

RESOLUTION NO. 14-53

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALOS VERDES ESTATES, CALIFORNIA, APPROVING COASTAL DEVELOPMENT PERMIT AND A GRADING PERMIT AT 1009, 1015, 1017, 1101, 1105, 1117, AND 1121 PALOS VERDES DRIVE WEST AND ADOPTING THE MITIGATED NEGATIVE DECLARATION FOR THE BLUFF COVE HOMES DECONSTRUCTION PROJECT

The City Council of the City of Palos Verdes Estates does find, order and resolve as follows:

Section 1. The City of Palos Verdes Estates seeks a Coastal Development Permit and a Grading Permit for the properties located at 1009, 1015, 1017, 1101, 1105, 1117, and 1121 Palos Verdes Drive West in the City of Palos Verdes Estates, County of Los Angeles, State of California ("the Property"). The project site includes Lots 3, 4, 5, 6, 7, 10, 11 and portions of Lot A Block 1450, Tract 7536. The application seeks approval of the deconstruction of seven residences and associated grading activities.

Section 2. On September 16, 2014, October 21, 2014 and November 18, 2014 the Planning Commission conducted a public hearing on the matter, which hearing was duly and properly noticed. At such hearing the Commission received and considered documentary evidence including, but not limited to, a staff report, site plans and received and considered oral testimony from the community and city representatives. The Commission further received information and considered information regarding environmental review of the application and has determined that the project is subject to a Mitigated Negative Declaration pursuant to the California Environmental Quality Act. Following the conclusion of the public discussion and thorough deliberation of the subject matter, the Planning Commission moved by a vote of 5 to 0 to recommend to the City Council that the City Council approve Coastal Development Permit Application Number 95, Grading Permit Number 1537 and the Mitigated Negative Declaration for the Bluff Cove Homes Deconstruction Project.

Section 3. On November 25, 2014, the City Council conducted a public hearing on the matter, which hearing was duly and properly noticed. At such hearing the City Council received and considered documentary evidence including, but not limited to, a staff report, site plans and received and considered oral testimony from the community and city representatives. The City Council further received information and considered information regarding environmental review of the application and has determined that the project is subject to a Mitigated Negative Declaration pursuant to the California Environmental Quality Act.

Section 4. Based on the evidence presented, the City Council finds and determines as follows:

a. The plans for the proposed demolition, grading and the Coastal Development Permit comply with all of the requirements of Title 19 of the Municipal Code and other relevant City ordinances and development standards;

b. The project site is bordered by the Pacific Ocean (Bluff Cove) to the west, undeveloped bluffs to the north and south, and Palos Verdes Drive West to the east. Across Palos Verdes Drive West are undeveloped hillside lands and single-family homes. The proposed use is consistent with the certified local coastal plan, the General Plan, any applicable specific plan, and the applicable zoning ordinance(s);

c. The proposed open space use will enhance public view points. The proposed project involves the de-construction of seven single-family residences located between 1009 and 1121 Palos Verdes Drive West. Following the deconstruction of the homes, measures to secure the underlying slopes would occur. Stabilization activities would include re-grading and hydroseeding with coastal vegetation native to the area and other non-invasive vegetation. In addition, berms would be constructed and sump pumps installed as needed in order to provide drainage for the area. Deconstruction and regrading activities would be limited to previously disturbed areas;

d. The required reports and plans demonstrate to the satisfaction of the City, in its sole discretion, that the proposed use can be supported by the bluff and that the proposed use will not increase any existing geologic hazards;

e. The proposed open space use, when located between the sea and the first public road inland from the sea, is in conformance with the public access and recreation policies of the California Coastal Act as contained in Chapter 3, Sections 30200 through 30224 of the California Public Resources Code, the applicable sections of the California Administrative Code and the local coastal plan;

f. The proposed grading will not unreasonably change the natural contours of the land, will not create a hazard to the immediate or adjacent property, and will not unreasonably interfere with the use and enjoyment of property by other persons in the City;

g. The proposed coastal development will not adversely affect environmentally sensitive lands;

h. The City Council has reviewed and considered the Initial Study/Mitigated Negative Declaration and related Mitigation Monitoring and Reporting Program for the Project and intends to take actions on the Project in compliance with CEQA and the State CEQA Guidelines; and

i. The City Clerk shall have custody of the documents and other material which construes a record of the proceedings upon which this decision is based, and such record and documents shall be located at City Hall.

Section 5. That the City Council does hereby make the following findings based on the whole record before it: (1) it has independently reviewed and analyzed the Initial Study/Mitigated Negative Declaration and other information in the record, including comments received during the public review process, and has considered the information contained therein, prior to acting upon or approving the Project, (2) the Initial Study/Mitigated Negative Declaration prepared for the Project has been completed in compliance with CEQA and consistent with the State CEQA Guidelines, (3) the Initial Study/Mitigated Negative Declaration represents the independent judgment and analysis of the City as lead agency for the Project, and (4) that there is no substantial evidence that the Project will have a significant effect on the environment.

Section 6. Based on the findings and determinations set forth herein, as supported in connection therewith, the City Council finds and determines that the Project does comply with the requirements of Title 19 of the Palos Verdes Estates Municipal Code and other relevant ordinances. The City Council hereby approves Coastal Development Permit Application Number 95 and Grading Permit Number 1537 and adopts the Mitigated Negative Declaration for the Bluff Coves Homes Deconstruction Project and the Mitigation Monitoring and Reporting Program for the Project.

Section 6. The City Clerk shall certify as to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

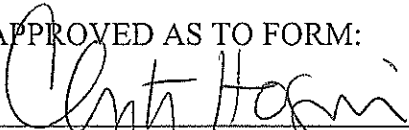
APPROVED AND ADOPTED this 25th day of November, 2014.



ELLEN PERKINS, Mayor

ATTEST:


VICKIE KRONEBERGER, City Clerk

APPROVED AS TO FORM:


CHRISTI HUGIN, City Attorney

Any action challenging the final decision of the City made as a result of the public hearing on this application must be filed within the applicable time limits set forth in the Palos Verdes Estates Municipal Code and Code of Civil Procedure.

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF PALOS VERDES ESTATES)

I, Vickie Kroneberger, City Clerk for the City of Palos Verdes Estates, California, do hereby certify that the foregoing Resolution **R14-53** was duly and regularly approved and adopted by the City Council of the City of Palos Verdes Estates at its regular meeting of the City Council on the 25th day of November, 2014, by the following vote:

AYES: COUNCILMEMBERS: Perkins, Humphrey, Goodhart, Bird, Rea

NOES: COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: None

RECUSED: COUNCILMEMBER: None



Vickie Kroneberger, City Clerk