslide Moratorium Ordinance is discussed in more detail in this Element.

The Hazard area designation also occurs on other properties throughout the City that are blufftop lots along the City's coastline. In many cases, the Hazard designation along the coastline has been applied to portions of these properties.

3.2 Open Space Hillside

The Open Space Hillside areas also are subject to extreme physical constraints and will be maintained as open space, with very light-intensity uses permitted, such as landscaping, agriculture, passive recreational activities, and very minor structures, for the protection of the public health, safety, and welfare. The constraints include active landslide and extreme slope of 35% or greater. These relate directly back to the analysis and policies in the Conservation and Open Space Element and the Safety Element in consideration of public health and safety. The Open Space Hillside areas are typically steep-sloped areas near canyons and are found on private property that contain existing residential structures and related accessory structures.

3.3 Open Space Preserve

The Open Space Preserve areas are composed of the City's Palos Verdes Nature Preserve. These are lands that have been acquired by the City as permanent open space, which are managed by the Palos Verdes Peninsula Land Conservancy. The purpose of these lands is to provide permanent open space buffers within the community, to protect sensitive plant and animal communities, and to provide opportunity for passive recreational uses that are compatible with this purpose.

The Land Use Element designates approximately 1,400 acres for Open Space Preserve. This designation includes portions of properties acquired by the City for open space purposes that previously had other land use designations such as Hazard and Residential (Table 1). These properties have primarily been consolidated under

the ownership of the City to form the “backbone” of the Preserve (refer to the Conservation and Open Space Element).

3.4 Greenways

Greenways are pedestrian and bicycle, non-motorized vehicle transportation, and recreational travel corridors that meets certain requirements, including being located adjacent to an urban waterway. Urban waterways are creeks, streams, or rivers that cross developed residential, commercial, industrial, or open space land use (Civil Code Section 816.52). While the City has various trails and pathways, none are considered greenways as there are no urban waterways as defined in Civil Code Section 816.52.

4 Urban Activity Areas

Urban Activity Areas encompass the majority of the land uses in the City, totaling approximately 6,564 acres (Table 1).

Urban Activity Areas consist of sites that have been set aside for some structured use that either directly (primary activity areas) or indirectly (secondary activity areas) serve a function oriented toward urbanization. Primary activity areas are those sites where residential, commercial, recreational, or institutional activities take place. Secondary activity areas are those sites that are used in infrastructure activities that provide service to primary urban activity areas. Since secondary activity areas were considered to be a reflection of infrastructure, they are, therefore, included in the infrastructure section of the General Plan’s Circulation Element.

The following section deals with both existing and proposed primary Urban Activity Areas. As of 2017, the City is nearly built out. As described in Table 1, limited opportunities remain for new residential or non-residential development of undeveloped land within the City. As such, new development activity is expected to be mainly limited to the re-development of existing improved sites.

**TABLE 1
LAND USE ACREAGE BY LAND USE TYPE BY 2030**

	Developed Acreage	Undeveloped Acreage	Total Acreage
Natural Environment/Hazard Areas:			1,710
Hazard	0	92	92
Open Space Hillside	0	251	251
Open Space Preserve	0	1,367	1,367
Urban Activity Areas:			6,564
Residential*	5,111	389	5,500
Commercial	273	9	282
Institutional	338	10	348
Recreational	396**	17	413
Infrastructure	21	0	21
TOTAL			8,274

Notes:

* Residential includes the combined land use designation of Residential 1–2 d.u./acre and Hazard that is found within the active Portuguese Bend landslide area.

** Recreational facilities that fall under the “Developed Acreage” column may be partially developed with buildings, other structures, landscaping, and/or hardscaping, while other portions of the same Recreational facility are undeveloped.

4.1 Residential

Residential activities are the major land use in the City (Figure 1), with existing and proposed residential uses encompassing approximately 5,500 acres (66.5% of the total land area). The predominance of residential use is based on several factors: the ability of residential activity to produce low environmental stress, the geographic location of the community with no major transportation facilities, the geology of the site, lack of market potential for any major commercial development, and need for support facilities only to meet the community's demand.

Residential Intensity and Density Standards

This element establishes several ranges of residential intensity and density standards. The density, or the number of existing and projected population per land use is shown under Section 3.4 Population Projections. The intensity ranges, which are described in more detail below, are intended to accommodate residential development spanning the spectrum from very low density, semi-rural detached homes to moderately dense, attached multifamily residences.

- **1 Dwelling Unit per 5 Acres.** Land designated in this density possesses or is immediately adjacent to sensitive plant or animal habitats, and development could have a direct effect on these habitats and/or the watershed of canyon habitats. Such land generally has slopes of 25% to 35%. It is anticipated that any future residences could be positioned in the most buildable sections of such lands, extending existing dead-end streets, and providing development types consistent with the adjacent neighborhoods, while preserving the most sensitive areas of the canyons. This development approach would serve to mitigate environmental impacts.
- **1 Dwelling Unit per Acre.** Land designated in this density in the original General Plan was of two primary types. First, areas identified in Chapter 2, Conservation and Open Space Element, as having high slopes, wildlife habitats, natural vegetation, canyons within the general area, some ancient landslide, plus some immediately adjacent areas included for continuity, are designated at this density. This density would tend to promote development that would have low environmental stress and be so designed under the use of overlay control districts that the physical and social impacts could be minimized. Much of the land originally designated at this density in these environmentally sensitive areas has now been re-designated as Open Space Preserve, as discussed above. Exceptions include the undeveloped Point View and Plumtree properties within the City's Landslide Moratorium Area. Second, areas in or near the Coastal Specific Plan District that were not yet committed to urban use at the time of the City's adoption of its first General Plan (which is further described in Section 3.6, Specific Plan Districts) was designated at this density. Since the adoption of the first General Plan, most of this land has been committed to urban use, including the Lunada Pointe and Oceanfront Estates neighborhoods and the Trump National Golf Club. There currently remain only a few vacant lots within the Coastal Specific Plan District that are designated for future development at this density, mostly within the Trump National Golf Club project.
- **1 to 2 Dwelling Units per Acre.** Land designated in this density range in the original General Plan had low and moderate physical and social constraints, such as public views and vistas, which at this density could be controlled through subdivision design. This density is compatible with the Peninsula environment and with adjacent existing densities and/or a reasonable transition between lower and higher densities. There currently remain only a scattering of vacant lots to be developed at this density, mostly within the City's equestrian neighborhoods, and along Palos Verdes Drive East and Via Campesina.

Figure 1: General Plan Land Use Map



Land Use Designations

- EQUESTRIAN OVERLAY
- OVERLAY DISTRICTS**
- NATURAL DESIGN, OC-1
- SOCIO-CULTURAL, OC-2
- URBAN DESIGN, OC-3
- NATURAL & URBAN DESIGN, OC-1 & OC-3
- AUTOMOTIVE, OC-4
- MIRA VISTA, OC-5
- LAND USE**
- OPEN SPACE PRESERVATION
- OPEN SPACE HILLSIDE
- OPEN SPACE HAZARD
- RESIDENTIAL 1-2/ OPEN SPACE
- RESIDENTIAL <=1 DU/5 ACRE
- RESIDENTIAL <= 1 DU/ACRE
- RESIDENTIAL 1-2 DU/ACRE
- RESIDENTIAL 2-4 DU/ACRE
- RESIDENTIAL 4-6 DU/ACRE
- RESIDENTIAL 6-12 DU/ACRE
- RESIDENTIAL 12-22 DU/ACRE
- CEMETERY
- COMMERCIAL RECREATIONAL
- COMMERCIAL RETAIL
- COMMERCIAL OFFICE
- INFRASTRUCTURE FACILITY
- INSTITUTIONAL EDUCATIONAL
- INSTITUTIONAL PUBLIC
- INSTITUTIONAL RELIGIOUS
- RECREATIONAL ACTIVE
- RECREATIONAL PASSIVE



Source:
City of Rancho Palos Verdes

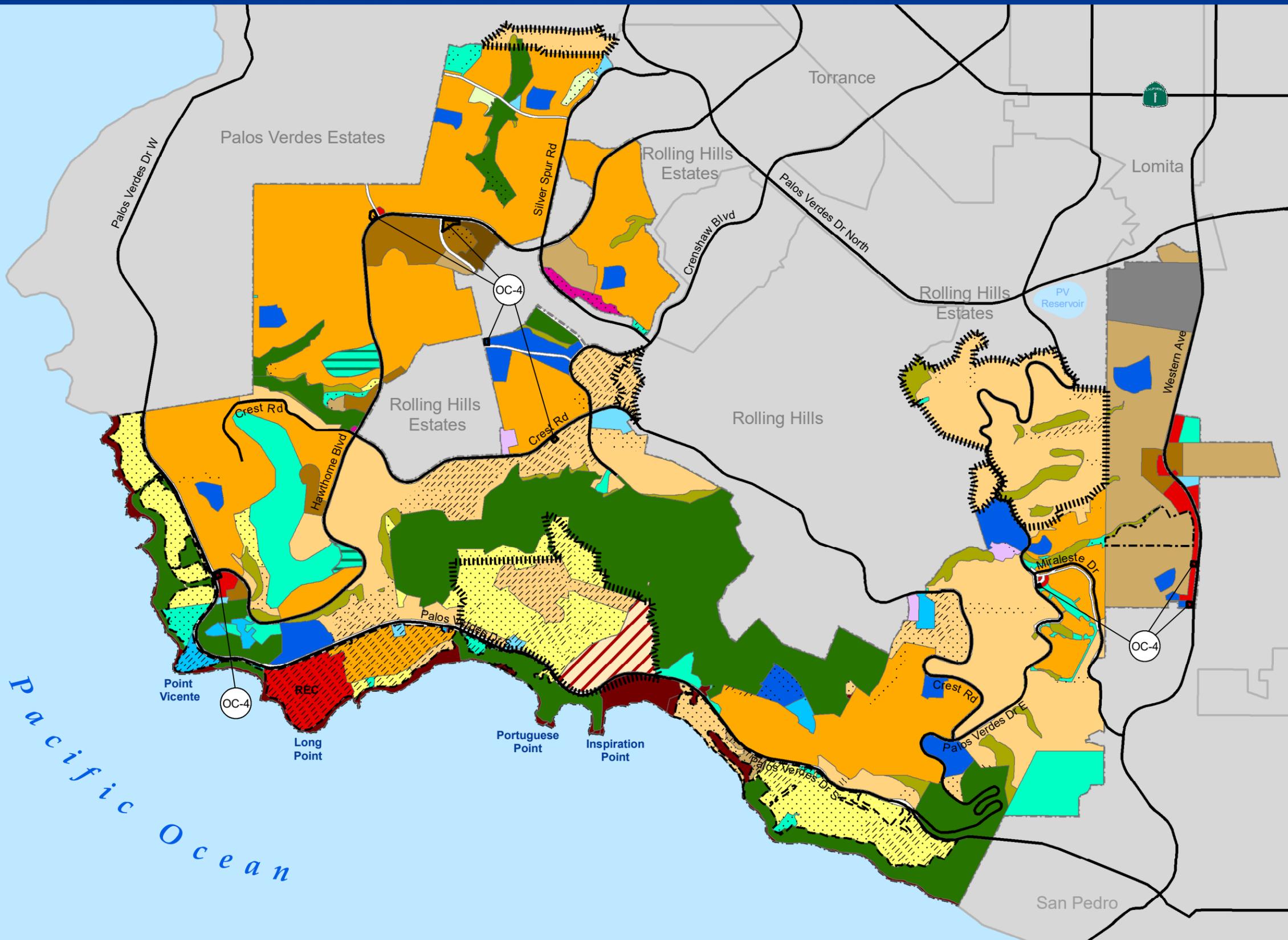


Figure 1

- **2 to 4 Dwelling Units per Acre.** Land designated in this density range in the original General Plan had low and moderate physical and social constraints and the density was compatible with the adjacent existing and future densities. There currently remain only a few, widely scattered larger parcels designated for this density that could be developed in the future.
- **4 to 6 Dwelling Units per Acre.** Land designated in this density range in the original General Plan had generally low physical and social constraints. At the time of the adoption of the City's first General Plan, most of this land had already been committed to urban use. This includes the single-family neighborhoods in the formerly unincorporated Eastview area that were annexed into the City in 1983. There currently remain only a scattering of small vacant lots to be developed at this density.
- **6 to 12 Dwelling Units per Acre.** Land designated in this density range in the original General Plan had much the same determinants as that in the 4 to 6 d.u./acre range, but the vacant sites were small and almost completely surrounded by existing high-density uses. This includes the multifamily neighborhoods in the formerly unincorporated Eastview area that were annexed into the City in 1983. No vacant parcels remain designated for this density that could be developed in the future.
- **12 to 22 Dwelling Units per Acre.** Land designated in this density range in the original General Plan mainly encompassed existing, moderate- to high-density multifamily residential projects that were constructed prior to the City's incorporation. No vacant parcels remain designated for this density that could be developed in the future.



4.2 Commercial

Commercial Land Use Designations

The Land Use Element designates approximately 282 acres for commercial use (Table 1), including the neighborhood-scale commercial centers along Western Avenue that were annexed to the City in 1983, and are analyzed as part of the Western Avenue Specific Plan Districts. Commercial activities would comprise 3.4% of the total land area, with mostly retail or office types. There is a total of 11 commercial shopping centers with approximately 240 tenants in the City. Most are single-story strip malls with an open parking lot and considered low density. There are four larger multi-story centers, two of which contains a mix of retail, office, and restaurant uses while the other two contain all office and medical uses. There is one larger hotel/resort (Terranea Resort) that is developed with sleeping accommodations, restaurants, banquet facilities, restaurants, retail shops, and golf on site.

Approximately 9 acres of vacant land are designated for new commercial office use. While this is a very small amount of commercial use, it is based on the existence of major commercial facilities in neighboring cities and the need to preserve the character of the Peninsula.

Over the course of the past 35 years, the community has become accustomed to and dependent upon certain commercial activities, which are located throughout the City. The locations of these commercial uses are on corner lots along the City's most predominant arterials or collector streets. Due to the length of time that these businesses have been in existence, and the community's demand for them, it is preferable that these sites should not revert to

the surrounding land use, but rather that the sites should retain the flexibility to either continue the existing use or revert to the underlying land use as warranted by future economic and social conditions.

Existing Peninsula-wide Commercial Uses

The major share of commercial activity on the Peninsula occurs in Rolling Hills Estates, which contains the Peninsula Center and Town & Country shopping centers, which are sub-regional shopping centers with a variety of retail outlets; the Promenade at the Peninsula which is an open-air mall with several major national retailers and a 13-screen multiplex cinema; and numerous smaller freestanding and multi-tenant commercial and office buildings and centers. Since 1975, however, the amount of commercial development in the City has increased, both as the result of new development of formerly vacant or under-developed land, and the annexation of existing commercial districts in the formerly unincorporated Eastview area.

Retail The Terraces at South Bay is the largest commercial center in the City. The Terraces occupies a 10.95-acre site at 28901 Western Avenue that was extensively renovated during the late 1990s and in 2016. At this time, major tenants in The Terraces include LA Fitness, Marshall's department store, Trader Joe's market, and a six-screen multiplex cinema.

The second-largest retail facility in the City is the 6.35-acre Golden Cove Center, located at Hawthorne Boulevard and Palos Verdes Drive West. The Golden Cove Center was also extensively renovated and expanded in 2001. Major tenants in the Golden Cove Center include the Peninsula Montessori School, a Trader Joe's market, and the Admiral Risty restaurant. The three freestanding buildings along the Palos Verdes Drive West were constructed in 2001 and are occupied by a Starbucks coffee shop, a Subway sandwich shop, and other food/restaurant tenants. The existing two-story building on the site is occupied by a mix of ground-floor retail and upper-floor office and service businesses. Although not technically a part of the Golden Cove Center, there is a 7-11 convenience store and Citgo gasoline station at the corner of Hawthorne Boulevard and Palos Verdes Drive West.

Westmont Plaza is the third-largest multi-tenant retail center in the City. The 5.95-acre shopping center is located at the southeast corner of Western Avenue and Westmont Drive. The center has undergone modest renovation since the annexation of the Eastview area in 1983. Major tenants in Westmont Plaza includes a Smart & Final store, a Wells Fargo bank, medical offices, retail (pet store), and service shops (e.g. nail salon, cleaners, etc.).

The fourth-largest commercial center in the City is the Ralphs supermarket, located on a 4.52-acre site at 30019 Hawthorne Boulevard. The building was renovated into an upscale "Ralphs Fresh Fair" supermarket in the early 2000s and includes a bank branch and a Starbucks coffee shop.

Other commercial centers in the City include:

- Miraleste Plaza, with several small retail and service businesses serving the neighborhood surrounding the intersection of Palos Verdes Drive East and Miraleste Drive;
- A small, multi-tenant commercial building anchored by a 7-11 convenience store at 28041 Hawthorne Boulevard;
- Several small, multi-tenant "strip" commercial centers and freestanding retail, service, and restaurant businesses along Western Avenue;
- Six automotive service stations at various locations in the City; and
- A stand-alone Veterinarian Hospital near the Golden Cove Center along Palos Verdes Drive West.

Office Space. Office space activities in the City occur mainly in a strip of multi-tenant buildings along the north side of Silver Spur Road and on Western Avenue. On Silver Spur, there is a 17.03-acre area developed with 5 multistory office buildings constructed during the 1980s and 1990s. Office uses are also found in several existing

commercial centers, particularly those that contain more than a single story. These include the Golden Cove Center, the 7-11 building at 28041 Hawthorne Boulevard, and the Harbor Cove shopping center at 28924 and 29000 Western Avenue.

Commercial Recreational. Commercial recreational activity in the City consists of the 102-acre Terranea Resort along the coastline at 100 Terranea Way. The resort includes 400-rooms, 50 casitas, 32 villa units, a 9-hole golf course, conference center, banquet facilities, spa, pools, restaurants, public trails and parks, public beach, public parking, and natural open space and habitat areas.

Industrial. There are no industrial uses as the City does not have the ability to support traffic and site impacts that are associated with such use, unless it is of the research and development type, more closely related to office uses.

Cemetery. The unincorporated territory annexed by the City in 1983 included Green Hills Memorial Park, a 121.57-acre cemetery located at 27501 Western Avenue. Green Hills has been in operation on this site since 1948, and the oldest structures on the site were built beginning in the early 1950s. Existing uses and structures on the site include a mortuary and crematorium; administrative and consulting offices; a flower shop; a chapel; a maintenance yard; and several mausoleums, columbariums, and other interment structures.

Future Commercial Activity

Since the adoption of the first General Plan, there has been limited new commercial development within the City, primarily as a result of the very limited amount of land designated for this purpose. This section discusses the opportunities for and constraints upon additional commercial development within the City.

Retail. As of 2018, no available vacant land exists within the City that will accommodate new retail development. However, in the future—given the age of many of the City’s existing retail establishments—there may be opportunities for major renovations to existing retail developments, as was completed at the Golden Cove Center. One such opportunity is the City’s recent efforts to improve the Western Avenue Corridor through the development of a new Western Avenue Vision Plan, which when completed will form the foundation for a revision to the existing Western Avenue Specific Plans.

Office Space. Only one available vacant office space site of approximately 9.4 acres located off Silver Spur Road exists in the City. This site is heavily constrained by existing extreme slopes. No other potential sites are available to accommodate additional office space within the City. However, in the future—given the age of some of the City’s existing office establishments—there may be opportunities for the renovation of existing office developments.

Service Stations. The number of service stations in the City has decreased from 10 in 1975 to 6 in 2018. In order to ensure that the supply of automotive service stations in the City remains sufficient to provide for the needs of the City’s residents, the City amended the General Plan in 1993 to adopt the Automotive Service Station Overlay Control (OC-4) District. This overlay control district is discussed in greater detail below.

4.3 Institutional

Institutional land uses (Figure 1) encompass public activities (primarily related to the provision of government and public safety services), educational activities (including public and private schools at all grade levels, as well as libraries), assisted living facilities, homes for the aged, and religious activities. Given the broad range of activities covered under the general heading of institutional uses, they are broadly distributed throughout the City.

The Land Use Element designates approximately 348 acres for institutional use, which makes up 4% of the City. Approximately 9.82 acres are vacant and may be proposed for new institutional use. Institutional uses include facilities for the public, educational, health, religious, and cultural activities. Recreational activities are generally compatible with institutional uses and are often part of such uses.

The major area designated for institutional use, the Crestridge Road/Indian Peak Road area, has generally moderate physical constraints and is centrally located in the Peninsula. The intent of concentrating institutional use in this area is to provide for a complex of such uses, rather than allowing them to be located throughout the community, where they are sometimes incompatible with other uses. Within this area are the following four senior living facilities:

- Belmont Village is a 150-bed senior assisted-living facility on a 4.57-acre site at 5701 Crestridge Road. It was completed in 2003 and provides assisted living, skilled nursing, and Alzheimer's care for its residents.
- Mirandela is a 34-unit senior affordable housing apartment complex that was completed and fully occupied in 2010. It is located on a 19.63-acre site at 5555 Crestridge Road. The project was a joint venture of the City's former Redevelopment Agency and the affordable housing developer, AMCAL Multi-Housing Inc.
- Sol-y-Mar is a 60-unit age-restricted (55 years+) market-rate senior condominium complex that includes a clubhouse, resident services, three affordable housing units, and a public access trail through site. It is located on a 33.97-acre site at 5601 Crestridge Road.
- The Canterbury is a non-profit, nondenominational continuing care retirement community on a 5.2 acre lot at 5801 Crestridge Road that provides seniors independent living, assisted living, and memorial care. There are 98 independent living units and 60-bed assisted and memorial care living at the facility.

Another major area designated for institutional use is a portion of the current Point Vicente Park and Civic Center which was a former Nike missile site that was acquired from the U.S. government in 1976. Strategic planning is underway to improve the civic center site with facilities that would support a City Hall, public safety, and recreation facilities and activities.

The remaining areas designated for institutional use located throughout the City include the following uses: religious facilities, public and private schools, automotive repair shops, senior assisted living facilities, So Cal Edison, Cal Water offices and facilities, Palos Verdes Art Center, Mary & Joseph Retreat Center, U.S. Coast Guard station, Marymount California University, Salvation Army / Crestmont College, Fire Stations, Federally owned Radar Station, and City facilities. Most of these uses are on a single parcel with open parking areas.

Public Activities

City Facilities. The City is presently operating as a contract city. Contracts with Los Angeles County include services for police and fire protection. City staff provides most other administrative and public service to the City's residents. Since 1975, the City has acquired the old Nike missile sites for parkland (Del Cerro Park) and the City Hall site. While the City Hall site is not in the geographic center of the City, it has the potential for becoming a strong focal point for the community. The buildings at the City Hall site have undergone very simple and modest upgrades over the years to accommodate expanded City services that are nearing their life expectancy (Figure 1, Public Facilities). Planning is underway to improve the civic center site with facilities that would support a City Hall, public safety, and recreation facilities and activities. In the years since incorporation, the City has also acquired property for other City facilities from the County (Lower Point Vicente, Pelican Cove, Abalone Cove Park, and

Shoreline Park) and the Palos Verdes Peninsula Unified School District (Hesse Park, Ladera Linda Park¹, and Grandview Park).

City Parks. The City has the following 18 public parks, improved with trails, benches, play equipment, dog park, and other amenities:

- | | |
|--------------------------------|-----------------------------------|
| Abalone Cove Shoreline Park | Marilyn Ryan Sunset Point Park |
| Clovercliff Park | Martingale Trailhead Park |
| Del Cerro Park | Pelican Cove Park |
| Eastview Park/Dog Park | Point Vicente Interpretive Center |
| Founders Park | Point Vicente Park/Civic Center |
| Frank A. Vanderlip Park | Rancho Caninos Dog Park |
| Fred Hesse, Jr. Community Park | Rancho Palos Verdes Beach |
| Grandview Park | Robert E. Ryan Community Park |
| Ladera Linda Community Center | Vista Catalina Park |

A detailed description of each park and its amenities are discussed in the Conservation and Open Space Element.

Fire Protection Facilities. Currently, the County provides fire protection to the City through the operation of the fire stations listed in Table 2, two of which are located within the City.

**TABLE 2
FIRE PROTECTION FACILITIES**

Fire Station No. 53	
Address	6124 Palos Verdes Drive South, Rancho Palos Verdes
Equipment	1 Fire Engine, 3 Personnel
Fire Station No. 56	
Address	12 Crest Road West, Rolling Hills
Equipment	1 Fire Engine, 1 Patrol Unit, 4 Personnel
Fire Station No. 83	
Address	83 Miraleste Plaza, Rancho Palos Verdes
Equipment	2 Fire Engines (active and reserve), 1 Patrol, 4 Personnel
Fire Station No. 106	
Address	413 Indian Peak Road, Rolling Hills Estates
Equipment	1 Fire Engine, 1 Truck, 1 Paramedic Rescue Squad, 1 Battalion Chief, 1 Patrol, 1 Reserve Wagon, 1 Utility Vehicle, 12 Personnel

¹ An original school site, which is now part of the Trump National Golf Course, was traded with the Palos Verdes Peninsula Unified School District for that portion of Ladera Linda Park, which is now owned by the City.

County Facilities Aside from fire stations, the County has no service facilities in the City. However, County-owned land within the City includes Los Verdes Country Club, a portion of Friendship Park, and a communications tower located south of the Peninsula Center area.

State Facilities While there are no state facilities or land in the City, the Abalone Cove contains a State Ecological Preserve with important natural marine resources at the bottom of the Portuguese Bend landslide area.

Federal Facilities There are three federal facilities in the City. These include the Point Vicente Lighthouse and Coast Guard Station (29 acres), the United States Air Force and Federal Aviation Administration Radar Station (11 acres) on San Pedro Hill, and a World War II bunker and Coast Guard antenna site (4 acres) at Point Vicente Park/Civic Center.

Postal Service. The City successfully petitioned the U.S. Postal Service to designate the “90275” zip code to the entire City in the early 1990s, which resulted in combining a portion of the 90274 zip code assigned to the rest of the Palos Verdes Peninsula with the portion of the 90732 zip code in San Pedro that had been assigned to the formerly unincorporated Eastview area. Postal services for the City are headquartered at the main post office in Rolling Hills Estates; there is no branch post office in the City.

Airport Facilities. There are no public or private airports or airstrips in the City.

Educational Activities

Public Schools – Palos Verdes Peninsula Unified School District The entire Peninsula is served by the Palos Verdes Peninsula Unified School District (PVPUSD). PVPUSD’s reputation for having a high-quality education system attracts many families to this semi-rural area for its schools. Students of the Peninsula can attend 2 early childhood centers, 10 elementary schools, 3 intermediate schools, 2 comprehensive high schools, and 1 continuation school. PVPUSD owns no other property in the City with the exception of playing fields adjacent to the Ladera Linda Community Center site.

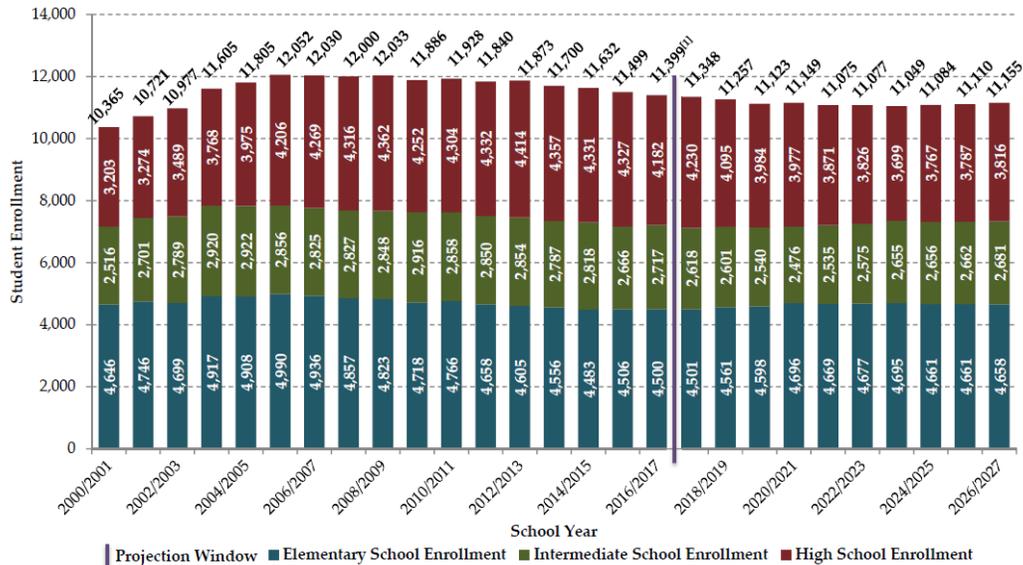
PVPUSD currently occupies the former site of the Malaga Cove Elementary School in the City of Palos Verdes Estates as its administrative offices. Until 2009, these offices were located at the former Valmonte Elementary School in the City of Palos Verdes Estates.

PVPUSD schools continue to be recognized for outstanding achievement at the local, state, and national level. Community and parent volunteers make significant contributions to the public schools. The Peninsula Education Foundation has been successful in raising local funds to meet and supplement classroom needs. Strong Parent-Teacher Association programs support and enrich school systems.

PVPUSD grew most rapidly between 1955 and 1965, when 14 of the 18 schools were constructed. Enrollment later began to level off, but continued to increase at the rate of 3% annually in the early 1970s. In the early 1980s, four elementary schools were closed due to declining enrollment. School enrollment reached a high of 17,836 in 1973–1974. There was a small “bump” in enrollment in 2005–2006, but the District’s enrollment has declined over the years. As such, the demand for additional classrooms and classroom seats is not expected to increase in the foreseeable future. Below is a graph from the 2017 Enrollment Analysis for the Palos Verdes Peninsula School District. It shows the historical enrollment data from 2000 to 2017 and projected enrollment to 2027. This enrollment data is only for PVPUSD and does not include any data for private schools in the area.

ENROLLMENT PROJECTION

DISTRICTWIDE STUDENT ENROLLMENT PROJECTIONS BY SCHOOL YEAR^[2]



[1] School Year 2016/2017 Enrollment is based on data provided by the School District. All prior years are based on information from CDE.
 [2] Projected enrollment may not sum due to rounding.

Student bus transportation is provided by the Palos Verdes Peninsula Transit Authority, a joint powers authority serving the PVPUSD and all four cities on the Peninsula and beyond. The Transit Authority operates from PVPUSD-owned property in the City of Rolling Hills that was originally used as the district’s administrative offices. Nevertheless, there is typically a large volume of vehicle trips to and from all schools in the City.

PVPUSD’s primary sources of income are property taxes and state funding. Because the Peninsula is a primarily residential community, an above-average school tax rate has been necessary. While expectations are high in this highly-educated community, and the citizens have generally supported tax increases in the past, the most recent revenue limit increase election was defeated. Consequently, the district is challenged with managing programs and other costs.

In the past, the greatest population increase within the District was expected to be in the City. With the adoption of the original General Plan, the residential densities previously proposed by the County were substantially reduced, particularly within the coastal portion of the City. The City’s acquisition of undeveloped, open space areas has also reduced the potential future inventory of new households within the district’s boundaries. The City must continue to work closely with the District in planning, projections, and school needs.

Public Schools – Los Angeles Unified School District. The Eastview area of the City falls within the jurisdiction of the Los Angeles Unified School District (LAUSD). LAUSD is among the largest urban school districts in the country. The Eastview area falls within LAUSD Local District 8, which serves San Pedro, Lomita, Harbor City, Wilmington, Carson, Gardena, and other nearby communities. In 2010, district-wide enrollment for LAUSD exceeded 617,000 students. Within the boundary of the City, LAUSD has two facilities: Crestwood Elementary School and Dodson Middle School.

Since 1983, the City has attempted unsuccessfully to “annex” the Eastview area of the City into the PVPUSD. As a result, property owners in the Eastview area continue to pay for property taxes, bonded indebtedness, and

development fees for new construction to LAUSD. Since 1998, thanks to the help of local state legislators, citizens who reside within the LAUSD have the option to send their children to PVPUSD schools.

Private Schools. The Peninsula contains several private schools: Chadwick School, Peninsula Montessori School, Rolling Hills Country Day School, and St. John Fisher, plus several nursery schools and day care centers. While the enrollment for PVPUSD is experiencing a decline and is projected to further decline over the next 10 years, the growing demand for private pre-school child care centers and nursery schools has generated a need to ensure such facilities are adequately available in accessible locations.

Colleges. The community college district serving the Peninsula is the Los Angeles Community College District. The nearest community college is Los Angeles Harbor College located in the Wilmington neighborhood of the City of Los Angeles. Marymount California University has been in Rancho Palos Verdes since 1958 and offers 4-year Bachelor's degree programs. The previous Marymount campus located on Hawthorne Boulevard is now occupied by Crestmont College, which is a training academy for the Salvation Army.

Libraries. The Palos Verdes Library District serves the entire Peninsula with three library facilities: Malaga Cove in Palos Verdes Estates, Peninsula Center in Rolling Hills Estates, and Miraleste in Rancho Palos Verdes. These branches currently have an annual circulation of approximately 1,000,000 books, which is extremely high for the Peninsula's population. The Palos Verdes Library District has plans for improving these existing facilities, but not for additional facilities at this time. If a new facility is proposed in the future, it would be appropriate geographically, and from a population distribution point-of-view, for it to be in the southern portion of the Peninsula, in Rancho Palos Verdes.

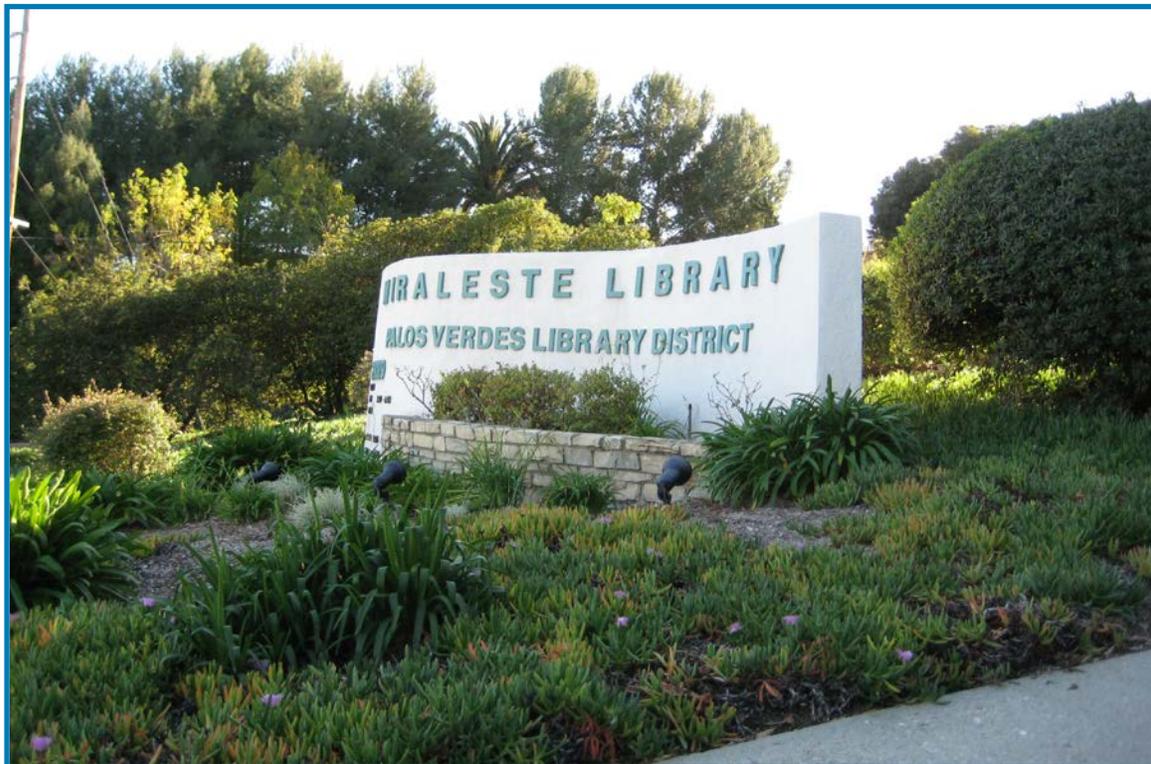
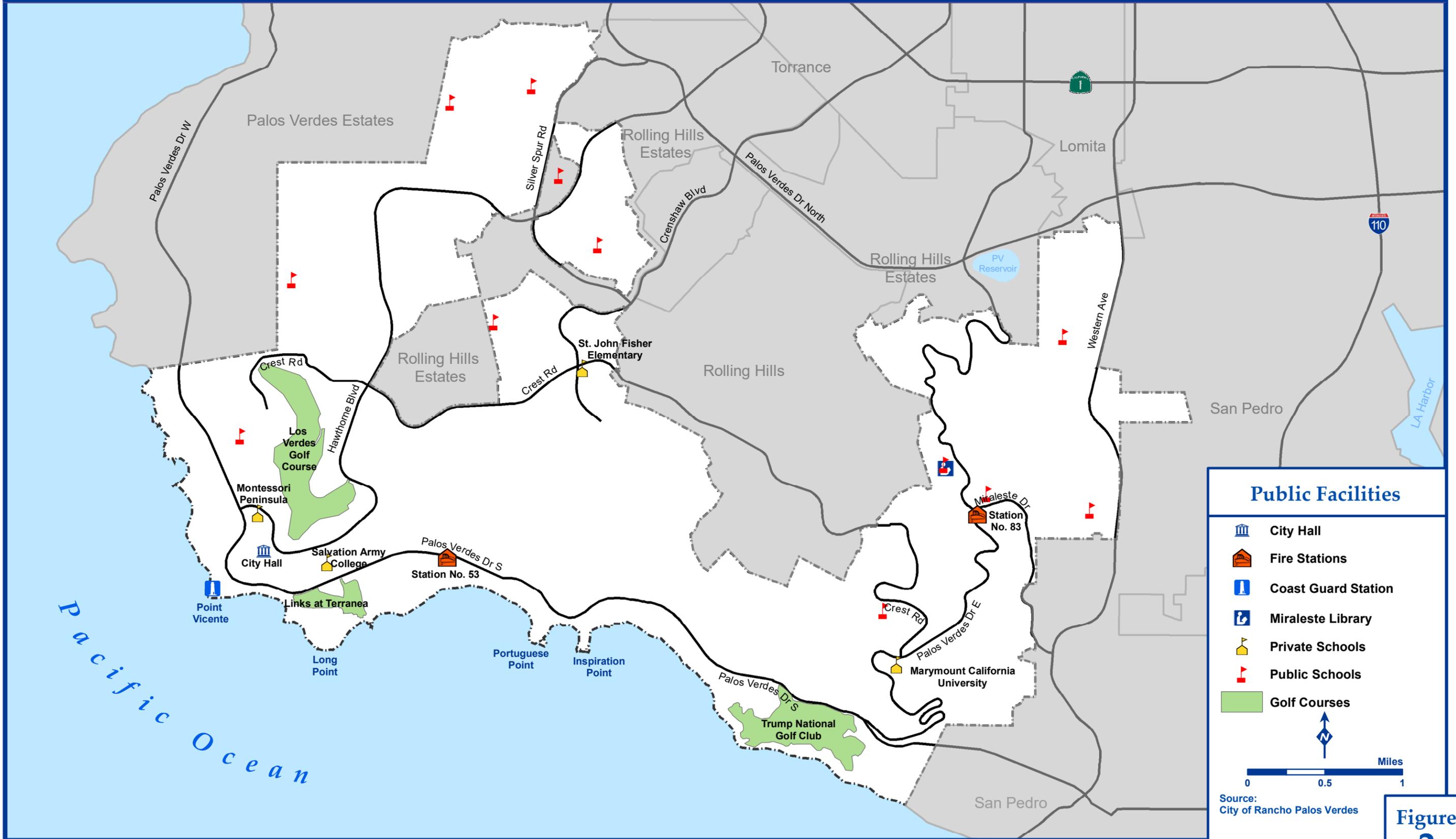


Figure 2: Public Facilities



Public Facilities

- City Hall
- Fire Stations
- Coast Guard Station
- Miraleste Library
- Private Schools
- Public Schools
- Golf Courses

0 0.5 1 Miles

Source: City of Rancho Palos Verdes

Figure 2

Religious Activities

There are 20 churches and 1 synagogue on the Peninsula. Ten churches are based in the City; 7 have their own physical facilities. Several of these religious facilities are located along Crestridge Road, between Indian Peak Road and Crenshaw Blvd. on property designated for religious and institutional activities. This area is centrally located therefore easily accessible from the rest of the City, and buffered from residential neighborhoods. This area is also appropriate for other institutional, cultural, and recreational activities.

4.4 Recreational

Recreational activity areas include sites that have been set aside or are proposed for either active or passive use. These sites are structured to various degrees to allow specific site activities to take place. While this section briefly covers recreational activity areas. Conservation and Open Space Element, provides a detailed discussion of the available active and passive recreational activity areas in the City. Additionally, path and trail networks, systems that involve linear right-of-way for the purpose of transportation or recreation, are addressed within Chapter 4, Circulation Element.

Approximately 413 acres are designated for recreational use. Recreational land is held by public agencies and developed or proposed for development for active or passive recreational activity. Additional recreational land may be designated after a more specific study is made of community needs and, as new development creates an additional demand. The Municipal Code requires new development to provide parkland land.

As authorized by the Subdivision Map Act, the Municipal Code requires the dedication of parkland or the payment of in-lieu fees (known as "Quimby fees") by the developers of new residential projects. These fees are earmarked for the provision of new and/or expanded park facilities to serve the City's residents. Although the General Plan does not delineate specific additional recreational areas, it is intended that facilities may be added in conjunction with proposed developments, and through further study of existing neighborhoods. Additionally, some existing facilities may be changed to either increase or decrease their recreational opportunities.

The City has established a City-wide park acreage standard of 4 acres per 1,000 population. Based on the City's 2016 census population of 42,435 persons, this equates to a park acreage standard of 169.74 acres. Currently, the City owns and/or operates approximately 413 acres of public park facilities, which equates to roughly 9.92 acres per 1,000 population. This total does not include other publicly accessible recreational facilities such as the Palos Verdes Nature Preserve (which provides 1,400 acres of open space and passive recreation), golf courses, private recreational facilities, public school playing fields, and the property owned and managed by the Miraleste Recreation and Park District.

Dog Parks

The city opened its 1st dog park November 8, 2012. The half-acre, temporary facility is located within Point Vicente Park / Civic Center adjacent to the tennis court. It is separated into small and large dog areas and has a cedar chip surface. The park is named Rancho Caninos, and the city was granted permission by the Ruth Family to use the swinging heart cattle brand for the park logo, which is historically significant to Rancho Palos Verdes. The park has shaded areas, seating, water faucets and bowls for dogs, a restroom and hand wash station and adjacent parking. The park is also ADA accessible. The second dog park is a 9.9 acre site including a children's playground, picnic tables, walking path, permanent restroom, and an off-street parking lot at Eastview Park.

4.5 Agricultural

There are no land uses designated for Agriculture. However, non-commercial agricultural use is permitted in all single-family residential and certain open space land use designations. There is one farm located on a leased portion of City-owned Alta Vicente Reserve, which could be maintained as a visual accent without placing a major limitation on the uses that share the site.

Timberland Production Activity

The City has no land which is devoted to and used for growing and harvesting timber. Therefore, there is no designated land use category that provides for timber production.

4.6 Military Readiness Impacts

The California Military Land Use Compatibility Analyst does not identify military operations (e.g. military bases, installations, etc.) or military aviation routes and airspace over the City. However, the United States Coast Guard is located next to the Point Vicente Interpretive Center at Lower Point Vicente. The U.S. Coast Guard often utilize the coastal cliffs at Lower Point Vicente and City Hall to conduct training exercises.

4.7 Infrastructure Facility

Approximately 21 acres are designated for infrastructure facility use. This designation includes existing public utility uses and facilities. Designated facilities include reservoirs and electric utility substations.

Solid and Liquid Waste Disposal Facilities

There are no existing solid and liquid waste disposal facilities within the City. However, the collection of refuse in the City is a service that is carried out by two private companies, which is described in more detail under Disposal and Recovery systems in the Circulation Element.

5 Population Projections

Approximately 399.48 acres are designated for new residential development. Table 3 provides a breakdown by land use category of where new residential development is expected.

TABLE 3
CAPACITY OF RESIDENTIAL ACREAGE BY DENSITY BY 2030

Density Range	Developed (Acres)	Proposed (Acres)	Total (Acres)	Percent Total Residential
1 d.u./5 acres	0	25.16	25.16	0.60
≤ 1 d.u./acre	115	145.93	260.93	6.21
1–2 d.u./acre	1,262	130.87	1,438.79	34.23
1–2 d.u./acre/Hazard Area*		45.92		
2–4 d.u./acre	2,208	40.07	2,248.07	53.48
4–6 d.u./acre	44	0.48	44.48	1.06

**TABLE 3
CAPACITY OF RESIDENTIAL ACREAGE BY DENSITY BY 2030**

Density Range	Developed (Acres)	Proposed (Acres)	Total (Acres)	Percent Total Residential
6–12 d.u./acre	135	0.00	135.00	3.21
12–22 d.u./acre	40	1.23	41.23	0.98
Institutional	0	9.82	9.82	0.23
TOTAL	3,804	399.48	4,203.48	100.00

Notes: * This combined land use designation occurs within the active Portuguese Bend landslide area.
d.u. = dwelling unit

Although it was difficult to estimate existing dwelling units and population in the City at the time that the General Plan was originally adopted in 1975, there have subsequently been decennial U.S. censuses in 1980, 1990, 2000, and 2010 to help further refine these estimates. Table 4 reflects the most recent U.S. census figures and Department of Finance estimates; showing that the population in 2010 was 41,643. The table also shows that the total “build-out” population estimate is 43,570 in 2030, which is based upon Table 5’s estimate of the total number of “build-out” dwelling units being 16,935 in 2030.

**TABLE 4
DWELLING UNITS BY TYPE AND TOTAL POPULATION, 1980–2030**

	Census 1980	Census 1990	Census 2000	Census 2010	Projected 2020	Projected 2030
Single-family	9,347	13,312	13,379	13,534	13,868	14,202
Multifamily	2,934	2,156	2,290	2,645	2,673	2,733
Total Units	12,281	15,468	15,669	16,179	16,541	16,935
Total Population	36,577	41,667	41,145	41,643	42,168	43,570

Most of the new dwelling units to be constructed in the City by 2030 are expected to be single-family residences, as depicted in Tables 5 and 6. The greatest increases in population are expected within areas of the City designated for development at a density of less than 4 d.u./acre, which for the most part tend to be in-fill lots.

**TABLE 5
CAPACITY OF RESIDENTIAL DWELLING UNITS BY TYPE BY 2030**

	Existing (d.u.)	Existing (%)	Proposed (d.u.)	Proposed (%)	Total (d.u.)	Total (%)
Single-Family	13,534	83.65	668	88.36	14,202	83.86
Multifamily*	2,645	16.35	88*	11.64	2,733	16.14
TOTAL	16,179	100.00	756	100.00	16,935	100.00

Notes:
* “Multifamily – Proposed (d.u.)” is defined as a density of more than 6 d.u./acre (regardless of type of ownership) as well as Institutional land uses.
d.u. = dwelling unit.

TABLE 6

PROJECTED NEW RESIDENTIAL UNITS AND POPULATION INCREASE BY DENSITY RANGE BY 2030

Density Ranges	Undeveloped Acreage	Projected Dwelling Units	Projected Additional Population**
1 d.u./5 acres	25.16	5	13
≤ 1 d.u./acre	145.93	146	372
1–2 d.u./acre	130.87	262	668
1–2 d.u./acre/ Hazard Area*	45.92	92	234
2–4 d.u./acre	40.07	160	408
4–6 d.u./acre	0.48	3	8
6–12 d.u./acre	0.00	0	0
12–22 d.u./acre	1.23	28	71
Institutional	9.82	60	153
TOTAL	399.48	756	1,927

Notes:

* This combined land use designation occurs within the active Portuguese Bend landslide area.

** Population projections assume 2.65 persons/d.u. and 3.80% vacancy rate, based upon State Department of Finance estimates (2010).
d.u. = dwelling unit

6 Overlay Control Districts

The purpose of Overlay Control Districts is to further reduce impacts resulting from proposed and existing developments in sensitive areas. Although the developable areas are not of an extremely critical condition that could endanger future residents (areas with extreme conditions are restricted to open space uses), major disruptive treatment of these land areas would alter features that form the City’s character and environment. Overlay Control Districts perform the following functions:

- To guide developments to make wise and prudent use of Rancho Palos Verdes’ natural environment, urban environment, and socio/cultural factors.
- To regulate the manner in which lands are urbanized and maintained in order to ensure a proper relationship between special features and urban uses.
- To enhance watershed management, groundwater recharge, and water quality to ensure a continuing supply of safe water.
- To maintain and enhance land areas necessary for continued survival of valuable wildlife and vegetation habitats.
- To maintain and promote the historic and archaeological heritage of the community.
- To preserve the continued availability of significant land areas that are used for the production of food and enjoyment of scenic beauty.

The use of overlaying control districts on land areas is initiated so that more flexibility may be employed in mitigating site-specific conditions. The proposed use of any one development technique, such as cluster development, is considered an effective way of dealing with all the varied site conditions within the City. This flexibility also allows for the City’s housing supply to contain a variety of development treatments (e.g.,

conventional lot designs, cluster lot designs, etc.). The control districts are grouped into categories that reflect their respective elements, and detailed factors involving sub-breakdowns are presented. The location and extent of the Overlay Control Districts are depicted on the General Plan Land Use Map (Figure 1).

6.1 Control Districts Applying to Natural Factors

The Natural Design control district applies to the entire coastal zone (all properties seaward of PVDS and PVDW) and portions of low density zoning districts (RS-A-5¹, RS-1² and RS-2³). Areas delineated within this control district are developed under the following conditions:

- Site activities shall protect, conserve, and maintain land and water areas that possess, affect, or encompass significant natural factors (such as vegetation, wildlife, minerals, and soils) whose use or recovery can best be realized by restricting and regulating the use of land.
- Site activities shall protect the function of natural and existing water courses as a part of the system for surface water collection and dispersal.
- Site activities shall maintain the quality of surface and marine water as a valuable public resource.
- Site activities shall regulate the modification of water runoff characteristics.
- Site activities shall maintain the characteristics of land areas that contribute to groundwater recharge, stormwater storage, silt retention, and marine water quality.
- Site activities shall regulate use, development, and alteration of land in slope areas, so that essential natural characteristics, such as land form, vegetation and wildlife communities, groundwater recharge, scenic qualities, and open space can be substantially maintained.
- Site activities shall preserve unique and significant geologic, biologic, and hydrologic features of public value.
- Site activities in hill areas shall use alternative approaches to conventional flatland construction practices.

6.2 Control Districts Applying to Socio/Cultural Factors

The Socio-Cultural control district applies to the entire coastal zone (all properties seaward of PVDS and PVDW). The purpose of this type of overlay district is to preserve, protect, and maintain land and water areas and improvements that have significant historical, archaeological, or cultural importance to the public.

6.3 Control Districts Applying to Urban Activities

The Urban Design control district applies to the entire coastal zone (all properties seaward of PVDS and PVDW) and portions of low density zoning districts (RS-A-5, RS-1 and RS-2). This control district is established to ensure that developments conform to the following:

- Site activities shall ensure the continuing availability of land particularly suited to food and flower production.
- Site activities shall preserve, protect, conserve, and maintain land and water areas that are of significant value to the public because of their recreational, aesthetic, and scenic qualities.

¹ Single Family Residential Zoning District, 1 d.u./5 ac.

² Single Family Residential Zoning District, 1 d.u./1 ac.

³ Single Family Residential Zoning District, 2 d.u./1 ac.

- Site activities shall achieve land use concentrations that are consistent with the natural characteristics of hill areas, such as slope, land form, vegetation, and scenic quality.
- Site activities shall protect predominant view of and from slope areas in order to maintain the identity, image, and environmental quality of the City.

6.4 Control Districts Applying to Automotive Service Uses

The Automotive Service Overlay Control District is established to preserve existing automotive commercial services, which are essential to the residents of the City. There are eight specific parcels in the City with this overlay district. Four of them are gas stations, two are automobile repair facilities, and one is a tire shop. One of the sites on Crest Road was recently developed with two single-family residences.

The development criteria for such projects shall require that the design of the project reduce adverse impacts on adjoining residential areas.

In evaluating the development criteria for such projects, the City shall consider the characteristics of the particular site and the surrounding area, and shall attempt to achieve a reasonable balance between the optimum design for the commercial automotive use and the environmental, social, and aesthetic impacts of the proposed use on the existing surrounding uses. The specific locations of the properties affected by the Automotive Service Overlay Control District are identified in the City's Zoning Code.

6.5 Control Districts Applying to the Mira Vista Neighborhood (Tract No. 16010)

Tract No. 16010 (Mira Vista) is the oldest subdivided neighborhood in the Eastview area of the City, which was annexed in 1983. The 215-home neighborhood was subdivided and developed just after World War II. By modern standards, the existing dwelling units are very small and often have substandard parking and setbacks.

The purpose of the Mira Vista Overlay Control District is to:

- Acknowledge the unique qualities of the overlay area, which is generally characterized by very small homes on small lots, with substandard or no off-street parking facilities; and
- Allow for the modernization and enlargement of the homes in the overlay area, in a manner compatible with the unique character of the neighborhood, and with the needs and desires of current property owners.

The specific location and extent of the neighborhood affected by the Mira Vista Overlay Control District is identified in the City's Zoning Code.

6.6 Control Districts Applying to Keeping Large Domestic Animals

There are four established Equestrian Overlay (Q) Districts in the City. They include the Portuguese Bend community; the residential neighborhoods along Palos Verdes Drive East between Coral Ridge Road to the south and the City of Rolling Hills Estates to the north; the residential neighborhoods along Via Campesina abutting the City of Palos Verdes Estates, including Rollingridge Road and Yellow Brick Road; and 34 lots in the easterly portion of the Ridgecrest community abutting the City of Rolling Hills. These neighborhoods share a semi-rural character and are generally located adjacent to areas of the Peninsula that are served by existing equestrian trails. "Large domestic animals" include horses (and other equines), sheep (and other ovines), goats (and other caprines), and cows (and other bovines).

The purpose of the Equestrian Overlay (Q) District is to:

- Allow property within the district to be used for the keeping of horses, other large domestic animals and cows, subject to all applicable requirements of the Municipal Code;
- Regulate the keeping of horses and other large domestic animals by property owners or lessees within the district, where such use is clearly accessory to the allowable use of the land, as provided for by the underlying land use designation;
- Impose reasonable regulations and standards upon animal owner so as to preserve the rights of neighbors by maintaining and controlling animals in a safe, sanitary, and healthy manner at appropriate locations;
- Prohibit the creation or maintenance of any private or public nuisance related to the keeping of large domestic animals; and
- Provide development incentives to property owners within the district to continue to provide opportunities for the future keeping of large domestic animals on privately owned property.

7 Specific Plan Districts

The purpose of a Specific Plan District is to designate functionally interrelated geographic areas where detailed planning studies may be conducted. These studies shall provide the means for coordinating, balancing, and regulating the development of property within a Specific Plan District in order to provide consistency with the goals of the General Plan.

The City has established five Specific Plan Districts, one within its coastal region (Coastal Specific Plan District), and four others located in inland areas of the City (Western Avenue Specific Plan Districts 1, 2, and 3, and the Eastview Park Specific Plan District). The three Specific Plan Districts along Western Avenue were consolidated into a single document in June 2001, although they remain separate districts. The procedure for establishing Specific Plan Districts is provided for under Section 65450 of the Government Code. Other specific plans may also be initiated in the future and it is not necessary for them to be designated in the General Plan for the City to do so.

7.1 Coastal Specific Plan District

The Coastal Specific Plan district comprises all land seaward of Palos Verdes Drive South and Palos Verdes Drive West and is separated into three areas (in addition to the base districts) as indicated on the City's official Zoning Map: the coastal zone, the coastal structure setback zone, and the coastal setback zone. Within these zones are designated areas which development therein is nonappealable or appealable, from a City decision, to the California Coastal Commission. Appealable areas are those areas which are located between the mean high tide line and the first public road; and nonappealable areas are those areas which are located landward of the first public road to Palos Verdes Drive South and Palos Verdes Drive West. Development and uses in the Coastal Specific Plan District must conform with the City's Coastal Specific Plan and state regulations.

The Coastal Specific Plan District is divided into 8 subregions, each area sharing common characteristics using the criteria established in the General Plan. These subregions have different development patterns and varied levels of activities (i.e. residential, recreational, commercial, etc.). Each subregion has its own set of policies customized for that area.

7.2 Western Avenue Specific Plan Districts

There are three separate Western Avenue Specific Plans covering three distinct districts, as discussed below. The City has begun efforts to improve the Western Avenue Corridor through the development of a new Western

Avenue Vision Plan, which, when completed, will form the foundation for a revision to the existing Western Avenue Specific Plans.

- **District No. 1:** The Plan area includes The Terraces commercial center, located at the southwest corner of Caddington Drive and Western Avenue (28901 Western Avenue). The Plan strives to provide a safe, convenient, and attractive commercial development related to the needs of the area. Any project in this area should be oriented towards Western Avenue with a secondary access from Caddington Drive. A Mediterranean theme to provide identity and cohesiveness is established. Architecture, landscaping, and accessories should complement each other and be consistent with the theme. Western Avenue Specific Plan District No. 1 was adopted by the City in January 1986.
- **District No. 2:** The Plan area includes the southwest corner of Crestwood Street and Western Avenue, and extends southward to the City boundary near Summerland Street. The Plan area encompasses street addresses ranging from 29505 to 29701 Western Avenue, including the nonconforming, 70-unit Eastview Townhouse condominiums located at 29641 Western Avenue. The Plan strives to provide a safe, convenient, and attractive commercial development related to the needs of the area. Any project should be oriented toward Western Avenue. General use of the Summerland Street driveway is discouraged. A Mediterranean theme to provide identity and cohesiveness is established. Architecture, landscaping, and accessories should complement each other and be consistent with the theme. Western Avenue Specific Plan District No. 2 was adopted by the City in October 1986.
- **District No. 3:** The Plan area includes all properties that front along the west side of Western Avenue from and including 29019 to 29421 Western Avenue. It should be noted that a sliver of the parking lot and some existing freestanding signage for the Western Plaza shopping center (29105 to 29229 Western Avenue) is located outside of the City limits and is not covered by the Plan. The Plan is for retail/service commercial use. The City would like to encourage merging lots held in common ownership to encourage master plan development. Pedestrian access to the commercial use is encouraged. The Plan seeks to improve the existing access to the area and to provide for safe pedestrian, bicycle, vehicular, and transit access to the area. The Plan is directed toward protecting views of surrounding residences while minimizing adverse sensory impacts of the area through effective buffering. A Mediterranean theme is required. Western Avenue Specific Plan District No. 3 was adopted by the City in October 1987.

7.3 Eastview Park Specific Plan District

Eastview Park is a 10-acre park located at 1700 Westmont Drive. The property is owned by the Los Angeles County Sanitation Districts and provides a secure access point for the Districts' Joint Outfall System sewer lines. The City leases the property from the Districts for park purposes. With the annexation of the Eastview area in 1983, the park was designated by the City as a specific plan area. The intent of the plan is to ensure that the park is maintained and developed for passive recreational use that is compatible with the surrounding residential and commercial lands uses, and that preserves the Districts' rights and ability to access and maintain the underground sewer lines. Eastview Park Specific Plan District was adopted by the City in November 1989.

8 Former Redevelopment Project Area

The City's Redevelopment Agency (RDA) was established in 1984 with the primary purpose of providing mitigation measures to stabilize landslides in the Abalone Cove and Portuguese Bend areas of the City. The RDA project area encompassed roughly 1,100 acres along the south-central coastline of the City, and included the Portuguese Bend and Portuguese Bend Club communities, 36 homes located at the west end of the Seaview community, the City's Abalone Cove Shoreline Park and Portuguese Bend Reserve (a subarea of the Palos Verdes Nature Preserve), the Lloyd Wright-designed Wayfarers Chapel, and the coastal bluff-face along Sea Cove Drive in the Abalone Cove community.

The City and RDA had carried out an active and successful redevelopment program since the activation of the RDA in 1984. However, on October 1, 2011, ABX126 dissolved all existing redevelopment agencies in California, designated successor agencies as successor entities to the former redevelopment agencies, imposed numerous requirements on the successor agencies, and subjected successor agency actions to the review of oversight boards established under the new law. On January 31, 2012, the City's RDA was formally dissolved and the Successor Agency to the RDA was formed pursuant to state law.

Other than the City Council's election to retain the housing assets and function of the former RDA, which resulted in a transfer of approximately \$5.5 million of assets to the City, all actions of the Successor Agency and its Oversight Board have been required by state law. The Successor Agency continues to wind down the affairs of the former RDA in accordance with state law.

9 Landslide Moratorium Area

Roughly contiguous with the former RDA project area is the City's Landslide Moratorium Area (LMA). The LMA was originally established in 1978 in response to potentially unstable soil conditions and active landslide movement. Since 1978, development activity has been strictly limited within the LMA. In 1993, a former City Geologist (Dr. Perry Ehlig) investigated the possibility of allowing development of certain areas within the boundaries of the LMA by establishing overlay zones. Dr. Ehlig divided the LMA into 8 separate zones and provided suggested guidelines for permitting development in each area based on geologic characteristics. The City considered Dr. Ehlig's findings, but decided not to proceed with establishing overlay zones.

The specific restrictions imposed within the LMA are described in the City's Landslide Moratorium Ordinance (Chapter 15.20 of the City's Municipal Code). In general, properties in the LMA that are currently developed with residential structures are permitted to make limited improvements if the City grants a Landslide Moratorium Exception (Exception). New construction is not permitted on properties in the LMA that are not currently developed with residential structures unless a Moratorium Exclusion (Exclusion) is granted, which would effectively remove the subject properties from the LMA.

In 2002, a group of Portuguese Bend property owners filed an Exclusion application to exclude their undeveloped lots within the area known as "Zone 2" from the LMA. Zone 2 is a portion of the LMA that had been designated by the late Dr. Perry Ehlig in 1993 as being potentially suitable for development. Shortly after this Exclusion application was deemed incomplete for processing, the applicants filed suit against the City. Eventually, the case (*Monks v. Rancho Palos Verdes* (2008) 167 Cal.App.4th 263) was decided in the applicants'/plaintiffs' favor in December 2008, the City being found to have taken the plaintiffs' property by virtue of preventing the development of their undeveloped lots. The City has been ordered to remove regulatory impediments in its Municipal Code that prevent the development of the 16 *Monks* plaintiffs' lots. The City began this process with the adoption of Ordinance 498 in 2009 to allow the *Monks* plaintiffs to apply for Exceptions for their lots. The City began issuing Exception permits

for these properties in 2010. At the same time, the City was considering broader revisions to the Landslide Moratorium Ordinance that could also permit the owners of the other undeveloped lots in Zone 2 to be developed with new residences. Although this discussion has been tabled at this time, if enacted, this would result in the possible future development of new residences on existing legal lots in Zone 2 within the Portuguese Bend community. Additionally, in early 2016, a code amendment was adopted, revising the Landslide Moratorium Ordinance that allows the property owners of the 94-acre Point View property and the 28-acre Plumtree property to be developed with one dwelling unit on each lot plus ancillary structures.

In addition to the consideration of new development on existing vacant lots in the LMA, there have been inquiries through the years to consider excluding certain larger undeveloped properties from the LMA to allow for future development. The City has yet to act upon a request for an Exemption.

10 Flood Hazard Areas

Government Code Section 65302(a) requires general plans for cities and counties to consider those areas covered by the plan that are subject to flooding identified by floodplain mapping prepared by FEMA (Federal Emergency Management Agency) or the Department of Water Resources. The Flood Insurance Rate Maps prepared by FEMA indicate that most of the City falls within "Zone X," which is not a designated flood hazard area. Other portions of the City fall within "Zone D," which are identified as areas where flood hazards are possible but not yet determined. Areas of the City included within "Zone D" include Lunada and Agua Amarga canyons, the Portuguese Bend and Forrestal Reserves, and other public and private properties. Much of this property is designated as Hazard Area or Open Space Preserve in the Land Use Element. Therefore, the development potential within "Zone D" is generally limited, as is the risk of the exposure of the general public to flood hazards. However, in accordance with the requirements of the Government Code, the City will annually monitor the portions of the City designated within "Zone D" for any changes in flood hazard status, as determined by FEMA. For additional information about flood hazards, see the Safety Element (Chapter 6).

11 Compatibility of Adjacent Activity Areas to the City

In evaluating the impacts of adjacent activity areas outside of the City, the major concern is compatibility of these activities with adjoining areas in the City. Compatibility is primarily reflected in use and intensity of the adjacent activities.

In the past, the main areas of concern to the City were two sections of Rolling Hills Estates that are nearly landlocked by Rancho Palos Verdes. The southernmost area (bounded by City boundaries on both the north and east, Crest Road to the south, and Hawthorne Boulevard on the west) previously contained Northrop's research and development facility, a small nursery, and large amounts of undeveloped land, a portion of which was then in agricultural use. In recent years, nearly all of these sites have been developed or redeveloped, with the exception of the former nursery at the northeast corner of Crest Road and Highridge Road. The City of Rolling Hills Estates is considering residential development on this property. The northern area consists of residential condominium developments along Highridge Road and the Peninsula Center commercial district. The major concern here was the degree of intensity to which vacant commercial lands might develop in the future. Major new development in the Peninsula Center commercial district during the 1980s and 1990s included the construction of the (then enclosed) Peninsula Center mall, the main library for the PVL and the main post office serving the Peninsula.

With the annexation of the Eastview area in 1983, new development activity within San Pedro along the Western Avenue commercial corridor also became a concern to the City and its new residents. Since the mid-1990s, a primary focus of these concerns has been the reuse of the former Navy housing facilities on Western Avenue and Palos Verdes Drive North (now known as Ponte Vista). Although the City and its residents became involved in the development of a reuse plan for these sites, the City continued to address the impacts of development in adjacent jurisdictions upon the City and its residents on an *ad hoc* basis until the early 2000s.

Beginning in 2002, the City Council began to receive regular monthly reports on so-called “border issues,” which were identified as projects in surrounding jurisdictions having potential adverse effects upon the City and its residents. Typically, the City’s involvement in these border issues has been to submit written and oral comments to decision makers as a part of a project’s California Environmental Quality Act (CEQA) and/or entitlement process. Since 2002, the City has offered its input on a number of controversial proposals in surrounding jurisdictions, including:

- The Highpark project at the former Navy housing site on Western Avenue in San Pedro;
- A proposed County golf course to be developed on the site of the former Palos Verdes Landfill in Rolling Hills Estates;
- The proposed “Peninsula Village Overlay Zone” in Rolling Hills Estates, which would have increased the density and intensity of residential development allowed in the Peninsula Center commercial district;
- A number of proposals for the expansion of container terminals and other facilities in the Port of Los Angeles.

The City will continue to monitor development in nearby communities to ensure that adverse impacts upon the City and its residents are avoided or minimized.

Unincorporated Island, Fringe or Legacy Communities. There are no disadvantaged unincorporated fringe, island, and legacy communities that are within the City’s sphere of influence. The City is surrounded by the Cities of Los Angeles, Palos Verdes Estates, Rolling Hills Estates, and Rolling Hills.

12 References

Governor’s Office of Planning and Research 2017 *General Plan Guidelines*.

State Department of Finance. 2010. Population projection estimates.

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