

Post-meeting Summary of the November 27th City Council Meeting

(Post Date: 11/28/2018)

At its meeting on November 27, 2018, the City Council addressed Accessory Dwelling Units, the appeal of the Planning Commission's approval of permits for additions and remodeling of a single family residence at 421 Via Media, and the selection of Palos Verdes Stable Concessionaire.

Accessory Dwelling Units "ADUs" (and Junior Accessory Dwelling Units "JADUs")

ADUs and JADUs are also known as "granny flats," "in-law units," "backyard cottages," and "secondary units."

In response to the crisis of available affordable housing throughout the State, the State legislature and Governor approved legislation in January 2018 that mandates the availability of ADUs and JADUs in cities. They approved SB 229 and AB 494 that imposed requirements on cities that prohibit barriers to their development. (Please see <http://www.hcd.ca.gov/policy-research/AccessoryDwellingUnits.shtml> for more information.) All cities are subject to the State law; however, cities may adopt their own ordinance for providing ADUs and JADUs that are tailored the character of the community. In Palos Verdes Estates, we must comply the State's law regarding ADUs and JADUs which encourage and facilitate the building of ADUs and JADUs because we do not have a local ordinance. However, with adoption of an ordinance, we can manage the building of ADUs and JAUDs. The ordinance must comply with the State requirements, be consistent with the State's goals, be permissive and as such, cannot create obstacles for ADUs and JADUs.

At the City Council meeting, an ordinance that we believe conforms to the State's requirements while also being consistent with the City's long established development standards was introduced for adoption. The ordinance can be read on the City's website where it is listed under "Latest News" at www.pvestates.org. The ordinance will be on the December 11, 2018 City Council meeting for adoption and thereafter become effective 30-days later.

Appeal of the Planning Commission's approval of permits for additions and remodeling of a single family residence at 421 Via Media

In August 2018, the property owner of 421 Via Media received the Planning Commission's approval of an application for additions and a remodel. Thereafter, a neighboring resident filed an appeal of the decision with the City Council. In the ensuing months, the applicant, appellant, and neighbors have appeared before the City Council to address several aspects of the proposed development while the City Council deliberates and works toward approval of the project. In these situations, the City Council's goal is to see that the project is consistent with the City's neighborhood compatibility requirements, responsive to the property owner's interests, and supportive of the neighbors.

As of the November 27, 2018 meeting, the appeal was not resolved. The matter was continued to the City Council meeting on January 22, 2019 for the applicant to further modify the application for consistency with the Neighborhood Compatibility Ordinance.

Selection of Palos Verdes Stable Concessionaire

In September 2018, the City issued a Request for Proposals (RFP) seeking a concessionaire to maintain and operate the Palos Verdes Stable effective March 2019. Two proposals were received by the October 31, 2018 deadline prescribed in the RFP. Following a process discussed by the City Council at its meeting on November 13, 2018, a panel was convened to conduct interviews with both candidates, their references were contacted, and the financial information submitted in their proposal was evaluated. Both were also invited to make 3- to 5-minute presentations to the City Council at its meeting on November 27, 2018.

On November 27, 2018, both candidates made presentations. Public input was heard in reference to this item, and the outcome of the interviews, reference check and financial document review were presented to the City Council. Then, after City Council deliberations noting the strengths and attributes of both candidates and that both could well manage the Stable, the City Council determined that one candidate should be selected as the concessionaire and for developing an agreement. It was the City Council's consensus that the proposal submitted by Mr. and Mrs. Padilla was distinguished by its local and community perspective, vision and commitment, and in turn, the negotiating team of Council Members Davidson and Vandever should meet with them. It was agreed that the goal of the negotiating team to present a concession agreement to the City Council for consideration at its meeting on December 11, 2018.

Three other notable items of community interest were also approved at the meeting. First, the City Council approved the award of a bid to expand the sidewalk on Via Anacapa near Yarmouth Road to provide for additional public gathering space and outdoor dining as well as sidewalk repair and ADA improvements. We look forward to this project enhancing Lunada Bay Plaza and prompting additional design improvements in the area. Second, the City Council approved the Lunada Bay Homeowners' Association special permit for its annual "Santa in the Park" that will be on December 12 in Lunada Bay Park. The community event will be from 4:00 p.m. to 7:00 p.m. We hope you will attend to enjoy the holiday festivities. Finally, the City Council asked staff to return at a future meeting for a discussion of landscape approvals by the City that are modified by the PVHA Art Jury and subsequently are modified by the City "over the counter" permit process.

The next and final City Council meeting calendared for the year is on December 11, 2018.

Happy holidays.

Thank you.

Tony

