



The Rancho Palos Verdes **Coast Vision Plan**



APPROVED- September 2, 2008

PROJECT ACKNOWLEDGEMENTS

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SPECIAL THANKS TO

The Annenberg Foundation, Grantmaker

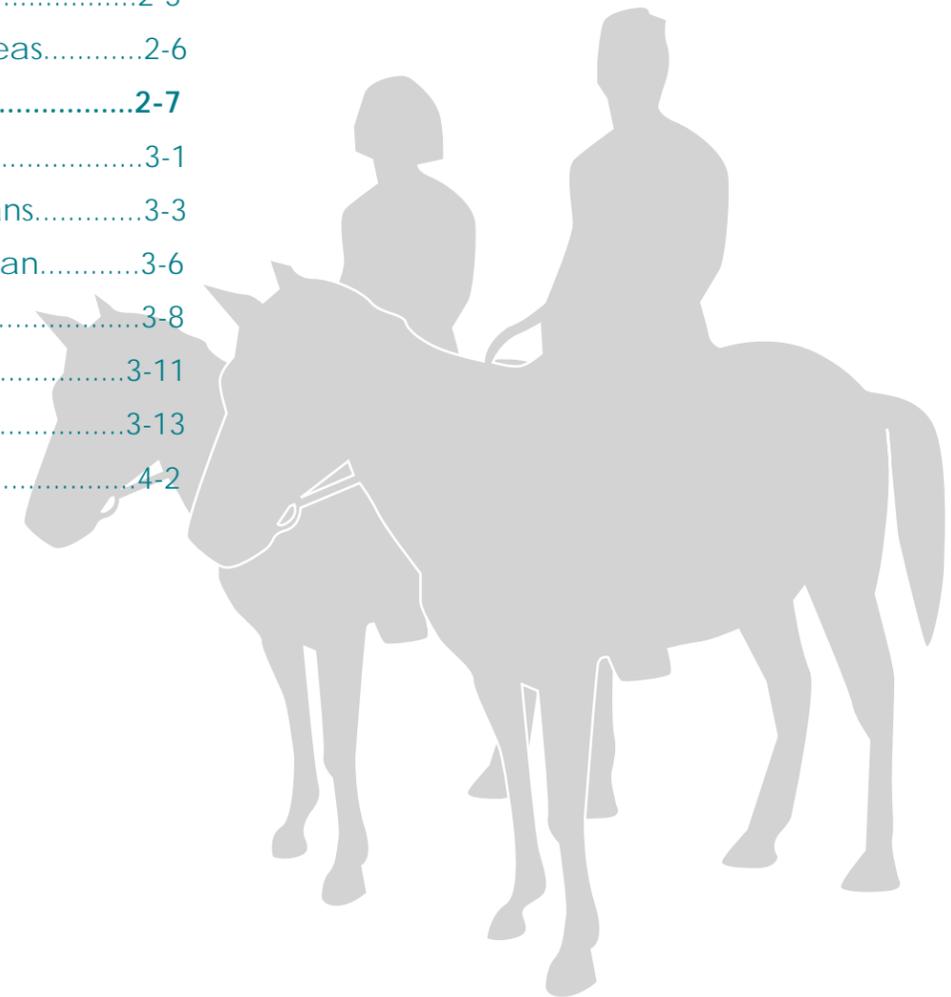


TABLE OF CONTENTS

1	INTRODUCTION
2	VISION PLAN
3	KEY SITES
4	CONNECTIONS
5	DESIGN GUIDANCE
AP	APPENDIX

FIGURES

Vision Plan Project Area.....	1-1
The Rancho Palos Verdes Coastline.....	2-3
Preserve Areas & Trails.....	2-4
Parks.....	2-5
Key Sites, Destinations & Rest Areas.....	2-6
Vision Framework Plan.....	2-7
Five Key Sites.....	3-1
Upper Point Vicente Phasing Plans.....	3-3
Lower Point Vicente Concept Plan.....	3-6
Abalone Cove Concept Plan.....	3-8
Gateway Park Concept Plan.....	3-11
Del Cerro Park Concept Plan.....	3-13
Connections Plan.....	4-2



The City was formed. Its goals were clear. The major goal was **self determination**. The right to determine **land use**, which meant lower densities, and **preservation** of the coastal resources, the canyon and rural resources, and the views.

Introduction
City of Rancho Palos Verdes General Plan
June 1975



LOOKING FORWARD... A MODERN VISION TO UNIFY THE RANCHO PALOS VERDES COAST

WHY DOES THE CITY NEED A VISION FOR THE RANCHO PALOS VERDES COAST?

The City of Rancho Palos Verdes was founded 35 years ago in order to take control of its destiny, in the face of development trends it found unappealing, within the planning and regulatory framework under the jurisdiction of the County of Los Angeles. At that time, leaders and residents had a particular vision for the future here, and high standards for the quality of life they sought. Within this context, the City organized, incorporated, and set a strong foundation for its future by establishing a General Plan, Zoning Code and Local Coastal Specific Plan that directed future growth and development that would be supportive of this desired future. This guidance, directing lower density coastal development, and preservation of the open space, natural habitats and views so characteristic of this part of the Peninsula, has served the City well.

However, as time marches on, change continues to occur in the City. This is true particularly within the area we now identify as the Rancho Palos Verdes Coast, which is not only comprised of Preserve lands, but also key public parks, major destinations, and a network of roadways, trails and rest areas.

With the completion of the open space acquisitions forming the Palos Verdes Nature Preserve in sight, one critical element of the coast is protected. A trails plan, focusing on public access to these precious areas, is now in place and will be implemented. Ocean Front Estates, and its system of bluff top trails and habitat restoration, and its connection to the Point Vicente Interpretive Center (PVIC), provides a linkage through its segment of the coast to the northern edge of the City. PVIC itself is reopened and improved, and is expanding its role as a destination in the City. However, its site is not fully improved and accessible, and linkages from it to the south and to the east are yet to be completed. The Trump National Golf Club has been introduced onto the coastline, and the Terranea Resort is well on its way. Both destinations' associated open space and trail systems, as well as public amenities, will add to the linkages along the coastline, in addition to providing new economic development opportunities for the City.

At the confluence of all of these events, this new opportunity comes to further define the future of development at key sites within in the City's coastal areas, and again set a high standard for the coexistence of development and preservation, and access to nature and its restorative qualities.

A "WHOLE SYSTEM" IDENTITY FOR THE COASTAL AREA

Taking the next step in thinking of the City's myriad coastal assets as a whole system, and layering it with consistent signage and identity elements, implementing a palette of materials and furnishings, and designing in sustainability features throughout, begins the process of 'branding' the coastal area of the City as a special, precious place.

AN IDENTIFIED NETWORK OF CONNECTIONS

Further, filling in the missing pieces of connections within the coastline assures that a seamless experience of this area is possible. Components of this include establishing a continuous coastal access trail linkage through the coastal zone, implementing the trails plan, and layering in amenities for trail users along the way, in order to provide high quality access and connectivity for users of the coastline, by people on foot, on bicycle, and not just in autos or buses, though they are important as well.

EDUCATIONAL, CIVIC, COMMUNITY HEALTH, AND STEWARDSHIP OPPORTUNITIES

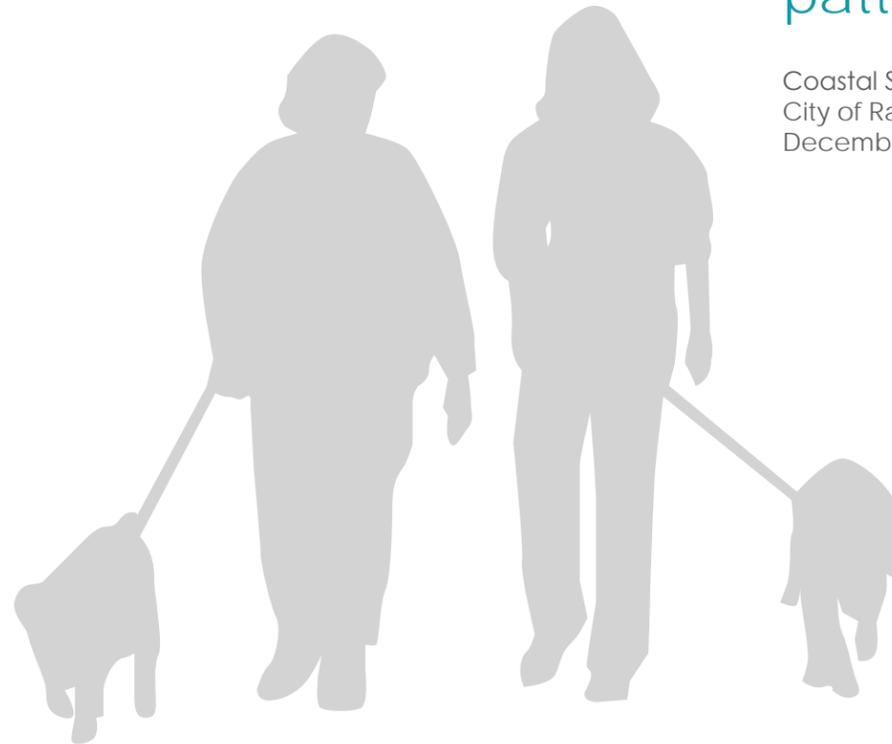
The Rancho Palos Verdes Coast is a place unique and precious in southern California, unlike other coastal areas geographically, geologically, and in terms of protected resources, public lands, as well as mix of destinations. In an area with resources such as this, teaching and learning opportunities in which to engage residents, volunteers, school children and visitors abound. If capitalized on and expressed consistently, a continuous educational experience adds another dimension to this place, and supports and encourages future generations of stewards.

UNIQUE POSITIONING FOR THE CITY WITHIN THE REGION, AND ON THE PENINSULA

With a clear vision setting the course forward, the Rancho Palos Verdes Coast will continue to be a place for residents to enjoy and be proud of, a place people and groups visit, and invest in, an obvious focal point for public-private partnerships, and an area in which quality of life, and commensurate values, remain very high.

"**W**hen specifically addressing the development of the Rancho Palos Verdes coastline, **the most impressive point is that no pattern prevails.** Although vast opportunity exists to accentuate natural geography with development and landscaping patterns which intermix with the terrain, the overall impression is void of such cohesive pattern."

Coastal Specific Plan
City of Rancho Palos Verdes
December 1978





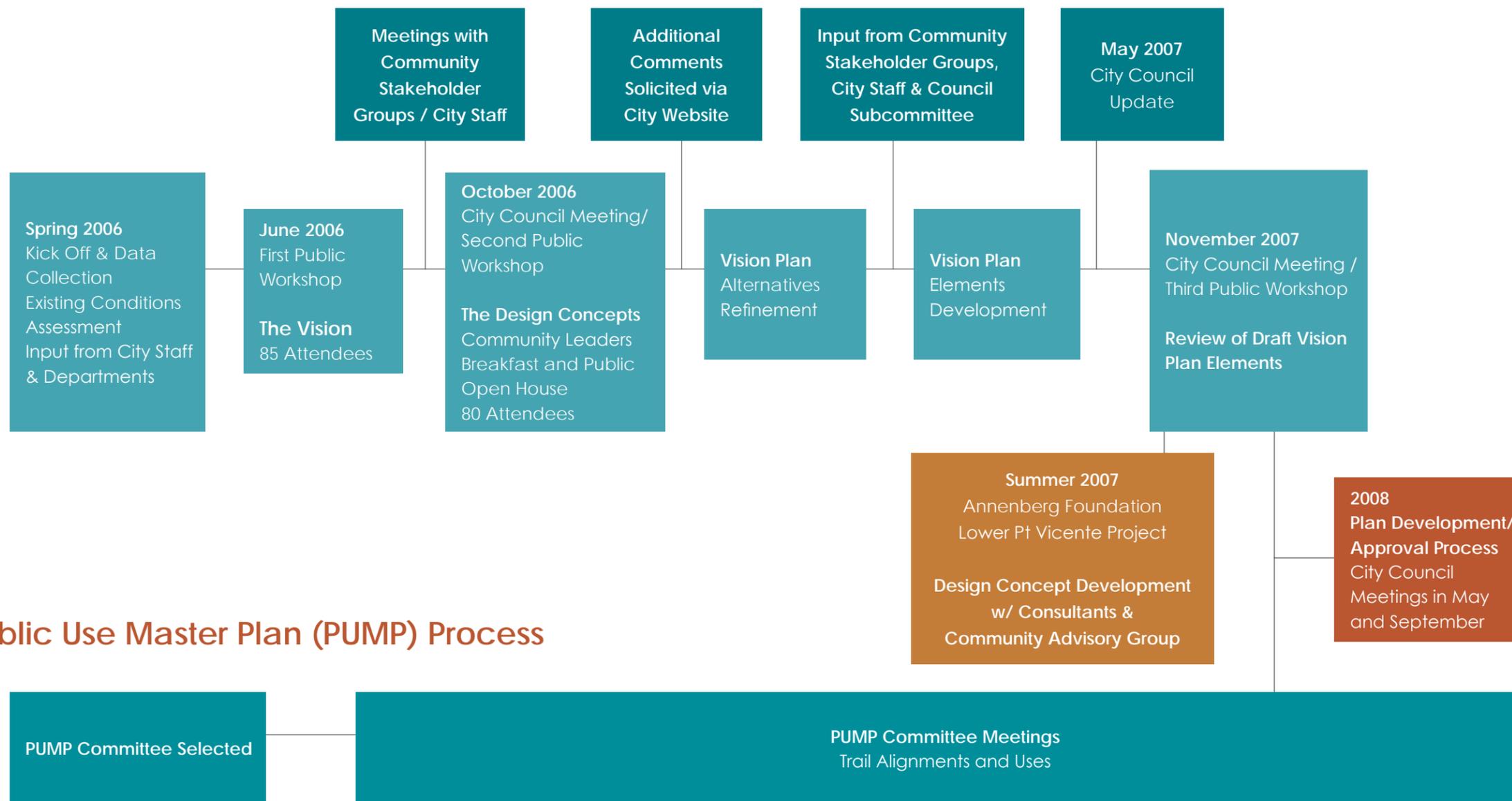
1 INTRODUCTION





A Modern Vision TO UNIFY THE COAST

Vision Plan Process



Public Use Master Plan (PUMP) Process

THE VISION PLAN PREPARATION PROCESS

Creating the Vision Plan has involved the following steps, described below and diagramed at left.

Data Gathering Phase (March to June 2006) - Meléndrez gathered information and reviewed documents relating to the planning history of the various involved properties.

Vision Plan Public Workshop No. 1 (June 2006) - The first Vision Plan public workshop was held on Saturday, June 3, 2006 at Ridgecrest Elementary School. Approximately 85 individuals attended the workshop and answered questions relating to their impressions of key elements that define the coastline, what is most important to preserve on the coast, and what could change. In addition, groups such as Los Serenos de Point Vicente, the City's Equestrian Committee, and the Annenberg Foundation made presentations on specific projects under consideration for specific key sites within the Vision Plan. Public comments recorded at this and subsequent public workshops or meetings are included in the Appendix to this document.

Creation of Vision Plan Alternatives (June to October 2006) - Based on multiple public comments received on June 3rd, and in subsequently submitted comment cards, Meléndrez developed the Vision statement, as well as Goals for the entire Vision Plan area, and for each of the Key Sites. The firm also created several alternative development concepts for each of the key sites as well as the draft design guidance materials. Meléndrez relied on input from City Staff, the PVPLC, and other stakeholder groups such as Los Serenos de Point Vicente (the docents), the Annenberg Foundation, and the Equestrian Committee's equestrian park sub-committee.

The Community in Action

Vision Plan Public Workshop No. 2 (October 2006)- The second Vision Plan public workshop was held on Saturday, October 21, 2006 at PVIC, immediately following the City's Community Leaders Breakfast, which featured the Vision Plan as the topic. The Community Leaders Breakfast presentation gave the City Council and attendees an overview of the process and introduced the concept of a proposed Companion Animal Center at Lower Point Vicente, which was authorized to be analyzed as part of the Vision Plan process. Also, four design alternatives were presented for each Upper Pt. Vicente and Lower Pt. Vicente and two design alternatives were presented for Del Cerro Park and the Gateway Park. Approximately 80 individuals attended the workshop.

Final Concept Development (November 2006 to October 2007) - Based on the feedback received at the October 2006 workshop, input from City Staff and other involved local groups, Meléndrez developed final design proposals for the five key sites as well as the design guidance for the entire Vision Plan project area.

Vision Plan Public Workshop No. 3 (November 10, 2007) - At a full day November 10th public workshop held at PVIC, final concepts for the key sites were presented, together with the proposed design guidance package. In addition to the comments collected and recorded at the meeting itself, other letters and e-mail correspondence were received by the City Council and City staff between November 10 and December 14, 2007, and have been included in a summary included in the Appendix to this document. In summary, 103 comment statements were captured by people speaking at the November 10, 2007 workshop on the Vision Plan or providing written comments during the comment period following it.

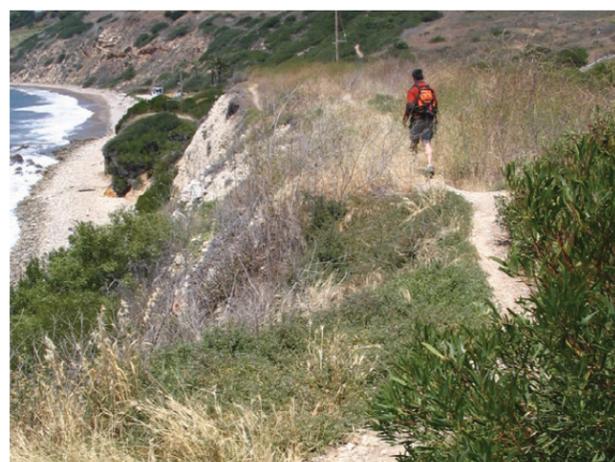
Final Vision Plan Materials Production (March - May, 2008) - Direction given at the November 10 Public Meeting by City Council required an extension of the Vision Plan public process, and a process to compile and respond to the numerous public comments received at the final public workshop. An extension of the Annenberg Foundation grant, which was confirmed in March of 2008, was provided in order to complete this work. As part of this extension, the Vision Plan was presented to the City's Council of Homeowner Associations, on April 16, 2008.

Presentation to City Council (May 6, 2008) - A matrix of public Vision Plan comments about each of the key sites, together with responses to the comments, and recommendations for bringing final resolution to the project, was presented to the City Council at a regular Council Meeting.

Based on direction given at this presentation, the Vision Plan document was prepared and submitted to the City Council, and was approved in September of 2008.

PUBLIC USE MASTER PLAN (PUMP) RELATIONSHIP TO THE VISION PLAN

The PUMP is a requirement of the City's NCCP, and governs public use in the Preserve, including trail use. Because the Vision Plan seeks to integrate public access to the Preserve with other nearby non-preserve open space and public lands, preparation of the PUMP was originally intended to be integrated into the Vision Plan process. City Staff continues to ensure that the two documents are compatible and integrated, and in fact the trail and trailhead layers within this Vision Plan are taken directly from the PUMP work to date, however, the preparation and approval of the two documents has been separated into two processes.





2 VISION PLAN





A Modern Vision

TO UNIFY THE COAST

THE RANCHO PALOS VERDES COAST VISION

Community visioning processes typically ask the following questions:

Where are we now?

Where are we going?

Where do we want to be?

How will we get there?

At the beginning of the Rancho Palos Verdes Coast visioning process, existing conditions in the coastal area were studied, including: land use, the City's conceptual trails plan, topography and geomorphology, vegetation and sensitive species, habitat and habitat restoration areas, and sites with historic significance. (Maps depicting each of these layers of information are included in the appendix to this document). Further, community values, expressed in the first visioning workshop were documented. (Public comments compiled throughout this entire visioning process are also available for review in the appendix to this document.)

The Vision Statement that resulted from the first phase of analysis describes, and will guide over time, the linked system of spaces forming the Rancho Palos Verdes Coast, as it emerges piece by piece, and merges into a singular, whole, and memorable place, with a unified identity which is more than just the sum of its many parts. This Vision is rooted in four key elements expressed as clear values by the Rancho Palos Verdes community.

The Rancho Palos Verdes Coast is:

- A Place Set Apart: With Opportunities to Enjoy Open Space and Retreat
- A Natural Place: In Which Native Habitats Are Preserved and Enhanced
- A Place for Fun and Adventure: In Which the Community Enjoys Recreation and Activities
- A Community Gathering Place: For Community Life and Learning

When this Vision is realized the Rancho Palos Verdes Coast will maintain and improve its status as a quiet, open, natural place, in which users will find respite, fun, adventure, culture and learning. What experiences might different people have here? What will it be like to travel through the Rancho Palos Verdes Coast? Where will people come together to be entertained? Where will they be able to enjoy a solitary view of the ocean, and the hillsides?

The Rancho Palos Verdes Coast Experience

A resident might start at Upper Point Vicente – the Civic Center – and take a weekly art class at the cultural or community center there, or rent a meeting room to organize the July 4th celebrations, or quietly swim laps at the Olympic sized swimming pool, or even take the family to see a Sunday afternoon movie on a big screen at the Village Green amphitheater.

A volunteer at the PVIC, might walk from home across the designated Preserve trails to Upper Point Vicente, down the hill and across the new, safe Palos Verdes Drive crosswalk to Lower Point Vicente, pausing to spot a couple of migrating whales along the way.



The Rancho Palos Verdes Coast



Upper and Lower Point Vicente Existing and Proposed



Existing

- 1 Point Vicente Interpretive Center (existing)
- 2 Companion Animal Center (proposed)
- 3 Outdoor History Museum (proposed)
- 4 City Hall and City Buildings (existing)
- 5 Community Center (proposed)
(health center, community rooms, gym, pool)
- 6 Village Green
(amphitheater, Veteran's Memorial)
- 7 Cultural Center
(art center, dance center)
- 8 Temporary Maintenance Yard
- 9 Palos Verdes Drive Crossing



Proposed

A school group, on a field trip for the day might begin at the Gateway Park, learning about the Preserve and the Peninsula's environment through the interpretive displays at the small nature education center, before taking a docent led hike up the trail to the outdoor education area overlooking the ocean. Here the students could participate in an activity learning about the fascinating site geology, and enjoy a picnic, before boarding their bus to finish with a visit to Lower Point Vicente and its indoor and outdoor exhibits about the animals of the peninsula and the ocean that surrounds it.

An equestrian might spend some time using the rings at the equestrian area within Gateway Park, (maybe even teaching some school kids a few things about horses), head out for a trail ride, and picnic back in the park before heading home.

A cyclist might enjoy a safe ride heading onto the Peninsula from the south, take advantage of well marked areas to rest and enjoy the view at Trump National, before parking at Abalone Cove and enjoying a solitary walk to Inspiration Point.

Visitors to the resort at Terranea might take advantage of outings, perhaps in a "Coast Traveler" shuttle, to trail ride or hike from the Gateway Park, to performances and exhibitions at the cultural facilities at Upper Point Vicente, and to the exhibits and whale watching at Lower Point Vicente.

Before a walk on the Burma Road Trail, a resident might walk to the overlook at Del Cerro Park to enjoy a wide view of the Preserve while perusing the names of the people who made it all possible on the donor recognition wall. Another resident may leave home on a Sunday morning and spend all day hiking the trails

and silently enjoying this 1400 acre sanctuary. In short, myriad opportunities to explore and enjoy the Rancho Palos Verdes Coast will exist, identified by well placed signage, supported by trails, bike ways, and parking, and all designed to blend into the awe-inspiring natural landscape.

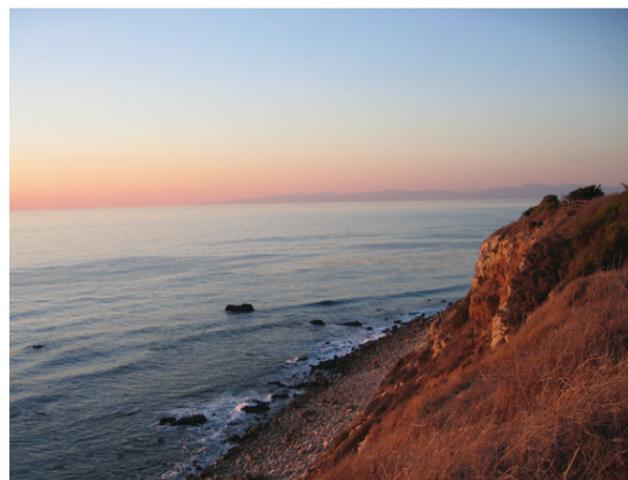
The following is a summary of each of the key vision dimensions for these precious coastal, civic and open space areas of the City, followed by a series of vision statements associated with each. This Vision, together with Vision Plan goals, guides the concept design for the key sites within the Plan (included in Chapter 3 of this document), as well as the goals developed for the design guidance for the Vision Plan area (included in Chapter 5 of this document), and generally serves as a touchstone or benchmark for the concepts included in the Plan. The Vision also reflects common ground among community stakeholders in relation to these resources, and the basis for action in the future.

A PLACE SET APART: WITH OPPORTUNITIES TO ENJOY OPEN SPACE AND RETREAT

The Palos Verdes Peninsula has been referred to as a “place set apart” in reference to its geographic, geologic and climactic separation from the urbanized Los Angeles basin. Further, its intact and even isolated coastal setting sets it apart from much of coastal southern California, both at the points and coves along the rocky edge and intertidal zone at the ocean’s edge, and on the bluff tops rising steeply above, with their dramatic views across the Pacific Ocean to Catalina Island. Along the six miles of coastline in Rancho Palos Verdes, a network of canyons and hillsides of uniquely California native environment, which are connected to the coastline and threading through the Rancho Palos Verdes community, take the visitor out of urban life and into a quieter, slower pace that evokes a rural feeling.

Vision Statements

- Dramatic views from the vast network of trails and public open spaces along the coastline and out to sea across the channel are preserved and enjoyed
- The sense of separation, remove, and quiet is retained for residents and visitors alike
- Spaces are recognized or enhanced in which users can enjoy and appreciate the qualities of the natural setting, and feel a part of it, and experience a feeling of renewal



The Rancho Palos Verdes Coastline



Preserve Areas and Trails



A NATURAL PLACE: IN WHICH NATIVE HABITATS ARE PRESERVED AND ENHANCED

In addition to its coastal views, the City boasts a nearly 1400 acre Preserve, known as the Palos Verdes Nature Preserve area that will be preserved forever as open space. Preserve areas are connected into the coastal zone and accessible via a network of trails. They also provide views of the coastline, as well as protected areas for sensitive species. A web of living ecosystems is preserved encompassing both upland and wetland habitats. Further, marine species and habitats are recognized and interpreted at the City's Point Vicente Interpretive Center, which is also a renowned whale watching destination in California.



Vision Statements

- Sensitive habitats and species are preserved, per the direction in the City's Natural Community Conservation Plan (NCCP).
- Sensitive habitats are restored, expanded and enhanced and connections made from habitat areas into other public lands in the City
- Interaction with, and access into, the natural areas is allowed for permitted activities including recreation, interpretation and education
- Sustainability, as a value in the community, is expressed in the design of community infrastructure and facilities within the City's coastal Vision Plan areas



**A PLACE FOR FUN AND ADVENTURE:
IN WHICH THE COMMUNITY ENJOYS
RECREATION AND ACTIVITIES**

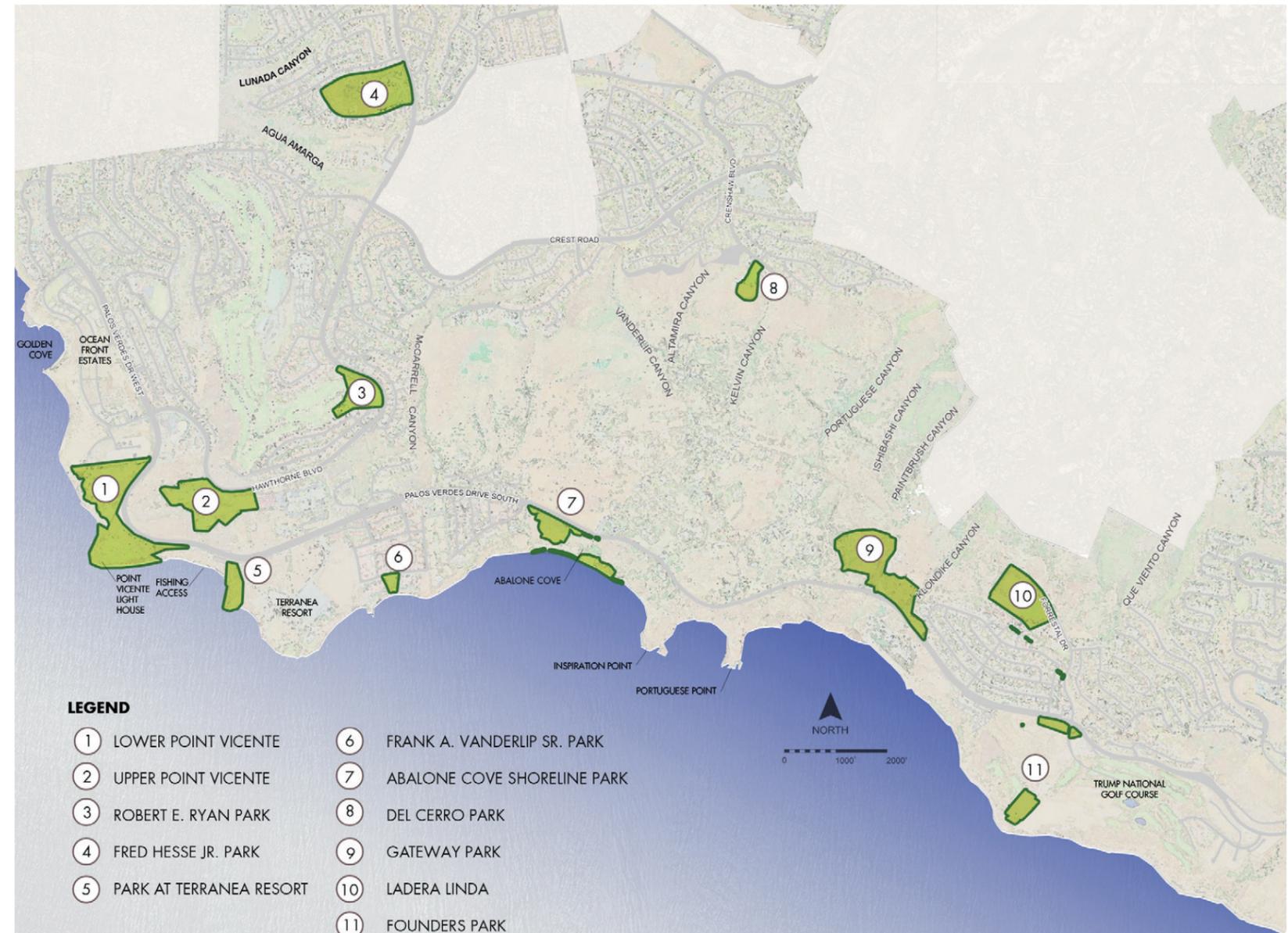
Residents of, and visitors to, the City enjoy a wide range of activities in its coastal areas, both on land and sea. The City's outdoor public lands, as well as the eleven City parks in the Rancho Palos Verdes Coast Plan area, accommodate a diverse array of users, from hikers and walkers, to bicyclists, those who fish, ride horses, and enjoy a range of other activities. These uses are accommodated sustainably in both Preserve and non-Preserve areas within the City. Access to recreation in a natural setting, at the community's doorstep, is a unique benefit that will continue to be enjoyed by generations to come.



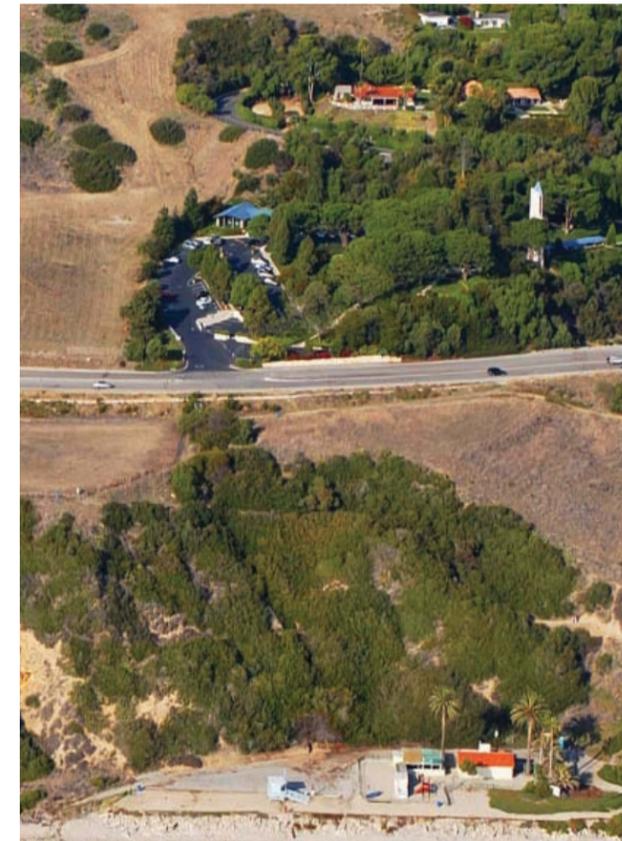
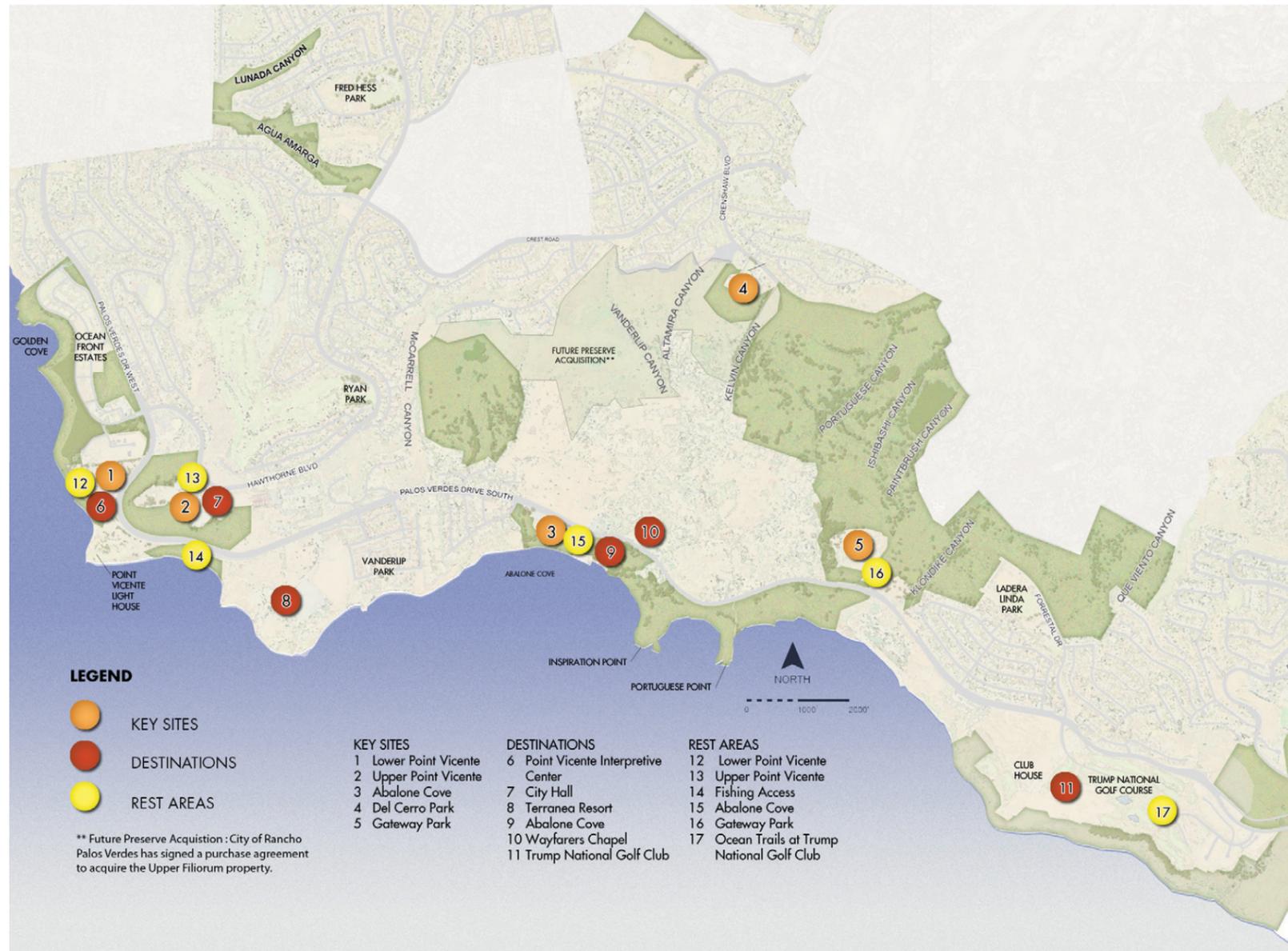
Vision Statements

- A wide range of recreational users continue to be accommodated on Rancho Palos Verdes public lands and trails, without degrading visually or physically from their character or quality
- Safe access is provided at the Palos Verdes Nature Preserve and public lands areas, in which conflicts between different user groups are minimized
- Preserve and public lands are identified, and recognizable as part of a system of open spaces and community spaces within the City of Rancho Palos Verdes

Parks



Key Sites, Destinations and Rest Areas



A PLACE FOR COMMUNITY LIFE AND LEARNING

The natural setting of the City in part defines it, and is woven into its fabric, in and around significant public lands and facilities that serve residents and visitors. Providing spaces in which to bring the community together, and providing coastal areas in which to enjoy, access, and learn about the City's natural and other resources is the key to ensuring ongoing stewardship of them. Seamlessly weaving significant public spaces and regional destinations in and around the open space system in the City supports and encourages the crucial synergy between education, learning, action and care.

Vision Statements

- The Upper Point Vicente complex is an active, vibrant focal point and cherished center of community and civic life, culture, arts and recreational activities, and is linked into other significant public and open space areas in the City
- The Lower Point Vicente area is recognized as an interpretive/educational/learning/community coordination hub for the City of Rancho Palos Verdes that also links to significant public open space areas in the City
- Major destinations along the City's coastline feature both high quality amenities and interface seamlessly with the natural habitats intertwined within and between their properties
- Farming on the peninsula remains active and continues to educate community members about an important dimension of community life and history
- Points of entry, portals or passages, into education and recreation areas along the coast, into the canyons, and overlooking the entire system are recognizable, and provide visitor amenities and opportunities for interpretation and learning

THE VISION FRAMEWORK PLAN

The plan provided on this page synthesizes all of the Vision Plan elements into one framework plan, so that not only the potential of the individual spaces and places within the Rancho Palos Verdes Coast can be seen at a glance, but their connections to each other, to the Preserve, and to other City parks and destinations are highlighted as well.

The Plan locates uses, including each of the Palos Verdes Nature Preserve Reserves, City parks in the Coast areas, approved sites for Preserve or Rancho Palos Verdes Coast Overlooks or Vista Points, building areas anticipated on the key sites, and Rancho Palos Verdes coast destinations. The Plan also identifies significant Access and Connections features within the Plan area, including roads, trails and trailheads, bikeways and parking lots. The trail network identified on the Plan is the result of many months of work by the City's Preserve Public Use Master Plan Committee. Trail routes and uses are identified, as well as trailhead locations. On the key backbone spine of the Vision Plan area, Palos Verdes Drive, two locations are identified for gateways into the Rancho Palos Verdes Coast, as well as locations for roadway median planting improvements, pedestrian crossings, sidewalk improvement areas and even a short stretch of Palos Verdes Drive which may in the future be considered for narrowing.

Chapter 3, Key Sites, provides concept designs and further guidance for future development (uses) and enhancement of each Key Site, while Chapter 4 further explains the suggested enhancements to the key connections elements shown on the Plan. Gateways and other potential signage improvements suggested in the Plan area are described in Chapter 5, Design Guidance.





3 KEY SITES





A Modern Vision TO UNIFY THE COAST

THE KEY SITES

Five Key Sites have been selected for inclusion in the Vision Plan because they serve as key open space parcels within the Rancho Palos Verdes Coast, but are not a part of the City's NCCP Preserve, and/or because they provide ideal public use opportunities. Although several of the key sites have been the subject of community conversation and planning prior to the Vision Plan process, there has previously been no public process to consider all of these properties together, and to consider the unique role each site plays in the context of the emerging Rancho Palos Verdes Coast. Goals for each of these sites were developed and reviewed with City Staff as part of the Vision Plan process, and were also reviewed with the City Council and community members, as part of the public process for this Plan.

Background information on existing conditions at each key site, together with site goals, site concept design descriptions and recommendations for implementation, are included below for the following Vision Plan key sites.

UPPER POINT VICENTE

Presently housing the City Hall complex, this site is identified as the civic and cultural heart of Rancho Palos Verdes. Additional facilities for the arts, culture and community, together with connections to the surrounding trail network are envisioned that would complement the ultimate build out of the Civic Center.

LOWER POINT VICENTE

Given the existing Point Vicente Interpretive Center's focus on the marine environment of the Rancho Palos Verdes coastline, the educational emphasis of this

site is proposed to be expanded to include outdoor history museum elements long envisioned by the Point Vicente Interpretive Center docents, together with a complementary educational public use in a separate building. These components are intended to expand the learning opportunities at the site, to connect the ocean and land, people and animals, and the community.

DEL CERRO PARK

While the park functions of this site remain unchanged, its amenities are enhanced to celebrate the environmental stewardship that made the City's NCCP Preserve possible. Proposed improvements are oriented to the dramatic views of the Preserve and coast that are experienced from its bluff edge.

ABALONE COVE

Abalone Cove is one area of the Rancho Palos Verdes Coast from which direct access to the ocean, as well as access to the Preserve trails, can be made. Thus, this site is identified as a gateway to nature, on land and at sea, with an enhanced bluff pathway, overlook and picnic areas envisioned.

GATEWAY PARK

This site, set within a portion of the City's most unusual geological setting, is surrounded by and a gateway to, the City's Preserve, but is outside its boundaries. This site has long been the focus of the City's Equestrian community as an area for equestrian training and recreation, as well as an area identified by Palos Verdes Peninsula Land Conservancy as an outdoor educational resource related to the Preserve. The site is identified as a portal to outdoor education and recreation.

Five Key Sites



Upper Point Vicente Existing Conditions



UPPER POINT VICENTE

This site is zoned Open Space Recreation. Designated as Point Vicente Park/Civic Center, the site was formerly a Nike Missile Base, and presently includes and surrounds the City's civic center complex. Existing facilities are housed in former school buildings and temporary buildings. The surrounding grounds are improved with a sand volleyball court, tennis court, open grass areas, a picnic table and barbecue. With spectacular views of the ocean and Catalina Island, this site is the location of community gatherings such as the City's annual July 4th Independence Day Celebration. The site encompasses 22 acres and abuts a 4 acre Coast Guard parcel to the west. It is otherwise surrounded by Preserve lands that wrap around the site to Palos Verdes Drive. A farming operation exists on the southern facing slope below the site, which is operated in a lease agreement.

Nearly 27,500 square feet of building area is currently developed on the site, including the City of Rancho Palos Verdes City Hall offices, studio facilities for PV On the Net, and temporary modular buildings for the PV Seniors. The City Maintenance Yard is also located on the site. There are 88 existing paved parking spaces provided on-site. The site also incorporates a helipad used by emergency services providers.

SITE GOALS

As a result of the public Vision Plan process, and discussion with City staff and elected leadership, the following goals have been established for the concept design for this site:

- Advance the conceptual design of the Upper Point Vicente site based on the modified 'Civic Center

Conceptual Site Plan' (as presented to the City Council April 18, 2006, and included in the Appendix to this document)

- The site shall be able to accommodate an Arts/Cultural Center, City Council Chamber and City Hall, a pool/gymnasium complex, a village green, centralized parking and an amphitheater.
- Ensure that the Civic Center is connected by a network of high quality, vibrant public landscapes and is visually integrated into the surrounding Preserve land
- Link Upper Point Vicente into the City's trail system and to other major destinations in the City
- Implement an integrated, context sensitive approach to access and parking for all users

SITE CONCEPT PLAN

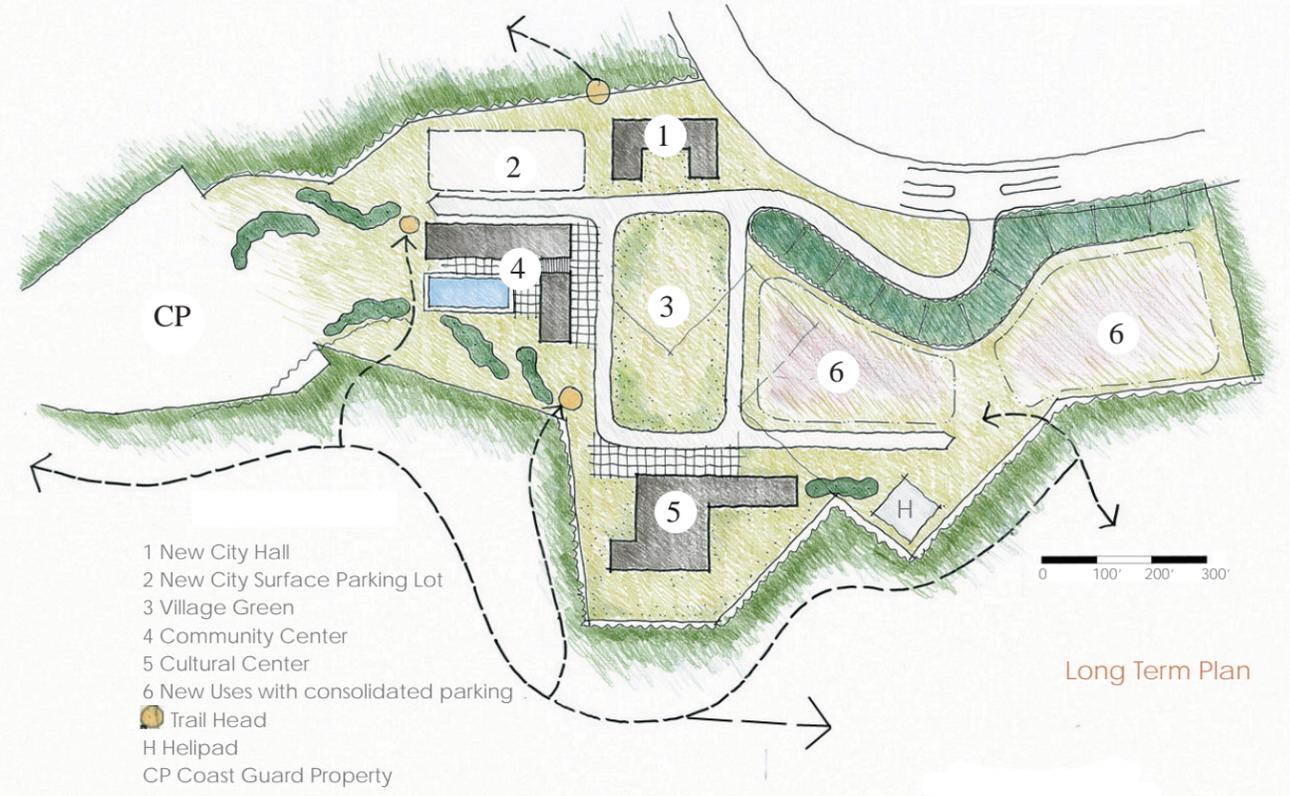
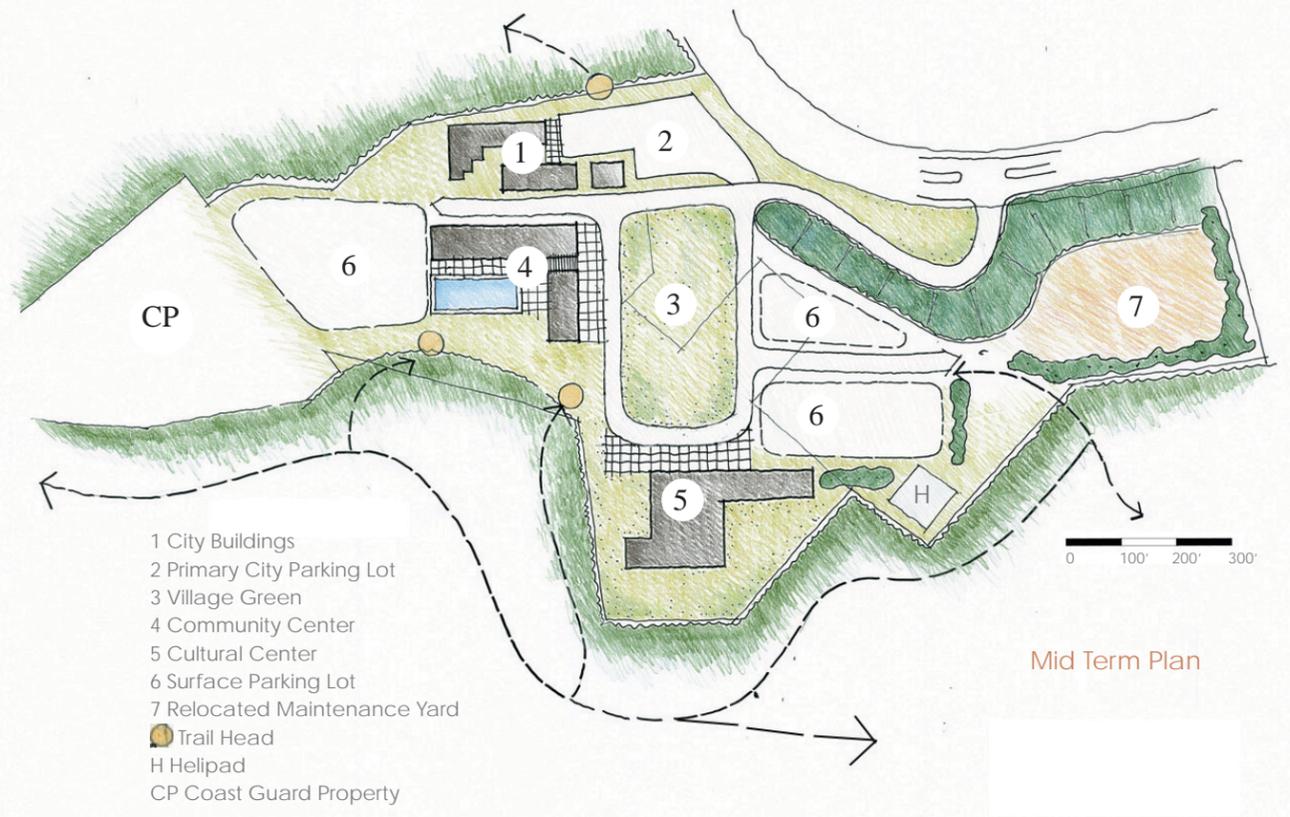
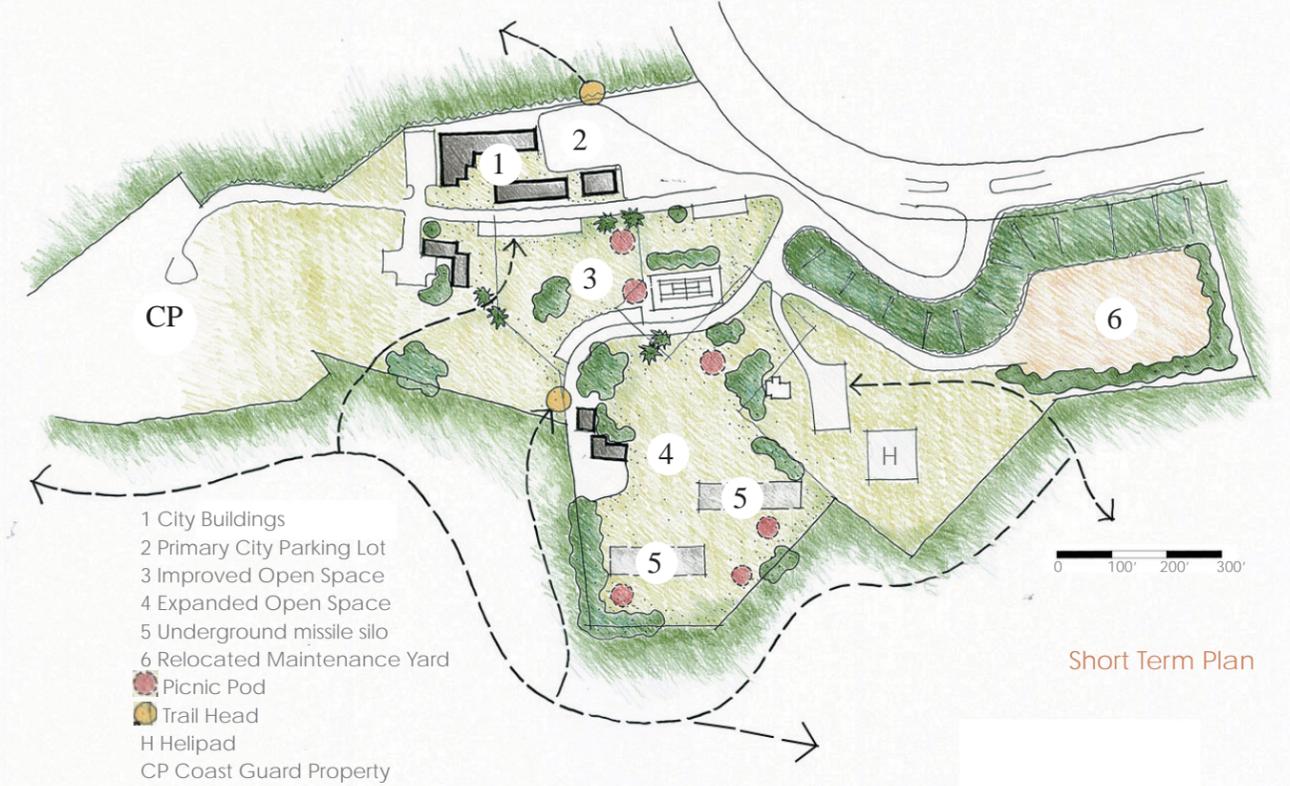
History

The concept plan for this site has evolved throughout this Vision Plan process. The site was originally the study of the City's Open Space Task Force, which produced a plan incorporating a wide range of community and recreational uses. This plan was considered in this Vision Plan process, however, direction was provided by the Rancho Palos Verdes City Manager to include a narrow range of uses in this concept plan. This approach was endorsed by the City Council during the public Vision Plan process. Iterations were considered, and interested site user groups were interviewed. Finally, a phased approach to implement the concept design was proposed, and is described below and illustrated to the right.

Phased Approach

The concept design depicts a phased, short-, medium-,

Upper Point Vicente Concept Plan and Phasings



The Village Green at Upper Point Vicente. Existing (1) and Proposed (2)



and long-term approach to the site development. In the short-term, positive impact would result from simply moving the Maintenance Yard (shown at 80,000 sf) to the east, and creating a consolidated open space area in the center of the site. At this early stage, a trailhead serving the adjacent Preserve trails could also be added, together with trail connections and associated picnic areas around the bluff edge of the site.

In the medium-term, a Village Green (depicted at 1.7 acres in size), which could also accommodate an amphitheater [3], Veteran's Memorial and/or public art, as well as the City's 4th of July celebration, might be created, together with a cultural center (shown at 30,000 sf on two levels) which could host activities relating to the arts including studio and gallery space, class and performance space, both indoors and outdoors; a community center complex (shown at 20,000 sf on two levels), which might accommodate meeting space for community groups, recreational facilities, classroom space and a full sized recreational pool (50m x 25m).

In the long-term, a City Hall complex (shown at 36,000 sf on two levels) could be developed, incorporating administrative facilities and a Council Chamber. Further, the City's Maintenance Yard could be relocated off site, freeing space for other open space or developed uses. At this stage consolidated parking could be developed, in a structure partially below grade, which might enable additional open space or other site uses, including areas for active recreation, to be created.

Maintaining the Site Character

Though this site is one of three within the Vision Plan identified to accommodate new public uses within the Rancho Palos Verdes Coast, the vision statement

and goals developed for this Plan, as well as the design guidance material included in Chapter 5 of this document, clearly recommend open space and view preservation within the Rancho Palos Verdes Coast, as well as context sensitive building and site design. Ultimately, at each phase of concept design implementation, the site should retain its park like setting and precious ocean views, and provide access into the adjoining Preserve trail system.

Recommendations for Implementation:

- Initiate a formal master plan of the site, including market analysis relating to potential arts and recreation facilities, a space program to serve a range of possible uses and user groups, a parking needs analysis related to the potential users, and incorporate the utility study presently being undertaken for the site.
- Immediately pursue funding sources (grants, etc.) to implement the on-site trailhead and trail connections on site, as well as to relocate and reconfigure the City's Maintenance Yard.
- Research potential off-site locations suitable for the City's maintenance yard

LOWER POINT VICENTE

Presently the Lower Point Vicente site is zoned Open Space Recreation, and is identified for passive recreation in the City's General Plan. The 20.5 acre site incorporates the Point Vicente Interpretive Center (PVIC), at 10,000 sf of developed building area, and 13,000 sf of hardscaped plazas and outdoor amphitheater area. The Interpretive Center is focused on the coastal setting, marine life and history of the Peninsula, and since its expansion, also serves as a destination for community functions, such as meetings, weddings and parties. The Interpretive Center continues its tradition of hosting the annual Whale of a Day celebration as well. The adjacent Point Vicente Lighthouse is presently closed to the public, and home to Coast Guard personnel. The Lighthouse itself is periodically open for tours, and Coast Guard related exhibits and activities are integrated into the Whale of a Day event as well. A pathway along the bluff edge of the site connects into the Ocean Front Estates bluff front trail system via a bridge over the storm drain at the northern edge of the site. However, the connection terminates to the south at the Lighthouse property line. A farming operation is presently the only active use on the portion of the site inland of the existing PVIC parking lot.

SITE GOALS

As a result of the public Vision Plan process, and discussion with City Staff and elected leadership, the following goals have been established for the concept design for this site:

- Develop the conceptual design of the entire Lower Point Vicente area that integrates, in terms of design and amenities, existing and proposed facilities

- These include the Point Vicente Interpretive Center and its proposed outdoor education components (PVIC Phase III, relating to cultural, social, physical and natural history and environments), surrounding public parkland, and other potential, complimentary educational public uses
- Determine broad site design and program possibilities for publicly accessible space at the Lighthouse property, should the City obtain permission to this land via the Coast Guard
- Implement an integrated approach to access and parking for all users

SITE CONCEPT PLAN

With the City's approval, The Annenberg Foundation spearheaded the development of a detailed conceptual design for the Lower Point Vicente site. This detailed concept plan was guided by input from City staff and elected leadership, as well as input from a Community Advisory Committee. The associated report, produced as the result of this concept design process is available under separate cover, and the results of the process have been presented to the public and City leadership at each Vision Plan public meeting, the City Council meeting on the Vision Plan process, as well as at numerous community meetings attended by the Foundation. Materials relating to this proposal were also posted on the City's website during the Vision Plan process.



Lower Point Vicente Existing Conditions



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Lower Point Vicente Concept Plan



The concept design for this site, shown at left, has been extrapolated from this process, as well as public input and discussions with City staff and leadership, and depicts the potential for:

- PVIC - The existing Point Vicente Interpretive Center (shown at 10,000 sf of building area and 13,000 sf of surrounding hardscape, or 2.5% of the site area) remains.
- A Complementary, Educational Public Use Facility – A facility, not approved by the City, but proposed by The Annenberg Foundation, is depicted on the concept plan (shown at 15,000 square foot footprint with two levels and a portion of its parking under part of the building, and encompassing not more than 5% of the site area.) In order to be an appropriate addition to this site, a facility such as this must be designed to integrate into the physical contours of the land, be consistent with the design guidance provided in Chapter 5 of this document, and not dominate either the site or PVIC either in terms of massing or height. The building must be publicly accessible, and complement the educational mission of the PVIC, as well as contribute to telling the compelling and unique story of animal life on the Palos Verdes Peninsula. This facility may include indoor uses such as: museum quality educational exhibit areas drawing community and school visitors, multipurpose classroom spaces for community, professional, and school groups, space for limited companion animal care and socialization, as well as a multipurpose theatre space which could be used for teaching as well as available for community and civic events and meetings. Outdoor program areas related to a use such as this could include some enclosed and screened companion animal socialization/

demonstration area for supervised activities, as well as open outdoor gathering and seating areas in a promenade and plaza spaces which would link a new facility to PVIC and provide an extension of both the indoor space of PVIC and the complementary facility built on site.

- Outdoor History Museum/PVIC Phase III Program Components - The outdoor history museum must be designed to complement the Interpretive Center, as envisioned by the Point Vicente Interpretive Center docents. (It is depicted on the concept plan at 69,000 sf/7.8% of the site area). The components include a Tongva village, geology display, interactive archaeology exhibit, and dry farming/water wise landscaping demonstration. This could be complemented by an exhibit tying the story of the site together, and focusing on the whole ecology of the Peninsula and the continuum of marine, coastal, bluff top and terrestrial life within it.
- Parking and Access - Parking, driveways and drop off areas must be provided in order to serve all site uses (in the concept plan depicted at just over 102,000 sf/11.4% of the site area, and 136 parking spaces)
- Open Space – Open space and picnic areas, both those existing along the bluff edge of the site, and new areas, are shown in the concept plan, to be planted with native and locally appropriate vegetation. New, accessible open space areas are depicted on the inland portion of the site presently only occupied by and accessible to the existing farming operation in a leasehold. Further, this component includes a new trailhead and trail system encompassing an enhanced existing bluff front trail, as well as a new connection through

the site inland through the open space, potentially along the northern edge of the site, to Palos Verdes Drive. This trail would open access across the site, connect to the Preserve trail, and extend toward the bluff and the Upper Point Vicente site. Finally, a potential new trail alignment is shown, connecting from the southern edge of the site, through the Palos Verdes Drive edge of the Lighthouse property. This alignment would facilitate implementation of the Coastal Access Trail alignment south, to connect to the Fishing Access trail head and amenity area. The open space component of this concept plan is shown at over 15 acres, or nearly 74% of the site area

RECOMMENDATIONS FOR IMPLEMENTATION

- Enter into a planning process, engaging community stakeholders, PVIC staff and docents, and City staff and leadership, to complete detailed design of the complementary educational facility, outdoor history museum/PVIC Phase III, and site wide improvements
- Open a discussion with the Coast Guard relating to the possible future trail connection to the south, requiring relocation of the fence line of the Lighthouse property toward the bluff in order to allow a trail connection off Palos Verdes Drive to the Fishing Access

Bluff Side Trail at Lower Point Vicente Existing (1) and Proposed (2)



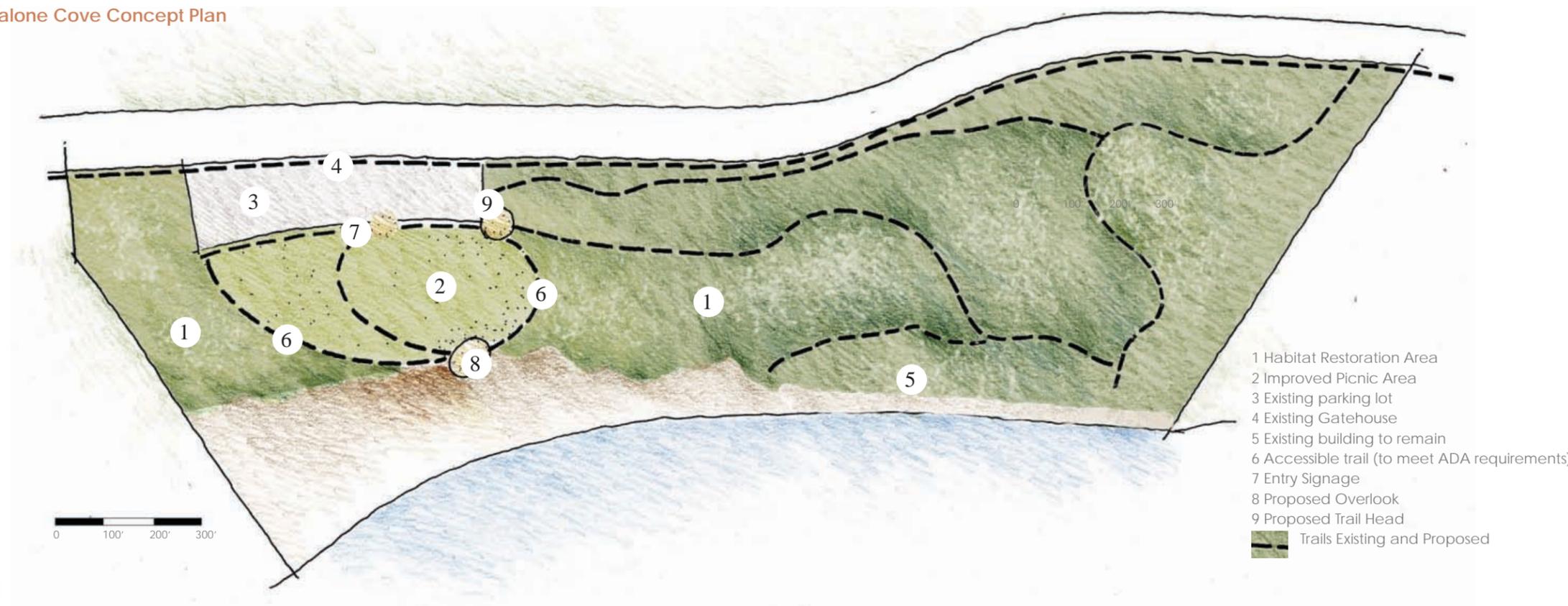
Abalone Cove Existing Conditions



ABALONE COVE

Abalone Cove Shoreline Park features two beaches (Abalone Cove and Sacred Cove), tide pools, bluff top viewing areas, restrooms, and a network of trails, accessible from a controlled, for fee, 150 space parking lot off Palos Verdes Drive South. The park is partially designated as a State Ecological Preserve and taking of protected animals and marine life is prohibited. Access to Abalone Cove Beach is by a trail from the parking lot.

Abalone Cove Concept Plan



SITE GOALS

As a result of the public Vision Plan process, and discussion with City staff and elected leadership, the following goals have been established for the concept design for this site:

- Add new park amenities – picnic tables, shade features, benches, trash receptacles, and an ADA accessible bluff top trail and trail signage
- Implement an invasive species removal and low profile shade tree planting program within the park

SITE CONCEPT PLAN

The concept design presented for Abalone Cove seeks to enhance access and aesthetics at one of the most visible City park sites along the Rancho Palos Verdes Coast. However, it describes minimal change to the site, including adding an ADA accessible trail looping the top of the bluff area, adding an overlook at the bluff edge of the Park, selectively replanting the site with native vegetation, and adding shade (likely only small native trees) for the picnic areas.

Signage marking trail connections and/or beach access is also a part of this concept. Further, interpretive signage could also be added at this location, though given that the roadway pull out/ parking area and signage are already located here, this is not likely to be a high priority for the City. Instead, better connection should be made between the site itself and the trails, and the interpretive signage area. No change is contemplated relating to the trails from the bluff to the ocean.

RECOMMENDATIONS FOR IMPLEMENTATION

- Pursue public/private partnerships and/or grant funding to implement the trail, trailhead, signage, picnic area and revegetation projects proposed at Abalone Cove

Trail Head at Abalone Cove Existing (1) and Proposed (2)



Gateway Park Existing Conditions



GATEWAY PARK

This undeveloped site is approximately 25 acres and is presently zoned Open Space Hazard, as the lower portion of the site is located in the City's landslide moratorium area. The undeveloped upper bench overlooking the southern end of the site is accessible by dirt road and trail connection.

SITE GOALS

As a result of the public Vision Plan process, and discussion with City staff and elected leadership, the following goals have been established for the concept design for this site:

- Create a 'Gateway Park' that acts as a staging area for users and visitors from Palos Verdes Drive into the Preserve beyond. Incorporate Rancho Palos Verdes natural areas "system" information into the Park, in trail head and picnic facilities
- Establish a managed area, outside the Preserve, with a focus on specific active recreational pursuits, including horse-back riding and other activities as approved by the City Council through the PUMP process
- Develop an outdoor education/nature appreciation center suitable for school and community groups
- Implement an integrated approach to access and parking for all users

SITE CONCEPT PLAN

Given that the site is located within the City's landslide moratorium area, its geological instability is a design constraint for any use considered here. Uses proposed as part of this concept plan have been sited to avoid the most active geological areas on the site. Any facilities located on the site would be temporary and portable and would comply with City regulations for building in this area. The concept design incorporates both equestrian park and outdoor education uses.

The equestrian park components are proposed to include a multi-purpose riding ring, conditioning track, corrals and associated buildings, and a cross country riding area.

Outdoor Education components are envisioned to include a welcome center and jumping off point into the Preserve, in a portable building near the park entry, as well as an outdoor classroom space on the upper bench area of the site.

Picnic areas area also included, together with a trailhead and trail connections to the surrounding preserve.

Parking to serve all the uses has been considered in the concept design, and located on the site itself, in flat areas adjacent to Palos Verdes Drive.

RECOMMENDATIONS FOR IMPLEMENTATION

- Authorize the Equestrian community, or other City Council approved sub-committees, to proceed into detailed design of the equestrian park portion of the site, so that design and operational details can be resolved. City Planning and Parks and Recreation staff should be part of this design process to ensure that the gateway park uses envisioned at the site are compatible programs envisioned by the equestrian community, and that adequate parking and support facilities can be accommodated
- Ensure that future maintenance and maintenance costs of the uses on this particularly challenging site are addressed as the detailed site planning process moves forward
- Consider the additional impacts on the Preserve that may be caused by enhanced access to this site, and include plans for mitigation (including ranger patrol or the like) in the detailed design

Gateway Park Concept Plan



- 1 Equestrian Park - Multi-Purpose Riding Ring
- 2 Equestrian Park - Conditioning Track
- 3 Equestrian Park - Open Corrals/Relocatable Buildings
- 4 Equestrian Park - Cross Country Riding Area
- 5 Picnic Nooks in Embankment
- 6 Outdoor Welcome Center - Relocatable Building)
- 7 Outdoor Education Area - Demonstration Garden, Outdoor Classroom with Roof, Storage Shed
- 8 Overlook
- 9 Active Geologic Zone
- 10 Trail Head
- 11 Surface Parking
- Trails

Del Cerro Park Existing Conditions



DEL CERRO PARK

The 4.5 acre Del Cerro Park site is designated Open Space Recreation in the City's Zoning Code. The site features panoramic views of canyons, coastal headlands, ocean and offshore islands. The site presently consists of an open play area and a small on-site parking area consisting of 17 marked parking spaces as well as some parallel spaces on the access road. Access to the Preserve trail system is adjacent to the park, but not directly from it. Parking to serve the Preserve trail system presently occurs on the adjacent streets.

SITE GOALS:

- Establish Del Cerro Park as a donor recognition site educating the public about the origins of the Preserve, and include an area in which to view the Preserve and its facilities
- Augment and improve existing visitor facilities and provide an ADA accessible path to a Preserve overlook
- Improve signage relating to the Preserve and its trails at Del Cerro Park

Del Cerro Park Concept Plan

SITE CONCEPT PLAN

This Palos Verdes Peninsula Land Conservancy (PVPLC) donor recognition site at Del Cerro Park was conceptually approved by the City Council in concert with the approval of the Preserve itself in 2005.

The existing parking lot at the Park is intended to remain, but to be upgraded to accommodate ADA access. As shown in the concept design on the next page the pathway from the parking area up to the Donor Recognition overlook will begin at the northern end of the parking area, and terminate at the overlook at the top of the bluff. Neither the pathway, nor the entry signage introducing the Conservancy and the overlook at the start of the path will intrude on the open play area of the park. The pathway location has been dictated by the constraints of the site's grades, and the need to ensure ADA accessibility. Instead of providing a loop trail, in an initial phase of construction, a single path up to and back from the overlook will be provided.

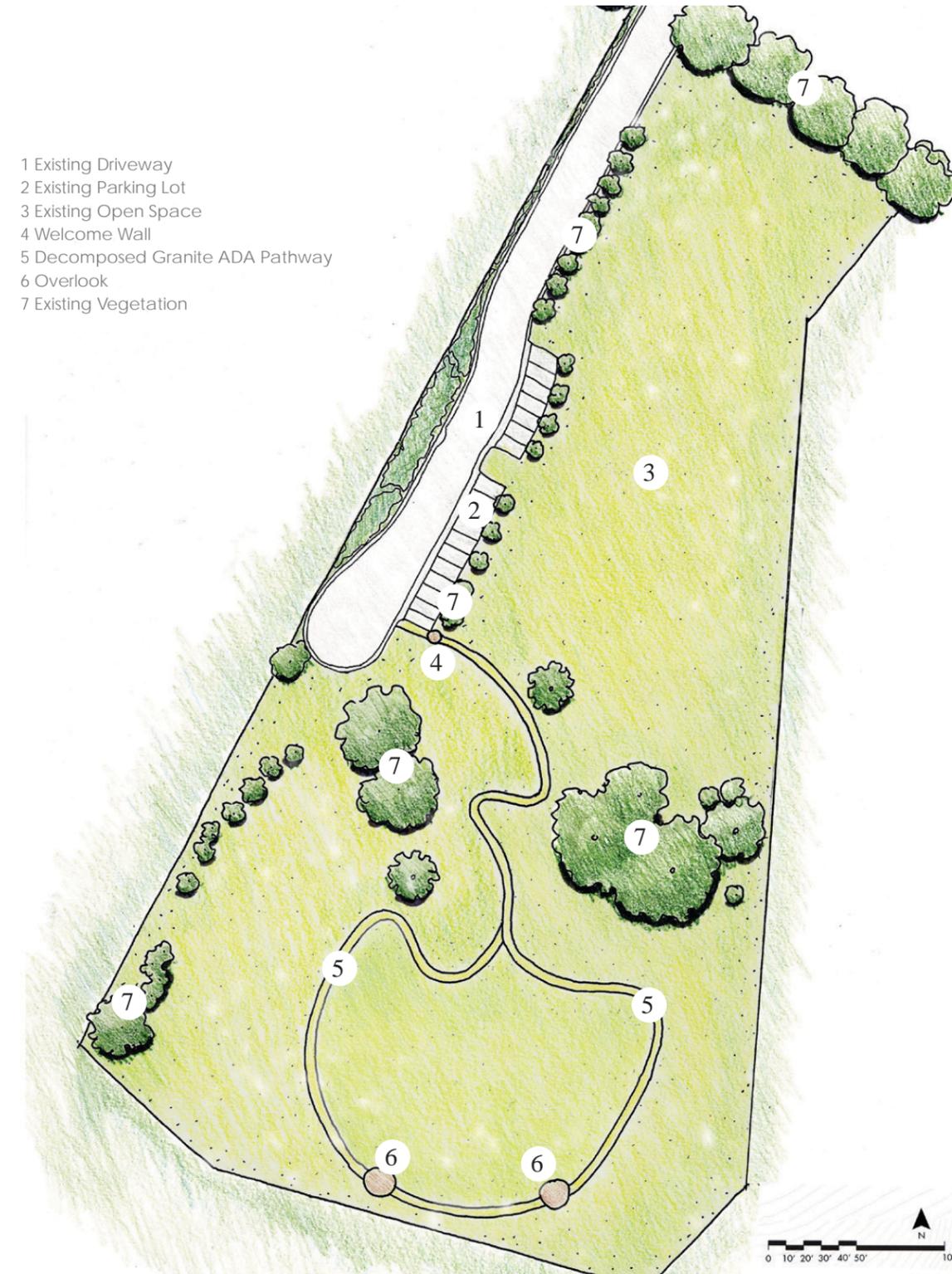
One overlook will be constructed in the general vicinity of the existing bench already at the overlook. Overlook walls will be 36" high or less, with integrated signage. Bench seating and stone banding will be used in the overlook as well. The design does not incorporate lighting or planting. The initial overlook, and any second overlook and trail extension (creating a loop) which may be added in the future, will be sited in order to avoid conflicting with the areas of the site required to remain clear for emergency fire access, as well as to the landing zone required by the model airplane "silent flyers" who presently use the site, as is feasible, and to avoid impacts on the open areas of the park itself and the neighboring residences.

RECOMMENDATIONS FOR IMPLEMENTATION:

- Should the City wish to pursue additional site improvements in the future, a restroom building may be contemplated on the site, and sited so that it provides the least possible impact to the surrounding neighborhood, but is accessible to and serves, park and Preserve trail users
- Engage PVPLC to further enhance the site by implementing native planting at its upper bluff edge, should funding be identified

NOTE: In the future, any specific projects approved on any of the key sites included in this Vision Plan, will be subject to a site specific City-directed approval plan review and approval process. This process will result in appropriate conditions of approval relating to the direction set in this key sites chapter, as well as the provisions of the Design Guidance included in Chapter 5 of this Vision Plan relating to Siting and Site Design, Buildings and Architectural Site Features, and Design Palette, and the Plant Palette Guidance provided in the Appendix to this document.

- 1 Existing Driveway
- 2 Existing Parking Lot
- 3 Existing Open Space
- 4 Welcome Wall
- 5 Decomposed Granite ADA Pathway
- 6 Overlook
- 7 Existing Vegetation





4 CONNECTIONS



A Modern Vision TO UNIFY THE COAST

CONNECTIONS

The Vision for the Rancho Palos Verdes Coast recognizes the special role that each unique place plays within the whole system, and seeks a unified look and feel for all of the areas in terms of design character and materials. Further, the Vision addresses a network of connections between the different areas and elements within the coastline, including the key sites, Preserve, parklands, and other coastal destinations. This Connections chapter of the Vision Plan identifies key roads, trails and bikeways within the area, as well as modifications and improvements to them. These elements are mapped on the plan on the following page, and their future character is described and illustrated, together with improvements that serve not only cars and transit vehicles, but also bicycles and pedestrians. Further, this chapter identifies the “stops along the way,” the amenity areas, trailheads, overlooks, vista points, and rest areas which will serve people experiencing the Rancho Palos Verdes the Coast. Of course, given the geography of this area, efforts will focus on Palos Verdes Drive (west and south), visualized in the future at right.

GOALS

As a result of the public Vision Plan process, and discussion with City staff and elected leadership, the following goals have been established relating to connections within the Vision Plan. The elements referred to in these goals, which make up the network of connections within the Vision Plan area, are also identified on the map on the following page:

- Develop the Preserve trail system identified in the City’s Public Use Master Plan for the NCCP
- Develop an integrated, recognizable system of

vehicular, pedestrian, bicycle, and transit or shuttle links to major coastal sites, destinations, and amenities within the City

- Create stronger physical linkages between the Upper and Lower Point Vicente sites, as well as between Preserve land and public open space and activity areas on the inland and the coastal sides of Palos Verdes Drive
- Enhance pedestrian and bicycle access to key sites, trailheads and destinations along Palos Verdes Drive and at access points into the Preserve
- Develop a continuous, marked Coastal Access Trail alignment within the Rancho Palos Verdes Coast
- Ensure that connections are ADA accessible, while using permeable paving materials where possible, only incorporating impermeable materials where traffic and level of use prohibit alternatives

STRENGTHENING THE BACKBONE OF THE COAST – PALOS VERDES DRIVE

Palos Verdes Drive serves as the spine or backbone of the Rancho Palos Verdes Coast, linking the key sites, destinations, preserve and parklands. While this road must serve the automobile traffic it accommodates and the adjacent neighborhoods, it must also be a place that visually represents the character and quality of the vision for the environment within the Rancho Palos Verdes Coast, and be comfortable for people and bikes. Therefore, a continuous pedestrian and bicycle linkage should ultimately be developed along Palos Verdes Drive for the entire length of the City’s coastline. This will help complete the City’s Coastal Access Trail system, and provide a safe and comfortable connection along the bluffs and at access points down to the shoreline. This linkage should be off-street where possible.

Palos Verdes Drive Improvements. Existing (1) and Proposed (2)



Connections Map



Edges

Where this condition does not exist now, the edges of Palos Verdes Drive should be enhanced with pedestrian pathways, which could be City standard sidewalks, or where appropriate permeable paving, such as stabilized decomposed granite, in keeping with the coastal area's natural character. Pedestrians should be separated from the roadway where the right-of-way is most constrained, by using attractive barriers, or edge/parkway planting. Providing a continuous, marked bikeway along Palos Verdes Drive is another measure which will enhance both bike safety, and provide greater separation between the roadway edge and cars in the roadway. These concepts are visualized on the following page.

Roadway Width

A goal of this plan is to balance the needs of pedestrians and bicyclists with automobiles in the Rancho Palos Verdes Coast, and to reduce speeds on the roadway, and control traffic noise. To this end, in one segment of Palos Verdes Drive, roadway narrowing to two travel lanes should be considered. Narrowing one segment of the road, between Seacove, and the southern end of Abalone Cove, would simply extend the already narrower, two-lane portion of the road six tenths of a mile north. It would also provide an opportunity to widen sidewalks for pedestrians along the Abalone Cove frontage, and enhance plantings there, given that this is a park-edged area in which the bluff is wide, and an area in which a future trail from the Preserve may some day join Palos Verdes Drive.

Further, as the trailhead project adjacent to Forrestall Drive and Ladera Linda Community Center is implemented, reconfiguration of that obsolete asphalt roadway should be considered in order to narrow it and

add the improvements described in the Improving the Trail Network section below.

Intersections/Crossings

Palos Verdes Drive intersections at Hawthorne and Terranea are now signalized and have crosswalks. The intersection at Forrestal and Palos Verdes Drive is also identified for future signalization. Enhancing these intersections further for pedestrians might simply include providing enhanced crosswalk paving, ensuring that signals are pedestrian actuated smart signals, or, where feasible, extending the curbs at intersections or providing median island refuges in the center of the roadway, in order to shorten crossing distances for pedestrians, and further protect them from automobile traffic.

At two locations on Palos Verdes Drive, at the Gateway Park, and between Hawthorne and the entrance to PVIC, pedestrian smart crossings are proposed. This concept is visualized on page 4-1, and includes enhanced crosswalk paving and overhead pedestrian signal lights, which can be actuated by pedestrians themselves. In-pavement flashers, such as those used in crossings to the south of the Rancho Palos Verdes Coast, in San Pedro, may also be considered, in consultation with the City's Traffic Engineer. Upon further study, it may also be determined that full signalization is needed at the Gateway Park entrance.

Medians

Adding median plantings on Palos Verdes Drive, in identified segments now lacking planting, or in areas with planting which may need to be adjusted to focus more on materials that are native and coastal in character, will improve and further soften the visual

character of the road. When working in tandem with roadway grading so that water runoff drains to the center, planted medians can also provide areas for stormwater capture and cleansing. Further, enhancing the median on Hawthorne Boulevard in the segment approaching Upper Point Vicente will provide an improved and greener gateway into the Rancho Palos Verdes Coast, particularly when coupled with overlook improvements at the edge of the roadway that take advantage of coastal views, as shown in the visualization on page 4-5 of this chapter.

IMPROVING THE TRAIL NETWORK

The Connections Plan depicts PUMP trails within the Preserve, some of which exist now, and some of which will be constructed in the future. In addition to these alignments, the Plan identifies trail segments within the key sites themselves, providing connections to PUMP trails and connecting, in the case of Upper and Lower Point Vicente, one key site to another. The Plan also identifies an alignment for the California Coastal Trail (Coastal Access Trail), which, when implemented and identified with signage, would complete the Rancho Palos Verdes coast segment of this key recreational facility that has been envisioned and championed by the Coastal Conservancy.

In addition to the Preserve and Non-Preserve trails, there are missing linkages between these trail facilities, which, if filled, will improve the connectivity of the City's trail system as well. These missing, or under improved linkages again include the Forrestal Preserve access roadway. A trailhead project is already planned in this area, near the entry gate to the Preserve located on Forrestal Drive adjacent to the Ladera Linda Community Center. This project will include trailhead, improvements but should also be coupled with roadway

Palos Verdes Drive – Sidewalk and Bikeway Improvements (1) and Road Narrowing Opportunity (2 lanes to 1) (2)





1



2

improvements in order to focus more on the pedestrian, and less on the automobile. Roadway planting and continuous sidewalks of either City standard or permeable materials, as traffic calming interventions such as curb extensions planted with native trees could be added as well, and could also serve as stormwater management tools. This project should focus on better balancing the needs of pedestrians, bicyclists and automobiles, and adding environmental benefits, as it accommodates both sports field and trail user access.

Trailheads have been located at key entrances to the Preserve, both within key sites, and at other locations, as shown on the Plan on the previous page. Overlooks and vista points will be developed by the Palos Verdes Peninsula Land Conservancy, as part of their donor recognition program, and are located at key view points approved by the City Council for this type of amenity.

Rest Areas

Several rest areas are identified on the plan in this chapter. Some of these areas already exist, some will soon be redesigned and expanded, such as the Fishing Access adjacent to Terranea, and some have yet to be developed. Rest areas are typically within or adjacent to key sites or destinations and serve visitors to, and users of, the Rancho Palos Verdes Coast. They provide access to parking, restrooms, drinking fountains, trash, recycling, and bike racks.

While these areas are intended to provide supporting services and respite, they also provide another opportunity to touch users with educational and interpretive materials. While myriad themes could emerge during the implementation of this Vision, a few ideas are suggested here.

PLACES FOR PEOPLE ALONG THE WAY

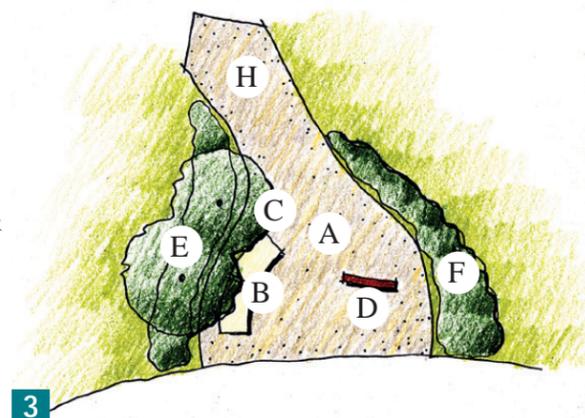
Places have been identified in this Vision Plan in which users of the Rancho Palos Verdes Coast can find respite along the coastline. These include rest areas, trailheads, overlooks, and vista points. Goals for these amenity areas have been established, as follows:

- Rest areas are to be provided at key sites and adjacent to the Preserve in order to serve as high quality points of entry into the Rancho Palos Verdes Coast Vision Plan areas and support and enhance their use and educational value
- A range of users' parking needs, including residents, visitors, and trail users, should be met in these areas
- A consistent character of design shall be maintained in these areas which is unobtrusive and in harmony with surroundings
- In siting rest areas, impacts must be minimized on sensitive areas nearby
- Rest area and facility design must contribute to the sustainability of the community

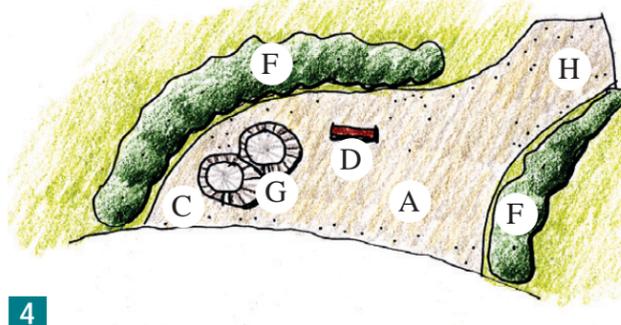
In general, rest areas have been identified as part of several of the key sites within the Plan, as well as adjacent to or part of key coastal destinations.

- At the Fishing Access [1], which will be redesigned and expanded as part of the Terranea Resort project, educational signage may be provided about the California Coastal National Monument
- At Abalone Cove, when improvements are made to the bluff top areas of the park, additional interpretive materials could be provided about the historic whaling station on the coast
- At visitor support areas adjacent to the Trump National Golf Club [2], interpretive materials relating

- A Permeable Pad
- B Bench
- C Trash Receptacle / Recycling Container
- D Trailhead Sign or Freestanding Kiosk
- E Small Native Trees
- F Pockets of Native Shrubs
- G Informal seating on boulders
- H Trail into Preserve

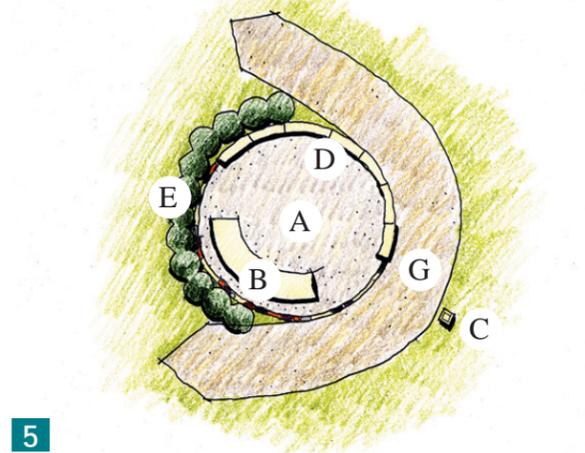


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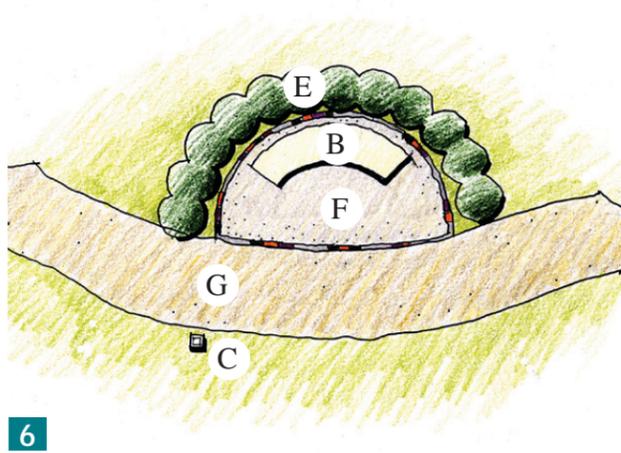


4

- A Circular Permeable Pad with Flush Stone Edging
- B Semi-circular Bench
- C Stone Pilaster
- D Stone Clad Retaining Wall (<2' if necessary)
- E Pockets of Native Shrubs
- F Semi-Circular Permeable Pad with Flush Stone Edging
- G Trail through Preserve



5



6

to the halfway point of the Peninsula Loop could be provided

- At the Gateway Park site, in Portuguese Bend, materials relating to the City's Preserve and Rancho Palos Verdes' coastal ecosystems could be provided, and would work hand in hand with the outdoor education component that is envisioned for that key site
- At Upper Point Vicente, the cold war heritage of the site, embodied in the Nike missile silos could lend itself to coastal military history interpretation
- Finally, at Lower Point Vicente, the outdoor history museum exhibits envisioned by the docents of the PVIC will greatly enhance the breadth of the educational experience of the site, and could be augmented by information about the California Coastal Access Trail, a segment of which traverses the bluff frontage of the site

Design elements proposed at the trailheads, overlooks and vista points are described below. Specific signage and furnishings referenced below can be found in Chapter 5 of this document, Design Guidance.

Trailheads

Major trailheads [3] will be located at key entrances into the Preserve. They are located within a widened area of the trail at its start, with a decomposed granite, gravel or bark mulch (i.e. permeable surface) pad. Furnishings at major trailheads include a bench, plastic bag kiosk for dog owners, and trash and recycling receptacles. Signage will include a Trailhead Sign or possibly a freestanding kiosk for trail notices. Small native trees for shade, as well as plant pockets of native shrubs, where appropriate, are also envisioned in these locations.

Minor trailheads [4] will be located at less frequently used entrances to the Preserve. They are located within a widened area of the trail at its start, with a decomposed permeable pad. Furnishings at minor trailheads include plastic bag kiosk for dog owners, and optionally, informal seating on boulders. Signage will include a Trailhead Sign. Plant pockets of native shrubs, where appropriate, are also envisioned in these locations.

Overlooks

Overlooks [5] are located in approved locations within the Rancho Palos Verdes Coast, either within Preserve lands or on public lands, and are part of the donor recognition program administered by the Palos Verdes Peninsula Land Conservancy. Overlooks are to be placed on a decomposed granite, or other permeable material, pad, with flush stone edging. Furnishings at overlooks are to include a semicircle bench as well as a stone pilaster displaying the name of the donor being recognized. A stone clad retaining wall, less than 3 feet in height, may also be incorporated into the overlook as necessary. Plant pockets of native shrubs are also envisioned edging the overlook pad.

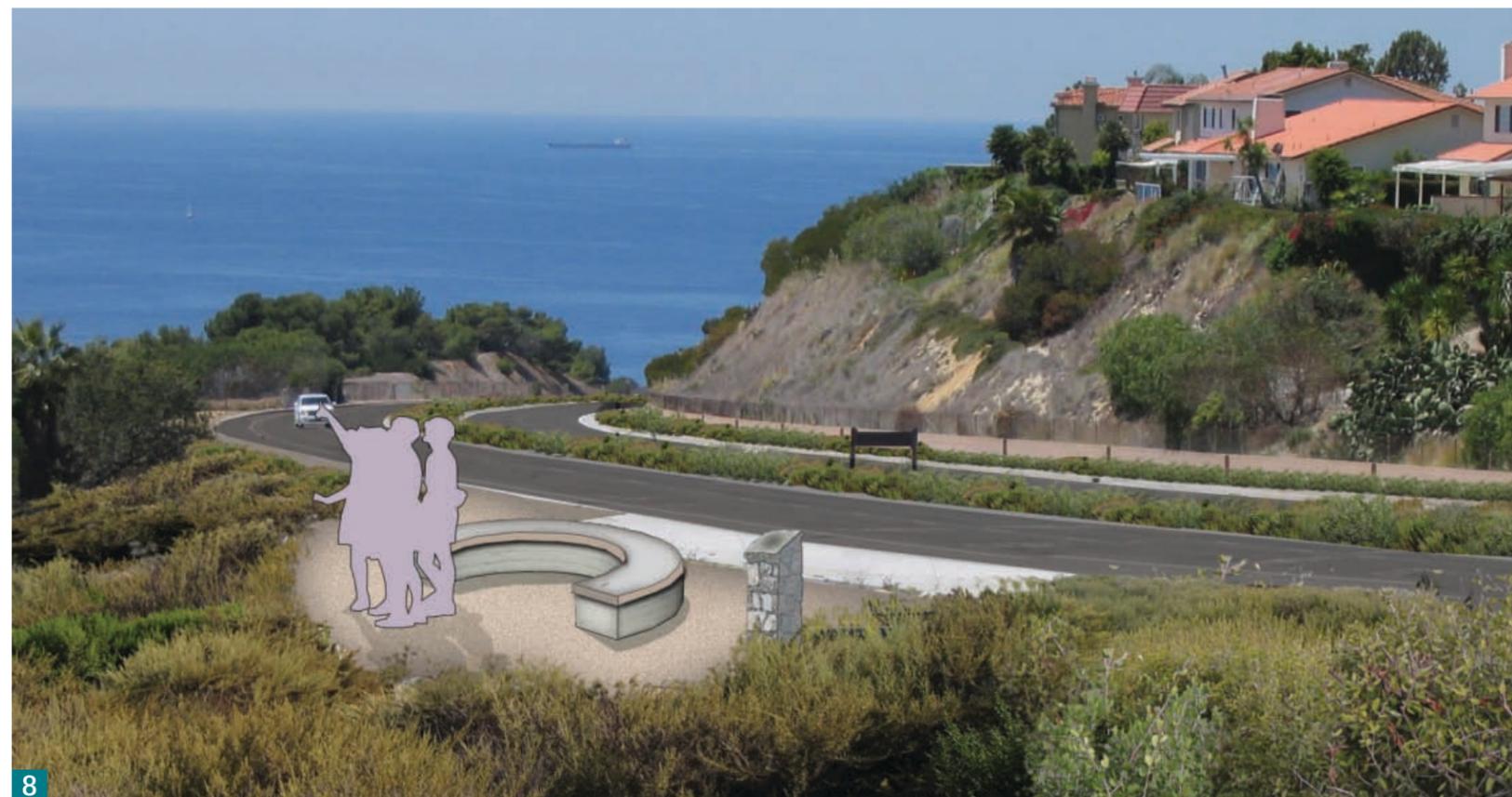
Vista Points

Vista points [6] are located in Council approved locations within the Rancho Palos Verdes Coast, either within Preserve lands or on public lands, and are part of the donor recognition program administered by the Palos Verdes Peninsula Land Conservancy. They are to include a decomposed granite pad with flush stone edging, a semicircle bench together with a stone pilaster displaying the name of the donor being recognized. Plant pockets of native shrubs are also envisioned edging the vista point.

An Overlook on Hawthorne Boulevard. Existing (7) and Proposed (8)



7



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5 DESIGN GUIDANCE



A Modern Vision TO UNIFY THE COAST

INTRODUCTION

The design guidance contained in this chapter seeks to establish a basic foundation and key standards for implementing the Rancho Palos Verdes Coast vision. The design guidance will be considered over an extended period of time as a long-term implementation strategy that will consist of a detailed design and an approval review process. The goal is for all of the built components of the Coast, over time, to complement each other resulting in a cohesive look and feel for the Rancho Palos Verdes Coast. This guidance addresses the design of the key sites and future buildings, as well as provides a design palette to guide hardscape, planting, furnishings, signage and wayfinding, lighting, and amenities. While this material has been developed specifically with the Vision Plan area in mind, ultimately, over time, this design guidance could influence site design principles, signage, identity, furnishings, and sustainability approaches within the public realm of the whole city. The principles which underlie the design guidance include respect for the natural landscape, harmony with the environment, sensitivity to context, authenticity, timeless style, and appropriate scale and materials.

SITE DESIGN

GOALS

- Respect and use the natural slope and character of key sites
- Be sensitive of neighbors' views to key sites, and maximize views from them
- Capitalize on the natural setting of Rancho Palos Verdes, and take the indoors outdoors by spilling

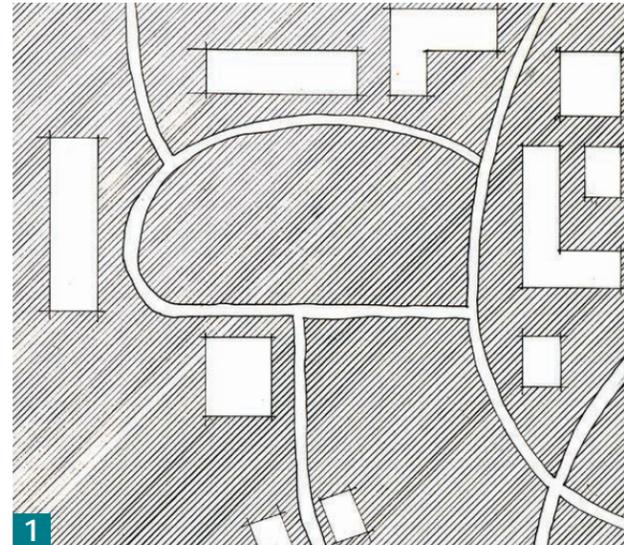
interior space onto walkways and public open spaces. Bring the outdoors into buildings by opening interior spaces (e.g. atria) to views and natural light

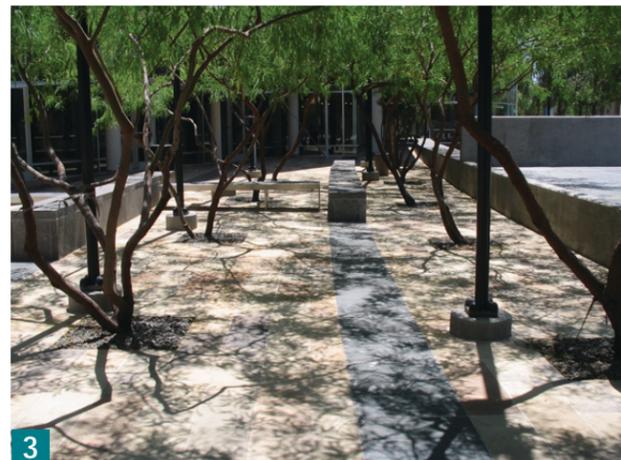
- Ensure that site design is integrated and serves the whole system of the community, in terms of program, user needs, context, and sustainability
- Preserve and enhance the environmental quality of the City of Rancho Palos Verdes as well as the marine ecosystems along its coastline. Develop key sites and on-site parking in an environmentally sustainable manner
- Maintain the City's water resources by capturing and maximizing the use of rainwater and sensitively managing urban runoff

CHARACTERISTICS

Building Siting

- A campus configuration, in which uses are spread among more intimately scaled buildings, should be considered as an alternative to developing multiple uses in single large buildings [1]
- The open character of key sites, and the public access to views of, and trails to, the coast, must be retained
- Preserve and incorporate view corridors in all City development efforts and planning [2]
- Minimize the cut and fill required in site grading [3]
- Retain existing, mature and native vegetation [5]
- Buildings should be designed to be low in profile, natural in color and tone, and varied in façade and massing, particularly on prominent hillsides and ridgelines, within viewsheds [4] [5]
- Consider and take advantage of the solar orientation of building sites [6]





PUBLIC GATHERING AREAS

Buildings on key sites will be connected to their context by vibrant public spaces in which the community can gather, and which evoke the natural context in their materials, planting and furnishings.

Public gathering areas, as part of development on key sites, should have the following characteristics:

- Incorporate on-site public open space with ample and comfortable sitting space [2] [3] [5], buffering from adjacent uses for safety [1] [3], spatial definition by surrounding buildings, combinations of sun and shade [1] [3], and focal points or amenities of interest [4] [5]
- Locate and design public open space where it is visible and easily accessible from public areas (building entrances, sidewalks)

PARKING AND CIRCULATION

All key sites within the Vision Plan area must be accessible, therefore on site roadways and parking areas are unavoidable. However, these areas should not dominate the sites, and should balance the needs of those arriving by automobile, on foot or by bicycle with the natural setting of the site.

As part of development of key sites, parking and circulation areas should have the following characteristics:

- New parking lots at the Vision Plan key sites should be permeable or be designed in such a way that storm water runoff on site can be collected and allowed to infiltrate back into the soil on site [1] [6]
- Minimize the introduction of traditional curb and gutter systems into new parking areas by using flush conditions wherever possible [2] [3]
- Minimize the visual impact of parking by buffering surface lots with significant landscaping. Consider consolidating parking where practical, into well-designed low visual and environmental impact structures [5]
- Minimize the widths of internal roadways on key sites in order to minimize the footprint relating to circulation. Incorporate permeable materials into roadway design as well [5]
- Make pedestrian connectivity and circulation on sites a priority and an integral part of the initial site layout. Pedestrian routes should be direct and should minimize potential conflicts with vehicles. Safe and comfortable pedestrian circulation should be provided through parking areas. When pathways cross internal site driveways, provide a

highly visible crosswalk. Also use warning signs and light fixtures to alert drivers to crossings [5]

- Bikes and bicyclists' needs should be met. Bike racks should be located close to the main building entrance(s) so that they are highly visible and convenient [4]





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WATER MANAGEMENT AND CONSERVATION

Sustainability considerations should figure prominently in the design of any new development within the Vision Plan area. Stormwater capture and use, and water management on sites is a specific area of concern. Southern California boasts a Mediterranean climate with less rain than other parts of the country, so it is critical that we capture, cleanse and use this precious resource mindfully.

The following issues should be considered in key site design:

- Act as stewards of the City's water resources by capturing and maximizing the reuse of rainwater and sensitively managing urban water runoff
- Develop integrated Stormwater Management strategies for every site as part of any detailed site design. Seek to increase or maintain the extent of pervious surfaces on sites, through which water can percolate. Bioswales [3] and bioretention areas [2], stormwater planters/roof drain systems [1], green roofs [4] and rain gardens [5] should be considered as part of any holistic storm water management strategy

BUILDINGS AND ARCHITECTURAL FEATURES DESIGN

The design guidance for buildings focuses not on architectural style, but on other defining elements such as scale, mass, configuration, materials and color and building elements. The imagery on these pages depicts both historically relevant examples of good design, and modern reinterpretations of those positive design elements. Both are important design features to consider, as projects are reviewed and approved in the future.

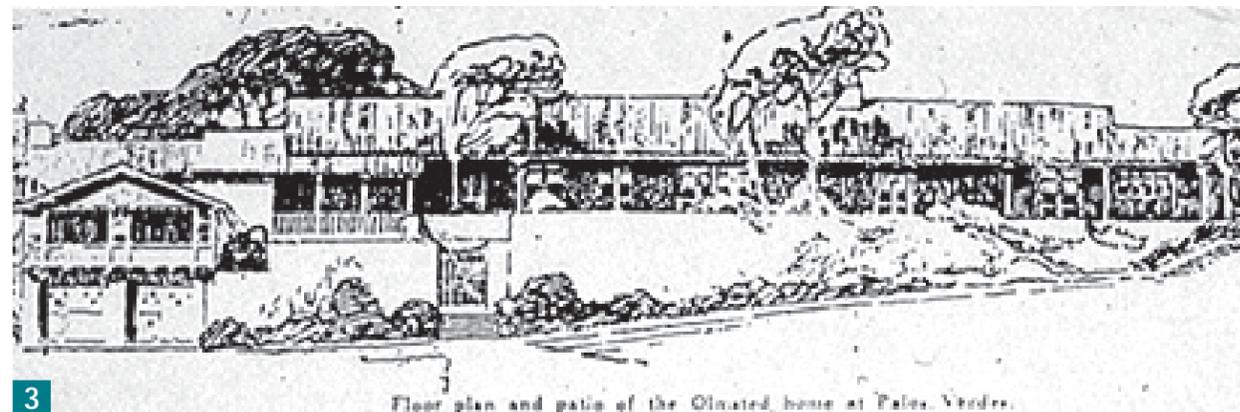
GOALS

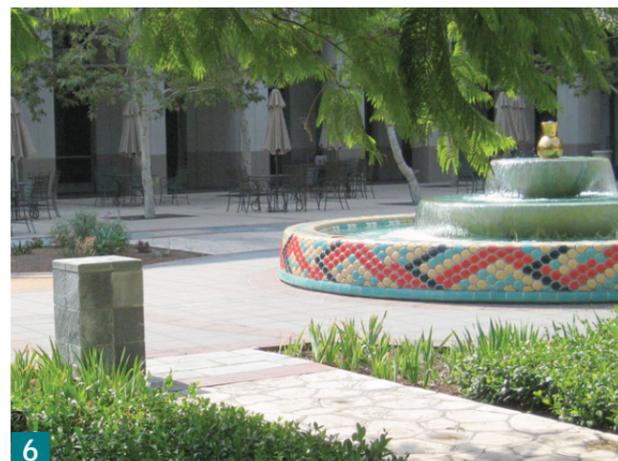
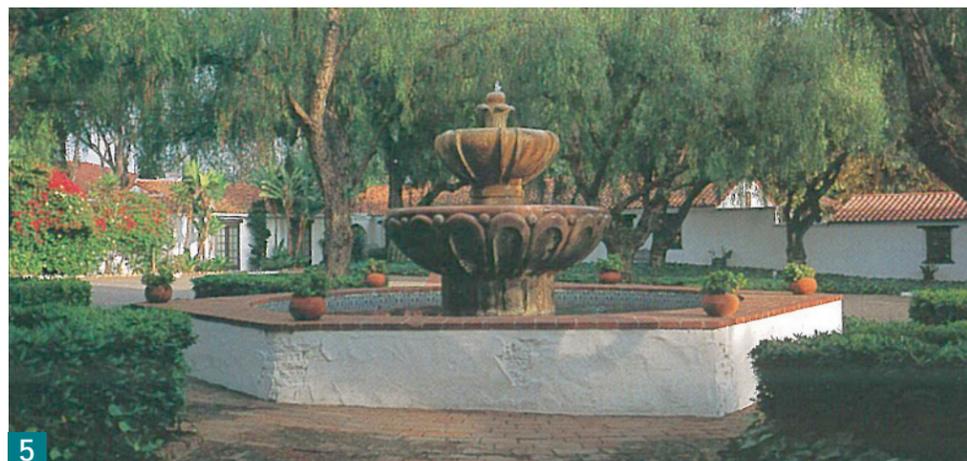
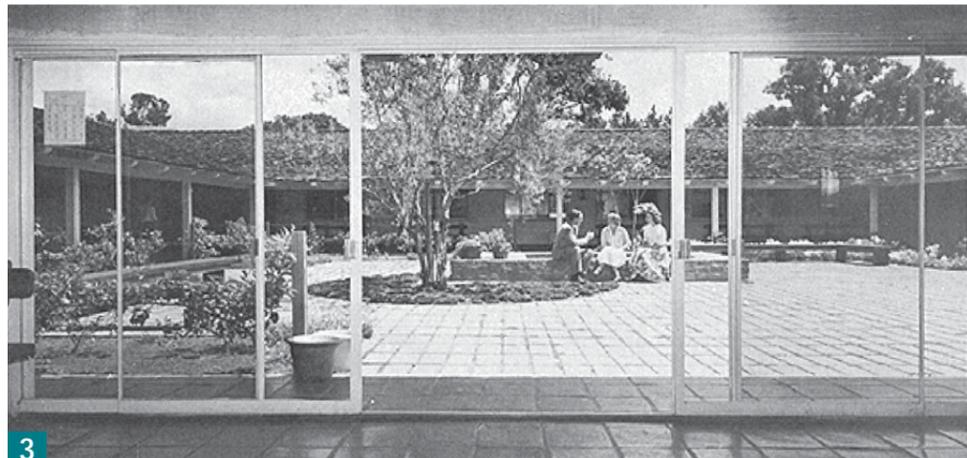
- Fit buildings to the site and the existing contours of the land
- Encourage buildings that are “made out of the environment” which effectively bring those who use and visit them into contact with nature
- Foster a sense of indoor-outdoor living, so appropriate in the climate and setting of Rancho Palos Verdes
- Support green building design contributing to the sustainability of the community. Buildings should be designed to qualify for the US Green Building Council LEED-NC certification, where appropriate

CHARACTERISTICS

Scale And Mass

- Ground-hugging buildings, used historically in early California architecture, and still relevant today, are most appropriate [1] [2] [3]
- Large buildings should be broken down in terms of mass. Consider human scale in building materials, which will help people relate to the size of the building. Attention should be paid to the articulation of separate volumes within building masses, which are well proportioned and related to create a pleasing composition [2] [4]
- New buildings should relate to existing buildings on the site in terms of scale & height





Building Configuration

Buildings should be configured on sites in order to form a complete and unified composition surrounding and enclosing outdoor space [1]. Further, buildings should not stop at the edges of their walls or rooflines, but in this climate include and frame outdoor spaces, which, as shown here, have traditionally included shade structures and courtyards [2] [5]. These historic components can be reinterpreted using modern materials creating a timeless building design [4] [6].

The following issues should be considered in building configuration at key sites:

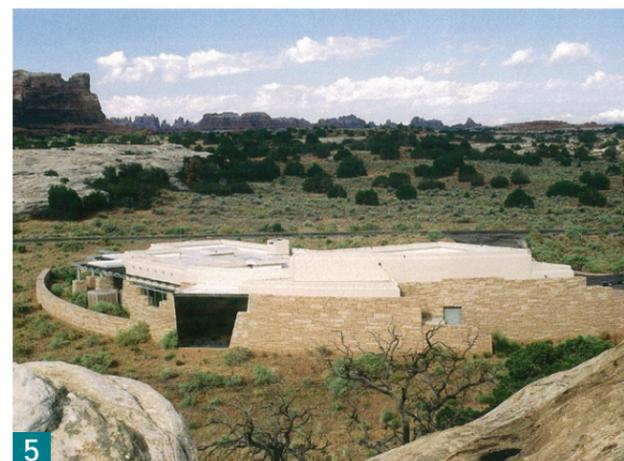
- Consider buildings that frame and enclose outdoor living spaces with a flow of traffic, light and air from indoors to outdoors...(through open plan design, cross ventilation, natural lighting etc.)
- Create outdoor rooms by incorporating external features such as trellis structures, courtyards and water features [3]
- Design each building to form part of the larger built composition of the area within which it is located

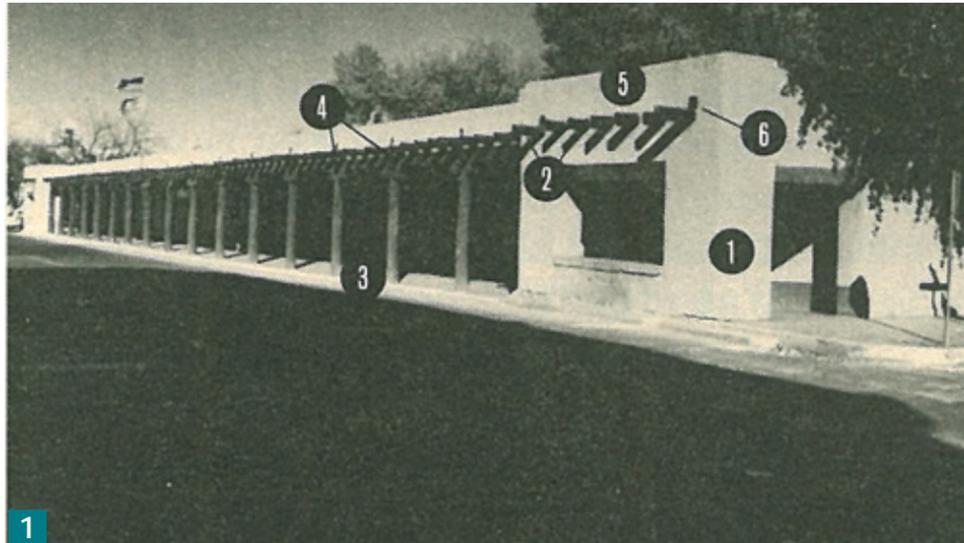
Materials and Colors

Consistency in building materials and colors can provide a unified direction for site design, without dictating style.

The following issues should be considered relating to building materials at key sites:

- Buildings should be built of natural and vernacular materials – including concrete, local stone, rough natural timber, shake or tile roofs, adobe bricks, modern day board and batten siding, plaster, and tile [3] [4]
- Refer to elements of traditional architectural styles in the area's history: Spanish Colonial, Mission, Rancho, and California Mediterranean
- Use colors found in the natural environment or 'earth-tones' instead of introducing exotic colors [2] [5] [6]
- Avoid large blocks of highly reflective materials





Building Architectural Elements - Historic Adaptation

Going back to the Rancho roots of the area, a few architectural elements have traditionally been significant in California architecture. Acknowledging and reinterpreting these elements will keep this architectural tradition alive and vibrant in the future of the Coast.

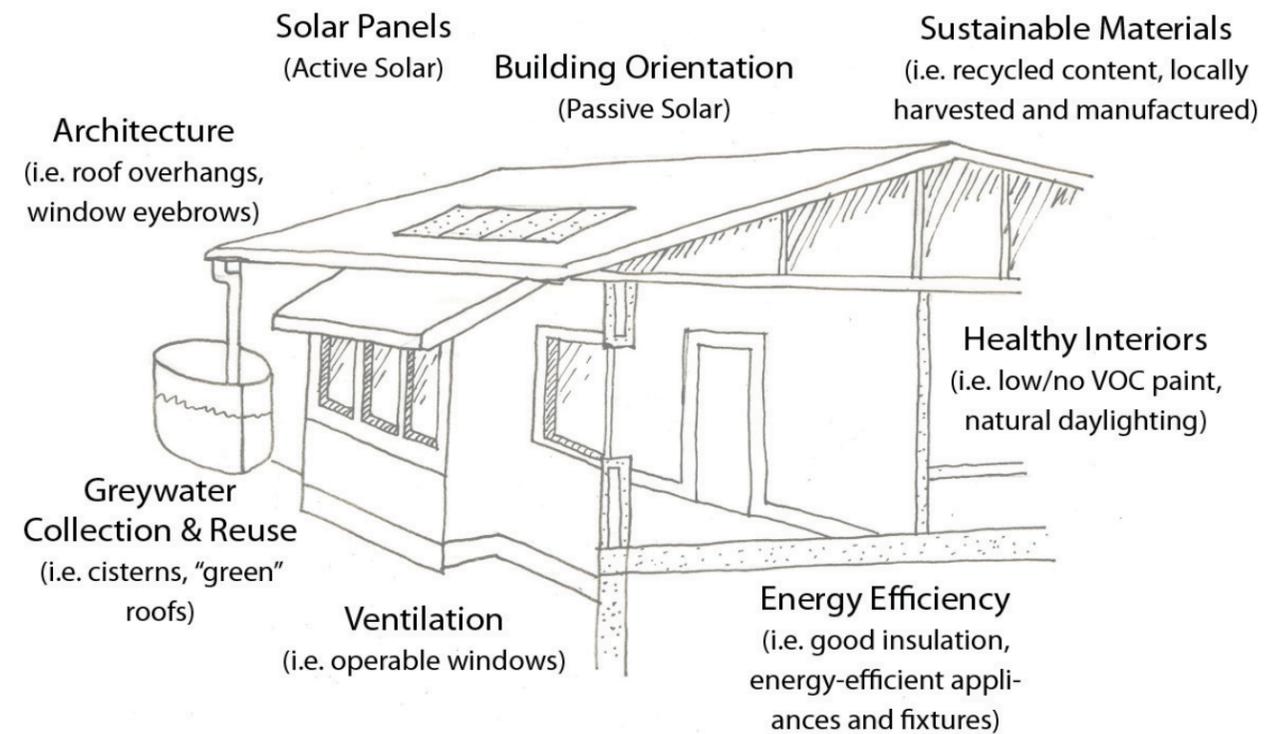
The following issues relating to building architectural elements should be considered in key site design:

- Deep building overhangs and covered walkways, referring to the corredor elements in early California rancho architecture, should be considered as site architectural elements [3]. They have traditionally served as outdoor living spaces, as well as provided shade and shelter from on shore breezes. These features serve as unifying elements and the connective tissue linking buildings in campus style developments together [4]
- The design of a building should reinterpret historically significant details rather than replicating them, such as extended roof beams [1] [2] and landscape structures [5] [6]

Green Building Design

The City of Rancho Palos Verdes has already demonstrated a commitment to green building, which certainly should be expressed in projects within the Coast.

Green design components to consider in projects at key sites include natural ventilation, natural lighting, passive and active solar systems, grey water re-use, rainwater harvesting, use of non-toxic materials, "eco" or "green" roofs, permeable surfaces, and energy efficient systems [1].



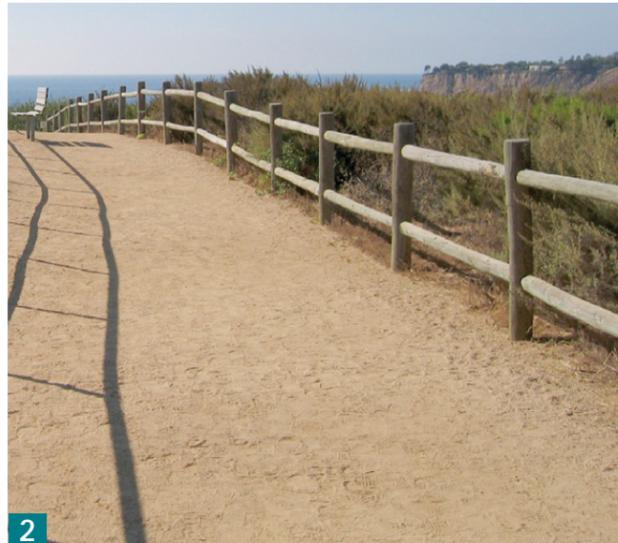
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THE DESIGN PALETTE

This section of the design guidance addresses the palette of materials suggested as appropriate for implementing in the Rancho Palos Verdes Coast.

HARDSCAPE

The term hardscape refers to a range of site components from walls to structures, to paving, to trail materials. In considering hardscape and site features at key sites the following goals should guide decision making:

- Reinforce and enhance the character of the areas within the Rancho Palos Verdes Coast by implementing a consistent, appropriate palette of hardscape materials in areas such as sidewalks, plazas, crosswalks, and roadways
- Use architectural site features and ground plane treatments to physically connect the buildings and parking areas of key sites into an integrated circulation system
- Use architectural site features and ground plane treatments to visually unify key sites

The following issues should be considered in hardscape design, which is intended to complement the natural setting of the Coast, and not compete with its character:

- Water features will only be considered at Upper Point Vicente and Lower Point Vicente. Water features will be encouraged to also perform a storm water management role and/or use reclaimed water
- Trellis or shade structures will only be considered at Upper Point Vicente and Lower Point Vicente and the Active Recreation area

- Low walls of stone [3] or enhanced concrete [1] (not to exceed 3-feet in height.) may be used at Upper Point Vicente, Lower Point Vicente, Del Cerro Park, Abalone Cove, Active Recreation area and at Overlooks within the Preserve. They may be used as for retaining purposes, as seat walls or for edge demarcation purposes
- The aesthetic of these components is not mandated, but preference should be given to styles and materials that reference relevant historic styles and that are locally occurring
- Materials include, but are not limited to, natural stone (particularly Palos Verdes stone or its equivalent) [3], plain or neutral colored concrete, powder-coated metals – in earth tones, Corten steel, wood, recycled plastic

Ground plane treatments include:

- Pavement at Upper Point Vicente and Lower Point Vicente – The aesthetic is not mandated, but designs that reference locally significant architecture, consider the natural Rancho Palos Verdes Coast landscape and utilize locally occurring material or natural themes [5] will be given preference. Storm water harvesting should be considered when designing hardscape treatments [4]
- Sidewalks along Palos Verdes Drive South should be continuous and made from decomposed granite [2]
- Permeable pavements are preferred throughout the Rancho Palos Verdes coast. (See Parking and Circulation section, above)

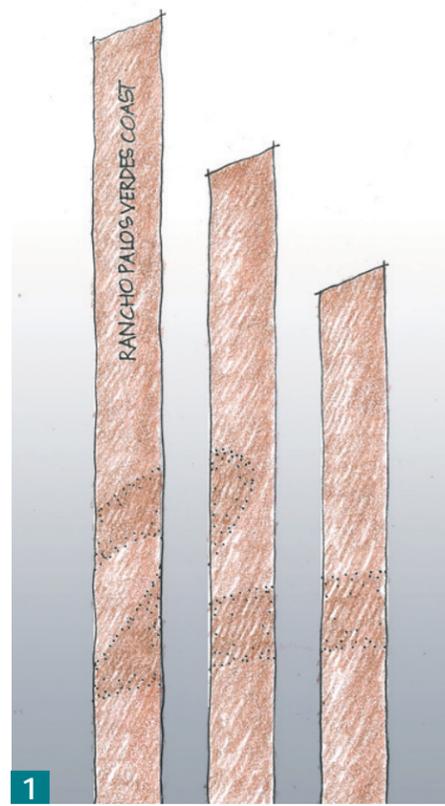
PLANTING

Planting within the Rancho Palos Verdes Coast should use a native and drought tolerant plant palette that evokes and enhances the natural character of the Coast [1]. In considering planting within the Coast, the following goals should guide the decision making process:

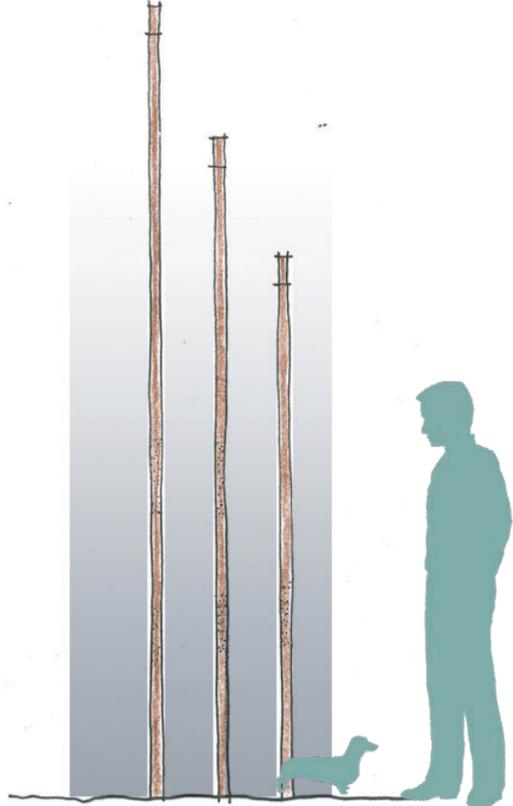
- Key Sites Planting [3] [5] [6] - Planting at key sites should draw on the character of Preserve lands. Small trees may be considered to provide shade in public open spaces. Species should be selected from the California-Friendly plant list included in the Appendix

- Reinforce and enhance the character of the areas within the Rancho Palos Verdes Coast by implementing a consistent, appropriate, drought tolerant palette of plant materials in the public right of way, as well as at key sites, and adjacent to the Preserve
- Remove exotic species on public property and within the public right-of-way, wherever possible, and replace with appropriate non-invasive, native and compatible plantings
- Ensure that Invasive Non-Native plants are not planted in the Rancho Palos Verdes Coast. A list of these plants is included in the Appendix
- Habitat Restoration [2] – Complete selective re-vegetation with native species per the direction in the City’s NCCP, and as practical beyond its boundaries. All habitat restoration work should be done in concert with PVPLC. Native plants and seed should be sourced from local nurseries
- Roadway Planting [4] – There are significant opportunities to add planting to existing medians on Hawthorne Boulevard and Palos Verdes Drive South and West. Planting in medians should not exceed 5 feet. Species should be selected from the California-Friendly plant list included in the Appendix

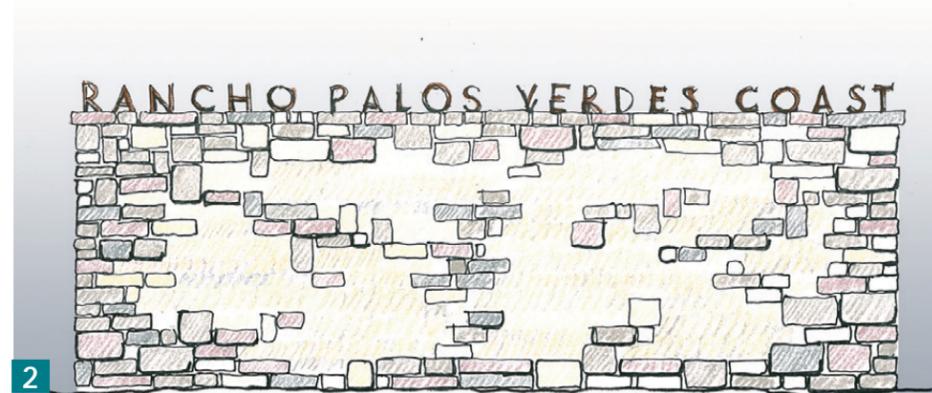




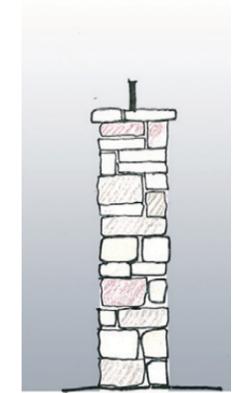
1 Front Elevation



Side Elevation



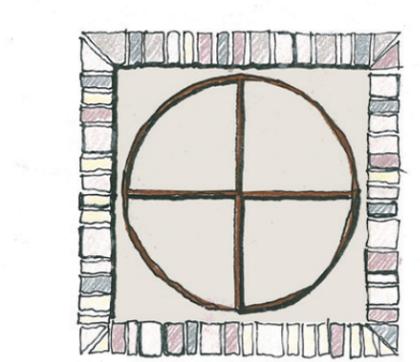
2 Front Elevation



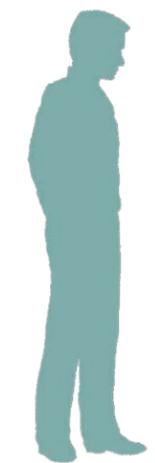
Side Elevation



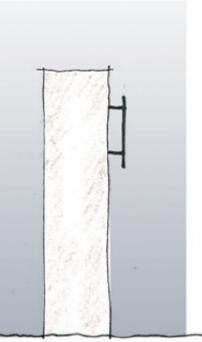
3 Front Elevation



Plan



4 Front Elevation



Side Elevation

SIGNAGE AND WAYFINDING

Developing a consistent approach to signage and wayfinding in the Rancho Palos Verdes Coast will assist people in finding key sites and destinations. Moreover, this signage program provides trail access information, as well as serving as a vehicle to remove the clutter of existing signage at key sites. A program such as this will enhance the area's identity and image while facilitating movement and access. The concepts included here are intended to kickstart the process of developing a complete program for the Rancho Palos Verdes Coast, as an implementation action of this Vision Plan.

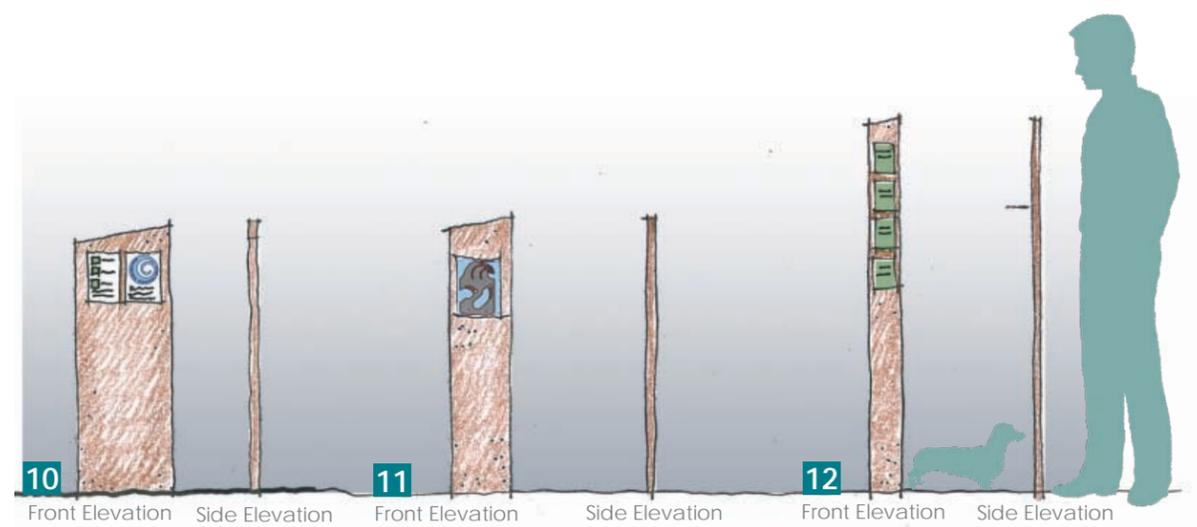
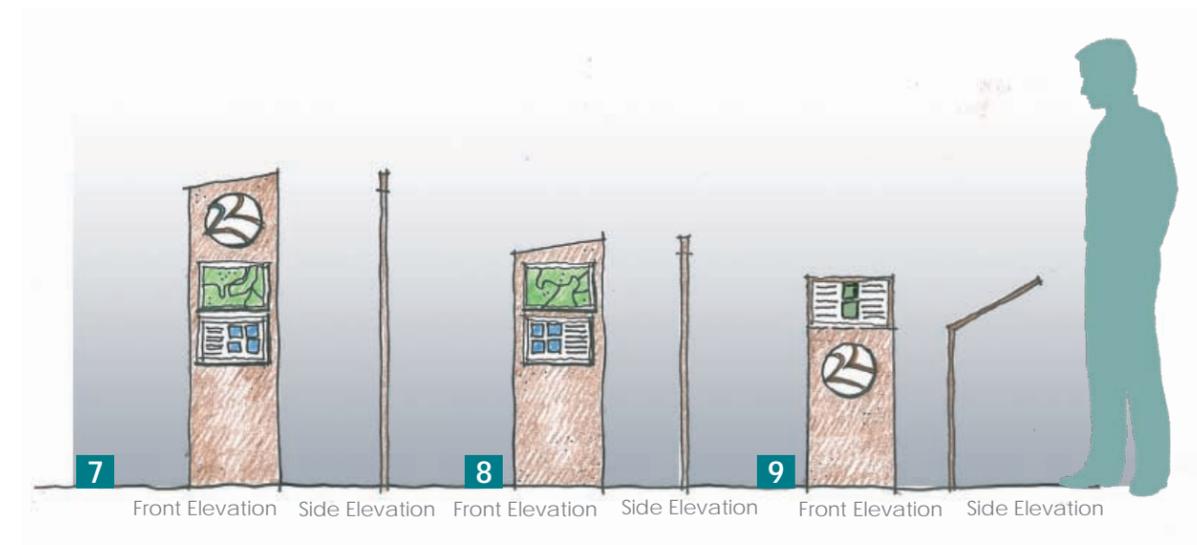
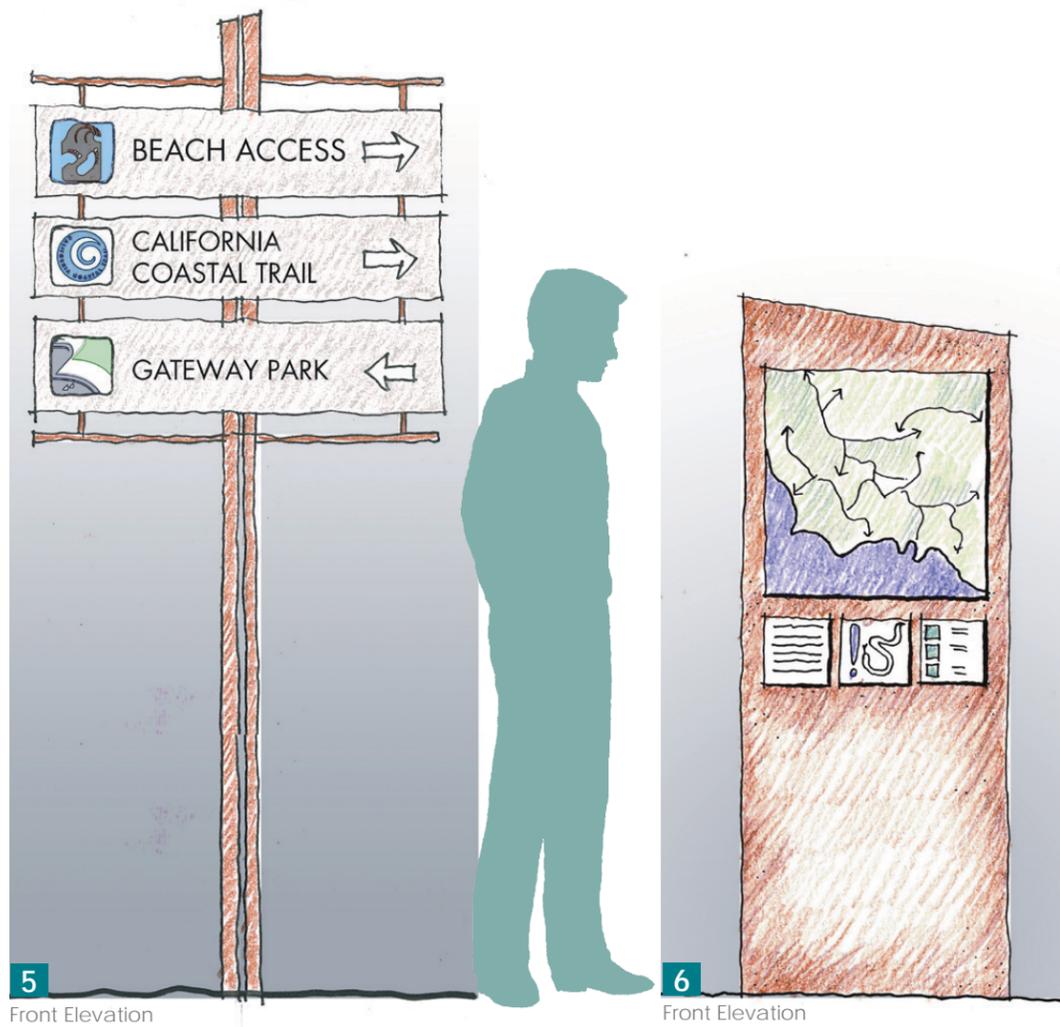
The City should:

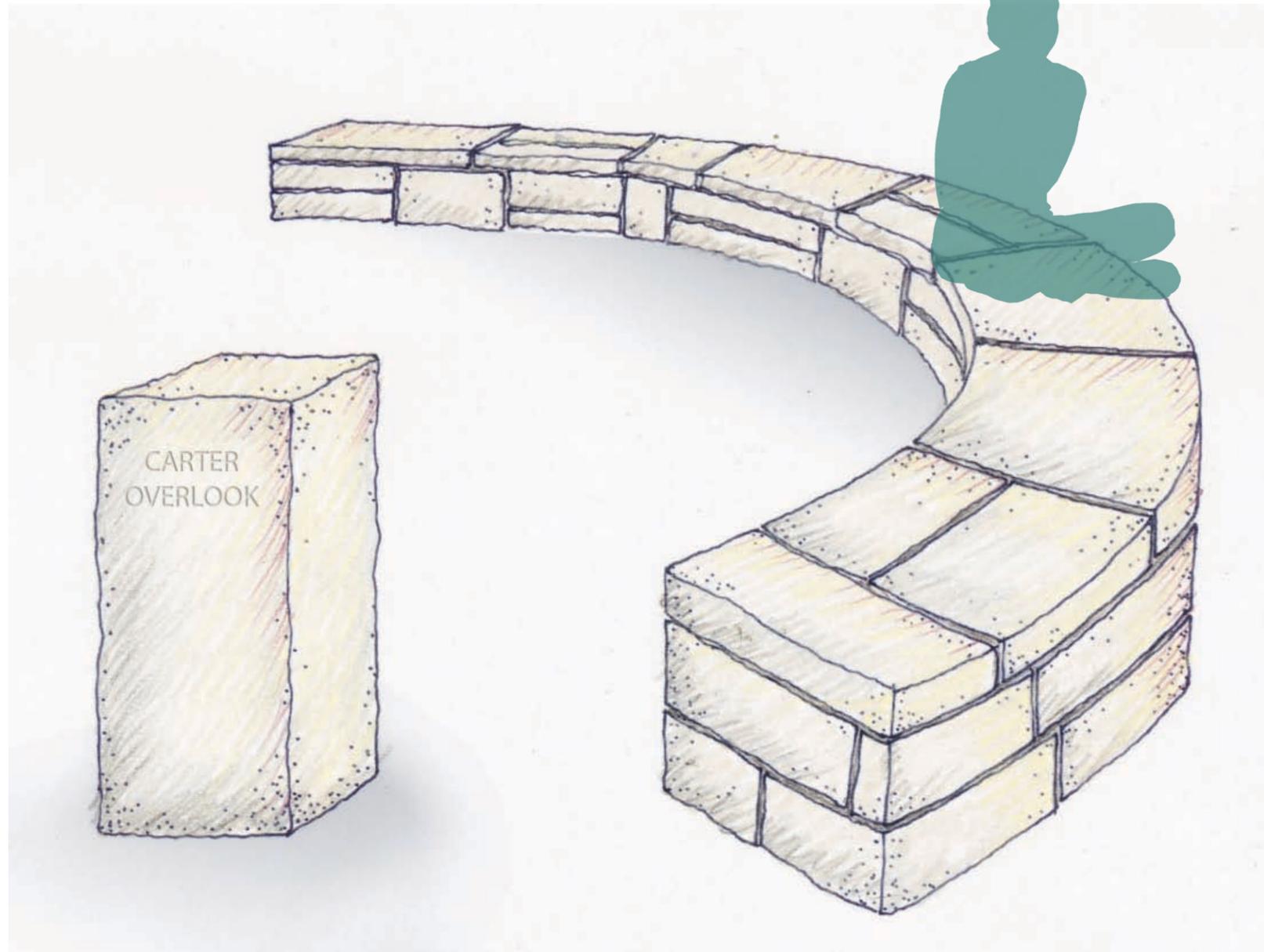
- Develop and implement a Vision Plan identity graphics program to announce and mark the location of key gateways, public buildings and facilities, recreational areas, scenic attractions, coastal and preserve access points, cultural facilities, and public parking areas

As shown in the concept designs included here, the program should include the following components:

- Identity Signage – Gateway [1] [2], Ecological Reserves [3], Park Signage [4]. - Identity signage is to be located at primary entry points to the Rancho Palos Verdes Coast and at individual parks and will cue visitors to their arrival into the Rancho Palos Verdes Coast
- Directional Signage [5] will help visitors find their destination on the Rancho Palos Verdes Coast and must be readable and understood from a moving vehicle

- Wayfinding Signage – Trailhead (major) [7], Trailhead (minor) [8], Beach Access Signs [11], Trail signs [12] Wayfinding signage should be located at trailheads, along trails and at amenity areas and can include a trail map and specific trail information
- Informational Signage [6] [9] [10]– Interpretive, educational, and warning signage should be consolidated and located at trailheads or along trails. This signage can include educational information about topics like plants and animals or geology. It can also provide forewarning about topics like rattle snakes or the absence of lifeguards. Informational signage can also outline Preserve rules and regulations
- Suggested materials include natural stone cladding (similar to Palos Verdes stone), plain or sandblasted neutral colored concrete (drawing on the colors found in the local bluffs), powder-coated metals or Carsonite – in earth tones and Corten steel elements





FURNISHINGS

In considering the palette of furnishings, such as benches, tables, trash and recycling receptacles, bicycle racks, and drinking fountains, consistency is critical. In general, the City should reinforce and enhance the character of the areas within the Rancho Palos Verdes Coast by implementing a consistent, appropriate palette of furnishings at key sites, specifically in rest areas, and within the public rights-of-way. However, in this case, a range of furnishings may be appropriate within different settings along the Rancho Palos Verdes Coast. Instead of a one size fits all approach, different choices have been suggested for different setting. They are described below.

Benches

- Overlook / Del Cerro Park bench [1] – Stone clad semi-circular bench – 10' long. May include engraving addressing donor recognition on bench or pilaster
- Vista Point bench [1] – Stone clad semi-circular bench – 6' long. May include engraving addressing donor recognition
- Key Site/Feature Location bench [2] – Metal and wood benches may provide an additional level of refinement in design appropriate in key site areas which also serve as civic or cultural destinations, such as at Upper and Lower Point Vicente
- Standard bench [3] – Recycled plastic benches are to be used throughout the Rancho Palos Verdes Coast. Either these or the key site benches referred to above may be used at the key sites, as appropriate. For example, key sites with predominantly park functions, that are higher volume

in use, with less supervision, may incorporate standard benches

Picnic Tables

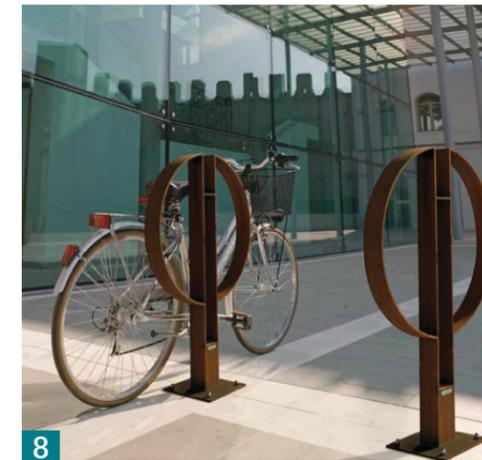
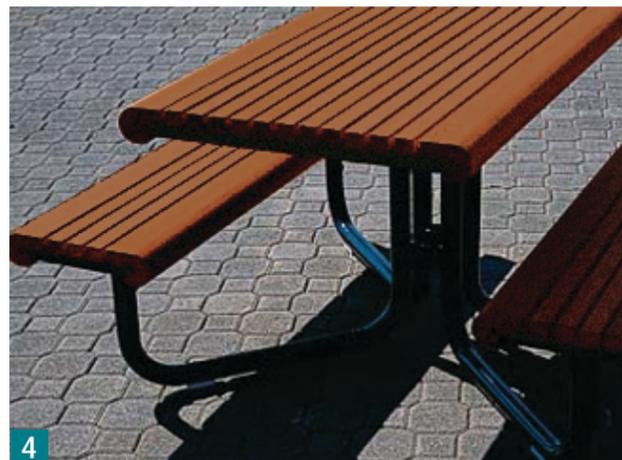
- Key Site/Feature Location picnic tables [4] - Metal picnic tables may provide an additional level of refinement in design appropriate in key site areas which also serve as civic or cultural destinations, such as at Upper and Lower Point Vicente
- Standard picnic table [5] – Recycled plastic tables are to be used throughout the Rancho Palos Verdes Coast. Either these or the key site tables referred to above may be used at the key sites, as appropriate. For example, key sites with predominantly park functions, that are higher volume in use, with less supervision, may incorporate standard picnic tables

Trash And Recycling

- Key Site/Feature Location Receptacle [6] - Metal receptacles may provide an additional level of refinement in design appropriate in key site areas which also serve as civic or cultural destinations, such as at Upper and Lower Point Vicente
- Standard Receptacle [7] – Recycled plastic receptacles are to be used throughout the Rancho Palos Verdes Coast. Either these or the key site receptacles referred to above may be used at the key sites, as appropriate. For example, key sites with predominantly park functions, that are higher volume in use, with less supervision, may incorporate standard picnic tables

Bicycle Racks

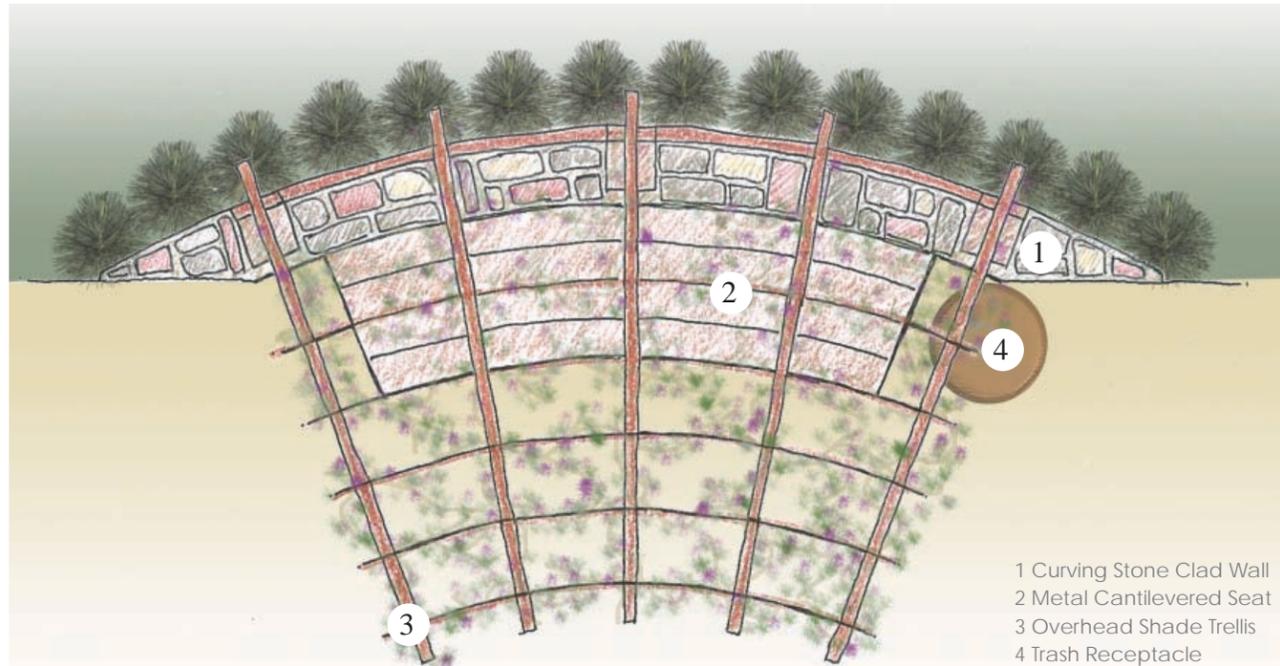
- Key Site/Feature Location Bicycle Rack [8] - Higher style metal bike racks may provide an additional level of refinement in design appropriate in key site areas which also serve as civic or cultural destinations, such as at Upper and Lower Point Vicente
- Standard Bicycle Rack [9] – Standard metal bikerack/bollards may be considered throughout the Rancho Palos Verdes Coast. Either these or the key site bikeracks referred to above may be used at the key sites, as appropriate



Drinking Fountains

- Key Site/Feature Location Drinking Fountain [10] - Metal drinking fountains may provide an additional level of refinement in design appropriate in key site areas which also serve as civic or cultural destinations, such as at Upper and Lower Point Vicente
- Standard Drinking Fountain [11] – Stone clad drinking fountains, in a simple columnar style, could be used throughout the Rancho Palos Verdes Coast, and blend unobtrusively into the landscape. Either these or the key site drinking fountains referred to above may be used at the key sites, as appropriate





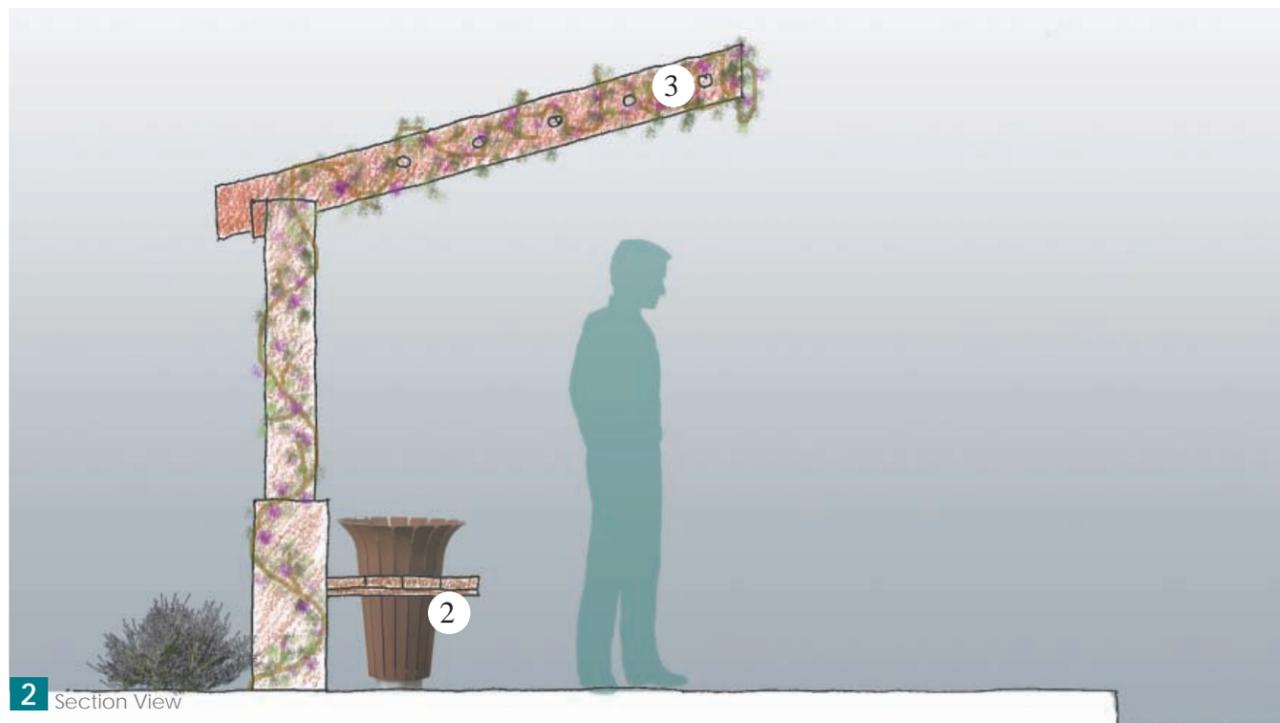
1 Plan View

- 1 Curving Stone Clad Wall
- 2 Metal Cantilevered Seat
- 3 Overhead Shade Trellis
- 4 Trash Receptacle

BUS STOP

Given the special natural environment within the Rancho Palos Verdes Coast, and its visibility within the City, it is appropriate to replace the existing standard bus shelters with a new, consistent design. The suggested design, illustrated conceptually at left, draws on the palette of materials incorporated throughout this design guidance, is intended to be unobtrusive in its setting, and to minimize disruption of views. It consists of the following elements **[1]** **[2]**:

- A curving stone clad wall with cantilevered metal seat
- An overhead shade trellis, covered with vines, and with posts set into the stone clad wall. If necessary, the shade structure could incorporate solid roof panels for rain protection

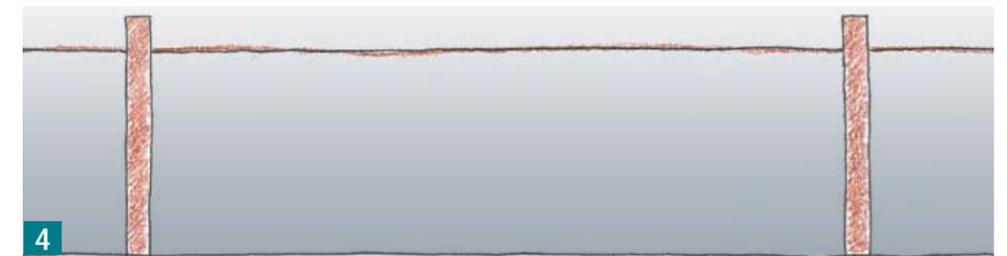
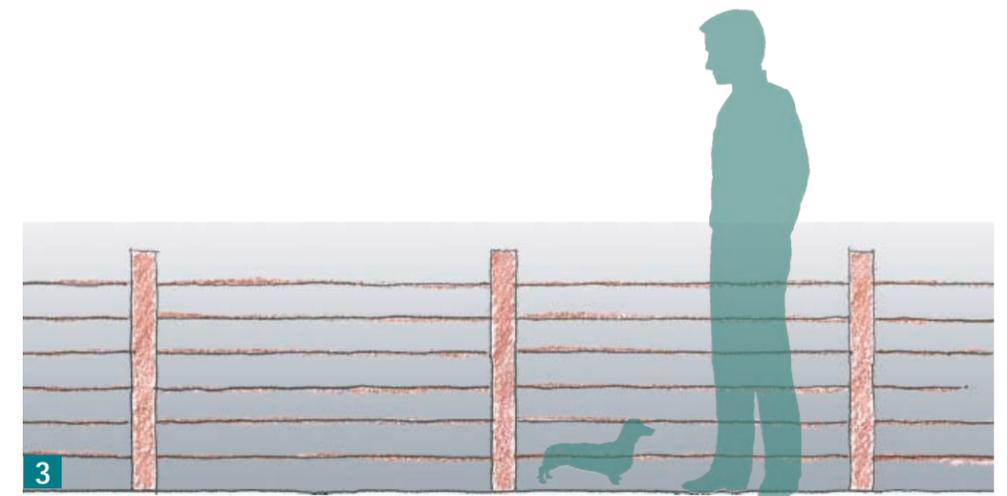


2 Section View

FENCE TYPES AND MATERIALS

Fencing is a necessary component of site design in a terrain such as that of the Rancho Palos Verdes Coast, especially with its bluff edge conditions and steep drop to the Pacific Ocean. The following range of fencing types is suggested to address the different conditions within the Coast:

- Post and Cable - Type 1 [3] - Metal posts with horizontal wire cable running between the posts at 6 inch intervals, providing the least permeability of the fencing types, while minimizing disruption of views
- Post and Cable - Type 2 - Metal posts with one horizontal wire cable running between the posts. More permeable, not for use at bluff edges [1] [4]
- Bollards - Metal posts, with and without inset lights. Along pathway edges, at key sites [2] [5]
- Vehicular barrier - Engineered Wire cable, appropriate for Palos Verdes Drive edge conditions, where pedestrian safety is critical [6]
- Vegetation – Where possible, low shrubs should be used to demarcate edges [7]





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LIGHTING

Landscape, parking lot, and pedestrian lighting will be appropriate at specific key sites, such as Upper and Lower Point Vicente, as detailed site design and implementation of the concept designs for those areas move forward. No additional lighting is suggested at Del Cerro Park, Abalone Cove or the non-equestrian areas of the Gateway Park.

The following lighting types are proposed within the Coast:

- **Bollard Lighting:** Low height bollard style lighting may be appropriate for pathway lighting at key sites. This lighting should be dark-skies compliant and direct light downward to the ground plane [1] [2]
- **Reflective Markers:** Where formal bollard lighting is not required edges and obstructions may unobtrusively be marked with post-mounted reflectors [3]
- **Overhead/Parking Lot Light:** Overhead lighting, where required at key sites, shall be compatible in color with the other materials in the furnishings family within the Rancho Palos Verdes Coast. Dark brown is consistent with the metal elements included in this design guidance. Lighting fixtures should be dark-skies compliant and direct light downward to the ground plane [4]

LIGHTING AND NOISE CONTROL

Because the Rancho Palos Verdes coast comprises intertwined Preserve areas, open spaces, public lands and community gathering areas, lighting is necessary but must be controlled, and its impacts on the Preserve and the natural environmental of the Peninsula minimized.

- All lighting must be dark skies compliant, and should utilize energy efficient, low intensity, high quality light to provide to provide uniform visibility while minimizing light pollution

As detailed design proposals for key sites are made to the City, or by the City, not only control of light, but also control of noise must be considered.

Design proposals must consider the following elements relating to noise control:

- Construction traffic and associated noise
- Permitted hours of construction allowed, as well as hours of operation for any proposed facilities
- Measures to minimize road noise
- Building and building entrances orientation in order to consider and minimize noise transfer off the site

PUBLIC ART

Public art can physically represent a community's history, its culture, its environment, and its aspirations. While this section of design guidance is not intended to mandate public art of any particular shape or form, or suggest any particular locations, it is meant to indicate that public art should be a consideration in the design of places and spaces within the Rancho Palos Verdes Coast. The examples of public art included at right are intended to demonstrate a range of possibilities, including symbolic images of culture and environment, as well as pieces which make natural settings accessible to those who cannot perceive them visually [1], or which fulfill multiple roles, as shade structures and landscape planters.

- The City should consider a comprehensive public art program for public places within the Rancho Palos Verdes Coast. Public art adds interest, variety and beauty to public spaces. It also educates the public about Rancho Palos Verdes' rich history, culture, and environmental heritage
- Incorporate historic, cultural and natural references and symbols representing Rancho Palos Verdes' heritage and natural beauty in appropriate public areas and facilities
- Encourage and require public art in new developments, revitalization projects, and major remodels in order to enhance the public realm and create a stronger sense of place. Artwork may be freestanding (e.g. a sculpture or water fountain) [2] [4] or it may be integrated into its surroundings [3] (e.g. relief sculpture imbedded in pavement or a wall, as a mosaic or mural, lighting or sound, or decorative railing or lighting)

- Artwork should be appropriate for its site and ideally custom made for its particular location
- The local art community should be a partner in planning and designing public art



1



2



3



4



AP APPENDIX





A Modern Vision TO UNIFY THE COAST

VISIONING WORKSHOP | JUNE 3, 2006
Agenda.....2
Personal Survey.....2

OPEN HOUSE | OCTOBER 21, 2006
Feedback Themes.....11
Comment Summary.....11

CHOA MEETING | APRIL 16, 2007
Comment Cards.....17

PUBLIC MEETING | NOVEMBER 11, 2007
Issues Summary From Public Comment.....21

EXISTING CONDITIONS PLANS
Land Use.....31
Open Space and Recreation.....32
Topography and Geomorphology.....33
Vegetation and Sensitive Species.....34
Access and Circulation.....35
Sites with Historical Significance.....36

CITY DIRECTION | UPPER POINT VICENTE
Site Map.....37

PLANT PALETTES
California-Friendly Plants.....38
Invasive / Non-native Plant Species List (Cont.).....39

AGENDA

PERSONAL SURVEY SUMMARY



The City of Rancho Palos Verdes &
The Palos Verdes Peninsula Land Conservancy
welcome you to:

Rancho Palos Verdes Vision Plan & Public Use Master Plan

VISIONING WORKSHOP

Saturday June 3rd, 2006

8.30am – 9.00am	Registration
9am – 10.30 am	Introduction of the Project & Background Description of Existing Conditions Site Specific Presentations <i>(Del Cerro Park, Active Recreation Area, Portuguese Bend Nature Preserve Trails, Abalone Cove, Loop Trail, Pt. Vicente Lighthouse, Lower & Upper Pt. Vicente)</i> Explanation of Small Group Exercise
10.30 am – 11am	Community Small Group Exercise
11 am – 11.30 am	Community Reports
11.30 – 11.45 am	Vision-to-Reality: Case Study Presentations
11.45am - Noon	Next Steps & Questions

**GROUP SURVEY SUMMARY
VISIONING WORKSHOP
June 3rd, 2006**

	GROUP 1	GROUP 2	GROUP 3
What makes this coastline and associated open space special?	<ul style="list-style-type: none"> •View •Open Space •Natural Aspect •Serene •Set apart •Preserving native habitat unique to CA •Access to open space •Close to home •Lack of crowds •Good for families •Low density of buildings 	<ul style="list-style-type: none"> •Last available large, open space in region •Native habitat, plants & animals •Rich cultural history •Dramatic vistas, geology, steep hillsides/cliffs 	<ul style="list-style-type: none"> •Extent of hiking and walking tr. •Being near the ocean •Being away from it all; isolation •Reinforces sub-urban living •Consider this an underdeveloped beautiful landscape (not a city)
What is important to you to keep the same or what would you least like to see changed?	<ul style="list-style-type: none"> •Natural beauty - no disturbance/respect for habitat •Preserve ecosystem •Access should remain the same- all current recreational activity should continue •Historic component i.e. Farm •Picnic tables - place to sit •Inter connecting trails •No increase in visitor level 	<ul style="list-style-type: none"> • Keep it the same (maintain views and native plants) •Accommodate users without changing the land •Balance safety without changing the land •Design structures that fit in 	<ul style="list-style-type: none"> •Good as is •Keep Portuguese Bend underdeveloped •Plans for Upper PV seem like a good idea - create a "center of city"
What could make it better, by adding something (e.g. a place an activity, a trail) or taking something away?	<ul style="list-style-type: none"> •Drinking fountains/restrooms - (not too many) •Picnic tables/benches in park areas •Shade shelters •Native plants incorporated into developed areas •Trail head signs designated multi-use •Kiosk with Info - minimum signage •Trail maps 	<ul style="list-style-type: none"> •Encourage use of native plants •Native materials for signage •Use management plan/coordination •Maintain coastal access •Diverse volunteer opportunities •Respect for all users •Equestrian, trail runner, etc... •Bikers, hikers 	<ul style="list-style-type: none"> •Lighthouse acquisition •Link the trails better along the coast •Provide access for people with disabilities
	GROUP 4	GROUP 5	GROUP 6
What makes this coastline and associated open space special?	<ul style="list-style-type: none"> •Views of coast and canyons; geology •Fact that it is open and relatively untouched •Native plants •Birds, wildlife - diversity of habitat •Educational value 	<ul style="list-style-type: none"> •Open space •Wildlife •Birding •Visions of peace, harmony, quiet time. •A place to relax 	<ul style="list-style-type: none"> •Intersection of earth & ocean is inspiration •Albalone Cove access & meet the ocean •Whale watching memories •Memories of taking our children play and teaching them about environment •"PVIC" •Protected marine environment
What is important to you to keep the same or what would you least like to see changed?	<p><u>Consensus</u></p> <ul style="list-style-type: none"> •Minimize or eliminate paved paths; perhaps decomposed granite? •Multi-user access within the broad overarching goal of a <u>preserve</u> <p><u>Not as much consensus</u></p> <ul style="list-style-type: none"> •Keep the mustard; at least some •Keep undeveloped areas undeveloped 	<ul style="list-style-type: none"> •Children's nature programs •Equestrian center is in a good spot •Natural stone improvements •Drinking fountains & trash cans •Concerned about horse trails •Keep plants •Keep wildlife •Trails are great. 	<ul style="list-style-type: none"> •Keep the coastline untouched! •Keep whole area as natural as possible!

SURVEY SUMMARY (CONT.)

	GROUP 4	GROUP 5	GROUP 6
What could make it better, by adding something (e.g. a place an activity, a trail) or taking something away?	<ul style="list-style-type: none"> Consider a "fun zone" in area outside preserve Dog bags Eliminate criss-cross trails & hazardous drop offs Restrooms at Del Cerro-Pepper trees and water tank Complete coastal trail - keep as natural as possible Interpretive information at trail heads <ul style="list-style-type: none"> -trail etiquette Like idea of AERF: need more info about space need & location (upper PV) & scope Habitat restoration Pro-equestrian center Big Idea: Develop programs for support of native plant habitat cultivation by homeowners- make it easy 	<ul style="list-style-type: none"> Bicycle fun zone Animal wildlife rehab center Take the fences down Coastal trail connections Lighthouse property acquisition - historical/maritime museum Connection circuit Taking away the fences More trash bins Natural stone improvements History for the west coast. Senior Center Utilize buildings- lighthouse, bunkers, silos 	<ul style="list-style-type: none"> Acquire coast guard property Expand Interpretive Center More re-vegetation!! More coordination between Cii other organizations Appropriate enforcement of ha & wildlife.
	GROUP 7	GROUP 8	
What makes this coastline and associated open space special?	<ul style="list-style-type: none"> Isolation, views/beauty Topography and climate Variety of users Opportunities for trail linkages through multiple cities Freshwater aquifer Active land movement Private property owners have traditionally allowed public access Open space Large blocks of undeveloped land/habitat area 	<ul style="list-style-type: none"> Natural Habitat: Native plantings/wild/ungroomed Trails - Handicap Access Minimal signage/fencing: minimize man-made features Natural beaches/unimproved Secluded/serenity Scenic beauty Coastal resources: tide pools bluffs/cliffs Wildlife viewing: terrestrial/marine Surfing/snorkeling 	
What is important to you to keep the same or what would you least like to see changed?	<ul style="list-style-type: none"> Maintain/keep the same Rustic; natural, don't over-develop (active landslide area) Large variety of trails, many options for routes. Multi-use component of trails 	<ul style="list-style-type: none"> Access to open space No motorized trail access Protection of sensitive habitat areas Education on trails uses (foot/bike/equestrian) Appropriate number and location of amenities <ul style="list-style-type: none"> -Restrooms -Benches/picnic areas -Trash cans -Other Amenities/parking 	

	GROUP 7	GROUP 8
What could make it better, by adding something (e.g. a place an activity, a trail) or taking something away?	<ul style="list-style-type: none"> Shaded areas/resting spots with addition of trees (native) Drinking fountains Restrooms Trail maintenance program to control for erosion, etc. Trail maps Comprehensive signage plan for trail users (bikes, equestrian, etc) Trail linkages Distributed trail heads to promote local trail loops Native plants along trails Consistent trail standards to consider risk management <p><u>Group Split:</u> Parking area? We agree that users must be educated and inspired to be respectful to the preserve. Mixed feelings about the addition of parking</p>	<ul style="list-style-type: none"> Add wildlife center/rehabilitation Reintroduce native species/restoration Eradicate non-native species Bridge over Palos Verdes Drive? Tunnel? Crossing? Continuous trail from top of peninsula to coast Linking of all properties Non-motorized dirt biking area: designated.

PERSONAL SURVEY

**PERSONAL SURVEY BRIEF SUMMARY
VISIONING WORKSHOP
June 3, 2006**

Where do you live?	RPV	23	44%
	San Pedro	7	13%
	Torrance	4	
	Rolling Hills Estates	3	
	Gardena	2	
	Carson	1	
	Palos Verdes Estates	1	
	Artesia	1	
	Hermosa Beach	1	
	Redondo Beach	1	
	Woodland Hills	1	
	Northridge	1	
	Westminster	1	
	Unspecified	5	
Total Responses		52	
What do like best about it? What is important to keep the same?			
	Multi-use Recreational Access	26	25%
	Habitat value and Natural/Rural Character and Qualities	22	21%
	Open Space and Views	16	15%
	Trails	13	12%
	Specific Activities (e.g. Horseback riding, biking, sports)	6	
	Maintain Low Density Housing / No additional development	6	
	Maintain status quo - don't change anything	4	
	Educational value	2	
	Miscellaneous		
	-History		
	-Japanese farming		
	-volume of visitors		
	-Low traffic		
	-Street names		
	-retreat qualities		
	-people		
	-Wheelchair accessibility	11	
Total Responses		106	
What could make it better, either by adding something or taking something away?			
	Trails		
	Trail maintenance and improvements	11	
	Additional trails and better linkages	8	
	No additional trails / close some trails	3	
	Keep trails multi-use	2	
	Additional trails specifically for mountain bikers	2	
Sub-Total Responses		26	24%

	Separation /Management of activities	6	
Sub-Total Responses		6	6%
	Signage		
	General Signage comments	7	
	Additional safety signage	2	
	Additional directional/informational signage	4	
Sub-Total Responses		13	12%
	Habitat restoration/Tree Planting and Sustainability comments		
	Exotic Plant Removal	6	
	Trees Planting	5	
	Habitat Restoration	4	
	Erosion Control	1	
	Stormwater Utilization	1	
	Beach clean-up	1	
	Homeowner encouragement program	1	
Sub-Total Responses		19	18%
	Buildings/Facilities/ Lighting Comments		
	Buildings and Park Facilities comments	17	
	No new buildings / reservations about planned buildings or facilities	8	
	Rest area inclusion comments	4	
	Remove existing buildings	1	
Sub-Total Responses		30	28%
	Maintain status quo	6	
Sub-Total Responses		6	6%
	Develop educational programs	4	
Sub-Total Responses		4	4%
	Preserve open space	3	
Sub-Total Responses		3	3%
Total Responses		107	

How do you currently use the open space in RPV?	Hiking/Walking related activities - includes hiking, walking, trail running, walking pets, hike tours	56	44%
	Biking related activities - includes general biking and mountain biking	32	25%
	Educational/Nature related activities -includes wildlife viewing, nature walks, star gazing, school tours, plant identification, scouting activities, bird watching	13	10%
	Beach Related Activities - includes surfing, swimming, beach play, snorkeling, beach combing and visiting tide pools	8	
	Active Recreation -includes paragliding, horse back riding and golfing	4	
	Admiring view	4	
	Retreat/Escape	3	
	Photography	3	
	Other -includes landscape painting, bring visitors, volunteering, family outings and picnics	5	
Total Responses		128	
What defines this coastline?			
	Open Space / Retreat	32	28%
	Recreational Activities	28	24%
	Views	21	18%
	Beauty	14	12%
	Natural Elements (e.g. Flora, Fauna)	11	9%
	Specific Places (e.g.. Abalone cove, Inspiration Point)	6	
	People	3	
	Facilities (i.e. Interpretive Center)	1	
Total Responses		116	

PERSONAL SURVEY (CONT.)

Questions	Responses	Tally
Where do you live?		
	RPV	
	-not specific	
	-Vigilance Dr.	
	-Ladera Linda	
	-East view	
	-near McCarrel Canyon	
	-Palos Verdes Drive East	
	-Whitley Collins Drive	
	-Los Verdes Dr.	
	-Avenida Altissima	
	-Via Capri	
	-Portuguese Bend	23
	San Pedro	7
	Torrance	4
	Rolling Hills Estates	3
	Gardena	2
	Carson	1
	Palos Verdes Estate	1
	Artesia	1
	Hermosa Beach	1
	Redondo Beach	1
	Woodland Hills	1
	Northridge	1
	Westminster	1
	Unspecified	5
Total number of responses		52
How do you currently use the open space in RPV?		
	Hiking/Walking Related Activities	
	Hiking/ Walking	33
	Trail running	7
	Walking pets	6
	Running (general)	4
	Hike tours	2
	Los Serenos led walks	1
	Sierra Club K-9 Conditioning Hikes	1
	Trails (general)	1
	Trail work	1
	Specific areas mentioned: Ocean Front, Ocean Trails, Hesse Park, McBride Trail, Forestal, Portuguese Bend, Lighthouse Vicinity	
Total Responses		56
	Biking Related Activities	
	Biking (general)	9
	Mountain biking	23
	Specific areas mentioned: Forestal, Portuguese Bend	
Total Responses		32
	Beach Related Activities	
	Surfing	2
	Beach play (Abalone Cove)	2
	Swimming / Boogie Boarding	1
	Visiting tide pools	1
	Snorkeling	1
	Beach combing	1
Total Responses		8

Questions	Responses	Tally
	Educational/Nature related activities	
	Wildlife viewing / observation	4
	Bird watching	2
	Nature Walks	1
	School Tours	1
	Outdoor education for kids	1
	Plant Identification	1
	Star gazing	1
	Wildlife work	1
	Scouting activities	1
Total Responses		13
	Active Recreation	
	Paragliding	1
	Horse back riding	2
	Golf course	1
Total Responses		4
	Other Forms of Recreation	
	Retreat	3
	Family outings	1
	Picnics	1
	View	4
	Photography	3
	Landscape Painting	1
	Bring visitors	1
	PVPLC volunteer	1
Total Responses		15
What defines this coastline?		
	Places	
	Abalone Cove	2
	Inspiration Point specifically	
	Pt. Fermin	
	Pt. Vicente	
	Portuguese Bend landslide	
Total Responses		6
	Beauty	
	Beauty (general)	5
	Sunrise & Sunsets	
	Living here for 15 years & find this whole area the most beautiful place in Southern California	
	Watching the clouds roll in	
	The sounds of foghorn at Pt. Vicente	
	Star gazing	
	I live & sleep 10 feet from upper Pt. Vicente Park & consider myself fortunate	
	This is my home and one of the prettiest coastlines on the pacific coast. I've traveled far and wide and always return to this wonderful place	
	Interesting topography, undeveloped canyons	
	The RPV coastline is very beautiful	
Total Responses		14
	Open Space / Retreat	
	Open space (general)	6
	Everything! When I get home from work my pulse rate drops when I see the ocean	
	It is my backyard	
	Not Los Angeles	
	Serene amongst the urban lifestyle in LA	
	A wonderful place to live and raise a family; peaceful ambiance	
	A special place set apart	

PERSONAL SURVEY (CONT.)

Questions	Responses	Tally
	<p>The last publicly accessible and somewhat uncluttered open space at the coast - a couple of state parks in Malibu offer the only other comparable opportunities from Malibu to Torrey Pines.</p> <p>A place to go without development, that I can share with my kids.</p> <p>Coastal hillside</p> <p>Sanity & space to get away from roads and excessive people - uninhibited views</p> <p>No traffic</p> <p>Slower pace</p> <p>The ability of the open space to take a person away from the hustle & bustle of the city, while being in close proximity to the major metro areas</p> <p>An edge to ponder the openness/wilderness of the ocean</p> <p>Free & accessible coastline to visit and enjoy</p> <p>A unique natural California resource in the "center of uncontrollable" urbanization.</p> <p>A mini-vacation; "getting away from it all"</p> <p>Lots of open space when looking uphill</p> <p>The open space of Palos Verdes is why I have decided to make my home here. I have enjoyed the open space here since I was 10.</p> <p>A retreat from traffic, congestion, the hectic pace of everyone rushing somewhere, buildings, signs, urban light!</p> <p>Natural open space with interconnecting trail system, serenity with lack of crowds.</p> <p>I have been using this area for 15 years, for me it is an opportunity to "escape" to nature for a few hours- the ability to access open space by riding my bicycle from my front door is priceless</p> <p>Many contiguous acres of open space</p> <p>I like being able to be in a place so close to a large metropolitan area that is so undeveloped.</p> <p>I love the openness</p> <p>The relaxing ambiance of the coastline, its open spaces, and its scenic views are important parts of my everyday life. It is fun to watch pelicans soar and dive and to look for whales and dolphins.</p>	
Total Responses		32
	<p>Views</p> <p>Ocean views</p> <p>Views to Catalina</p> <p>Being able to see the coastline and the different looks from various areas throughout RPV</p> <p>The unique views featuring all those points & coves that are unique in Los Angeles County</p> <p>An incredible view</p>	<p>16</p> <p>2</p>
Total Responses		21
	<p>Recreational Activities</p> <p>Hiking</p> <p>Mountain biking</p> <p>Para-gliding</p> <p>Running</p> <p>Trails</p> <p>Workout</p> <p>Challenging environment close to urban areas</p> <p>Multi-use capabilities</p> <p>Now I work in Palos Verdes and plan on using all the trails & open spaces for all the activities I listed above.</p> <p>Coastal urban access to outdoor activities</p> <p>Access to ocean</p> <p>Safe places to ride off the road. Drivers are hostile to bicyclist on the road. Been using these trails many years.</p> <p>I enjoy the fresh ocean breeze, the breathtaking views that span the cliffs, and the excellent mountain biking terrain afforded along the coastline. It is a place to escape and allows me the opportunity to do an activity I love - Mountain Biking.</p> <p>A variety of outdoor activities with the restrictions common to most public parks and wilderness areas</p> <p>An amazing experience to get out and exercise and enjoy the outdoors.</p>	<p>4</p> <p>11</p> <p>3</p> <p>2</p> <p>2</p> <p>2</p> <p>2</p> <p>2</p> <p>2</p>
Total Responses		28

Questions	Responses	Tally
	<p>People</p> <p>Wonderful friends</p>	<p>3</p>
Total Responses		3
	<p>Natural Elements</p> <p>Remnant natural area in highly urbanized Southern California</p> <p>Geology/history/native plant habitat value.</p> <p>Natural plant community</p> <p>A nature preserve - space for nature to exist & be preserved for future generations.</p> <p>Think "Pt. Lobos" for a great example of managed open space</p> <p>Listen to all the diversity of songbirds</p> <p>Whales</p> <p>Remnants of California native plant habitats</p> <p>It's a place to experience nature first hand</p>	<p>3</p>
Total Responses		11
	<p>Facilities</p> <p>I can't explain everything in this space, but let me say that the focal point is the Pt. Vicente Interpretive Center at Lower Point Vicente park. For RPV it is a symbol much like the Golden Gate is to San Francisco and the Arch is to St. Louis.</p>	
Total Responses		1
Questions	Responses	Tally
What do like best about it? What is important to keep the same?	<p>Open Space and View</p> <p>Views</p> <p>Open space</p> <p>The view of the Peninsula from the ocean on a sailboat</p> <p>Like best: Semi-rural setting - Only 1 stop light from Torrance to Anchor St. in S. Pedro along coast road.</p> <p>Keep the farmers, keep majority of open space, passive open space</p> <p>Having grown up in a major city with little open space, I appreciate the resource that we have</p> <p>Want to make sure that most of the area is kept that way and not commercialized.</p> <p>Open area and rural settings</p> <p>Interesting topography, undeveloped canyons, many contiguous acres of open space</p>	<p>3</p> <p>7</p>
Total Responses		16
	<p>Trails</p> <p>Trails and trail network</p> <p>Currently there are trails from easy to difficult/advanced. Would like to see the diversity remain</p> <p>Ocean trails, <u>not</u> trump trails/drive</p> <p>Bicycle access along P.V. Drive</p> <p>Retain steep difficult trails for those who like more vigorous activities.</p> <p>Interconnecting trails</p> <p>The trails, rugged terrain, native plants. Keep the trails the same.</p> <p>There is an excellent trail network currently in place that provides a good mix of challenging and more moderate mountain biking routes. This network should be maintained, and should remain multi-use for all to enjoy. I've biked these trails on numerous occasions and never had a conflict with other trail users</p>	<p>6</p>
Total Responses		13

PERSONAL SURVEY (CONT.)

Questions	Responses	Tally
	<p>Multi-use Recreational Access</p> <p>Open access for all uses (I.e. horses, hiking, riding, etc)</p> <p>It is most important to keep the trails open to mountain biking for myself, family and friends. The ability to run and hike with my dog is important It attracts people of all kinds. Hard core mountain bikers, to country riders, hikers and equestrians.</p> <p>For nearly 3 decades hikers, equestrians and cyclists have shared our trails. It is important to keep this mixture so that no one is denied the right to continue enjoying their favorite activity. There are issues to be worked out but with a spirit of cooperation we can solve any problem. All users should keep access to all trails. The good relationships with mountain bikers, horse riders, and hikers. Continue to maintain good relationships through volunteer work and open dialogue. Open access to trails. Open to everybody, no regulations or improvements. I want to keep all current trails open to all users Thank you for this opportunity to preserve this pristine area and keeping it open to all hikers, bikers, equestrians, etc... We have a great opportunity to keep this accessible to all users. Lets do it.</p> <p>One of the main reasons I am raising my kids here, is the many different outdoor choices that Palos Verdes offers. Palos Verdes is such an amazing place and I am glad to see an organization taking over the open spaces that we love. I do not want any of the outdoor experiences that I enjoyed as a kid taken away from my kids. Please educate but do not segregate. We need to enjoy Palos Verdes for its beauty on all levels of activities.</p> <p>I think it is great the way it is. All kinds of users (hikers, horse people, bikers, bird watchers). What I like best is that it is open to the public. We, the people self-govern the area for the most part and have been very successful. It's most important that we keep all trails open for biking. Thank you. Everyone shares the trail. I like to keep it safe and continue to share the trails with everyone else. I enjoy the diverse mixture of trail users. Keep all trails open for everyone to enjoy.</p>	7
	<p>The solitude and accessibility to the trails for everyone - runners, hikers, bikers and horses. Trail access for all recreational users (running, hiking, mountain biking, equestrian) and all trails open for all users I like the many trail options available, as a mountain biker. This allows me to ride many different routes. Each with its own character and diversity of terrain. Mountain biking adds another dimension and I feel it is very important to keep all trails open to everyone.</p> <p>I think it's important to keep the trails multi-use for all to enjoy. Of all the times I've biked in RPV, I have never had any conflicts with hikers or equestrian users. I think mountain bikers are appreciative of being allowed to use these trails and respect the multi-use rules. ..public can use this space without local government intervention. Hiking and biking groups organize trail maintenance. Vandalism not a problem. Trash dumping not a problem. Users of this area have not had adverse environmental impacts on this area. It should be left the way it is.</p>	
Total Responses		26
	<p>Activities</p> <p>Horseback riding Biking Most important is to have a place where my children & I can enjoy sports. I personally enjoy the exceptional terrain of the areas provided for hiking, biking and equestrian use. I like having access to trails in Portuguese Bend to mountain bike and be away from cars while working by body.</p>	2
Total Responses		6
	<p>People</p> <p>Friends made hiking & paragliding</p>	
Total Responses		1

Questions	Responses	Tally
	<p>Habitat/Natural</p> <p>I think that keeping wild habitat areas wild is key Stay Natural "wild" unimproved nature of the location Keep the rural ness and change as little as possible "Do not spoil what God & Nature have created" Habitat Natural looking trails The wilderness of it. Do not place any reminders of human beings. For that we have our homes. Slow Pace No Parking lots No Structures We are very near to one of the largest cities in the U.S. and it feels like you are a million miles away Wouldn't like to see it become a theme park with trails that are more like sidewalks Retain natural environment and minimize erosion. Appreciate indigenous plants. Don't add intrusive structures, excessive signage or too many paved trails I like best that most of it is left in its natural state and accessible to the public (legal access, not physical access) The potential to "pass-forward" the gifts of a natural environment no longer is available to the majority of LA County residents. The open space with all its fascinating creatures and flora. Need to maintain that openness with its wildlife and flowers. Natural aspect. Remnants of California native plant habitats. The most appealing qualities of the coastal area that should be preserved are native habitats untouched hillsides and cliffs, and scenic views. Tide pools and marine life must be protected. No new development.</p>	
Total Responses		22
	<p>Accessibility for people with disabilities</p> <p>Handicapped access trails could be allowed in flat areas like Del Cerro park.</p>	
Total Responses		1
	<p>Education</p> <p>Educational value Wildlife rehabilitation, vet services, flights education center for children to seniors. Enclosures for education on birds to be viewed by the public.</p>	
Total Responses		2
	<p>Miscellaneous</p> <p>History Japanese farm Volume of visitors Low traffic For an hour or so, I can be a world away from the 9 million people of LA County and the thousands of miles of rooftops, asphalts and concrete. Serenity; lack of crowds Our street names What I like best is that it always feels like a "getaway" from the city; most important it is full access to all users.</p>	2
Total Responses		9
	<p>Building/Density</p> <p>Low density housing and small business I would like to see as little commercial development as possible for the current areas that are not developed. Most important not to create more buildings+ concrete and keep open space accessible to the public. I understand that some changes and structures are inevitable, but I hope that the area has very little new regulations and structures.</p>	3
Total Responses		6

PERSONAL SURVEY (CONT.)

Questions	Responses	Tally
	<p>Maintain status quo</p> <p>Ownership is mine! I have contributed through tax dollars, donations and volunteer work. Don't change anything. Do not build any parking lots, parks, nothing! Leave it natural.</p> <p>Enjoyment for all people who love the outdoors. I would love to see nothing change except some trail maintenance and outdoor education classes for kids. We have enjoyed Palos Verdes on all levels for 25 years now and I see no reason to take anything away from trails/beaches & open spaces that we love!</p> <p>It's pristine and untouched by human 'development'. Don't touch any part of the park either by the ocean or on the hillsides and canyons</p> <p>The whole coast is just a beautiful location. The pristine aspects of the coast make some folks who visit the area envious of residents. It is important to keep the coast as is.</p>	
Total Responses		4
What could make it better, either by adding something or taking something away?		
	<p>Trails</p> <p>Keep trails multi-use</p> <p>Leave the trails open and accessible to everyone!</p> <p>Keep all trails open to mountain bikers, horses and hikers.</p>	
Total Responses		2
	<p>No additional trails/close some trails</p> <p>Stop trail creation and eliminate excess trails</p> <p>Stop proliferation of small trails to prevent erosion + protect nature plants.</p> <p>A few trails need to be closed.</p>	
Total Responses		3
	<p>Trails Maintenance and Improvements</p> <p>More trail maintenance by people other than my biking group.</p> <p>Maintain trails and build them so that they do not wash out in rains.</p> <p>Sustainable trails</p> <p>Improved trails</p> <p>Revitalize trails and trail use in open spaces</p> <p>Provide adequate protection for trails</p> <p>Setting boundaries for trail "enhancers"</p> <p>Trail maintenance (e.g.. Cut brush back from single track trails)</p> <p>Trails need to be repaired to make them sustainable.</p> <p>Improvements to the trail system to improve its safety for hikers</p>	
Total Responses		11

	<p>Additional trails and better linkages</p> <p>Safe ways to cross PV Dr. south. Mostly just crosswalks.</p> <p>Improved linkage generally</p> <p>Connect the trails at ocean front and Point Vicente Interpretive Center</p> <p>More Trails</p> <p>It could be improved by adding legal trails to connect the Western parcel to the Crenshaw Parcel (currently fenced off by Long Pointe Associates) (see map). A fun zone for bicyclist/kids to prevent illegal trail building.</p> <p>Improve canyon crossings and roadway crossings. Fords & tunnels.</p> <p>Trails along the ocean bluffs could be wider and have occasional benches as in Ocean Front Estates. Decomposed granite would work well.</p> <p>Improve trail linkage to Forestall.</p>	
Total Responses		8
	<p>Additional trails for mountain bikers</p> <p>Adding more trails for bicyclist or opening more exiting trails to bicyclist.</p> <p>Adding trails specifically for mountain bikers with mountain bike terrain specifically in mind</p>	
Total Responses		2
	<p>Separation/Management of activities</p> <p>Isolate most of divisive groups (I.e. equestrian, birding, biking) to "perforated" spaces</p> <p>Managing access for mountain bikes responsibly, particularly in terms of reducing "down hillers risks to themselves and other trail users.</p> <p>Add designated trails for steep biking, warning signs where they cross other trails.</p> <p>Designation of only a few trails for bikes, or a smaller bike "park"</p> <p>Limited equestrian-only area</p> <p>I think some the RPV trails could be linked better and brush cut back from the single track/trails.</p>	
Total Responses		6
	<p>Signage</p> <p>General Signage</p> <p>Limited signage</p> <p>Low profile signs</p> <p>Signage program</p> <p>Keep signage to a minimum.</p> <p>Consolidate trailhead and trail signage in the interest of simplicity and beauty. Signs should be more subtle in design, with consistent appearance and educational messages. I support the idea of an "Educational Portal" at major trailheads to provide interpretive material and to encourage respectful trail etiquette.</p> <p>Better Signage; more maps</p> <p>Nothing else is necessary except that signage and safety fences should blend into the setting. Trail maps could be made available at the entrances to the preserve.</p>	
Total Responses		7
	<p>Additional safety signage</p> <p>More signs warning people that this is a multi-use area and that all users should respect all groups (I.e.. Hikers, bikers, horses)</p> <p>Unfortunately, signage is necessary to provided safety to all who use the areas.</p>	
Total Responses		2
	<p>Additional Directional/Informational Signage</p> <p>Better signage; better integration with Rolling Hills and RHE trails;</p> <p>Trail maps</p> <p>Multi-use designations on trails could be provided with naturally integrated signage.</p> <p>Trail maps/trail heads signage</p>	
Total Responses		4

PERSONAL SURVEY (CONT.)

Questions	Responses	Tally
	Habitat/Restoration/Tree Planting/Sustainability Issues	
	<i>Trees and other plants</i>	
	Use native trees	
	More native, shade trees	
	Planting more indigenous flowers and trees on the hillsides.	
	Add native plants	2
Total Responses		5
	Exotic Plant Removal	
	Remove invasive exotic plants.	
	Eradicate non-native shrubs and species	
	Reduce intrusive non-native plants.	
	Aggressively remove the intrusive non-native plants, particularly acacias.	
	Take away non-native plants.	
	Remove weedy, invasive plants	
Total Responses		6
	Erosion control	
	Habitat Restoration	
	Restore native habitat for birds, wildlife and the ecosystem generally.	
	Restore coastal sage habitat	
	Restore areas with appropriate California native species, in order to create higher value habitats with foraging and shelter opportunities for threatened native species.	2
Total Responses		4
	Utilize stormwater on site	1
	Clean up the beaches	1
	Encourage local homeowners to employ appropriate natives to create more seamless appearance and optimize the usefulness of the adjacent habitats.	1
	Building/Facilities/Lighting	
	Buildings and park facilities	
	Add restrooms (at Del Cerro park)	2
	Add picnic tables	
	Add lighting	
	AERF	
	Drinking fountains - only at entry point	2
	More car parking in access areas including along roadway	
	Re-open rest/park areas like Hesse Gap.	
	Parks, picnic tables, benches, toilets water fountains.	
	Equestrian Center	
	Fun-Zone for Cyclists	
	For paragliding - Grass on the launch area & benches for spectators	
	The design of the planned Equestrian Center should be compatible with the character of the Portuguese Bend.	
	One or more "tunnels" under PV drive south at Portuguese Bend so animals & water run off can breach the road from upland to shore. I drive this road every day @ 5am & see a lot of road kill - possum, raccoons, fox, etc.	
	Public Works project should each contribute to the community residents enjoyment using picnic tables screened trash can receptacles and occasionally removable bar-b-ques on posts.	
	I hope we can complete the "Outdoor History Museum" near POINT VICENTE INTERPRETIVE CENTER. I feel the animal rescue facility can fit nicely at Pt. Vicente depending on size of building.	
Total Responses		17

Questions	Responses	Tally
	Natural Rest Areas	
	Create natural rest areas	
	Shaded rest spots.	
	Provide areas where people can enjoy their sports or just enjoy the view.	
	"Rest stops" - Natural area with drinking fountain, benches, and occasional picnic table complete interconnected loop trail system.	
Total Responses		4
	No buildings/Reservations about planned buildings or facilities	
	No more building in the coastline zone beyond what now have building permits.	
	AERF: Good concept, but lower P.V. not appropriate.	
	Put AERF some place else.	
	Low profile Civic Center	
	I'm against street lights and bridges.	
	No parking lots, no cars, no development.	
	Concerned about equestrian facility in Portuguese Bend . Would like to keep it more wild, natural open space.	
	Limit residential exterior lighting.	
Total Responses		8
	Remove existing buildings	
	Remove human objects i.e. buildings	
Total Responses		1
	Maintain status quo	
	No paved trails.	
	"Leave it alone"	
	It's just about perfect.	
	Don't touch any part of the park either by the ocean	
	Leave the area just the way it is.	2
Total Responses		6

	Education	
	Education programs for schools & youth groups.	
	Lower Pt. Vicente outdoor history area.	
	Outdoor education for kids & adults.	
	The already planned outdoor educational exhibits at the Interpretive Center will be a real asset for the public.	
Total Responses		4
	Open Space	
	Preserve the natural open space! - Do not become P.V. Estates - fully built, no serious public access	
	Keep open space available to share with future generations!!	
	Humans need open space w/uninhibited views to allow them clarity and hope- invaluable!!	
Total Responses		3
Any other comments?	This is a great place! It's a place away from the rat race. Let's keep it this way! We risk loving this land to death. How can we establish respect? Once you lose it-it's gone forever! Keep it simple Beauty Unique I would like to stress the quietness of the hikers & equestrian users being catered to. They truly do <u>not</u> pose any threat to these preserves. I receive many request for trail markers & maps - as decisions are made regarding access, these are needed tools. I would very much like to see a program city-wide that encourages + fosters homeowners' education & assistance for habitat. The presentation regarding new location of Equestrian Center is prime location for entrance, parking and trail access - why not at Poway Club areas. Don't cordon off, add too much signage and don't make it into an amusement park or a giant public park with buildings, pavement and facilities. Possibility of Ranger Program to police natural areas/parks. Acquire the lighthouse property to complete the lower P.V. park.	

PERSONAL SURVEY (CONT.)

Questions	Responses	Tally
	<p>Do not make this a project of "insiders" - There are numerous members of the community with experience and background. Survey the community about their experience and involve these people.</p> <p>Would the Equestrian Center include public renting and riding of horses?</p> <p>The safety, preservation and maintenance of the area is essential to providing long term usage of the area.</p> <p>It appears many people are willing to provide the efforts needed.</p> <p>Thanks to RPV + PVPLC + Annenberg Foundation for vision and generosity -keeping undeveloped open space for the local Southern Cal community and future generations!</p> <p>Continue to see the value of access among the many uses by diverse users, while also managing the lands to minimize impacts to the natural eco-systems. I think we want to maximize open space + views + minimize development.</p> <p>Buildings away from edges + views please!!</p> <p>We should be encouraging our children to experience nature. They don't need more competitive sports.</p> <p>Designate areas as open space to be shared by all. No changes.</p> <p>The Palos Verdes coastline & open space is so unique in its beauty & splendor that I consider it a duty & privilege to act as a guardian who hopes the prize we enjoy will be there for future citizens to embrace.</p> <p>Ocean front mansions - Some have 14 exterior lights when fully developed this coastline will resemble an urban housing track. They want lights @ night so their security cameras will work- since their 3 guard houses on public streets was forbidden</p> <p>I am against the point view project - move 2-4 million cubic yards of earth in moratorium area was must not happen.</p> <p>Select a set of flowering plants and distribute widely throughout RPV, CA . Poppy, Cactus do mix as other parts in CA. Why not RPV?</p> <p>Trails and equestrian use needs to be addressed at the peninsula level to ensure coordinated and integrated results.</p> <p>When planning trail access keep some trails "primitive". Some people in all user groups enjoy challenging trails to mountain bike and hike. Some trails are naturally rocky, sandy and rutted, keep them that way.</p>	

Questions	Responses	Tally
	<p>I accept and agree that some areas require protection or restriction. However, I feel that it is better kept as general access. There are obnoxious bike riders, irresponsible dog owners and inconsiderate walkers/hikers, problems are inevitable, but I hope restrictions are not the default "solution".</p> <p>I love P.V.</p> <p>The maps displayed are inaccurate. They show my property as neutral territory and in the landslide moratorium, both of which are inaccurate. I would like to receive the pump committee's agendas, information on their meeting packet, meeting, times, etc.</p> <p>Palos Verdes is a unique area in L.A. County. It behooves us to preserve the trails and open spaces for future generations.</p> <p>As current President I support "AERF", I feel that the confidence Docents have in me provides me with a leadership role. I have charted the area and I think I have found a nice location at lower Pt. Vicente. I would like to elaborate to the "Vision" committee. Acquisition of the coast guard facility would be great, I am a member of "Pump" committee.</p> <p>I am a multi-use user and would hate for any "one" user type to lose access to this space.</p> <p>The main erosion problem areas is from water runoff. IMBA has scientific guidelines for engineering single track trails which are fun to ride. Keep speed low, allow good visibility and allow good water runoff (i.e. avoid trails in fall line).</p> <p>Before constructing any additional ball fields or other recreational hardscape, make sure that existing facilities are well utilized, and that local schools, City and County government, churches and other organizations are aware of all available facilities and are fully cooperative with each other.</p> <p>Other than for a couple of hiker extremist i.e. hikers who hate bikes and horses, I have never had any conflict with any users in this area.</p> <p>New Hampshire's forest preserve efforts function at State and local jurisdictions with conservancy sponsors in almost every community</p> <p>These areas are vital in the urban landscape.</p> <p>Involve neighboring PV cities in the planning and to provided some of the funding required for improvements since many visitors come from these cities.</p> <p>Repairs and/or improvements to trails on the uphill side of Palos Verdes Drive South should be done as unobtrusively as possible. Some trails should be reserved for hikers only and should be kept narrow. Existing wider trails could accommodate bikers and horses.</p>	
	<p>Please , please keep these trails open for the last great open space in LA. It would be a shame if it was taken away.</p> <p>This land was purchased with funds gathered form a wide range of people and should be available for all users groups to enjoy. If conflicts between user groups do arise, mitigation steps should be taken first, rather than simply limiting access.</p>	

OPEN HOUSE | OCTOBER 21, 2006

FEEDBACK THEMES

COMMENTS SUMMARY

MELENDREZ

RPV Vision Plan and PUMP

Re: October 21 Open House Feedback Themes
 Job No: 03.06.009
 Time: December 20, 2006

- 43 people submitted comment forms
- 7 people supported additional sports fields. Upper Point Vicente and Lower Point Vicente suggested.
- 7 people supported the animal education/rescue facility, most specifying that education and an equal focus on native animals were important
- 7 people requested additional information on the animal education/rescue facility prior to supporting the proposal
- 2 people do not support the animal education/rescue facility on this site
- 3 people object to the entire project
- 3 people object to the use of private funding
- 4 people support the completion and improvement of the Californian Coastal Trail
- 6 people support multi-use trails throughout

Comment Summary

UPV

Parking concerns	II	need proximity to Art center, adequate parking for large events
Supports a multi-level parking structure at UPV		
Veteran's Memorial	I	
Supports an Olympic sized pool		
Alt 1		
Supports Village Green - but not joint use as a soccer field		
Gym and Pool should be located away from Civic Center		
Supports scattered parking approach (Alt 1)		
Concerns about prime viewing area for parking	II	
Maintenance facility needs to be hidden from residences		
Build roof over Maintenance Yard and use as dog park		
Café/Concession stand		

PUMP issues

Supports multi-use trails	IIII I	
Supports completion and improvement of the Cal. Coastal Trail and PV loop trail	IIII	
Area for mountain bikers	I	
Consider trail access from City Hall to Barkentine Property	I	
crossing/bridge/tunnel from LPV to UPV	III	
would like to see dedicated mountain biking area	I	
Are there enough trails across the Portuguese bend Preserve	I	

Sand-Box

Supports Horse Park	II	enough parking for horse trailers?
Screening along Portuguese bend above ground pipes		
Warns of fissures		
Add overlook		

Del Cerro Park

Concerns about disturbing the flag football and Frisbee existing use	I	
supports Canyon Scheme	II	

LPV

Supports Animal Education and Rescue Facility	IIII II	(many support this with an educational/ native focus)
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Landscape Architecture,
 Planning & Urban Design
 James Oviatt Building, 11th Floor
 617 South Olive Street
 Los Angeles California, 90014
 t 213-673-4400 f 213-673-4410
 www.melendez.com

COMMENTS SUMMARY (CONT.)

Does not support Animal Education and Rescue Facility on this site	II	LPV should be for coastal related activity; consider UPV instead
Needs further information on Animal Education and Rescue Facility	IIII II	
Supports co-ordination with other cities in the area	II	
Supports Vision Plan - overall vision for city	II	
Traffic signal on PV Drive	I	
Supports Alt 2A		
Buffer zone along Northern Edge		
Signage		
Minimal Signage	I	
Design		
Low-key, congruent design	I	
Concerns about adequate parking throughout the preserve	I	
Youth Facilities/Sports fields		
Supports sports fields at UPV	III	
Supports sports fields at LPV	I	
Additional Active Rec. generally	III	
Objections to Entire Project	III	
Objections to Private funding	III	
Supports Senior Facility	II	

COMMENTS SUMMARY (CONT.)

Summary of Comment Cards from October 21st, 2006 Open House at PVIC

#1	Concerned about adequate parking at PV Art Center; must be close enough for artists to lug canvases from vehicle to center
#2	How will animals be taken care of? (Who will take care of animals?) at animal facility Educate people to pick up after their dogs Co-ordination with other cities with adjacent open spaces (PV Estates specifically)
#3	Strong support for Animal Care Facility Common 'look and feel' will "beautify our daily experience and increase property values" Vision to have an "easily used, multiple interest, world class place to live"
#4	Trail network is more important than adding sidewalks Open access to trail network key Support for Animal Care Facility
#5	Is Shoreline Park being considered? Consider Public Transportation (Palos Verdes Peninsula Transit Authority)
#6	Asks for definition of Companion Animal Facility Hopes that this facility can welcome stray and abandoned animals from other parts of LA Supports multiuse of trails
#7	Supports designs for Equestrian Park...however has concerns that there will be sufficient parking for trailers and wonders if a "round pen" can be added to the plan.
#8	Supports Equestrian Park. Suggests that high school teams could use the park and that the "facility would enhance our community greatly" Supports the idea of an Animal Care Facility (with an educational focus) Wants to keep everything low-key using natural materials where possible
#9	Ensure that the segments of the Palos Verdes Loop Trail (including spokes) and the California Coastal Trail is part of the scope of the project
#10	Trails are less intrusive than "random access" Recognize organizations that already exist - ie. Pony clubs, people who raise seeing-eye dogs
#11	Show Palos Verdes Loop Trail and California Coastal Trail continuity since the PUMP is not
#12	Comments about habitat fragmentation due to increased amount of trails and development, alternative transportation and planting of native species Open Space and Recreation should not be overlooked - including environment, plants and animals and passive recreation Continue hiking, biking and equestrian use in Portuguese Bend Consider Trail access from City Hall to Barkentine property Active Mountain Bike park is needed
#13	Wonders how this plan fits with other local cities
#14	Interesting concept - can't wait to activation

COMMENTS SUMMARY (CONT.)

#15	Del Cerro Park - concerns that plan destroys current use as flag football and Frisbee field- wants to maintain the character of the area for pick-up games instead of formal sports Approach seems to replace "natural nature with man's simulated nature"
#16	Consider fence/wall/plants along pipes in the Portuguese Bend area Wonders if horse riders should have to pick up horse feces like dog owners
#17	Who decides final version of the plan? What is it's enforceability? Does it become law? Who is in charge of the development of the plan? Warns of fissures at Portuguese Bend - and the possible deep gap below Wonders if animal rescue are can be set up to treat sensitive species (Gnatcatchers, wrens, raptors, grey Fox, intertidal species) Asks about plans for revegetation for re-seeding sensitive flora What will be the service area for the animal rescue facility? Suggests that animal facility should be at Upper Point Vicente because Lower Point Vicente should be a cohesive plan related to coastal experiences that fit with PVIC
#18	Suggests a traffic signal at PVIC site which could also incorporate a pedestrian crossing
#19	Suggests a crossing (bridge/tunnel) from LPV to UPV Comments that Del Cerro Park is a popular entry point into Portuguese Bend Suggest multi-level parking structure at UPV to maximize open space Supports Animal Facility - suggests alternative location may be lower part of Upper Point Vicente Urges the purchase of the Upper Filiorum property
#20	Supports concepts presented - integration of trails and access and connection among the sites Supports cohesiveness in design and signage and recommends low impact- multi-user design (ie. Dirt trails) Is somewhat surprised that animal facility is not for wild animals - but still supports the companion animal idea and agrees with the location and educational opportunities...wants to see more photos of examples.
#21	Supports small trail head signs and entrances and the occasional bench with a view but would not like to see modifications or improvements to the trails themselves. Also supports multi-use of trails
#22	Asks for the inclusion of an official City Veterans Memorial at Upper Point Vicente
#23	Would like a pamphlet/handout describing the vision concept and it's components - could be used to raise interest in the project
#24	Suggests a circulating bus several days a week to various sites - to reduce need for parking and traffic congestion (ie. Denali National Park backcountry Road)
#25	Supports Upper Point Vicente - Alternative 1 with some concerns about adequate parking if all events are going on simultaneously Has concerns about animal care facility - While it is a "noble cause" ... "not sure if this is the right place for it" Concerns about it dwarfing the PVIC - "gem" of community - but does like the "focus on getting kids involved" Active Recreation Area: Consider making open area an overflow parking area Concerned about traffic generally
#26	"Great to see an Olympic sized pool at Point Vicente"

COMMENTS SUMMARY (CONT.)

#27	<p>Del Cerro Park - prefers Canyon Scheme Upper Point Vicente - supports Village Green but does not support the potential double use as a soccer field. Gym and Pool should be located away from Civic Center. Supports the scattered parking approach of Alternative 1 Believes connectivity across PV Drive West to be extremely important</p>
#28	<p>Supports the idea of trying to connect opens spaces and multi-use trails Supports only minimal signage Suggests 1 or 2 overpasses (or tunnels) for pedestrians and bikes to cross PV Drive Would like to see all design congruent with landscape</p>
#29	<p>Lower Point Vicente - Alternative 2A is best configuration Believes education should be a major factor in selling the package and asks that docent-led tours be mentioned at the site be mentioned in future presentations Asks about preparing a grant request for the natural history venue</p>
#30	<p>Concerned about prime viewing areas used for parking at Upper Point Vicente Loss of dry-farming to be considered in a trade study Consider overlook (under-look) at Portuguese Point (Active Recreation site) Del Cerro Park - needs restrooms, supports the "Canyon" scheme; soccer practice must be allowed and able to continue.</p>
#31	<p>Concerns about adequate parking (particularly when gate is locked at Forestal) Witnessed first-hand a mountain biker riding off the designated trails. Would like to see designated mountain biking area to leave the Preserve for hikers only.</p>
#32	<p>Supports proposal by Cassie Jones for Animal Care Facility</p>
#33	<p>Concerned about lack of consideration given to youth facilities. Upper Point Vicente is ideal for these activities.</p>
#34	<p>Believes proposals ought to consider CPTED</p>
#35	<p>Supports the Vision Plan process as outlined on the RPV website</p>
#36	<p>Objects to any "Foundation" that is contributing funds to our city to have any say in the city planning. Considers it a bribe.</p>

COMMENTS SUMMARY (CONT.)

#37	<p>Supports completion and improvement of the California Coastal Trail Wants clarification of NCCP boundaries as shown on Framework Plan UPV- Residents above will not support overlooking a maintenance facility, and are concerned about noise from bandshell and additional lighting UPV- States Task Force proposal that a roof over maintenance yard to be used as off-leash dog park (which should be paid for by organizations who were interested in building facilities on City property. UPV-Asks for parking calculations at UPV UPV-Does not agree with parking on bluff top at UPV UPV- Queries absence of 'buffer zone at between UPV and Preserve UPV- Supports a cafe/concession stand and a trail head at UPV LPV- Supports a buffer zone/habitat creation along northern edge</p>
#38	<p>Supports fields for soccer and girl's softball at Upper and Lower Point Vicente Makes several comments about presentations given at the June 3rd Visioning Workshop Does not believe there should be a RPV Coastal Plan. Asks who will pay for it. Asks why the Vision Plan is being subsidized by Annenberg Foundation Questions who would use a village green Does not believe RPV residents would ever support a remodel of the RPV City Hall. Believes that few people know where PVIC is and doubts that the community would support an amphitheater With limited grant funds, questions why Upper PV and Lower PV are even being considered Questions PVPLC's management capabilities</p>
#39	<p>Questions the legitimacy of the project believing that the project should be a function of the city itself (not from the Annenberg Foundation via the PVPLC) since it is all city land. Questions the appointment of Melendrez. Considers the entire plan grandiose and unrealistic Supports adequate playing fields at UPV stating that the city is woefully short Supports a Senior Citizen center. Wonders whether artists are more important than seniors, considering the Art Center being proposed for UPV Wonders if the 99 year lease agreement for the Art Center at UPV is an illegal gift of public property Asks about the buffer zone at UPV Asks about the major problems with UPV infrastructure Questions the PVPLC level of involvement in RPV</p>
#40	<p>Questions the entire process and project Asks why Vision Plan did not link to the 2004 Rec & Open Space Strategic Plan Supports additional active recreation Encourages the City to be more transparent about cost to residents for open space preservation. Believes that any Vision needs estimated dollars and projected timelines to be relevant</p>
#41	<p>Believes that through the Annenberg Grant PVPLC will extend it's grip on the city Believes that 2 things are clear - the plan to subsidize the art center and the fact that PVPLC will dictate much of the useable space in the city Believes need for playing fields and seniors are being ignored Cannot comment on current concept until cost estimates are included</p>
#42	<p>Concerned that there are not enough trails traversing the Portuguese Bend Nature Preserve Would like to see the completion of the Californian Coastal Trail Supports multi-use trails unless there are extenuating circumstances Believes PUMP committee should be completely accountable - mentions management contracts Supports traditional uses of parts of the preserve - skateboarders, bike/motocross riders, hang gliders, children's adventure play areas Flatland should be preserved for ball fields and other sports areas Consider Abalone Cove flat area for recreational pursuits</p>
#43	<p>Consider an air-rifle and pistol range as well as camping areas</p>
	<p>Supports the animal care facility</p>

Rancho Palos Verdes Vision Plan
RANCHO PALOS VERDES COUNCIL OF HOMEOWNERS ASSOCIATIONS
 April 16th, 2007
 COMMENT CARD

Please take a moment to comment on what you heard and saw this evening:

- Overall impression of the Rancho Palos Verdes Coast Vision Plan
- Proposals for the Key Sites (Upper Point Vicente, Lower Point Vicente, Gateway Park, Del Cerro Park and Abalone Cove)
- Design Guidance

I don't understand the reason for this plan. People like P.V. because it is "pristine." To a great extent, this plan seeks to build on existing open spaces — So that some of that pristine quality will be lost. Moreover, I don't see much reason for it. I routinely hike around the Peninsula and visit the "key" sites in this plan; and I rarely see many others using them. Please don't hesitate to contact me at 831-3033 if you have any questions about these comments.

Steen Cornell

Name and phone number or email address (optional)

* This personal survey sheet will be collected at the end of this meeting.
 * Any additional questions should be directed to Ara Mihanlian at the City of Rancho Palos Verdes on 310.544.5228



Rancho Palos Verdes Vision Plan
RANCHO PALOS VERDES COUNCIL OF HOMEOWNERS ASSOCIATIONS
 April 16th, 2007
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- Design Guidance

- ADDRESS CAR NOISE ON PV DR. SOUTH — AT RUSH HOUR BEING LIKE A ~~FREEWAY~~ FREEWAY — IT'S VERY NOISY. QUIETEN MAT/PAVING FOR THE ROAD SURFACE? LOOK AT OPTIONS, ALSO SPEED LIMIT — LOWER?

- DON'T OVERLOAD THESE 5 AREAS WITH A LOT OF NEW PLANTS/SHRUBS AND TREES — THEY GROW, REQUIRE WATER & MAINTENANCE — AND CAN CONTRIBUTE TO THE FIRE HAZARD TANGEN THAT WE FACE

- KEEP SIGNAGE RATIONAL — DON'T OVERLOAD THE RPV COAST WITH TOO MANY SIGNS!

- THE INTERPRETIVE CENTER PLAN LOOKS LIKE THE AREA WOULD GET A LOT OF PAVING/CEMENT. IS THIS NECESSARY?

STREYS PETRAVICIUS 310-377-8737

Name and phone number or email address (optional)

* This personal survey sheet will be collected at the end of this meeting.
 * Any additional questions should be directed to Ara Mihanlian at the City of Rancho Palos Verdes on 310.544.5228



CHOA MEETING | APRIL 16, 2007 (CONT.)

Rancho Palos Verdes Vision Plan
RANCHO PALOS VERDES COUNCIL OF HOMEOWNERS ASSOCIATIONS
April 16th, 2007
COMMENT CARD

- Please take a moment to comment on what you heard and saw this evening:
- Overall impression of the Rancho Palos Verdes Coast Vision Plan
 - Proposals for the Key Sites (Upper Point Vicente, Lower Point Vicente, Gateway Park, Del Cerro Park and Abalone Cove)
 - Design Guidance

I don't understand the reason for this plan. People like P.V. because it is "pristine." To a great extent, this plan seeks to build on existing open spaces — so that some of that pristine quality will be lost. Moreover, I don't see much reason for it. I routinely hike around the Peninsula and visit the "key" sites in this plan; and I rarely see many others using them. Please don't hesitate to contact me at 831-3033 if you have any questions about these comments.

Steen Cornell

Name and phone number or email address (optional)

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THE VISION PLAN AS PRESENTED IS A GREAT OPPORTUNITY TO ENHANCE THE BEAUTY OF THE OPEN SPACES OF RPV. THE PLAN SHOULD PROCEED WITH THE HOPE THAT SOME FORM OF FUNDING WOULD SOMETIME BE AVAILABLE TO IMPLEMENT THE VISION PLAN. THIS CONCEPT IS WORTH THE EFFORT.

Name and phone number or email address (optional)

Vic Quijante vicilq@cox.net

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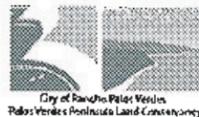
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 - Design Guidance

a good plan for future implementation - very exciting possibility

Name and phone number or email address (optional) Ruberta@cop.net
Ruberta Weaver

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Overall impression positive
Del Cerro - as a small contribution to the preserve fund I don't presume that our family would rise to the level of "recognition" if so, it would not be a priority for us - we could live without it if it minimized the impact on the land. I think that many would agree.
Upper Point Vicente structured parking especially below grade, is a great idea. minimize number and mass of buildings.
Design Guidance
 consultant mentioned goal of "light touch" AMEN less is more. Small is beautiful.
 Agree with ideas on permeable surfacing and storm water management. Also boulevard landscaping without view blocking trees and low glare lighting, if any. Consultant mentioned keeping RPV dark AMEN I heard a British person say the other day "As the American say - 'if it isn't best, don't mend it'!"

Name and phone number or email address (optional) noel@jdcorvette.com
Noel Park (36) 377-4035 home (562) 201-2128 cell

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CHOA MEETING | APRIL 16, 2007 (CONT.)

Rancho Palos Verdes Vision Plan
RANCHO PALOS VERDES COUNCIL OF HOMEOWNERS ASSOCIATIONS

April 16th, 2007

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Conservation information www.cf.com.org
J. WOODSON C. COLE, D.E.G.
animal trails to avoid traffic + heat
located in ~~the~~ Virginia - Virginia,

Quiet Roads

From Hawthorne south past Abalone Cove →
from end of lowland area to Richmond
- use recycled materials significantly
reduces tire noise on busy
roads, like PV D South -
used in Germany, Italy, Switzerland,
France
- many sites on internet

Contact Conservation Intl. See above
for heritage Grants they receive. www.cf.org

Name and phone number or email address (optional)

Tim Scully - 310-977-2311 - TSCULLY@AOL.COM

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Vision Plan

Rancho Palos Verdes Coast

Issues Summary from Public Comment

This Vision Plan Issues Summary has been generated based on a compilation and analysis of the public comments captured at the November 10, 2007 RPV Coast Vision Plan workshop/City Council meeting. In addition to the comments collected and recorded at the meeting itself, other letters and email correspondence were received by the City Council and City staff between November 10 and December 14, 2007, and have been included in this analysis and summary as well.

In summary, 103 comment statements were captured by people speaking at the November 10, 2007 workshop on the Vision Plan or providing written comments during the comment period following it. (Note that some people spoke multiple times or spoke as well as provided written comments.) Because individuals addressed multiple key sites or vision plan issues, their comments were further broken down, pulled apart and analyzed by each key issue being raised. The following table provides a summary of the number of issues expressed relating to each key site, as well as the number of issues expressed that were general, or about the Vision Plan design guidance material, or expressing new ideas relating to the Vision Plan. The table also breaks down the number of issues that were expressed in support of, or opposed to, the Vision Plan proposals, those that were conditional, indicating support if changes were made, and those that expressed specific concerns or incorporated suggestions.

Comment Categories

- KEY SITES**
- Upper Point Vicente
- Lower Point Vicente
- Abalone Cove
- Gateway Park
- Del Cerro Park
- DESIGN GUIDANCE**
- NEW IDEAS**
- GENERAL/MISC.**

Topic Area	Position and Number of Issues				
	Support	Oppose	Conditional	Specific Concern/Suggestion	TOTAL
Upper Pt. Vicente Concept Plan	--	2	--	5	7
Lower Pt. Vicente Concept Plan	35	16	5	4	60
Abalone Cove Concept Plan	--	1	--	3	4
Gateway Park Concept Plan	2	1	3	2	8
Del Cerro Park Concept Plan	1	--	1	7	9
General Comment	5	1	--	7	13
Design Guidance	--	--	1	3	4
New Ideas	--	--	--	13	13
OVERALL TOTAL	43	21	10	44	118

As the table above indicates, 118 issues were studied in this process. Of these, 43 were in support of proposals in the plan, 21 expressed opposition to proposals in the plan, 10 expressed conditional support for proposals, and the majority of the comments, 44 in all, made specific suggestions about changes to proposals or indicated concerns about specific elements within the Plan proposals. The matrix on the following pages includes only the issues expressing opposition to Vision Plan proposals, those conditionally opposed to proposals, or those making suggestions or adding new ideas to consider in the Plan. Responses to the comments, together with recommendations (highlighted in yellow) for Vision Plan changes or refinements are included in the matrix as well.

Note that those entries included in this matrix that are considerably shortened from the text provided by the commenter are indicated with a *. A full public comment record is available for those interested in reviewing all of the comments submitted, including those in support of Vision Plan concepts and proposals. Also note that responses to issues on this matrix may refer to "VS" or "G" statements, followed by numbers. These references are to specific Vision Statements or Goals developed for the Vision Plan, and are compiled in a separate document also part of this response to comments package.

ISSUES SUMMARY FROM PUBLIC COMMENT (CONT.)

Issue	Response/Recommendation
KEY SITES	
Upper Point Vicente	
<p>1 In opposition to the conceptual plan for the Upper Pt. Vicente site; concerns with buildings and parking lots on prime open space area, lack of an astronomical observatory, band shell and size of the Village Green.</p>	<p>RESPONSE: Specifically, the goals for the Upper Pt. Vicente site direct that a range of uses will be accommodated, including the Palos Verdes Art Center, a City Hall, a pool/gymnasium complex, a village green (shown in the conceptual plan at 200' x 400' in size) centralized parking, and an amphitheater. These uses were selected based on public input at three public workshops conducted during the development phase of the Vision Plan. While specific uses, such as an astronomical observatory or others were not understood to be part of the program of uses for the site, and therefore are not called out on the concept plan, these could be incorporated in a community/recreation facility developed on the site. Further, though this site is one of three within the Vision Plan identified to accommodate new public uses, the vision statement and goals developed for this Plan, as well as the design guidance material, clearly recommend open space and view preservation within the RPV Coast, as well as context sensitive building and site design. Part One of the Design Guidance prepared as part of the Vision Plan addresses sensitive site and building design as well. Also, see specifically VS1, VS3, VS7, VS11; G7- G11; G17; G24. Construction of all or part of the Plan will require Planning Department review and approval of entitlements such as conditional use permits.</p> <p>RECOMMENDATION: The concept design for the Upper Pt. Vicente site shall be further refined to depict both a short term and a long term scenario for the use of the site. While in the short term financial limitations may dictate surface parking continue on the site in order to serve an interim reconfiguration of uses, a long term scenario will describe consolidated and covered/structured parking as a solution, together with the relocation of the City maintenance yard off this site. Further, the City should initiate a formal master plan of the site, which would include creating a space program to serve a range of possible uses, and parking needs analysis, and utilize the study of utility constraints that is presently being undertaken for the site.</p>
<p>2 Overall design too crowded and did not leave enough open space. How is City going to implement? Would like to see a decent City Hall before any of these items are added; how about using the Coast Guard site as new City Hall site? What will happen to the Studio or the PVNet trailer? Is there an area for Emergency Preparedness Team? How smart is it to put a swimming pool on the down slope of a slippage area; why put gym and pool on one of the best view areas? - tuck them back towards the road. There needs to be more open space available; do not think grassy amphitheater area is a good idea - who will maintain? Where will Walk on the Wild Side and 4th of July celebrations take place? What about parking? What's going on large dirt lot used for event overflow parking? Why not move all or part of City's maintenance yard to Eastview Park?</p>	<p>RESPONSE: See response above. Also note that outdoor community festivals could be accommodated on the Village Green envisioned on the site. Certainly a community facility/pool complex developed on the site would be sited an appropriate distance away from the bluff edge, but should also take advantage of the views the site features. Furthermore, the proposed improvements will require review and approval by the Planning Department, Building and Safety, the City Geologist, and the City decision makers. Multiple community users, from arts, cultural and recreation groups, to cable TV services, to non-profits and the like could be accommodated in a facility such as this. At present, the Coast Guard site at the Pt. Vicente Lighthouse is not in City jurisdiction, so cannot be considered for a City Hall complex. The Plan will be implemented over many years and will likely require funding via public/private partnerships to accomplish.</p> <p>RECOMMENDATION: See recommendation above.</p>
<p>3 I advocate an unobtrusive approach to building on the Upper Pt. Vicente site.</p>	<p>See response to comment #1 above.</p>
<p>4 Please restore the astronomical observatory to the UPV vision plan as it was in the preliminary vision plan. If not at UPV site, at some other favorable site. RPV is in a unique position to further study/appreciation of the night sky and science of astronomy due to its location and geographic assets. The So. Bay Astronomical Society envisions an observatory as furthering the educational outreach programs it has undertook for the past 10 years with school children and the public at large.</p>	<p>See response to comment #1 above.</p>
<p>5 At the Villa Capri Complex we can hear all noise around City Hall. Please take into consideration how development of UPV will affect nearby residents in terms of noise. Look at how architectural design and hours of operation can help mitigate noise.</p>	<p>RESPONSE: Specifically refer to the guidance in the Vision Statement associated with the Plan, as well as G24. Proposed improvements will require planning review, at which time, impacts to surrounding properties, such as, but not limited to, noise and hours of operation, will be addressed.</p> <p>RECOMMENDATION: A section addressing noise control in the Vision Plan area can be added to the Design Guidance. Any project approved on this site in the future would be guided by appropriate conditions of approval relating to limiting noise impacts.</p>
<p>6 Build pool big enough for swim meets.</p>	<p>RESPONSE: The pool facility shown as part of the Upper Pt. Vicente concept plan is envisioned and sized to accommodate competitive athletic events, though this would not preclude community recreational use.</p>

Sunshine

Betty Riedman

Barbara Sattler

Joseph Fierstein

Rowland Driskell

[no name given]

ISSUES SUMMARY FROM PUBLIC COMMENT (CONT.)

Issue	Response/Recommendation	
<p>7 In the developed areas of Upper Point Vicente, construction should be limited to the City Offices, the Nike Site Art Center and an amphitheater nestled into the slopes. Surfaces of parking areas for celebrations and events should be permeable. Hard surfaces should be kept to a minimum. The developable area may provide picnic grounds, a kiddies playground, ball fields, view points and other recreational features. A dog field, gym and pool, are not appropriate here. Palos Verdes High School is in need of a pool. Perhaps with financial help from RPV, something could be done in cooperation with the School System, to provide a pool for school use and public use after school hours and on weekends. The non-developable areas must remain untouched as wild-life habitat and rugged trails for nature study and hiking.</p>	<p>RESPONSE: See response to items 1 and 2 above. Also note that in an interim condition in which additional surface parking was constructed on this site, it is recommended that permeable surfaces would be used to the extent feasible and that other stormwater best management practices would be employed in parking areas as well. No dog park, nor ball fields are included in the concept design for this site. The non-developed area of the site, as called out in the NCCP Preserve, is to remain in its natural condition, with trail connections linking it to this site, and the rest of the RPV Coast.</p> <p>RECOMMENDATION: See recommendation relating to item 1 above.</p>	William Tolliffe
Lower Point Vicente		
<p>8 In favor of Animal Care facility in our neighborhood. There aren't enough animal hospitals on the Peninsula and a local facility would enhance adoption and pet ownership. An adoption center would attract residents to adopt companion animals; people adopt if it is convenient and easy for them. We can set an example for other facilities and take the burden off Carson Shelter and LA Animal Services in San Pedro. Perhaps accommodate all of the Peninsula animals, including wildlife such as raccoons, at proposed Animal Care facility?</p>	<p>RESPONSE: <u>Native wildlife and native planting</u> – The Annenberg facility will focus both on companion animals and indigenous animals of the Peninsula. Educational exhibit space both inside and outside the building will provide information about both groups, and the relationships between them and human populations. Any landscaping done as part of the site design will be native and coastal in character, not comprised of manicured turf or exotic plants.</p>	Laureen Kocsis
<p>9 Asked that a wildlife rehabilitation center or at least a receiving center be included in the Vision Plan, and that public education be included regarding the coexistence of domestic animals and wildlife.</p>	<p><u>Connection with local wildlife rehabilitation and rescue groups</u> – Facility will accommodate the drop off of indigenous wildlife in emergency situations, though it will not accommodate wildlife rehabilitation on site.</p>	Lynn Petak
<p>10 Like the idea of the Animal Care Center - will compliment the mission of PVIC - but should not usurp that of PVIC. The educational components should enhance those of PVIC not compete with them. Use only native plants, not sod or large trees. Where will Whale of a Day be held? Concerned that the proposed parking will focus on Animal Care Center and not PVIC. Will incessant barking of dogs disrupt peace and tranquility? Will animals be housed inside at night? Would like to see a drop-off or holding area for injured wildlife and work with various organizations that care for and rehabilitate these animals. Animal Care Center is a very large building - there appears to be a large greenbelt between proposed center and PV Drive West. Could it be moved further towards road so not in such close proximity to PVIC? In present configuration, it overshadows PVIC.</p>	<p><u>Size of facility and relationship to PVIC, program for outdoor areas</u> – In order to accommodate the following uses, the program for the Annenberg facility is presently envisioned as requiring a structure of roughly 30,000 sf, on two levels, with a footprint of roughly 15,000 sf. If the existing 10,000 sf of PVIC is included together with the proposed 15,000 sf footprint of the Annenberg facility, this results in a roughly 2.6% lot coverage. Indoor uses to be included are: museum quality educational exhibit areas drawing community and school visitors, multipurpose classroom spaces for community, professional, and school groups, space for limited companion animal care and socialization, as well as a multipurpose theatre space which could be used for learning both on site and long distance, via video conferencing and weblinking, and community and civic events and meetings. Outdoor program areas to be included are: companion animal socialization/demonstration area for supervised activities, outdoor gathering and seating in a promenade and plaza spaces, outdoor history museum exhibit areas (as envisioned by the PVIC documents) including Tongva village, geology display, interactive archaeology exhibit, dry farming/water wise landscaping demonstration, as well as an exhibit focusing on the ecology of the Peninsula and the continuum of marine, coastal, blufftop and terrestrial life within it. Whale of a Day and other events can easily be accommodated in the spacious promenade and plaza areas connecting PVIC and the Annenberg facility.</p>	Betty Riedman
<p>11 I support an animal care center and its educational value, but do not agree with the proposed location for the facility.</p>		Jim Knight
<p>12 The Companion Animal Center could be located at Upper Pt. Vicente</p>		Joan Kelly
<p>13 Support shift towards wild life and education because that links much better with nearby sites. Reduce square footage of Animal Care to 10,000 sf. Why does it need to be 25,000 sf!</p>		[no name given]
<p>14 Reported that in the recent past the Open Space Task Force and the City Council rejected a proposal to place a Girl's Softball Field in Lower Point Vicente because it was not a passive use of the property. Opined that the current proposal for the Companion Animal Center was not a passive use and requested that the Council carefully consider the retention of raw nature and open space.</p>	<p><u>Right facility/Wrong site</u> – The vision and goals developed for the RPV Coast Vision Plan identify the Lower Pt. Vicente site as an interpretive, educational, learning and community hub linking significant open space areas within the City. This is consistent with the City's Coastal Specific Plan, which identifies this area of the coast as an attractor/generator, given that the uses in this area and have been predominantly public-serving or publicly accessible (see Page S2-1 of the City's Coastal Specific Plan.) The program and mission of the Annenberg facility are entirely consistent with this, and the concept plan suggests weaving the new facility together with the existing Interpretive Center, so that the site design for PVIC is completed, and the infrastructure and amenities for both are consistent, high quality, and context sensitive. The Upper Pt. Vicente site, which has been suggested as an alternative location for the facility, is identified in the Vision Plan as the civic and cultural heart of the community, emphasizing arts and community uses and activities.</p>	Lynn Swank
[continued on next page]		

ISSUES SUMMARY FROM PUBLIC COMMENT (CONT.)

Issue	Response/Recommendation	
15 In opposition to the Companion Animal Center.	<u>Nature, loss of open space</u> – The Annenberg facility will add 30,000 sf of developed, indoor space at this over 20	Ruth Hattersley
16 The community has not asked for the Companion Animal Center; it belongs at another site, not Lower Pt. Vicente, which should be preserved as open space.	acre (or 950,000 sf) site. The facility is intended to be a green building; LEED gold rating will be sought, and sited in such a way that it is visually unobtrusive and integrated into the site. It is even conceived as featuring a green roof planted with appropriate native materials. The outdoor spaces envisioned will complete the PVIC phase III design, as well as complement the Annenberg facility, and will be constructed in a sustainable fashion using local and recycled materials, permeable surfaces, and native plant materials. Any site lighting will be dark skies compliant. Further, the site design envisions employing best management practices for stormwater management which may even improve the condition and function of the existing drainage channel on the northern edge of the site, reduce flow through to the ocean, and at the same time improve the habitat value of the site.	Alfred Sattler
17 The coastal area is not the right place for the Companion Animal Center.		
18 Keep the land around the PVIC in a natural state with walking trails; an Indian gathering place would be more in keeping with the Peninsula-oriented educational aspect of the area. The PVIC area is not the place for an adoption center.		Stephanie Brito
19 Preserve our most valuable ocean front park and museum property and locate proposed Annenberg facility at a place other than Lower Point Vicente. Preserve the little open space we do have. People love our small museum because of its beautiful, peaceful setting and because it does not overwhelm the senses with too much information. Homeless pets do not appreciate ocean views, whale watching and tranquil setting, but people do. Be patient and wait for other donors who do not want to use land for their own pet projects and make Lower Point Vicente into a concrete jungle. Annenberg proposals are well done but use them in a place other than Lower Point Vicente.	<u>The Concept Plan conflicts with NCCP and precludes a wildlife corridor which was “left out” of the Preserve</u> - The open space preserve now in existence in the City of RPV is the result of a collaborative effort between the City and the PVPLC, as well as the generosity of private donors. A Natural Communities Conservation Plan (NCCP) was developed as the foundation for the preserve design, which is scientifically based, and has been developed and approved in order to preserve an identified list of endangered plants and animals. Most of Lower Point Vicente (except for the coastal bluffs) was purposely left out of the Preserve. The Resource Agencies have approved the City’s Preserve design as a sufficient wildlife corridor as provided with the current design for Lower Point Vicente. No wildlife corridors required to meet the preserve design requirements were therefore left out of the plan design. Development at the Lower Pt. Vicente site is not in conflict with the NCCP as the site is outside the preserve, and site design will be rooted in sustainable principles. The Lower Pt. Vicente conceptual site design, as presented, including the Annenberg facility, provides the desirable trail connections across the bluff from Ocean Front Estates to the north, through the Lighthouse site to the south, and across PV Drive to the preserve areas landward on the slopes below the Upper Pt Vicente site.	Helen Gorey
20 At Lower Point Vicente, the Interpretive Center and surrounding picnic area provide an informative and enjoyable way to learn of the history and natural elements of the Peninsula. Plants and wildlife must be the emphasis in the non-developable area. The idea of a Companion Animal Center is contrary to habitat preservation.		William Tolliffe
21 Companion Animal Facility appears to be a world-class facility and tremendous asset, but disappointed that designers did not consider any other location for the facility other than Lower Point Vicente. The land proposed for the building site is some of our last undeveloped, precious coastal land. Visitors to the PVIC remark on spacious, peaceful setting beside the ocean. Animal Care facility would use most of the remaining open land and greatly increase noise and activity level of the area. Other Los Serenos docents agree. Another site for the Companion Animal Facility would be more desirable, perhaps at Upper Point Vicente if designs are modified. UPV provides spectacular views for visitors and would be a fitting location for the Annenberg Companion Animal Facility. There are many of us in RPV that would very much like to have the facility available to the community.		“Juned,” Los Serenos docent
22 * The proposed Companion Animal Center is inappropriate for this location, LPV. Vital that we preserve what little undeveloped coastline remains. The Annenberg facility would be inconsistent with the Los Serenos docents’ plans for minimal improvements to the site, such as outdoor historical exhibits, would be nearly twice the size of the current museum, and with attendant parking lot, impact the natural environment of this location. Although the generosity of Annenberg Foundation for undeveloped land acquisition and vision planning is commendable, as are the goals of the Companion Animal Center, I’m sure there are other more appropriate locations for the Center to be built. We should be patient; there are other foundations willing to promote the PVIC mission of natural history education without inappropriate conditions, I.e. the recent donation of \$180,000 to PVIC from the El-Hefni Foundation. Urge City Council to preserve this most valuable ocean front site and not permit any further major building construction at LPV.	<u>Active vs. Passive Open Space</u> – The Lower Pt. Vicente site is zoned Open Space – Recreational. According to the City’s zoning code (chapter 17.34), various recreational uses, which can be considered “active” or “passive” are allowed with approval of the appropriate discretionary permits. The City’s zoning code defines “Active Recreation” as “outdoor recreation activities that are structured in nature and/or organized such as team sports, golf, tennis, etc.” and defines “Passive Recreation” as “outdoor recreation activities that are nonstructured in nature such as picnicking, sightseeing, nature study area, etc.” In January of 2004, the City Council decided that Lower Point Vicente should not be used for an active recreational use such as softball and instead should be used for passive park uses. The City’s General Plan land use map identifies the land use for Lower Point Vicente as “Passive Recreational”. The General Plan defines “Passive Recreation” as “outdoor recreation activities that are non-structured in nature (picnicking, sightseeing, nature study areas, etc.)”. Clearly, the existing and recently expanded Pt Vicente Interpretive Center has been judged consistent with this land use designation, though it is comprised of a sizable structure that attracts and educates visitors daily. The Annenberg facility, sharing many of the same attributes as the PVIC, should fall into the same category.	George Neuner
23 LPV is the jewel that everyone calls it because of its location and the open land where people can enjoy the scenery, take walks, even over the bridge (thanks to RPV) picnic, and enjoy the outdoors. More buildings are not needed and would make LPV a trashed jewel. Agree with George Neuner in his comments. Annenbergs should purchase commercial land for the dog place.		Emily Reeves
24 Although admirable in design, the proposed pet rescue center is not an appropriate addition to the LPV site. The site was designated for open space by the City with the exception of the PVIC. Note the proposal for girls’ softball a year ago was turned down because it was not a passive activity. Feedback from the public indicates they like it that way...any additional buildings would detract from PVIC.	RECOMMENDATION: The Annenberg Foundation should forge strong connections and relationships with local wildlife rescue and rehabilitation groups which already have recognition and support in the community, such as the South Bay Wildlife Rehab group. These groups should participate in the further refinement and advancement of the Annenberg facility and Lower Pt. Vicente site design, as must City staff and the PVIC docents. The name of the Annenberg facility should reflect its community educational mission. [see text above]	Beryl Tilley
25 Not in support of the Annenberg proposal, however well intentioned it may be, as it overwhelms existing efforts and PVIC. Let’s wait for a more generous donor or proposal that’s truly in line with what we’re about: open space to see whales; green flashes; sunsets; stars; natural plants, all with the necessary but hopefully minimized impact of explanatory exhibits. We are not about developing Point Vicente.		Derek Wallentinsen

ISSUES SUMMARY FROM PUBLIC COMMENT (CONT.)

Issue	Response/Recommendation
<p>26 Against putting Companion Animal Center at LPV. PVIC is a quiet area and whale watching center. Proposed facility is more than twice as large as PVIC and will dwarf and overshadow PVIC as well as dominate the area making museum and whale watching secondary. Would be able to see manicured planting, paved parking lots, buildings, and non native trees and things that don't belong. We need wild areas that are not built up - wild animals and birds need habitat for hunting and a place to live. Would be much better located near Angel's Gate near the Marine Mammal Center or somewhere else. People from other areas would see this animal companion center in all its luxury and would think that the rich people on the hill, the City, and the City Council care more about the dogs and cats than they do the visitors, children and habitat. Once open space by the cliffs is gone it can not be replaced.</p>	<p>[see text above]</p> <p>Yvetta Williams</p>
<p>27 The Annenberg proposal for Lower Point Vicente does not fit for two reasons: the size and the lack of strong educational components. It would consume much of the free, open and natural space. Education is PVIC's primary mission focusing on history, geology, marine and land animals and plant life on the Peninsula. Suggest that Companion Animal Center be only a small part of a much stronger educational offering that would enrich and complement the original intent of the property and existing PVIC. Strength could be gained in the inclusion of issues that affect all the diverse creatures that live on the Peninsula. Inclusion of live species would be immensely popular, as well as a connection with the local Wildlife Rehabilitation Group.</p>	<p>Jo Woods</p>
<p>28 Voiced concern with modification of indigenous animal behavior, over-development on the Peninsula, loss of open space, and liability issues if the animals in the Companion Animal Center cause injury.</p>	<p>Beverly Ackerson</p>
<p>29 Needs balance; not clear if the pet center speaks to the uniqueness of the peninsula; it would dwarf the truly unique interpretive center; focus of pet center is not on people or serving the broadest possible population; a campground here would serve a much larger RPV population than an equestrian center; an astronomical observatory would take advantage of our unique site.</p>	<p>Diane Hayden</p>
<p>30 * <u>Coastal Experience</u> Companion Animal Center is a wonderful idea but not appropriate for the Lower Point Vicente area and does not fit into the coastal experience for one visiting this site. Lower Point Vicente should be a unified coastal experience; vision should include: marine, geological, indigenous flora/fauna, and historical elements. Should also include wildlife corridor. <u>NCCP</u> Even though LPV is not included in NCCP it is important as a wildlife corridor. CAC could permanently rule out such a connection. <u>City Guidelines</u> General Plan and Coastal Specific Plan support natural coast experience. [<i>Sites several policy guidelines from Coastal Specific Plan Natural Environment and Agriculture Element</i>] <u>Coastal Commission</u> Coastal Commission also has regulations that take sensitive species/habitat into account [<i>Sites sections from Article 5 - Land Resources</i>] <u>Vision Plan</u> Regarding Meléndrez conceptual plan drawing for Lower Point Vicente, it shows the Companion Animal Center as taking up most of the Lower Point Vicente acreage and dwarfs the PVIC which really should be the focal point of the site. It does not include or leave room for many components such as the Docents' Plan or habitat corridor. The Animal Care Center at LPV went from a possibility, to an alternative, to being the plan throughout the workshop process; it's not clear from staff report where a majority of public input drove the plan in this direction. The Animal Care Center could be incorporated into the new Civic Center Vision Plan. Illustration 5-47 of the Vision Plan shows area such as section E that could accommodate the Center and this location should be presented as one alternative to the Plan. <u>Full Evaluation</u> A full evaluation of the coastal experience and wildlife corridor enhancement on LPV and inclusion of NCCP, City and Coastal Commission guidelines needs to be a part of this Coastal Vision Plan. Important to address these issues now before moving on with approval of the vision plan; even though conceptual, it nonetheless begins to create a life of its own as it moves along the approval process & people get attached to it.</p>	<p>Jim Knight</p>
<p>31 * A California Fish and Game or qualified biologist should be consulted for a science-based decision as to habitat/wildlife corridor value at LPV. The LPV area was left out of prior analysis (NCCP) and now is the time, since the City now owns the land, to explore with the experts the habitat/corridor value of LPV. Restoration of Coastal Sage Scrub (CSS) for a strip of land along the northern section of LPV would restore a vital and previously determined wildlife corridor. If all of the proposed structures are built at LPV, it might preclude a continuous wildlife corridor. However, hiking trails/educational opportunities, habitat and wildlife corridors can coexist. This approach is also consistent with our General and Coastal Specific Plans. Also, habitat restoration adds to coastal experience by preserving natural open space, one of the treasures of our City.</p>	<p>Jim Knight</p>
<p>32 Expressed concern with the Companion Animal Center proposal and the obligation implied by accepting a grant from the Annenberg Foundation. Opined that the project belongs at another site, not Lower Pt Vicente which should be preserved as open space.</p>	<p>Barbara Sattler</p>

ISSUES SUMMARY FROM PUBLIC COMMENT (CONT.)

Issue	Response/Recommendation
Abalone Cove	
<p>33 Abalone Cove should not be changed. Keep the existing trail natural. The rugged trail provides a sense of adventure and is more of a nature experience. To make the trail wheelchair accessible would defeat its appeal. The tide pools are not wheelchair accessible but if feasible, a permit system could be arranged for shuttle access to transport the handicapped to the shore.</p>	<p>RESPONSE: The concept design presented for Abalone Cove describes minimal change to the site, including only adding an ADA accessible trail looping the top of the bluff area, adding an overlook, selectively replanting the site with native vegetation, and adding shade for the picnic area at the site. Signage marking trail connections and/or beach access is also a part of this concept. Further, interpretive signage could also be added at this location, though given that the roadway pull out/parking area and signage are already located here, this is not a likely high priority. No change is contemplated relating to the trail from the bluff to the ocean.</p> <p>William Tolliffe</p>
<p>34 Abalone Cove and open space areas in the Portuguese Bend Nature Preserve need time to heal from bike use.</p>	<p>RESPONSE: Access to and use of the trail system in the Preserve is a matter for the PUMP Committee and ultimately the City Council to decide..</p> <p>Joan Kelly</p>
<p>35 Supports the use of native plants in the Abalone Cove area and suggests signage for the tide pool areas.</p>	<p>See response to Item 33 and Vision Plan goals for Abalone Cove Key Site.</p> <p>Betty Riedman</p>
<p>36 Would like to see mostly native plants, large PV stone boulders and paths. Can not have sod because it has to be watered and cliffs will eventually slump off. How about gazebo or structure for picnics? Use rubber mulch made from old tires as it is much heavier and will not blow off or change color. Do not wish to see a public road to the shoreline as it will endanger the Abalone Cove tide pools.</p>	<p>See response to Item 33 and Vision Plan goals for Abalone Cove Key Site.</p> <p>Betty Riedman</p>
Gateway Park	
<p>37 Could be a parking problem as people will utilize the lots for activities other than to use the Park. Who will pay for maintenance and upkeep? Terrific that there will be equestrian uses; perhaps other cities with horses could contribute to the maintenance.</p>	<p>RESPONSE: Parking to serve both the identified equestrian park and the gateway park uses as been considered in the concept design for this site. Parking is envisioned as integrated both into the site itself and located in flat areas which are within the site's boundaries but located adjacent to PV drive outside the entrance to the site. Maintenance and upkeep for the equestrian park will be provided by the equestrians themselves. Since the outdoor education and interpretive uses are not yet designed or funded, the maintenance entity for those elements is not yet identified. Any development that would occur on this site in the future would require detailed site design plans and design review and permitting by the City. During this process critical design and operational details would be resolved.</p> <p>RECOMMENDATION: Authorize the Equestrian Committee, or other City Council approved sub-committees, to proceed into detailed design of the equestrian park portion of the site once the Vision Plan concept is approved, so that design and operational details can be resolved. City Planning and Parks and Recreation staff should be part of this design process to ensure that the gateway park uses envisioned at the site as well are not compromised by the equestrian users, and that adequate parking and support facilities can be accommodated for all future uses.</p> <p>Betty Riedman</p>
<p>38 Councilman Wolowicz asked about parking and circulation of traffic at the Gateway Park site and inquired if there would be too much at the site with the portal and Equestrian Center.</p>	<p>See response and recommendation above.</p> <p>Councilman Wolowicz</p>
<p>39 Councilman Clark spoke in support of the proposal and asked about the geological instability of the land; whether the educational center on the site was to be a portable structure; if the educational component would include information about the history of the Peninsula; and, the potential need for enforcement and rangers in the Portuguese Bend Nature Preserve and surrounding areas.</p>	<p>RESPONSE: Given that the site is located within the City's landslide moratorium area, its geological instability is a design constraint for any use considered here. Any facilities located on the site would be temporary and portable and would comply with City regulations for building in this area. The design guidance portion of the Plan identifies educational or interpretive themes for each of the key sites, as well as the amenity areas identified within the Rancho Palos Verdes Coast areas considered within the Vision Plan. Since this site is identified as the gateway to the preserve, the preserve itself, the ecosystems of the preserve and the natural environment of the Peninsula are the identified themes at this site.</p> <p>RECOMMENDATION: As the detailed design of the Gateway Park elements of this key site concept design proceeds, ensure that future additional impacts on the Preserve itself, due to the enhanced access to it provided at this site, is considered and plans for mitigation (including ranger patrol or the like) are included.</p> <p>Councilman Clark</p>

ISSUES SUMMARY FROM PUBLIC COMMENT (CONT.)

Issue	Response/Recommendation	
40 A portal is important; equestrian facility good idea; keeps area focused on our rural heritage; is consistent with appropriate use of surrounding trails; Youth Camp a good idea if low-impact; bicycle park is a bad idea because it's such a high-impact use that will put surrounding hills, habitat and other users in a marginalized position.	<p>RESPONSE: The outdoor education area envisioned at the Gateway Park may be an area where indoor and outdoor education facilities, such as classroom space in a movable building, or a shade structure with tables outdoors, on the upper shelf at the southern end of the site, could be used by scouts or other youth groups.. Overnight camping is currently permitted in the City (through an approvals issued by Parks and Recreation) at Upper Point Vicente and Ladera Linda.</p> <p>RECOMMENDATION: The City should continue to consider and approve requests for overnight camping at existing, approved locations within the City.</p>	[no name giv]
41 Gateway Park, proposed as an equestrian center, would intrude into the Preserve and is not needed since there are established equestrian facilities on the Peninsula. The Gateway site could be more suitably named "Preserve Gateway" and would be ideal for a scout facility which could feature camping, hiking, and orienteering with the Klondike, Portuguese Bend and Forrestral Preserves. There is parking alongside PVDS, while a small primitive campground could be formed with little disturbance of habitat. The site, being natural and primitive, would provide a camping adventure and opportunity for youth to have an outdoor experience while not too far from home. Scouts would learn consideration for habitat and wildlife, leaving only footprints and packing out their gear, litter and waste.	<p>RESPONSE: The equestrian uses proposed at the Gateway Park key site are located within the boundaries of this site, which are outside the boundaries of the Preserve. The gateway park area is purposely excluded from the Preserve to allow uses and activities described in the Vision Plan. The Resource Agencies approved the design that excludes the Gateway Park. These proposed uses would therefore not intrude into the Preserve. R.e. the proposed scout uses, see the response and recommendation above.</p>	William Toll
42 Voiced concern with extreme bikers' use of the Gateway Park site.	<p>RESPONSE: Extreme biking uses are not incorporated into the concept design for the Gateway Park key site.</p>	Al Edgerto
Del Cerro Park		
43 Del Cerro Park as a donor recognition site should be kept simple with a permeable parking area, a bluff top fence and an adequate pathway to the view overlook. PV stone should be used for a recognition wall (see Wayfarer's Chapel and its roadside wall on PVDS for examples of PV stonework).	<p>RESPONSE: This PVPLC donor recognition site at Del Cerro Park was conceptually approved by the City Council in concert with the approval of the Preserve itself. The existing parking lot at the Park (which is not permeable) is intended to remain, but be upgraded to accommodate ADA access. The pathway from the parking area up to the Donor Recognition overlook will begin at the "coastal" end of the parking area, and end at the overlook at the top of the bluff. Neither the pathway, nor the entry signage introducing the Conservancy and the overlook at the start of the path will intrude on the open play area of the park. The pathway location has been dictated by the constraints of the site's grades, and the need to ensure ADA accessibility. Instead of providing a loop trail, in an initial phase of construction, a single 5' wide path up to and back from the overlook will be provided. One overlook will be constructed, in the vicinity of the bench already existing at the overlook. Overlook walls will be 36" high or less, with integrated signage, and the two walls themselves have been shortened to roughly 20' in length. Bench seating clad with PV stone, and PV stone banding will be used in the overlook as well. The design does not incorporate lighting or planting. The initial overlook, and any second overlook and trail extension which may be added in the future, will be sited in order to avoid conflicting with the landing zone required by the silent flyers as is feasible.</p> <p>RECOMMENDATION: Include a revised concept plan for the Del Cerro site, incorporating the changes described, in the Vision Plan. City and PVPLC staff should continue to keep open channels of communication with residents and other stakeholders as the final design for this overlook is developed.</p>	William Toll
44 Reported that the site was currently used by the Peninsula Silent Flyers Club and outlined the Club's efforts with the Land Conservancy in order to accommodate the utilization of the park site for their continued activities.	See response above.	John Spielm
45 Voiced concern with the increasing uses of Del Cerro Park, the size and location of the proposed donor recognition site and the related safety and privacy issues.	See response above.	Iva Hackwe
46 Reported on the history of the park and its intended use as a passive park, with no benches, tables, etc. His concerns included night use of the park; parking related issues; lack of traffic and landscaping studies related to the proposed donor recognition site; the vast scope of the proposed donor recognition site; aircraft safety problems; and the lack of timely response by the Sheriff's Department to reported security issues.	See response above.	Thomas Ols

ISSUES SUMMARY FROM PUBLIC COMMENT (CONT.)

Issue	Response/Recommendation	
<p>47 * Please protect nearby homeowners from safety issues posed by remote control aircraft flown at Del Cerro park. Ironic that the Conservancy is proposing constructing a 1000' long/6' wide pathway with 30' and 24' walls and benches on open space land the Conservancy is ostensibly charged with protecting. Also, our Park Place Homeowners Association was not notified of the two visioning workshops. Two recommendations regarding the donor recognition site: scale back the current proposed concept to alleviate concerns over preservation of open space and safety issues raised by the remote control aircraft; identify alternative construction sites in or near Del Cerro Park, or elsewhere, in order to preserve the passive use integrity of the Park. Alternative sites could be in Del Cerro near the entry on Park Place at Crenshaw Blvd. where the "Park Recognition Site" plaque is located; further down the trail, just past Burrell Lane at the end of Crenshaw Blvd. where the first overlook could offer the same views; at the entrance to acquired land where people could enter; City Hall where there are other recognitions; other sites to be determined and scoped.</p>	<p>See response above.</p>	<p>Tomas Olson</p>
<p>48 1. Maintain integrity of planted grassy area by not cutting through access trails; it is an uninterrupted playing surface used extensively and particularly on the weekends as well as a safer environment for weekend athletes or young soccer players. A change from grass to dedicated trail might pose a safety issue for soccer players and other users of the planted grass area. 2. Consult with the County of LA Department of Fire Services to make sure proposed plan would not have an impact on emergency services, such as use as staging area for brush fires and rescues. 3. Perhaps make donor recognition wall transparent so that it doesn't provide cover for those who want to avoid being noticed.</p>	<p>See response above.</p>	<p>John Girardi</p>
<p>49 Asserted that Del Cerro Park was an outstanding site to view astronomy events and asked for an allowance from the City and neighbors for the site to be used occasionally for nighttime astronomy observations.</p>	<p>RECOMMENDATION: The City could consider modifying the municipal code to allow controlled nighttime access to public park facilities for a specific use, such as astronomical observation, with City approval.</p>	<p>Al Sattler</p>
<p>50 Council and staff discussed issues related to security problems, the Sheriff Department's response, and potential problems for vandalism at Del Cerro Park. Councilman Clark noted that the proposed donor recognition site at Del Cerro Park was wonderful in concept, but the application would prove to be a challenge.</p>	<p>RESPONSE: Existing security problems associated with the Park should continue to be addressed by the cooperative efforts of the Sheriff Department, the City of Rancho Palos Verdes, and the neighborhood residents.</p>	<p>City Council Meeting Minutes</p>
DESIGN GUIDANCE		
<p>51 Tracy Albrecht, Interpretive Specialist, California Coastal National Monument, Bureau of Land Management/U.S. Department of the Interior, presented informational materials regarding signage design to inform the public about the rocks and reefs off the coast of Rancho Palos Verdes which are a part of California's national monuments and the goals of the organization.</p>	<p>RESPONSE: Interpretive materials relating to this National Monument are intended to be incorporated to the Fishing Access site, which affords views of monument areas. Educational materials about the Monument are already available at PVIC.</p>	<p>Tracy Albrecht</p>
<p>52 Coordinate the plans for all Peninsula Parks and Preserves maintaining the emphasis on Open Space. PARKS are for Public recreation with playing fields, picnic grounds and other amenities. PRESERVES are for wildlife and habitat with limited access for nature study and adventure hikes. In all cases retain the natural topography, avoid cut and fill and construct buildings only in areas designated developable. For signs and markers, use natural materials such as PV stone, boulders, wood and logs. Use permeable surfacing. Avoid asphalt and concrete. In Preserves keep signs to a minimum in size and quantity, with simple, legible lettering.</p>	<p>RESPONSE: Comments seem to echo values articulated in the Vision Statements, Goals, and Design Guidance for the Plan. Specifically reference VS1-10; G17-24, and Part 1 of the Design Guidance document.</p>	<p>William Tolliffe</p>
<p>53 Vertical road signs are not safe - it's hard to read a sign with vertical printing, especially for visitors. Important to put City's logo on signs. Signage we have now for our parks (particularly Abalone Cove and PVIC) is woefully inadequate. Even if you Google PVIC, you will shoot past it unless you know exactly how to get there.</p>	<p>RESPONSE: The signage concepts included in the Design Guidance materials to be included in the Vision Plan are conceptual at this stage, and will continue to be refined, should a signage program be funded for the Rancho Palos Verdes Coast. Vertical signage is only intended in potential gateway installations, but is not intended for wayfinding signage in which legibility is an issue of paramount importance.</p>	<p>Betty Riedman</p>
<p>54 Palos Verdes stone, stucco and European classic architectural and mission styles preserve the unique quality of Coastal California.</p>	<p>RESPONSE: Comment seems to echo the values and goals articulated in the Plan to date. See the Design Guidance materials in the Plan. Specifically note the suggestions about materials and styles.</p>	<p>[no name given]</p>

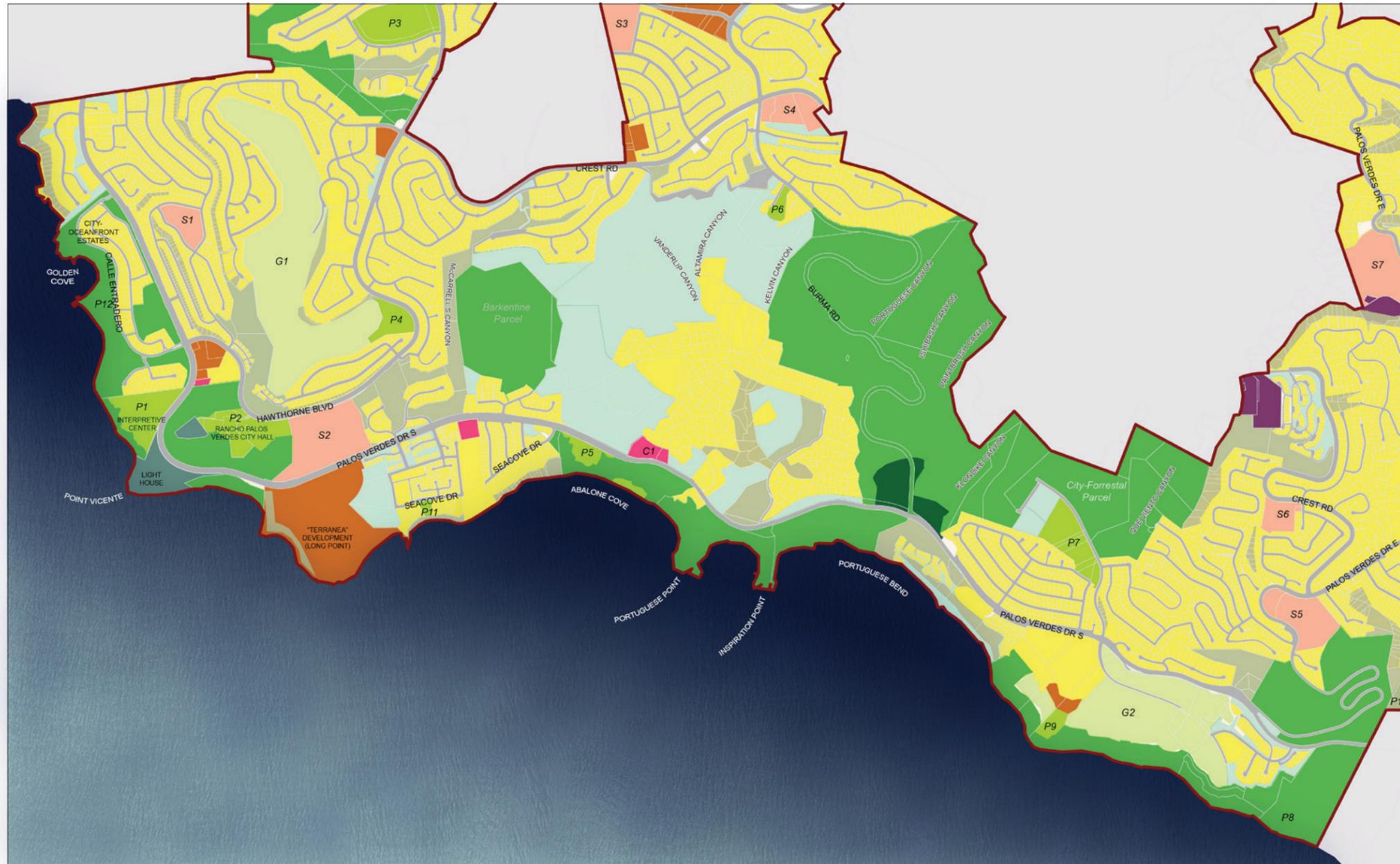
ISSUES SUMMARY FROM PUBLIC COMMENT (CONT.)

Issue	Response/Recommendation	
NEW IDEAS		
55 Spoke about her efforts towards building an outdoor scout education center and campground and asked the Council to provisionally reserve a space in the Rancho Palos Verdes Coastal Vision Plan for the project.	<p>RESPONSE: Multipurpose rooms which may be developed as part of a community facility at the Upper Pt. Vicente site could be made available for scouts to reserve for meetings. The outdoor education area envisioned at the Gateway Park may be another area where indoor and outdoor education facilities, such as classroom space in a movable building, or a shade structure with tables outdoors, on the upper shelf at the southern end of the site, could be used by scouts. Overnight camping is currently permitted in the City (through an approvals issued by Parks and Recreation) at Upper Point Vicente and Ladera Linda.</p> <p>RECOMMENDATION: The City should continue to consider and approve requests for overnight camping at existing, approved locations within the City.</p>	Diane Hayden
56 Asked that the Rancho Palos Verdes Coastal Vision Plan include an outdoor campground.	See recommendation above.	Shera Domatz-Finkle
57 Mentioned that California Coastwalk has camped at the Ladera Linda Community Center's lower field for several years and suggested that the Girl Scouts consider this location.	RECOMMENDATION: The City should continue to consider and approve requests for overnight camping at existing, approved locations within the City, one of which is Ladera Linda.	Sunshine
58 Asked for the Council's support in the creation of a scout house at Upper Pt. Vicente and camping facilities at Gateway Park.	See recommendations in response to comments 55 and 57 above.	Kathy Johnston
59 Spoke in support of including a scout house at the Upper Pt. Vicente site.	See recommendations in response to comments 55 and 57 above.	Laura Raab
60 Emergency Preparedness: Provide direction to include restricted use scout camping area as these groups have a large impact on community emergency preparedness.	See recommendations in response to comments 55 and 57 above.	Richard K. Smith
61 Youth group/scouts meeting facility is a great idea at UPV; youth could benefit from being this close to nature, govt., gym and pool.	See recommendations in response to comments 55 and 57 above.	[no name given]
62 Please consider Scouting Community Proposal for a multipurpose Environmental Education Center and campground. And provide direction on how our groups can best address the city at the upcoming Vision Plan meeting and Vision Plan process in general, as City planning department has not returned phone calls or emails.	See recommendations in response to comments 55 and 57 above.	Diane Hayden
63 * Peninsula Girl Scouts, Palos Verdes Hills Girl Scouts, and the Los Angeles Area Council and Pacifica District of the Boy Scouts of America propose the development of an environmental education and multipurpose Scout center. Facilities would include: Scout house, group campsite and outdoor recreation activities.	See recommendations in response to comments 55 and 57 above.	Scouts
64 Include scouting facilities in plan. The ability to have permanent facilities and overnight camping opportunities would be a great asset to the youth of the greater South Bay. Scouts will give back to your city by performing many community projects, conservation projects, and other activities.	See recommendations in response to comments 55 and 57 above.	Tom Shortridge
65 Unfortunately late input for Scout Camp does not consider Fire Season on a nature conservatory related area. Local winds easily carry fire embers beyond 1/2 mile on coast. Winds and canyons and natural plan growth make firestorms on PVP likely if campers are allowed.	See recommendations in response to comments 55 and 57 above.	[no name given]
66 Spoke in favor of an astronomical observatory being provided on the Palos Verdes Peninsula.	<p>RESPONSE: Specifically the goals for the Upper Pt. Vicente site direct that a range of uses will be accommodated on the Upper Pt. Vicente site, including the Palos Verdes Art Center, City Hall, a pool/gymnasium complex, a village green (shown in the conceptual plan at 200' x 400' in size) centralized parking and an amphitheater. While specific uses, such as an astronomical observatory were not understood to be part of the program of uses for the site, and therefore are not called out on the concept plan, a use such as this could be incorporated in a a community/recreation facility developed on the site.</p>	Joe Fierstein
67 Coastal Clean Up Project Opportunity Ideas: Remove structure at the end of Pointe Vicente [near Lighthouse and Coast Guard site]; Seek County, State or other funds for coastal beautification to remove rocks and debris dumped by County workers over Hawthorne Boulevard cliff	RESPONSE: The City sponsors annual clean-up days. Grant opportunities could be utilized to conduct more clean-up projects.	Sharon and Jeane Burke

ISSUES SUMMARY FROM PUBLIC COMMENT (CONT.)

Issue	Response/Recommendation		
GENERAL/MISC.			
68	Well presented, professionally developed plan that is totally disconnected from the history and buildings of the PV Peninsula. Great, but wrong vision.	RESPONSE: Vision, goals and design guidance developed for the Plan call for context sensitive design respectful of both the natural environment and built environment and architectural history of the City of Rancho Palos Verdes.	[no name given]
69	A complete alignment of the California Coastal Trail is not included in the current draft of the Vision Plan. The RPV Coastal Vision Plan should include the whole RPV Coast and show how the three braids of the California Coastal Trail could best get from one end of the City to the other.	RESPONSE: The trails component of the Vision Plan depicts the trail alignments developed by the PUMP Committee for areas within the Preserve, as well as conceptually indicates other trail connections needed to complete the California Coastal Trail, including connection through the Lower Pt. Vicente site, the Lighthouse property, Terra-nea, and the trail connections already constructed through Trump National.	Sunshine
70	Spoke about the Vision Plan in general, voiced concern with preserving the City's open space, and suggested Council's careful consideration of future growth and providing adequate parking for future uses.	RESPONSE: The Vision and Goals developed for this Plan express commitment to open space preservation, limited, context sensitive and sustainable development. Parking is addressed in the concept plans that have been developed for each key site. Specifically, reference: VS1; VS2; VS3; VS4; VS5; G4; G11; G14; G17	Ken Dyda
71	Are we extending our vision to connect to San Pedro, Torrance, Redondo Beach?	RESPONSE: The scope of the Vision Plan is limited to the coastal area of Rancho Palos Verdes.	Diane Hayden
72	Needs a lot of work; move slowly; many good ideas; consider what is most precious about the community - feeling of serenity looking out over natural vegetation, please keep as much of natural vegetation as you can for as long as possible.	RESPONSE: Specifically reference VS1-7	[no name given]
73	The plan does not emphasize the preservation of habitat and open space. Instead, plans for buildings, facilities and amenities intrude into the Preserves. Preserves must remain natural, undisturbed habitat for wildlife and trails.	RESPONSE: With the exception of some directional signage and trail head or overlook improvements, the Vision Plan focuses on lands outside the Preserve.	William Tolliffe
74	Please manage Portuguese Bend Preserve so that all private residents maintain their privacy and private property rights. Many hikers and mountain bikers trespass on our property even though we have signs posted.	RESPONSE: Comment is related to PUMP, not the Vision Plan	Dan and Vicki Pinkham
75	Trojan Water Polo Club is very interested in seeing a pool as part of the RPV Vision Plan. It is extremely important to us that a pool be built that could accommodate both a sports team such as water polo while still providing space for community use. There is currently no pool for local high schools to play CIF games in, and building a pool minimally of CIF regulation size would be a tremendous benefit to the families of RPV.	RESPONSE: The pool facility shown as part of the Upper Pt. Vicente concept plan is envisioned and sized to accommodate competitive athletic events, though this would not preclude community recreational use as well.	Lisa Vavic

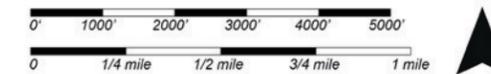
EXISTING CONDITIONS PLANS



- Natural Community Conservation Planning (NCCP) land
- City of Rancho Palos Verdes parks
- Golf courses
- Federal land
- Utilities
- Neutral Lands
- Active recreation park (proposed)
- Residential
- Commercial
- Institutional
- Religious
- Privately owned open space

- P1 Lower Point Vicente Park
- P2 Upper Point Vicente Park
- P3 Hesse Park
- P4 Ryan Park
- P5 Abalone Cove Shoreline Park
- P6 Del Cerro Park
- P7 Ladera Linda Park
- P8 Palos Verdes Shoreline Park
- P9 Founders Park
- P10 L.A. County Friendship Park
- P11 Frank A. Vanderlip, Sr. Park
- P12 Oceanfront Park
- G1 Los Verdes Golf Course
- G2 Trump National Golf Course
- S1 Point Vicente Elementary School
- S2 Marymount College
- S3 Ridgecrest Intermediate School
- S4 Saint John Fischer School
- S5 Marymount School
- S6 Mira Catalina Elementary School
- S7 Miraleste High School
- C1 Wayfarer's Chapel

LAND USE



RANCHO PALOS VERDES VISION PLAN & PUBLIC USE MASTER PLAN (PUMP)

EXISTING CONDITIONS

MELÉNDREZ



EXISTING CONDITIONS PLANS (CONT.)



 Natural Community Conservation Planning (NCCP) land	 Active recreation park (proposed)	 Conceptual Trails Plan	<p>OPEN SPACE AND RECREATION DRAFT JULY 06</p> <p>0' 1000' 2000' 3000' 4000' 5000' 0 1/4 mile 1/2 mile 3/4 mile 1 mile</p> <p>N</p>
 City of Rancho Palos Verdes parks	 Overlook and Vehicle Turn-out	 Conceptual Trails Plan: Loop Trail	
 Golf courses	 Fishing Access	 Existing Trails: Not in Conceptual Trails Plan	
 Point Vicente Interpretive Center	 Public Restrooms	 Proposed Loop Trail	
 Picnic facilities	 Tennis Courts / Soccer Fields / Baseball Fields	 Proposed Other Trails	
 Neutral lands (Areas of extreme slopes (>30%), areas zoned Open Space Hazard or areas that exist as deed restricted open space belonging to a Homeowners Association)	 Privately owned undeveloped land		
		<p>P1 Lower Point Vicente Park P2 Upper Point Vicente Park P3 Hesse Park P4 Ryan Park P5 Abalone Cove Shoreline Park P6 Del Cerro Park P7 Ladera Linda Park P8 Palos Verdes Shoreline Park P9 Founders Park P10 Frank A. Vanderlip, Sr. Park P11 Oceanfront Park</p> <p>G1 Los Verdes Golf Course G2 Trump National Golf Course G3 Proposed "Terranea" Golf Course</p>	

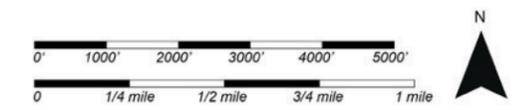
RANCHO PALOS VERDES VISION PLAN & PUBLIC USE MASTER PLAN (PUMP) EXISTING CONDITIONS

EXISTING CONDITIONS PLANS



-  Areas with potential for landslides
-  Area of landslide moratorium
-  Areas where grades are steeper than 50%

TOPOGRAPHY & GEOMORPHOLOGY



RANCHO PALOS VERDES VISION PLAN & PUBLIC USE MASTER PLAN (PUMP) **EXISTING CONDITIONS**

MELÉNDREZ



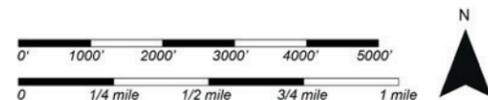
EXISTING CONDITIONS PLANS (CONT.)



- | | | | | |
|---|---|--|--|--|
| <ul style="list-style-type: none"> Cliff Face Southern Coastal Bluff Scrub Grassland CSS - Undifferentiated CSS - Artemisia Dominated CSS - Eriogonum Dominated | <ul style="list-style-type: none"> CSS - Salvia Dominated CSS - Rhus Dominated CSS - Encelia Dominated Southern Cactus Scrub Riparian Scrub Ruderal Habitat | <ul style="list-style-type: none"> Developed Disturbed Exotic Woodland CSS - Baccharis Rocky Shore/Intertidal | <ul style="list-style-type: none"> California Gnatcatcher Cactus Wren Palos Verdes Blue Butterfly (Historic Sighting) Palos Verdes Blue Butterfly (Host Plant) El Segundo Blue Butterfly (Historic Sighting) El Segundo Blue Butterfly (Host Plant) Aphanisma blitoides | <ul style="list-style-type: none"> Atriplex pacifica Crossosoma californicum Dudleya virens Lycium brevipes var. hassei NCCP Preserve Boundary City Boundary |
|---|---|--|--|--|

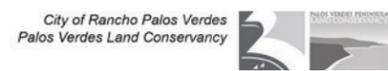
*DATA PROVIDED BY PVPLC AND PALOS VERDES ON THE NET

VEGETATION AND SENSITIVE SPECIES

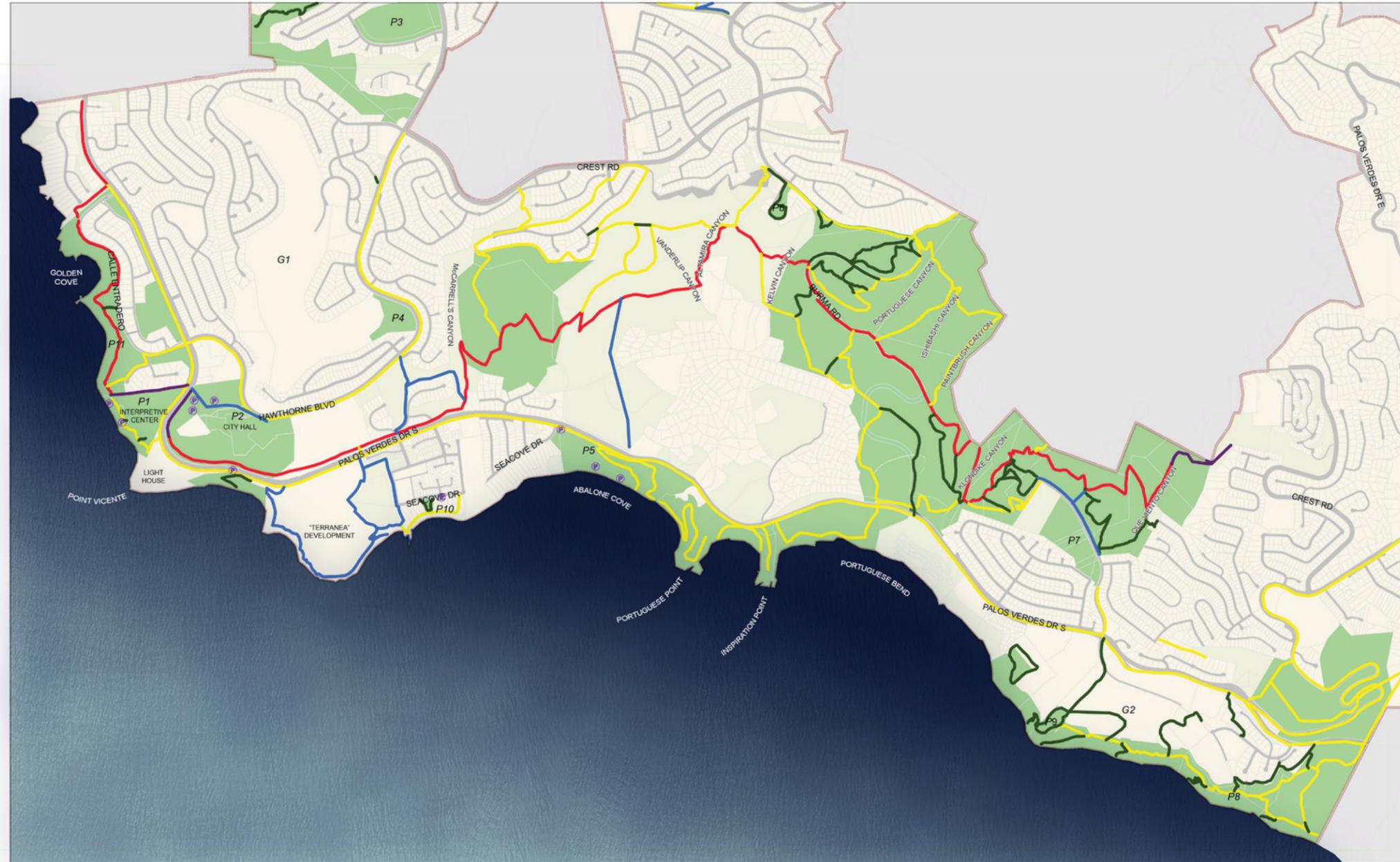


RANCHO PALOS VERDES VISION PLAN & PUBLIC USE MASTER PLAN (PUMP) EXISTING CONDITIONS

MELÉNDREZ



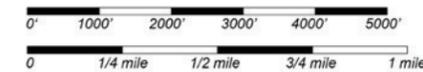
EXISTING CONDITIONS PLANS



ACCESS AND CIRCULATION

-  Conceptual Trails Plan
-  Conceptual Trails Plan: Loop Trail
-  Existing Trails: Not in Conceptual Trails Plan
-  Conceptual Trails Plan: Proposed Loop Trail
-  Conceptual Trails Plan: Proposed Trails
-  Public Open Space (City parks and NCCP land)
-  Public Parking Lots
-  Privately owned open space

- P1 Lower Point Vicente Park
- P2 Upper Point Vicente Park
- P3 Hesse Park
- P4 Ryan Park
- P5 Abalone Cove Shoreline Park
- P6 Del Cerro Park
- P7 Ladera Linda Park
- P8 Palos Verdes Shoreline Park
- P9 Founders Park
- P10 Frank A. Vanderlip, Sr. Park
- P11 Oceanfront Park
- G1 Los Verdes Golf Course
- G2 Trump National Golf Course



RANCHO PALOS VERDES VISION PLAN & PUBLIC USE MASTER PLAN (PUMP)

EXISTING CONDITIONS

MELÉNDREZ

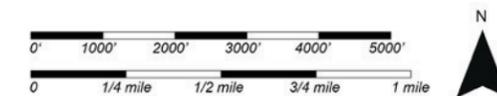
City of Rancho Palos Verdes
Palos Verdes Land Conservancy

EXISTING CONDITIONS PLANS (CONT.)



SITES WITH HISTORICAL SIGNIFICANCE

- | | |
|--|--|
| 1 Whaling station | 11 Vanderlip Beach Club |
| 2 Proposed site for Harden Estate | 12 Marineland |
| 3 Villa Narcissa | 13 Nike Missile Site |
| 4 Gate house | 14 World War II gun emplacements |
| 5 Vanderlip Estate | 15 Wayfarers Chapel |
| 6 Vanderlip stables | 16 Proposed artisans village under Vanderlip |
| 7 Livingstone Quarry | 17 Annie's flower stand |
| 8 Sea Bench Military Base End Stations | 18 Portuguese Bend landslide |
| 9 Halfway Point | 19 Marymount College |
| 10 Native American Site | 20 Japanese farm site |
| | 21 Site of proposed Vanderlip mansion |

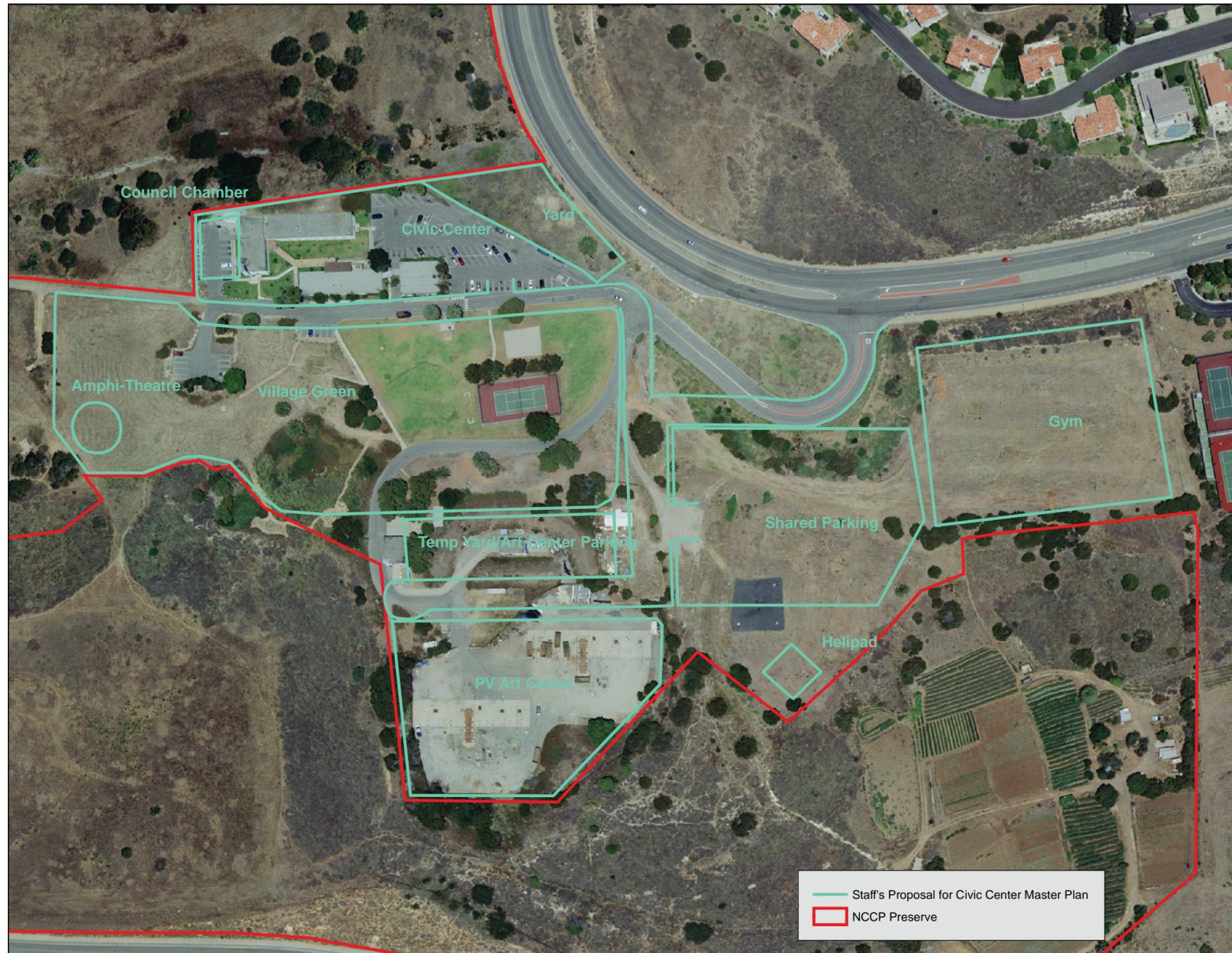


RANCHO PALOS VERDES VISION PLAN & PUBLIC USE MASTER PLAN (PUMP)

EXISTING CONDITIONS

MELÉNDREZ





CALIFORNIA-FRIENDLY PLANTS

CALIFORNIA-FRIENDLY PLANTS

The following list of California-friendly plants include species that are readily available, low water users, easy to maintain, and good performers. The list is adapted from the Rincon del Diablo Municipal Water District's "Nifty Fifty" list. (http://www.rinconwater.org/california_friendly_plants.htm)

Common Name	Botanical Name
TREES	
Marina Strawberry Tree	Arbutus 'Marina'
Chitalpa	Chitalpa tashkentensis
Sweet Bay	Laurus nobilis
California Sycamore	Platanus racemosa
Coast Live Oak	Quercus agrifolia
SHRUBS/PERENNIALS/ORNAMENTAL GRASSES	
Agave	Agave spp.
Manzanita	Arctostaphylos spp. + cultivars
California Lilac	Ceanothus spp. + cultivars
Cape Rush	Chondropetalum spp.
Fortnight Lily	Dietes spp + cultivars
Live Forever	Dudleya spp.
Hen and Chickens	Echeveria spp + cultivars
California Encelia	Encelia californica
Island Bush Snapdragon	Galvezia speciosa
Grevillea	Grevillea spp.
Blue Oat Grass	Helictotrichon sempervirens
Toyon	Heteromeles arbutifolia
Coral Bells	Heuchera spp.
Texas Ranger	Leucophyllum spp.
Mexican Bush Lobelia	Lobelia laxiflora
Mat Rush	Lomandra spp. + cultivars
Dwarf Carolina Laurel Cherry	Prunus caroliniana 'Compacta'
Rhus	Rhus spp.
Rosemary	Rosmarinus officinalis
Sage	Salvia spp.

Common Name	Botanical Name
VINES	
Bougainvillea	Bougainvillea spp.
California Wild Grape	Vitis californica
GROUNDCOVER	
Yarrow	Achillea spp.
Coyote Bush	Baccharis spp. + cultivars
Sedge	Carex spp.
Blue Fescue	Festuca ovina glauca
Strawberry	Fragaria californica
Kleinia	Senecio spp.
TURF	
Seashore Paspalum	Paspalum vaginatum
Saint Augustine Grass	Stenotaphrum secundatum
Victoria Zoysia Grass	Zoysia 'Victoria'

INVASIVE / NON-NATIVE PLANT SPECIES LIST

INVASIVE NON-NATIVE PLANT LIST 2007

Scientific Name	Common Name	Source		
		CalEPPC	CNPS	OT
XPO = Ocean Trails Prohibited Invasive Ornamental Plants				
CalEPPC Lists				
1 = annual grasses list				
2 = List B: Wildland Pest Plants of Lesser Invasiveness				
3 = List A-2: Most Invasive Wildland Pest Plants; Regional				
4 = List A-1: Most Invasive Wildland Pest Plants; Widespread				
5 = List Red Alert: Species with potential to spread explosively; infestations currently restricted				
P = List Need More Info - Possible Listing				
C = List Considered but not listed				
Acacia cyclops	Acacia		X	X
Acacia dealbata	Acacia	XP		X
Acacia decurrens	green wattle	XP		X
Acacia longifolia	Sidney Golden Wattle		X	X
Acacia melanoxylon	Blackwood Acacia		X	X
Acacia melanoxylon	blackwood acacia	XP		
Acacia redolens	a.k.a. A. Ongerup			X
Acacia sp. (all species)	Acacia			X
Achillea millefolium var. millefolium	Common Yarrow			X
Aegilops triuncialis	barbed goatgrass	X1		
Aeschynomene rudis	rough jointvetch	XP		
Agave americana	Century plant			X
Ageratina adenophora	eupatory	X2		
Agrostis avenacea	Pacific bentgrass	XP		
Ailanthus altissima	Tree of Heaven	X3	X	XPO
Albizia lophantha	plume acacia	XC		
Alhagi pseudalhagi	camel thorn	X5		
Ammophila arenaria	European beach grass	X4		
Anthoxanthum odoratum	sweet vernal grass	XC		
Aptenia cordifolia	Red Apple	XP	X	XPO
Arctotheca calendula	Cape Weed	X5		XPO
Arctotis sp. (all species & hybrids)	African daisy			XPO
Arundo donax	Giant Reed, Arundo Grass	X1	X	XPO
Asphodelus fistulosus	asphodel	XC		XPO
Atriplex glauca	White Saltbush			XPO

Scientific Name	Common Name	CalEPPC	CNPS	OT
Atriplex semibaccata	Australian saltbush	X3		XPO
Avena barbata	slender wild oat	X1	X	X
Avena fatua	wild oat	X1	X	X
Bassia hyssopifolia	bassia	X2		
Bellardia crixago	bellardia	X2		
Brachypodium distachyon	false brome	X1		
Brassica nigra	black mustard	X2	X	X
Brassica rapa	field mustard		X	X
Brassica tournefortii	Moroccan or African mustard	X3		
Bromus diandrus	ripgut brome	X1	X	X
Bromus hordeaceus [B. mollis]	brome grass, softchess			X
Bromus madritensis ssp. rubens	red brome	X3		
Bromus mollis	Brome Grass, Soft Chess		X	
Bromus rubens	Foxtail Chess		X	X
Bromus tectorum	cheat grass, downy brome	X4		
Cardaria chalepensis	lens-podded, white-top	X2		
Cardaria draba	white-top, hoary cress	X3		
Carduus acanthoides	giant plumeless thistle	XP		
Carduus pycnocephalus	Italian thistle	X2	X	X
Carpobrotus chilensis	sea fig	XC		X
Carpobrotus edulis	iceplant, sea fig	X4	X	X
Centaurea calcitrapa	purple starthistle	X2		
Centaurea maculosa	spotted knapweed	X5		
Centaurea melitensis	tofalote, Malta starthistle, yellow star	X2	X	X
Centaurea solstitialis	yellow starthistle	X4	X	X
Centranthus ruber	red valerian	XC		X
Chenopodium album	Pigweed, Lamb's Quarters		X	X
Chenopodium murale	goosefoot		X	X
Chrysanthemum coronarium	Annual chrysanthemum		X	XPO
Cirsium arvense	Canada thistle	X2		
Cirsium vulgare	bull thistle	X2	X	X
Cistus ladanifer	gum cistus	XP		
Cistus sp. (all species)	Rockrose			XPO
Conicosia pugioniformis	narrow-leaved iceplant, roundleaf icepl	X3		
Conium maculatum	poison hemlock	X2	X	XPO
Convolvulus arvensis	field bindweed	XC		

INVASIVE / NON-NATIVE PLANT SPECIES LIST (CONT.)

Scientific Name	Common Name	CaEPPC	CNPS	OT
<i>Coprosma repens</i>	mirror plant	XC		
<i>Cordyline australis</i>	New Zealand cabbage	XP		
<i>Cortaderia didica</i> [C. sellowana]	Selloa Pampas Grass			XPO
<i>Cortaderia jubata</i>	Andean pampas grass	X4		
<i>Cortaderia jubata</i> [C. Atacamensis]	Atacama Pampas Grass		X	XPO
<i>Cortaderia selloana</i>	pampas grass	X4		
<i>Cotoneaster lacteus</i>	cotoneaster	X3		
<i>Cotoneaster pannosus</i>	cotoneaster	X3		
<i>Cotoneaster</i> sp. (all species)	Cotoneaster			XPO
<i>Cotoneaster</i> spp.	cotoneaster (exc. C. pannosus, C. lacteus)	XP		
<i>Crataegus monogyna</i>	hawthorn	X2		
<i>Crococsmia x crocosmiiflora</i>	?	XC		
<i>Crupina vulgaris</i>	bearded creeper, common crupina	X5		
<i>Cupressus macrocarpa</i>	Monterey cypress	XP		
<i>Cynara cardunculus</i>	artichoke thistle	X4	X	XW
<i>Cynodon dactylon</i>	Bermuda Grass	X4	X	XW
<i>Cytisus scoparius</i>	Scotch broom	X4		
<i>Cytisus</i> sp. (all species)	Broom			XPO
<i>Cytisus striatus</i>	striated broom	X3		
<i>Delairea odorata</i>	Cape ivy, German ivy	X4		
<i>Delosperma 'Alba'</i>	White Trailing Ice Plant			XPO
<i>Descurainia sophia</i>	flixweed	XP	X	XW
<i>Digitalis purpurea</i>	foxglove	XC		
<i>Dimorphotheca</i> sp. (all species)	African daisy, Cape marigold, Freeway daisy			XPO
<i>Dimorphotheca sinuata</i>	African daisy, Cape marigold	XP		
<i>Dipsacus fullonum</i>	wild teasel, Fuller's teasel	XC		
<i>Dipsacus sativus</i>	wild teasel, Fuller's teasel	XC		
<i>Drosanthemum floribundum</i>	Rosea Ice Plant			XPO
<i>Drosanthemum hispidum</i>	Purple Ice Plant			XPO
<i>Echium candicans</i> (fastuosum)	pride of Madeira, pride of Teneriffe	XP		
<i>Echium pininana</i>	pride of Madeira, pride of Teneriffe	XP		
<i>Egeria densa</i>	Brazilian waterweed	X3		
<i>Ehrharta calycina</i>	veldt grass	X3		XW
<i>Ehrharta calycina</i>	veldt grass	X3		
<i>Ehrharta erecta</i>	veldt grass	X2		
<i>Ehrharta longiflora</i>	veldt grass	XP		

Scientific Name	Common Name	CaEPPC	CNPS	OT
<i>Eichhornia crassipes</i>	water hyacinth	X3		
<i>Elaeagnus angustifolia</i>	Russian olive	X3		
<i>Erdium circutanum</i>	Filaree		X	
<i>Erechtites glomerata</i>	Australian fireweed	X2		
<i>Erechtites minima</i>	Australian fireweed	X2		
<i>Erica lusitanica</i>	heath	XP		
<i>Erodium cicutarium</i>	filaree			X
<i>Eucalyptus globulus</i>	Eucalyptus, Tasmanian blue gum	X4	X	
<i>Eucalyptus</i> (all species)	sweet gum trees			XPO
<i>Eupatorium</i> (Ageratina) adenophorum	Eupatory		X	
<i>Euphorbia esula</i>	leafy spurge	X3		
<i>Euphorbia lathyris</i>	caper spurge, gopher plant	XP		
<i>Festuca arundinacea</i>	tall fescue	X2		
<i>Ficus carica</i>	edible fig	X3		
<i>Foeniculum vulgare</i>	Sweet fennel	X4	X	XPO
<i>Fumaria officinalis</i>	fumitory	XC		
<i>Fumaria parviflora</i>	fumitory	XC		
<i>Gazania linearis</i>	gazania	XP		
<i>Gazania</i> sp. (all species & hybrids)	gazania			XPO
<i>Genista monspessulana</i>	French broom	X4		
<i>Genista</i> sp. (all species)	Broom			XPO
<i>Glyceria declinata</i>	?	XP		
<i>Halogeton glomeratus</i>	halogeton	X5		
<i>Hedera canariensis</i>	Algerian ivy	XP		XPO
<i>Hedera helix</i>	English ivy	X2		XPO
<i>Helichrysum pedicellare</i>	licorice plant	X5		
<i>Hirschfeldia incana</i>	Perennial Mustard, Mediterranean or s	XP	X	X
<i>Holcus lanatus</i>	velvet grass	X2		
<i>Hordeum leporinum</i>	Foxtail Barley, Mouse Barley		X	X
<i>Hydrilla verticillata</i>	hydrilla	X5		
<i>Hypericum canariense</i>	Canary Island hypericum	XP		
<i>Hypericum perforatum</i>	Klamathweed, St. John's wort	X2		
<i>Hypochaeris radicata</i>	rough cat's-ear	XP		
<i>Ilex aquifolium</i>	English holly	X2		
<i>Ipomoea acuminata</i>	Blue dawn flower, Mexican morning glory			XPO
<i>Iris pseudacorus</i>	yellow water iris, yellow flag	X2		

INVASIVE / NON-NATIVE PLANT SPECIES LIST

Scientific Name	Common Name	CalEPPC	CNPS	OT
<i>Isatis tinctoria</i>	dyers' woad	XP		
<i>Lactuca serriola</i>	Prickly Lettuce		X	X
<i>Lampranthus spectabilis</i>	Trailing Ice Plant			XPO
<i>Lantana camara</i>	Common garden lantana			XPO
<i>Lepidium latifolium</i>	perennial pepperweed	X4		
<i>Leucanthemum vulgare</i>	ox-eye daisy	X2		
<i>Ligustrum lucidum</i>	glossy privet	XP		
<i>Limonium perezii</i>	Sea Lavender			XPO
<i>Limonium ramosissimum</i> ssp. provi	sea lavender	XP		
<i>Linaria bipartita</i>	Toadflax			XPO
<i>Lobularia maritima</i>	Sweet Alyssum		X	XPO
<i>Lolium multiflorum</i>	Italian ryegrass	X1		
<i>Lonicera japonica</i> 'Halliana'	Hall's Honeysuckle			XPO
<i>Lotus comiculatus</i>	Birdsfoot trefoil			XPO
<i>Ludwigia hexapetala</i>	water primrose	XP		
<i>Ludwigia uruguayensis</i>	water primrose	XP		
<i>Lupinus arboreus</i>	Yellow bush lupine	X3		XPO
<i>Lupinus</i> sp. (all non-native species)	Lupine			XPO
<i>Lupinus texanus</i>	Texas blue bonnets			XPO
<i>Lythrum salicaria</i>	purple loosestrife	X5		
<i>Malephora crocea</i>	Ice Plant	XP		XPO
<i>Malephora luteola</i>	Ice Plant			XPO
<i>Malva parviflora</i>	cheeseweed		X	X
<i>Marrubium vulgare</i>	Horehound		X	X
<i>Maytenus boaria</i>	mayten	XP		
<i>Medicago polymorpha</i>	California bur clover	XC		
<i>Melilotus officinalis</i>	yellow sweet clover	XC		
<i>Mentha pulegium</i>	pennyroyal	X3		
<i>Mesembryanthemum crystallinum</i>	Crystal Ice Plant	X2	X	XPO
<i>Mesembryanthemum nodiflorum</i>	Little Ice Plant, slender-leaved iceplant	XP		XPO
<i>Myoporum laetum</i>	Myoporum	X3	X	XPO
<i>Myriophyllum aquaticum</i>	parrot's feather	X2		
<i>Myriophyllum spicatum</i>	Eurasian watermilfoil	X4		
<i>Nerium oleander</i>	oleander	XC		
<i>Nicotiana glauca</i>	Tree Tobacco	XP	X	XPO
<i>Oenothera berlandieri</i>	Mexican Evening Primrose			XPO

Scientific Name	Common Name	CalEPPC	CNPS	OT
<i>Olea europaea</i>	olive	X2		XPO
<i>Ononis alopecuroides</i>	foxtail restharrow	X5		
<i>Opuntia ficus-indica</i>	Indian fig			XPO
<i>Oryzopsis miliacea</i>	Smilo Grass		X	
<i>Osteospermum</i> sp. (all species)	Trailing African daisy, African daisy, Cape marigold, Freewave			XPO
<i>Oxalis pes-caprae</i>	Bermuda Buttercup	XP	X	XPO
<i>Parentucellia viscosa</i>	?	XP		
<i>Passiflora caerulea</i>	?	XP		
<i>Pennisetum clandestinum</i>	Kikuyu Grass	XP	X	XPO
<i>Pennisetum setaceum</i>	Fountain Grass	X4	X	XPO
<i>Phalaris aquatica</i>	Harding grass	X2	X	X
<i>Phoenix canadensis</i>	Canary Island date palm			XPO
<i>Phoenix dactylifera</i>	Date palm			XPO
<i>Phyla nodiflora</i>	mat lippia	XP		
<i>Picris echioides</i>	Bristly Ox-tongue	XC	X	X
<i>Pinus radiata</i> cultivars	Monterey pine Cultivars	XP		
<i>Piptatherum [Oryzopsis] miliacea</i>	rice grass, smilo grass	XP		X
<i>Pistacia chinensis</i>	Chinese pistache	XP		
<i>Plumbago auriculata</i>	Cape leadwort			XPO
<i>Potamogeton crispus</i>	curlyleaf pondweed	X2		
<i>Prunus cerasifera</i>	cherry plum	XP		
<i>Pyracantha angustifolia</i>	pyracantha	XP		
<i>Raphanus sativus</i>	wild radish		X	X
<i>Retama monosperma</i>	bridal broom	X5		
<i>Ricinus communis</i>	Castorbean	X2	X	XPO
<i>Robinia pseudoacacia</i>	black locust	X2		
<i>Rubus discolor</i>	Himalayan blackberry	X4		
<i>Rubus procerus</i>	Himalayan blackberry			XPO
<i>Rumex conglomeratus</i>	creek dock		X	X
<i>Rumex crispus</i>	Curly Dock		X	X
<i>Salsola australis</i>	Russian Thistle		X	
<i>Salsola soda</i>	glasswort	XP		
<i>Salsola tragus</i> [S. australls]	Russian thistle, tumbleweed	XP		X
<i>Salvia aethiopsis</i>	Mediterranean sage	XP		
<i>Salvinia molesta</i>	giant waterfern	X5		
<i>Sapium sebiferum</i>	Chinese tallow tree	X5		

INVASIVE / NON-NATIVE PLANT SPECIES LIST (CONT.)

Scientific Name	Common Name	CalEPPC	CNPS	OT
Saponaria officinalis	bouncing bet	X3		
Schinus molle	California Pepper, Brazilian pepper	X2	X	XPO
Schinus terebinthifolius	Florida Pepper, Peruvian pepper	X2	X	XPO
Schismus arabicus	Mediterranean grass	X1		
Schismus barbatus	Mediterranean grass	X1		
Senecio jacobaea	tansy ragwort	X2		
Senecio mikanioides	German Ivy, cape ivy	X4	X	XPO
Sesbania punicea	scarlet wisteria	X5		
Silybum marianum	milk thistle	XC	X	X
Sisymbrium irio	London rocket		X	X
Sisymbrium officinale	hedge mustard		X	X
Sisymbrium orientale	Eastern rocket		X	X
Sonchus asper	prickly sow thistle			X
Sonchus oleraceus	sow thistle		X	X
Sorghum halepense	Johnson Grass		X	X
Spartina alterniflora	Atlantic or smooth cordgrass	X3		
Spartina anglica	cord grass	X5		
Spartina densiflora	dense-flowered cord grass	X5		
Spartina patens	salt-meadow cord grass	X5		
Spartium junceum	Spanish Broom	X2	X	X
Stipa capensis	?	XP		
Taeniatherum caput-medusae	medusa-head	X4		
Tamarix aphylla	athel	XP		
Tamarix chinensis	tamarisk, salt cedar	X4		XPO
Tamarix gallica	tamarisk, salt cedar	X4		
Tamarix parviflora	tamarisk, salt cedar	X4		
Tamarix ramosissima	tamarisk, salt cedar	X4		
Tanacetum vulgare	common tansy	XP		
Taraxacum officinale	dandelion		X	X
Tribulus terrestris	puncture vine		X	X
Tribulus terrestris	Puncture Vine			
Trifolium fragiferum	Strawberry clover			XPO
Tropaeolum majus	Nasturtium		X	XPO
Ulex europaeus	Prickley Broom, gorse	X4		XPO
Verbascum thapsus	woolly or common mullein	X2		
Verbena bonariensis	tall vervain	XP		

Scientific Name	Common Name	CalEPPC	CNPS	OT
Verbena litoralis	tall vervain	XP		
Vinca major	Periwinkle	X2	X	XPO
Xanthium spinosum	spiny cocklebur	XC	X	- X
Zantedeschia aethiopica	calla lily	XC		
Zoysia cultivars	Amazoy and others	XC		