

MEMORANDUM



RANCHO PALOS VERDES

TO: RANCHO PALOS VERDES CITY COUNCIL

FROM: DOUG WILLMORE, CITY MANAGER *DW (CB)*

DATE: JANUARY 27, 2016

SUBJECT: ADMINISTRATIVE REPORT NO. 16-04

CITY MANAGER

- Installation of MPA Interpretive Signs: As the City Council may recall, the State has provided the City with seven (7) marine protected area (MPA) interpretive signs to be installed at the Point Vicente Interpretive Center, Pelican Cove Park, Vanderlip Park and Abalone Cove Shoreline Park. A sample of one of the signs is provided below. These signs are part of a series of similar signs posted at MPAs along the entire coastline of California. Staff expects to install these signs later this week.

Conserving California's Coastal Treasures

Marine Protected Areas Safeguard Our Ocean's Bounty

A statewide network of Marine Protected Areas (MPAs) safeguards California's rich coastal resources. The underwater world in Palos Verdes' MPAs is teeming with marine life. Point Vicente is one of the best spots in California to see dolphins and gray whales. Schools of fish thrive in kelp forests. Rocky tidepool habitats in Pelican Cove support sea stars. Hundreds of marine species find refuge in these MPAs.

California leads the nation and the world with its network of MPAs.
These MPAs—

- Have varying levels of protection
- Conserve marine habitats and diversity
- Allow marine life to thrive
- Make great places for education, research and fun

California lidera a la nación y al mundo con su red de Áreas Marinas Protegidas.
Estas Áreas Marinas Protegidas—

- Tienen diferentes niveles de protección
- Conservan la diversidad y hábitats marinos
- Permiten desarrollar la vida marina
- Son excelentes lugares para la educación, la investigación y la diversión

For MPA boundaries, maps, coordinates, and allowed uses, go to: www.dfg.ca.gov/marine/MPA
Report violations: (888) 334-CalTIP, (888) 334-2258

MPA Mobile Website
MPAs - Good for the Ocean; Good for You!

- Zika Virus: National and international news media have been reporting on the Zika virus, which has the potential to cause severe birth defects if contracted by a woman during pregnancy. However, it is mostly found in Southern Mexico, Central and South America and the Caribbean, where it is transmitted by a particular species of mosquito. These mosquitoes are not found in Los Angeles County. A list of frequently-asked questions (FAQs) about the Zika virus is attached, and additional information is

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available from the Los Angeles County Department of Public Health at <http://publichealth.lacounty.gov/acd/VectorZika.htm>.

Attachments

- Zika Virus FAQs – Page 18

FINANCE

- Recap of the Oversight Board of the Successor Agency: The Oversight Board of the Successor Agency met on Tuesday, January 26th and approved the FY2016-17 Recognized Obligation Payment Schedule (ROPS). The ROPS will now be submitted to the California Department of Finance (DOF). The ROPS lists all of the debts and obligations of the former Redevelopment Agency, to include bond indebtedness, promissory notes, contracts, administration and operating expenses, and legally binding agreements. The schedule also lists a source of funding for each debt obligation.
- The administrative responsibility of ROPS is scheduled to be transferred to the County, July 1, 2018. In the meantime, the Oversight Board is expected to meet at least one more time to consider approval of the FY17-18 ROPS and final agreement with the County on a repayment schedule for the loan related to the Horan settlement.

PUBLIC WORKS

- Storm Water Quality Update: The City recently received conditional approval of its Coordinated Integrated Monitoring Program (CIMP) from the Regional Board. The CIMP is a document that describes how the City, working with the other Peninsula cities and County, will monitor storm water quality over the next few years in compliance with the MS4 permit. Next steps will be to seek City Council approval of the MOU between the agencies for this work and award of a professional services contract to the contractor who will perform the field work and reporting.
- Maintenance: Crews installed approximately 200 linear feet of 12 inch freeboard on the drainage channel which backs up to 52 Pacifica. This is intended to mitigate the overtopping of the channel on the residents side of the channel and divert the excess flow to the drain on the PVIC property. Repaired 4 inoperable streetlights (2 at City Hall and 2 at Ladera Linda) by upgrading them to LED lamps. Staff replaced a faulty water heater in the CDD kitchen. The defective unit was causing discoloration of the water at the tap due to corrosion. The water was tested and found to be safe for consumption. Maintenance received an order of 20,000 Mutt Mitts for use by Park and Trails patrons. The City provides approximately 60,000 Mutt Mitts annually.
- Altamira Project Study Report Kickoff Meeting: Staff met with Harris & Associates to kick off the Altamira Canyon Project Study Report (PSR) project. Topics discussed included: field investigations, work phasing, community outreach, development of conceptual alternatives, and the schedule. Surveying the land will likely begin during

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the first week of February. Community meetings will be scheduled and begin during March.

- Cell Site Activity: A webpage dedicated to citywide cell site activity has been created and can be accessed at the following link: <http://www.rpvca.gov/916/Cell-Sites>. The page is “work-in- progress” and will be modified/updated on a regular basis. Staff is currently working on creating a GIS Layer that contains pertinent information regarding all existing and proposed sites.
- Roan Road Storm Drain Rehabilitation Project: This Project is located at the end of the Roan Road cul-de-sac. The scope includes improvement of the existing CMP pipe, installation of an additional Catch Basin, Installation of CIPP (Cured in place pipe lining), installation of Rip-Rap at the bottom of the creek and restoration of the site. Work has been completed previously. Staff is having the Contractor GRFCO, Inc. satisfy the prevailing wage requirement as well as obtain a warranty bond before a Notice of Completion can be issued.
- ADA Access and Sidewalk Improvements on PVDW: This project is located on PVDW between Hawthorne BLVD and Rue Beaupre. The work includes installation of a new sidewalk, new property wall and new bus shelter. A preconstruction meeting was held on January 25, 2016 and construction is anticipated to commence in early February.
- Grayslake Road Drainage Improvements: This Project is located at the end of the Grayslake Road cul-de-sac. The scope includes installing new storm drain structures and restoration of the site. The Notice for the Contractor to proceed with work was issued on January 22, 2016. This week’s work included installation of a temporary bypass line and trenching for the new storm drain.



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- Update on Sunnyside Ridge Trail Project: Staff and the contractor are still working through the construction process details brought on by the project's design modifications required to keep the eastern retaining wall off private property. The design change had a significant effect on the wall's footing, which must now be coordinated with construction of the footing of the wall on the western side of the trail. This is not as straightforward as it may seem in the tight 10-foot width. We are in negotiations to determine both cost and scope of the change order. When this is settled, we will move forward with construction. Except for the inconvenience of the delay, the project suffers no harm by waiting. In fact, since excavation, shoring and soil conditions are important elements of the construction, the further we move construction into the dry season, the better. The grant, which was set to expire in December 2016, has been extended a year (at the County's imitative), but the project should be completed this spring.

COMMUNITY DEVELOPMENT

- Building & Safety Division Evaluation: Insurance Services Office (ISO) is an organization that is responsible for evaluating all jurisdictions that regulate building code enforcement. Working on behalf of insurance companies around the country, ISO uses the Building Code Effectiveness Grading Schedule (BCEGS) to recognize how communities enforce the building codes in their jurisdictions. The City was notified that ISO will be conducting their review during the month of February. The last evaluation conducted for RPV was in 2011. Staff is busy preparing certain documentation requested in advance of their arrival.
- Point View Special Use Permit: On January 21, 2016, the Community Development Director conditionally approved a Special Use Permit to allow the installation of a 612 square foot temporary manufactured home at the Point View property (6001 Palos Verdes Drive South). The approval allows the temporary manufactured home to remain for two years unless a time extension is requested by the applicant. The appeal period expired on January 26, 2016 and no appeals were filed. A copy of the Notice of Decision and conditions of approval are attached for reference.
- Follow-up Planning Commission Meeting: See the attached follow-up agenda for the PC meeting held Tuesday, January 26, 2016.
- Applications of Note: Attached is a table with a summary of the Applications of Note that were submitted to the department between Wednesday, January 20, 2016 and Tuesday, January 26, 2016.

Attachments

- Notice of Decision-6001 PVDS – Page 19
- PC Follow-up Agenda – Page 38
- Applications of Note - Page 41

RECREATION & PARKS

- The Los Angeles County Department of Parks and Recreation launched a 16-month Los Angeles County-wide Comprehensive Parks & Recreation Needs Assessment effort last February. Cities throughout the County began holding community meetings beginning last month, seeking suggestions from the public about improvements to community parks. Approximately 95% of cities in the County are hosting at least one workshop to elicit public feedback on park priorities. Rancho Palos Verdes' workshop is scheduled for Wednesday, January 27 at 7:00 pm at Hesse Park. Workshop attendees will be given an overview of the Needs Assessment Process and the recently approved RPV Parks Master Plan Update and will discuss potential park projects and improvements. The meeting has been publicized on the City's website, via list serve messages and flyers.
- Last Thursday, 35 adults and 42 children attended the Little Fish Tales by the Sea program at PVIC. Recreation staff coordinated the program, focusing on rainy day and ocean-themed stories and activities. Participants also learned about the museum and PVIC's cliff-side whale watching opportunities.



- Hesse Park facilities are rented this week for thirteen indoor recreation classes, two outdoor recreation classes, five non-profit meetings, two Peninsula Seniors activities, and one private rental.
- Ladera Linda facilities are rented this week for three four recreation classes and three non-profit rentals.
- On Saturday, Los Serenos will welcome its newest docent members with an informal graduation ceremony, followed by a potluck lunch. Staff will attend the Los Angeles Gift Show on Sunday.

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- Ryan Park facilities are rented this week for four indoor recreation classes, four outdoor recreation classes, four youth sports league practices, and an indoor private rental on Saturday.
- The REACH therapeutic recreation program is providing two activities this week for adults with developmental disabilities. On Monday evening, REACH participants enjoyed a “soup-er” bowl dinner, followed by an indoor football game. On Saturday, REACH will stop for burgers, then travel to Boomers to enjoy miniature golf and arcade games.

CORRESPONDENCE AND INFORMATION RECEIVED (See Attachments)

- Calendars – Page 7
- Tentative Agendas – Page 10
- Channel 33 Schedules – Page 14
- Channel 35 (Cox) & 39 (Verizon) Schedules – Page 15
- Crime Report – Page 16

January 2016

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1 New Years Day CITY HALL CLOSED	2
3	4	5 7:00 pm—City Council Meeting @ Hesse Park	6	7	8	9 8:15 am—Hike With Councilman Campbell—Families Welcome Contact b.camp@cox.net for each month starting location
10	11 <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">CCCA Legislative Tour - Sacramento</div>	12 7:00 pm—Planning Commission Meeting @ Hesse Park	13	14 6:00 pm—IMAC Meeting @ Hesse Park	15	16
17	18	19 7:00 pm—City Council Meeting @ Hesse Park	20 12:00 pm—Mayor's Lunch @ The Depot (Dyda) 1:30 pm—Sanitation District Meeting (Dyda)	21 7:00 pm—Emergency Preparedness Committee @ City Hall Community Room	22	23
24	25 7:00 pm—Traffic Safety Committee @ City Hall Community Room—CANCELLED	26 7:00 pm—Planning Commission Meeting @ Hesse Park	27 7:00 pm - 9:00 pm—LA Countywide Parks Needs Assessment @ Hesse Park	28 4:00 pm—5:00 pm—PV Transit Authority Meeting @ RHE City Hall 6:00 pm—IMAC Meeting @ Hesse Park	29 7:30 am—Mayor's Breakfast @ Coco's (Dyda/ Brooks)	30
31						

February 2016

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2 7:00 pm—City Council Meeting @ Hesse Park	3 6:00 pm—Trails Network Plan Update Workshop No. 5 @ City Hall community Room	4	5	6
7 9:00 am—11:00 am - Volunteer Event @ PVIC Native Garden	8	9 7:00 pm—Planning Commission Meeting @ Hesse Park	10	11 8:00 am—10:30 am—Peninsula Regional Law Enforcement Meeting @ RHE (Brooks/Yap) 6:00 pm—IMAC Meeting @ Hesse Park	23	13 8:15 am—Hike With Councilman Campbell—Families Welcome Contact b.camp@cox.net for each month starting location
14	15	16 7:00 pm—City Council Meeting @ Hesse Park	17 12:00 pm—Mayor's Lunch @ The Depot (Dyda) 1:30 pm—Sanitation District Meeting (Dyda)	18 7:00 pm—Emergency Preparedness Committee Meeting—City Hall Community Room	19	20
21	22 7:00 pm—Traffic Safety Committee @ City Hall Community Room	23 7:00 pm—Planning Commission Meeting @ Hesse Park	24	25 6:00 pm—IMAC Meeting @ Hesse Park	26 7:30 am—Mayor's Breakfast @ Coco's (Dyda/Campbell)	27
28	29					

March 2016

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 7:00 pm—City Council Meeting @ Hesse Park	2	3	4	5
6	7	8 7:00 pm—Planning Commission Meeting @ Hesse Park	9	10 6:00 pm—IMAC Meeting @ Hesse Park	11	12 8:15 am—Hike With Councilman Campbell—Families Welcome Contact b.camp@cox.net for each month starting location 10:00 am—4:00 pm—Whale of a Day @ PVIC
13	14	15 7:00 pm—City Council Meeting @ Hesse Park	16 12:00 pm—Mayor's Lunch @ The Depot () 1:30 pm—Sanitation District Meeting ()	17 7:00 pm—Emergency Preparedness Committee Meeting—City Hall Community Room	18	19
20	21	22 7:00 pm—Planning Commission Meeting @ Hesse Park	23	24	25 7:30 am—Mayor's Breakfast @ Coco's (Dyda/Duhovic)	26
27	28 7:00 pm—Traffic Safety Committee @ City Hall Community Room	29	30	31		

TENTATIVE AGENDAS*

*This list is a tool used by the City to plan and coordinate Council agendas. As a working document, items on this list are subject to frequent changes.

Note: Time Estimates include 30 minutes for the first section of the agenda (Mayor's Announcements, etc. through the Consent Calendar) and 15 minutes for the last section (Future Agenda Items through Adjournment).

February 16, 2016 – (Time Est. – 5 hrs 45 mins)

Closed Session: Initiation of Litigation

Study Session:

Mayor's Announcements:

City Manager Report:

Consent

Consider Award of ADA Access Improvs.-Del Cerro Park/Burma Rd Entrance to Preserve
Notice of Completion for the Roan Road Storm Drain Rehabilitation Project
Gifts for Parks
Consider Award of Contract for the Miraleste Drive Rehabilitation

Public Hearings

Terranea CUP Revision – Driveway (20 min)
Code Amendment Initiation – Housing Element/Employee Housing (30 mins)
Coastal Permit for 70 Foot Tall Flag Pole at Trump National Golf Club (15 mins)

Regular Business

City Advisory Board Appointments (20 mins)
Consideration of Urgency Ordinance Banning Cultivation of Medical Marijuana (20 mins)
Comprehensive Annual Financial Report (1 hr)
Earlier Agenda Posting and Late Correspondence (20 mins)
Consider Award of Contract for 2015 Storm Drain Lining and Rehabilitation (20 mins)
Consider Civic Openness in Negotiations Efficiency Act Ordinance (30 mins)
Introduction of Ordinance – Wireless Telecommunications Facilities (30 mins)
Mid-Year Budget Review (20 mins)
2016-17 Budget Calendar (15 mins)

March 1, 2016 – (Time Est. – 3 hrs 55 mins)

6:00 p.m. Adj. Reg. Meeting-Committee/Commission Chair Interviews (if necessary)

Closed Session: Potential Litigation; City Manager Performance Review

Ceremonial: Presentation of City Tiles to Former Committee/Commission Members

Mayor's Announcements:

City Manager Report:

Consent

Consider Award of Annual Contracts for Solid Waste Commercial Haulers
Consider Award of Construction Contract for Hawthorne Blvd. Pedestrian Linkage Project
Adoption of Ordinance – Wireless Telecommunications Facilities
Consider SCE License Agreement

Public Hearings

Outdoor Lighting Code Amendment (30 mins)

Regular Business

Appointments of Chairs to Committees/Commissions (10 mins)
Records Retention and Destruction Schedules (20 mins)
Zone 2 EIR Reinitiation (1 hr)
Southern Calif Gas Cell Site Presentation (20 mins)
Preserve Sign Program - Grant Funded (20 mins)
Adoption of RPV Overhead Utilities Conversion Plan (Rule 20A or 20B) (30 mins)

March 15, 2016 – (Time Est. – 4 hrs 15 mins)

Closed Session:

Study Session:

Mayor's Announcements:

City Manager Report:

Consent

Consider Award of Contract - Pavement Striping Maintenance
Resolution – Beverage Container Recycling Grant
Consider Award of Construction Contract for PVDE Guard Rail Project

Public Hearings

Regular Business

PVPLC Management Agreement regarding Naming Opportunities (30 mins)
Consider Award of Contract - Hawthorne Blvd. Traffic Signal Synchronization (30 mins)
Arterial Walls and Fences Update (45 mins)
Consider Award of Consultant Contract - Ladera Linda Master Plan (20 mins)
Public Safety Action Plan (40 mins)
Consider Contract with Tyler to Purchase & Install Financial System Software (30 mins)
Consideration & Possible Approval-Custodial Banking/Investing Services Agmt (15 mins)

April 5, 2016 – (Time Est. –)

Closed Session:

Mayor's Announcements:

City Manager Report:

Consent
Border Issues Status Report

Public Hearings

Regular Business

April 19, 2016 – (Time Est. – 1 hr 30 mins)

Closed Session:

Study Session:

Mayor's Announcements:

City Manager Report:

Consent

Public Hearings

Regular Business
Offshore Fireworks Display near Terranea-July 2016 public/private partnership (15 mins)
Introduction Ordinance - Tree Trimming (30 mins)

May 3, 2016 – (Time Est. –)

Closed Session:

Mayor's Announcements:

City Manager Report:

Consent
Adoption of Ordinance - Tree Trimming

Public Hearings
Regular Business

May 17, 2016 – (Time Est. –)

Closed Session:

Study Session:

Mayor's Announcements:

City Manager Report:

Consent

Consider Award of Contract – Street Sweeping

Public Hearings

Regular Business

Future Agenda Items (Identified at Council Mtgs & pending receipt of memo from Councilmember)

January 20, 2015 – Consider feasibility of a resident oversight committee of the Sheriff Department's Services (Campbell); Consideration of Renaming Shoreline Park (Duhovic)

April 21, 2015 – City Partnership with traditional non-profit organizations in a non-monetary way (Campbell)

June 2, 2015 – Public/private partnership regarding neighborhood beautification projects (Campbell)

July 21, 2015 – Unfunded Pension Liability with CalPERS (Campbell); Expansion of resident parking at Abalone Cove after evaluation of Del Cerro Parking Plan (Campbell)

September 15, 2015 – City Attorney Review of Insurance, Potential Liability and Indemnification Issues regarding the LPG Tank Facility (Duhovic)

October 20, 2015 -- Review Percentage of Allowable Hardscape at Residential Properties (Duhovic); AirBnB Accommodations in the City (Knight)

November 17, 2015 – Ethics and Integrity Committee with focus on Social Media Policy (Brooks)

December 15, 2015 – Earlier start time for City Council Meetings (Brooks)

January 5, 2016 – Review of Travel Policies & Expense Reimbursement (Campbell)

Future Agenda Items Agendized or Otherwise Being Addressed

March 3, 2015 – Annexation of the Navy Fuel Depot property into the City to utilize the space as open space area into perpetuity (Misetich) [City Attorney researching]

June 30, 2015 – Skate Park (Campbell) [Staff is working with Skatepark PV proponents on a long-term plan]

January 5, 2016 – Joint Meeting of City Council/Planning Commission (Brooks) [Staff to Address after PC appointments made]

RPVtv Cox 33 / FIOS 38 Programming Schedule Guide							
RPVtv Schedule - 01/31/16 - 02/06/16							
	Sunday 1/31	Monday 02/01	Tuesday 02/02	Wednesday 02/03	Thursday 02/04	Friday 02/05	Saturday 02/06
6:00 AM - 6:30 AM	PVPtv Community Calendar - Reader Board	PVPtv Community Calendar - Reader Board	PVPtv Community Calendar - Reader Board	PVPtv Community Calendar - Reader Board			
6:30 AM - 7:00 AM	This day in History- Reader Board	This day in History- Reader Board	This day in History- Reader Board	This day in History- Reader Board			
7:00 AM - 7:30 AM							
7:30 AM - 8:00 AM					RPV City Council Meeting February 2nd, 2016	RPV City Council Meeting February 2nd, 2016	RPV City Council Meeting February 2nd, 2016
8:00 AM - 8:30 AM							
8:30 AM - 9:00 AM							
09:00 AM - 9:30 AM							
9:30 AM - 10:00 AM							
10:00 AM - 10:30AM							
10:30 AM - 11:00AM							
11:00 AM - 11:30 AM							
11:30 AM - 12:00PM							
12:00 PM - 12:30PM					RPV City Council Meeting February 2nd, 2016	RPV City Council Meeting February 2nd, 2016	RPV City Council Meeting February 2nd, 2016
12:30 PM - 1:00PM							
1:00 PM - 1:30PM	RPV Planning Commission January 26, 2016						
1:30 PM - 2:00PM							
2:00 PM - 2:30PM							
2:30 PM - 3:00PM							
3:00 PM - 3:30PM		Palos Verdes Library Meeting					
3:30 PM - 4:00PM							
4:00 PM - 4:30PM							
4:30 PM - 5:00PM							
5:00 PM - 5:30PM							
5:30 PM - 6:00PM							
6:00 PM - 6:30PM		PVP Coordinating Council					
6:30 PM - 7:00PM							
7:00 PM - 7:30PM	RHE City Council Meeting -	PV School District	LIVE - RPV City Council Meeting February 2nd, 2016	PVPtv Community Calendar - Reader Board	PVPtv Community Calendar - Reader Board	RPV City Council Meeting February 2nd, 2016	RPV City Council Meeting February 2nd, 2016
7:30 PM - 8:00PM				This day in History- Reader Board	This day in History- Reader Board		
8:00 PM - 8:30PM							
8:30 PM - 9:00PM							
9:00 PM - 9:30PM							
9:30 PM - 10:00PM							
10:00 PM - 10:30PM	PVPtv Community Calendar - Reader Board	RPV Planning Commission January 26, 2016		RPV City Council Meeting February 2nd, 2016	PVPtv Community Calendar - Reader Board	RPV City Council Meeting February 2nd, 2016	PVPtv Community Calendar - Reader Board
10:30 PM - 11:00PM	This day in History- Reader Board				This day in History- Reader Board		This day in History- Reader Board
11:00 PM - 11:30PM							
11:30 PM - 12:00 AM							
12:00 AM - 1:00 AM							
1:00 AM - 6:00 AM							

Comments or questions? Please email us at RPVtv@rpv.com

**LOS ANGELES COUNTY SHERIFF'S DEPARTMENT- LOMITA STATION
REPORTED CRIMES & ARRESTS BETWEEN 1/17/16 - 1/23/16**

LOMITA:

CRIME	FILE #	RD	DATE	TIME	LOCATION	METHOD OF ENTRY	LOSS	ADDITIONAL INFORMATION
ATTEMPTED BURGLARY (RESIDENTIAL)	16-00238	1713	1/17/2016	1935	26000 BLK CYPRESS ST	REAR SLIDING GLASS DOOR	N/A	SUSP: MW/18-25/510/150-160/BRO/BRO/WRG BLK JACKET/BLU JEANS
ROBBERY (STRONG ARM)	16-00235	1714	1/18/2016	0315	2000 BLK PCH (BEST ALL)	N/A	MISC JEWELRY, BEACH CRUISER BIKE, BACKPACK, PORTABLE SPEAKER, CELLPHONE CHARGERS, WALLET, BOOTS, HEADPHONES, MISC CLOTHING, (2) "HYPE" WATCHES	2 SUSPECTS ARRESTED
ROBBERY (ARMED)	16-00245	1714	1/18/2016	1907	1800 BLK PCH (7-ELEVEN)	OPEN FOR BUSINESS	U.S. CURRENCY, PACKS OF CIGARETTES	SUSPECT1: MB/20-25/510-600/180-200/BLK/BRO/WRG BLU JEANS/GRN CAMO HOODED SWEATSHIRT AND SUSPECT2: MB/20-25/510-600/180-200/BLK/BRO/WRG BLK SWEATSHIRT/BLU JEANS
BURGLARY (SHOPLIFTING)	16-00269	1714	1/20/2016	1557	2000 BLK PCH (CVS PHARMACY)	OPEN FOR BUSINESS	ALCOHOL, RAZORS, ANTENNA, HEADPHONES, ELECTRIC SHAVER, BATTERY PACKS	SUSPECT1: MB/30-35/180-200/WRG GRY SWEATER/BLK SHORTS AND SUSPECT2: MB/40-50/160-180/WRG GRY SWEATER/LIGHT COLORED PANTS. SUSPS LEFT IN A SIL OLDSMOBILE DRIVEN BY SUSPECT3: MALE.
ARRESTS: DOMESTIC VIOLENCE-1, DRUGS-2, DRUNK IN PUBLIC-1, DUI-2, GRAND THEFT-1, ROBBERY-2, WARRANTS-4, WEAPONS-1								

RANCHO PALOS VERDES:

CRIME	FILE #	RD	DATE	TIME	LOCATION	METHOD OF ENTRY	LOSS	ADDITIONAL INFORMATION
GRAND THEFT	16-00232	1736	1/17/2016	1818	30200 BLK CALLE DE SUENO	N/A	MOTORIZED SCOOTER (RECOVERED)	1 SUSPECT ARRESTED
GRAND THEFT (AUTO)	16-00234	1744	1/17/2016	1830-2030	3300 BLK DELUNA DR	N/A	2007 BLU YAMAHA WR450F DIRT BIKE	SUSPECT(S) UNKNOWN. VEH OUTSTANDING.
GRAND THEFT (AUTO)	16-00246	1746	1/19/2016	0007	26900 BLK ENROSE AV	N/A	1987 BUICK REGAL (RECOVERED), CAR COVER	3 UNK SUSPECTS IN AN SUV
BURGLARY (RESIDENTIAL)	16-00275	1735	1/20/2016	1140-1900	6700 BLK EL RODEO RD	REAR SLIDING GLASS DOOR SHATTERED	U.S. CURRENCY, EURO CURRENCY	SUSPECT(S) UNKNOWN
BURGLARY (RESIDENTIAL)	16-00274	1739	1/20/2016	1828	5800 BLK OCEAN TERRACE DR	SLIDING GLASS DOOR SHATTERED	NOTHING TAKEN	SUSPECT(S) UNKNOWN
GRAND THEFT (UNLOCKED VEHICLE)	16-00285	1746	1/20/2016-1/21/2016	1700-0630	28700 BLK GOYA DR	UNLOCKED VEHICLE	PRESSURE WASHER, LAPTOP AND BAG, HEADPHONES, BLUETOOTH, PORTABLE POOL, LIQUID CHLORINE	SUSPECT(S) UNKNOWN
BURGLARY (VEHICLE)	16-00311	1747	1/23/2016	1330-1400	1700 BLK WESTMONT DR	FRONT PASSENGER WINDOW SMASHED	PURSE, WALLET, DRIVER'S LICENSE, MISC CREDIT CARD	SUSPECT(S) UNKNOWN
ARRESTS: DOMESTIC VIOLENCE-1, GRAND THEFT-1, NO LICENSE-3, SUSPENDED LICENSE-1, WARRANTS-3								

ROLLING HILLS:

CRIME	FILE #	RD	DATE	TIME	LOCATION	METHOD OF ENTRY	LOSS	ADDITIONAL INFORMATION
NO CRIMES DURING THIS TIME								
NO ARRESTS DURING THIS TIME								

ROLLING HILLS ESTATES:

CRIME	FILE #	RD	DATE	TIME	LOCATION	METHOD OF ENTRY	LOSS	ADDITIONAL INFORMATION
NO CRIMES DURING THIS TIME								
ARRESTS: DOMESTIC VIOLENCE-1, DRUNK IN PUBLIC-1, SUSPENDED LICENSE-1, WARRANTS-1								

SAN PEDRO:

CRIME	FILE #	RD	DATE	TIME	LOCATION	METHOD OF ENTRY	LOSS	ADDITIONAL INFORMATION
NO CRIMES DURING THIS TIME								
ARRESTS: WARRANTS-2								

PVP:

CRIME	FILE #	RD	DATE	TIME	LOCATION	METHOD OF ENTRY	LOSS	ADDITIONAL INFORMATION
NO CRIMES DURING THIS TIME								
NO ARRESTS DURING THIS TIME								

Zika Virus Disease

1. What is Zika virus disease?

Zika is a disease caused by a virus (germ) that spreads to people by mosquito bites. It causes illness mostly in people living in Southern Mexico, areas of Central and South America, and the Caribbean. In January 2016, Zika was found for the first time in the United States in someone who travelled to Central America.

2. How does this disease spread?

Zika is spread by a type of mosquito that bites during the day. There are currently no mosquitos in LA County or the United States that spread this disease. There is some risk of getting Zika when visiting areas where this disease is found.

3. What are the symptoms?

Symptoms of Zika are fever, joint pain, rash, red eyes and muscle pain. These begin 3–7 days after being bitten by an infected mosquito. For most people, illness is usually mild with symptoms lasting up to a week. Some people who are infected have no symptoms at all. People rarely die from this disease. See your doctor if you think you or someone from your family has this disease.

4. What is known about Zika during pregnancy?

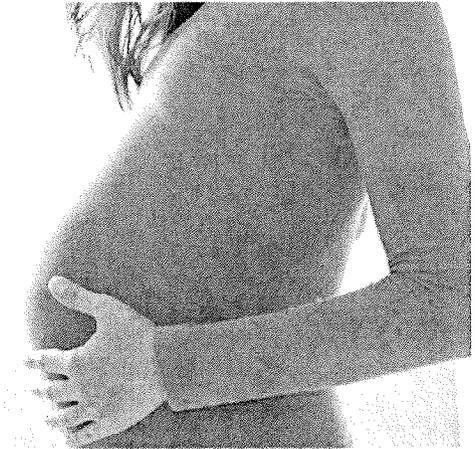
If a pregnant women becomes infected with Zika virus, her baby can be born with a smaller head than normal. Women pregnant in their first trimester who become infected with Zika are at greater risk of having a baby with birth defects. The CDC recommends that women who are pregnant, or may become pregnant, avoid traveling to areas with Zika. If you are pregnant and traveled to an area with Zika, call your doctor and talk about your travel, even if you don't have signs of illness

5. How is this disease treated?

There are no medicines to treat this disease and there are no vaccines to prevent it. There are medicines to help with fever and pain.

6. How can you prevent getting this disease?

Avoid mosquito bites, especially when visiting places known to have this disease. Use bug spray and wear long-sleeved shirts and long pants or clothing specially treated to avoid mosquito bites.



Key Points:

- Zika spreads to people from mosquito bites. It's found mostly in Southern Mexico, Central and South America and the Caribbean.
- Avoid mosquito bites if visiting areas known to have this disease.
- Mosquitoes in LA County currently do not spread this disease.
- Pregnant women infected during their first trimester are at risk of having a baby with birth defects.
- There is no medicine or vaccine to treat or prevent this disease.

For more information:

Los Angeles County,
Department of Public Health
www.publichealth.lacounty.gov/acd/vecforZika.htm

Centers for Disease Control and
Prevention (CDC)

<http://www.cdc.gov/zika>

Pan American Health Organization
(PAHO)

http://www.paho.org/hq/index.php?option=com_topics&view=article&id=427&Itemid=41484&lang=en

CDCP-ACDC-0080-01 (01/26/16)

January 21, 2016

NOTICE OF DECISION

NOTICE IS HEREBY GIVEN that the City of Rancho Palos Verdes has conditionally approved a request for a Special Use Permit (Case No. ZON2014-00466).

Location: 6001 Palos Verdes Drive South

Landowner: York Point View Properties

Said approval is to allow the installation of a 612 square foot temporary manufactured home on the property located at 6001 Palos Verdes Drive South, subject to the conditions of approval listed below:

In granting this Special Use Permit application, the following conditions were adopted:

1. Prior to the submittal of plans into Building and Safety plan check, the applicant and the property owner shall submit to the City a statement, in writing, that they have read, understand, and agree to all conditions of approval contained in this approval. Failure to provide said written statement within ninety (90) days following the date of this approval shall render this approval null and void.
2. Approval of this permit shall not be construed as a waiver of applicable and appropriate zoning regulations, or any Federal, State, County and/or City laws and regulations. Unless otherwise expressly specified, all other requirements of the City of Rancho Palos Verdes Municipal Code shall apply.
3. The Community Development Director is authorized to make minor modifications to the approved plans and any of the conditions of approval if such modifications will achieve substantially the same results as would strict compliance with the approved plans and conditions. Otherwise, any substantive change to the project shall require approval of a revision by the final body that approved the original project, which may require new and separate environmental review.
4. The project development on the site shall conform to the specific standards contained in these conditions of approval or, if not addressed herein, shall conform to the residential development standards of the City's Municipal Code, including but not limited to height, setback and lot coverage standards.
5. Failure to comply with and adhere to all of these conditions of approval may be cause to revoke the approval of the project pursuant to the revocation procedures contained in Section 17.86.060 of the City's Municipal Code.

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6. The applicant shall submit into Building and Safety Plan Check for all necessary and/or required permits for the temporary manufactured home. If the applicant has not submitted an application for any necessary building permits for the approved project or not commenced the approved project as described in Section 17.86.070 of the City's Municipal Code within 180 days of the final effective date of this approval, the approval of the project shall expire and be of no further effect unless, prior to expiration, a written request for extension is filed with the Community Development Department and approved by the Director.
7. Prior to occupancy of the temporary manufactured home, the applicant shall provide to the Community Development Department documentation that the manufactured home is permitted by the State of California.
8. In the event that any of these conditions conflict with the recommendations and/or requirements of another permitting agency or City department, the stricter standard shall apply.
9. Unless otherwise designated in these conditions, all construction shall be completed in substantial conformance with the plans stamped APPROVED by the City with the effective date of this approval.
10. This approval is only for the items described within these conditions and identified on the stamped APPROVED plans and is not an approval of any existing illegal or legal non-conforming structures on the property, unless the approval of such illegal or legal non-conforming structure is specifically identified within these conditions or on the stamped APPROVED plans.
11. The construction site and adjacent public and private properties and streets shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes. Such excess material may include, but not be limited to: the accumulation of debris, garbage, lumber, scrap metal, concrete asphalt, piles of earth, salvage materials, abandoned or discarded furniture, appliances or other household fixtures.
12. All construction sites shall be maintained in a secure, safe, neat and orderly manner, to the satisfaction of the City's Building Official. All construction waste and debris resulting from a construction, alteration or repair project shall be removed on a weekly basis by the contractor or property owner. Existing or temporary portable bathrooms shall be provided during construction. Portable bathrooms shall be placed in a location that will minimize disturbance to the surrounding property owners, to the satisfaction of the City's Building Official.
13. Permitted hours and days for construction activity are 7:00 AM to 6:00 PM, Monday through Friday, 9:00AM to 5:00PM on Saturday, with no construction activity permitted on Sundays or on the legal holidays specified in Section 17.96.920 of the Rancho Palos Verdes Development Code. During demolition, construction and/or grading operations, trucks shall not park, queue and/or idle at the project site or in the adjoining street rights-of-way before 7AM Monday through Friday and before 9AM on Saturday, in accordance with the permitted hours of construction stated in this condition. When feasible to do so, the construction contractor shall provide staging areas on-site to minimize off-site

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transportation of heavy construction equipment. These areas shall be located to maximize the distance between staging activities and neighboring properties, subject to approval by the building official.

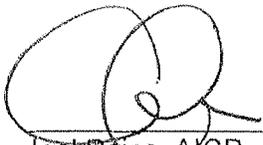
14. All grading, landscaping and construction activities shall exercise effective dust control techniques, either through screening and/or watering.
15. The temporary manufactured home shall not exceed 612 square feet and shall not exceed 12'-0" in height, as measured from lowest finished grade to the top of the roof.
16. All required setbacks for residential zoning shall be adhered to (20' – front yard setback, 5'- side yard setbacks and 15'- rear yard setback).
17. The property owner shall provide two exterior parking spaces adjacent to the temporary manufactured home. Each parking space shall be a minimum of 9' x 20'. Said parking spaces shall be screened by the existing foliage located to the north and east of the temporary manufactured home.
18. The color of the temporary manufactured home and roof material shall be of a tan or beige tone or color and shall be approved by the Community Development Director prior to installation.
19. All existing mature landscaping located along the north and east side of the temporary manufactured home shall be maintained in a healthy manor in order to visually screen the structure from neighboring homes or the Portuguese Bend Community. In the event that any of the existing foliage is damaged or removed, the property owner shall plant mature replacement landscaping within a 30-day period, to the satisfaction of the Community Development Director.
20. The occupants and visitors of the temporary manufactured home shall only be permitted to use the existing private driveway located on the subject property for ingress and egress to Palos Verdes Drive South. The occupants and visitors of said structure shall not be permitted to use the driveway access through the Portuguese Bend Community, along Narcissa Drive.
21. No outdoor lighting shall be permitted where the light source is directed toward or results in direct illumination of a parcel of property or properties, other than that upon which such light source is physically located.
22. Individual light bulbs shall not exceeding 2,600 lumens each.
23. The color temperature shall be of a low color temperature, commonly referred to as neutral or warm color temperature. The maximum correlated color temperature (CTT) shall not exceed 4,000 Kelvin (K).
24. No outdoor lighting shall be permitted where the light source or fixture, if located on the proposed structure, is above the ridgeline, or if located on a standard pole, is more than 10 feet in total height above grade to the top of the light fixture.
25. No outdoor lights shall be installed or located along the rear or south side of the temporary manufactured home.

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26. All exterior lighting fixtures, including pole-mounted and wall-mounted light fixtures for the temporary manufactured home, shall be fully shielded so that the light bulb is not visible from adjacent neighbors or public or private streets. Said light fixtures shall be "cut-off" where lenses, refractors or lamp sources do not extend below the surface of the fixture housing, and no light shall be directed at or above the lowest horizontal plane of the light fixture.
27. Any architectural feature affixed to or extending from the temporary manufactured home shall be permitted and inspected by Building and Safety.

Any interested person may appeal this decision in writing to the Planning Commission within five (5) calendar days of the date of this notice. A \$2,275.00 appeal fee must accompany any appeal. The appeal shall set forth the grounds for appeal and any specific action being requested by the appellant. The Department hours are from 7:30 a.m. to 5:30 p.m., Monday through Thursday, and 7:30 a.m. to 4:30 p.m. Friday.

If you have any questions regarding this matter, please contact Senior Planner, Leza Mikhail at (310) 544-5228 or via e-mail at lezam@rpvca.gov.


Joel Rojas, AICP
Community Development Director



MEMORANDUM

TO: JOEL ROJAS, AICP, COMMUNITY DEVELOPMENT DIRECTOR
FROM: LEZA MIKHAIL, SENIOR PLANNER *(Signature)*
DATE: JANUARY 8, 2016
SUBJECT: SPECIAL USE PERMIT (CASE NO. ZON2014-00466); Landowner: York Long Point Associates; Site Address: 6001 Palos Verdes Drive South (APN 7572-012-028), a.k.a Lower Filiorum.

RECOMMENDATION

Approve Case No. ZON2014-00466, a Special Use Permit, subject to the conditions contained in Exhibit "A" to allow the installation of a 612 square foot temporary manufactured home on the property located at 6001 Palos Verdes Drive South.

BACKGROUND

On March 30, 2015, the City received an application for a Special Use Permit (Planning Case No. ZON2014-00466) from York Point View Properties for a proposed temporary manufactured home to be installed on the subject property. Upon initial review of the project submittal, the application was deemed incomplete on April 7, 2015.

On November 30, 2015, after submitting all the required information, the application was deemed complete for processing. Subsequently, on November 30, 2015, a Public Notice was mailed to all property owners within a 500-foot radius. Staff received comment letters from a total of three (3) residents.

On December 15, 2015, Staff contacted the property owner regarding the comments received from the residents in the near-by neighborhood and requested a meeting to discuss the neighbors' concerns. In order to address the neighbors' concerns, the property owner granted the City an extension to the decision deadline for the Special Use Permit to January 22, 2016.

SITE DESCRIPTION

The subject property, commonly referred to as the *Point View* site, is comprised of a total of 94-acres, consisting of largely undeveloped hillside terrain that ranges from areas that are generally flat to areas with slopes in excess of 35%. The property is zoned Single-Family Residential, with approximately 86 acres of the *Point View* property located within the RS-1 zoning district, and 8

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acres located within the RS-2 zoning district. Additionally, approximately 46.82 acres of the property are located outside the City's Landslide Moratorium Area (LMA) and approximately 48.18 acres of the property are located within the City's LMA.

The property is currently improved with 7 acres of agricultural orchards and vineyards, a 9-hole golf course, a paved internal driveway beginning at PVDS, and a landscaped patio (referred to as the "Event Garden") located along the eastern side of the *Point View* site, with a gravel parking lot located just north of the Event Garden. The operation of the Event Garden is subject to Conditions of Approval in Point View Master Use Plan CUP of P.C. Resolution No. 2015-19.

PROPOSED PROJECT

The property owner requests approval to install a 612 square foot temporary manufactured home located at 6001 Palos Verdes Drive South, commonly referred to as the Point View Property. The height of the temporary manufactured home is proposed to measure a maximum of 12'-0" in height, as measured from the lowest finished grade adjacent to the structure (elev. 422.2') to the highest point of the structure (elev. 434.2'). The temporary manufactured home is proposed to be used as a full-time security office and living quarter for up to two personnel for a period of time not to exceed 2 years. The temporary manufactured home is proposed to be located at the perimeter of the existing "Event Garden" parking area, approximately 230 feet away from the nearest property line and approximately 600 feet away from the nearest residence. Vehicular access will be taken from the existing driveway off Palos Verdes Drive South. No grading or paving is required for this request.

ENVIRONMENTAL ASSESSMENT

Staff has determined that the proposed project is Categorical Exempt from the provisions of the California Environmental Quality Act (CEQA), under Article 19, Section 15303(a)(new construction; single-family residence) of the California *Guidelines for Implementation of the CEQA*. Specifically, the project includes the construction of a 612 square foot manufactured single-family residence in a residential zone. As such, this project has been determined not to have a significant impact on the environment.

CODE CONSIDERATIONS AND ANALYSIS

Pursuant to Municipal Code Section 17.62.020(A), temporary use of land involving the erection of temporary structures require the review and approval of a Special Use Permit application subject to the following criteria:

- 1. That the site is adequate in size and shape to accommodate the proposed special use;**
- 2. That the proposed special use would not adversely interfere with existing uses on the subject property; and would not impede or adversely impact pedestrian access ways and/or vehicular circulation patterns;**
- 3. That the proposed special use would not result in a significant adverse effect on adjacent property; and**
- 4. That by requiring certain safeguards as conditions of approval, the proposed special use would not be detrimental to the public health, safety and welfare.**

The temporary manufactured home will measure approximately 612 square feet in area, with a

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maximum height of 12'-0", and will be located in a small area just east of the existing gravel parking lot for the Event Garden. As the subject lot is 94-acres in area, and zoned for residential use, the site is adequate in size and shape to accommodate the proposed manufactured home. Additionally, the proposed temporary structure will be located more than 230 feet away from the nearest property line and 600 feet away from the nearest residence. With regard to on-site parking, the property owner is proposing to provide two parking spaces on a small extension of the existing gravel parking lot for the proposed manufactured home, therefore parking of vehicles for the temporary structure would be contained on-site and would not spill-over onto the nearby residential streets.

The proposed temporary manufactured home will not adversely interfere with the existing use of the subject property as an agricultural site and event garden, and will not impede or adversely impact pedestrian access ways and/or vehicular circulation patterns. This is because the use will accommodate one living quarter that will not create impacts to traffic or surrounding circulation patterns. Furthermore, the temporary structure will be accessed via the private driveway from Palos Verdes Drive South (an improved public street). PVDS is also identified by the General Plan Infrastructure Element as an arterial, or a major street that functions as a main channel for movement of vehicles. In order to ensure that there are no impacts to the neighboring community of the Portuguese Bend Community HOA, Staff has added a condition of approval that the occupants and visitors of the temporary structure only be permitted to access the site from Palos Verdes Drive South. Therefore any new traffic will not utilize the adjacent residential streets to access the site or the Palos Verdes Drive South roadway.

During the notice period, Staff received comment letters from three residents located within the adjacent Portuguese Bend Community HOA expressing concerns with exterior lighting, visibility of the temporary structure and privacy impacts. After conducting a site inspection, Staff was able to confirm that a majority of the temporary structure will be screened by existing, mature foliage that is located north and east of the proposed temporary manufactured home. Only a small portion, a small corner, of the structure will be visible from one (1) property located at 35 Narcissa Dr. Given that this residence is over 600 feet away, Staff is of the opinion that the visibility of a small corner of the structure does create significant impacts in terms of visibility of the structure. For this same reason, given that this residence is over 600 feet away, Staff is of the opinion that the temporary structure would not create privacy impacts to this neighbor. Furthermore, the temporary structure cannot be seen from any other properties in the Portuguese Bend Community. Lastly, with regard to exterior lighting, the applicant noted that no lighting is proposed along the rear of the temporary structure. Notwithstanding Staff's opinion that there will be no significant adverse impacts that result from the temporary structure, and keeping in mind that the structure is temporary and is proposed to be removed within two years, the applicant was amendable to the application of conditions of approval to mitigate potential impacts to the surrounding neighborhood. As such, Staff believes that the following conditions be imposed so that the temporary manufactured home does not result in a significant adverse effect on adjacent property:

1. The temporary manufactured home is permitted for a maximum of two-years, and shall be removed from the property at the end of two years. Should the applicant wish to request an extension of the time period to maintain the temporary manufactured home, the applicant shall submit a request for a revision of the Special Use Permit no later than six (6) months prior to the expiration of the Special Use Permit. Said revision request would require a new public notice and would be subject to approval by the Community Development Director.

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2. The temporary manufactured home shall not exceed 12'-0" in height, as measured from lowest finished grade.
3. The color of the temporary manufactured home and roof material shall be of a tan or beige tone or color and shall be approved by the Community Development Director prior to installation.
4. All existing mature landscaping located along the north and east side of the temporary manufactured home shall be maintained in a healthy manor in order to visually screen the structure from neighboring homes or the Portuguese Bend Community. In the event that any of the existing foliage is damaged or removed, the property owner shall plant mature replacement landscaping within a 30-day period, to the satisfaction of the Community Development Director.
5. The occupants and visitors of the temporary manufactured home shall only be permitted to use the existing private driveway located on the subject property for ingress and egress to Palos Verdes Drive South. The occupants and visitors of said structure shall not be permitted to use the driveway access through the Portuguese Bend Community, along Narcissa Drive.
6. No outdoor lighting shall be permitted where the light source is directed toward or results in direct illumination of a parcel of property or properties, other than that upon which such light source is physically located.
7. Individual light bulbs shall not exceed 2,600 lumens.
8. The color temperature shall be of a low color temperature, commonly referred to as neutral or warm color temperature. The maximum correlated color temperature (CTT) shall not exceed 4,000 Kelvin (K).
9. No outdoor lighting shall be permitted where the light source or fixture, if located on the proposed structure, is above the ridgeline, or if located on a standard pole, is no more than 10 feet in total height above grade to the top of the light fixture.
10. No outdoor lights shall be installed or located along the rear or south side of the temporary manufactured home.
11. All exterior lighting fixtures, including pole-mounted and wall-mounted light fixtures for the temporary manufactured home, shall be fully shielded so that the light bulb is not visible from adjacent neighbors or public or private streets. Said light fixtures shall be "cut-off" where lenses, refractors or lamp sources do not extend below the surface of the fixture housing, and no light shall be directed at or above the lowest horizontal plane of the light fixture.

By requiring the aforementioned safeguards as conditions of approval, Staff believes that the proposed temporary use will not be detrimental to the public health, safety, and welfare. Furthermore, based on the discussion and proposed conditions above, Staff believes that the proposed special use will not have a significant adverse effect on the adjacent neighbors and that all findings for a Special Use Permit can be made.

CONCLUSION

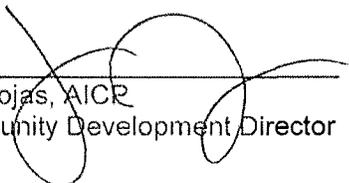
Based on the discussion and analysis of this report, Staff is of the opinion that the four findings for granting a Special Use Permit can be made. Therefore Staff recommends that the Director approve Special Use Permit (Case No. ZON2014-00466) to allow the installation of a temporary manufactured home on the subject property for a period of two (2) years, subject to the conditions of approval contained in Exhibit "A".

ALTERNATIVES

The following alternatives are available for the Planning Director's consideration:

1. Deny Special Use Permit (Case No. ZON2014-00466); or,
2. Identify any issues of concern with the proposed project, and provide the applicant with direction in modifying the project.

Approved (Staff's Recommendation)

By: 
Joel Rojas, AICR
Community Development Director

Date: 1-19-16

Attachments:

- Conditions of approval (Exhibit 'A')
- Comments received in response to Notices

EXHIBIT "A"
CONDITIONS OF APPROVAL
CASE NO. ZON2014-00466 (Special Use Permit)

1. Prior to the submittal of plans into Building and Safety plan check, the applicant and the property owner shall submit to the City a statement, in writing, that they have read, understand, and agree to all conditions of approval contained in this approval. Failure to provide said written statement within ninety (90) days following the date of this approval shall render this approval null and void.
2. Approval of this permit shall not be construed as a waiver of applicable and appropriate zoning regulations, or any Federal, State, County and/or City laws and regulations. Unless otherwise expressly specified, all other requirements of the City of Rancho Palos Verdes Municipal Code shall apply.
3. The Community Development Director is authorized to make minor modifications to the approved plans and any of the conditions of approval if such modifications will achieve substantially the same results as would strict compliance with the approved plans and conditions. Otherwise, any substantive change to the project shall require approval of a revision by the final body that approved the original project, which may require new and separate environmental review.
4. The project development on the site shall conform to the specific standards contained in these conditions of approval or, if not addressed herein, shall conform to the residential development standards of the City's Municipal Code, including but not limited to height, setback and lot coverage standards.
5. Failure to comply with and adhere to all of these conditions of approval may be cause to revoke the approval of the project pursuant to the revocation procedures contained in Section 17.86.060 of the City's Municipal Code.
6. The applicant shall submit into Building and Safety Plan Check for all necessary and/or required permits for the temporary manufactured home. If the applicant has not submitted an application for any necessary building permits for the approved project or not commenced the approved project as described in Section 17.86.070 of the City's Municipal Code within 180 days of the final effective date of this approval, the approval of the project shall expire and be of no further effect unless, prior to expiration, a written request for extension is filed with the Community Development Department and approved by the Director.
7. Prior to occupancy of the temporary manufactured home, the applicant shall provide to the Community Development Department documentation that the manufactured home is permitted by the State of California.
8. In the event that any of these conditions conflict with the recommendations and/or requirements of another permitting agency or City department, the stricter standard shall apply.

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9. Unless otherwise designated in these conditions, all construction shall be completed in substantial conformance with the plans stamped APPROVED by the City with the effective date of this approval.
10. This approval is only for the items described within these conditions and identified on the stamped APPROVED plans and is not an approval of any existing illegal or legal non-conforming structures on the property, unless the approval of such illegal or legal non-conforming structure is specifically identified within these conditions or on the stamped APPROVED plans.
11. The construction site and adjacent public and private properties and streets shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes. Such excess material may include, but not be limited to: the accumulation of debris, garbage, lumber, scrap metal, concrete asphalt, piles of earth, salvage materials, abandoned or discarded furniture, appliances or other household fixtures.
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13. Permitted hours and days for construction activity are 7:00 AM to 6:00 PM, Monday through Friday, 9:00AM to 5:00PM on Saturday, with no construction activity permitted on Sundays or on the legal holidays specified in Section 17.96.920 of the Rancho Palos Verdes Development Code. During demolition, construction and/or grading operations, trucks shall not park, queue and/or idle at the project site or in the adjoining street rights-of-way before 7AM Monday through Friday and before 9AM on Saturday, in accordance with the permitted hours of construction stated in this condition. When feasible to do so, the construction contractor shall provide staging areas on-site to minimize off-site transportation of heavy construction equipment. These areas shall be located to maximize the distance between staging activities and neighboring properties, subject to approval by the building official.
14. All grading, landscaping and construction activities shall exercise effective dust control techniques, either through screening and/or watering.
15. The temporary manufactured home shall not exceed 612 square feet and shall not exceed 12'-0" in height, as measured from lowest finished grade to the top of the roof.
16. All required setbacks for residential zoning shall be adhered to (20' – front yard setback, 5'-side yard setbacks and 15'- rear yard setback).
17. The property owner shall provide two exterior parking spaces adjacent to the temporary manufactured home. Each parking space shall be a minimum of 9' x 20'. Said parking spaces shall be screened by the existing foliage located to the north and east of the temporary manufactured home.

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18. The color of the temporary manufactured home and roof material shall be of a tan or beige tone or color and shall be approved by the Community Development Director prior to installation.
19. All existing mature landscaping located along the north and east side of the temporary manufactured home shall be maintained in a healthy manor in order to visually screen the structure from neighboring homes or the Portuguese Bend Community. In the event that any of the existing foliage is damaged or removed, the property owner shall plant mature replacement landscaping within a 30-day period, to the satisfaction of the Community Development Director.
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26. All exterior lighting fixtures, including pole-mounted and wall-mounted light fixtures for the temporary manufactured home, shall be fully shielded so that the light bulb is not visible from adjacent neighbors or public or private streets. Said light fixtures shall be "cut-off" where lenses, refractors or lamp sources do not extend below the surface of the fixture housing, and no light shall be directed at or above the lowest horizontal plane of the light fixture.
27. Any architectural feature affixed to or extending from the temporary manufactured home shall be permitted and inspected by Building and Safety.

Leza Mikhail

From: Nadia Shahin <nadianshahin@gmail.com>
Sent: Monday, December 14, 2015 3:23 PM
To: Leza Mikhail
Cc: Irene Shahin
Subject: Complaint for Special Use Permit Zone 2014-00466

Ms. Mikhail,

My name is Irene Shahin and I am the resident at 35 Narcissa Drive Rancho Palos Verdes CA 90275. I am writing to complain about the special use permit Zone 2014-00466 on Jim Yorks property adjacent to mine. I am opposing the location of the trailer because it is impacting the privacy of my home. Jim York has shown me the proposed location which is on hill above our property therefore being able to see into the house. When my daughter met with Jim York on Saturday December 12, she asked him to place flags to see the width and height of the trailer, and he was reluctant to do so. I would like him to do so before putting a trailer anywhere on the property to make sure it is not visible to any neighbors. I believe since he has 94 acres of land that there are plenty of other locations he can place the trailer without disturbing my privacy of my own home, or of any other neighbors in the area. I am not opposed to him having staff on site at all times to watch over the valuables, I am just concerned that he is imposing on the privacy of my home.

If you have any questions or concern, please feel free to reach out to me by phone at (310)-377-0404 or by email at irenesshahin@gmail.com.

Sincerely,

Irene Shahin

310-377-0404

Leza Mikhail

From: Gordon Leon <gordon.leon@gmail.com>
Sent: Sunday, December 13, 2015 10:20 AM
To: Leza Mikhail
Cc: Irene Shahin; Jeremy Davies
Subject: Special Use Permit Zon 2014-00466

Ms Mikhail,

Please note my opposition to the Special Use Permit Zon 2014-00466 in its current form. I am not in opposition to Mr York having a temporary security office and living quarters, but I am opposed to the siting as I understand it from the unclear maps in the application. I recommend the following:

1. Locate the manufactured office/residence in an area where it is not visible from either the Shahin or Wright properties, or Narcissa Drive. I am sure that the 95 acre property affords many locations that meet this criteria.
2. Place silhouette flags so that interested parties can have a precise understanding of the size and location of the office/residence.
3. Include stringent conditions for screening, colors, and exterior lighting so that it does not infringe on the privacy of PBCA.

As you know, the York property is zoned residential and the current allowed commercial and agricultural uses have been tightly constrained to allow Mr York to have beneficial use of the property while maintaining compatibility with the surrounding residential area. The addition of a guard office and residence needs to have conditions such that it does not impose on the privacy of the surrounding neighbors.

Please note, I am writing this letter as an interested party residing within 500' of Mr. York's property and not as an RPV Planning Commissioner.

Please feel free to call or email if you have any further questions.

Gordon Leon
310-463-9244

Leza Mikhail

From: Leza Mikhail
Sent: Monday, December 07, 2015 5:32 PM
To: 'Gordon Leon'
Subject: RE: York Trailer

Hello Gordon,

According to Mr. York, Joan Wright objected to the trailer being located above the sewer line which is East of her house. Accordingly, they moved it to another flat area without a sewer connection. The trailer comes with a holding tank that needs to be pumped periodically

Hope that helps...

Leza Mikhail
Senior Planner



City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
(310) 544-5228 – (310) 544-5293 f
lezam@rpvca.gov

*Please Note: Effective 02/20/15, the City's new email address is "@rpvca.gov" Please update your contact information for me to reflect lezam@rpvca.gov as my new email.

From: Gordon Leon [mailto:gordon.leon@gmail.com]
Sent: Monday, December 07, 2015 1:22 PM
To: Leza Mikhail <LezaM@rpvca.gov>
Subject: Re: York Trailer

Leza,
I just alerted Irene Shahin. She asked how Jim was going to handle the sewer or if it was going to be on septic.
Gordon

On Mon, Dec 7, 2015 at 11:37 AM, Leza Mikhail <LezaM@rpvca.gov> wrote:

Hello Gordon,

Attached is the map and location of Jim's proposed trailer. I spoke to Joan's daughter over the weekend. She will be coming by to meet with me to see the location on an aerial...easier to visualize than on the attached plans.

Let me know if you have any questions.

Leza Mikhail

Senior Planner



Community Development Department

30940 Hawthorne Blvd.

Rancho Palos Verdes, CA 90275

www.rpvca.gov

[\(310\) 544-5228](tel:(310)544-5228) – [\(310\) 544-5293](tel:(310)544-5293) f

lezam@rpvca.gov

*Please Note: Effective 02/20/15, the City's new email address is "@rpvca.gov" Please update your contact information for me to reflect lezam@rpvca.gov as my new email.

From: Gordon Leon [<mailto:gordon.leon@gmail.com>]

Sent: Friday, December 04, 2015 1:45 PM

To: Leza Mikhail <LezaM@rpvca.gov>

Subject: Re: York Trailer

Thanks,

The events often use the area close to Joan Wright's house for parking and work trucks. I am sure that Joan does not want a trailer in that area.

Gordon

On Fri, Dec 4, 2015 at 1:41 PM, Leza Mikhail <LezaM@rpvca.gov> wrote:

Hello Gordon,

I do have a site plan, but I'm not in the office today. I will try to remember on Monday to email it to you. I'm only aware of one parking lot...northeast of the actual event garden. There is some single-isle parking directly behind the event garden, but the trailer is not next to that area.

I'll send you a map on Monday :-)

Leza

Sent using OWA for iPhone

From: Gordon Leon <gordon.leon@gmail.com>
Sent: Friday, December 4, 2015 7:01:09 AM
To: Leza Mikhail
Subject: York Trailer

Leza,

I just got the notice re: York's trailer. Do you have a site plan showing the location that you can email to me? There are several event parking areas and I want to make sure that it is not in view of either the Shahins or the Wrights.

Thanks,

--

Gordon Leon
[310-463-9244](tel:310-463-9244)

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Gordon Leon
310-463-9244

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Gordon Leon
310-463-9244

Leza Mikhail

From: Jeremy Davies <jdavies@kubooa.com>
Sent: Wednesday, December 09, 2015 12:16 PM
To: Leza Mikhail
Cc: Gordon Leon <Gordon.Leon@gmail.com>; robert.cumby
Subject: ZON 2014-00466

Dear Leza

I have the following questions re the above request for a request by Mr Jim York for a installation of a "temporary manufactured home for a full time security office and temporary living quarters for up to two personnel".

Firstly let me say I understand Mr York's concerns regarding security on his property.

- 1) I would ask that this proposed structure be flagged for the residents in the PBCA to assess whether the structure is visible from their homes.
- 2) If visible, relocate the structure on Mr York's extensive property where it will not be visible by homeowners.
- 3) If still visible after exploring alternatives, request that the color of the structure be such that it blends into the surrounding terrain.
- 4) If the security guards are to be armed that they can only have a hand gun/taser-we do not want semi-automatic pistols or military style guns/rifles anywhere near our residences
- 5) Ensure appropriate background checks are carried out on the security guards (initial and any replacements); that these checks are documented and reviewed and approved and documented by the appropriate authorities
- 6) Do not allow the security guards to be accessing the York property through our PBCA gates and roads (they can access through the PV Drive South access point for the York property). We do not want armed folks driving around our streets.

Respectfully
Jeremy Davies



FOLLOW-UP AGENDA

**RANCHO PALOS VERDES PLANNING COMMISSION
TUESDAY, JANUARY 26, 2016
FRED HESSE COMMUNITY PARK, 29301 HAWTHORNE BOULEVARD
REGULAR MEETING
7:00 P.M.**

SCHEDULING NOTES

REQUESTS TO SPEAK ON AN ITEM MUST BE SUBMITTED TO THE COMMUNITY DEVELOPMENT DIRECTOR PRIOR TO THE COMPLETION OF THE REMARKS OF THE FIRST SPEAKER ON THE ITEM. NO REQUEST FORMS WILL BE ACCEPTED AFTER THAT TIME.

PURSUANT TO ADOPTED PLANNING COMMISSION PROCEDURE, UNLESS THE PLANNING COMMISSION AGREES TO SUSPEND ITS RULES, NO NEW BUSINESS WILL BE HEARD AFTER 11:00 P.M. AND NO ITEM WILL BE HEARD PAST MIDNIGHT. ANY ITEMS NOT HEARD BECAUSE OF THE TIME LIMITS WILL BE AUTOMATICALLY CONTINUED TO THE NEXT COMMISSION AGENDA.

NEXT P.C. RESOLUTION NO. 2016-02

CALL TO ORDER: **7:02 P.M.**

PLEDGE OF ALLEGIANCE: **LED BY VICE CHAIR TOMBLIN**

ROLL CALL: **ALL PRESENT**

APPROVAL OF AGENDA: **APPROVED AS PRESENTED**

COMMUNICATIONS:

City Council Items: **NONE**

Staff: **THE DIRECTOR REMINDED COMMISSIONERS TO TURN IN THEIR 700 FORMS AND TO SIGN UP FOR THE UPCOMING P.C. ACADEMY.**

Commission: **THE COMMISSION THANKED OUTGOING DIRECTOR ROJAS AND COMMISSIONER GERSTNER FOR THEIR SERVICE TO THE CITY.**

COMMENTS FROM THE AUDIENCE (regarding non-agenda items): **NONE**

CONSENT CALENDAR:

1. APPROVAL OF DECEMBER 8, 2015 MINUTES

ACTION: APPROVED AS AMENDED (6-0-1), WITH VICE CHAIR TOMBLIN ABSTAINING SINCE HE WAS ABSENT FROM THE MEETING.

2. APPROVAL OF JANUARY 12, 2016 MINUTES

ACTION: APPROVED AS PRESENTED (7-0).

CONTINUED PUBLIC HEARINGS:

3. NEGATIVE DECLARATION FOR FINAL DRAFT GENERAL PLAN DOCUMENT AND LAND USE MAP: Citywide / City (SK)

Request: Recommend that the City Council adopt a Negative Declaration and approve the Final Draft text and Land Use Map for the General Plan Update.

ACTION: CONTINUED THE PUBLIC HEARING TO A DATE UNCERTAIN TO ALLOW ADDITIONAL TIME TO UPDATE THE DRAFT GENERAL PLAN DOCUMENT FOR LEGAL COMPLIANCE, ON A VOTE OF (6-1), WITH COMMISSIONER EMENHISER DISSENTING.

4. CUP REVISION- (CASE NO. ZON2015-00239): 28103 Hawthorne Boulevard (JC)

Request: To amend the existing Conditional Use Permit and Sign Program to allow for the installation of new Shell signage on the existing building and canopy including the installation of a new 6-foot tall led monument price sign at the southeast corner of the subject lot and changing the building and canopy color scheme.

ACTION: ADOPTED P.C. RESOLUTION NO. 2016-02; THEREBY CONDITIONALLY APPROVING CONDITIONAL USE PERMIT REVISION "E" & SIGN PERMIT REVISION "D" (CASE NO. ZON2015-00239), THEREBY AMENDING THE MASTER SIGN PERMIT FOR THE NEW SHELL SERVICE STATION, ON A VOTE OF (7-0).

5. OUTDOOR LIGHTING ORDINANCE- (CASE NO. ZON2014-00320): Citywide (LM)

Request: Code Amendment to improve Citywide outdoor lighting regulations for exterior lighting.

ACTION: ADOPTED P.C. RESOLUTION NO. 2016-03, AS AMENDED, THEREBY RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING THE

CITY'S EXISTING NONRESIDENTIAL EXTERIOR LIGHTING REGULATIONS THAT REQUIRE LIGHT FIXTURES TO BE FULLY SHIELDED SO THE LIGHT SOURCE IS NOT VISIBLE FROM ANY ADJACENT PROPERTY, ESTABLISH ACCEPTABLE COLOR TEMPERATURES FOR EXTERIOR LIGHTS, IMPOSE RESTRICTIONS ON EXTERIOR LIGHTING EMISSIONS BASED ON LUMENS INSTEAD OF WATTAGE, AND ADDRESS THE GLARE OF EXTERIOR LIGHTS, ON A VOTE OF (7-0).

CONTINUED BUSINESS:

NONE

NEW PUBLIC HEARINGS:

NONE

NEW BUSINESS:

NONE

ITEMS TO BE PLACED ON FUTURE AGENDAS:

6. PRE-AGENDA FOR THE MEETING ON FEBRUARY 9, 2016

ACTION: APPROVED AS PRESENTED

ADJOURNMENT: 7:49 P.M.

Americans with Disabilities Act: *In compliance with the Americans with Disabilities Act of 1990, if you require a disability-related modification or accommodation to attend or participate in this meeting, including auxiliary aids or services, please call the Community Development Director at 310 544-5228 at least 48 hours prior to the meeting.*

Notes:

1. Staff reports are available for inspection at City Hall, 30940 Hawthorne Boulevard during regular business hours, 7:30 A.M. to 5:30 P.M. Monday – Thursday and 7:30 A.M. to 4:30 P.M. on Friday. The agenda and staff reports can also be viewed at Fred Hesse Community Park, 29301 Hawthorne Boulevard during the Planning Commission meeting.
2. Materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection at the front counter of the Planning Division lobby at City Hall, which is located at 30940 Hawthorne Boulevard, Rancho Palos Verdes during normal business hours as stated in the paragraph above.
3. You can also view the agenda and staff reports at the City's website www.rpvca.gov.
4. Written materials, including emails, submitted to the City are public records and may be posted on the City's website. In addition, City meetings may be televised and may be accessed through the City's website. Accordingly, you may wish to omit personal information from your oral presentation or written materials as they may become part of the public record regarding an agenda item.



Applications of Note as of January 27, 2016

Case No.	Owner	Street Address	Project Description	Submitted
VRP2016-00002	STARK, RICHARD D & MARIE E	32305 SEA RAVEN DR		1/25/2016
<i>View Preservation Permit</i>				
ZON2016-00036	NICOLA LAGUDIS	2939 CROWNVIEW DR		1/21/2016
<i>Site Plan Review Foliage Analysis</i>				
ZON2016-00037	BLUE CENTURION HOMES, LLC	6954 VERDE RIDGE RD	New 240 sq. ft. wood deck at pool area. Proposed deck over existing concrete slab	1/21/2016
<i>Site Plan Review Foliage Analysis</i>				
ZON2016-00041	CITY OF RANCHO PALOS VERDES	CITYWIDE	Zoning Code Amendment (GPAIR) - Employee Housing	1/25/2016
<i>Code Amendment Environmental Assessment</i>				
ZON2016-00042	RAZA IQBAL	32275 PHANTOM DR		1/25/2016

Case No.	Owner	Street Address	Project Description	Submitted
ZON2016-00044	AUSTIN, JOHN S, JR & SHERYL	6417 VIA BARON	Approval request for an ATF 6'-8" below ground 205 SF wine cellar and storage area, under existing footprint and 43 C.Y. of grading.	1/26/2016

*Coastal Permit
Grading Approval*

t:\Forms\Applications of Note.rpt