

**MEMORANDUM**

**TO: RANCHO PALOS VERDES CITY COUNCIL**  
**FROM: DOUG WILLMORE, CITY MANAGER**  
**DATE: JULY 13, 2016**  
**SUBJECT: ADMINISTRATIVE REPORT NO. 16-28**

*DW (CW)*

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ADMINISTRATIVE REPORT

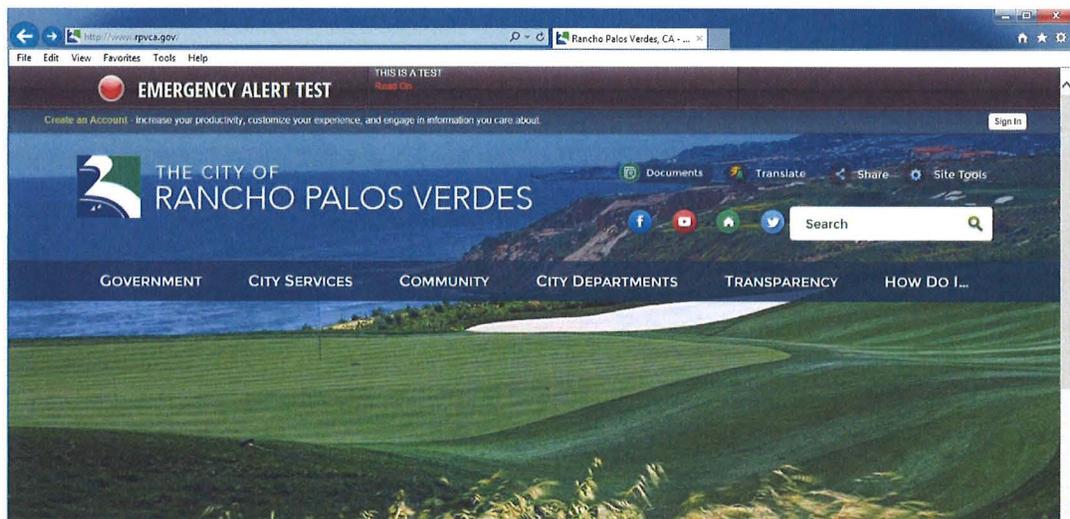
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- Open Space Management Update
- Healthy RPV Program
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- **CORRESPONDENCE AND INFORMATION RECEIVED (See Attachments)**
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  - Crime Report – No report this week

## CITY MANAGER

- City of Rancho Palos Verdes Emergency Alert System (EAS): At its June 16, 2016 Emergency Preparedness Committee (EPC) meeting, committee members asked Staff how the City distributes critical information during an emergency. That question prompted a “test” of the City’s in-house EAS that, when in use, is located on the home page of the City’s Website. This method of public notification is one of many the City uses including the City’s “Breaking News” listserve, Facebook, Twitter and Nextdoor. The City’s EAS will be demonstrated to the EPC at their July 21, 2016 meeting. In addition, the City is planning regular monthly tests of the system to promote public awareness.



## FINANCE

- Business License - Tax Data Submission: Last month, Finance completed and submitted its 2016 business license data file to the state’s Franchise Tax Board (FTB) as part of FTB’s City Business Tax Exchange agreement. Business license data provided by the City helps the FTB identify self-employed individuals who have not filed required individual and business entity tax returns. The intent of the tax-exchange agreement is for both the State and City to continue benefiting by bringing in revenue that might not be collected without the mutual exchange and analysis of data.

## PUBLIC WORKS

- EDCO Billing: EDCO mailed their annual billing last week. The invoices include the Recycler of Month drawing entry card, and the EDCO Environmental Times.
- Torrance Airport Storm Water Quality Project Grant Update: The City of Torrance received word that its Proposition 1 grant application has been recommended for award by the State Department of Water Resources senior staff to the State Board, meaning it is very likely the \$500,000 grant for design of the project will be awarded later this

summer. The City of RPV, along with the other cities in the Peninsula Watershed Management Group have expressed interest in collaborating with the City of Torrance to build an infiltration project at Torrance Airport that would satisfy the cities' costliest stormwater management obligations under the current MS4 Permit. If the project can be completed as envisioned, the City stands to save millions of dollars over previous estimates on implementation of stormwater quality projects in the Machado Lake watershed. See complete discussion in [Agenda Item 5](#) from the March 1, 2016 City Council Meeting.

- Maintenance: Personnel provided traffic control and event support for the Fourth of July event. Personnel and vendors installed signs at Portuguese Point for falling rocks.



- Infrastructure Management Advisory Committee (IMAC): The July meeting is scheduled for Thursday 7/14/16 at 6 pm at Hesse Park. Click on the link to see the meeting agenda and the staff reports: [http://rpv.granicus.com/AgendaViewer.php?view\\_id=5&event\\_id=785](http://rpv.granicus.com/AgendaViewer.php?view_id=5&event_id=785)

- Public Works/IMAC Booth at 4<sup>th</sup> of July Event: Staff distributed information and answered questions regarding the Department, recycling and waste reduction, stormwater pollution prevention, and PW projects and activities. Giveaways included coloring books, crayons and pens made from recycled content material were distributed. Public Works would like to thank IMAC Chair Wedemeyer, and Members Swanson and Curtis for their enthusiastic participation and assistance by providing outreach and information to over 100 visitors during the event!



- SCE Night Work: Outsource UCC / Asplundh Construction Corp., contractor(s) for SCE, have obtained an encroachment permit to conduct pole replacement work during

the night-time hours on Friday, July 15<sup>th</sup> in the vicinity of 28500 Western Avenue by Delasonde Drive. This work will have a power outage that will be affecting approximately 230 customers in that area including the commercial businesses. A contract Public Works inspector will be present throughout the entire work duration. Residents and businesses affected by this work will receive advance notification from SCE several days prior to commencement of the work. For more information, please contact SCE at (800)655-4555.

- Portuguese Bend Landslide Dewatering Well Project: This project consists of drilling dewatering wells at various locations within the Portuguese Bend Landslide. Work is scheduled to commence mid-July and continue throughout October 2016. Ecological studies near and around the first two well sites have been ongoing in preparation of drilling within the next seven days. Staff is posting "Partial Trail Closure" signs at trail heads and at the drill sites to keep hikers, bikers, and equestrians cautious and up to date on drilling activity.
- Sunnyside Ridge Trail Segment: Construction for the segmented block walls on the north end of the trail (adjacent to Palos Verdes Drive East) is just about complete. The grade beam was built on the caissons at the south rim of the canyon. This was necessary to provide a foundation for the segmented block walls in this area, which will now be completed. (See attached pictures). Construction for the two catch basins that will capture existing surface flow has also been completed. The design team is finalizing the alternatives for the soil support and retention system at the southern entrance of the trail, adjacent to Sunnyside Ridge Road, and between the homes.



- Storm Drain Lining Project: Work is continuing on the storm drain lining project to inspect, clean, and line storm drain pipes throughout the City. Over 1,000 feet of City storm drain lines, ranging from 18" to 36" in diameter, have been repaired and lined. Over 3,000 feet more are scheduled to be cleaned and inspected, as part of the project.

## COMMUNITY DEVELOPMENT

- Shell Service Station – Noncompliant LED Monument Price Sign: On January 26, 2016, the Planning Commission adopted Resolution No. 2016-02 approving a Sign Permit Revision to allow a LED monument price sign at the Shell Service Station located at 28103 Hawthorne Blvd. (northwest intersection of Granvia Altamira and Hawthorne Boulevard). The LED monument price sign has been installed since April 7, 2016 and Staff has received several complaints about the brightness of the LED Monument sign and its illumination of the intersection. Staff has inspected the brightness, among other things, of the LED monument price and informed the property owner and the sign company that the LED monument sign is not in compliance with the Commission-adopted conditions. Attached is the City letter sent to the property owner requiring the sign be brought into compliance within 30-days (see attachment).
- Marymount – 2016/2017 Special Use Permit Notice of Decision: The University's 2016/2017 Special Use Permit application for outdoor events with amplified sound included a request to allow the use of pneumatic powered hammers for the installation of the graduation tent in May 2017. In response to the public comments received and the short-term and long-term noise impacts associated with the annual use of pneumatic power hammers for the installation of the graduation tent, the City is prohibiting the use of pneumatic hammers, but not the installation of the graduation tent. In other words, the University can still install a graduation tent provided they use another method than pneumatic powered hammers for the installation. Attached is the Notice of Decision which has been sent to the applicant and all interested parties providing a 5-day appeal period (see attachment).
- York Properties – Amended Special Use Permit Notice of Decision: 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, on Mr. York's property located at 6001 Palos Verdes Drive South. According to the Staff Report, the temporary manufactured home is only permitted for a period of two (2) years. However, this requirement was inadvertently left out of the original Notice of Decision and the Conditions of Approval. As such, in order to memorialize this requirement, the Director issued an Amended Notice of Decision specifying the expiration date of the temporary manufactured home (see attachment). The amended Notice of Decision was provided to all residents who commented on the original public notice. The appeal period expired on July 11, 2016, and no appeals were filed with the City.
- Andrea Joannou's Proposed Residence: Over the past few days, Staff has received inquiries from residents in the Portuguese Bend community related to Ms. Andrea Joannou's ability to place a new manufactured home on her vacant lot at the end of Cinnamon Lane (Lot 12, Tract 14195). As reported to the Council in the May 25, 2016 Administrative Report, in 2014, the City entered into a Settlement Agreement with Ms. Joannou as a result of the City's abatement of her damaged residence that moved onto City-owned land, which allows her to construct a replacement home on either 40 Cherryhill Lane or Lot 12 on Cinnamon Lane. Ms. Joannou's application to improve the

Cinnamon property is currently incomplete and is being processed by the Planning Division.

- Nantasket Subdivision Update: On March 15, 2016, the rough grading plans for the Nantasket subdivision were submitted to the Building & Safety Division initiating the plan check process. If approved, Grading Permits will be issued allowing rough grading to occur to create the building pads for the four Council-approved lots. It should be noted, fine grading will also occur at a later time as part of the residential construction for each of the four lots. The project plans are still currently in the Building & Safety Plan Check process, with the last set of corrections having been picked up by the applicant on April 11, 2016. To date, revised plans have not been resubmitted.
- Salvation Army Conditional Use Permit Update: As previously reported, the Salvation Army recently submitted a revision to its Conditional Use Permit to allow the construction of nine new single-family dwelling units on the slope above Palos Verdes Drive South (across from Terranea). On July 7, 2016, Staff sent an incomplete letter to the Salvation Army regarding missing and/or incomplete items which are needed before the application can be deemed complete for processing, such as grading and structure height information. Additionally, pursuant to CEQA, Staff has determined that a Mitigated Negative Declaration will be required for the project.
- Elkmont Canyon: The property owner of Elkmont Canyon (APN 7576-026-028) has submitted a request to allow permanent access to his vacant lot from Hawthorne Blvd. This request must be initiated with the City Council because the original Tract Map (No. 24719) contained language prohibiting access from Hawthorne Blvd. (and Silver Spur) to the property. Specifically, the property owner is requesting to remove the tract language that prohibits access for future residential development on his lot. On June 24, 2016, notices were mailed out to property owners within 500 feet of the Elkmont Canyon property. Thus far, Staff has received over 60 letters of concern regarding the project from property owners within the City of Rancho Palos Verdes, as well as within the City of Rolling Hills Estates. This item was scheduled for the July 19<sup>th</sup> City Council meeting but the applicant is requesting that the Council continue this matter to its August 16<sup>th</sup> meeting because he will be out of the country for an unexpected business trip. The continuance request is on the July 19<sup>th</sup> City Council agenda under Regular Business.
- Building and Safety Customer Service Enhancements Update: The new over-the-counter plan check services and building inspection scheduling were officially launched on Tuesday, July 5<sup>th</sup>. Thus far, the City has received positive input from the community and has successfully assisted several customers in obtaining permits for minor construction projects over-the-counter. This new over the counter service is provided from 7:45 to 11:45am on Tuesdays and Fridays. In addition, staff has and will continue to provide inspection information the day before the scheduled inspection, allowing customers to better schedule and plan their day. Staff will continue to update the Council on these new Department services.

- Follow-up Planning Commission Meeting: See the attached follow-up agenda for the PC meeting held on Tuesday, July 12, 2016.
- Applications of Note: Attached is a table with a summary of the Applications of Note that were submitted to the Department between Wednesday, July 6, 2016 and Tuesday, July 12, 2016.

Attachments:

- City Letter to Owners of the Shell Service Station – Page 20
- Marymount SUP Notice of Decision – Page 25
- York Properties Amended SUP Notice of Decision – Page 29
- PC Follow-up Agenda – Page 33
- Applications of Note – Page 36

**RECREATION & PARKS**

- Shakespeare Performance Wrap-up: Over 350 people attended last Sunday evening's free Shakespeare by the Sea performance of *Cymbeline* at Hesse Park. Thank you to Malaga Bank for their donation supporting this year's show.



- Drive-In Move in the Park: This Friday night, July 15<sup>th</sup>, the Department is hosting its second summer movie in the park, with a showing of *Cars*, the 2006 G-rated Disney movie. Attendees will have the opportunity to enjoy the movie from the comfort of their vehicles, or they can view it from low-slung beach chairs or blankets on the ground. Family-friendly pre-movie activities begin at 6 pm, and The Greasy Weiner and Sweet Suite Dessert food trucks will be onsite, too. The movie will begin about 8 pm.

- Open Space Management Update:
  - Enhanced Maintenance Response in Palos Verdes Nature Preserve: Since the creation on the Open Space/Preserve staff, the City's ability to respond to Preserve public use and maintenance concerns has been greatly enhanced. Attached is some positive feedback from our Preserve Management partners at the Palos Verdes Peninsula Land Conservancy.
  - Public Education/Outreach Effort at Portuguese Bend Reserve: On July 3<sup>rd</sup>, Open Space/Preserve Management staff coordinated an education and outreach area on Burma Road in the Portuguese Bend Reserve. The purpose of the outreach table is to educate the public on the fact that they are entering a protected Nature Preserve and to promote public safety. Representatives from the Palos Verdes Peninsula Land Conservancy (PVPLC) joined us and educated the public on habitat restoration and the importance of staying on the trails. We were also joined by Palos Verdes CORBA who conducted some great peer to peer education and had an attractive mountain biking display illustrating and promoting responsible mountain biking. Open Space/Preserve staff collected 35 surveys, and made 644 contacts at the outreach table: (hikers: 547, dog walkers: 64, mountain bikers: 33). Results from the July 3<sup>rd</sup> and the previous May 30<sup>th</sup> outreach area surveys are attached. Below are pictures of Open Space/Preserve staff, our new deputies dedicated to the Preserve, PVPLC, and PV CORBA all teaming up for some public education!



- Healthy RPV Program:
  - Twenty people attended the free outdoor Yoga in the Park class on Tuesday morning at Ryan Park.
  - Open Gym opportunities for drop-in basketball are available this week through November on Sundays at Peninsula High School (2 pm – 4 pm) and Tuesdays at Miraleste Intermediate School (7 pm – 9 pm). This past Sunday afternoon, 16 youth and adults showed up to enjoy pick-up basketball and many of the players thanked staff for this new recreation option!

## ADMINISTRATIVE REPORT

July 13, 2016

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- Hesse Park: The facilities are rented this week for ten indoor recreation classes, two outdoor recreation classes, four non-profit meetings, two Peninsula Seniors activities, two youth sports camps, and two private rentals.
- Ladera Linda Park: The facilities are rented this week for four indoor recreation classes and one non-profit meeting. The YMCA Summer Camp continues this week, Monday through Friday. Los Serenos docents will lead 90 middle school students on a hike in Forrester Nature Reserve on Friday morning.
- PVIC and Docents: The Sunset Room is rented on Wednesday evening for a non-profit gathering, on Saturday evening for a private function, and on Sunday night for a wedding reception. The amphitheater is rented on Sunday for the wedding ceremony. On Saturday afternoon, July 16<sup>th</sup>, Los Serenos docents will lead a free two-hour public hike in Ocean Trails Reserve. Union Bank awarded Los Serenos a \$1,000 grant in support of the Whale of a World (WOW) Program. Congratulations!
- Ryan Park: The facilities are rented this week for three youth sports classes, one free outdoor yoga class, and one youth sports league practice.
- REACH Therapeutic Recreation Program: On Monday night, REACH met outdoor and prepared campfire chili for their evening meal at Hesse Park followed by an evening of games.

### Attachments

- Preserve staff correspondence 01 – Page 37
- Preserve staff correspondence 02 – Page 38
- Preserve survey result – Page 39

# July 2016

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4 9:30 am - CC Closed Ses- sion Meeting @ City Hall Community Development Conference Room  11:00 am—5:00 pm 4th of July Celebration @ Upper Point Vicente Park/ Civic Center	5 7:00 pm—City Council→ Meetings@ Hesse Park— CANCELLED	6	7	8	9 8:15 am—Hike With Your Councilman— Families Welcome Con- tact <a href="mailto:h.camp@cox.net">h.camp@cox.net</a> for each month starting location
10 7:00 pm—9:00 pm— Shakespeare by the Sea “Cymbeline” - Hesse Park Upper Field	11	12 7:00 pm—Planning Com- mission Meeting @ Hesse Park	13	14 6:00 pm—IMAC Meeting @ Hesse Park  7:00 pm—Emergency Pre- paredness Committee @ City Hall Community Room	15 6:00 pm—Pre-Movie Activities  8:00 pm - Drive-In Mov- ie in the Park “Cars” @ RPV City Hall	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)  6:00 pm—Preserve Public Forums @ City Hall Commu- nity Room	21 6:00 pm—PV Transit Au- thority @ RHE (Duhovic)  7:00 pm—Emergency Pre- paredness Committee @ City Hall Community Room	22	23
24/31	25 7:00 pm—Traffic Safety Committee Meeting @ City Hall Community Room	26 7:00 pm—Planning Com- mission Meeting @ Hesse Park	27	29	29 7:30 am—Mayor’s Breakfast @ Marie Callendars (Dyda/ Duhovic)	30

# August 2016

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2 7:00 pm—City Council Meeting @ Hesse Park	3	4	5	6 6:00 pm—Pre-Movie Activities  8:00 pm - Movie in the Park "Minions" @ RPV City Hall
7	8	9 7:00 pm—Planning Commission Meeting @ Hesse Park	10	11 8:00 am—Regional Law Committee Meeting @ RH City Hall (Brooks/Yap)  6:00 pm—IMAC Meeting @ Hesse Park	12	13 8:15 am—Hike With Your Councilman—Families Welcome Contact <a href="mailto:b.camp@cox.net">b.camp@cox.net</a> for each month starting location
14	15	16:00 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 Meeting @ City Hall Community Room	23 7:00 pm—Planning Commission Meeting @ Hesse Park	24	25	26 7:30 am—Mayor's Breakfast @ Marie Callendars (Dyda/Misetich)	27 6:00 pm—Pre-Movie Activities  7:30 pm - Movie in the Park "Zootopia" @ Eastview Park
28	29	30	31			

# September 2016

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5 <i>Labor Day Holiday—City Hall Closed</i>	6 <i>7:00 pm—City Council Meeting @ Hesse Park</i>	7	8 <i>6:00 pm—IMAC Meeting @ Hesse Park</i>	9	10 <i>8:15 am—Hike With Your Councilman— Families Welcome Contact <a href="mailto:b.camp@cox.net">b.camp@cox.net</a> for each month starting location</i>
11	12	13 <i>7:00 pm—Planning Com- mission Meeting @ Hesse Park</i>	14 <i>12:00 pm—Mayor's Lunch @ The Depot (Dyda)  1:30 pm—Sanitation District Meeting (Dyda)</i>	15 <i>7:00 pm—Emergency Prepared- ness Committee @ City Hall Com- munity Room</i>	16	17
18	19	20 <i>7:00 pm—City Council Meeting @ Hesse Park</i>	21	22	23	24
25	26 <i>7:00 pm—Traffic Safety Committee Meeting @ City Hall Community Room</i>	27 <i>7:00 pm—Planning Com- mission Meeting @ Hesse Park</i>	28	29	30 <i>7:30 am—Mayor's Break- fast @ Coco's (Dyda/ Campbell)</i>	

## 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).

### August 2, 2016 – (Time Est. – 2 hrs 40 mins)

**Closed Session:**

**Mayor's Announcements:**

**City Manager Report:**

#### **Consent**

- Consideration and Possible Action to Review the Status of Border Issues
- Consider Marilyn Ryan Sunset Point Park Modifications
- Consider ESA Consultant Contract for General Plan Update
- Consider Award of PSA for Traffic Sign Inventory, Assessments and Cost Est Program
- Consider Award of Prof Services Agmt to Realign Palos Verdes Drive South-East End
- Consider Award of Amendment for Catch Basin Cleaning
- Consider Award of Contract to LA Conservation Corps for At-Risk Youth
- Consider Award of Contract for CDBG Administrative Services
- Consider Award of Contract for Roadway Maintenance
- Consider Prop A Fund Exchange
- Consider Biennial Conflict of Interest Code
- Consider Adoption of Ordinance Revoking the Current OPEN Ordinance
- Consider Adoption of Ordinance Clarifying Code Language – Chapter 15.20

#### **Regular Business**

- Consider Award of Contract for Lower Hesse Landscape Design (10 mins)
- Consider Representation on the PVPLC Board (20 mins)
- Consider Code Amdmt Initiation Request for Minor Modification (15 mins)
- Consider Update to Fraud, Waste and Abuse Hotline (20 mins)
- Consider the Extension of City Hall Monopole Leases (15 mins)
- Consider Adoption of RPV Overhead Utilities Conversion Plan (Rule 20A or 20B) (20 mins)
- Consider Receiving and Filing Report on Corporation Yard Utilization Study (15 mins)

### August 16, 2016 – (Time Est. – 3 hrs 45 mins)

**Closed Session:**

**Mayor's Announcements:** Presentation of City Tile to Employee

**City Manager Report:**

#### **Consent**

- Consider Award of Construction Contract for Hawthorne Blvd. Pedestrian Linkage Project

Consider Award of Contract for Traffic Signal Maintenance  
Consider Award of Construction Contract for PVDE Guard Rail Project  
Consider Award of Contract for Fuel Modification Services by Grazing

**Public Hearings**

Consider Rev. "EEE" – Time Extension to Tr. Map 50666/Gr Permit - Trump National (15 mins)  
Consider Conditional Use Permit Revision "S" – Terranea Resort (10 mins)

**Regular Business**

Consider Adoption of Employer Employee Resolutions (EER) (30 mins)  
Consider Update of Personnel Policies (20 mins)  
Consider Portuguese Bend Landslide Mgmt. Strategic Planning Concept (30 mins)  
Consider Initiation to Terminate Dedication Easement - Elkmont Canyon (1 hr)

**Study Session: (15 mins)**

**September 6, 2016 – (Time Est. - 1 hr 15 mins)**

**Closed Session:**

**Mayor's Announcements:**

**City Manager Report:**

**Consent**

Consider the Adoption of the Finance Advisory Work Plan

**Public Hearings**

**Regular Business**

Consider Update on Del Cerro Parking Plan (30 mins)

**September 20, 2016 – (Time Est. – 2 hrs)**

**Closed Session:**

**Mayor's Announcements:**

**City Manager Report:**

**Consent**

**Public Hearings**

Consider Code Amendment to Prohibit Short-Term Rentals (30 mins)  
Consider Residential Rate Adjustment Request for EDCO Disposal Corporation (10 mins)

**Regular Business**

Consider Update on Preserve Operations (20 mins)

**Study Session: (15 mins)**

**October 4, 2016 – (Time Est. - 45 mins)**

**Closed Session:**

**Mayor's Announcements:**

**City Manager Report:**

**Consent**

Consideration and Possible Action to Review the Status of Border Issues

**Public Hearings**

**Regular Business**

**October 18, 2016 – (Time Est. – 1 hr 35 mins)**

**Closed Session:**

**Mayor's Announcements:**

**City Manager Report:**

**Consent**

**Public Hearings**

**Regular Business**

Introduction of Ordinance to Adopt New California Building Codes (15 mins)

Code Amendment Initiation Request regarding Noise Ordinance (20 mins)

**Study Session: (15 mins)**

**November 1, 2016 – (Time Est. - 45 mins)**

**Closed Session:**

**Mayor's Announcements:**

**City Manager Report:**

**Consent**

Adoption of Ordinance to Adopt New California Building Codes

**Public Hearings**

**Regular Business**

**November 15, 2016 – (Time Est. – 1 hr 5 mins)**

**Closed Session:**

**Mayor's Announcements:**

**City Manager Report:**

**Consent  
Public Hearings**

**Regular Business**

Consider App. Deed Restrictions Meas. A Funded City Open Space Acquisitions (5 mins)

**Study Session: (15 mins)**

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

**October 20, 2015** -- Review Percentage of Allowable Hardscape at Residential Properties (Duhovic)

**November 17, 2015** – Social Media Policy (Brooks)

**January 5, 2016 & February 2, 2016** – Review of Travel Policies & Expense Reimbursement (Campbell); Travel to Conferences on City Business with the City Manager to Report to Council after the Event (Campbell)

**February 2, 2016** – Council Involvement in an Advise and Consent Role regarding the Hiring of Senior Management Staff (Campbell); Council's Use of the City Email Server (Brooks); Council's Use of Cell Phones Dedicated for City Business (Campbell)

**February 16, 2016** - Future Agenda Items and Study Session Process (Dyda); Modification to the Study Session Procedure regarding Staff Driven Issues (Duhovic)

**March 15, 2016** – Renaming Shoreline Park (Duhovic)

**Future Agenda Items Agendized or Otherwise Being Addressed**

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

**July 21, 2015** – Expansion of resident parking at Abalone Cove after evaluation of Del Cerro Parking Plan (Campbell) [Agendized on September 6, 2016]

**February 16, 2016** - Standing Report regarding Green Hills Memorial Park Issues (Duhovic) [Agendized as Needed]



PVpTv Cox 35 / FIOS 39 Programming Schedule Guide							
PVpTv Schedule - 07/17/16 - 07/23/16							
	Sunday 07/17	Monday 07/18	Tuesday 07/19	Wednesday 07/20	Thursday 07/21	Friday 07/22	Saturday 07/23
6:00 AM - 6:30 AM	PVpTv Community Calendar & Public Announcements	PVpTv Community Calendar & Public Announcements	PVpTv Community Calendar & Public Announcements	PVpTv Community Calendar & Public Announcements			
6:30 AM - 7:00 AM							
7:00 AM - 7:30 AM							
7:30 AM - 8:00 AM							
8:00 AM - 8:30 AM							
8:30 AM - 9:00 AM							
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3:00 PM - 3:30PM							
3:30 PM - 4:00PM		Palos Verdes Library Meeting					
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 - 2nd and 4th week	The Palos Verdes Peninsula Unified School District (PVPUSD) Board of Education Meeting		The City of Rancho Palos Verdes City Council Meeting July 19th, 2016	The City of Rancho Palos Verdes City Council Meeting July 19th, 2016	The City of Rancho Palos Verdes City Council Meeting July 19th, 2016	The City of Rancho Palos Verdes City Council Meeting July 19th, 2016
7:30 PM - 8:00PM							
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 & Public Announcements	PVpTv Community Calendar & Public Announcements	LIVE - The City of Rancho Palos Verdes City Council Meeting July 19th, 2016	PVpTv Community Calendar & Public Announcements			
10:30 PM - 11:00PM							
11:00 PM - 11:30PM							
11:30 PM - 12:00 AM							
12:00 AM - 1:00 AM							
1:00 AM - 6:00 AM							

July 12, 2016

Beechgate LLC  
Mano Eslanian  
28103 Hawthorne Boulevard  
Rancho Palos Verdes, CA 90275

**Subject: LED MONUMENT PRICE SIGN / 28103 HAWTHORNE BOULEVARD  
(SHELL GAS STATION)**

Dear Mr. Eslanian,

The purpose of this letter is to memorialize the discussion at our site meeting on July 1, 2016 with Jason Caraveo, the project planner for your case, as it pertains to the brightness of the new LED monument price sign installed on your property. As you know, pursuant to Condition No. 1S of P.C. Resolution No. 2016-02, soon after the monument sign was installed, I inspected the illumination of the LED monument price sign and determined that the sign was too bright and needed to be dimmed. This determination was based on the LED monument price sign's direct illumination of the intersection. This determination was conveyed to you on May 11, 2016. In response, on May 17, 2016, the City was informed that the brightness of the sign was dimmed. As a result, I inspected the brightness of the sign on numerous occasions with no visible difference in the sign's brightness. Furthermore, at our meeting, I informed you that the City has received numerous complaints regarding the brightness of the LED monument sign in the evening, which has been confirmed by my numerous night-time inspections.

In addition to the above, Condition No. 1P requires an automatic dimming system be installed to control the amount of lumens emitted during the different operating times of the day and evening. Based on my field visits, it does not appear that such a dimming system has been installed, and if installed, is not operational. Furthermore, Condition No. 1T requires all the illuminated signs be turned off between 9:00 PM and 5:00 AM, and only used during business hours, which based on my night-time field inspections is not occurring.

Based on the above, I have determined that the existing LED monument price sign is not operating in compliance with the Commission-adopted Conditions of Approval. Thus, you are hereby given notice that the operation and brightness of the existing LED monument price sign must be brought into compliance with the Commission-adopted Condition of Approval by **August 12, 2016**, which is 30-days from the date of this letter. If compliance is not reached, this case will be transmitted to the City's Code Enforcement Division and

may result in penalty fees pursuant to Section 17.86 of the Rancho Palos Verdes Municipal Code.

As previously mentioned to you, Jason Caraveo and I are available to assist with this matter. Please contact Mr. Caraveo at (310) 544-5232 or via email at [JasonC@rpvca.gov](mailto:JasonC@rpvca.gov) or myself at 310-544-5227 or via email at [Aram@rpvca.gov](mailto:Aram@rpvca.gov) to further discuss this matter.

Sincerely,

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Ara Mihranian  
Community Development Director

Attachments: P.C. Resolution 2016-02 Conditions of Approval

Cc: Project file  
Jason Caraveo, Assistant Planner

**EXHIBIT 'A'**  
**CONDITIONS OF APPROVAL**  
**CASE NO. ZON2015-0000239**  
**SIGN PERMIT NO. 720 REV. "D"**  
**28103 HAWTHORNE BOULEVARD (SHELL GAS STATION)**

1. Except as otherwise noted below, all signs and sign copy shall conform substantially to the plans submitted to the City on September 24, 1994, and subsequently presented to the Planning Commission on July 25, 2000, September 13, 2005, and January 26, 2016, and shall be installed so as not to impair traffic, visibility, or pedestrian access. The following conditions shall apply to the site as amended by the Planning Commission on January 26, 2016 (deleted language in strikethrough, added language in *italics*):

a) One (1) *46.66 square foot, six foot tall maximum height internally illuminated LED monument price sign is allowed at the southeastern corner of the property, at the intersection of Hawthorne Boulevard and Granvia Altamira. Said LED monument price sign shall not exceed 1,600 lumens per bulb.*

b) ~~Two (2) "Pegasus" Mobil logo signs:~~

~~1) One (1) on the eastern side of the building, facing Granvia Altamira.~~

~~2) One (1) on the southern side of the building, facing Hawthorne Boulevard.~~

*The two (2) following internally illuminated 7.79 square feet (2'-9½" x 2'-9½") Shell "Pecten" logo signs are allowed to be attached to the canopy fascia and shall not exceed the canopy roof ridgeline:*

*1) One (1) on the eastern side of the canopy fascia*

*2) One (1) on the western side of the canopy fascia.*

*Said logo signs shall not exceed 115 lumens per bulb. The canopy band shall not be illuminated*

c) ~~Remove one (1) abandoned Mobil Mart identification sign located on the southern side of the building, facing Hawthorne Boulevard shall be permitted.~~

d) ~~Remove one freestanding (1) legal price sign along Hawthorne Boulevard, located at the southwestern corner of the lot is permitted and may be used as an advertisement sign. However, if the applicant provides full-service gasoline sales, then the sign must be used solely as a legal price sign.~~

- e) Remove one (1) "snap-loc" changeable copy sign affixed to the existing light standard at the driveway located on the southwestern side of the property.
- f) ~~Five (5) blue island fascia with logos, four island directional units, and two marketing unit signs.~~ Remove the existing overhead logo signs attached to the top of the fuel dispensers, and replace with Shell overhead logo signs. No increase in the height and/or width of the fuel dispensers is proposed.
- g) Remove three (3) banners and the BMW and Mercedes Benz log sign along ~~(each 2'-x-9')~~ within the service bay garage entry areas. No banners shall be permitted to be affixed to the structure's facade.
- h) One (1) diesel is sign is allowed above ~~one~~ of the existing diesel fuel dispenser.
- i) ~~Four (4)~~ Remove advertisement signs on the fuel dispensers.
- j) Temporary window signs located on the convenience store are not to exceed 10% of the total area of the window, excluding lottery signs (maximum: 32.5 sq.ft.). Further, the same temporary signs shall not be displayed for a period of more than thirty (30) days.
- k) Permanent window signs located on the convenience store are not to exceed 5% of the total area of the window, excluding lottery signs (maximum: 16.25 sq.ft.).
- l) ~~No service center sign or flags are permitted with this approval.~~
- l) Remove and dispose the existing ad frame and price signs adjacent to the gas dispensers that are under the existing canopy.
- m) Two (2) flag signs per column (8 total) are allowed to identify the fuel dispenser number under the canopy.
- n) One (1), non-illuminated, 7.16 square foot (10½" x 8'-2¼") "Service Center" sign is allowed above the service bay garage entry.
- o) Three (3) non-illuminated vinyl "air & water" decals are allowed on the sides of the air and water cabinet unit.
- p) The LED monument price sign and other internally illuminated signs shall not exceed the code requirements for outdoor lighting RPVDC Section 17.56.040 and shall have an automatic dimming system to control the

*amount of lumens emitted during the different operating times of the day and evening.*

- q) The LED monument price sign shall only be used for displaying numeric fuel prices.*
- r) All exterior lighting shall be so arranged and shielded as to prevent direct illumination of abutting properties and of vehicles passing on the public right-of-way. Luminaries shall be of a low-level indirect and diffused type. All fluorescent bulbs or other lighting (ie: LED) under canopies or on the building shall be covered with diffusing lenses and shielded.*
- s) The approval of any illuminated sign shall not be final until thirty days after installation, during which period the Director may order the dimming of any illumination found to be excessively brilliant and no sign permit shall be valid until such order has been carried out to an extent satisfactory to the director. Illumination shall be considered excessive when it prevents normal perception of objects or buildings beyond or in the vicinity of the sign. (Municipal Code Section 17.76.050.C)*
- t) All illuminated signs shall be turn off between 9:00pm and 5:00am, and only used during business hours.*
- u) Video and audio recordings on the fuel dispensers shall not be permitted.*
- v) Remove all existing signage from the site not mentioned in these conditions including banners, temporary signs, and permanent signs attached to the main building.*
- w) No painting is allowed on the existing service station/convenience store building with the Shell color scheme. The existing building shall remain an earth tone color deemed acceptable by the Director of Community Development.*
- x) No painting of the existing columns and canopy with "Shell Red" or "Shell Yellow" color scheme shall be permitted. The canopy columns shall be permitted to be painted "Shell White" with a "Shell Grey" band at the bottom of each column, and the canopy fascia shall be permitted to be painted "Shell White".*

July 13, 2016

**NOTICE OF DECISION**

NOTICE IS HEREBY GIVEN that the Community Development Director has conditionally approved a request for a Special Use Permit (Case No. ZON2016-00173) on July 13, 2016.

**Location:** 30800 Palos Verdes Drive East (Marymount College)

**Landowner:** Marymount California University

Said approval is to allow a series of outdoor special events (21 + 2 alternate dates), with amplified sound, held during the 2016-2017 academic year (see attached).

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

1. The applicant/property owner shall submit to the City a statement in writing that they have read, understand and agree to all conditions of approval listed below. Failure to provide said written statement within ten (10) days of the effective date of approval shall render this approval null and void.
2. The approval of Special Use Permit (Case No. ZON2016-00173) shall be limited to the dates and times for the special events listed in the attached Exhibit "B". The total number of events for the 2016-2017 academic year shall be limited to twenty-three (23), which includes the twenty-one (21) scheduled events and two (2) additional floating events to be approved by the Community Development Director. The applicant shall notify the Community Development Director at least thirty (30) days prior to holding the proposed floating events, for review and approval of these events. Any changes to the established schedule of events shall require review and approval by the Community Development Director, provided the change does not conflict with the CUP for the campus.
3. The hours of the proposed events shall be as identified in the attached schedule (Exhibit "B"), unless otherwise noted herein, and the two floating events shall be limited to the hours of 12:00 p.m. to 1:30 p.m, on a weekday.
4. The two floating events shall be held at Chapel Circle, Cecilia Quad or Poolside only and shall not be held on a Saturday or Sunday.
5. No live music or amplified sound shall be permitted at the East Parking Lot for events other than those associated with the Graduation activities on May 5, 2017 and May 6, 2017, as listed on the attached schedule (Exhibit "B").
6. The use of amplified sound shall be limited to the dates and times for events listed

**Notice of Decision – Case No. ZON2016-00173 (SUP)**  
**July 13, 2016**

on the attached Exhibit “B”. Any change to the established schedule shall be subject to the review and approval by the Community Development Director.

7. All sound amplification equipment used at any event shall be oriented away from adjacent residential areas.
8. The applicant shall be responsible for the payment of all costs for Sheriff services, if any, associated with complaints of noise or other disturbances to the surrounding development created by or resulting from these events, pursuant to Section 9.24 of the Rancho Palos Verdes Municipal Code.
9. If noise complaints are submitted to City Staff, the City reserves the right to require a Noise Consultant to monitor noise levels for any event approved through this permit to ensure that noise levels will not exceed 65 decibels, as measured from the closest property line. The applicant shall be responsible for the payment of all costs associated with noise consulting services.
10. Any temporary lighting associated with the events shall be shielded and/or directed away from adjacent properties.
11. The Graduation Mass proposed on Friday, May 5, 2017 shall be from 3:00 p.m. to 6:30 p.m. only, and the Graduation Ceremony on Saturday, May 6, 2017 shall be from 11:00 a.m. to 3:00 p.m. only.
12. The applicant shall submit to the City a Traffic Control Plan one (1) month in advance of the City-approved graduation events. Said plan shall include, but not be limited to, the anticipated number of vehicles that will require on-street parking, the areas of approved and restricted parking, traffic safety cones, the number and location of changeable reader boards informing the public of the graduation events and traffic, and any additional information deemed necessary to control traffic along City streets during the City-approved graduation events. Said plan shall be reviewed and approved by Public Works Department.
13. The tent proposed for the graduation events shall comply with all Fire safety criteria, shall be installed in a safe and structurally sound manner, and shall be located in the area indicated on the attached plan. The tent set-up and tear-down activities shall only occur between the hours of 8:00 a.m. and 5:00 p.m., and the tent installation shall be limited to the days between May 2, 2017 and May 4, 2017, and shall be removed within 48 hours of the conclusion of the City-approved graduation events. All grounds shall be kept clear of trash and debris, and adequate trash receptacles shall be put in place to ensure that that trash and debris generated from the construction and operation of the graduation ceremony does not end up on neighboring properties.
14. The temporary tent constructed for the Graduation Ceremonies that will occur on May 5, 2017 and May 6, 2017 shall be limited to 1,200 square feet in area and 35 feet in height, as measured from the lowest adjacent grade to the highest point of the tent. The tent shall substantially comply with the plan stamped received by the City on April 20, 2016, and as outlined in these conditions of approval.

Notice of Decision – Case No. ZON2016-00173 (SUP)  
July 13, 2016

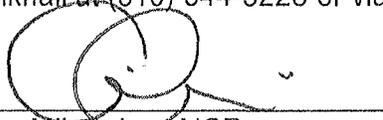
15. The use of pneumatic hammers, devices or machinery (i.e. air hammers/jackhammers) for the installation and/or securing of the graduation tent, or any other tent associated with the 2016-2017 Special Use Permit is **prohibited**.
16. Pursuant to the City-Initiated Revision to the 2015-2015 SUP approval, the property owner shall maintain the capped holes created for the installation of the graduation tent in May 2015 for the future use of the temporary graduation tent to avoid the need to use air hammers/jackhammers in the future.
17. The University shall be permitted to use a generator for light and sound associated with the Graduation events, which shall be placed in the parking area near the existing classroom building, and shall be operated for light testing on Thursday, May 4, 2017, for rehearsals and Mass on Friday, May 5, 2017, and for graduation on Saturday, May 6, 2017. A temporary screen shall be installed around the generator to buffer the visibility of the generator from residences along San Ramon Dr., and to reduce the noise levels of the generator to no more than 65 dBA, as measured from the property lines.
18. Prior to installation, the Community Development Director shall approve the location of all temporary restroom facilities, including but not limited to porta-potties and portable sinks, which shall be generally located along the northwest side of the graduation tent and shall not be visible from the residential properties along San Ramon Dr.
19. The University shall provide to the City Manager and/or Deputy City Manager the direct contact information to the President of the University a minimum of forty-eight (48) hours before the graduation events, should the City receive complaints related to the graduation tent construction or operational activity of the Graduation ceremonies.
20. No temporary exterior lights are permitted for the construction, tear-down or operation of the graduation ceremonies. All activities shall occur within the permitted time frames outlined in the Special Use Permit conditions stated herein.
21. The City reserves the right to adjust any of the above conditions based on the conduct at any of the proposed events, as well as based on legitimate complaints received by the City from the community at large regarding the special events.
22. The City reserves the right to suspend or cancel this permit if activities are conducted contrary to the permit conditions at any time without incurring any liability to the permittee whatsoever. The City will generally provide notification of a violation with direction to the applicant to correct the violation. However, the City shall not be obligated to provide such notification, particularly when imminent health and safety issues involved.
23. No live music or amplified sound associated with an outdoor event shall be permitted on Sundays.

**Notice of Decision – Case No. ZON2016-00173 (SUP)**  
**July 13, 2016**

24. The project shall substantially conform to the plans stamped approved with the effective date of this approval.
25. The abandonment or non-use of this approval after a six-month period shall render the approval null and void.
26. All applicable permits required by the Building and Safety Division for any temporary structures associated with the approved outdoor events shall be obtained by the applicant prior to erecting said temporary structures.
27. In the event that a Planning requirement and a Building & Safety requirement are in conflict with one another, the stricter standard shall apply.
28. The subject Special Use Permit for the 2016-2017 (Case No. ZON2016-00173) academic school year shall only be valid if Marymount is in compliance with the conditions of approval memorialized in Conditional Use Permit (CUP) No. 9 – Revision “E”, adopted by the City Council on June 1, 2010, and amended on April 15, 2014, pursuant to Resolution 2014-25, or as required by any subsequent approvals/amendments to the CUP. If Marymount is not in compliance with the aforementioned CUP conditions of approval, the proposed events described herein utilizing amplified sounds shall not be permitted until compliance is demonstrated to the satisfaction of the Community Development Director.
29. 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 or administrative citations as described in Section 1.16 of the City’s Municipal Code.

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 Mikhailat (310) 544-5228 or via e-mail at [lezam@rpvca.gov](mailto:lezam@rpvca.gov).



Ara Mhtrianian, AICP  
Community Development Director

- Cc:
- 1) CCC/ME Inc. / 31115 Ganado Dr. / Rancho Palos Verdes, CA 90275
  - 2) Angus and Gail Lorenzen / 15 Diamonte Lane / Rancho Palos Verdes, CA 90275
  - 3) Kathy Pappo / email
  - 4) Dee Espinosa / 2804 Vista Mesa Drive / Rancho Palos Verdes, CA 90275
  - 5) Prescilla Koehler / 3352 Seaclaire Dr. / Rancho Palos Verdes, CA 90275

July 6, 2016

**AMENDED NOTICE OF DECISION**

NOTICE IS HEREBY GIVEN that the Community Development Director has approved a request to amend the Conditions of Approval for a Special Use Permit (Case No. ZON2014-00466) to clarify the expiration date of the temporary structure.

**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, for a period of two (2) years, beginning from the date all City-appeal periods are exhausted (July 11, 2016), 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

**Notice of Decision – Case No. ZON2014-00466 (SUP)**  
**July 6, 2016**

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.
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,

**Notice of Decision – Case No. LON2014-00466 (SUP)  
July 6, 2016**

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.
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

**Notice of Decision – Case No. zON2014-00466 (SUP)**  
**July 6, 2016**

temporary manufactured home.

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.
28. The temporary manufactured home is permitted for a maximum of two-years, beginning from the time all City-appeal periods are exhausted (July 11, 2016), and shall be removed from the property at the end of two years (by July 11, 2018). 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 (by January 11, 2018). Said revision request shall require a new public notice and shall be subject to approval by the Community Development Director.

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](mailto:lezam@rpvca.gov).



Ara Mihranian, AICP  
Community Development Director

Cc: Interested Parties List

## FOLLOW-UP AGENDA

**RANCHO PALOS VERDES PLANNING COMMISSION  
TUESDAY, JULY 12, 2016  
FRED HESSE COMMUNITY PARK, 29301 HAWTHORNE BOULEVARD  
REGULAR MEETING  
7:00 P.M.**

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*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. 2016-09

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**CALL TO ORDER: 7:02**

**PLEDGE OF ALLEGIANCE: COMMISSIONER DAVID BRADLEY**

**ROLL CALL: ALL PRESENT**

**APPROVAL OF AGENDA: APPROVED AS PRESENTED**

**COMMUNICATIONS:**

City Council Items: DIRECTOR MIHRANIAN REPORTED THAT AT THE JUNE 21, 2016 MEETING, THE COUNCIL INTRODUCED AN ORDINANCE THAT AMENDED TITLE 12 OF THE RPVMC ESTABLISHING A PROCEDURE FOR THE TRIMMING AND REMOVAL OF VIEW-IMPAIRING CITY TREES THROUGH THE PUBLIC WORKS DEPARTMENT.

Staff: DIRECTOR MIHRANIAN PROVIDED A BRIEF REPORT ON THE JULY 4<sup>TH</sup> FESTIVITIES HELD AT THE CIVIC CENTER, AND NOTED THAT LATE CORRESPONDENCE HAS BEEN DISTRIBUTED FOR AGENDA ITEM NO. 2 AND FOR PUBLIC COMMENTS ON NON-AGENDA ITEMS.

Commission: NONE

COMMENTS FROM THE AUDIENCE (regarding non-agenda items): **FOUR MEMBERS OF THE PUBLIC SPOKE ON NON-AGENDA ITEMS RELATED TO THE GREEN HILLS MEMORIAL PARK PROJECT, AND ONE MEMBER OF THE PUBLIC SPOKE ON THE POINT VIEW MASTER PLAN.**

CONSENT CALENDAR:

1. APPROVAL OF JUNE 14, 2016 MINUTES

**ACTION: APPROVED AS PRESENTED ON A VOTE OF (6-0-1), WITH COMMISSIONER LEON ABSTAINING BECAUSE HE WAS ABSENT FROM THE JUNE 14, 2016 MEETING.**

CONTINUED PUBLIC HEARINGS:

**NONE**

CONTINUED BUSINESS:

**NONE**

NEW PUBLIC HEARINGS:

2. SHORT TERM VACATION RENTALS- (CASE NO. ZON2016-00188): (OS)

Request: City initiated Code Amendment to prohibit short-term rentals and the advertisement of short-term rentals in all Single-Family Residential zoning districts (Case No. ZON2016-00188).

**ACTION: CONTINUED THE PUBLIC HEARING TO AUGUST 23, 2016, ON A VOTE OF (7-0).**

NEW BUSINESS:

**NONE**

ITEMS TO BE PLACED ON FUTURE AGENDAS:

3. PRE-AGENDA FOR THE MEETING ON JULY 26, 2016

**ACTION: APPROVED AS PRESENTED**

**ADJOURNMENT: 9:28 P.M.**

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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](http://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 July 13, 2016

<u>Case No.</u>	<u>Owner</u>	<u>Street Address</u>	<u>Project Description</u>	<u>Submitted</u>
VRP2016-00050	KADOWAKI, SHIGEO & MIEKO	30931 CARTIER DR	View Restoration Permit No. (381) 2016-00050 for foliage located at 30937 Cartier Drive (Sunjan).	7/7/2016
<i>View Restoration Permit</i>				
VRP2016-00052	MENDENHALL, EDWIN F, JR & BARBARA J	2437 SUNNYSIDE RIDGE RD	View Analysis from 2437 Sunnyside Ridge Road (Mendenhall) for City Eucalyptus Trees within the public right-of-way across from 27789 Palos Verdes Drive East.	7/11/2016
VRP2016-00053	PHILIP SHIN	6755 EL RODEO RD	View Maintenance request from 6755 El Rodeo Road (Shin) for foliage located at 29208 Posey Way (Jordan) under View Preservation Permit No. 78.	7/12/2016

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## Katie Lozano

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**Subject:** FW: Agua Amarga Survey

**From:** Josh Weinik [<mailto:jweinik@pvplc.org>]  
**Sent:** Tuesday, July 05, 2016 3:51 PM  
**To:** David Pearce <[DavidP@rpvca.gov](mailto:DavidP@rpvca.gov)>  
**Subject:** Re: Agua Amarga Survey

Hi Dave,

You are welcome. I am very happy with the communication between the Keepers and the city. Most Keepers are reporting decreases in trash and other minor incidences. Your team is doing great work!

Thank you,

Josh

On Tue, Jul 5, 2016 at 3:40 PM, David Pearce <[DavidP@rpvca.gov](mailto:DavidP@rpvca.gov)> wrote:

Thank you Joan and Josh for this Keeper report. The Preserve Staff will inspect that 7" hole on the lower trail. ---Dave Pearce

**From:** Josh Weinik [<mailto:jweinik@pvplc.org>]  
**Sent:** Tuesday, July 05, 2016 3:35 PM  
**To:** David Pearce <[DavidP@rpvca.gov](mailto:DavidP@rpvca.gov)>; Katie Lozano <[KatieL@rpvca.gov](mailto:KatieL@rpvca.gov)>; Adrienne Mohan <[amohan@pvplc.org](mailto:amohan@pvplc.org)>; Allen Franz <[afranz@pacbell.net](mailto:afranz@pacbell.net)>; Andrea Vona <[avona@pvplc.org](mailto:avona@pvplc.org)>; Cris Sarabia <[csarabia@pvplc.org](mailto:csarabia@pvplc.org)>; Ken Swenson <[swensonsathome@aol.com](mailto:swensonsathome@aol.com)>; Scott Ammons <[sammons@rei.com](mailto:sammons@rei.com)>; Megan Roy <[mroy@pvplc.org](mailto:mroy@pvplc.org)>  
**Subject:** Fwd: Agua Amarga Survey

Hello,

Here is the Agua Amarga Keepers report for the month of June.

The Agua Amarga Keeper team has included a detailed vegetation assessment within the sheet titled "Additional Information".

Thank you,

Josh Weinik

## Katie Lozano

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**Subject:** FW: June 2016 San Ramon Reserve KEEPER report

**From:** John Dickinson [mailto:jd323344@gmail.com]  
**Sent:** Monday, July 11, 2016 10:27 AM  
**To:** David Pearce <DavidP@rpvca.gov>  
**Cc:** Josh Weinik <jweinik@pvplc.org>; Katie Lozano <KatieL@rpvca.gov>; Adrienne Mohan <amohan@pvplc.org>; Allen Franz <afranz@pacbell.net>; Andrea Vona <avona@pvplc.org>; Cris Sarabia <csarabia@pvplc.org>; Ken Swenson <swensonsathome@aol.com>; Scott Ammons <sammons@rei.com>; Megan Roy <mroy@pvplc.org>  
**Subject:** Re: June 2016 San Ramon Reserve KEEPER report

Dave,

I'd like to point out that the litter situation has improved greatly in recent months. Recently I witnessed a crew from the city picking up litter on the Switchback Trail on a Sunday.

John

On Mon, Jul 11, 2016 at 9:44 AM, David Pearce <DavidP@rpvca.gov> wrote:

Dear Josh and John. Thank you for this report. The Preserve Staff will be removing the construction debris along the lower in of Switchback Trail, hopefully within the month. The litter removal is an ongoing challenge, but we'll be getting out there 2 or 3 times a month to pick up trash. ---Dave

**From:** Josh Weinik [mailto:jweinik@pvplc.org]  
**Sent:** Friday, July 08, 2016 2:42 PM  
**To:** Katie Lozano <KatieL@rpvca.gov>; Adrienne Mohan <amohan@pvplc.org>; Allen Franz <afranz@pacbell.net>; Andrea Vona <avona@pvplc.org>; Cris Sarabia <csarabia@pvplc.org>; David Pearce <DavidP@rpvca.gov>; Ken Swenson <swensonsathome@aol.com>; Scott Ammons <sammons@rei.com>; Megan Roy <mroy@pvplc.org>  
**Subject:** Fwd: June 2016 San Ramon Reserve KEEPER report

Hello,

Here is the San Ramon Keepers report for the month of June.

Action Items:

- 1) Trash removal at Lower PV Drive East Trail.
- 2) Assess threat of noted invasive species
- 3) Remove construction debris from east end of switchback trail.
- 4) Close spur trails along switchback trail

Thank you,

Josh Weinik

### July 3, 2016 Portuguese Bend Nature Reserve Survey Results

Date	#	How often do you visit	What City do you live in?	What do you like most about the Nature Reserve?	How can we make your experience in the Preserve better?	Is there anything else we should know?
7/3/2016	1	First time	Arlington, VA	It's cool!	Keep doing what your're doing	Nope!
7/3/2016	2	1-2x a week	Carson	I like that it is well kept	My experience is already great!	None!
7/3/2016	3	2x month	Downey	Clean, beautiful, trails are easy to find	Bathrooms at park	Thank you! -for all you do! (heart)
7/3/2016	4		Fresno	Nature	n/a	n/a
7/3/2016	5	First time	Gardena	Beach view	n/a	n/a
7/3/2016	6	Few times a week	Gardena	It is my home town	Open more trails for bikes	Keep up the good work
7/3/2016	7	Every now and then	Glendora	Near the beach	More restrooms at start	No
7/3/2016	8	2 month	Hawthorne	The ocean view	n/a	n/a
7/3/2016	9	3x a month	Hawthorne	View	More trash bins along the walk	n/a
7/3/2016	10	First time	Huntington Beach	Rigorous trails, many options	n/a you all made my 1st experience wonderful!	n/a
7/3/2016	11	1-2 month	Inglewood	The peacefulness	Trash bins	n/a
7/3/2016	12	3/yr	Lomita	Animals	Doing good	n/a
7/3/2016	13	Once a year	Las Vegas	The beauty	Nothing	None
7/3/2016	14	1x/month	Long Beach	Scenic view	More restrooms/ distance on maps (mi.)	n/a
7/3/2016	15	Once every couple months	Long Beach	Trail, pretty	Maps/ signs pointing to main trail	People are often lost on trail
7/3/2016	16	First visit!	Long Beach	Ocean view	Doing great!	Happy it's dog friendly
7/3/2016	17	Once a week	Long Beach	Many trails nice scenery	I think it was great	People take their dogs off leash often
7/3/2016	18	Once a week	Los Angeles	Big area for walk and cycle	Water fountain middle of the trail	n/a
7/3/2016	19	Once a month	Los Angeles	Ocean view	So far so good	n/a
7/3/2016	20	1st time	Los Angeles	Hiking	I'm not sure to be honest	I like/love the free gifts
7/3/2016	21	Twice a week	Manhattan Beach	Everything	More bike trails	Please get more trails open for bikes.

7/3/2016	22	First time	Pico Rivera	The signage on the trail matched the map	Toilet paper in the porta potty	Maybe noting if a certain trail such as the Rim Trail is for a moderate hiker ect. Enjoyed the hike!
7/3/2016	23	Every Week	PVE	Scenic nature	More trash cans	No
7/3/2016	24	1 time week	PVE	Everything	Good enough	None
7/3/2016	25	1/week	PVE	Nature, scenic	None	None
7/3/2016	26	I live here/Amber Sky	RPV	Beautiful nature enviornment	Less people at night hikes. 9pm-1am	Loud groups at night
7/3/2016	27	Weekly	RPV	Views, trails	Ban Stereos	n/a
7/3/2016	28	Once a week	Redondo Beach	A little more bmx trails	n/a	n/a
7/3/2016	29	1/month	Redondo Beach	Views, trails	Starbucks (Smiley face)	Volunteers?
7/3/2016	30	1 a month (mid. Of month)	Running, hiking, biking, scenery, maintained trail	Just keep doing great work, maybe parking extension	Have info about classes to know inhabitants	Wildlife, hiltasy(?)
7/3/2016	31	Once a week	San Pedro/ PV	The smell/ the air	Where are the animals (frowney face) We scared them!	I love PV
7/3/2016	32	Once/month	Torrance	Hiking trails	Trash cans	No
7/3/2016	33	6 times a yr	Torrance	Walking	None	No
7/3/2016	34	Once a month	Torrance	Great views, peaceful	None at the moment	The trails are all well marked; immensely helpful
7/3/2016	35	Every weekend	Wilmington	The peace	It's great	Beautiful trails

**Memorial Day 2016 Portuguese Bend Nature Reserve Survey Results**

Date	#	How often do you visit	What City do you live in?	What do you like most about the Nature Reserve?	How can we make your experience in the Preserve better?	Is there anything else we should know?
5/30/2016	1	First Visit	Bellflower	Fresh air/nice views	More places to park and bathrooms	Need spots to rest uphill
5/30/2016	2	My first time:)	Costa Mesa	Beautiful place to hike	n/a	You are lovely
5/30/2016	3	Weekly	Gardena	View	More Restrooms	Awesome trails
5/30/2016	4	Weekly	Harbor City	View	It's perfect	No thanks
5/30/2016	5	1x/2 months	Hawthorne	Trails		(smiley face)

5/30/2016	6	2x/year	Huntington Beach	The view	Clean up the horse poop	
5/30/2016	7	First Time	Inglewood	The veiw	Bathrooms	None
5/30/2016	8	First Time	Inglewood	View	Everything is good, very clean	I just love it!
5/30/2016	9		Lakewood	Beach view	n/a	n/a
5/30/2016	10	Twice	Long Beach	View	More signs	
5/30/2016	11	Just today	Long Beach	Scenery	Difficulty level trails	More comodes :)
5/30/2016	12	2x a year	Long Beach	All the different trails	How difficult trails are	Great experience
5/30/2016	13	2x year	Long Beach	The trails	-	Its an awesome experience
5/30/2016	14	First visit	Long Beach	Scenery	n/a	Nope
5/30/2016	15	2nd time	Long Beach	The view		
5/30/2016	16	First Visit	Los Angeles	I like hike high	Nothing	Nothing
5/30/2016	17	0 time	Monterey Park	All. Everything		Everything
5/30/2016	18	Weekly	Palos Verdes	Open trails	More parking!!!	More parking!!!
5/30/2016	19	Rarely	Redondo Beach	Plants and trees	Add lots of trees	Nothing
5/30/2016	20	1x/week	RPV	N/A		
5/30/2016	21	1x/week	RPV	Natural environment	Keeping the trails clean	0
5/30/2016	22	1/week	RPV	Trails	More restrooms	
5/30/2016	23	Weekly	RPV (West)	The views	Water stations or fountains	Create better "parking areas" for vehicles (so as to be more respectful of residents)
5/30/2016	24	2-3 times a week	San Pedro	Many/variety of trails	It's all good	I love it here!
5/30/2016	25	Once in a while	San Pedro	The location	More parking	Thank you!
5/30/2016	26	Weekly	San Pedro	View	More people	n/a
5/30/2016	27	Once every monh	Torrance	Scenery	Difficulty of trails	More restrooms on trail
5/30/2016	28	Every week	Torrance	Trails	More parking !!!!	Open up the parking !!!!
5/30/2016	29	1	Torrance	Trails, views	Leave it is, how it is	Doing a good job
5/30/2016	30	Weekly	Torrance	Open, downhill	More parking. Parking is pain	Our own parking
5/30/2016	31	Once	Torrance	Nature view	Your presence	Danger zones
5/30/2016	32	2x a month	Torrance	# and variety of trails-views	Porta potty at the bottom	More parking would be nice.
5/30/2016	33	First Visit	West Covina	Beautiful view	Make the restroom cleaner	Nothing
5/30/2016	34	First Time	West Covina	Day Racks(?)	Not to long	No
5/30/2016	35	Once a week	Wilmington	Ocean view and wide trails	Maintain roadway, more parking	We love it.