



December 10, 2020

**NOTICE**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rancho Palos Verdes will conduct a meeting on January 26, 2021, at 7:00 p.m. via a virtual meeting. The public hearing will be conducted pursuant to the provisions of the Governor's Executive Orders N-25-20 (<https://www.gov.ca.gov/wp-content/uploads/2020/03/3.12.20-EO-N-25-20-COVID-19.pdf>) and N-29-20 (<https://www.gov.ca.gov/wp-content/uploads/2020/03/3.17.20-N-29-20-EO.pdf>). Please note that depending on the COVID-19 circumstances in the following weeks, an amended notice may be issued on the change from a virtual meeting to a regular meeting at Hesse Park Community Building, 29301 Hawthorne Boulevard, Rancho Palos Verdes. The Planning Commission will consider the following proposed project:

**CONDITIONAL USE PERMIT (CASE NO. PLCU2020-0007)** – A request to allow site improvements at Ladera Linda Park and Community Center (32201 Forrestal Drive) to include the demolition of existing buildings and landscaping and the building of a new Community Center and play areas and installation of new landscaping.

Ladera Linda Park is located in the City-designated Institutional (I) zoning district and according to Section 17.26.050 of the Rancho Palos Verdes Municipal Code, any expansion of an existing development in the Institutional zoning district involving either a new structure or an addition to an existing structure, which creates at least 500 square feet of additional floor area, shall require the approval of a conditional use permit.

This current park site is a former elementary school and amenities include a parking lot, restrooms, paddle tennis courts, tot lot, playground and basketball court. Ladera Linda is also the home of the Discovery Room, which features static exhibits of local flora, fauna, and geologic information. Staff and volunteers (Los Serenos Docents) provide educational programs on-site for a large variety of school, youth, and other groups as well as conduct docent-led hikes in the surrounding hills and Forrestal Reserve. The facility also has a multipurpose room and classroom available for rental for meetings and private parties.

On August 20, 2019, the City Council approved the conceptual plan for processing the required entitlements that calls for the removal of the existing five buildings, and the removal of almost all current landscaping except for certain designated trees.

**LOCATION:** 32201 FORRESTAL DRIVE

**APPLICANT:** CITY OF RANCHO PALOS VERDES

**LANDOWNER:** CITY OF RANCHO PALOS VERDES

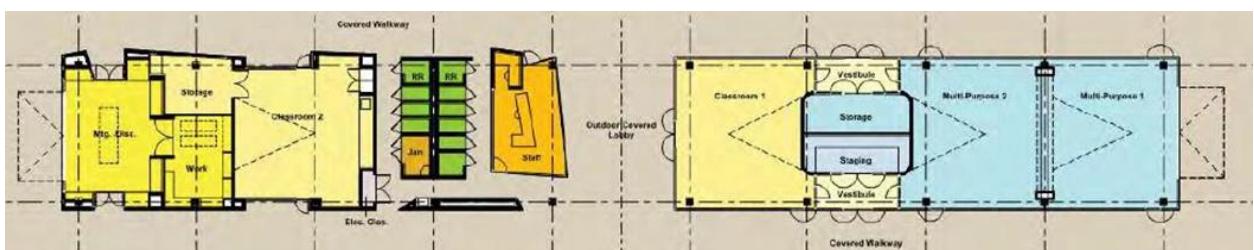
Below is the proposed park design (within the red outline):



The design includes the following components/features:

- 6,000-square-foot building
- Adjacent covered patio areas
- Outdoor tiered seating area for nature talks, summer camps, etc.
- 58 parking spaces in courtyard located adjacent to building and playground
- Naturalistic children's playground area
- One full basketball court and a 1/2 basketball court
- Two paddle tennis courts
- Small storage facility for public works and emergency supplies
- Walking paths
- Upper and lower lawn areas
- Utilization of existing Forrestal Drive entrance
- Low-impact, native, drought-tolerant landscaping

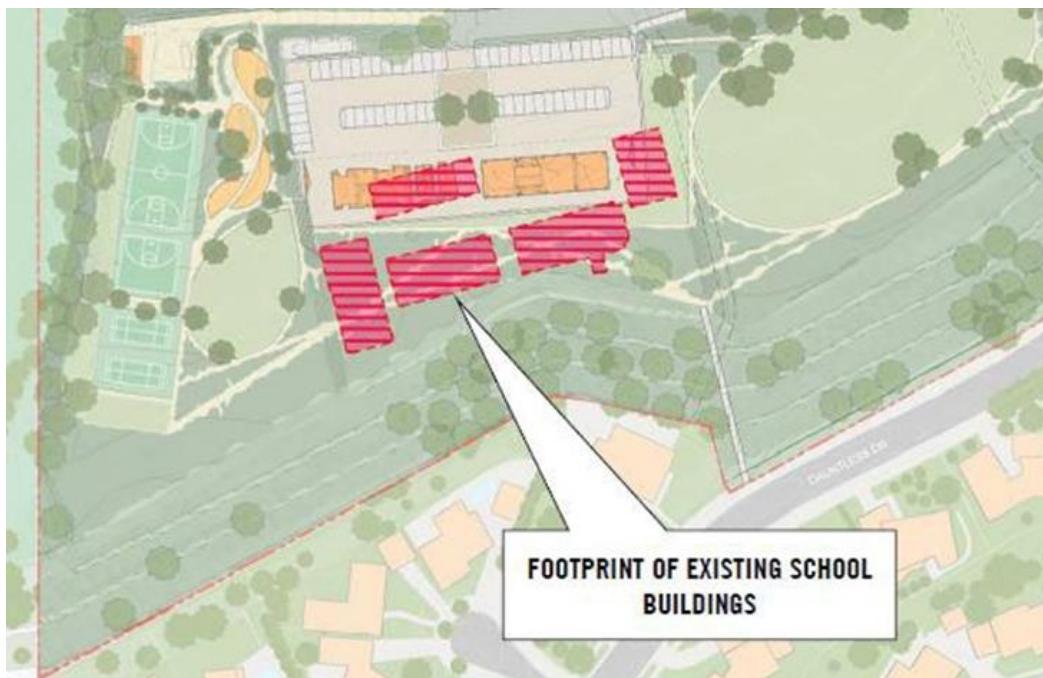
Below is the proposed building floor plan diagram:



The building is proposed to contain the following components:

- A dividable multi-purpose room
- Two classrooms
- A meeting room, with Discovery Room displays built into the walls
- A docent work room
- Storage and staging areas
- Public restrooms
- Staff office
- An outdoor breezeway covered lobby
- Small kitchen and staging area
- Covered walkways
- Janitorial and electrical rooms
- Vestibules

The following image shows the existing school buildings (red-striped) overlaying the proposed design:



A comparison of the existing versus proposed hardscape and vehicular circulation/parking footprint is demonstrated in the tables below:

<b>Hardscape Comparison (courts, driveway, parking)</b>		
	<b>Current Buildings</b>	<b>Proposed Design</b>
<b>Acreage</b>	2.68 acres	1.59 acres
<b>Square Footage</b>	116,900 sf	69,075 sf

<b>Vehicular Circulation &amp; Parking Comparison</b>		
	<b>Current Buildings</b>	<b>Proposed Design</b>
<b>Acreage</b>	1.5 acres	.88 acres
<b>Square Footage</b>	65,500 sf	38,374 sf

### **Proposed Park Hours**

The following table shows current and proposed Ladera Linda Park hours and current hours at other City park sites.

<b>Park Hours</b>	<b>Hours: Mon-Fri</b>	<b>Hours: Sat-Sun</b>
Current	12 p.m.-5 p.m.	10 a.m.-5 p.m.
Proposed	8 a.m.- dusk	8 a.m.- dusk

Ladera Linda Park is currently staffed by one part-time staff member per shift who is overseen by a full-time recreation supervisor. The new building will likely increase staffing to two part-time staff members per shift with one full-time supervisor.

### **Proposed Park Usage**

The table below shows current Ladera Linda usage policies. While the park will be used more during the day, restrictions on park usage and rental hours is proposed.

<b>Rental Policies</b>	<b>LL Current</b>	<b>LL Proposed</b>
Rental Hours	Not specified	10 a.m.- 9 p.m.
Classes	Not specified	8 a.m.- 9 p.m.
Private Rentals after 5 p.m.	No current limits	2 x month **
Amplified Music (indoor only)	10 a.m. – 10 p.m.	11 a.m.- 8 p.m.
Special Events	No limit	8/year

\*\*Restriction does not apply to non-profits, City events, or HOA rentals

It is proposed that no nighttime special events would be permitted without a Special Use Permit being issued, which will require public notification. Staff would coordinate with AYSO schedule to minimize impact.

### **Building and Park Security**

Security will be incorporated into the overall design of the park and community center, which will be formalized during the construction design phase, below is a summary of potential security measures to be considered:

- Clear points of entry and improved sight lines in the final design
- Appropriately placed exterior and interior security cameras and motion sensors
- Appropriate low-level landscaping
- Control of ingress and egress points during operating hours and non-operating hours
- Glass break sensors
- Comprehensive best practices, lighting design throughout park and building

- Ability to secure park perimeter at night through fencing and improved entrance gates for both pedestrian and vehicular access points
- Reduction/elimination of blind spots
- Increased utilization of the park combined with increased staff supervision

If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to Octavio Silva, Deputy Director/Planning Manager, by noon on **Tuesday, January 19, 2021**. By doing so, you will ensure that your comments are taken into consideration for the staff analysis of the project. Please note that written materials, including emails, submitted to the City are public records and may be posted on the City's website. Accordingly, you may wish to omit personal information from your written materials as it may become part of the public record. Written comments submitted after noon on January 19, 2021, will be provided to the Planning Commission as late correspondence. The Planning Commission's decision will be provided to property owners within a 500-foot radius of the site, interested parties, and those who provide comments. **Please note that City Hall offices will be closed from December 24, 2020, to January 1, 2021, for the Winter Holiday Break.**

If you would like the opportunity to review the application package and the proposed plans, they are on file in the Community Development Department at 30940 Hawthorne Boulevard, Rancho Palos Verdes, and are available for review from 7:30 AM to 5:30 PM Monday through Thursday, and from 7:30 AM to 4:30 PM Friday. Additionally, the Ladera Linda Mater Plan and associated documents and City Council staff reports are also available for viewing on the City's website (<http://www.rpvca.gov/982/Ladera-Linda-Park-Master-Plan>). The January 26, 2021 Planning Commission staff report will be available on January 21, 2021. **In light of COVID-19 response measures from the Governor of the State of California and the Los Angeles County Public Health Department, and in the interest of the health and well-being of residents and City employees, City Hall is limiting counter hours and walk-ins by appointment only.**

To subscribe to future notifications regarding this project, please sign up to join "Notify RPV" (<http://www.rpvca.gov/list.aspx>) and select Ladera Linda Park Master Plan from the list..

If you have any questions regarding this application, please contact Octavio Silva at (310) 544-5234 or via email at [octavios@rpvca.gov](mailto:octavios@rpvca.gov) for further information.



Ken Rukavina, P.E.  
Director of Community Development

**NOTE: STATE GOVERNMENT CODE SECTION 65009 NOTICE:** If you challenge this application in court, you may be limited to raising only those issues you or someone else raised in written correspondence delivered to the City of Rancho Palos Verdes during the public review period described in this notice.

**PLEASE PUBLISH IN THE PENINSULA NEWS ON THURSDAY, DECEMBER 10, 2020**