





CITY OF RANCHO PALOS VERDES


TO: HONORABLE MAYOR & CITY COUNCIL MEMBERS

FROM: JOEL ROJAS, AICP, DIRECTOR OF PLANNING, BUILDING AND CODE ENFORCEMENT 

DATE: JULY 7, 2009

SUBJECT: EAST TRACT 16540 PORTUGUESE BEND CLUB ZONE CHANGE (CASE NO. ZON2009-00053).

REVIEWED: CAROLYN LEHR, CITY MANAGER 

Project Manager: Leza Mikhail, Associate Planner 

RECOMMENDATION

Continue the public hearing to the August 4, 2009 meeting.

DISCUSSION

On May 12, 2009, the Planning Commission adopted P.C. Resolution No. 2009-20 recommending that the City Council certify a Negative Declaration pursuant to the California Environmental Quality Act, and P.C. Resolution No. 2009-21 recommending that the City Council approve a zone change for East Tract 16540 in the Portuguese Bend Club to establish one consistent zoning designation within the residential tract. After the Planning Commission's decision was rendered, Staff agendaized this "clean-up" zone change for City Council consideration on July 7, 2009 and issued a public notice informing the public of such hearing.

At about the same time, an appeal was filed by number of residents over a Lot Line Adjustment (LLA) that was approved by the Hearings Officer (the Director of Planning, Building and Code Enforcement) on April 21, 2009. One of the lots involved in the LLA is part of East Tract 16540 of the Portuguese Bend Club which is the subject of this proposed zone change and serves as one of the proposed boundary lines for the RS-2 zone change to RS-5. Part of the purpose for the LLA is to correct an existing encroachment of a portion of the primary structure located at 4194 Maritime Road (Stewart) onto 3 Yacht Harbor Drive (Johnson). The approved LLA would increase the existing Stewart lot from 9,152 square feet to 20,000 square feet. Concern over the increase in this lot size is one of the issues raised by the Appellants in their appeal of the LLA approval. Given that the intent of this zone change is to make all the lots in this tract one consistent zoning designation and the ultimate size and dimension of one of the lots in East Tract 16540 is in question, Staff is recommending that the City Council continue the proposed "clean-up" Zone Change to August 4, 2009. Staff believes that this will allow enough time for the Planning Commission to consider the LLA appeal and make a decision on the final size and configuration of the Stewart lot so that the new RS-5 zoning line can be correctly drawn as is intended by the proposed zone change.