

A PICTORIAL OF PHOTOS AND MAPS SHOWING

PARKLAND ENCROACHMENTS:

**Deliberate Blockings &
Private Use
of Parklands
in Palos Verdes Estates**

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The Problem

- Palos Verdes Estate's (PVEs) Municipal Codes and R05-32 require that encroachments on Parklands be removed. Hundreds of homes in PVE are adjacent to Parklands and most respect these restrictions. However, an increasing number of residents do not.
- Encroachments upon Parklands vary from plantings that extend yards, to those that block public access and that include improvements for private enjoyment on public lands.
- The City has a GIS system, which could help manage Parkland encroachments, but it is not used in this way. Free services can also be used, such as those used in this study.
- If the City continues to ignore Parkland encroachments, this situation will become worse and more difficult to resolve.

The Extent Of Parkland Encroachments

- **There are numerous flagrant encroachments upon Parklands in PVE**, including improvements &/or landscaping for private use on public land; some block Parkland access.
- **Examples of added improvements include:** walls, fences, swings, play sets, trampolines, bird baths, drives, walks, terraces, patios, pool decks, private gardens, grading, lawns...
- **Our Map shows 65 Encroachment Areas with a total of 98 individual Parkland encroachments.** Over 80 were in backyards, but about a dozen block access to Parklands. About 12 were small (less than 10') and not ID'd on the Map.
- **The “Top Twelve” encroachments are shown herein.**

Observations

- Of the 65 Encroachment Areas, some 15 include from 2 to 10 adjacent homes and about one third of all encroachments. Therefore, it appears that if one property gets away with an encroachment, nearby neighbors often do it too.
- Encroachments on Parklands often included plantings or debris close to homes where proper fire abatement is not provided.
- Nearly 50 abatement citations were issued in 2005 and all but 2 involved the Boundary Trail via R05-32. However, there is no current enforcement to abate Parkland encroachments.
- The appearance of Parklands suffers from neglect, a lack of habitat restoration and a hodgepodge of signs and utility markings. This provides a perception of poor maintenance and mismanagement.

References & Clarifications

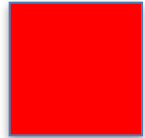
- This study is an extension a previous study on both Parklands and certain R/W (Paths and Lanes), presented in Sept., 2013.
- Most of the prior study emphasized encroachments upon R/W, whereas this study is exclusively directed to those on Parklands.
- This presentation is accompanied by a table that identifies and summarizes more than 100 possible Parkland encroachments.
- To determine the validity of the probable encroachments noted by this study, additional verifications should be obtained.
- In the 8 months since the prior study with over 90 encroachments was supplied to City, and over 4 months since the study was given to the City Council, none have been abated.

Methodology

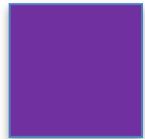
1. Google Maps, which can show the edges of property lines, was used to ID the edges of the Parklands (with thin orange lines).
2. By using the aerial view in Google, it was possible to ID encroachments (usually with red lines).
3. To obtain property addresses and confirm property lines, Zillow was used.
4. To distinguish between Parklands and R/W, the PVE General Plan map and the wall map in the PV Homes Association were used.
5. Most encroachments were also inspected and photographed. But some additional inspections and verifications are needed.

Legend

For the Following Map and Photos



Encroachments – of a physical nature.



Encroachments – private irrigated lawns.



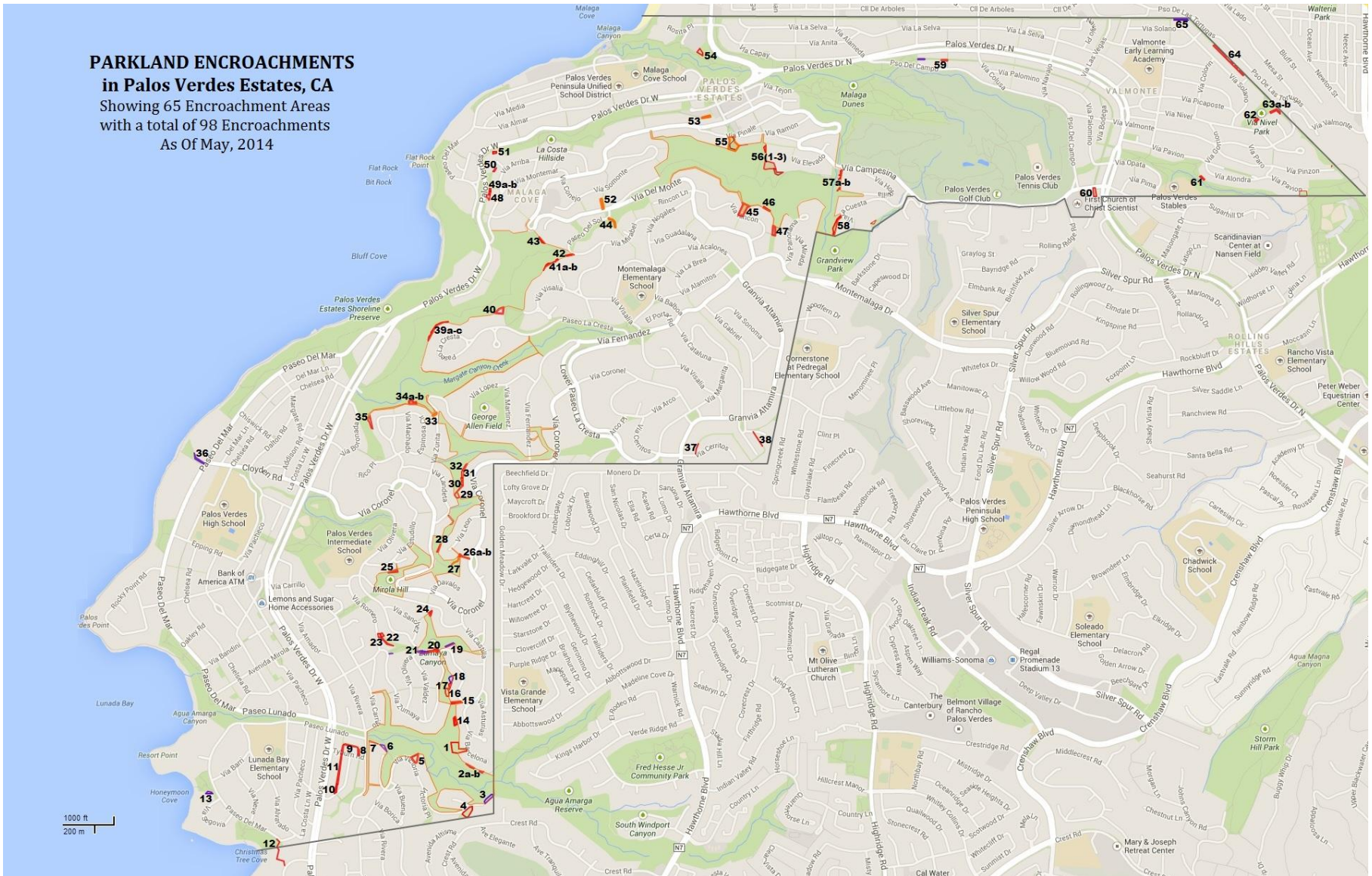
Thins Lines – Property & Fire Buffer Lines.

Thicker Lines - Fire Abatement needed.

The following pages and corresponding numbers on the map only reflect the more flagrant violations.

PARKLAND ENCROACHMENTS MAP

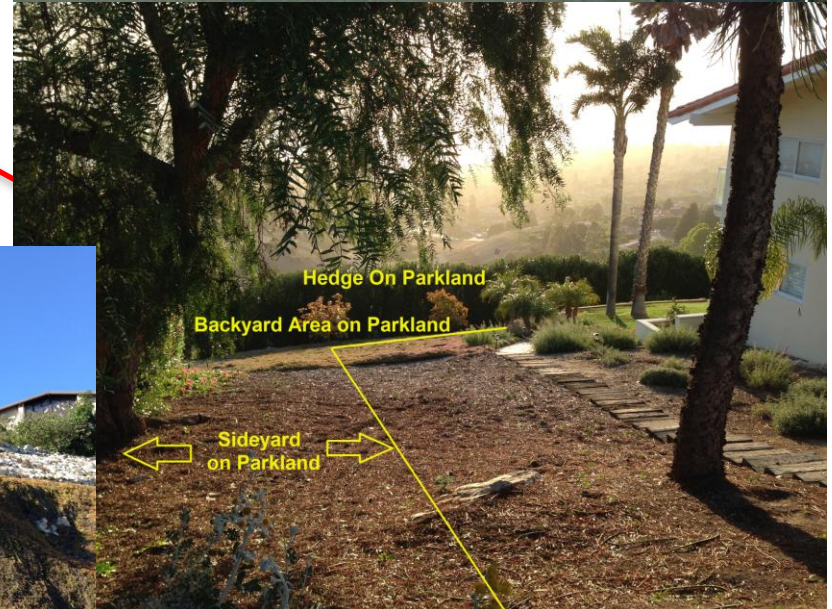
PARKLAND ENCROACHMENTS
in Palos Verdes Estates, CA
Showing 65 Encroachment Areas
with a total of 98 Encroachments
As Of May, 2014



1. Lunada Canyon-Via Barcelona Opening

(Former #92)

- Private Yards with Hedges and steps on Parkland off of Via Barcelona blocking access to Lunada Canyon.
- Also Other Backyard Encroachment.



8-11. Parkland On Both Sides of Tyburn Rd.



There are Parkland and R/W strips that should total 40 feet wide. But encroachments from fences, walls, hardscape & plantings on Parklands have severely reduced this width, limiting access.



15. Blocked Zumaya Opening To Zumaya Path

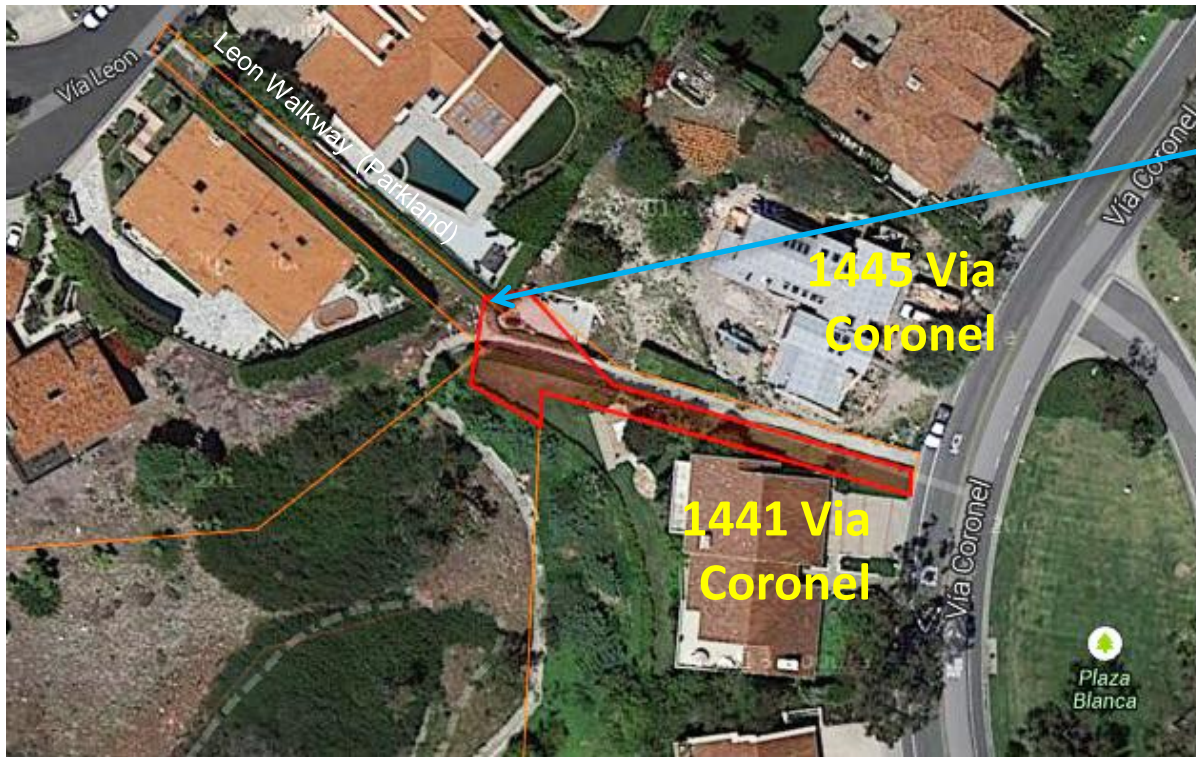
(Former #92)

- Hedge Blocking access leading to Zumaya Path with private lawn and newly planted and irrigated tall grass on side. Also private landscaping on Parklands next door.



26a-b. Blocked Access from Plaza Blanca

- The access into Parklands across from Plaza Blanca is very narrow because the property to the south is encroaching upon one-half of its width. Also, the backyard corner of the residence nearest Via Leon is not only on Parkland, but construction debris is blocking access to the Leon walkway



40. Lot D, with Play set on Parklands

(Formerly #29)

- This lawn, landscaping and play set is separated by a partial wall and hedge from the adjacent Parkland area off of Punta Place.



990 Paseo La Cresta

Parkland

Parkland this side of red line

Backyard and Play Set
Mostly on Parkland

15 ft high
Owner-Built
Hedge/wall entirely on
Parkland

47. Water Tank Trail at Rincon on Parkland

(Formerly #43)

- Large trees and a newer garden lie in a Parkland area about 50'x150', which is the same size as many lots in PVE . These encroachments block access to the trail located behind the trees shown below.



48. Backyard on Montemar Strip

(Formerly #58)

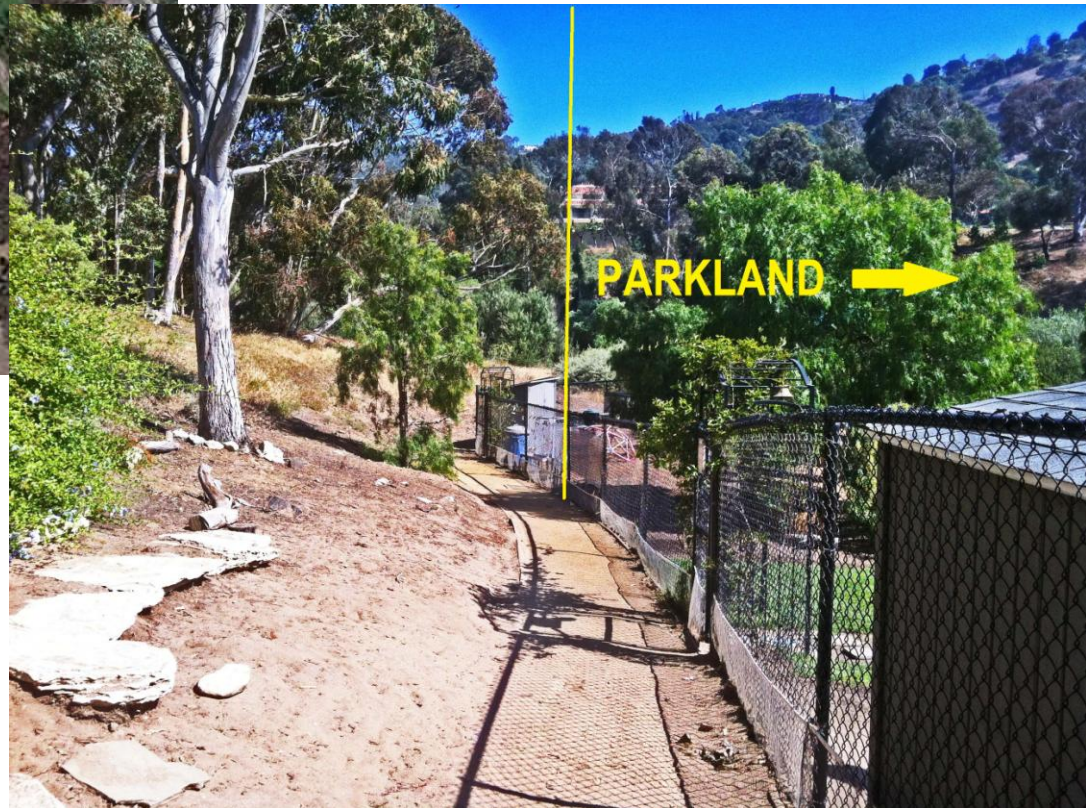
- As shown, the backyard of the home identified takes up more Parkland area than the others nearby. These encroachments may affect the ability to open up nearby Paths.



54. Town & Country Nursery School on Parkland



- This school lies mostly on Parklands and to the south of the trail, or to the right of the photo below. This is not a public playground, but a private facility.



- Should this Nursery School be a “Concession” similar to the other facilities on Parklands?

56. Via Elevado Estate Gardens on Parklands

(Formerly #42 & 68)

- Between Chico Trail and the Del Sol Fire Road Trail are terraced gardens and a private drive covering a large area on Parklands.



58. Via La Cuesta Backyard Deck on Parkland

- A garden and stone deck with furniture was built on Parkland as an extension of this Mansion. The trail off this street to Grandview Park is on a private lot. So, these encroachments may be blocking a future route to this Park.



62 & 63. Solano Canyon & Boundary Trail

- Encroachments are shown on the bottom right . On the top of photo to the left, the trail is on private lots. This trail section, and one that dumps out on Via Valmonte, should be relocated/extended as shown in blue.



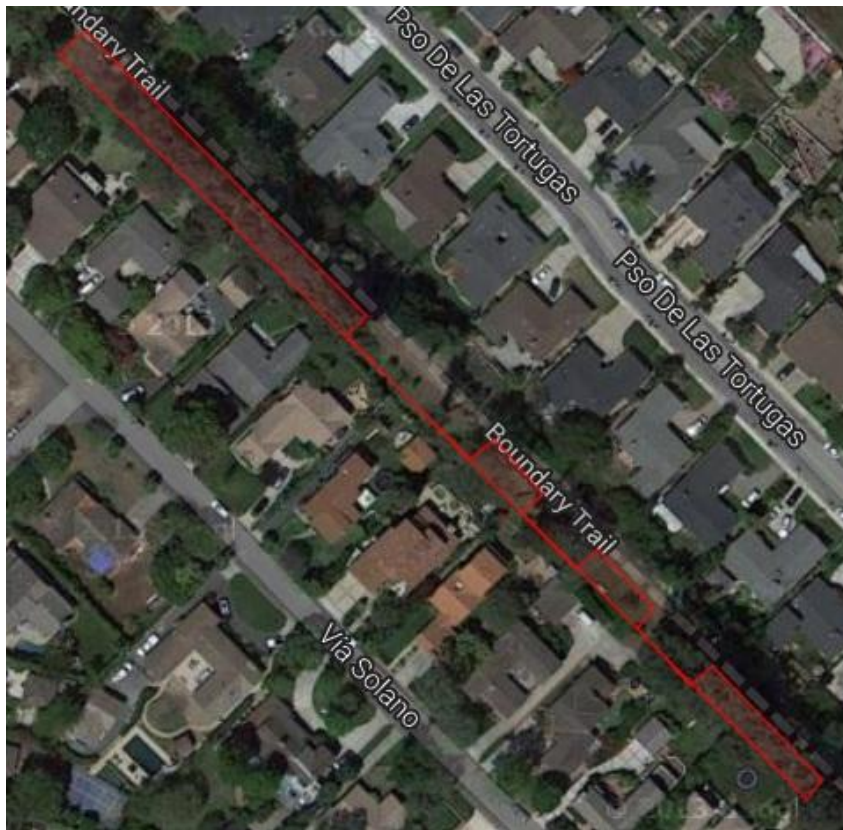
Fence
Trampoline



64. Via Solano & Boundary Trail

(Formerly #87)

- Encroachments including playhouse, slide, bird bath, trampoline, swing and hammock.



Conclusion

- The founders of PVE provided Parklands to be available for recreational use to all residents via deed restrictions & covenants.
- However, as shown the previous photos, many residents adjoining Parklands are using this public property for their own enjoyment and use.
- Most of these encroachments are much more than a fire buffer as they expand the yards of private residences while others block openings to Parklands and prevent access to trails and Paths.
- For the preservation and recreational use of Parklands, it's vital that PVE enforces its existing laws to abate an increasing number of encroachments, and better maintain & manage these lands.

Following is the Study Map From Our Original Study

About one-half of the slides just shown and only about one-third of all Parkland Encroachments from this study were in our prior study. For reference purposes, the numbers used in the former study and that are also indicated in the previous slides are shown on the accompanying map.

Map of Encroachments & Inadequate Clearings On Parklands & R/W

(From a Prior Study dated September, 2013)

