

**John Harbison Comments at PVE Planning Commission on 8/20/13
Pertaining to 2229 Via Guadalupe**

My name is John Harbison and I live at 916 Via Panorama.

In considering neighborhood compatibility, I would like to point out a current violation wherein the previous owners allowed a hedge they planted on the eastern side of their property to completely obstruct the Guadalupe Path -- which is a publicly owned 20 foot wide path that runs between 22-29 and their neighbors at 22-33. This path was among 80 in the original design of Palos Verdes as evidenced in the 1926 Olmsted Map (**slide 1**) as well as the current Forrester's map (**slide 2**) of the contracts wherein the City is paying about a quarter of a million dollars annually to clear these paths and Parkland areas for weed abatement, fire safety and maintenance. Yellow indicates the paths that are under contract.

Slide 3 shows an aerial view of this path which is intended to allow residents to walk between Via Guadalupe and Via Del Monte, and **slide 4** shows a similar view on Zillow. The Path can also be seen as a green sliver on Google Maps (**slide 5**). These Paths were intended to allow people to freely walk through and between neighborhoods of our City, providing access to schools and churches without the danger and inconvenience of walking the circuitous sidewalk-free streets that wind through our hilly and beautiful city. More recently, paths have become more important to public safety as the City has enhanced its DDP (Disaster District Program) plans in the events of a catastrophe such as a major earthquake. If such a disaster occurs (and we all know that it is a question of "when" not "whether" the "Big One" will hit us), residents need walking access within and across our neighborhoods since roads may be impassable and gasoline not available. In Montemalaga, the DDP response container of emergency supplies including first aid is at Montemalaga School, and as you can see from the map, this Guadalupe Path is an important link to connecting upper Malaga Cove to Montemalaga and the DDP container at Montemalaga School.

Slides 6 and 7 show street views of the blocked path between 22-29 and 22-33. The path entrance is totally impassable. However, in the fire safety

contract under item Y26, we as citizens are paying to have it cleared but it is not being touched.

In summary, of the 80 paths, we have identified about 40 which have blockages -- either by deliberate plantings (such as we see here), or even by physical walls, or fences that illegally encroach upon the paths and Parklands, thus making them unusable. Some members of the PVE Trails Group are documenting the full list and will be submitting those specifics to the City in the coming weeks. But in the meantime, let's get started by clearing out the landscaping encroachments on Guadalana Path. It's the right thing to do to restore public access, improve community safety, and get our money's worth for services PVE City has paid for but not received.

Thank you for your thoughtful consideration of this issue.

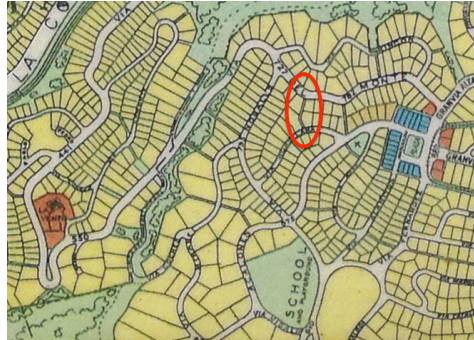
Finally, the staff report says an exception has been granted to side setback requirements. **Slide 8** shows the list of exceptions allowed, and I don't see how that exception is allowed under the PVE Protective Restrictions booklet.

Item 7 on 8/20/13 PVE Planning
Commission Agenda

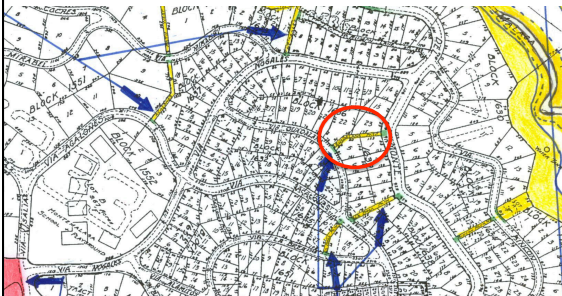
Guadalana Path Obstruction
between 2229 and 2233 Via Guadalana

Presented by John Harbison

1 – 1926 Olmsted Map Showing
Guadalana Path



2- PVE Forester Map of Paths to be
Cleared under \$250k Contract



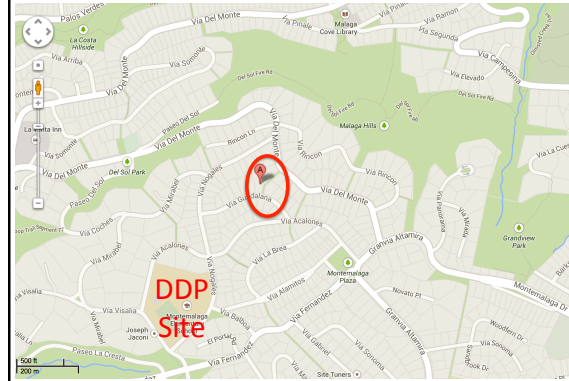
3 – Aerial View of Guadalana Path



4 – Zillow Map View of Guadalana Path



5 – Google Maps View of Guadalana Path



6 – Bushes Totally Blocking access



7 – Bushes Totally Blocking access



8 – Violation of 7.5 foot side Setback
Per PVE Protective Restrictions



- minimum space of at least 7.5 feet allowed on the side of each lot (up to 20 feet in wider lots)
- no exceptions to this minimum except for
 - garages
 - where it can be reduced by 1/3 if there is proportionally more space on the other side)
 - "irregular topography"