



Rancho Palos Verdes Civic Center Site Timeline (Updated October 17, 2024)

Date	Milestone Event
September 1973	The City of Rancho Palos Verdes incorporates and begins operating from leased offices in the <i>Golden Cove</i> shopping center. Among the early goals of the City's founders is the development of a new civic center.
June 1975	City begins leasing the current Community Development Department building from the Federal government on an interim basis while the acquisition is finalized.
March 1976	Federal government approves the Program of Utilization (POU) for LADA Nike Site 55 , which included both upper and lower Point Vicente (the so-called "Lower Site") and the Del Cerro Park.
December 1979	City acquires Assessor's Parcel Nos. 7573-002-908 and 7573-002-909. APN 7573-002-908 includes the former Nike silos and what is now the Community Development Department building. APN 7573-002-909 is subject to the use restrictions imposed by the POU. The Palos Verdes Peninsula Unified School District (PVPUSD) acquires APNs 7573-002-910, 7573-002-912 and 7573-002-913, the latter including the current 2-story Administration building and the main parking lot. APN 7573-002-906 is retained by the Federal government on behalf of the U.S. Coast Guard (USCG)
October 1980	City approves 1980-2000 Civic Center Master Plan . The plan covers the portions of the site that are owned by the City (i.e., excluding PVPUSD and USCG properties). Features include play and picnic areas, trails, some active recreation along the northwesterly boundary of the site, and reuse of the Nike missile silos.
June 1985	PVPUSD relinquishes its property back to the Federal government. APN 7573-002-912 is conveyed to USCG.
June 1987	City acquires APNs 7573-002-910 and 7573-002-913 from the Federal government. Neither parcel is subject to the use restrictions imposed by the POU.
Late 1980s	City reconfigures Civic Center entry driveway and grades what is now the overflow parking lot in the northeasterly portion of the site.
February 1988	City approves lease agreement and conditional use permit (CUP) with what is now Verizon Wireless for a cellphone tower (monopole) adjacent to the Administration building. Subsequent lease agreements with AT&T and Southern California Edison (SCE) are approved in November 1988 and July 1994, respectively.

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October 1989	City approves the 1989 Parks Master Plan . The plan recommended a number of improvements to the Civic Center site, including a senior center, athletic fields, public restrooms, trails, an amphitheater, and a possible municipal golf course (with the inclusion of the Point Vicente Interpretive Center site at Lower Point Vicente).
October 2000	City commissions a Seismic Hazard Evaluation of the Civic Center buildings . The evaluation concludes that the buildings are expected to perform “satisfactorily,” although the 2-story building is expected to suffer “minor structural damage” to its roof connections. Since the City’s Emergency Operations Center (EOC) is located in the 2-story building, merely “satisfactory” performance may be considered inadequate to service the City’s emergency needs.
March 2005	The Open Space Planning Task Force presents its draft report and recommendations to the City Council, but they are not approved. The Task Force’s recommendations for the Civic Center site include remodeling the City Hall Building; relocating the maintenance yard; constructing underground parking; building a gymnasium/pool complex, village green, band shell, art center, athletic fields and sports courts, and trailheads.
May 2006	The City executes a 5-year lease agreement with James Hatano for a 5½-acre portion of the Upper Point Vicente property for a farm (there was a similar agreement for a portion of Lower Point Vicente adjacent to PVIC that expired in 2011).
September 2008	The City Council approves the Coast Vision Plan . The plan seeks to create a modern vision to unify the City’s coastal resources at five (5) key sites: Upper Point Vicente, Lower Point Vicente, Abalone Cove, Gateway Park and Del Cerro Park. At Upper Point Vicente, the Vision Plan included a new City Hall with surface parking; a village green; community and cultural centers; and trailheads.
December 2008	City commissions a Phase 1 Environmental Site Assessment of the entire Upper Point Vicente property. The assessment recommends additional soil sampling in the actively farmed areas of the site, and excavation of suspected underground storage tanks (USTs) near the Nike missile silos.
March 2009	City commissions a Limited Site Assessment of the suspected USTs. The “anomalies” identified in the 2008 Phase 1 Environmental Site Assessment are determined to be thick foundations, not USTs.
June 2010	The City Council receives a Staff report on financing options for a new Civic Center . The report provides background on past planning efforts for the Civic Center site, and suggests financing options such as municipal bonds or a public-private partnership (P3).
September 2010	City commissions a Phase 1 Environmental Site Assessment of the existing Civic Center site. The scope of the 2010 assessment is more focused than that of the 2008 assessment. The assessment identified no Recognized Environmental Conditions (RECs) within the study area.
September 2010	City commissions a Hazardous Material Survey of the two (2) Civic Center buildings. Suspected asbestos-containing materials (ACMs) and lead paint were observed in both buildings.

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October 2010	City acquires APN 7573-002-914 from Los Angeles County through a tax-defaulted property sale. This is a small parcel located between the overflow parking lot and the public right-of-way of Hawthorne Boulevard. A Phase 1 Environmental Site Assessment prepared for this property identifies no RECs.
September 2011	City commissions Americans with Disabilities Act (ADA) assessments of the Civic Center buildings and grounds. More than \$1.3 million in necessary modifications to the buildings and grounds are recommended.
November 2012	The City Council considers a request to extend and reassign the lease with Mr. Hatano for the farm at Upper Point Vicente. The National Park Service (NPS) raises objections on the grounds that the farm is inconsistent with the POU, even though it existed prior to the City's acquisition of the property. The matter is considered by the City Council several times over the next year or so. In December 2013, the City Council agrees to maintain the status quo and allow the farm to continue to operate—paying annual rent of \$100—without a formal lease.
December 2013	Staff contacts NPS to gauge their receptivity to modifying the POU to shift a 6.6-acre designated active recreation area to the upper portion of the Upper Point Vicente site. Staff follows up on this request again by letter in July 2014. The eventual response from NPS in September 2014 suggests they may be open to this, but they raise new concerns about the consistency of the existing Hatano Farm and emergency helipad with the POU.
April 2014	The City Council directs Staff to work with Skatepark PV, Inc., on studying the feasibility of a skate park/plaza on the Civic Center site.
October 2015	The City Council approves the 2015 Parks Master Plan Update . The updated master plan envisions the possible inclusion of a number of improvements to the Civic Center site, including a new City Hall and community center; a skate park/plaza; an outdoor swimming pool; shade structure and play equipment; walking paths and trails; a village green; tennis courts, a permanent dog park; and a Wall of Honor.
August 2016	Staff makes inquiries with USCG about the possibility of acquiring APNs 7573-002-906 and 7573-009-012 as surplus property. In April 2017, Staff is informed that USCG is evaluating the request for divestiture of these parcels.
November 2016	The City Council approves a community survey for the Civic Center Master Plan project. Surveys are mailed to more than 13,500 Rancho Palos Verdes residences in December 2016.
February 2017	The Civic Center Master Plan survey closes. Nearly 2,300 completed surveys were returned to the City, a 17% return rate that is well above industry standards for a direct-mail campaign. The highest-rated components identified in the survey included picnic facilities, trailheads, public safety first responder facilities/heliport, village green/public plaza, shade structures, community center, amphitheater, playground and permanent dog park.
February 2017	The City Council approves a contract with American Capitol Group (ACG) for Federal advocacy (i.e., lobbying) services. Among the tasks assigned to ACG are assisting the City with modifying the POU.
March 2017	NPS concedes that many of the Civic Center elements identified as desirable in the survey response would be allowable under POU, with the exception of public safety elements.

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March 2017	The City Council receives a Staff report summarizing the survey results and recommending the adoption of resolution 2017-35 to form of a Civic Center Advisory Committee. Recruitment for the Committee starts in April 2017, and the City Council conducts interviews of candidates from May through July 2017.
June 2017	The City Council receives a Staff report summarizing the status of the Civic Center Master Plan project .
August 15, 2017	The City Council selects seven (7) candidates to serve on the Civic Center Advisory Committee (CCAC).
September 28, 2017	Council selects Bill Gerstner as CCAC's first Chair and Noel Park as CCAC's first Vice-Chair. CCAC holds its first meeting September 28. Received overview of survey results and Master Plan process to date. Reviewed draft work plan. Click here to view Agenda Packet
October 25, 2017	CCAC receives Civic Center Site Timeline and analysis of survey results. Click here to view Agenda Packet
November 30, 2017	CCAC reviews and approves report on existing and needed Civic Center services and amenities. Click here to view the Agenda Packet
Jan. 25, 2018	CCAC discussion of USCG acquisition process. Report presented on ALTA survey status. Report on survey of recent Civic Center projects. Click here to view the Agenda Packet
Feb. 22, 2018	CCAC updated on land-use restrictions, review of existing uses/additional needs matrix and proposed outreach plan. Early discussion of program document. Click here to view the Agenda Packet
March 22, 2018	CCAC receive a presentation by LACO Fire Dept. Chief John Mancha. Discussion of program document and securing firm to produce the program document. Presentation of Current usage levels at park facilities. Click here to view the Agenda Packet
May 24, 2018	CCAC discussion of Phase II Environmental Site Assessment- CCAC directs Staff to proceed with RFP for Phase II. Staff also directed to proceed with RFP for development of programming document. Click here to view the Agenda Packet
June 28, 2018	CCAC receives a presentation by PVPLC, update on administrative/legislative remedies to land-use restrictions/review of Phase 1/2 ESA. Discussion of M. Arthur Gensler Jr. and Associates, Inc. (Gensler) providing pro bono work on programming document. Click here to view the Agenda Packet
July 17, 2018	City Council approves pro bono services from Gensler. Click here to view the Agenda Packet
July 26, 2018	CCAC approves RFP for Phase 1/2 ESA. Review of Gensler involvement in programming document and upcoming community outreach meeting. Click here to view the Agenda Packet
August 8, 2018	Community Outreach meeting at PVIC. Facilitated by Gensler with support from Staff and Committee members. 93 attendees.
August 23, 2018	CCAC updated on development of preliminary program document by Gensler. Review of workshop results. Provided direction to Gensler. Click here to view the Agenda Packet
Oct. 4, 2018	CCAC receives a presentation/discussion with LA County Sheriff's Department Commander, Keith Swensson. Click here to view the Agenda Packet

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Nov. 1, 2018	CCAC receives an update on development of program document and design presentation from Gensler. Discussion of maintenance yard alternate locations, fire risk, and fire station. Committee approves program components. Click here to view the Agenda Packet
Dec. 6, 2018	CCAC receives update on Civic Center Master Plan Conceptual Design. Receives analysis of possible inclusion of LA County Fire Station in program document main section. Recommendation for inclusion of fire station not accepted by CCAC. Click here to view the Agenda Packet
Feb. 7, 2019	CCAC receives a Land Use Update-NPS plans to turn over control of site to General Services Administration (GSA). Discussion of programming document components-no action taken. Click here to view the Agenda Packet
April 16, 2019	City Council receives update on CCAC progress. Click here to view the Agenda Packet
May 7, 2019	City Council appoints Carolyn Petru as new CCAC Chair. Directs all advisory boards and the Planning Commission to report on activities at a Council Meeting bi-annually by adopting City Council Policy No. 54. CCAC receives report on completed Phase 1 and 2 Environmental Site Assessments. Click here to view the Agenda Packet
May 21, 2019	City Council assigns Council liaisons to City Committees and Commissions. Then-Mayor Jerry Duhovic and Councilmember Susan Brooks serve as CCAC liaisons. Click here to view the Agenda Packet
May 23, 2019	CCAC receives a presentation on land use restrictions. CCAC directs Gensler to move fire station and maintenance yard into regular section of programming document. Receives report on Phase 1 & 2 investigations. Click here to view the Agenda Packet
July 8, 2019	CCAC approves revised programming document and directed Staff to present to Council at future meeting date. Presentation from Gensler on programming document and revised conceptual design. Click here to view the Agenda Packet
September 3, 2019	City Council receives a report that transfer of oversight of portion of Civic Center Property from National Park Service to the Department of Justice (DOJ) and Federal Emergency Management Administration (FEMA), with General Services Administration (GSA) oversight has been approved for public safety purposes, also now known as the “public safety zone.”. Click here to view the Agenda Packet
October 15, 2019	City Council Directs staff to develop a Request for Proposal for master plan design services and construction drawings, and approves Civic Center program document. Click here to view the Agenda Packet
Feb. 27, 2020	Architecture/design RFP planning process started Click here to view the Agenda Packet
May 28, 2020	CCAC continues work on RFP process Considers revisions to Program document to address COVID-19 concerns. Click here to view the Agenda Packet
October 22, 2020	CCAC reviews and offers input on Civic Center related questions for upcoming Citizen Satisfaction Survey. Process for developing RFP for architecture/design services put on hold pending analysis of financing options such as Design/Build and P-3. Click here to view the Agenda Packet
Dec. 9, 2020	CCAC receives a presentation on financing and development options. Click here to view the Agenda Packet

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March 25, 2021	CCAC receives update on Ladera Linda Community Park project and reviews Citizen Satisfaction survey results. Click here to view the Agenda Packet
April 22, 2021	CCAC provides direction on hiring a project manager and the RFP scope of services. Click here to view the Agenda Packet
June 24, 2021	CCAC member Linda Cohu appointed by City Council. CCAC provides direction and approves draft RFP for Project Management Services. Click here to view the Agenda Packet
July 22, 2021	CCAC Chair Greg O'Brien is appointed by City Council. CCAC reviews and provides direction on updated Civic Center Program Document. Click here to view the Agenda Packet
August 26, 2021	RFP for Project Management Services Distributed: PowerPoint presented to CCAC. Click here to view the Agenda Packet.
September 9, 2021	CCAC recommends naming the Civic Center the Ken Dyda Civic Center and naming the ingress/egress road into the Civic Center "Ken Dyda Way". Appointed an Ad Hoc Subcommittee to participate in the development of a facilitated public workshop on municipal financing of capital projects. Click here to view the Agenda Packet
October 28, 2021	CCAC approves the revised program document and directed Staff to forward to the City Council. Click here to view the Agenda Packet
December 7, 2021	City Council validates the updated program document. City Council approves naming Civic Center the Ken Dyda Civic Center and the entry road "Ken Dyda Way". Click here to view the Agenda Packet
January 27, 2022	CCAC receives presentation by ARUP on a workshop on Project Delivery Options for Major Municipal Capital Projects. Approved workshop date of March 10, 2022. Click here to view the Agenda Packet
February 15, 2022	City Council approves professional services agreements with Project Manager Griffin Structures and Gensler to provide additional design work. Work to include a geotechnical investigation of the Civic Center site. Click here to view the Agenda Packet
February 24, 2022	CCAC receives introductory presentations from Gensler and Griffin Structures and provides direction on preliminary site planning process. CCAC provided input on FY 2022-23 Civic Center related City goals. Click here to view the Agenda Packet
March 10, 2022	CCAC/FAC Co-hosted meeting: Financing Workshop by Arup. Click here to view the Agenda Packet
March 2022	Multiple public tours of Civic Center site including the Nike Missile Silos. Hundreds of residents and visitors attended.
March 24, 2022	Civic Center Tour and Facilitated Workshop: Workshop attendees heard overview of project and program document, participated in breakout sessions. Workshop facilitated by Gensler. Click here to view the Agenda Packet
April 21, 2022	Then-Mayor Bradley sends a letter to the USCG expressing an interest in acquiring or pursuing joint partnerships regarding Battery Barnes and Pt. Vicente Lighthouse properties. Click here to view the letter
April 28, 2022	CCAC provides input on preliminary Civic Center site plans prepared by Gensler based on input from Staff, CCAC, and public workshop. Click here to view the Agenda Packet

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May 26, 2022	CCAC provides more input on preliminary Civic Center site plans and expressed preference for radial bar design option. Click here to view the Agenda Packet
July 28, 2022	CCAC provides input on potential changes to the preliminary site plan that would not include a fire station or Sheriff Station within the “Public Safety zone.” CCAC provides input regarding conceptual budget based on categorizing programmatic costs based on whether costs would be borne by City, other agency, or shared. CCAC directs staff to reach out to DOJ, FEMA, and GSA to clarify public safety zone requirements at the Civic Center site. CCAC received a preliminary geotechnical report from Leighton Group. Click here to view the Agenda Packet
September 22, 2022	CCAC receives an update on Staff’s outreach to Los Angeles County officials regarding the lack of a firm commitment to locate a sheriff substation and a Los Angeles County Fire Station at the Civic Center and directs staff to prepare an amendment to Gensler contract to modify preliminary site plans. Click here to view the Agenda Packet
October 27, 2022	CCAC receives update on outreach to GSA, DOJ, and FEMA and directs staff to update preliminary site plan options to position additional public safety components in the public safety zone and modify the preliminary site plan options accordingly. New preliminary site plan to be submitted to GSA for initial review. Click here to view the Agenda Packet
December 15, 2022	CCAC reviews modified radial bar designs prepared by Gensler with and without land swap and directs Staff to submit to appropriate federal agencies. CCAC receives a presentation from staff and LA County Fire Department on proposed helopod to be located at the Civic Center. Click here to view the Agenda Packet
February 21, 2023	City Council authorizes sending letter of interest sent to USGS regarding interest in Pt. Vicente Lighthouse and Battery Barnes. Click here to view the Agenda Packet
February 23, 2023	CCAC receives an update on GSA’s rejection of revised site plan with land swap and the forthcoming submission of revised site plan without land swap options to DOJ and FEMA. CCAC received and filed a report on the Civic Center Geotechnical Investigation report. CCAC provided input on the 2023-24 goals. Click here to view the Agenda Packet
April 27, 2023	CCAC discusses talking points regarding a new City Hall building. Click here to view the Agenda Packet
June 22, 2023	CCAC refines talking points Discussion of upcoming joint CCAC/FAC meetings Approved draft work plan for Council consideration. Click here to view the Agenda Packet
August 3, 2023	Review of project preliminary budget, phasing, and schedule. Reviewed status update on FAC’s review of financing and funding options. Click here to view the Agenda Packet
August 24, 2023	Developed project phasing schedule and budget estimates. Reviewed construction comps with other So Cal Civic Center and City Hall projects. Click here to view the Agenda Packet
September 25, 2023	Discussion and recommendation of project phasing priorities plan Click here to view the Agenda Packet
October 5, 2023	FAC/CCAC Joint Meeting FAC finalized recommendations re funding and financing options for forwarding to City Council. CCAC finalized recommendations regarding preliminary site plan and phasing approach. Click here to view the Agenda Packet

Date	Milestone Event
October 17, 2023	City Council Meeting: Reviewed and provided direction on FAC/CCAC recommendations. Advanced Civic Center project to planning for Stage 2: Master Plan Design Development Click here to view the CC Staff Report
Nov. 28 & Dec. 6, 2023	City meetings with DOJ and FEMA about City applications re emergency zone. Rejection of application by DOJ.
December 7, 2023	CCAC discussion of Laguna Niguel City Hall as comparable project Reviewed biannual report to CC Click here to view the Agenda Packet
January 25, 2024	Discussion of Stage 2 including project delivery methods, timeline, federal agencies update-including outreach to FEMA and DOJ, Project manager process. CCAC Project Manager evaluation SC formed Click here to view the Agenda Packet
Feb-September 2024	Progress on Civic Center Project slowed due to City focus on landslide movement emergency Multiple meetings cancelled
April 22, 2024	City meeting with FEMA and GSA regarding emergency section of Civic Center property
May 23, 2024	Review of biannual report and development of 24-25 workplan Click here to view the Agenda Packet
July 10, 2024	Notification from FEMA that revised application for use of emergency zone was approved
August 19, 2024	City meeting with GSA and FEMA to discuss timeline and next steps in emergency zone of project
August 22, 2024	Review of FEMAs acceptance of revised site plan-full background of outreach to federal agencies Click here to view the Agenda Packet
August 30, 2024	Discussion with Senator Padilla's office about Coast Guard properties and possible placement of Wayfarer's Chapel
October 15, 2024	City Council meeting: Update on Civic Center Master Plan-update on FEMA acceptance of revised site plan and 4 year window on building out of emergency components. Authorization to proceed with onboarding of Project Manager Click here to view the Council Staff Report

Staff intends to update this timeline every six months going forward.