

MEMORANDUM

TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION
FROM: COMMUNITY DEVELOPMENT DIRECTOR
DATE: OCTOBER 11, 2011
SUBJECT: STATUS UPDATE ON THE PROPOSED LOWER POINT VICENTE PARKING LOT EXPANSION PROJECT

RECOMMENDATION

Receive and file the status report.

BACKGROUND

At the September 27, 2011 Planning Commission meeting, the Commission asked that a status update on the Lower Point Vicente Parking Lot Expansion project be provided to the Commission on a future agenda. At the Commission's request, a status update is provided below.

DISCUSSION

On February 9, 2010, the Planning Commission adopted P.C. Resolution 2010-02 thereby certifying a Mitigated Negative Declaration and adopted P.C. Resolution No. 2010-03 approving Conditional Use Permit No. 200 Revision "A," Grading Permit and Coastal Permit to allow for site and parking lot improvements at the City-owned Lower Point Vicente park in connection with the 1998 Planning Commission approved expansion project to the Point Vicente Interpretative Center (a revision to the Commission approved grading quantities was approved by the Commission on August 24, 2010). The project was proposed to occur on an approximately 13-acre portion of the approximately 26-acre property. At the time of project approval, the Annenberg Foundation announced that it intended to construct the proposed City project as a charitable gift to the City.

One of the conditions of approval imposed on the project by the Planning Commission required the City to obtain the appropriate permits from the U.S. Coast Guard to use a portion of their adjacent property for temporary parking during construction of the expanded Palos Verdes Interpretive Center (PVIC) parking lot and as an overflow parking lot during regular park operations. In addition, given the concerns expressed by the State Office of Grants and Local Services (OGALS) and the National Park Service (NPS) with the proposed Annenberg Project with relation to the deed restrictions on the LPV property, Staff requested a written statement from OGALS and NPS affirming that the approved parking lot expansion project is consistent with the property's deed restrictions. Both of these items were being pursued by Staff when the Annenberg Foundation informed the City on August 10, 2011 that it was withdrawing its application for a proposed Companion Animal Facility on the LPV property. While the Annenberg Foundation's withdrawal

letter did not address the LPV Parking Lot Expansion project, Staff understands that the Annenberg Foundation no longer intends to construct the City's project as a charitable donation.

According to the City Manager's office, the issue of what, if any, future public improvements should be pursued at LPV, including the approved Parking Lot Expansion project, should be addressed by the forthcoming new City Council as part of any Capital Improvement Program (CIP), park planning or Tactical Goal workshops/discussions in the coming year.