

MEMORANDUM

TO: RANCHO PALOS VERDES CITY COUNCIL

FROM: DOUG WILLMORE, CITY MANAGER

DW
(CO)

DATE: AUGUST 17, 2016

SUBJECT: ADMINISTRATIVE REPORT NO. 16-33

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CITY MANAGER

- Peninsula Regional Law Enforcement Crime Statistics: Attached are pertinent excerpts from the statistics presented at the Peninsula Regional Law Enforcement Committee meeting held on August 11, 2016. The data is for the second quarter of 2016 (April through June) and includes Part 1 Crimes (violent), Part 2 Crimes (non-violent), traffic enforcement statistics, Sheriff's response time performance, and ambulance response time performance.
- Community Facilities District for Highpark Project: Staff recently learned (through the Northwest San Pedro Neighborhood Council (NWSPNC)) that the Los Angeles City Council may have approved the developer's request to establish a Mello-Roos Community Facilities District (CFD) for the *Highpark* (formerly *Ponte Vista*) project on Western Avenue (see attachment). The establishment of a CFD pursuant to the Mello-Roos Act allows the sale of \$22 million in bonds to finance the public infrastructure for the project, with the bonds to be paid off through assessments levied upon future *Highpark* residents. As the City Council may recall, the public infrastructure approved as a part of this project includes traffic mitigation measures such as a traffic signal at Western Avenue and Peninsula Verde Drive. NWSPNC is asking for clarification from the City of Los Angeles about the effect (if any) that the CFD will have upon the completion of the project, including required environmental impact mitigation. Staff plans to attend an upcoming NWSPNC meeting at which this topic will be discussed.
- Filming Activity at PVIC and Lighthouse: Nearby residents and park patrons should be aware that there is filming activity scheduled at the Point Vicente Interpretive Center (PVIC) and the Point Vicente Lighthouse between Monday, August 15th and Friday, September 2nd. The crew for a feature film will be prepping the location at the lighthouse from 7:00 AM to 7:00 PM from Monday, August 15th through Monday, August 22nd. Filming at the lighthouse location will occur from 6:00 AM to 10:00 PM from Tuesday, August 23rd through Friday, August 26th. During the week of filming, the gravel and dirt overflow parking lots at PVIC will be used for cast/crew parking. The crew will be striking the production at the lighthouse from 7:00 AM to 7:00 PM from Monday, August 29th through Friday, September 2nd. Filming activity at the lighthouse location will include smoke, flame and gunfire effects. The production involves a total cast and crew of 110 persons. Public access to and parking in the paved lots at PVIC will be maintained during this film shoot. However, parking in the Coast Guard's dirt lot near the lighthouse will be unavailable during this film shoot. There will be no weekend filming activity.

For questions about location filming in Rancho Palos Verdes, please contact the City's Film Permit Desk at (310) 544-5226 or film@rpvca.gov.

- Notice of Tax-Defaulted Property Sale 2016A: Staff has received notice that one (1) parcel in the City will be offered at public auction by the County on October 17th and 18th as a part of Tax-Defaulted Property Sale 2016A (see attachment). If the City determines that this property is needed for public purposes, the City must file a written

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statement setting forth the purpose of the acquisition and the necessary Chapter 8 Agreement forms on or before September 9th.

This property (APN 7577-016-008) is a single-family home in the *Grandview* neighborhood, located near Silver Spur Road and Basswood Drive. The property has a long history of code violations for property maintenance (or lack thereof). Since the property does not abut City property or provide undeveloped open space, the only conceivable public use to which the City might put the property would be to purchase it for rehabilitation and re-sale as affordable housing. However, Staff believes that the public interest would be better served to allow the house to be sold at auction so that a new owner could rehabilitate the property and resolve the long-standing maintenance issues. Therefore, Staff does not intend to pursue the acquisition of this property.

- 2016 League Annual Conference Resolutions: On August 15th, Staff received the attached Annual Conference Resolutions packet from the League of California Cities (League). Staff intends to review this year's resolution and present a recommendation for the City Council's consideration at its September 6th meeting. The League meets this year in Long Beach on October 5th-7th.

Attachments:

- Crime Report Stats – Page 23
- Staff Report Regarding *Highpark* CFD (Dated 7/27/16) – Page 32
- Tax Sale 2016A Notice and Property List (excerpt) – Page 38
- 2016 League Annual Conference Resolutions Packet – Page 41

FINANCE

- Simplified Pension Actuarial Data with GovInvest: The City recently purchased access to the GovInvest web portal. GovInvest helps public agencies visualize and understand complex pension actuarial data. Finance will now be able to adjust pension actuarial assumptions in real-time, run different pension scenarios and view key metrics such as:
 - Cost and liability projections
 - Sensitivity analysis
 - Investment return analysis
 - Demographic analysis
 - Plan membership

PUBLIC WORKS

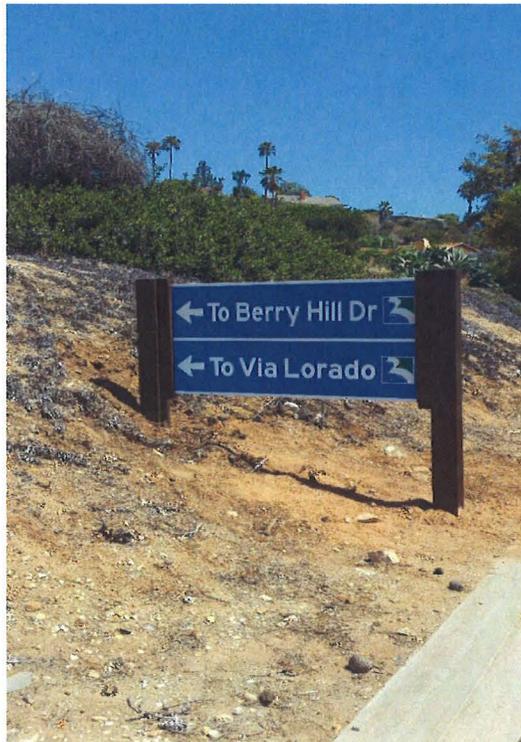
- Public Works Administration: Initiated a total of 351 Purchase Orders for FY 15-16 budgeted Public Works capital project design, construction, and construction management services, as well as purchases of various services, supplies, and equipment (for a total value of over \$13 million).

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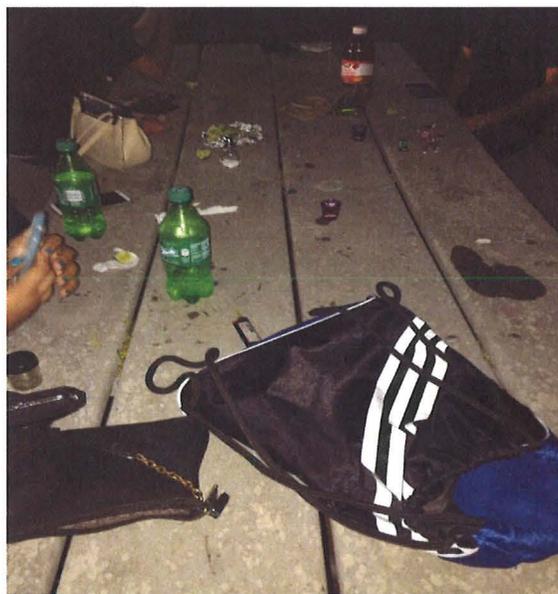
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- Maintenance: Personnel installed a new advanced intersection sign at Berryhill and PVDW.



New Park security vendor interrupted an underage drinking party at Ladera Linda Park on Friday, August 12th, at approximately 8:00 p.m. Vendor notified LA County Sheriff's Office. Juveniles were detained until they could be released to their parents.



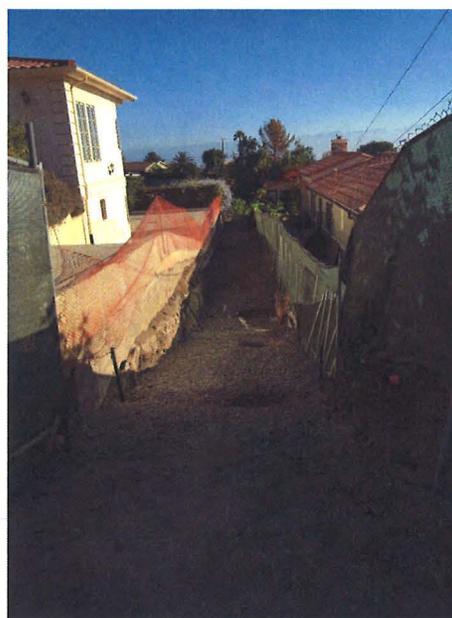
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New Park Security vendor observed two intoxicated homeless people in Eastview Park. Officer directed them to leave the Park.

- Sunnyside Ridge Trail Project Update: The work at Sunnyside Ridge Trail continues this week with work between the homes. The contractor will begin construction of the retaining structure that will support the trail from SSR Road toward the canyon. Three caissons will be drilled first, to anchor the structure, followed by forming and placement of concrete and masonry wall blocks. The structure will be largely hidden when the project is complete. Only the wall faces will show and they will be treated with stucco to match the existing walls in the area.



- ADA Access Improvements Del Cerro: Staff has been working with the Los Angeles County Community Development Commission to redesign the ADA project at Del Cerro Park. LA County CDC is open to our changes and we are entering the design phase for this project.
- Hawthorne Boulevard Center Medians: Staff is gathering all the necessary information and preparing a grant application to the Urban Rivers Program to replace the “green asphalt” with native and drought tolerant plants along Hawthorne Boulevard center medians from Palos Verdes Drive West to Indian Valley Road. This item will likely be presented to the City Council at their September 6th meeting for authorization to apply for the grant.
- Hawthorne Boulevard Signal Synchronization Project: A notice to proceed has been issued for this project. Eighty percent of the material submittals have been received and approved. Staff anticipates the contractor will begin investigating the locations of underground utilities by potholing within the next couple of weeks.

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- Palos Verdes Drive South Bicycle Compatible Bike Lane Improvement Project: The plans and specifications for this project are seventy-five percent complete. The upcoming bike lane project consists of widening the road by reducing the center medians along PVDS from Conqueror Drive to approximately 1,350 feet west of Schooner Drive to accommodate a six feet bike lane on each side of the road.

COMMUNITY DEVELOPMENT

- Trump National's Annual Wine & Beer Festival: The 8th Annual Wine & Beer Festival will be held this Sunday (August 21st) at Founder's Park and the Trump golf course. The event is expected to draw 2,000 visitors and will occur from noon to 4pm. Trail closure signs/maps will be installed on site and setup will occur on Saturday (August 20th), the day before the event. Staff will be onsite the day of the event to ensure compliance with all conditions of approval and to address any issues that may arise during the event.
- House Fire at 30414 Ganado Drive: Last Thursday, the fire department responded to a house fire at the subject property. As a result, the City's Building Official inspected the structure damaged by the fire and found that the attached garage (with parked vehicles) was completely destroyed. Some damage also affected the interior of the home. Due to the extent of the damage, the utilities were shut off until the damaged wiring and interior piping can be repaired. Based on the Building Official's assessment, the garage will need to be rebuilt and was therefore posted "Restricted Access" due to the extent of damage and to allow property retrieval and clean-up. Occupancy of the dwelling can occur once the utilities are restored and certain repairs are made. Per Section 17.84.060(2) of the RPVMC, the damaged structure is allowed to be rebuilt in the same footprint and height and Section 17.78.010(F) allows, among other things, that the City waive "any permit or application fee" provided that the homeowner demonstrates that their insurance policy does not cover said fees. Staff will be working closely with the property owners through the rebuild process.
- Sol Y Mar (Crestridge) Director Memo on the Mansard Roofs: On August 12, 2016, after working with concerned neighbors and the Developer, the Director approved specific colors, texture and glare for the flat portion of the mansard roofs on Building Nos. 7, 14, 15, 17 and 18. A copy of the August 12th memo memorializing the Director's decision is attached to this report, and was transmitted to the developer and concerned neighbors. Attached are photos of the flat portion of the mansard roof shown as the original white roof and afterwards with the Director-approved color roof for Building No. 18.
- California Water Conditional Use Permit Status Update: In May 2015, the Crest Road location of California Water Service (Cal Water) submitted an application to amend their Conditional Use Permit (No. 172) to install a 1,000 gallon above ground diesel fuel tank. The Planning Commission conducted public hearings on the application in November and December 2015, and after receiving several public comments and concerns, it was determined that the entire Conditional Use Permit required an update

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due to the nature of the current activities taking place at the site. The requested application has been held in abeyance to allow Staff to work with the neighbors, as well as the Cal Water staff, to address the operational concerns at the site. To date, Staff has held regular meetings with the neighbors and Cal Water Staff to reach a consensus on the issues before going back to the Planning Commission. Since these meetings have not occurred during the summer and Cal Water has not been as responsive recently to public inquiries, at the August 9th Planning Commission meeting, a member of the public asked for an update on the Cal Water project. The Planning Commission directed Staff to bring a status report on the proposed project at its September 13th meeting.

- Santa Monica Airport: In 2014, the residents of Santa Monica voted to pass Ballot Measure LC, which mandates that, if the Santa Monica Airport is permanently closed for aviation use, the property will be converted for parks, open space, and recreational facilities, unless the voters decide otherwise. The ballot measure followed years of litigation and legal setbacks with the FAA and aviation trade groups in which the City failed in its efforts to restrict larger aircraft operations in Santa Monica Airport to reduce aircraft noise and emissions. In late July 2016, attorney Jonathan Stein, representing an unknown number of residents near Santa Monica Airport informed City Manager Rick Cole that he plans to file 8,473 tort claims against the City over the nuisance created by its airport. Stein also announced his intention to file claims for up to 33 schools seeking damages for the noise and air quality nuisance created by the airport. Stein indicated that the potential damages to the City would exceed \$100 million. On July 26th, the Santa Monica City Council unanimously approved a motion to consider a resolution indicating its intent to close the Santa Monica Airport by June 30, 2018, or as soon as legally permitted. Council directed Staff to bring the proposed resolution at its August 23rd meeting. Stein's litigation, with its threat of costing the City of \$100 million in damages could be intended to pressure the Council into approving the resolution.
- Draft PC Agenda: Attached is the draft agenda for the Planning Commission meeting on August 23, 2016.
- Applications of Note: Attached is a table with a summary of the Applications of Note that were submitted to the Department between Wednesday, August 10, 2016 and Tuesday, August 16, 2016.

Attachments:

- Sol y Mar – August 12, 2016 Director Memo on Mansard Roofs – Page 66
- Sol y Mar Pictures of the Mansard Roof for Building No. 18 – Page 76
- Draft PC Agenda – Page 77
- Applications of Note – Page 80

RECREATION & PARKS

- Volunteer Event: On Sunday, August 21st, a volunteer event is scheduled at the PVIC Native Plant Garden from 10 am to noon. Enjoy a 180-degree ocean view while experiencing hands-on learning. Participants learn about native California plants and valuable gardening skills and all ages and skill levels are welcome. Close-toed shoes are required and please bring sunscreen, a hat and a bottle of water. Bring gardening tools such as pruners, shovels, and gloves if you have them. To RSVP, please contact Megan Roy at mroy564@gmail.com.
- Volunteer Project Wrap-up: Last week, the Volunteer Program provided an opportunity for a local 8th grader to do eight hours of volunteer work and earn his 'Citizenship in the Community' Boy Scout Merit Badge. He worked in three areas during the week. He assisted the Open Space Management Team by collecting debris from the McBride Trail, he scraped and painted the bench near the Hesse Park Community Center, and he pruned and trimmed plants in the Native Plant Garden at PVIC.



- Little Critter Afternoon Tales Wrap-up: Last Wednesday, August 10th, 25 parents and 31 children enjoyed the monthly story time enrichment program at Hesse Park, led by PVLD staff.
- Healthy RPV Program:
 - Yoga in the Park: Eleven people attended the free outdoor Yoga in the Park class on Tuesday morning at Ryan Park.
 - Open Gym: Drop-in basketball is available on Sundays at Miraleste Intermediate School from 8 am to 10 am and at Peninsula High School from 2 pm to 4 pm, and on Tuesdays from 7 pm to 9 pm at Miraleste Intermediate School. A total of 40 people enjoyed Open Gym this week!
- 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, a five-day youth sports camp, and one private rental. The Department's summer adult coed softball league continues this week on Sunday afternoon.

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- Ladera Linda Park: The facilities are rented this week for four indoor recreation classes and a five-day indoor recreation camp. The YMCA Summer Camp continues this week, Monday through Friday, with all-day activities for youngsters from 8 am to 6 pm.
- PVIC and Docents: On Thursday morning, Recreation staff will lead parents and children in an hour of story time at the monthly Little Fish Tales by the Sea enrichment program. The Sunset Room is rented for a Wednesday night non-profit group rental and on Friday night for a wedding reception. On both Saturday and Sunday night, the Amphitheater and Sunset Room are rented for a wedding ceremony and reception.
- Ryan Park: The facilities are rented this week for three outdoor youth sports classes.
- REACH Therapeutic Recreation Program: REACH heads to the Los Angeles Zoo this Saturday, for a day of fun in the sun with animals.

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 b.camp@cox.net 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 Con- tact b.camp@cox.net 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>	

October 2016

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

September 6, 2016 – (Time Est. – 4 hrs 5 mins)

Closed Session: Potential Litigation; Existing Litigation

Mayor's Announcements:

City Manager Report:

Consent

Consider the Adoption of the Finance Advisory Committee Work Plan
Consider Amendment to Agreement for Traffic Signal Maintenance – Aegis, ITS, Inc.
Consider Award of Contract for Roadway Maintenance
Consider Grant from Calif Urban Rivers for Hawthorne Blvd. Center Median Project
Consider Marilyn Ryan Park Signage
Consider Award of Contract for Founders Park
Consider Appointment of Mayor as Voting Delegate-Alternate League CA Cities Mtg
Consider Adoption of Ordinance No. 588 – Appt of Dept Heads
Consider Renewal of Portuguese Bend Nursery School Agmt

Public Hearings

Consider Conditional Use Permit Revision "S" – Terranea Resort (10 mins)

Regular Business

Consider Update on Del Cerro Parking Plan (45 mins)
Consider Involvement & Communication with the PVPLC Board of Directors (20 mins)
Consider League of California Cities 2016 Annual Conference Resolutions (15 mins)
Consider Updates to Council Protocol (45 mins)
Consider Revised Fraud, Waste, and Abuse Hotline (20 mins)
Consider Initiation of Code Amendment for Minor Modification Process (30 mins)
Consider Extensions of City Hall Monopole Lease Agreements (15 mins)

September 20, 2016 – (Time Est. – 3 hrs 40 mins)

Closed Session:

Study Session: (15 mins)

Mayor's Announcements:

City Manager Report:

Consent

Consider Prop A Fund Exchange – Rolling Hills and Montebello
Consider Award of Contract to LA Conservation Corps for At-Risk Youth
Consider Award of Contract for ALPR Infrastructure Construction
Consider Award of Contract for Altamira Canyon Culvert Modifications at PVDS
Consider Award of Contract for Storm Drain Deficiency Improvement Program

Public Hearings

Consider Options for Code Amendment to Prohibit Short-Term Rentals (45 mins)
Consider Reso. to Declare Certain Areas in City for Underground Utility District (10 mins)

Regular Business

Consider Update on the Palos Verdes Preserve Operations (20 mins)
Consider Initiation to Terminate Dedication Easement - Elkmont Canyon (1 hr)
Consider Adoption of Employer Employee Resolutions (EER) (15 mins)
Consider RPV Overhead Utilities Conversion Plan (10 mins)

October 4, 2016 – (Time Est. – 2 hrs 5 mins)

Closed Session:

Mayor’s Announcements:

City Manager Report:

Consent

Public Hearings

Regular Business

Consideration and Possible Action to Review the Status of Border Issues (10 mins)
Consider Refurbishment and Installation of Bubbles Statue at Lower Pt. Vicente (30 mins)
Consider Update of Personnel Rules (20 mins)
Consider Moving Elections to Even Numbered Years (20 mins)

October 18, 2016 – (Time Est. – 1 hr 55 mins)

Closed Session:

Study Session: (15 mins)

Mayor’s Announcements:

City Manager Report:

Consent

Consider Award of Contract for Fuel Modification Services by Grazing

Public Hearings

Regular Business

Consider Introduction of Ordinance to Adopt New California Building Codes (15 mins)
Consider Code Amendment Initiation Request regarding Noise Ordinance (20 mins)
Consider Year-End Financial Update (20 mins)

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

Closed Session:

Mayor's Announcements:

City Manager Report:

Consent

Consider Adoption of Ordinance to Adopt New California Building Codes

Public Hearings

Regular Business

Consider Report regarding Participation in LA County Fire District (45 mins)

November 15, 2016 – (Time Est. – 2 hrs 25 mins)

Closed Session:

Study Session: (15 mins)

Mayor's Announcements:

City Manager Report:

Consent

Public Hearings

Consider Residential Rate Adjustment Request for EDCO Disposal Corporation (15 mins)
Consider Los Serenos de Point Vicente Docents' Proposal (1 hr)

Regular Business

Consider App. Deed Restrictions Meas. A Funded City Open Space Acquisitions (10 mins)

December 6, 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

December 20, 2016 – (Time Est. – 1 hr)

Closed Session:

Study Session: (15 mins)

Mayor's Announcements:

City Manager Report:

Consent

Public Hearings

Regular Business

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'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)

July 19, 2016 - Review of Municipal Code Chapters 2.04 and 2.08 (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]

July 19, 2016 - Council Protocol (Brooks) [City Attorney to research matter and return with an item by 9/6/16]; Conditional Use Permit Condition Compliance on York Property (Duhovic) [Staff will research and report to Council]; Report regarding Participation in LA County Fire District (Misetich) [Agendized on 11/1/16]

August 16, 2016 – Ladera Linda Soil Issue (Dyda) [Staff to work with City Attorney and provide update]; Moving Elections to Even Numbered Years (Misetich) [City Clerk staff to work with City Attorney - Agendized on 10/4/16]

PVPtv Cox 35 / FIOS 39 Programming Schedule Guide Schedule - 08/21/16 - 08/27/16							
	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
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					The City of Rancho Palos Verdes City Council Meeting August 16th, 2016	The City of Rancho Palos Verdes City Council Meeting August 16th, 2016	The City of Rancho Palos Verdes City Council Meeting August 16th, 2016
7:00 AM - 7:30 AM							
7:30 AM - 8:00 AM							
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							
12:30 PM - 1:00PM							
1:00 PM - 1:30PM	The City of Rancho Palos Verdes Planning Commission Meeting August 9th, 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	The City of Rancho Palos Verdes City Council Meeting August 16th, 2016	The Palos Verdes Peninsula Unified School District (PVPUSD) Board of Education Meeting	LIVE - The City of Rancho Palos Verdes Planning Commission Meeting August 23rd, 2016	Rolling Hills Estates City Council Meeting - 2nd and 4th week	The City of Rancho Palos Verdes City Council Meeting August 16th, 2016	Rolling Hills Estates City Council Meeting - 2nd and 4th week	The City of Rancho Palos Verdes City Council Meeting August 16th, 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	PVPtv Community Calendar & Public Announcements	PVPtv Community Calendar & Public Announcements	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							

**LOS ANGELES COUNTY SHERIFF'S DEPARTMENT- LOMITA STATION
REPORTED CRIMES & ARRESTS BETWEEN 08/07/2016 - 08/13/2016**

LOMITA:

CRIME	FILE #	RD	DATE	TIME	LOCATION	METHOD OF ENTRY	LOSS	ADDITIONAL INFORMATION
GRAND THEFT (AUTO)	16-02927	1711	8/8/2016	1100-1525	2300 BLK 250TH ST	N/A	2012 WHI 4DR TOYOTA PRIUS	SUSPECT(S) UNKNOWN. VEH RECOVERED.
PETTY THEFT (SHOPLIFTING)	16-02948	1714	8/9/2016	1730	25800 BLK NARBONNE AV	OPEN FOR BUSINESS	MASSAGER, GLOVES (RECOVERED)	1 SUSPECT ARRESTED
ROBBERY / DOMESTIC VIOLENCE	16-02979	1714	8/12/2016	0000	2000 BLK PCH	N/A	KEYS	A PHYSICAL ALTERCATION OCC'D BETWEEN THE SUSP AND GIRLFRIEND. SUSP FORCEFULLY GRABBED THE VICT'S KEYS AND FLED THE LOC.
ARRESTS: BURGLARY-1, DOMESTIC VIOLENCE-2, DRUGS-3, DRUNK-1, VEHICLE VIOLATION-1, WARRANTS-8								

RANCHO PALOS VERDES:

CRIME	FILE #	RD	DATE	TIME	LOCATION	METHOD OF ENTRY	LOSS	ADDITIONAL INFORMATION
BURGLARY (VEHICLE)	16-02940	1732	8/8/2016-8/9/2016	1700-0900	29600 BLK WHITLEY COLLINS	NO SIGNS OF FORCED ENTRY	VEH REGISTRATION, GARAGE DOOR OPENER, GLASSES, KEYS	SUSPECT(S) UNKNOWN
BURGLARY (RESIDENTIAL)	16-02936	1736	8/8/2016	2200-2300	6900 BLK ALTA VISTA DR	SLIDING GLASS DOOR SHATTERED	NOTHING TAKEN	SUSPECT(S) UNKNOWN
BURGLARY (VEHICLE)	16-02950	1744	8/8/2016-8/9/2016	0000-1430	28900 BLK WESTERN AV	KEY HOLE POSS PICKED	VEHICLE BATTERY	SUSPECT(S) UNKNOWN
BURGLARY (RESIDENTIAL)	16-02951	1734	8/9/2016	2025-2037	29200 BLK STADIA HILL LN	SLIDING GLASS DOOR SHATTERED	NOTHING TAKEN	S1 MALE/511-600/WRG DK CLOTHING, AND S2 UNK/601/WRG DK CLOTHING
BURGLARY (RESIDENTIAL)	16-02937	1734	8/8/2016	1700-2300	6400 BLK PARRLYNN DR	REAR SLIDING GLASS DOOR SHATTERED	WATCH	SUSPECT(S) UNKNOWN
GRAND THEFT	16-02963	1739	8/10/2016	1930	30600 BLK CARTIER DR	N/A	JEWELRY	2 SUSPECTS ARRESTED
ADW (VEHICLE)	16-02978	1731	8/11/2016	2325	BLACKHORSE RD/HAWTHORNE BL	N/A	N/A	UNK SUSP IN A 4DR BLK OR DARK SEDAN WITH TINTED WINDOWS AND POSS DENT IN HOOD STRUCK THE VICT WITH THE VEH. VICT WAS RIDING HIS SKATEBOARD. SUSP FLED THE LOC.

BURGLARY (RESIDENTIAL)	16-02980	1734	8/11/2016	2130- 2145	VIA PORTO GRANDE	SLIDING GLASS WINDOW ON THE 2ND LEVEL	SAFE, 2012 GRY LEXUS RX350	SUSPECT(S) UNKNOWN
GRAND THEFT (AUTO)	16-02976	1734	8/11/2016	2130- 2145	VIA PORTO GRANDE	N/A	2012 GRY 4DR LEXUS RX350	SUSPECT(S) UNKNOWN
ARRESTS: DOMESTIC VIOLATION-1, DRUGS-3, RAPE-1, VANDALISM-1, VEHICLE VIOLATIONS-3, WARRANTS-6								

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
BURGLARY (RESIDENTIAL)	16-02931	1721	8/8/2016	2011	LARIAT LN	NO SIGNS OF FORCED ENTRY	NO LOSS	2 SUSPECTS ARRESTED
PETTY THEFT	16-02939	1721	8/9/2016	0618	STRAWBERRY LN	N/A	PRESSURE WASHER	SUSPECT(S) UNKNOWN.
BURGLARY (VEHICLE)	16-02973	1724	8/11/2016	1830- 1900	500 BLK DEEP VALLEY DR	FRONT PASSENGER WINDOW SMASHED	PURSE, U.S. CURRENCY, CDL, MISC CREDIT CARDS, PRESCRIPTION MEDICATION	SUSPECT(S) UNKNOWN
ARRESTS: BURGLARY-2, DOMESTIC VIOLENCE-1, VEHICLE VIOLATION-1								

SAN PEDRO:

CRIME	FILE #	RD	DATE	TIME	LOCATION	METHOD OF ENTRY	LOSS	ADDITIONAL INFORMATION
BURGLARY (VEHICLE)	16-02974	1750	8/5/2016- 8/10/2016	1600- 1000	1300 BLK W 7TH ST	REAR WINDOW REMOVED	MEDICATION	SUSPECT(S) UNKNOWN
NO ARRESTS DURING THIS TIME								

PVP:

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



2016 PART I - 2nd QUARTER COMPARISON Rancho Palos Verdes

	2016	2015	2014	2013
Homicide	0	0	0	0
Rape	1	1	1	1
Robbery	1	2	1	0
Aggravated Assault	1	7	3	5
Burglary, Residence	17	35	40	44
Burglary, Other Structure	3	5	7	7
Vehicle Burglary	14	28	21	29
Theft from Unlocked Vehicle	33	15	18	50
Other Larceny / Theft	14	31	19	34
Grand Theft Auto	8	6	9	9
Arson	0	0	1	0
TOTAL	92	130	120	179



PART II CRIME ACTIVITY COMPARISON

Rancho Palos Verdes 2nd Quarter

	2016	2015	2014	2013
Forgery	6	3	4	6
Fraud/ID Theft	27	44	57	41
Sex Offense, Felony	3	1	0	3
Sex Offense, Misdemeanor	2	1	1	0
Non-Aggravated Assault	17	8	8	16
Weapon Laws	0	0	1	0
Offenses Against Family	5	2	2	1
Liquor Laws	0	0	0	0
Drunk-Alcohol/Drugs	4	1	2	4
Disorderly Conduct	2	3	3	3
Vagrancy	0	0	0	0
Gambling	0	0	0	0
Drunk Driving-Vehicle/Boat	3	4	6	5
Vandalism (Non-graffiti)	13	16	9	16
Vandalism (Graffiti)	2	5	2	1
Receiving Stolen Property	1	0	0	0
Federal Offenses w/o money	1	0	2	0
Federal Offenses w/ money	1	4	5	2
Felonies, Misc	1	1	2	6
Misdemeanors, Misc	4	2	1	3
TOTAL CRIME	92	95	105	107
ARRESTS				
Part I	13	7	12	13
Part II	96	69	79	42
TOTAL ARRESTS	109	76	91	55
Burglaries	4	2	7	7
GTA's	2	0	2	0
Narco	11	6	17	5



RANCHO PALOS VERDES

Traffic Stats

2014

2015

2016

Apr May Jun Average Apr May Jun Average Apr May Jun Average

	Apr	May	Jun	Average	Apr	May	Jun	Average	Apr	May	Jun	Average
Total Collisions	9	15	13	12	18	20	13	17	23	20	20	21
Injury Collisions	5	6	4	5	7	9	5	7	8	6	7	7
Enforcement Index	41	32	59	44	24	12	33	23	13	18	12	14
Hazardous Cites	204	189	229	207	170	111	163	148	99	109	84	97
Non-Haz Cites	14	19	44	26	17	6	16	13	43	50	38	44
Parking Cites	23	7	8	13	53	46	71	57	310	329	155	265
DUI Arrests	3	0	3	2.0	2	1	1	1.3	1	0	1	1
DUI Collisions	2	0	1	1	2	0	1	1	0	0	1	0.3
Fatal Collisions	1	0	0	0.3	0	0	0	0	0	0	0	0

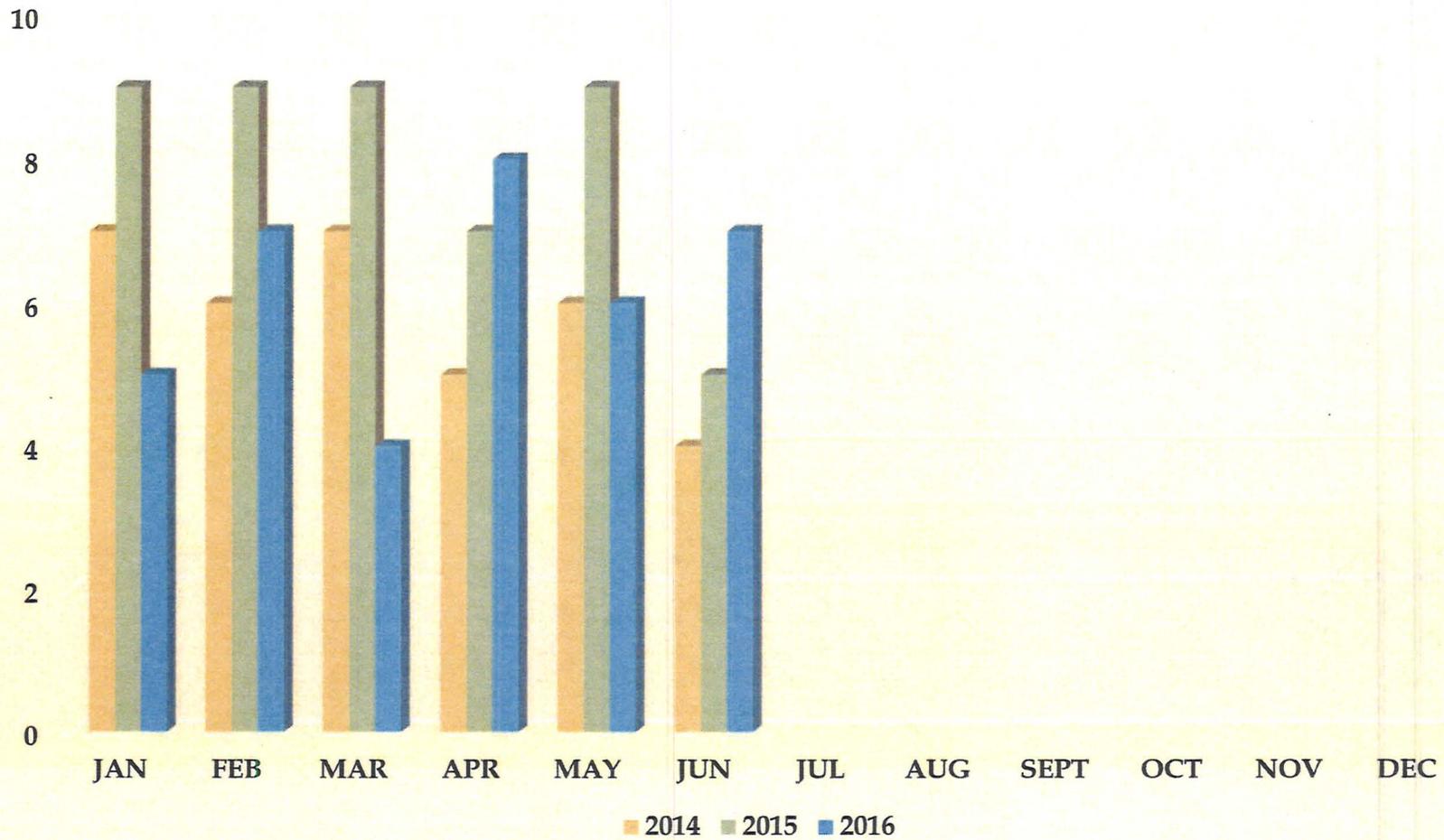
*Traffic Enforcement Index: Haz.Cites + DUI Arrests / Fatal + Injury Collisions (20:1)

2nd Quarter Comparison



RANCHO PALOS VERDES

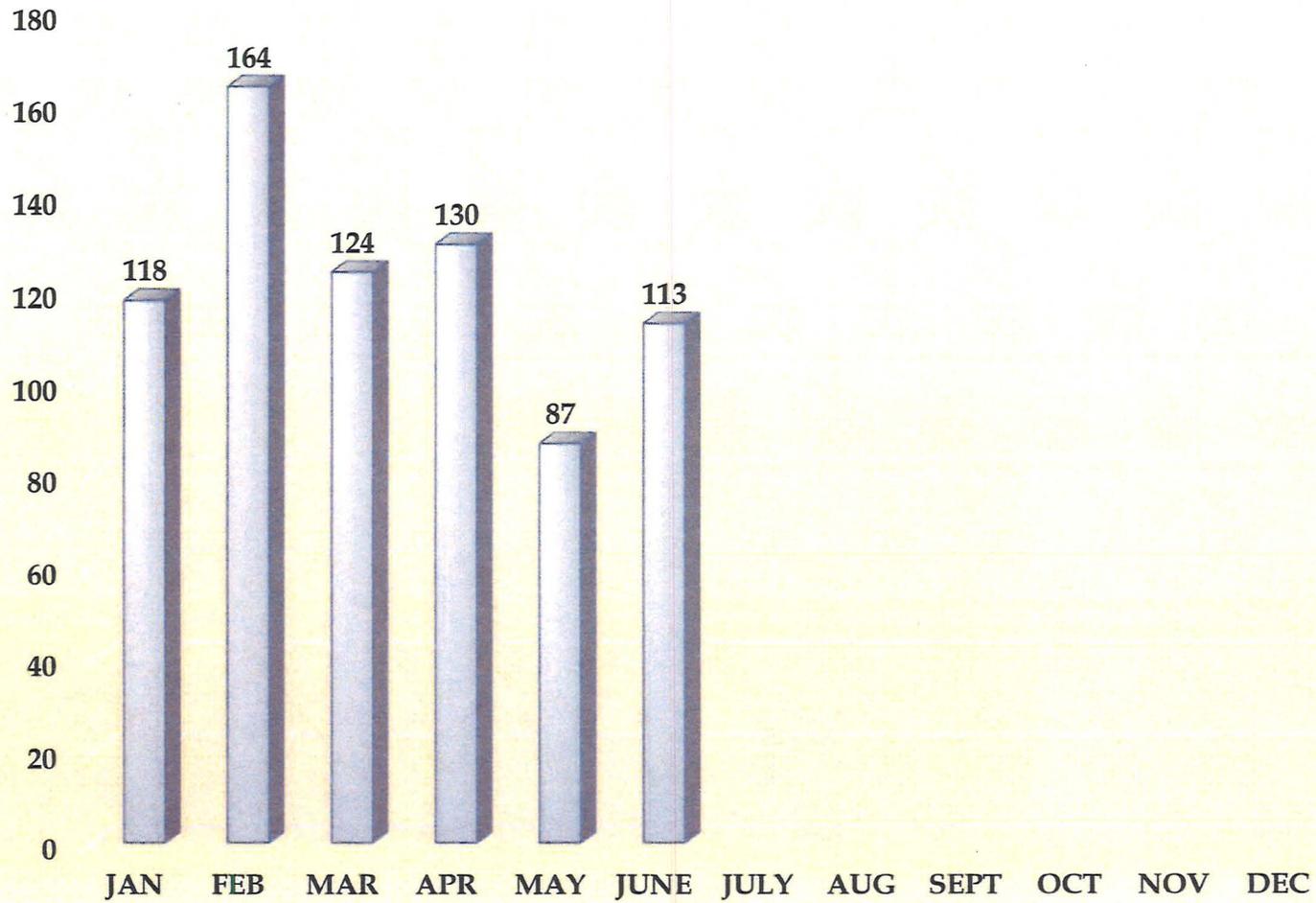
Injury Traffic Collisions





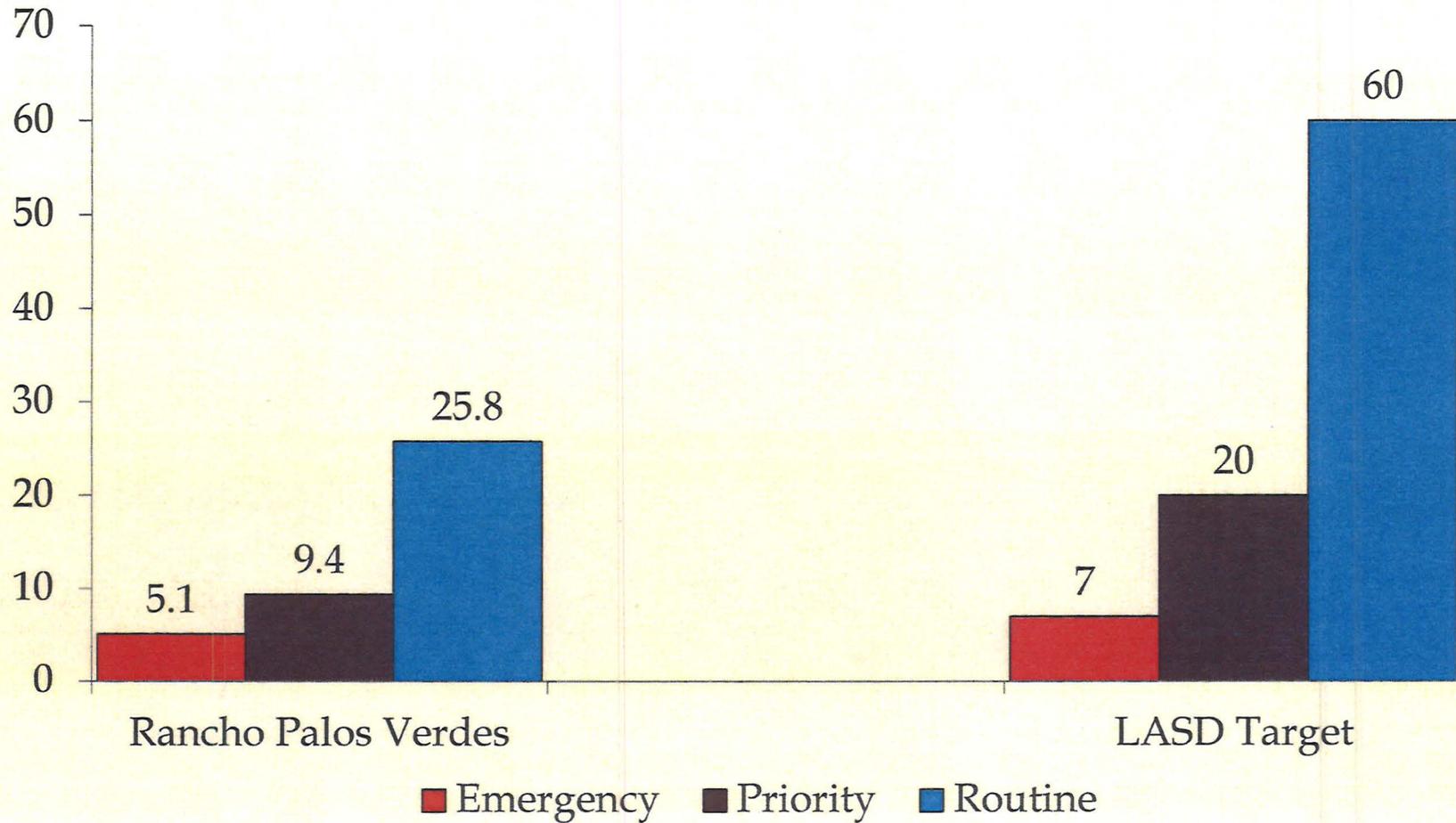
RANCHO PALOS VERDES

False Alarms



Rancho Palos Verdes

2nd Quarter Average Response Times





Westmed/McCormick Ambulance

Rancho Palos Verdes

April 2016

Date Period	1-2	3-9	10-16	17-23	24-30		
Response Period	Week 1	Week 2	Week 3	Week 4	Week 5	Week 6	Total
0:00 to 8:59	10	31	35	31	44		151
9:00 to 14:59	3	2	2	4	4		15
15:00 +	1	0	1	1	0		3

	Week 1	Week2	Week3	Week4	Week 5	Week 6	Total
Total Responses	14	33	38	36	48	0	169
Total On Time	10	31	35	31	44	0	151
Total Late	4	2	3	5	4	0	18

Total Compliance: 89.3%



Westmed/McCormick Ambulance

Rancho Palos Verdes

MAY 2016

Date Period	1-7	8-14	15-21	22-28	29-31		
Response Period	Week 1	Week 2	Week 3	Week 4	Week 5	Week 6	Total
0:00 to 8:59	35	44	41	36	23		179
9:00 to 14:59	5	4	6	5	1		21
15:00 +	0	0	0	0	0		0

	Week 1	Week2	Week3	Week4	Week 5	Week 6	Total
Total Responses	40	48	47	41	24	0	200
Total On Time	35	44	41	36	23	0	179
Total Late	5	4	6	5	1	0	21

Total Compliance: 89.5%



Westmed/McCormick Ambulance

Rancho Palos Verdes

June 2016

Date Period	1-4	5-11	12-18	19-25	26-30		
Response Period	Week 1	Week 2	Week 3	Week 4	Week 5	Week 6	Total
0:00 to 8:59	30	37	47	37	25		176
9:00 to 14:59	4	6	5	5	3		23
15:00 +	1	0	1	0	0		2

	Week 1	Week2	Week3	Week4	Week 5	Week 6	Total
Total Responses	35	43	53	42	28	0	201
Total On Time	30	37	47	37	25	0	176
Total Late	5	6	6	5	3	0	25

Total Compliance: 87.6%

LREPORT FROM

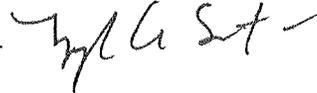
OFFICE OF THE CITY ADMINISTRATIVE OFFICER

Date: July 27, 2016

CAO File No. 0670-00001-0002
Council File No.
Council District: 15

To: The City Council
The Mayor

From: Miguel A. Santana, City Administrative Officer



Reference: Communities Facilities District Application dated January 14, 2015

Subject: **APPROVAL OF COMMUNITY FACILITIES DISTRICT APPLICATION BY SFI
BRIDGEVIEW, LLC FOR THE HIGHPARK PROJECT**

SUMMARY

The City Administrative Officer (CAO) is in receipt of an Application submitted by SFI Bridgeview, LLC seeking formation of a Mello-Roos Community Facilities District (CFD) to finance a portion of the infrastructure costs for a residential development in San Pedro (Attachment A). SFI Bridgeview, LLC is a subsidiary of IStar Financial Inc., a publicly traded finance company that primarily deals in real estate. IStar Financial Inc. was the primary lender for the project commencing in 2005 and assumed sole ownership of the property in 2010. The application reflects the original name of the proposed project as Ponte Vista. Earlier this year, this Office was notified that the proposed project was rebranded as Highpark. All other aspects of the proposed project remain the same. This report recommends that the Council and Mayor grant approval of the CFD Application and authorize the CAO to proceed with the CFD formation process in accordance with the City's Mello-Roos policies.

BACKGROUND

The City's Mello-Roos policies establish the procedures for the receipt and evaluation of applications for Mello-Roos financing. The policies require the review of an application by an Interdepartmental Review Committee (Review Committee) consisting of two subcommittees, the Finance Subcommittee and the Infrastructure Subcommittee. The Infrastructure Subcommittee is comprised of staff from the Planning Department, who serves as chair, City Engineer and the Department of Transportation. The Finance Subcommittee is comprised of staff from the CAO, who serves as chair, City Attorney's Office and the Treasurer. The two sub-committees review CFD applications and make recommendations as to whether the proposed improvements to be funded are consistent with planning, engineering and transportation approvals and that the improvements to be funded with bond proceeds are consistent with the City's Mello-Roos policies and that the developer demonstrates the ability to complete the project as specified.

PROPOSED PROJECT

The proposed project is a residential development project located on 61.5 acres at the site of the former U.S. Navy San Pedro Housing complex at 26900 South Western Avenue. The area is bordered by Western Avenue, Fitness Drive, the U.S. Navy's Defense Fuel Support Point and Mary Star of the Sea High School.

The proposed project involves the demolition of existing structures comprised of 122 duplexes, one single-family home and other structures. The redevelopment of the site will include up to 676 residential dwelling units, including single-family homes, townhomes and flats, recreational facilities, parks and a trail along the perimeter. The roadways within the project will be private streets, with entrance via two gated access points, which will supersede standard street requirements mandated by the Municipal Code and will be privately maintained. The recreation centers will be restricted to residents only; all open space and trail will be accessible to the public.

The details of the maximum permitted dwellings and use of open space are as follows:

Single-family homes	208
Townhomes and flats	468
Recreation centers and open space	24.15 acres

The primary recreation center will be located near the center of the proposed project, the secondary recreation center will be located at the southeast portion of the development. Both centers will include features such as swimming pools, sun decks, club rooms, outdoor courts, promenade decks, fitness rooms, spas, and outdoor fireplace and barbeque areas with dining and lounge seating.

Larger neighborhood parks will serve as community open space and will include typical park features and programming to promote a healthy lifestyle and a sense of community.

The land use, entitlement and environmental clearance processes culminated in the approval of the Ponte Vista at San Pedro Specific Plan by the Mayor and Council in March of 2014 (C.F. 13-1646).

Based on the preliminary bond sizing submitted with the application, SFI Bridgeview, LLC proposes a bond issuance of approximately \$22 million.

MELLO ROOS CRITERIA

In order for a project to qualify for financing under the City's Mello-Roos policies, there must be a finding that the project includes extraordinary public benefit and is financially feasible.

Extraordinary Public Benefit

The factors that may be considered when reviewing extraordinary public benefit are: regional benefit, accelerated improvements, additional public improvements beyond those required as a condition of development, environmental benefits, and low-income housing and economic development. The application lists the following extraordinary public benefits:

- New single family and multi-family homes to the San Pedro area that reinforce the prevailing community character;
- New housing on unutilized land that will contribute to relieving housing shortages in the area;
- Improved visual character of the site;
- New 2.4-acre public park;
- Public perimeter walking path that will circle the entire property and public access to all pocket parks and open spaces;
- Approximately 3,500 new trees;
- Streetscape upgrades to the eastern side and center median of Western Avenue;
- Proposed payment of \$70,000 to the City of Rancho Palos Verdes for streetscape improvements along the western side of Western Avenue;
- Permanent access road from Western Avenue to Mary Star of the Sea High School;
- Parking along Mary Star Road for public access to parks and perimeter trail;
- Secondary vehicular access for Seaport Homes;
- Project Labor Agreement with the Building Trades Council of Los Angeles and Orange Counties committing to using union labor for construction;
- Environmental elements such as water conservation features, rainwater catchment systems, drought-tolerant landscaping and shade trees to promote energy conservation;
- Re-engineered drainage channel to convey the off-site stormwater runoff from the culvert at Western Avenue across the southwestern portion of site;
- Community entry features, passive parks, recreation centers;
- Extension of water provision facilities and Fire Department access to the property enhancing regional fire protection;
- To mitigate the impact to library services of the net population increase resulting from the property's development, payment of a \$200 per person fee to be used for books, computers, and other library materials; and,
- Appropriate crime prevention features incorporated into the property design as determined by the Applicant and LAPD.

This Office finds that the project includes various features that constitute extraordinary public benefits pursuant to the City's Mello-Roos policies, such as the additional green space, trees and stormwater improvements which will be of regional and environmental benefit. The conversion of otherwise vacant and underutilized space in an area of the City in need of additional housing will benefit the region, improve the quality of life around adjoining areas and provide for increased economic development.

Project Feasibility

The feasibility of a project is a key consideration in reviewing applications, as it is in the City's best interest to protect its residents by conducting due diligence to determine that any private development that uses public financing will be completed as expected and be able to repay its obligations in a timely fashion. The following factors are considered when reviewing project feasibility: developer qualifications, property owner review, project review, environmental audit, value-to-lien ratios, and third party guarantee of special taxes during project development.

The developer has a number of major projects in its portfolio that demonstrate their ability to execute this project as envisioned. Spring Mountain Ranch by SFI Bridgeview, LLC is a 785-acre, 1,461 unit planned development in the City of Riverside, including features similar to the proposed Highpark project, such as parks, open space and trails. It is the largest planned development project in the area in the last 20 years and has overcome the many challenges resulting from the 2008 housing crisis. KB Homes built the first two phases of the project and is in the process of selling homes. The remainder of the project will be developed in separate phases over the next several years. Los Valles is a 430-acre, 500 unit planned development in the City of Santa Clarita envisioned as an upscale, low-density community with 200 acres of open space, pedestrian trails and a public park. The project is progressing through the approval process. SFI Bridgeview, LLC has not utilized the Mello-Roos District financing for any of its projects, however, the developer is experienced in building developments comparable to the proposed Highpark project. Inexperience with the Mello-Roos District financing component is being addressed by consultant services secured by the developer.

The Highpark project has completed the planning and environmental review process and secured approvals by Council for the project (C.F. 13-1646). The developer submitted an economic analysis that provided pricing recommendations, competitive market position and absorption potential for the proposed project. The study concluded that the proposed development would be very desirable and positioned for strong absorption potential, assuming certain housing market trends.

A value-to-lien ratio (VTL) is a critical factor in assessing a Mello-Roos project. VTL is the ratio of the appraised value of the property and improvements to the total assessments and special tax liens on the project. High VTL ratios mean that there is a greater amount of equity securing the bonds. State law requires a minimum VTL of 3:1. The City's Mello-Roos policies require that a project meet a minimum lien-to-value ratio of 4:1. Highpark currently projects a VTL of 5.9:1, exceeding the City's minimum by a substantial margin.

SFI Bridgeview, LLC was established in 2011 as a subsidiary of IStar Financial Inc. (IStar) and is the property owner. IStar was the primary lender for the project commencing in 2005 and assumed ownership of the project in 2010. IStar is a publicly-traded real estate investment trust focused on commercial real estate. Real estate finance represents the largest share of its business at 32 percent of its total business lines. In terms of property types, mixed use developments represent 16 percent of its business.

SFI Bridgeview, LLC submitted the required Form 10-Q that provides quarterly financial information to the Securities and Exchange Commission for the quarter ending September 2014. No issues or concerns were identified by the Finance Subcommittee about the finances of the developer.

INFRASTRUCTURE FACILITIES

SFI Bridgeview, LLC submitted a list of proposed public facilities to be funded by the CFD. These items include storm drain improvements, sewer improvements, a sewer lift station, water improvements, traffic mitigation, landscaping, a public park, a perimeter walking trail and pocket parks. The total preliminary estimated cost is \$19.1 million. The cost of the proposed facilities will be refined as the project continues development. The final list of proposed facilities will be included in future reports and documents submitted to Council and the Mayor as part of the CFD formation process.

INTERDEPARTMENTAL REVIEW

As previously discussed, the City's Mello-Roos policies require the review of an application by an Interdepartmental Review Committee (Review Committee) consisting of two subcommittees, the Finance Subcommittee and the Infrastructure Subcommittee. The CAO's Office convened staff representing the member departments to discuss the process and review the CFD application. Subsequent meetings were held with the departments and the developer to discuss the application and address department questions. The Infrastructure Subcommittee found that the proposed improvements are consistent with Planning, Engineering and Transportation approvals. Each improvement will still require permit approval by the appropriate department. The Finance Subcommittee reviewed the financials provided by parent company, IStar Financial Inc., and determined that the debt relative to capitalization level was adequate. IStar Financial Inc. is rated by Standard and Poor's Rating Services as B+ and by Moody's Investors Service as B2, which is above investment grade. The Infrastructure and Finance Subcommittees recommend approval of the CFD application.

NEXT STEPS

The next steps after approval of the CFD application by the Mayor and Council include the establishment of the finance team, working with the team and developer to form the district, and develop the bond documents when the project is ready for bond financing. The finance team will be selected from the CAO's prequalified lists for Financial Advisors, underwriters and bond counsel. A trustee will be engaged to administer all funds. A special tax consultant will also be engaged to assist with the formation and administration of the district. This consultant will assist in the development of the appropriate special tax calculation and allocation method. A market absorption consultant will also be engaged to project, supply, demand, the price points and timeframe within which a proposed development will be absorbed by the marketplace. The costs of these consultants will be paid for by the developer pursuant to a Deposit and Reimbursement Agreement that will need to be executed and funded in order for the formation process to commence.

These recommendations are in compliance with the City's Financial Policies.

RECOMMENDATIONS

That the City Council, subject to the approval of the Mayor:

1. APPROVE the application submitted by SFI Bridgeview, LLC requesting the formation of a Community Facilities District for the Highpark project;
2. AUTHORIZE the City Administrative Officer to take actions necessary to engage a finance team, negotiate and execute a Deposit and Reimbursement Agreement with the developer, and move forward with the formation of a Community Facilities District for the Highpark project; and,
3. AUTHORIZE the City Administrative Officer to make technical adjustments as necessary to implement the intent of the Mayor and Council actions.

FISCAL IMPACT STATEMENT

There is no impact on the City's General Fund as a result of the recommended actions. All consultant costs associated with the formation of the Community Facilities District are paid by the developer.

DEBT IMPACT STATEMENT

This report has no debt impact on the General Fund.

ATTACHMENT: CFD Application

MAS:BC:SMB:09160172



**COUNTY OF LOS ANGELES
TREASURER AND TAX COLLECTOR**



JOSEPH KELLY
TREASURER AND TAX COLLECTOR

KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET, ROOM 437
LOS ANGELES, CALIFORNIA 90012
TELEPHONE: (213) 974-1680 FAX: (213) 680-3648

HOME PAGE
TTC.LACOUNTY.GOV

PROPERTY TAX PORTAL
LACOUNTYPROPERTYTAX.COM

August 12, 2016

TO: Public Agencies and Nonprofit Organizations

FROM: Kathy Gloster
Assistant Treasurer and Tax Collector

RECEIVED

AUG 15 2016

SUBJECT: **2016A TAX SALE**

The Treasurer and Tax Collector (TTC) has posted the list of properties for the 2016A Public Auction on its website at <https://ttc.lacounty.gov/Proptax/docs/AuctionList2016A.pdf>. These properties are tax defaulted and subject to the Tax Collector's power to sell. The TTC will offer these properties for sale at public auction on October 17 and 18, 2016.

Some of the properties on the list may be located within your entity's jurisdiction and suitable for a public purpose, e.g., streets, parks, conservation sites, low-income housing, etc. If the authorizing officers of your entity determine that any of the parcels scheduled for this auction should be set aside for a public purpose, your entity may be able to acquire title to such properties through a Chapter 8 Agreement Sale (Agreement Sale) pursuant to Division I, Part 6, Chapter 8 of the Revenue and Taxation Code (R&TC).

Public agencies and nonprofit organizations, with the intent to purchase one or more parcels through an Agreement Sale, must submit both an objection to the public auction of such parcel(s) on the entity's respective letterhead ("Objection") and a completed Application to Purchase Tax-Defaulted Property from the County, form SCO 8-16 ("Application"), attached. The Application must identify the parcel(s) and describe, in detail, the public purpose for acquisition of **EACH** parcel.

In addition to the Objection and Application, a public agency or nonprofit must provide information and/or documentation per the requirements in the attached Chapter 8 Agreement Sale Pre-qualification Requirements sheet. Please carefully review the requirements, as the TTC will not process incomplete submissions. **Even if an entity submits its Objection and Application timely, the TTC will not withdraw the parcel(s) from the auction until all required documentation is received.**

Interested public agencies and nonprofit organizations must submit the Objection, Application, and applicable required documentation on or before Friday, September 9, 2016, either in person or by mail at the address listed above. The TTC will reject any purchase request that is incomplete or submitted after the deadline.

The TTC also requires a preliminary research fee of \$100 per property, which the entity must submit in the form of a check or money order along with the required materials mentioned above. Please note that, pursuant to R&TC Section 3800, the TTC must also recover the notification costs associated with an Agreement Sale, which is \$300 per property. Accordingly, the TTC will add this cost to the purchase price of the property for any Agreement Sale that becomes final. State, public agencies and nonprofit organizations may remit payment for processing fees on the entity's respective official form of payment. County departments may remit the processing fees on a County Warrant or a Journal Voucher Cash Transfer (JVCT).

Upon receipt of the Objection, Application, and required documentation, and the preliminary research fee, the TTC will review and either approve or deny the purchase request. If approved, the TTC will designate the public agency or nonprofit as "Pre-qualified" and forward to the entity an Agreement Sale packet, along with instructions on how to complete the forms and a checklist of requirements. If denied, the TTC will return the purchase request with an explanation of the denial and any information/documentation needed for resubmission, if applicable.

Please be advised that once pre-qualified, the Agreement Sale process is set into motion. Accordingly, if an entity fails to complete the process, either by not providing any additional required documentation or by not paying the purchase price upon finalization of the Agreement Sale, the TTC may ban that entity from future purchases through the Agreement Sale process. Additionally, the entity may be required to pay for any costs incurred by the TTC.

Please also be aware that, pursuant to R&TC Section 3793.1, the purchase price includes the \$300 per-parcel fee indicated above, and the amount of outstanding taxes and penalties accrued up to the submission of the application and beyond, until the month in which the Agreement Sale is finalized. This process may take approximately six to eight months.

The list of properties available for purchase is subject to change due to factors, such as redemption of properties, i.e., property taxes paid in full, or a legal process that requires withdrawal of the parcel from the sale, e.g., bankruptcy. The TTC will inform your entity accordingly of any changes affecting its purchase request.

Should you have any questions, please contact our Chapter 8 Unit at (213) 974-0871.

KG:SM:af

Attachments

ITEM NO	NSB#	LEGAL DESC	LOCATION	MIN BID.	IMPS	MB CURRENT PRIOR	PG PARCEL PARCEL	PCL PARCEL
4949	509	TR=41334 CONDOMINIUM UNIT 7 CITY-BELLFLOWER PROPERTY ADDRESS: 9137 RAMONA ST 7 BELLFLOWER CA 90706-7428	LOT 1 LOCATION	\$75,715	Y	7162 07/7162	012 012	090 090
4950	509	TRACT # 16887 LOCATION CITY-LONG BEACH PROPERTY ADDRESS: 2822 IROQUOIS AVE LONG BEACH CA 90815-1508	LOT 117	\$34,341	Y	7233 05/7233	004 004	008 008
4951	532	TRACT # 21350 LOCATION CITY-RANCHO P V PROPERTY ADDRESS: 26904 FOND DU LAC RD RNCHO PALOS VRDS CA 90275-2361	LOT 38	\$19,874	Y	7577 08/7577	016 016	008 008
4952	538	TRACT NO 15205 LOCATION CITY-NORWALK PROPERTY ADDRESS: 12917 VOLUNTEER AVE NORWALK CA 90650-3118	LOT 225	\$8,902	Y	8047 07/8047	011 011	004 004
4953	583	TRACT # 26697 LOCATION COUNTY OF LOS ANGELES PROPERTY ADDRESS: 1404 BUNBURY DR WHITTIER CA 90601-1217	LOT 34	\$34,778	Y	8120 07/8120	017 017	011 011
4954	568	PUENTE LOTS 8,9 AND AND E 30 FT OF LOT 11 BLK 9 LOCATION CITY-LA PUENTE T PROPERTY ADDRESS: 15849 MAIN ST LA PUENTE CA 91744-4717	LOT 10	\$577,653		8246 05/8246	009 009	017 017
4955	501	LE MARS SUB OF BLK 184 POMONA LOT 13 BLK 1 CITY-POMONA PROPERTY ADDRESS: 971 W 2ND ST POMONA CA 91766-1414	LOT 184 LOCATION	\$15,756		8342 06/8342	002 002	013 013



*Annual Conference
Resolutions Packet*

2016 Annual Conference Resolutions



Long Beach, California

October 5 – 7, 2016

INFORMATION AND PROCEDURES

RESOLUTIONS CONTAINED IN THIS PACKET: The League bylaws provide that resolutions shall be referred by the president to an appropriate policy committee for review and recommendation. Resolutions with committee recommendations shall then be considered by the General Resolutions Committee at the Annual Conference.

This year, one resolution has been introduced for consideration by the Annual Conference and referred to the League policy committees.

POLICY COMMITTEES: One policy committee will meet at the Annual Conference to consider and take action on the resolution referred to them. The committee is Transportation, Communication and Public Works. The committee will meet 9:00 – 10:30 a.m. on Wednesday, October 5, 2016, at the Hyatt Regency. The sponsor of the resolution has been notified of the time and location of the meeting.

GENERAL RESOLUTIONS COMMITTEE: This committee will meet at 1:00 p.m. on Thursday, October 6, at the Hyatt Regency in Long Beach, to consider the report of the policy committee regarding the resolution. This committee includes one representative from each of the League's regional divisions, functional departments and standing policy committees, as well as other individuals appointed by the League president. Please check in at the registration desk for room location.

ANNUAL LUNCHEON/BUSINESS MEETING/GENERAL ASSEMBLY: This meeting will be held at 12:00 p.m. on Friday, October 7, at the Long Beach Convention Center.

PETITIONED RESOLUTIONS: For those issues that develop after the normal 60-day deadline, a resolution may be introduced at the Annual Conference with a petition signed by designated voting delegates of 10 percent of all member cities (48 valid signatures required) and presented to the Voting Delegates Desk at least 24 hours prior to the time set for convening the Annual Business Meeting of the General Assembly. This year, that deadline is 12:00 p.m., Thursday, October 6. Resolutions can be viewed on the League's Web site: www.cacities.org/resolutions.

Any questions concerning the resolutions procedures may be directed to Meg Desmond at the League office: mdesmond@cacities.org or (916) 658-8224

GUIDELINES FOR ANNUAL CONFERENCE RESOLUTIONS

Policy development is a vital and ongoing process within the League. The principal means for deciding policy on the important issues facing cities is through the League's eight standing policy committees and the board of directors. The process allows for timely consideration of issues in a changing environment and assures city officials the opportunity to both initiate and influence policy decisions.

Annual conference resolutions constitute an additional way to develop League policy. Resolutions should adhere to the following criteria.

Guidelines for Annual Conference Resolutions

1. Only issues that have a direct bearing on municipal affairs should be considered or adopted at the Annual Conference.
2. The issue is not of a purely local or regional concern.
3. The recommended policy should not simply restate existing League policy.
4. The resolution should be directed at achieving one of the following objectives:
 - (a) Focus public or media attention on an issue of major importance to cities.
 - (b) Establish a new direction for League policy by establishing general principals around which more detailed policies may be developed by policy committees and the board of directors.
 - (c) Consider important issues not adequately addressed by the policy committees and board of directors.
 - (d) Amend the League bylaws (requires 2/3 vote at General Assembly).

LOCATION OF MEETINGS

Policy Committee Meetings

Wednesday, October 5

Hyatt Regency Long Beach

200 South Pine Street, Long Beach

9:00 – 10:30 a.m.: Transportation, Communication & Public Works

General Resolutions Committee

Thursday, October 6, 1:00 p.m.

Hyatt Regency Long Beach

200 South Pine Street, Long Beach

Annual Business Meeting and General Assembly Luncheon

Friday, October 7, 12:00 p.m.

Long Beach Convention Center

300 East Ocean Boulevard, Long Beach

KEY TO ACTIONS TAKEN ON RESOLUTIONS

Resolutions have been grouped by policy committees to which they have been assigned.

Number	Key Word Index	Reviewing Body Action		
		1	2	3

1 - Policy Committee Recommendation to General Resolutions Committee
 2 - General Resolutions Committee
 3 - General Assembly

TRANSPORTATION, COMMUNICATION, AND PUBLIC WORKS POLICY COMMITTEE

		1	2	3
1	Vision Zero			

Information pertaining to the Annual Conference Resolutions will also be posted on each committee's page on the League website: www.cacities.org. The entire Resolutions Packet will be posted at: www.cacities.org/resolutions.

KEY TO ACTIONS TAKEN ON RESOLUTIONS *(Continued)*

Resolutions have been grouped by policy committees to which they have been assigned.

KEY TO REVIEWING BODIES

1. Policy Committee
2. General Resolutions Committee
3. General Assembly

KEY TO ACTIONS TAKEN

	A	Approve
	D	Disapprove
	N	No Action
	R	Refer to appropriate policy committee for study
	a	Amend+
* Subject matter covered in another resolution	Aa	Approve as amended+
** Existing League policy	Aaa	Approve with additional amendment(s)+
*** Local authority presently exists	Ra	Refer as amended to appropriate policy committee for study+
	Raa	Additional amendments and refer+
	Da	Amend (for clarity or brevity) and Disapprove+
	Na	Amend (for clarity or brevity) and take No Action+
	W	Withdrawn by Sponsor

Procedural Note:

The League of California Cities resolution process at the Annual Conference is guided by the League Bylaws. A helpful explanation of this process can be found on the League's website by clicking on this link: [Resolution Process](#).

1. RESOLUTION COMMITTING THE LEAGUE OF CALIFORNIA CITIES TO SUPPORTING VISION ZERO, TOWARD ZERO DEATHS, AND OTHER PROGRAMS OR INITIATIVES TO MAKE SAFETY A TOP PRIORITY FOR TRANSPORTATION PROJECTS AND POLICY FORMULATION, WHILE ENCOURAGING CITIES TO PURSUE SIMILAR INITIATIVES

Source: City of San Jose

Concurrence of five or more cities/city officials: Cities: Fremont; Los Angeles; Sacramento; San Diego; San Francisco; Santa Monica; and West Hollywood

Referred to: Transportation, Communication and Public Works Policy Committees

Recommendation to General Resolution Committee:

WHEREAS, each year more than 30,000 people are killed on streets in the United States in traffic collisions; and

WHEREAS, traffic fatalities in America hit a seven-year high in 2015 and is estimated to have exceeded 35,000 people; with pedestrians and cyclists accounting for a disproportionate share; and

WHEREAS the Centers for Disease Control recently indicated that America's traffic death rate per person was about double the average of peer nations; and

WHEREAS Vision Zero and Toward Zero Deaths are comprehensive strategies to eliminate all traffic fatalities and severe injuries using a multi-disciplinary approach, including education, enforcement and engineering measures; and

WHEREAS a core principal of Vision Zero and Toward Zero Deaths is that traffic deaths are preventable and unacceptable; and

WHEREAS cities across the world have adopted and implemented Vision Zero and Toward Zero Deaths strategies and successfully reduced traffic fatalities and severe injuries occurring on streets and highways; and

WHEREAS safe, reliable and efficient transportation systems are essential foundations for thriving cities.

RESOLVED that the League of California Cities commits to supporting Vision Zero, Toward Zero Deaths, and other programs, policies, or initiatives that prioritize transportation safety;

AND encourage cities throughout California to join in these traffic safety initiatives to pursue the elimination of death and severe injury crashes on our roadways;

AND encourage the State of California to consider adopting safety as a top priority for both transportation projects and policy formulation.

////////

Background Information on Resolution to Support Transportation Safety Programs

Each year more than 30,000 people are killed on streets in the United States in traffic collisions. Traffic fatalities in America hit a seven-year high in 2015 and are estimated to have exceeded 35,000 people, with children, seniors, people of color, low-income and persons with disabilities accounting for a disproportionate share. The Centers for Disease Control recently reported that the traffic death rate per

person in the United States was about double the average of peer nations, with close to 10% of these deaths occurring in California (3,074 in 2014). California's largest city, Los Angeles, has *the* highest rate of traffic death among large U.S. cities, at 6.27 per 100,000 people.

Cities around the world have adopted traffic safety projects and policies that underscore that traffic deaths are both unacceptable and preventable. In 1997, Sweden initiated a program called Vision Zero that focused on the idea that "Life and health can never be exchanged for other benefits within the society." The World Health Organization has officially endorsed Vision Zero laying out traffic safety as an international public health crisis and the United Nations General Assembly introduced the Decade of Action for Road Safety 2011-2020 and set the goal for the decade: "to stabilize and then reduce the forecast level of road traffic fatalities around the world" by 50% by 2020.

As of this writing, 18 U.S. cities have adopted Vision Zero programs (including New York City, Boston, Ft. Lauderdale, Austin, San Antonio, Washington DC, and Seattle) to reduce the numbers of fatal crashes occurring on their roads (<http://visionzeronetWORK.org/map-of-vision-zero-cities/>). California cities lead the way, with the cities of San Jose, San Francisco, San Mateo, San Diego, Los Angeles, Long Beach and Fremont having adopted Vision Zero strategies and many others are actively considering adoption.

In 2009 a national group of traffic safety stakeholders launched an effort called "Toward Zero Deaths: A National Strategy on Highway Safety". This initiative has been supported by the Federal Highway Administration (FHWA) (<http://safety.fhwa.dot.gov/tzd/>) and states throughout the United States, including California (http://www.ots.ca.gov/OTS_and_Traffic_Safety/About_OTs.asp).

This past January the U.S. Department of Transportation launched its "Mayors' Challenge for Safer People and Safer Streets." This effort calls on elected officials to partner with the USDOT and raise the bar for safety for people bicycling and walking by sharing resources, competing for awards, and taking action. The California cities of Beverly Hills, Davis, Maywood, Cupertino, Culver City, Rialto, Santa Monica, Porterville, Los Angeles, San Jose, Monterey, Glendale, Irvine, Oakland, Palo Alto, Alameda, West Hollywood and Fullerton signed on to this effort. Additionally, the Institute of Transportation Engineers (ITE), a leading organization for transportation professionals, recently launched a new initiative to aggressively advance the Vision Zero and Towards Zero Deaths movements (<http://library.ite.org/pub/ed59a040-caf4-5300-8ffc-35deb33ce03d>).

Ultimately all of these programs share the fundamental belief that a data-driven, systems-level, interdisciplinary approach can prevent severe and fatal injuries on our nation's roadways. They employ proven strategies, actions, and countermeasures across education, enforcement and engineering. Support for many of these life-saving programs extends far beyond government agencies, and includes National Association of City Transportation Officials (NACTO), American Association of State Highway and Transportation Officials (AASHTO), Kaiser Permanente, AARP, the National Safe Routes to School Partnership, and the International Association of Chiefs of Police, among many others.

There is wide-spread recognition that cities and towns need safe, efficient transportation systems to be economically prosperous. A resolution by the League of California Cities to support transportation safety policies like Vision Zero and Toward Zero Deaths, and encourage implementation of projects and programs that prioritize safety will help California elevate the health and safety of its residents and position us as a leader in national efforts to promote a culture of safe mobility for all.

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League of California Cities Staff Analysis on Resolution No. 1

Staff: Rony Berdugo
Committee: Transportation, Communication, and Public Works

Summary:

The resolved clauses in Resolution No. 1: commits the League of California Cities to:

- 1) Supporting Vision Zero, Toward Zero Deaths, and other programs, policies, or initiatives that prioritize transportation safety;
- 2) Encouraging cities throughout California to join in these traffic safety initiatives to pursue the elimination of death and severe injury crashes on our roadways; and
- 3) Encouraging the State to consider adopting transportation safety as a top priority for transportation projects and policy formulation.

Background:

The City of San Jose notes national and international efforts to reduce fatal and severe injury traffic collisions through systematic data driven approaches, such as Vision Zero and Toward Zero Deaths. According to the World Health Organization (WHO), “Vision Zero is a traffic safety policy, developed in Sweden in the late 1990s and based on four elements: ethics, responsibility, a philosophy of safety, and creating mechanisms for change.”¹ Below is a summary of each Vision Zero element, according to WHO:

1. Ethics – Life and health trump all other transportation benefits, such as mobility.
2. Responsibility – Responsibility for crashes and injuries is shared between the providers of the system and the road users.
3. Safety Philosophy – Asserts that a transportation system should account for the unstable relationship of human error with fast/heavy machinery to avoid deaths/serious injury, but accept crashes/minor injuries.
4. Driving Mechanisms for Change – Asserts that road users and providers must both work to guaranteeing road safety, taking measures such as: improving levels of seat belt use, installing crash-protective barriers, wider use of speed camera technology, increasing random breathalyzer tests, and promoting safety in transportation project contracts.

A Vision Zero City meets the following minimum standards:

- Sets clear goal of eliminating traffic fatalities and severe injuries
- Mayor has publicly, officially committed to Vision Zero
- Vision Zero plan or strategy is in place, or Mayor has committed to doing so in clear time frame
- Key city departments (including police, transportation and public health) are engaged

List of cities that meet the minimum Vision Zero standards nationally include: Anchorage, AK; Austin, TX; Boston, MA; Cambridge, MA; Denver, CO; Eugene, OR; Fort Lauderdale, FL; Fremont, CA; Los Angeles, CA; New York, NY; Portland, OR; Sacramento, CA; San Antonio, TX; San Diego, CA; San Francisco, CA; San Jose, CA; Seattle, WA; Washington, DC

List of cities that are considering adoption of Vision Zero nationally include: Ann Arbor, MI; Bellevue, OR; Bethlehem, PA; Chicago, IL; Columbia, MO; Houston, TX; Long Beach, CA;

¹ http://who.int/violence_injury_prevention/publications/road_traffic/world_report/chapter1.pdf

New Orleans, CA; Philadelphia, PA; Pittsburgh, PA; San Mateo, CA; Santa Ana, CA; Santa Cruz, CA; Santa Monica, CA; St. Paul, MN; Tampa, FL²

Vision Zero – Samples:

1. San Francisco – In 2015, the City established a two-year action strategy that outlines the projects and policy changes to implement its Vision Zero goal of zero traffic deaths by 2024. The strategy adopts five core principles, such as: 1) traffic deaths are preventable and unacceptable; 2) safety for all road modes and users is the highest priority; 3) transportation system design should anticipate inevitable human error; 4) education, enforcement, and vehicle technology contribute to a safe system; and 5) transportation systems should be designed for speeds that protect human life.³ The strategy focuses on engineering, enforcement, education, evaluation, and policy changes that can be made to achieve their goals. The City is working on projects, such as:
 - a. Creating protected bike lanes
 - b. Building wider sidewalks
 - c. Reducing traffic speeds⁴

The City is also exploring policy changes to state law that will allow the City to place traffic cameras near schools and senior centers to cite speeding drivers through automated speed enforcement.⁵

2. Los Angeles – the City has established a commitment to eliminate all traffic deaths by 2025. They have identified a network of streets, known as the High Injury Network (HIN)⁶, which maps out their areas of concern where they plan on making strategic investments in reducing deaths/severe injury. According to the City, only 6% of their city streets account for 2/3 of all deaths/severe injury for pedestrians. The City highlights the three following projects as part of their Vision Zero efforts⁷:
 - a. Installation of 22 new Leading Pedestrian Intervals (LPIs) at signals throughout the city, which gives pedestrians a head start against right-turning vehicles when crossing
 - b. Installation of a pedestrian scramble at the intersection of Hollywood and Highland, which stops traffic in all four-directions during pedestrian crossing.
 - c. Installation of curb extensions along Cesar E. Chavez Avenue in their HIN, which reduces the crossing distance for pedestrians, narrows the intersections, and reduces speed for turning vehicles.

San Francisco's Vision Zero Categories:

1. Engineering – implement treatments and redesign streets to reduce the frequency and severity of collisions (i.e. using/implementing: high injury network maps, signal timing, high visibility crosswalks, bus stop lengths, etc.)
2. Enforcement – use data driven approach to cite and focus on violations of the California Vehicular Code and S.F. Transportation Code that identify as causative in severe and fatal collisions (i.e. explore implementation of E-citation Pilot, reporting on traffic collision data, police training, etc.)

² <http://visionzeronet.org/wp-content/uploads/2016/02/VZ-map-April-20-2016-4.jpg>

³ <http://www.iomag.com/magazine/vision-zero-san-francisco/0685197001423594455?short>

⁴ <http://visionzerosf.org/vision-zero-in-action/engineering-streets-for-safety/>

⁵ <http://visionzerosf.org/vision-zero-in-action/public-policy-for-change/>

⁶ <http://ladot.maps.arcgis.com/apps/MapJournal/index.html?appid=488062f00db44ef0a29bf481aa337cb3>

⁷ <http://visionzero.lacity.org/actions/>

3. Education – coordinate among city departments to create citywide strategy for outreach and safety programs, such as Safe Routes to Schools. (i.e. education campaign includes – Safe Streets SF, large vehicle safe driving for municipal vehicles, etc.)
4. Evaluation – evaluate the impact of engineering, enforcement, education and policy efforts to provide recommendations for refinement (i.e. use of web-based data sharing and tracking systems for transparency and accountability).
5. Policy – support and mobilize local and state policy initiatives that advance Vision Zero (i.e. Advance Automated Safety Enforcement initiative at the state level, in-vehicle technology usage, partnering with state and federal agencies on administrative and legal issues, etc.)

In its annual reporting, the City has established the following measures for successful benchmarks:

- Decreasing total severe and fatal injuries
- Decreasing the proportion of severe and fatal injuries in communities of concern to address social inequities
- Decreasing medical costs at SF General Hospital relating to collisions
- Increasing the number of engineering projects and miles of streets receiving safety improvements
- Decreasing the speeds on SF streets
- Increasing investigation and prosecution of vehicular manslaughter
- Increasing public awareness of Vision Zero and traffic safety laws
- Increasing policy changes made at the state and local levels to advance Vision Zero

Toward Zero Deaths – The Federal Highway Administration (FHWA) within the United States Department of Transportation (USDOT) is committed to the vision of eliminating fatalities and serious injuries on national roadways. FHWA has a strategic goal of ensuring the “nation’s highway system provides safe, reliable, effective, and sustainable mobility for all users.”⁸ It is essentially the national version of Vision Zero administered primarily through the Highway Safety Improvement Program (HSIP).

At the state level, the California Office of Traffic Safety (OTS) has a mission to “effectively and efficiently administer traffic safety grant funds to reduce traffic deaths, injuries, and economic losses.”⁹ They make available grants to local and state public agencies for traffic law enforcement, public traffic safety education, and other programs aimed at reducing fatalities, injuries, and economic loss from collisions.

Support: City of Fremont, City of Los Angeles, City of Sacramento, City of San Francisco, City of San Jose, City of Santa Monica, and City of West Hollywood

Opposition: One individual

Fiscal Impact: Unknown. The costs to any particular city can vary tremendously depending on the level and scope of investment any particular city would seek to make. For example, the City of San Francisco has Vision Zero project costs ranging from \$30,000 for pedestrian safety treatments up to \$12,000,000 for a Streetscape project. The cost of any particular effort could be well below, above, and anywhere between those ranges for Vision Zero implementation.

⁸ <http://safety.fhwa.dot.gov/tzd/>

⁹ http://www.ots.ca.gov/OTS_and_Traffic_Safety/About_OTs.asp

Comment:

- 1) Policy committee members are encouraged to consider carefully how the adoption of the resolved clause in this resolution may affect the League’s future policy when it comes to advocating for transportation funding and other existing priorities. While the clause “encouraging cities throughout California to join in these traffic safety initiatives to pursue the elimination of death and severe injury crashes on our roadways” provides an opportunity to highlight strategies that can be considered to improve transportation safety, two other aspects of the resolved appear to establish new policy for the organization in that it would “commit” the League to:
 - Supporting Vision Zero, Toward Zero Deaths, and other programs, policies, or initiatives that prioritize transportation safety.
 - Encouraging the State to consider adopting transportation safety as a top priority for transportation projects and policy formulation.
- 2) Effects of various strategies to improve transportation safety can vary. According to an article published in the San Francisco Chronicle on March 26, 2016, deaths in San Francisco traffic were not falling despite Vision Zero efforts.¹⁰ The article notes that there were seven deaths in 2016, while there was only one in the first 10 weeks of 2015 and seven in 2014 during the same period. The San Francisco Department of Public Health commented that despite these incidents, it’s too early to make any conclusions about Vision Zero’s effectiveness. In Los Angeles, however, the city has cited significant decreases in severe and fatal injuries with implementation of certain technologies, such as installation of pedestrian scrambles. The success of Vision Zero in any particular city will likely depend on the level of investment and scope of the project(s) as the projects can vary widely.
- 3) In the fifth “Whereas” clause from the top, the word “principal” should be “principle.”

Existing League Policy: “The League supports additional funding for local transportation and other critical unmet infrastructure needs. One of the League’s priorities is to support a consistent and continuous appropriation of new monies from various sources directly to cities and counties for the preservation, maintenance and rehabilitation of the local street and road system. New and additional revenues should meet the following policies:

- System Preservation and Maintenance. Given the substantial needs for all modes of transportation, a significant portion of new revenues should be focused on system preservation. Once the system has been brought to a state of good repair, revenues for maintenance of the system would be reduced to a level that enables sufficient recurring maintenance.
- Commitment to Efficiency. Priority should be given to using and improving current systems. Recipients of revenues should incorporate operational improvements and new technology in projects.
- All Users Based System. New revenues should be borne by all users of the system from the traditional personal vehicle that relies solely on gasoline, to those with new hybrid or electric technology, to commercial vehicles moving goods in the state, and even transit, bicyclists, and pedestrians who also benefit from the use of an integrated transportation network.
- Alternative Funding Mechanisms. Given that new technologies continue to improve the efficiency of many types of transportation methods, transportation stakeholders must be open to new alternative funding mechanisms. Further, the goal of reducing greenhouse gases is also expected to affect vehicle miles traveled, thus further reduce gasoline consumption and revenue from the existing gas tax. The

¹⁰ <http://www.sfchronicle.com/bayarea/article/Deaths-in-S-F-traffic-not-falling-despite-Vision-7182486.php>

existing user based fee, such as the base \$0.18-cent gas tax is a declining revenue source. Collectively, we must have the political will to push for sustainable transportation revenues.

- Unified Statewide Solution. For statewide revenues, all transportation stakeholders must stand united in the search for new revenues. Any new statewide revenues should address the needs of the entire statewide transportation network, focused in areas where there is defensible and documented need.
- Equity. New revenues should be distributed in an equitable manner, benefiting both the north and south and urban, suburban, and rural areas as well as being equally split between state and local projects.
- Flexibility. Needs vary from region to region and city to city. New revenues and revenue authority should provide the flexibility for the appropriate level of government to meet the goals of the constituents.
- Accountability. All tax dollars should be spent properly, and recipients of new revenues should be held accountable to the taxpayers, whether at the state or local level.”¹¹

Additionally, the League adopted to “Increase Funding for Critical Transportation and Water Infrastructure” as its number one strategic goal for 2016. It reads, “Provide additional state and federal financial assistance and new local financing tools to help meet the critical transportation (streets, bridges, active transportation, and transit) and water (supply, sewer, storm water, flood control, etc.) infrastructure maintenance and construction needs throughout California’s cities.”¹²

¹¹ <http://www.cacities.org/Resources-Documents/Policy-Advocacy-Section/Policy-Development/2016-Summary-of-Existing-Policy-and-Guiding-Princi.aspx>

¹² <http://www.cacities.org/Secondary/About-Us/Strategic-Priorities>

LETTERS OF CONCURRENCE
Resolution No. 1
VISION ZERO



Office of the Mayor

3300 Capitol Avenue, Building A | P.O. Box 5006, Fremont, CA 94537-5006
510 284-4011 *ph* | 510 284-4001 *fax* | www.fremont.gov

July 21, 2016

The Honorable Dennis Michael, President
League of California Cities
1400 K Street
Sacramento, California 95814

RE: A RESOLUTION OF THE LEAGUE OF CALIFORNIA CITIES SUPPORTING THE ADOPTION AND IMPLEMENTATION OF INITIATIVES TO PRIORITIZE TRAFFIC SAFETY THROUGHOUT CALIFORNIA

Dear President Michael,

The City of Fremont enthusiastically endorses the proposed resolution to support the implementation of initiatives to eliminate traffic deaths and severe injuries on our roadways. Fremont is among the early adopters of the Vision Zero traffic safety strategy. With City Council's approval of our Fremont Vision Zero 2020 action plan in March 2016, we are already seeing the benefits of building a safety first culture in our community.

I strongly encourage other California cities to join a growing coalition of support for Vision Zero. Accordingly, we concur in the submission of the resolution for consideration by the League of Cities General Assembly at its annual meeting on October 5, 2016.

Traffic fatalities in America hit a seven-year high in 2015 and is estimated to have exceeded 35,000 people. This is about double the average of peer nations and must be addressed. Safety of our residents and visitors is paramount and this is especially true on the roads and streets of our cities. We must put safety as the top priority for all users of our streets. It is fundamental for the prosperity of California cities as safe, efficient, organized transportation systems are essential for economically vibrant and sustainable communities.

The City of Fremont has embraced Vision Zero and we are in strong support of expanded transportation safety in California cities and support the proposed Resolution.

Sincerely,

A handwritten signature in blue ink that reads "Bill Harrison".

Bill Harrison
Mayor





CITY HALL
LOS ANGELES, CALIFORNIA 90012

August 2, 2016

The Honorable Dennis Michael
President
League of California Cities
1400 K Street
Sacramento, California 95814

RE: League of California Cities Resolution Supporting Initiatives to Prioritize Traffic Safety

Dear President Michael:

We write in support of the proposed resolution to support the adoption and implementation of Vision Zero initiatives throughout California to eliminate traffic fatalities and injuries. Vision Zero and Towards Zero Deaths strategies have been adopted in cities throughout California, including the City of Los Angeles. Accordingly, we concur in the submission of the resolution for consideration by the League of Cities General Assembly at its annual meeting on October 5, 2016.

Every year, more than 200 people are killed while trying to move around Los Angeles. Nearly half of the people who die on Los Angeles streets are people walking and bicycling, and an alarming number of them are children and older adults. The safety of our residents and visitors is paramount. If we can realize Vision Zero throughout California, children will be safer walking to school, families will be safer going to the park, and commuters will be safer getting to work.

The City of Los Angeles adopted Vision Zero as part of its Transportation Strategic Plan, and an executive directive was issued in 2015 directing its implementation. We are in strong support of Vision Zero in California, and we support the proposed Resolution.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eric Garcetti'.

ERIC GARCETTI
Mayor

A handwritten signature in black ink, appearing to read 'Joe Buscaino'.

JOE BUSCAINO
Councilmember, 15th District
League of California Cities Representative



OFFICE OF THE
CITY COUNCIL

CITY OF SACRAMENTO
CALIFORNIA

JAY SCHENIRER

COUNCILMEMBER
DISTRICT FIVE

July 27, 2016

The Honorable Dennis Michael, President
League of California Cities
1400 K Street
Sacramento, California 95814

RE: RESOLUTION OF THE LEAGUE OF CALIFORNIA CITIES SUPPORTING THE ADOPTION
AND IMPLEMENTATION OF INITIATIVES TO PRIORITIZE TRAFFIC SAFETY
THROUGHOUT CALIFORNIA

Dear President Michael,

The City of Sacramento supports the proposed resolution to support the adoption and implementation of initiatives to prioritize transportation safety toward eliminating death and severe injuries on our roadways. **Vision Zero** and **Towards Zero Deaths** strategies have been adopted in many cities and Sacramento is currently developing its own **Vision Zero Action Plan**.

Accordingly, we concur in the submission of the resolution for consideration by the League of Cities General Assembly at its annual meeting on October 5, 2016.

Traffic fatalities in America hit a seven-year high in 2015 and are estimated to have exceeded 35,000 people. This is about double the average of peer nations and must be addressed. Safety of our residents and visitors is paramount and this is especially true on roads and streets of our cities. We must put safety as a top priority for all users of our streets. It is fundamental for prosperity of California cities as safety, efficient, organized transportation systems are essential for economically vibrant and sustainable communities.

The City of Sacramento is in strong support of prioritized and expanded transportation safety in California cities and supports the proposed Resolution.

Sincerely,

Jay Schenirer, Council Member
Chair, Law & Legislation Committee



THE CITY OF SAN DIEGO

August 9, 2016

The Honorable Dennis Michael, President
League of California Cities
1400 K Street
Sacramento, CA 95814

Dear President Michael:

RE: A resolution of the league of California Cities Supporting the Adoption and Implementation of Initiatives to Prioritize Traffic Safety throughout California

The City of San Diego Transportation & Storm Water Department supports the proposed resolution to support the adoption and implementation of initiatives to eliminate death and severe injuries on our roadways. Vision Zero and Towards Zero Deaths strategies have been adopted in numerous cities throughout California, including the City of San Diego (Attachment 1). Accordingly, we concur in the submission of the resolution for consideration by the League of Cities General Assembly at its annual meeting on October 5, 2016.

Traffic fatalities in America hit a seven-year high in 2015 and is estimated to have exceeded 35,000 people. This is about double the average of peer nations and must be addressed. Safety of our residents and visitors is paramount and this is especially true on the roads and streets of our cities. We must put safety as the top priority for all users of our streets. It is fundamental for the prosperity of California cities as safe, efficient, organized transportation systems are essential for economically vibrant and sustainable communities.

The City of San Diego Transportation & Storm Water Department has embraced Vision Zero/Towards Zero Death and I am in strong support of expanded transportation safety in California cities and support the proposed Resolution.

Sincerely,

Kris McFadden
Director

Attachment: A Resolution of the Council of the City of San Diego Adopting a Vision Zero Plan to Eliminate Traffic Fatalities and Serious Injuries in the Next Ten Years

cc: Katherine Johnston, Director of Infrastructure and Budget Policy, Office of the Mayor
Kristin Tillquist, Director of State Government Affairs, Office of the Mayor
Vic Bienes, Assistant Director, Transportation & Storm Water Department
Linda Marabian, Deputy Director, Traffic Engineering Operations



Transportation & Storm Water Department

202 C Street, 9th Floor, MS 9A • San Diego, CA 92101

Tel (619) 236-6594 Fax (619) 236-6570

RESOLUTION NUMBER R- 310042

DATE OF FINAL PASSAGE NOV 03 2015

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO ADOPTING A VISION ZERO PLAN TO ELIMINATE TRAFFIC FATALITIES AND SERIOUS INJURIES IN THE NEXT TEN YEARS.

WHEREAS, on average one person each day is seriously injured or killed on the road while walking, bicycling, or driving the streets of San Diego; and,

WHEREAS, the City has adopted numerous studies and plans that outline design concepts to improve safety for people walking and biking in the City including a Pedestrian Master Plan and Bicycle Master Plan; and,

WHEREAS, the City of San Diego's draft Climate Action Plan proposes to achieve 50 percent of commuter mode share for walking, biking and transit use in transit priority areas by 2050 and safer conditions for walking and biking can help implement this Plan; and,

WHEREAS, the City will increase in population by approximately 30 percent by 2050 and the majority of growth will result from infill development thereby increasing demand for safe walking and bicycling; and,

WHEREAS, communities in San Diego have prioritized infrastructure projects that improve walking and biking safety among other project types as represented by the Community Planning Committee report to Infrastructure Committee in November 2013; and,

WHEREAS, the City incurs costs to respond to lawsuits alleging the City's failure to provide safer streets; and,

WHEREAS, restoring infrastructure in the City is a priority of the Council and Mayor; and,

WHEREAS, Vision Zero provides a framework for reducing traffic deaths to zero through a combination of safe engineering measures, education, and enforcement practices; and,

WHEREAS, Vision Zero has been adopted in many cities throughout the country, most notably in New York City which has seen the lowest number of pedestrian fatalities in its first year of implementation since documentation began in 1910; and,

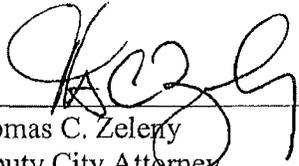
WHEREAS, Circulate San Diego is convening an Advisory Committee to advance Vision Zero Goals; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it hereby adopts a goal of eliminating traffic deaths and serious injuries by 2025; and

BE IT FURTHER RESOLVED, by the Council of the City of San Diego, that it urges City staff from the Mayor's office, Transportation and Stormwater Department, San Diego Police Department, and a representative of the City's Bicycle Advisory Committee to attend meetings of Circulate San Diego's Vision Zero Advisory Committee for a limited time to develop a traffic safety plan that will help the City reach the goal of zero traffic deaths and serious injuries; and

BE IT FURTHER RESOLVED, that the traffic safety plan will be guided by innovative engineering solutions to improve road safety for all users, especially the most vulnerable; will measure and evaluate performance annually; and will include enforcement and education strategies to prevent the most dangerous behaviors that cause public harm, especially along the corridors where collisions are most frequent.

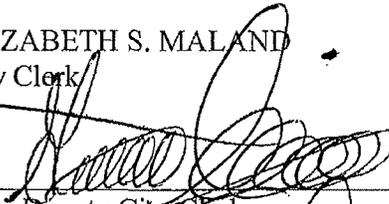
APPROVED: JAN I. GOLDSMITH, City Attorney

By 
Thomas C. Zeleny
Deputy City Attorney

TCZ:cfq
September 24, 2015
Or.Dept:Envir. Comm.
Doc. No.: 1116742

I certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of Oct 27 2015.

ELIZABETH S. MALAND
City Clerk

By 
Deputy City Clerk

Approved: 11/2/15
(date)


KEVIN L. FAULCONER, Mayor

Vetoed: _____
(date)

KEVIN L. FAULCONER, Mayor

Passed by the Council of The City of San Diego on OCT 27 2015, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Sherri Lightner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lorie Zapf	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Todd Gloria	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Myrtle Cole	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Kersey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Cate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Scott Sherman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Alvarez	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Marti Emerald	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage NOV 03 2015

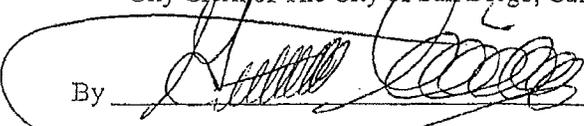
(Please note: When a resolution is approved by the Mayor, the date of final passage is the date the approved resolution was returned to the Office of the City Clerk.)

AUTHENTICATED BY:

KEVIN L. FAULCONER
Mayor of The City of San Diego, California.

ELIZABETH S. MALAND
City Clerk of The City of San Diego, California.

(Seal)

By , Deputy

Office of the City Clerk, San Diego, California

Resolution Number R- 310042



August 1, 2016

The Honorable Dennis Michael
President, League of California Cities
1400 K Street
Sacramento, CA 95814

Re: Resolution of the League of California Cities Supporting the Adoption and Implementation of Initiatives to Prioritize Traffic Safety Throughout California

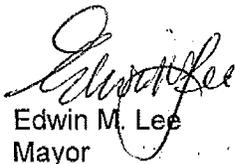
Dear President Michael,

On behalf of the City and County of San Francisco, I am writing to express my support for the proposed resolution to support the adoption and implementation of initiatives to eliminate death and severe injuries on our roadways. Vision Zero and Towards Zero Deaths strategies have been adopted in numerous cities throughout California including San Francisco, San Jose, San Mateo, San Diego, Los Angeles, Santa Barbara, and Santa Monica. Accordingly, I encourage the submission of the resolution to support Vision Zero, Toward Zero Deaths, and other initiatives that make traffic safety a priority, which will be considered by the League of Cities General Assembly at its annual meeting on October 5, 2016.

Every year in San Francisco, approximately 30 people lose their lives and over 200 more are seriously injured while traveling on our streets. These deaths and injuries are unacceptable and preventable, and the City is strongly committed to stopping further loss of life. San Francisco adopted Vision Zero as a policy in 2014, committing to build better and safer streets, educate the public on traffic safety, enforce traffic laws, and adopt policy changes that save lives. Our goal is to create a culture that prioritizes traffic safety and to ensure that mistakes on our roadways do not result in serious injuries or deaths. The safety of our residents and the over 18 million visitors that use our streets each year is paramount, and the same holds true for cities across the California, which need safe, efficient, and organized transportation systems to support economically vibrant and sustainable communities.

The City and County of San Francisco has embraced Vision Zero, and I am in strong support of expanded transportation safety in California cities and, in turn, the proposed Resolution.

Sincerely,


Edwin M. Lee
Mayor



City of
Santa Monica®

Mayor Tony Vazquez
Mayor Pro Tempore Ted Winterer

Councilmembers

Gleam Davis
Sue Himmelrich
Kevin McKeown
Pam O'Connor
Terry O'Day

July 21, 2016

The Honorable Dennis Michael, President
League of California Cities
1400 K Street
Sacramento, California 95814

RE: THE LEAGUE OF CALIFORNIA CITIES CONSIDERATION OF INITIATIVES TO PRIORITIZE TRAFFIC SAFETY THROUGHOUT CALIFORNIA

Dear President Michael:

The City of Santa Monica supports initiatives to eliminate death and severe injuries on our roadways. Vision Zero and Towards Zero Deaths strategies have been adopted in numerous cities throughout California, leading to the submission of the resolution for consideration by the League of Cities General Assembly at its annual meeting on October 5, 2016.

The City of Santa Monica embraced Secretary Anthony Foxx's Mayor's Challenge for *Safer People, Safer Streets* in March 2015. Simultaneously, the Council directed staff to initiate work on Vision Zero and 8-80 cities – a movement created by Gil Penalosa, to make cities that work for people aged 8 to 80. Combined, these two efforts aim to create streets that are safe and comfortable for people in all modes and of all abilities. In February 2016 the Santa Monica City Council adopted a Vision Zero target in our first Pedestrian Action Plan. We are now actively working to incorporate these visionary targets into City operations.

Our City cares deeply about the safety of our people, and their ability to access good, services, education, social networks and employment. Creating a New Model for Mobility is one of the Council's Five Strategic Goals, identified to organize and advance work on our top priorities. A safe mobility network supports our urgent need to provide transportation options that reduce greenhouse gas emissions, and provide equitable access to places and activities that support community Wellbeing. Reducing and ultimately eliminating severe injury and fatal crashes part of a resilient, safe and prosperous community.

Traffic fatalities in America hit a seven-year high in 2015 and is estimated to have exceeded 35,000 people. This is about double the average of peer nations and must be addressed. Safety of our residents and visitors is paramount and this is especially true on the roads and streets of our cities. We must put safety as the top priority for all users of our streets. It is fundamental for the prosperity of California cities as safe, efficient, organized transportation systems are essential for economically vibrant and sustainable communities.

The City of Santa Monica has embraced **Vision Zero/Towards Zero Deaths** and I am in strong support of expanded transportation safety in California cities.

Sincerely,


Tony Vazquez
Mayor

1685 Main Street • PO Box 2200 • Santa Monica • CA 90407-2200
tel: 310 458-8201 • fax: 310 458-1621 • e-mail: council@smgov.net

23



CITY OF WEST HOLLYWOOD

CITY HALL
8300 SANTA MONICA BLVD.
WEST HOLLYWOOD, CA
90069-6216
TEL: (323) 848-6460
FAX: (323) 848-6562

OFFICE OF THE CITY MANAGER

PAUL AREVALO
CITY MANAGER

July 21, 2016

The Honorable L. Dennis Michael, President
League of California Cities
1400 K Street
Sacramento, California 95814

RESOLUTION OF THE LEAGUE OF CALIFORNIA CITIES SUPPORTING THE ADOPTION AND IMPLEMENTATION OF INITIATIVES TO PRIORITIZE TRAFFIC SAFETY THROUGHOUT CALIFORNIA - SUPPORT

Dear President Michael:

The City of West Hollywood supports the proposed resolution to support the adoption and implementation of initiatives to eliminate death and severe injuries on our roadways. *Vision Zero* and *Towards Zero Deaths* strategies have been adopted in numerous cities throughout California. Accordingly, we concur in the submission of the resolution for consideration by the League of Cities General Assembly at its annual meeting on October 5, 2016.

Traffic fatalities in America hit a seven-year high in 2015, and it is estimated to have exceeded 35,000 people. This is about double the average of peer nations and must be addressed. Safety of our residents and visitors is paramount and this is especially true on the roads and streets of our cities. We must put safety as the top priority for all users of our streets. It is fundamental for the prosperity of California cities as safe, efficient, organized transportation systems are essential for economically vibrant and sustainable communities.

The City of West Hollywood is in strong support of expanded transportation safety in California cities and support the proposed Resolution.

Sincerely,

Paul Arevalo,
CITY MANAGER

c: Honorable Members of the West Hollywood City Council



MEMORANDUM

TO: SOL-Y-MAR (CRESTRIDGE) PROJECT FILE (CASE NO. SUB2012-00001 & ZON2012-00067)

FROM: ARA MIHRANIAN, COMMUNITY DEVELOPMENT DIRECTOR 

DATE: AUGUST 12, 2016

SUBJECT: CITY APPROVED COLORS, TEXTURE, AND GLARE FOR THE FLAT PORTION OF THE MANSARD ROOFS FOR BUILDING NOS. 7, 14, 15, 17 AND 18

Staff Coordinator: Leza Mikhail, Senior Planner 

DISCUSSION

Mansard Roof Color, Texture, and Glare

On June 14, 2016, as part of Status Report No. 5, Staff reported to the Planning Commission that a number of neighbors have raised concerns regarding Building No. 18 particularly as it pertains to a change from a pitch roof to a mansard roof and the installation of a bright white thermoplastic polyolefin (TPO) single-ply roofing material. In researching these concerns, City Staff learned that the previous project planner changed the Council-approved pitch roof to a mansard roof for Building Nos. 7, 14, 15, 17 and 18. As a result, a TPO roofing material was installed on the flat portion of the mansard roof for Building No. 18. However, the white TPO color was not approved by the City. In light of this, the Developer was given two options to correct the white TPO color: 1) modify the TPO color to closely resemble the roof tiles, similar to a terra cotta color; or 2) seek Council approval to allow the flat roof portion to be white. The developer chose to work with Staff to seek an alternative roof color.

During this process, the Developer informed Staff that the TPO color could be changed to a "terra cotta" color to address the concerns with the white TPO, but Staff felt that the "terra cotta" TPO did not adequately match the roof tiles because the color was too orange and would stand out from the upslope properties. In response, the Developer identified an alternative material known in the industry as Pli-Dek (commonly used as a decking finish) that is available in a color palate that better resembles the roof tiles for each of the five buildings with the mansard roofs. Furthermore, the Pli-Dek material has a more granular texture that better resembles the roof tile material used on the pitched portion of the mansard roofs. Thus, after reviewing the options presented by the Developer, the Pli-Dek material was selected by the Director as the new approved material to be used on the flat portion of all the buildings with mansard roofs with the "stamford" color for Building Nos. 14, 15 and 17, and the "terra cotta" color for Building Nos. 7 and 18. The Director's approval was reported to the Commission in the June 14, 2016 Staff Report.

As part of the process discussed above, Staff was also meeting with the certain neighbors to address their concerns. As a result of these meetings, on July 1, 2016, the neighbors expressed a dissatisfaction with the Director's color selection of the Pli-Dek material because they felt the selected colors did not adequately match the roof tiles for each of the five buildings and that the texture would produce too much glare. In an effort to address the neighbors' concerns, Staff requested that the Developer change the Director-selected colors of the mansard roofs, as well as identify a texture and finish that would mitigate any potential glare impacts to the upslope properties. The Developer agreed to accommodate Staff's request, as well as to produce a mock-up that would allow Staff and the neighbors to assess the color and texture of the Pli-Dek material in an outdoor setting.

During this process, three color from Sherwin Williams were matched to each of the five buildings with the mansard roofs by a color professional (at Sherwin Williams) and provided to one of the concerned neighbors, who then forwarded these color names to the City. The City forwarded these color names to the Developer for consideration as the Director-requested new color selections for the flat portion of the mansard roofs. In response, the Developer's color consultant agreed to the colors suggested by the neighbor. Subsequently, at the Director's request, color mock-ups resembling each of the three colors suggested by the neighbor and a separate texture mock-up were produced by the Developer.

On July 29, 2016, the City met with five of the concerned neighbors to view the three color mock-ups and the one texture mock-up against the roof tiles. After viewing the color and texture mock-ups in an outdoor setting, it was agreed that the colors suggested by one of the neighbors, and agreed to by the Developer, adequately matched the roof tiles for all five buildings with the mansard roofs. Thus, based on the agreement and consensus of the five neighbors in attendance at the July 29, 2016 meeting, the Director is hereby approving the following colors for the Pli-Dek roof surface:

- Building Nos. 7 & 18: 3605 San Benito Blend Tile Array with Sherwin Williams 2836 (Quartersawn Oak) for the Pli-Dek surface;
- Building No. 15: 3636 Piedmont Blend Tile Array with Sherwin Williams 6047 (Hot Cocoa) for the Pli-Dek surface; and,
- Building Nos. 14 & 17: 3813 San Mateo Blend Tile Array with Sherwin Williams 6061 (Tanbark) for the Pli-Dek surface.

In regards to texture concerns, based on the consensus at the July 1, 2016 and the July 29, 2016 meetings, the Director is hereby requiring that the texture of the Pli-Dek surface for Building Nos. 7, 14, 15, 17 and 18 be installed with a fine knock-down texture. As for the finish of the Pli-Dek roof surface, based on a general consensus at the July 29, 2016 meeting, the Director approves a semi-gloss finish because it has been determined that this finish would not result in adverse glare impacts to the neighboring upslope properties. However, upon observing the finished roof surface, should the Director determine that the semi-gloss finish does create an adverse glare impact, the Director reserves the right to require the Developer to install a satin top coat finish to further mitigate any glare impacts to the neighboring upslope properties.

The mock-ups for the above colors have been photo documented on July 29, 2016 (see attachment) and the Director's color approvals are memorialized herein. Additionally, Staff has prepared color and texture material boards that are on file in the Community Development Department memorializing the Director-approved colors, texture, and finish for the flat portion of the mansard roofs for Building Nos. 7, 14, 15, 17 and 18 for future reference.

Maintenance Requirements

In order to ensure that the Director-approved colors, texture and finish are maintained in the future, at the request of the City, the Developer has supplied the City with the maintenance requirements for the approved Pli-Dek material that will be installed on Building Nos. 7, 14, 15, 17 and 18. The Developer will be providing the specific maintenance requirements to the official Sol y Mar HOA in its "Homeowners Association Maintenance Guide." Additionally, pursuant to Council-approved Condition No. 8 that requires a one-year compliance review (one year after the certificate of occupancy is issued for the last building), Staff will be recommending that the City Council add the following maintenance language to the Conditions of Approval that will be enforced by the City:

The Pli-Dek Waterproof Deck Coating System must be inspected every 3 years by an Approved Applicator. (Contact Pli-Dek for details). Exposed urethane caulking should be inspected annually. These situations will occur at penetrations and flashing seams. If general cleaning is needed, use mild soap and water along with a push broom to remove any dirt. When finished, hose off entire roof removing all soap.

Additionally, as discussed in the previous section, in order to formally memorialize the future maintenance of the required colors, texture and glare for Building Nos. 7, 14, 15, 17 and 18 in the project's approved CUP, Staff will also be recommending that the City Council adopt an additional condition of approval that delineates the abovementioned specifications approved herein by the Director. As a condition of approval, the roof color, texture and glare will become a requirement of the project approval, enforceable by the City, and would require City Council approval for any future requests to deviate from the approved colors, texture or glare.

ATTACHMENTS

- Developer's Agreement to fine knock-down
- July 29, 2016 Photographs of color mock-ups and tiles blends

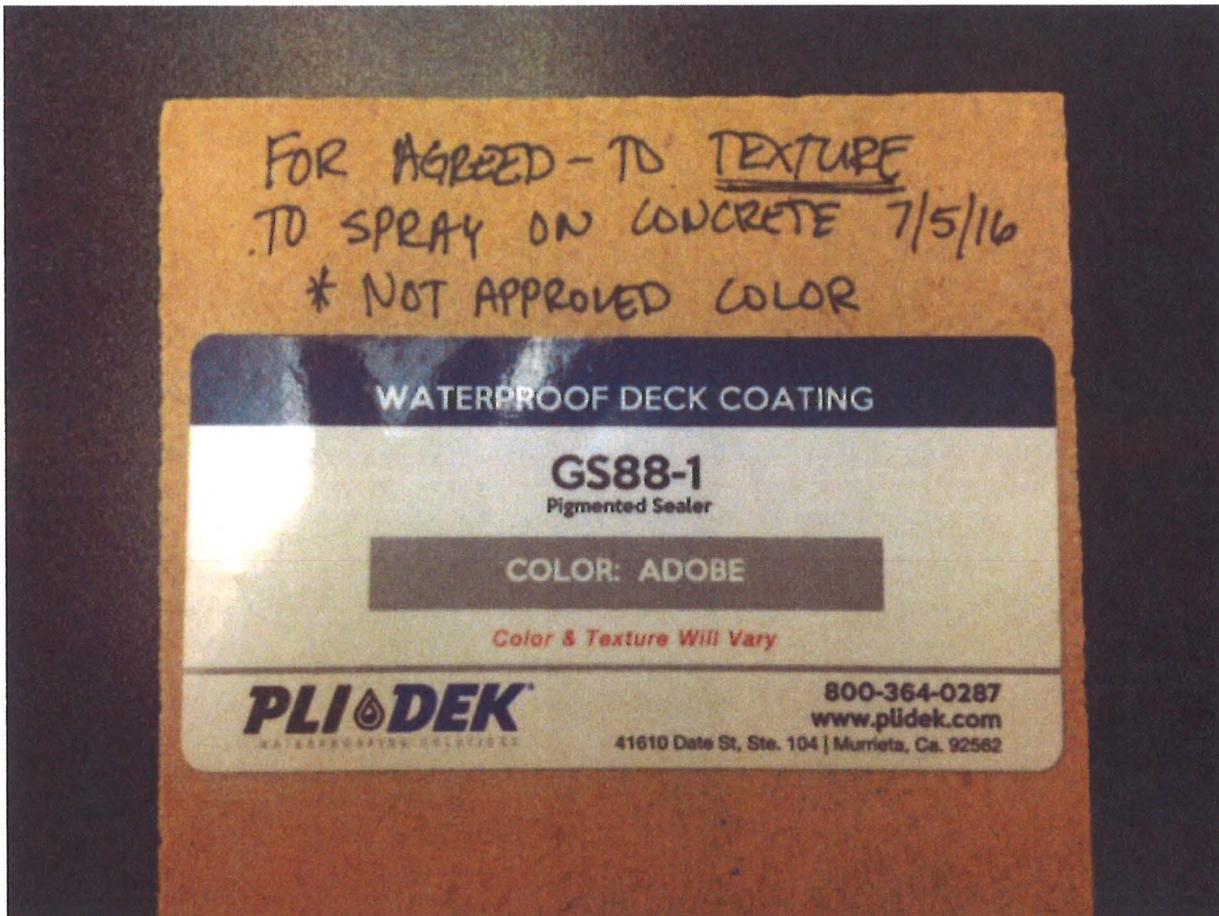
Developer's Agreement to Fine Knock-Down

Leza Mikhail

From: Yvonne Benschop <YBenschop@taylormorrison.com>
Sent: Monday, July 25, 2016 12:01 PM
To: Leza Mikhail
Cc: Mike McBride
Subject: 5601 Crestridge Road - Sol y Mar Plidek Finish

Leza:

Taylor Morrison will be using the fine gauge knock down finish on the Mansard roofs at Sol y Mar.



Leza Mikhail

From: Yvonne Benschop <YBenschop@taylormorrison.com>
Sent: Monday, August 01, 2016 9:45 AM
To: Leza Mikhail; Ara Mihranian
Cc: Mike McBride; Angela Wilson
Subject: 5601 Crestridge - Sol y Mar - PliDek
Attachments: IMG_0141.jpg; IMG_0140.jpg

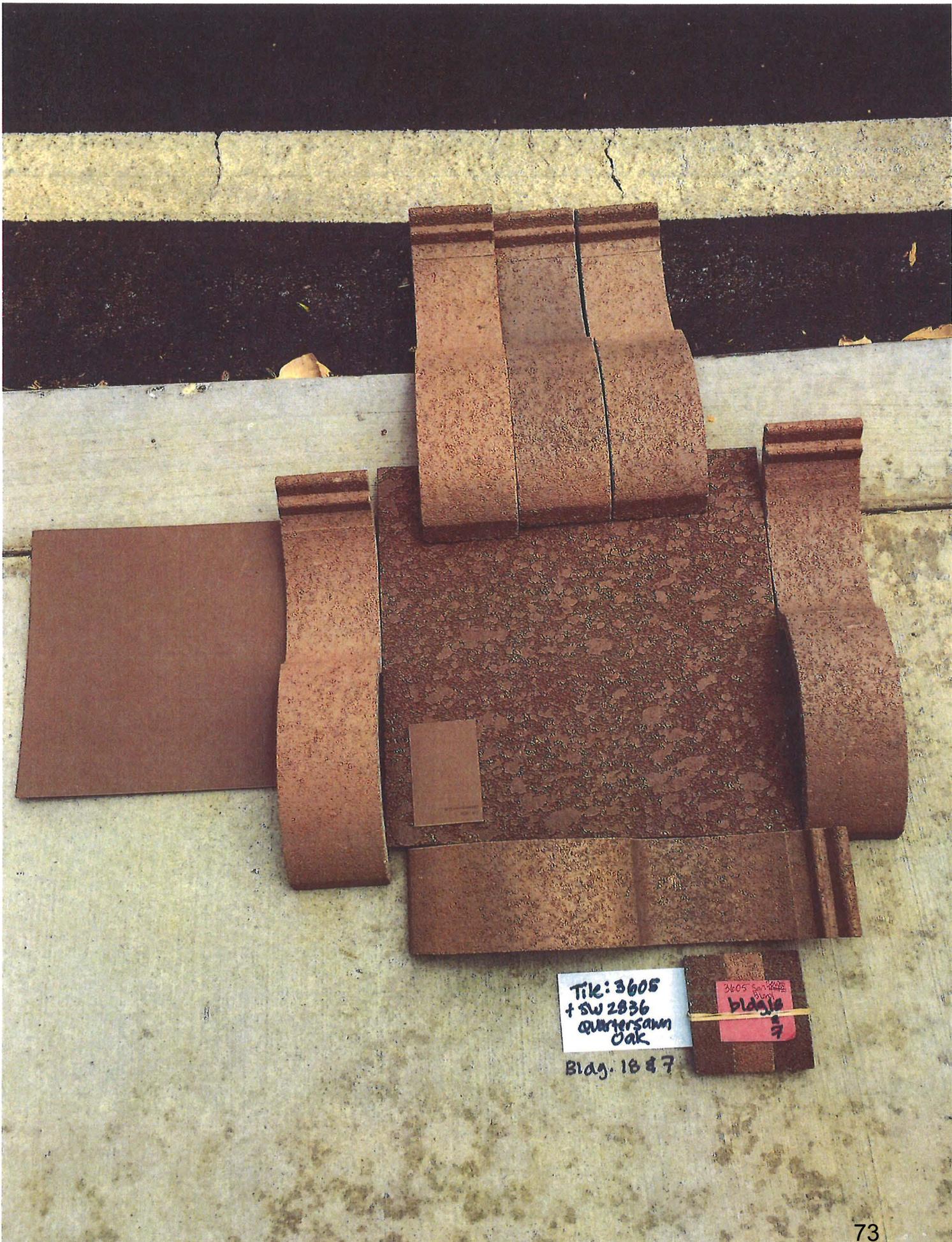
Leza:

Please see sample photo with ruler and photos taken from roof top of building 18. Let me know if you need anything further. Thanks.



Yvonne Benschop
Land Project Manager
100 Spectrum Center Drive, Suite 1450
Irvine, CA 92618
Phone: +19493411210
Email: YBenschop@taylormorrison.com
www.taylormorrison.com

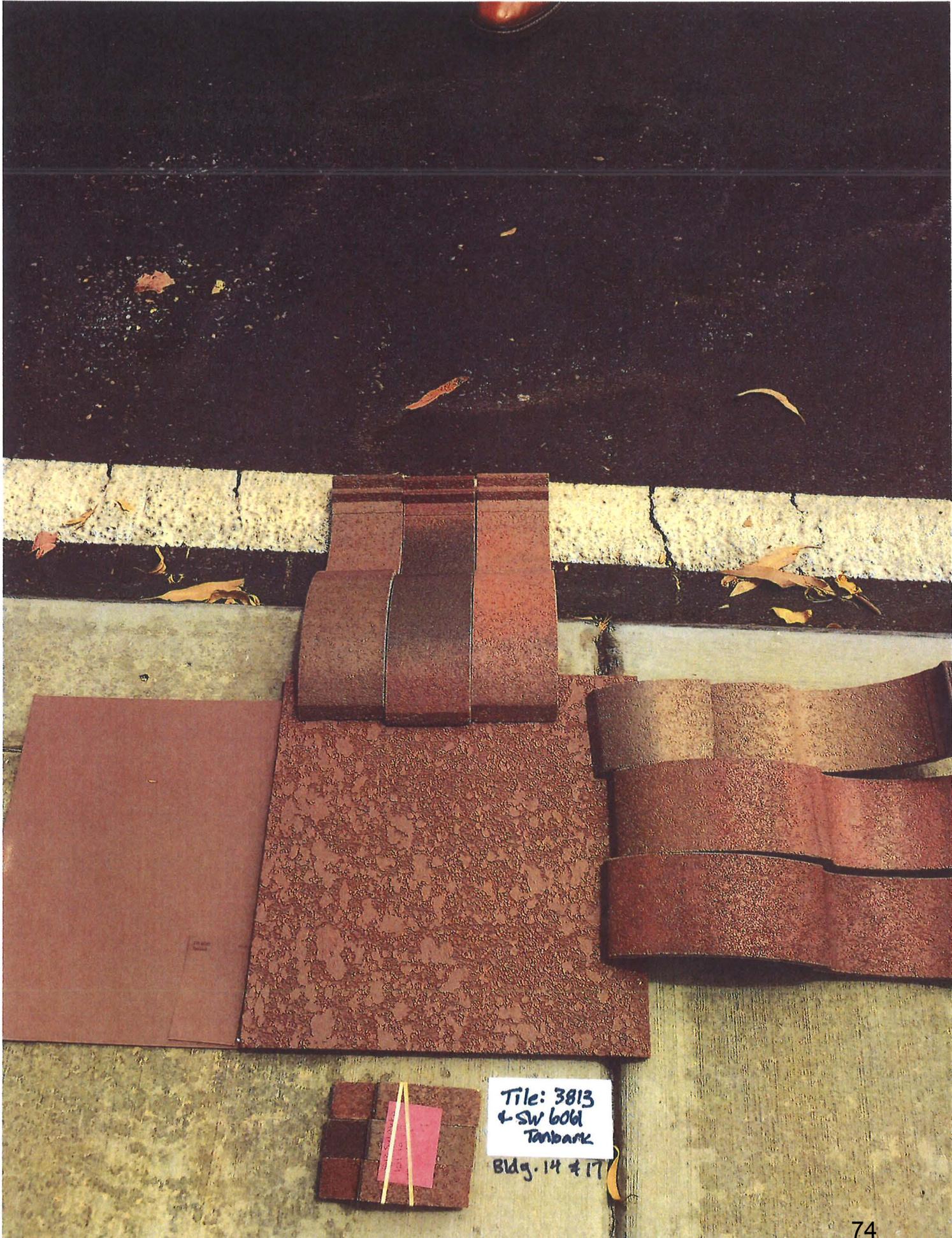
Photographs of Color Mock-ups and Tile Blends
(photos taken July 29, 2016)



Tile: 3605
+ SW 2836
quartersawn
Oak

Blag. 18 & 7

3605 S. 1000
Blagje
7



Tile: 3813
+ SW 6061
Tanbark
Bldg. 14 # 17



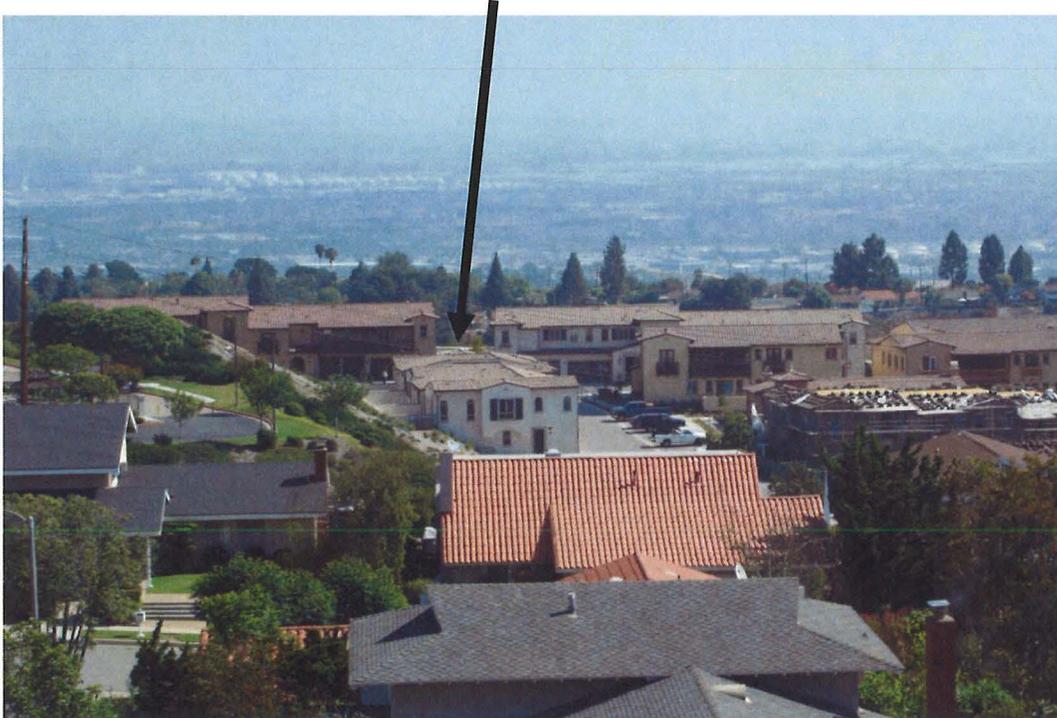
3050 Palmist
day 15

Tile: 3636
+SW6047
Hot Cocoa
Blag. 15

Sol y Mar Building No. 18 Before



Sol y Mar Building No. 18 After



DRAFT AGENDA

**RANCHO PALOS VERDES PLANNING COMMISSION
TUESDAY, AUGUST 23, 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. 2016-11

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

APPROVAL OF AGENDA:

COMMUNICATIONS:

City Council Items:

Staff:

Commission:

COMMENTS FROM THE AUDIENCE (regarding non-agenda items):

CONSENT CALENDAR:

1. APPROVAL OF MINUTES – AUGUST 8, 2016
2. APPROVAL OF MINUTES – AUGUST 9, 2016
3. TIME EXTENSION REQUEST - CASE NO. (ZON2011-00349): 5317 Rolling Ridge Road (SK)

Request: Grant a one-year time extension request for Planning Case No. ZON2011-00349, resulting in a new deadline of July 21, 2017 for the validity of the Commission-approved planning application entitlements.

Recommendation: Grant, via minute order, the applicant's one-year time extension request for Planning Case No. ZON2011-00349, resulting in a new deadline of July 21, 2017 for the validity of the Commission-approved planning application entitlements.

Action Deadline: None

4. TIME EXTENSION REQUEST - CASE NO. (ZON2013-00175): 2947 Vista Del Mar (AS)

Request: Grant a one-year time extension request for Planning Case No. ZON2013-00175, resulting in a new deadline of September 22, 2017 for the validity of the Commission-approved planning application entitlements.

Recommendation: Grant, via minute order, the applicant's one-year time extension request for Planning Case No. ZON2013-00175, resulting in a new deadline of September 22, 2017 for the validity of the Commission-approved planning application entitlements.

Action Deadline: None

CONTINUED PUBLIC HEARINGS:

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

Request: Development Code Amendment for Short-Term Rentals (Case No. ZON2016-00188).

Recommendation:

Review Staff's responses to the Commission's questions and concerns raised at the July 12th PC meeting regarding short-term rentals; 2) Identify a preferred option on how the City should address short-term rentals; and, 3) Request the Council's input on the Commission's preferred option on short-term rentals prior to proceeding to draft code language.

Action Deadline: None

CONTINUED BUSINESS:

NONE

NEW PUBLIC HEARINGS:

NONE

NEW BUSINESS:

NONE

ITEMS TO BE PLACED ON FUTURE AGENDAS:

6. PRE-AGENDA FOR THE MEETING ON SEPTEMBER 13, 2016

ADJOURNMENT:

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 August 17, 2016

Case No.	Owner	Street Address	Project Description	Submitted
VRP2016-00069	FARRELL, JERALD F & SANDRA	3300 PALOS VERDES DR E	View Preservation Permit regarding foliage located at 3340 Palos Verdes Drive East (Dunphy).	8/11/2016
<i>View Preservation Permit</i>				
ZON2016-00363	FUNICIELLO, MAURIZIO & CHRISTINA	4129 MIRALESTE DR	Kitchen Addition	8/11/2016
<i>Site Plan Review Foliage Analysis</i>				
ZON2016-00368	IZUMO, DEREK & POLLY	29208 FIRTHRIDGE RD	Conversion of 143 sf of attic space into livable area (expansion of bedroom and addition of closet area)	8/12/2016
<i>Site Plan Review Foliage Analysis</i>				
ZON2016-00372	US PAN FAMILY, LLC	10 SWEETBAY RD	New 3,995 s.f. Single family residence, 200 sf basement area, 3 car garage 600 s.f., 487 s.f. porch, New fence, and 885 CY grading.	8/15/2016
<i>Site Plan Review Foliage Analysis Grading Approval</i>				

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