

**MEMORANDUM**

**TO: RANCHO PALOS VERDES CITY COUNCIL**

**FROM: DOUG WILLMORE, CITY MANAGER**

*DW  
(cb)*

**DATE: AUGUST 31, 2016**

**SUBJECT: ADMINISTRATIVE REPORT NO. 16-35**

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- **CORRESPONDENCE AND INFORMATION RECEIVED (See Attachments)**
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  - Crime Report – No report this week

## CITY MANAGER

- Crime Update: On Friday, Torrance Police Department arrested 13 reputed South Los Angeles gang members in a massive pre-dawn operation to break up an organized ring believed responsible for some 5,000 residential burglaries in five Southern California counties. Investigators believe the gang members are partly to blame for a recent high-profile increase in residential burglaries on the Palos Verdes Peninsula.

## FINANCE

- OpenGov Visitor Data: There have been 91 visits to the site over the past 90 days with each visit lasting approximately three minutes. Based on the data, 69% of users were visiting the site for the first time and 31% were returning users. As a reminder, OpenGov can be accessed on the City's website here: <http://ca-ranchopalosverdes.civicplus.com/895/OpenGov-Financial-Data>

If there is a customized financial report not currently on OpenGov that you would like Finance to create for you, or simply have any questions, please contact the Finance Department at [Finance-OpenGov@rpvca.gov](mailto:Finance-OpenGov@rpvca.gov).

## PUBLIC WORKS

- Maintenance: The City of Rancho Palos Verdes has budgeted \$170,000 for Fiscal Year 16-17 fuel modification. The term fuel modification zone refers to an area of land adjacent to structures where combustible vegetation needs to be partially, or completely removed in order to create defensible space and provide protection against fire. Fuel modification zones typically include the area within 100 to 200 feet of a structure. The size of the zone is dependent on several factors, to include: slope, type of vegetation, condition of vegetation, and vegetation density. The City's annual fuel modification program was established to meet the Los Angeles County Fire Department and Los Angeles Weights and Measures requirements for fuel modification on City owned properties. Additional information regarding fuel modification can be found at the following web site: <https://www.fire.lacounty.gov/wp-content/uploads/2014/02/Fuel-Modification-Plan-Guidelines-8-10-11.pdf>

Presently, the City focuses on 36 fuel modification zones, as well as any additional locations identified by the County. Fuel modification is achieved by several methods, to include: grazing, hand crews and mechanical methods such as; disking and mowing.



# ADMINISTRATIVE REPORT

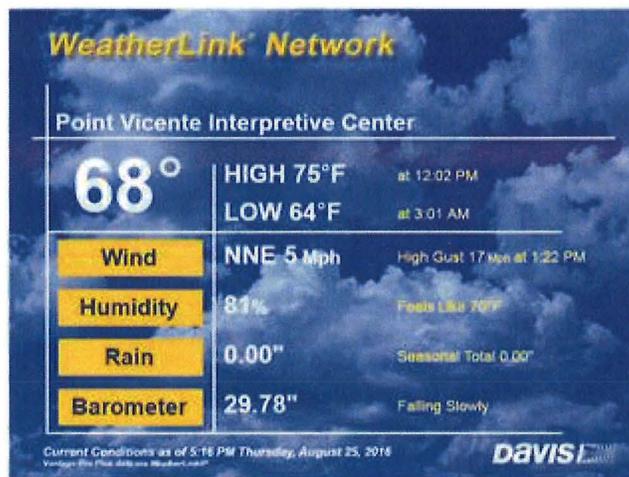
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The Public Works Department has a new weather station. The station is located at the Point Vicente Interpretive Center and provides current and historical data for temperature, humidity, heat index, wind chill, dew point, barometric pressure, wind speed & direction, solar & UV radiation, rainfall, and ET.

The data can be viewed online at <http://www.weatherlink.com/user/rpvweather/>.



- **Stormwater Quality News:** Staff meets today with representatives of the other Peninsula agencies and the City of Los Angeles who are responsible for stormwater quality. The purpose of the meeting is to discuss strategies and arguments to persuade the Regional Board to “reopen” (reconsider) the tough compliance limits, known as TMDLs, for stormwater quality for the Machado Lake watershed. These limits are driving the agencies to expensive structural projects that perhaps do not make sense in a cost benefit comparison. The next steps will be to issue a letter of request to the Regional Board at the first opportunity to consider the reopener in September. The collaboration of all the agencies will be key to convincing the Board to do so. The cities of Torrance, Lomita and Carson
- **Special Event Permit Application Update:** Public Works is receiving applications for special events in the public right-of-way or on public property. The applications have included block parties and the following larger events: Ride with the Tide (9/24/16), Lexus Lace Up Running Series previously known as PV Marathon (11/19/16).

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Additionally, Public Works expects to receive applications for the Ride for Kids (10/29/16), and Fill in the Boot (9/9, 9/10 and 9/11/2016) events.

- **Sunnyside Ridge Trail Segment:** The forms and rebars for the concrete ramp support on the east side of the trail was completed last week. The concrete was poured earlier this week. The construction of the block walls on the west side of the trail is continuing for the duration of this week, along with the extension of the curb beyond the west concrete ramp. (See attached pictures) Completion of the drainage system and grading at segmented block walls is scheduled to start next week.



- **ADA Access Improvements at Del Cerro:** Los Angeles County Community Development Commission approved the using grant money for the redesign of the ADA project at Del Cerro Park. Staff is currently working with AndersonPenna Partners for the redesign which is on schedule to be completed early September.

### **COMMUNITY DEVELOPMENT**

- **Coyote Management Plan Update:** As reported to the Council at the July 19<sup>th</sup> meeting, as part of the City's community outreach, the City is considering joining "Wildlife Watch" a pilot program administered by the California Department of Fish and Wildlife's (CDFW) Natural Resources Volunteer Program (NRVP) to raise public awareness on wildlife. Wildlife Watch is similar to the Neighborhood Watch program in that it enlists the participation of citizens to bring neighbors together to recognize and distinguish wildlife sightings, wildlife threats to public safety, and natural versus unnatural behaviors.

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On August 25<sup>th</sup> Code Enforcement Staff, along with Staff from the Cities of Palos Verdes Estates, Rolling Hills Estates, and Rolling Hills, attended an introductory presentation given by the CDFW on the Wildlife Watch program. If a City commits to the Wildlife Watch program, the NRVP will set up a kick-off meeting with the community. Once this is done, the NRVP will then begin to set up Wildlife Watch programs, usually by street or neighborhood. Some neighborhoods like to use their established Neighborhood Watch team, while other Neighborhood Watch teams do not want to get involved with Wildlife Watch. This is fine, since Wildlife Watch can then create separate Wildlife Watch teams in the neighborhoods or streets.

At this point, Staff is considering speaking at an upcoming CHOA meeting about coyotes and the Wildlife Watch program to assess whether there is general support for this program in the City. If so, Staff will update the Council on how to proceed with implementing the program by May of next year. Currently, coyote sightings are down quite a bit compared to earlier in the year, but staff expects an upswing in October when the pups begin to leave their dens. After that, sightings will slow down considerable until May, when the breeding season begins.

- LME Permit Approval at 48 Cinnamon: On August 29, 2016, pursuant to the Settlement Agreement, the Director granted conditional approval of a Landslide Moratorium Exception (LME) permit for Ms. Andrea Joannou on her property at 48 Cinnamon Lane (See attachment). This approval only allows her to proceed with the submittal of planning applications to build on her lot. The required planning applications include a Site Plan Review and a Grading Permit, which includes a Neighborhood Compatibility analysis requiring public notification within a 500' radius of her property before and after a decision is rendered by the Director. The Director's decision may then be appealable to the Planning Commission.
- Trump National Wine & Beer Festival Follow-up: On August 21, 2016, Staff attended and monitored the Wine & Beer Festival at the Trump Golf Course. The event proceeded without any major traffic, on-site security, signage, and trail issues. However, the City received one public comment raising concerns with certain aspects of the event particularly traffic before and after the event. Staff will continue to work with the Trump organization to ensure that these concerns are addressed for future events.
- Unpermitted Deck Abatement: As the Council may recall, the City was considering the possible abatement of an unpermitted deck on an extreme slope on Ganado Drive. Staff has served the owner with the required Notice of Determination of Public Nuisance and Order to Abate. The owner did not appeal the notice nor did they remove the deck. Therefore, Staff is working with the City Attorney's office to request an Abatement Warrant from the Torrance Court to remove the deck. The property owner will be billed for the work, and if not paid, a lien will be placed on the property. Staff anticipates the abatement to be performed near the middle of September.
- FAA Voluntary Helicopter Route: As the City Council is aware, the Council submitted a letter to FAA in support of the Los Angeles Area Helicopter Noise Committee's request

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to rescind the voluntary offshore lateral distance of 750' as no stakeholders were involved in this decision. FAA responded that they do not plan to rescind the recently implemented offshore route as they believe doing so is a step backwards in addressing noise issues in LA County. Attached is FAA's response letter.

- Santa Monica Airport: On August 15, 2016, FAA rejected an appeal by the City of Santa Monica to close the airport as soon possible, thus requiring the airport to remain open until at least 2023. On August 23, 2016, the Santa Monica City Council adopted and approved a resolution declaring that it shall be the policy of the City to close the Santa Monica Airport to aviation uses as soon as legally permitted with the goal of on or before July 1, 2018. The Office of Airport Compliance concluded that the City accepted a federal grant in 2003 that requires the airport to remain open for a 20-year term, or August 2023. The City of Santa Monica considers the 2003 grant to be an amendment to the original grant in 1994, which expired in June 2014. The City of Santa Monica is expected to appeal FAA's decision to the federal court.
- Applications of Note: See attached table with a summary of the Applications of Note that were submitted to the department between Wednesday, August 24, 2016 and Tuesday, August 30, 2016.

### Attachments:

- FAA Response Letter – Page 19
- 48 Cinnamon-LME Approval – Page 21
- Applications of Note – Page 34

## RECREATION & PARKS

- Burma Road Water-line Break Trail Closures: The following trail segments are currently closed for public safety until further notice:
  - *Burma Road between Vanderlip / Eagle's Nest Trail junctions and Toyon / Ishibashi Trail junctions*
  - *Water Tank Trail between Burma Road and Kubota Trail junction*
  - *The lower portion of Garden Trail around the water tank from Water Tank Trail junction to where it meets upper Garden Trail*
  - *PEPPERTREE, VANDERLIP and upper GARDEN TRAILS ARE NOW OPEN.*

Attached is the map showing the trail closures in the Preserve.

- Ladera Linda Park Master Plan Public Outreach Meeting: The Ladera Linda Park public outreach meeting will be held on September 22<sup>nd</sup> at Ladera Linda from 6 pm to 8 pm. Interested parties and the general public are welcome to attend and offer their thoughts and opinions on the future of Ladera Linda Park and a new community center at that location. City staff and the Consulting firm of Richard Fisher & Associates will be facilitating the meeting. Flyers, listserv messages, banners, HOA notifications, and the City's website and face book page will all be utilized to spread public awareness of this meeting. A flyer for the meeting is attached.

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- New Docent Open House: On Wednesday evening, August 31<sup>st</sup>, the Los Serenos de Point Vicente docent organization hosted its annual “New Docent” Open House, to provide prospective new volunteers with an opportunity to meet with veteran docents to learn about the exciting and educational volunteer opportunities available to them.
- Movie in the Park Wrap-up: The Department held its fourth and final Movie in the Park last Saturday night, August 27<sup>th</sup> at Eastview Park, with a showing of Disney’s popular movie, *Zootopia*. Approximately 425 people came to the park to enjoy fun pre-movie activities provided by electriKIDS, and enjoy tasty treats from *The Greasy Weiner* and *Frank and Grind* food trucks.



- Healthy RPV Program:
  - Yoga in the Park: Twelve people attended the free outdoor Yoga in the Park class on Tuesday morning at Ryan Park.
  - Open Gym: Drop-in basketball was available this week on Sunday at Miraleste Intermediate School from 8 am to 10 am and on Tuesdays from 7 pm to 9 pm. A total of 16 people enjoyed Open Gym this week.

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- Hesse Park: The facilities are rented this week for nine indoor recreation classes, two outdoor recreation classes, five non-profit meetings, two Peninsula Seniors activities, and one private rental.
- Ladera Linda Park: The facilities are rented this week for four indoor recreation classes and one non-profit rental.
- PVIC and Docents: A local non-profit group will use the Sunset Room on Thursday evening and the Sunset Room will be rented on Friday night for a wedding reception.
- Ryan Park: A free yoga class was held outdoors Tuesday morning at the park.
- REACH Therapeutic Recreation Program: On Wednesday night, REACH will travel to El Pollo Loco for a quick dinner then head to Palos Verdes Bowl for an evening of bowling fun. On Saturday, REACH heads to Boomers for lunch and a day of outdoor golfing fun.

### Attachments

- Burma and Garden Trails Closure Map – Page 35
- Ladera Linda Park Master Plan Outreach Meeting Flyer – Page 36

# August 2016

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2 7:00 pm—City Council Meeting @ Hesse Park	3	4	5	6 6:00 pm—Pre-Movie Activities  8:00 pm - Movie in the Park "Minions" @ RPV City Hall
7	8	9 7:00 pm—Planning Commission Meeting @ Hesse Park	10	11 8:00 am—Regional Law Committee Meeting @ RH City Hall (Brooks//Yap)  6:00 pm—IMAC Meeting @ Hesse Park	12	13 8:15 am—Hike With Your Councilman—Families Welcome Contact <a href="mailto:b.camp@cox.net">b.camp@cox.net</a> for each month starting location
14	15	16:00 pm—City Council Meeting @ Hesse Park	17 12:00 pm—Mayor's Lunch @ The Depot (Dyda)  1:30 pm—Sanitation District Meeting (Dyda)	18  7:00 pm—Emergency Preparedness Committee Meeting—City Hall Community Room	19	20
21	22 7:00 pm—Traffic Safety Committee Meeting @ City Hall Community Room - CANCELLED	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 <a href="mailto:b.camp@cox.net">b.camp@cox.net</a> for each month starting location</i>
11	12	13 <i>7:00 pm—Planning Com- mission Meeting @ Hesse Park</i>	14 <i>12:00 pm—Mayor’s Lunch @ The Depot (Dyda)  1:30 pm—Sanitation District Meeting (Dyda)</i>	15 <i>7:00 pm—Emergency Prepared- ness Committee @ City Hall Com- munity Room</i>	16	17 <i>9:00 am—12:00 pm— Coastal Cleanup Day @ Abalone Cove Beach</i>
18	19	20 <i>7:00 pm—City Council Meeting @ Hesse Park</i>	21	22 <i>12:00 pm—1:00 pm—PV Coordi- nating Council “State of Our Cities” @ PV Library (Dyda)  3:00 pm—5:00 pm—SEED Awards @ PVIC (Dyda)</i>	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 7:00 pm—City Council Meeting @ Hesse Park	5	6	7 11:30 am—2:00 pm—PV Chamber Candidates Forum (@ PV Golf Club (Dyda/Misetich/Willmore)	8 8:15 am—Hike With Your Councilman—Families Welcome Contact <a href="mailto:b.camp@cox.net">b.camp@cox.net</a> for each month starting location
9	10	11 7:00 pm—Planning Commission Meeting @ Hesse Park	12 5:30 pm—PV Chamber Citizen of the Year Awards @ Terranea (Dyda/Duhovic/Willmore)	13 6:00 pm—IMAC Meeting @ Hesse Park	14 <div style="border: 1px solid black; padding: 5px; display: inline-block;">6:00 pm Fri.—8:30 am Sat.—Night @ The Museum Sleepover @ PVIC</div>	15
16	17	18 7:00 pm—City Council Meeting @ Hesse Park	19 12:00 pm—Mayor's Lunch @ The Depot (Dyda)  1:30 pm—Sanitation District Meeting (Dyda)  6:00 pm—Preserve Public Forums @ City Hall Community Room	20 7:00 pm—Emergency Preparedness Committee @ City Hall Community Room	21	22 11:00 am—2:00 pm—Kids Music Fest & Trunk or Treat @ Ladera Linda
23	24 7:00 pm—Traffic Safety Committee Meeting @ City Hall Community Room	25 7:00 pm—Planning Commission Meeting @ Hesse Park	26	27	28 7:30 am—Mayor's Breakfast @ Marie Callendars (Dyda/Brooks)	29 8:00 am—11:00 am—Document Shredding/E-Waste Roundup/Mulch Giveaway @ Civic Center Parking Lot  10:00 am—12:00 pm—Pet Vaccination & Microchip Clinic @ Hesse Park
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 20, 2016 – (Time Est. – 4 hrs)

**Closed Session:** Potential Litigation

**Study Session:** (15 mins)

**Mayor's Announcements:**

**City Manager Report:**

#### **Consent**

Consider Prop A Fund Exchange – Rolling Hills and Montebello  
Consider Award of Contract for Altamira Canyon Culvert Modifications at PVDS  
Consider Award of Contract for Storm Drain Deficiency Improvement Program  
Consider Award of Change Orders for Residential Rehab – Phase II for Areas 2 and 6

#### **Public Hearings**

Consider Options for Code Amendment to Prohibit Short-Term Rentals (1 hr)

#### **Regular Business**

Consider Initiation to Terminate Dedication Easement - Elkmont Canyon (1 hr)  
Consider Status Update on Placement of Soil at PVPUSD's Ladera Linda Fields (1 hr)

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

**Closed Session:**

**Mayor's Announcements:**

**City Manager Report:**

#### **Consent**

Consider Award of Contract to LA Conservation Corps for At-Risk Youth

#### **Public Hearings**

#### **Regular Business**

Consideration and Possible Action to Review the Status of Border Issues (10 mins)  
Consider Involvement & Communication with the PVPLC Board of Directors (20 mins)  
Consider Approval in Concept of Overhead Utilities District Conversion Plan (10 mins)  
Consider Update of Personnel Rules (20 mins)  
Consider Adoption of Employer Employee Resolutions (EER) (15 mins)

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

**Closed Session:**

**Study Session: (15 mins)**

**Mayor's Announcements:**

**City Manager Report:**

**Consent**

**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. – 2 hrs 50 mins)**

**Closed Session:**

**Mayor's Announcements:**

**City Manager Report:**

**Consent**

Consider Adoption of Ordinance to Adopt New California Building Codes

**Public Hearings**

Consider Adoption Resolution Designated Areas Underground Utility District (10 mins)

**Regular Business**

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

Consider Moving Elections to Even Numbered Years (20 mins)

Consider Refurbishment and Installation of Bubbles Statue at Lower Pt. Vicente (30 mins)

Consider Update on the Palos Verdes Preserve Operations (20 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. - 55 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**

Consider Proposed FY17-18 Community Development Grant Program (10 mins)

**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** - 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 - Agendized on 9/20/16]; Moving Elections to Even Numbered Years (Misetich) [City Clerk staff to work with City Attorney - Agendized on 11/1/16]



PVPTv Cox 35 / FIOS 39 Programming Schedule Guide Schedule - 09/04/16 - 09/10/16							
	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 - September 6th, 2016	The City of Rancho Palos Verdes City Council Meeting - September 6th, 2016	The City of Rancho Palos Verdes City Council Meeting - September 6th, 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							
9:00 AM - 9:30 AM							
9:30 AM - 10:00 AM							
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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 23th, 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 Palos Verdes Peninsula Unified School District (PVPUSD) Board of Education Meeting	LIVE - The City of Rancho Palos Verdes City Council Meeting - September 6th, 2016	The City of Rancho Palos Verdes City Council Meeting - September 6th, 2016	The City of Rancho Palos Verdes City Council Meeting - September 6th, 2016	The City of Rancho Palos Verdes City Council Meeting - September 6th, 2016	The City of Rancho Palos Verdes City Council Meeting - September 6th, 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			
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							



U.S. Department  
of Transportation  
**Federal Aviation  
Administration**

Western-Pacific Region  
Office of the Regional Administrator

P. O. Box 92007  
Los Angeles, CA 90009-2007

City of Rancho Palos Verdes

**AUG 24 2016**

Honorable Mayor Ken Dyda  
City of Rancho Palos Verdes  
30940 Hawthorne Boulevard  
Rancho Palos Verdes, CA 90275-5391

**AUG 29 2016**

**City Manager's Office**

Dear Mayor Dyda:

Thank you for your letter dated July 19, 2016, regarding the voluntary offshore helicopter routes that the Federal Aviation Administration (FAA) recently published.

The FAA Western-Pacific Regional Office has been leading our agency's efforts since 2012 in undertaking the Los Angeles Helicopter Noise Initiative. As we've noted from the beginning of this process, FAA does not believe a regulatory approach is well suited to resolving helicopter noise issues in Los Angeles County. Continued collaborative efforts to develop voluntary measures to address noise concerns has been our focus.

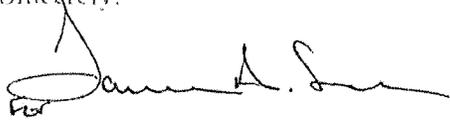
In October 2015, the Los Angeles Area Helicopter Noise Committee (LAAHNC) took the regulatory path, petitioning FAA to establish four separate special federal aviation regulations (SFARs) for Los Angeles County. One of the SFAR petitions specifically requested mandatory use of an LA County shoreline helicopter route at 0.5 to 1.0 mile offshore. As you note in your letter, the City of Rancho Palos Verdes supported LAAHNC's petitions. On May 20, 2016 the FAA denied LAAHNC's four SFAR petitions. The denial for the LAAHNC's LA County shoreline helicopter route indicated FAA was developing a voluntary offshore route. In June 2016 LAAHNC appealed these petition denials, including the one for the offshore route, and they are currently being reviewed at FAA headquarters.

FAA understands that some stakeholders do not feel that the recently developed offshore helicopter route moves aircraft far enough out over the ocean and would have liked to see a greater lateral displacement from the shoreline. We do not view implementation of this measure as the final step in addressing coastal communities' noise concerns, rather it is a necessary first step and one that we hope can be built upon to provide beneficial results to residents.

FAA does not plan to rescind the new offshore route so recently implemented. A reversion to the status quo would be a clear step backward in terms of identifying and implementing potential voluntary measures to address noise sensitive areas in Los Angeles County. In the next few months, FAA will be reviewing flight track data associated with the new offshore route. We would be happy to share that information with you when it becomes available.

Thank you for the opportunity to answer your inquiry. If you have any questions, please contact me or Tamara A. Swann, Deputy Regional Administrator, at (310) 725-3550.

Sincerely,

A handwritten signature in black ink, appearing to read "Glen A. Martin". The signature is fluid and cursive, with a large initial "G" and "M".

Glen A. Martin  
Regional Administrator



## MEMORANDUM

**TO:** ARA MIHRANIAN, COMMUNITY DEVELOPMENT DIRECTOR  
**FROM:** SO KIM, SENIOR PLANNER *SK*  
**DATE:** AUGUST 29, 2016  
**SUBJECT:** LANDSLIDE MORATORIUM EXCEPTION PERMIT (CASE NO. ZON2016-00170) FOR PROPERTY LOCATED AT 48 CINNAMON LANE. (Applicant/Property Owner – Andrea Joannou)

### RECOMMENDATION

Approve Case No. ZON2016-00170 for a Landslide Moratorium Exception Permit, subject to the conditions in Exhibit "A", allowing the applicant to submit the appropriate Planning Division applications to consider the construction of a 2,738ft<sup>2</sup> manufactured home including a detached garage and a detached horse corral on a vacant lot located at 48 Cinnamon Lane.

### BACKGROUND

The property owner of the subject vacant lot (the "Cinnamon Lot") also owns a separate lot located at 40 Cherryhill Lane (the "Cherryhill Lot"). The Cherryhill Lot was originally improved in 1956 with a 1,538ft<sup>2</sup> single-family residence and garage. Due to the active Portuguese Bend Landslide over the past several years, the residence on the Cherryhill lot moved several hundred feet from its original location onto City-owned property on the seaward side of Palos Verdes Drive South (Lot 1 of Parcel Map No. 17161). Since the residence that was once on the Cherryhill Lot was now on City-owned land and was determined to be unsafe, the City filed a lawsuit claiming that the structure constitutes a nuisance that the property owner has the obligation to abate. The property owner in response, filed a cross-complaint seeking affirmative relief. In 2014, the City and the property owner entered into a Settlement Agreement settling all claims with respect to the lawsuit related to the Cherryhill Lot. As part of the Settlement Agreement, among other things, the property owner has the ability under the Landslide Moratorium Ordinance to construct a replacement structure on either the Cherryhill Lot or the Cinnamon Lot (specific information can be found in the attached Settlement Agreement).

On April 20, 2016, pursuant to the Settlement Agreement, the applicant submitted a request for a Landslide Moratorium Exception Permit to construct a replacement home with a detached garage and an accessory structure on property located at 48 Cinnamon Lane. The project was deemed incomplete on May 18, 2016 due to missing information. Subsequently the applicant submitted additional information and the project was deemed complete on August 4, 2016.

## **SITE DESCRIPTION**

The subject vacant property is a triangular upslope lot located at the east end of Cinnamon Lane in the Portuguese Bend community. The subject lot is located within the Equestrian Overlay District and RS-2 zoning district of the "landslide moratorium area", as outlined in red on the landslide area map, available on the City's website (<http://www.rpvca.gov/DocumentCenter/Home/View/1480>).

## **PROJECT DESCRIPTION**

The applicant proposes to replace a previously demolished residence with a 1,917ft<sup>2</sup> single-story manufactured home, a 600ft<sup>2</sup> detached 3-car garage, and a 320ft<sup>2</sup> detached horse corral on the vacant subject lot. A total of 11 plumbing fixtures are proposed for the main residence which will be connected to the existing sewer system along Cinnamon Lane.

## **CODE CONSIDERATIONS AND ANALYSIS**

The City has established a moratorium prohibiting the filing, processing and approval of building, grading and other land-use permits within the designated Landslide Moratorium Area. However, the City's Municipal Code §15.20.040 establishes categories of projects that qualifies for exceptions from the moratorium based upon specific criteria.

City's Municipal Code §15.20.040(B)(1) states that the moratorium shall not be applicable to the replacement of a residential building which has been damaged or destroyed due to a geological hazard, provided that a landslide moratorium exception permit is approved by the Director. Based on a Settlement Agreement, the property owner may replace the demolished residential building which was originally permitted at 40 Cherryhill Lane on the subject 48 Cinnamon Lane Lot. Therefore, the Director determined that a Landslide Moratorium Exception (LME) Permit may be issued to replace the home that was once on the Cherryhill Lot; provided that the replacement structure is limited to the same square footage, in the same general location on the property, and such construction will not aggravate any hazardous geological condition.

It should be noted that according to Municipal Code §15.20.040(H), November 5, 2002 is the date that shall be used for determining the baseline square footage, based upon city and county building permit records, for purposes of calculating the square footage of any cumulative project and of any future additions that may be constructed on a subject parcel within the Landslide Moratorium Area. According to the building permits on file with the City for 40 Cherryhill Lane, the original permitted square footage of the subject residence and garage is 1,538ft<sup>2</sup>. As a result, 1,538ft<sup>2</sup> is the baseline square footage for the purposes of this application.

Additionally, pursuant to the City's Municipal Code §15.20.040(H) below, the property owner may construct an additional 1,200ft<sup>2</sup> to the baseline square footage (1,538ft<sup>2</sup>) resulting in up to 2,738ft<sup>2</sup> of allowable improvements.

*RPVMC §15.20.040(H): Minor projects on a lot that is in the "landslide moratorium area," as outlined in red on the landslide moratorium map on file in the director's office, and currently is developed with a residential structure... does not exceed a cumulative project total of 1,200ft<sup>2</sup> per parcel; provided that a landslide moratorium exception permit is approved by the director.*

Based on the above, the total allowable square footage of 2,738ft<sup>2</sup> includes all enclosed improvements, including but not limited to, the main residence, attached or detached garage, and other accessory structures. The size of the garage is limited to 600ft<sup>2</sup> pursuant to the City's Municipal Code §15.20.040(L). According to the submitted plan, the total square footage of the proposed project does not exceed 2,738ft<sup>2</sup>, which includes a 600ft<sup>2</sup> detached garage.

In addition to and separate from the 2,738ft<sup>2</sup> of improvements allowed on the subject property, the construction and installation of temporary minor nonresidential structures up to 320ft<sup>2</sup> is allowed pursuant to the City's Municipal Code §15.20.040(I). Thus, the property owner is proposing a 320ft<sup>2</sup> horse corral as part of the LME permit request, which is not enclosed and does not require a permanent foundation.

The City Geologist has reviewed the applicant's geotechnical and soils reports associated with the proposed project on the subject property and has granted a conceptual approval based on information that the proposed project will not aggravate the existing geological condition of the site. It should also be noted that the Code criteria that the new replacement structure be limited to the same general location as the original structure does not apply to this project because of the Settlement Agreement. As a result, the proposed project qualifies for Landslide Moratorium Exceptions (B), (H), (I), and (L).

#### **ADDITIONAL INFORMATION**

Approval of this Landslide Moratorium Exception Permit does not constitute planning approval to construct a new structure, but rather simply allows the applicant to submit the appropriate planning applications for consideration of a specific project request. Based on the current proposal, the applicant would need to submit and obtain approval of a Site Plan Review application with a Neighborhood Compatibility assessment along with a Grading Permit for the requested associated grading.

#### **CONCLUSION**

Based upon the discussion above, Staff recommends that the Director approve Case No. ZON2016-00170 for a Landslide Moratorium Exception Permit, allowing the applicant to submit the appropriate Planning applications for the construction of a manufactured home, detached garage, and a detached horse corral on 48 Cinnamon Lane, subject to the conditions contained in Exhibit "A".

#### **ALTERNATIVES**

In addition to Staff's recommendation, the following alternatives are also available for the Director's consideration:

1. Identify any issues or concerns with the proposed project, and provide the applicant with direction in modifying the project; or
2. Deny Case No. ZON2016-00170 for a Landslide Moratorium Exception Permit.

**Approved pursuant to Staff's recommendation.**

Accepted:  \_\_\_\_\_ Dated 8-29-16  
Ara Mihranian  
Community Development Director

**ATTACHMENTS**

- Exhibit "A" – Conditions of Approval
- Conceptual Geotechnical Approval (Dated August 1, 2016)
- Settlement Agreement

**Exhibit "A"**  
**Conditions of Approval**  
**Case No. ZON2016-00170**  
**(Landslide Moratorium Exception Permit)**  
**48 Cinnamon Lane – Tract 14195 Lot 12**

General Conditions:

1. The applicant shall submit the necessary Site Plan Review and Grading Permit applications to the Community Development Department for review within 180 days of this approval; otherwise, the approval (Landslide Moratorium Exception Permit) shall become null and void unless a time extension has been requested and approved by the Community Development Director in advance of the expiration of said approvals.
2. Approval of Case No. ZON2016-00170 is for a Landslide Moratorium Exception Permit, which allows for the submittal of Site Plan Review and Grading Permit applications with Neighborhood Compatibility assessment and a foliage analysis for the construction of a 1,917ft<sup>2</sup> manufactured home, a 600ft<sup>2</sup> detached garage, and a 320ft<sup>2</sup> detached horse corral with associated grading on the vacant lot at 48 Cinnamon Lane.
3. **Prior to the submittal of the Site Plan Review and Grading Permit applications, but no later than 90 calendar days following the approval of this LME application**, the applicant and/or the property owner shall submit to the City a statement, in writing, that they have read, understand and agree to all conditions of approval contained in this approval. Failure to provide said written statement within the time frame stated herein shall render this approval null and void.
4. The conditions of approval stated herein shall remain in full force and effect along with any additional conditions set forth in the future issuance of planning entitlements allowing the construction of the manufactured home, detached garage, and horse corral.

Landslide Moratorium Exception Conditions:

5. **Prior to issuance of any building or grading permit**, the applicant's drainage plan shall be reviewed and approved by the Director of Public Works Department, and said plan shall provide details regarding the location, dimensions and height above or below grade for a holding tank for site drainage runoff. If lot drainage deficiencies are identified by the Public Works Director, all such deficiencies shall be corrected by the applicant.
6. **Prior to issuance of any building or grading permit**, the sewer lateral that serves the property shall be inspected to verify that there are no cracks, breaks or leaks and, if such deficiencies are present, the sewer lateral shall be repaired or reconstructed to eliminate them, to the satisfaction of the Public Works Director.
7. The requirement for a sewer holding tank shall be waived provided that the subject parcel will be connected to the sanitary sewer system.
8. Roof runoff from all buildings and structures on the site shall be contained and directed to the streets or an approved drainage course.

9. **Prior to issuance of any building or grading permit**, all landscaping irrigation systems shall be part of a water management system approved by the Director of Public Works. Irrigation for landscaping shall be permitted only as necessary to maintain the yard and garden.
10. All other necessary permits and approvals required pursuant to this code or any other applicable statute, law or ordinance shall be obtained.
11. **Prior to issuance of any building or grading permit**, if required by the City Geologist, the applicant shall submit a soils report, and/or a geotechnical report, for the review and approval of the City Geologist. The applicant shall comply with any requirements imposed by the City Geologist shall substantially repair the geologic conditions to the satisfaction of the City Geologist.
12. **Prior to issuance of any building or grading permit**, a Hold Harmless Agreement, satisfactory to the City Attorney promising to defend, indemnify, and hold the City harmless from any claims or damages resulting from the requested project, shall be submitted to the Community Development Director.
13. **Prior to issuance of any building or grading permit**, the applicant shall submit for recordation a covenant, satisfactory to the City Attorney, agreeing to construct the project strictly in accordance with the approved plans; and agreeing to prohibit further projects on the subject site without first filing an application with the Director. Such covenant shall be submitted to the Community Development Director for recordation.
14. **Prior to issuance of any building or grading permit**, the applicant shall submit for recordation a restriction use covenant, satisfactory to the City Attorney, which prevents the detached corral from being used for any purpose other than a non-habitable use and the detached garage from being used for any purpose other than parking of vehicles and storage of personal property, is recorded with the Los Angeles County Registrar-Recorder.

**CITY OF RANCHO PALOS VERDES  
GEOTECHNICAL REPORT RESPONSE CHECKLIST**

Date Received:	August 1, 2016	Date Completed:	August 3, 2016
Date of Response:	July 27, 2016		
Consultant:	Coast Geotechnical, Inc.	Their Job No.:	484114-06
Signed By:	Todd D. Houseal Ming-Tarnng Chen	License/Expiration Date:	CEG 1914 Exp 4/30/18 PE 54011 Exp 12/31/17
Previous Report:	July 13, 2016 July 11, 2016 May 5, 2016	Prior Review:	July 26, 2016 July 11, 2016 May 25, 2016
Applicant Name:	Joannou	Legend:	N = No Y = Yes
Site Address:	Lot 12, Block 3, Cinnamon Lane* Rancho Palos Verdes, California		
Lot/Tract No.:	Lot 12, Block 3, Tract 14195	A.P.N.:	
Proposed Project:	<b>Construction of a manufactured home on steel frame supported by pier supports on foundation pads with connection to existing sewer, garage is to be constructed with a slab on grade</b>		

Prior Reports and Reviews for Project

Previous Reports	December 17, 2014	Prior Review:	January 19, 2015
:	October 20, 2014		November 11, 2014

\*Note to City Staff: Consultant has indicated that the address is 48 Cinnamon Lane

• **Geotechnical Response:**

- N Responsive to checklist comments
- Y Grading/foundation plans changed as a result of response

• **Recommended Actions:**

**Planning Department:**

    \*\* In Concept Approval for Planning Purposes

**Building and Safety:**

    Report Approved        Conditional Approval (See Below)      X   Additional Input Required

\*\*The site is located within the boundary of the City of Rancho Palos Verdes Landslide Moratorium Zone 2. The applicant has submitted a report to receive an exception to the Rancho Palos Verdes Landslide Moratorium. Section 15.20 of the RPV Municipal Code, Moratorium on Land Use Permits, does not have a section under *Exceptions* (15.20.040) for a new residence as proposed in the report. Therefore, it appears that permits may not be issued under the *Exception* process for the proposed residence without a change to the Municipal Code. Further, the project as presented in the submitted report does not provide geologic justification for an *Exclusion* from the Moratorium as set forth under Section 15.20.100. Geotechnically for an exclusion to be processed it must be demonstrated that the final mitigated site configuration will have a factor of safety of 1.5 as required by 15.18.100 Section 111A.2 and the consultant can provide a Safety Hazard statement as required by 15.18.090 Section 107A.3 of the Rancho Palos Verdes Municipal Code. It is our understanding that the residence may be permitted as a result of a settlement agreement with the city as a replacement home.

Items requiring response/further evaluation:

1. The consultant has acknowledged that they will provide a complete geotechnical grading plan review report based on an engineered grading plan, when available. The results of subsurface investigation and laboratory testing should be included, along with detailed geologic cross sections depicting proposed structures, grading, temporary cuts, typical footings, recommended setbacks, property lines, driveway, flatwork and adjacent structures.

Additional comments/Conditions of Approval (no response required):

2. \*\*The consultant has made a finding that the subject site improvements are feasible, will not adversely impact adjacent improvements and will not aggravate existing conditions.

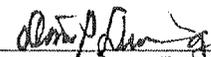
**CITY OF RANCHO PALOS VERDES  
GEOTECHNICAL REPORT RESPONSE CHECKLIST**

- 3. Future plans for the project shall incorporate the setback zone from Altamira Canyon.
- 4. Note to City Staff: Staff should confirm that the Consultants (C.E.G. and R.C.E./G.E.) have signed the final dated grading/foundation plans, thereby verifying the plans' geotechnical conformance with the Consultant's original report and associated addenda.
- 5. An as built geotechnical report should be prepared by the project geotechnical consultant following grading/construction of the subject site improvements. The report should include the results of all field density testing, depth of reprocessing and recompaction, as well as a map depicting the limits of grading, locations of all density testing, and geologic conditions exposed during grading/excavation. The report should include conclusions and recommendations regarding applicable setbacks, foundation recommendations, slope stability, erosion control and any other relevant geotechnical aspects of the site.

**Limitations:**

Our review is intended to determine if the submitted report(s) comply with City of Rancho Palos Verdes Codes and generally accepted geotechnical practices within the local area. The scope of our services for this third party review has been limited to a brief site visit and a review of the above referenced report and associated documents, as supplied by the City of Rancho Palos Verdes. Re-analysis of reported data and/or calculations and preparation of amended construction or design recommendations are specifically not included within our scope of services. Our review should not be considered as a certification, approval or acceptance of the consultant's work, nor is it meant as an acceptance of liability for final design or construction recommendations made by the geotechnical consultant of record or the project designers or engineers.

BY:   
James M. Lancaster, Jr., C.E.G. 1927 Expires 6/30/18  
KLING CONSULTING GROUP, INC.

BY:   
Dante P. Domingo, R.C.E. 57939 Expires 6/30/18  
KLING CONSULTING GROUP, INC.

## SETTLEMENT AGREEMENT

This Settlement Agreement (“Agreement”) is made and entered into by and between the City of Rancho Palos Verdes, a municipal corporation acting on its own behalf and on behalf of the People of the State of California and as successor to the Rancho Palos Verdes Redevelopment Agency (collectively referred to as “City”) and Andrea Joannou, individually and Trustee of the Andrea Joannou Trust of 2004 (“Joannou” and, collectively with City, the “Parties” and singularly, “Party”), as of June 3, 2014 (the “Effective Date”).

WHEREAS, Joannou is the record owner of real property described as Lot 40, Block 1, of Tract 14118, per the map recorded in Book 306, pages 34 and 35 of maps, in the office of the Los Angeles County Recorder, APN 7572-004-019 (the “Cherryhill Lot”); prior to 1956, a single family residential structure was constructed on the Lot with the address of 40 Cherryhill Lane (the “Structure”);

WHEREAS, Joannou is also the record owner of real property described as Lot 12, Block 3, Tract 14195, per the map recorded in Book 323, pages 8 to 10 of maps, in the office of the Los Angeles County Recorder, APN 7572-010-020, at the end of the cul-de-sac of Cinnamon Lane (the “Cinnamon Lot”); the Cinnamon Lot is unimproved and is located in the area of the Zone 2 Landslide Moratorium Ordinance Revisions project, for which the City is now preparing a final Environmental Impact Report;

WHEREAS, the Structure has been moved over the years since 1956 by the Portuguese Bend Landslide and is now located several hundred feet away from its original location on the Lot, and is now located on Lot 1, of Parcel Map No. 17161, recorded in book 192, pages 91 to 94 of maps in the office of the Los Angeles County Recorder (the “City Parcel”);

WHEREAS, on or about November 16, 2012, City filed a lawsuit captioned *People of the State of California, et al. v. Andrea Joannou, et al.*, Los Angeles County Superior Court case number BC495866 (the “Lawsuit”) in which Joannou has filed a cross-complaint seeking affirmative relief;

WHEREAS, the Cherryhill Lot is also subject to a lawsuit captioned *Andrea Joannou, Trustee of the Andrea Joannou Trust of 2004, et al. v. Orphan Homes at 40 and 41 Cherryhill Lane, et al.*, Los Angeles County Superior Court Case No. BC445457, in which Joannou seeks to quiet title to the Cherryhill Lot in its original location (the “Second Lawsuit”);

WHEREAS, City claims in the Lawsuit that the Structure constitutes a nuisance that Joannou has the obligation to abate;

WHEREAS, the Parties now desire to settle all claims among them with respect to the Lawsuit and the Property;

NOW, THEREFORE, in consideration of the recitals above and the mutual promises set forth below, the Parties agree as follows:

1. Promptly after execution and delivery of this agreement by the Parties, the Parties shall request dismissal of the Lawsuit with prejudice including the complaint and cross-complaint. Each party shall bear her or its own costs and attorney fees incurred in connection with the Lawsuit.

2. In consideration of the dismissal as described in Paragraph 1, Joannou shall convey all her right, title and interest in the Structure to City; and City shall indemnify, defend and hold Joannou harmless from all claims arising after the Effective Date in connection with the Structure, including, without limitation, City's claims that Joannou is responsible for the costs of demolition of the Structure.

3. In further consideration of the dismissal as described in Paragraph 1, City shall give Joannou credit against City fees due in connection with processing entitlements for the Cinnamon Lot or the Cherryhill Lot, whichever is the first lot for which she seeks entitlements, for City fees (not including fees paid to City consultants) Joannou paid in connection with her previous processing of permits for replacement of the Structure on the City Parcel. Joannou will pay fees of her own consultants and any consultants that are retained by the City to review her application, such as the City Geologist, Jim Lancaster, and any non-City fees (such as fees to the County or the School District, for example).

4. City wholly releases and forever discharges Joannou, and Joannou wholly releases and forever discharges City from any and all manner of causes of action, whether in law or in equity, suits, debts, liens, contracts, agreements, promises, liabilities, claims, demands, damages, losses, costs, or expenses, of any nature whatsoever, which any or all of the Parties may now have or may hereafter claim to have arising from the Structure, the Lawsuit and the Second Lawsuit, whether those claims are known or unknown, suspected or unsuspected, fixed or contingent. Without limiting the generality of the foregoing, Joannou releases all claims she may have to ownership of the Structure, and City releases all claims it may have to reimbursement of expenses incurred in abating the nuisance represented by the Structure on the City Parcel. Notwithstanding the foregoing, the releases herein do not extend to any claims any Party may have concerning the Cherryhill Lot (not including claims pertaining to the Structure, all of which are subject to this release) or the Cinnamon Lot, and Joannou reserves all her rights with respect to the Cherryhill Lot and the Cinnamon Lot, including, without limitation, her rights under the landslide moratorium ordinance (as it now exists or may be amended in the future) to replace the house that was previously located on the Cherryhill Lot or to build a house on the Cinnamon Lot.

5. The releases set forth in paragraph 4 above are intended to bind, and inure to the benefit of, each of the Parties' present or former principals, officers, employees, agents, managers, parents, subsidiaries, affiliates, trustees, attorneys, insurers, reinsurers, representatives, predecessors and successors, and their respective heirs, executors, administrators, successors and assigns.

6. The Parties agree that neither the consideration provided in this Agreement nor the execution or performance of any term of this Agreement shall

constitute or be construed as an admission of any liability whatsoever or any wrongdoing by either Party.

7. The Parties represent and warrant that there has not been any assignment or other transfer of any interest in any of the claims released herein and there will be no assignment or other transfer of any interest in any of the claims released herein.

8. The Parties acknowledge that they have been advised of and are aware that California Civil Code § 1542 provides as follows:

A general release does not extend to claims which the creditor does not know or suspect to exist in his or her favor at the time of executing the release, which if known by him or her must have materially affected his or her settlement with the debtor.

The Parties hereby waive and relinquish all rights and benefits under Section 1542 of the Civil Code with respect to the matters set forth in this Agreement, acknowledge that the effect and import of such section has been explained to them by their own counsel and further acknowledge that they may hereafter discover facts different than or in addition to those which they now know or believe to be true with respect to the claims, demands, debts, liabilities, obligations, actions, causes of action, costs, and expenses herein released, and agree that this Agreement shall be and remain effective in all respects, notwithstanding such different or additional facts.

9. This Agreement shall be construed without regard to the identity of the person who drafted the various provisions. Each and every provision of this Agreement shall be construed as though all of the Parties participated equally in the drafting of them, and any rule of construction that a document is to be construed against the drafting party shall not be applicable to this Agreement.

10. In the event that any Party should bring any action, suit, or other proceeding against any other Party on any claim herein discharged and released, or contesting the validity of this Agreement, or attempting to enforce the terms and provisions of this Agreement, or to obtain any remedy or relief for any breach of this Agreement, or to rescind, modify, or reform this Agreement or any of the terms or provisions hereof, the prevailing party shall recover such party's reasonable attorneys' fees incurred in each and every such action, suit, or other proceeding, including any and all appeals or petitions therefrom.

11. Unless another person is designated in writing for receipt of any notice required hereunder, every notice shall be sent electronically to the Party with a copy sent by United States first-class mail, postage prepaid, to:

Notice to Joannou shall be given to:

Andrea Joannou  
14 Limetree Lane  
Rancho Palos Verdes, CA 90275

Tel. (310) 941-0777  
andrearpv@gmail.com

and

Douglas W. Beck  
Law Offices of Douglas W. Beck  
21250 Hawthorne Blvd., Suite 500  
Torrance, CA 90503  
Tel. (310) 294-9631  
dougbeck@iseeyouincourt.com

Notice to City shall be given to:

Carolynn Petru, Acting City Manager  
City of Rancho Palos Verdes  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, CA 90275  
Tel. (310) 544-5203  
carolynn@rpv.com

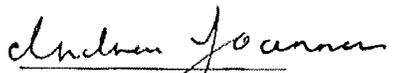
and

Carol Lynch  
Richards Watson & Gershon  
355 S. Grand Ave., 40th floor  
Los Angeles, CA 90071  
Tel. (213) 626-8484  
clynch@rwglaw.com

12. This Agreement represents the sole and entire agreement between the Parties and supersedes all prior agreements, negotiations, and discussions between the Parties. This Agreement may not be modified, except by an instrument in writing, signed by all the Parties.

13. Each natural person signing this Agreement personally represents and warrants that he is authorized to execute this Agreement on behalf of the Party for which he is signing.

14. This Agreement may be executed in multiple, counterpart copies, or by facsimile signature, each of which shall be deemed an original.

  
Andrea Joannou, individually,  
and Trustee of the Andrea Joannou  
Trust of 2004

City of Rancho Palos Verdes

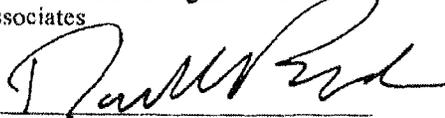
by   
Mayor

Approved as to form

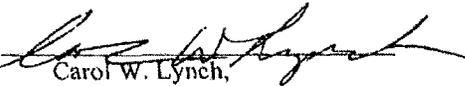
Law Offices of Douglas W. Beck and  
Associates

Richards Watson & Gershon

by



by



Carol W. Lynch,

Douglas W. Beck,

Attorneys for City of Rancho Palos Verdes.

Attorneys for Andrea Joannou, individually  
and Trustee of the Andrea Joannou Trust of  
2004

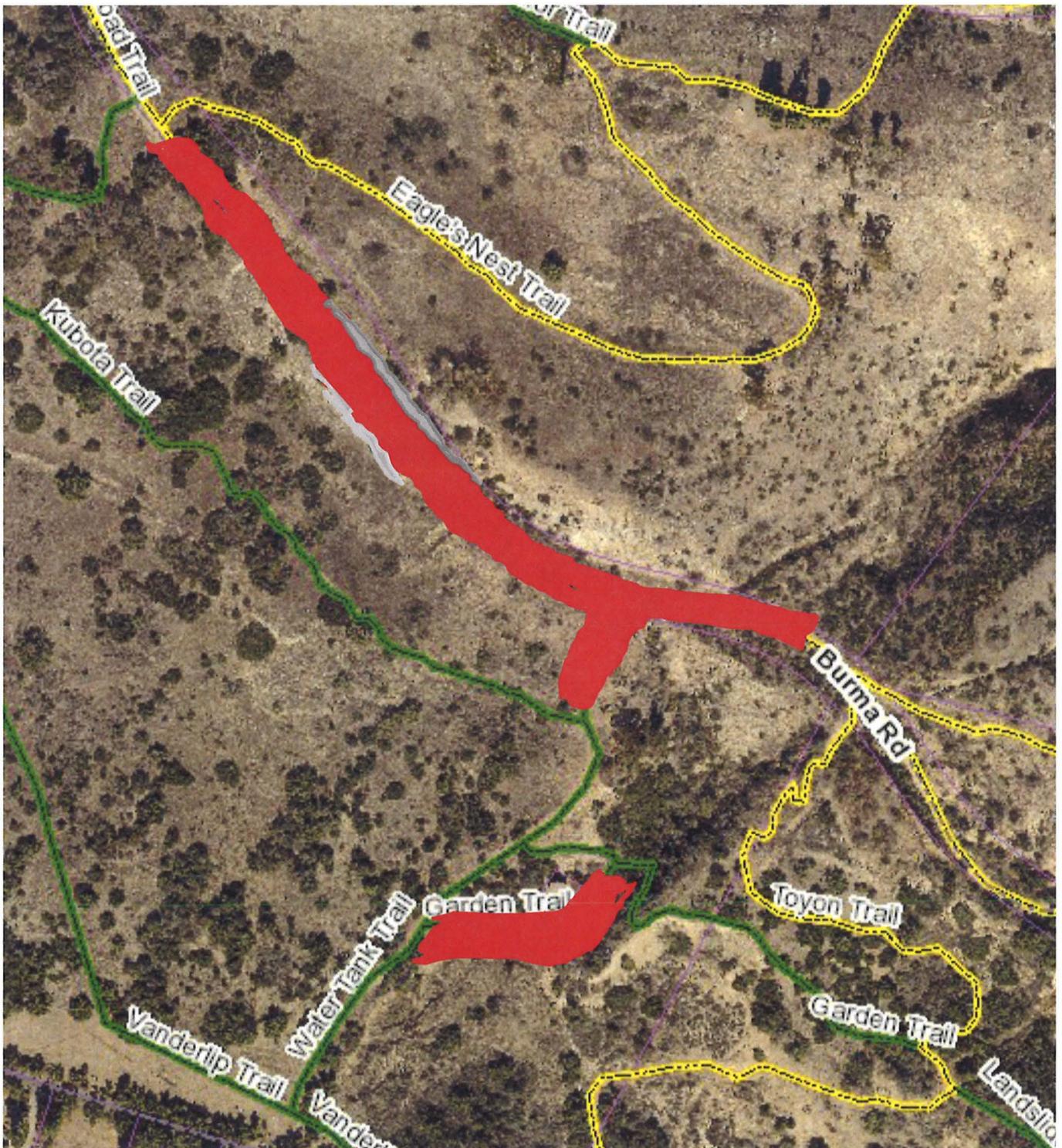


## Applications of Note as of August 31, 2016

<b>Case No.</b>	<b>Owner</b>	<b>Street Address</b>	<b>Project Description</b>	<b>Submitted</b>
ZON2016-00395	PATRICIA BROWN	2 W POMEGRANATE RD	CUP Extension request (ZON2011-00201) for the keeping of large domestic animal permit.	8/29/2016
<i>Conditional Use Permit</i>				
ZON2016-00396	KELLY SACK	40 MUSTANG RD	Grading and retaining walls	8/30/2016
<i>Grading Approval</i>				
ZON2016-00397	JACKY SBAROUNIS	29024 CLEVIS RD	Addition of 653 square feet and remodel of house.	8/30/2016
<i>Site Plan Review</i>				
ZON2016-00398	POINT VICENTE PROPERTIES, LLC	31270 PALOS VERDES DR W	CUP Revision to Sign Program conditions for an unpermitted after-the-fact 2nd wall sign.	8/30/2016
<i>Conditional Use Permit</i>				
ZON2016-00401	ANDREA JOANNOU	LOT 12BLK CINNAMON LN	Replacement home, detached garage, and accessory structure on vacant lot.	8/30/2016
<i>Site Plan Review</i> <i>Grading Approval</i> <i>Neighborhood Compatibility Analysis</i>				

# CLOSED TRAILS INDICATED IN RED

## Segments of *Burma Road, Water Tank & Garden*





# LADERA LINDA PARK MASTER PLAN PUBLIC OUTREACH MEETING WE WANT YOUR INPUT!

The City is beginning a master plan process for Ladera Linda, and a new community center! Come and be a part of this process!

# 09.22.16

6PM-8PM | THURSDAY  
LADERA LINDA COMMUNITY CENTER

**32201 FORRESTAL DRIVE**

CALL 310.544.5218 OR  
**MATTW@RPVCA.GOV** FOR  
MORE INFO