

FILIORUM DEVELOPMENT POTENTIAL

York Long Point Associates owns 315.29 acres of undeveloped land located along the western hillside of Palos Verdes Drive South. This land, which often is referred to as the Filiorum properties, is designated as Open Space-Hazard and Residential (RS-1 and RS-2).

Lower Filiorum: In May 1996, York filed a Moratorium Exclusion application for removal of about 45 acres from the Landslide Moratorium. Since that time, the property owner has contemplated various scenarios for development of about 85 acres of this land, which is referred to as Lower Filiorum. The projects have included as many as 91 residential lots. About 40 acres of the proposed development is outside the Landslide Moratorium, and the remainder is within it.

York is seriously pursuing the Moratorium Exclusion application at this time, and on December 18, 2001, City Staff deemed the current Moratorium Exclusion application complete. The geologic reports submitted thus far contemplate development on approximately 50 acres of the western portion of the Lower Filiorum site, an area that could accommodate 40 to 50 residential lots. The developer's geologist has completed the initial Geologic Review of the Lower Filiorum area that is contemplated for development. The City's reviewing geologists, Bing Yen and Associates, concur that the geologic investigations that have been performed have adequately described the geologic conditions that underlie the area that is proposed to be removed from the Moratorium, and have recently determined that the geology submitted can be approved for development. The only thing holding up the processing of the application is a debate between the City and the property owner about the level of environmental review of the Moratorium Exclusion application required by the California Environmental Quality Act.

In order to obtain the landowner's support for the proposed NCCP Reserve design, the area proposed for development has not been included in the Reserve. The developer has attempted to link his support for the NCCP to expedited processing of his Moratorium Exclusion application, but the current City Council and staff have not been cooperative.

Upper Filiorum: Although the Upper Filiorum Area is not included in the current moratorium exclusion application, it is very possible that the property owner will turn his attention to this area next. Portions of the Upper Filiorum site are relatively level, are zoned residential, and would not be subject to the City's ordinance that precludes development in areas of extreme slope, which exceeds 35%. Because the underlying geologic review of the Upper Filiorum area has not been completed, it is not clear whether portions of the site would achieve an acceptable level of stability for residential development.

However, given the limited amount of undeveloped property in the coastal areas of Southern California, along with the population increase that was reflected in the latest census, in the near future it may be cost-effective for the property owner to undertake the geologic review of the Upper Filiorum area and perform any work that would be necessary to enhance its stability so that it could be developed for residential use. Any work that is performed to study the site and make the property developable will cause the price for the property to rise by a commensurate amount. Accordingly, the price of the Upper Filiorum property today probably is significantly lower now than it will be in the future.

For more information, call the PVPLC office at 310-541-7613, or visit the web page at www.pvplc.org.