

MEMORANDUM

TO: RANCHO PALOS VERDES CITY COUNCIL
FROM: DOUG WILLMORE, CITY MANAGER *NZ FOR DW*
DATE: FEBRUARY 15, 2017
SUBJECT: ADMINISTRATIVE REPORT NO. 17-07

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ADMINISTRATIVE REPORT

February 15, 2017

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CITY MANAGER

- **Update on Ladera Linda Fields:** On January 18th, the Department of Toxic Substances Control (DTSC) posted the attached “Community Profile” on its EnviroStor website. The Community Profile provides demographic and environmental information about the site and surrounding neighborhood, as well as contact information for DTSC and other affected parties and agencies. Residents and other interested parties can review documents and sign up to receive e-mail alerts from DTSC by clicking [here](#).
- **Gaffey Street Median Work in San Pedro:** In his weekly e-mail newsletter of February 10th, Los Angeles City Councilman Joe Buscaino included the following item:

Median improvements are coming to Gaffey Street!

Gaffey Street is both San Pedro's central artery and our official welcome mat from the Harbor Freeway. Whether you are a first time visitor or a long-time resident, it is important to provide a positive first impression and instill community pride for the gateway to our wonderful community. This is why Councilman Buscaino undertook the creation of the [Gaffey Street Conceptual Plan](#), the roadmap to improve our [#GreatStreet](#) over the next decade. "I am ecstatic to see parts of this plan finally start to come to fruition and I look forward to celebrating with everyone upon their completion," said Councilman Buscaino.

Construction will begin Wednesday, February 8th, and continue until Thursday, March 23rd. Please note these dates and times subject to change due to weather and unforeseen circumstances. Councilman Buscaino's office will keep you updated with any schedule changes.

In an effort to reduce traffic during construction, closures will take place at night, and mid-day after the morning rush-hour and before the evening rush-hour.

Overnight construction will take place this Wednesday and Thursday (the 8th and 9th) between 10:00 PM and 6:00 AM. During that time the two lanes immediately adjacent to the median will be closed, one southbound and one northbound. Additional overnight closures will also be expected on Thursday, February 23rd and Friday, February 24th.

Daytime closures will take place from Thursday, February 9th until Thursday, March 23rd, Monday through Friday only. One northbound lane nearest the median will be closed from 9:30 AM to 3:30 PM each day.

Daytime closures will also take place on select Saturdays (February 11th, 18th and 25th, and March 4th, 11th and 18th). One northbound lane nearest the median will be closed from 8:00 AM to 4:30 PM.



- CEQA Consultation regarding CalWater Pipeline Project: As the City Council may recall, California Water Service Company (CalWater) proposes a new pipeline project within the right-of-way of Crenshaw Boulevard between the South Coast Botanic Garden and Crest Road. The City of Rolling Hills Estates is acting as the lead agency for this project since it is mostly located in their jurisdiction, while Rancho Palos Verdes is a responsible agency under the California Environmental Quality Act (CEQA), meaning that we will rely upon the CEQA document prepared by Rolling Hills Estates in order to satisfy the CEQA review of the portion of the project that is in Rancho Palos Verdes. On February 1st, Rolling Hills Estates advised Staff that they would be starting the responsible agency consultation process for this project within the next few weeks. Staff from the City Manager’s Office, Public Works Department and Community Development Department are expected to participate in this consultation.
- Assembly Bill No. 250 regarding Low-Cost Coastal Accommodations: On February 1st, the Los Angeles *Times* reported on the introduction of Assembly Bill No. 250 (AB 250) regarding low-cost coastal accommodations. As currently proposed, AB 250 would empower the State Coastal Conservancy to develop and implement a Lower-Cost Coastal Accommodations Program to facilitate improvement of existing, and the development of new, lower-cost accommodations within the coastal zone and a one-mile area along the coast adjacent to the coastal zone. The implementation of the Program may permit the Conservancy to undertake projects and award grants for lower-cost coastal accommodations. The bill states that a lack of affordable accommodations remains a barrier to coastal access, and that the State’s historic supply of lower-cost coastal accommodations has been reduced, and continues to be diminished, as a result of high coastal property values and economic pressures to develop new coastal accommodations that are too expensive to be affordable to most visitors. At this point, it is not clear what effect AB 250 may have upon the City, but Staff will continue to monitor this bill as it moves through the State legislature.

- City Policy on Use of Drones: Staff periodically receives questions about the City's policy regarding the use of drones for recreational and commercial purposes. We'd like to take this opportunity to share this policy.

The recreational use of drones is permitted on private property in the City, as long as the owner of the property consents to such use. However, Section 12.16.040 of the Municipal Code prohibits the operation of "motorized or radio-controlled models" in City parks. The City interprets this prohibition to include the use of drones, both at City parks and on other City-owned property. Click [here](#) to view RPVMC Section 12.16.040.

RPVMC Section 12.16.040 does include provisions to allow the use of "motorized or radio-controlled models" in City parks in "designated areas for such use or, or upon written authorization from the City Manager..." The City has designated two (2) locations in City parks for such use: the operation of non-motorized radio-controlled model gliders at Del Cerro Park and the operation of motorized radio-controlled model helicopters at Point Vicente Park/Civic Center. At both locations, it's necessary for the operator to have a permit from the City's Recreation & Parks Department that is issued through a local pilots' club: Peninsula Silent Flyers (www.peninsulasilentflyers.com) at Del Cerro Park and the Southern California Organization of Radio-Controlled Helicopters (SCORCH) (contact Rob Marsh at robert.marsh5@gmail.com) at Point Vicente Park/Civic Center. However, since the City only permits non-motorized gliders at Del Cerro Park, the only City park location suitable for the recreational use of a motorized drone would be at Point Vicente Park/Civic Center.

The Federal Aviation Administration (FAA) also regulates the recreational and commercial use of drones. Please note that the entirety of the City of Rancho Palos Verdes is located within five nautical miles (5 nm) of Torrance Airport (TOA). Click [here](#) for the FAA regulations on the use of drones.

The City also permits the commercial use of drones in conjunction with filming activity, both on City property and private property. In order to use a drone for commercial filming, a film permit applicant is required to obtain and provide proof of FAA approval.

For further questions about obtaining permission to operate a recreational drone at Point Vicente Park/Civic Center, please contact the City's Recreation & Parks Department at (310) 544-5260 or parks@rpvca.gov. For questions about the use of drones for commercial filming activity, please contact the City's Film Permit Desk at (310) 544-5226 or film@rpvca.gov.

Attachments:

- DTSC's Ladera Linda Fields Community Profile (posted 1/18/17) – Page 23
- LA *Times* article regarding AB 250 (published 2/1/17) – Page 34
- AB 250 (introduced 1/30/17) – Page 37

FINANCE

- **Upcoming Finance Advisory Committee (FAC) Meeting:** The next FAC meeting will be held tomorrow, February 16th. At this meeting, Staff will be presenting the FY15-16 Comprehensive Annual Financial Report (CAFR) and will be reviewing CalPERS Annual Valuation reports. The meeting agenda and related materials can be viewed [here](#).

PUBLIC WORKS

- **Storm Water Quality News:** The City's storm water quality consultant has provided a short newsletter to update the City on relevant storm water regulatory issues. (see attached)
- **Residential Street Rehabilitation Project for Area 7:** The design will include roadway rehabilitation for Area 7 based on the Pavement Management Program suggestions. Final design is underway. Construction is anticipated to begin in summer 2017.
- **Storm Drain Deficiency Improvement Program FY 16-17:** The design phase is well underway for the first year of the 10-year program outlined in the Master Plan of Drainage (MPD). Staff has been working with consultant to fine tune project plans and engineer's report. Consultant has submitted 60% design.
- **Altamira Canyon Culvert Project:** The design will include modifications to the Palos Verdes Drive South drainage culvert to effectively eliminate unauthorized access into the City culvert and provide for a maintainable drainage facility. Design is at 60% and geotechnical investigations have been completed. Construction is anticipated to start in late summer 2017.
- **Infrastructure Management Advisory Committee:** Previously a second meeting for February was tentatively scheduled. That meeting will not take place. Instead the Committee is considering a tentative second meeting in March in preparation of the upcoming budget and Capital Improvement Project submittal and approval process.
- **Maintenance:** Staff and vendors are preparing for a major storm event which is forecasted to bring 4+ inches of rain and high winds to the area on Friday, February 17. Preparations include filling sandbags for public distribution, clearing storm drain inlets, pre-positioning storm supplies at PVIC and Hesse Parks & placing equipment and personnel on stand-by for anticipated cleanup efforts.
- **ADA Access Improvements Del Cerro:** This project includes removing the existing DG trail at the Del Cerro Recognition Site and replacing it with an exposed aggregate colored concrete walkway. This project also includes removing and replacing a driveway approach at the intersection of Park Place and Crenshaw. Work this week included light

grading, power washing the new concrete walkway, and constructing the new driveway approach.



- PVIC Sunset Room Acoustic Improvements: This project consists of upgrading the Sunset Room with sound dampening improvements to reduce echoing. This project is currently in the design phase. We are at 90% design and are finalizing the plans for final reviews. Construction is anticipated to be in September 2017.
- Lower Hesse Park Improvements: This project consists of various improvements to Lower Hesse Park including landscaping, trail improvements and new picnic nodes. This project is currently in the design phase. We are at 60% design and staff just had a meeting with the design consultant on 2/14/17 to discuss progress. Construction is anticipated to start this summer, but prior to that there will be a kill/grow process to remove unwanted vegetation.
- Traffic Signs Inventory: KOA has approximately inventoried sixty percent of all City-maintained signs along roadways, parks and open space. The project also includes the development of a sign inventory database that can be incorporated into GIS and Cityworks that will allow better sign management and maintenance in the future.
- Hawthorne Blvd. Signal Synchronization Project: Pro-Tech Engineering has installed a battery back-up system on all RPV's traffic signals to provide power for hours during an outage. The traffic signal systems have been programmed to be in the red flash mode during a power failure, thus, helping to prevent traffic accidents.
- Hawthorne Blvd. Pedestrian Linkage Project: Public Works received and opened nine competitive bids on Thursday, February 9th. However, the amount of money allocated for this project which includes federal funds (80%) and local match funds (20%) are not sufficient for the construction of the project. Staff is currently contemplating various options to take before the City Council in early March for its consideration.

- Wireless Telecommunications Facilities Permit: Sixteen Wireless Telecommunications Facilities Applications were re-submitted by Crown Castle in the past week. The City Attorney's office is currently reviewing these submittals and responses to the applicant will be sent by the end of this week. Six applications have been deemed ready for Mock-Up and are tentatively scheduled for Planning Commission Hearings on March 14th and 28th.
- Miraleste Drive Arterial Rehabilitation Project: The preliminary design and estimate of the Miraleste Drive Arterial Rehab project is complete. Comments from the previous public workshop, held on November 14, 2016, are currently being considered in the design as it progresses. The next workshop is scheduled for 7:00 pm on Monday, February 27, 2017 at Miraleste Intermediate School's Theater Arts Building. The project is expected to be constructed during the summer 2017.

Attachments:

- Watershed Update – Page 45

COMMUNITY DEVELOPMENT

- Revisions to the City's Silhouette Requirements: As part of the development process for certain single-family residential projects and all non-residential projects, a silhouette outlining the proposed building envelope is required to be installed before deeming an application complete for processing. In response to public concerns that the silhouette posts are unclear as to where, if grading is proposed, the adjacent finished grade will be to accurately assess the true height of a building facade, the City is now requiring that the silhouette posts identify the adjacent finished grade. This will allow the City and the public a more accurate depiction of the proposed building height relative to the proposed grading. This new requirement will go into effect this week. The revised "Single-Family Residential Silhouette Construction Criteria" and the "Non-Single Family Residential Silhouette Construction Criteria" are attached.
- Green Hills Application Submittal: Pursuant to Council-adopted Condition No. 2.a.(3), on February 13, 2017, Green Hills submitted a Site Plan Review (SPR) application requesting to continue installing individual custom monuments (i.e. headstones, etc.) up to 6' in height for certain internal areas of the cemetery. This SPR application will be reviewed by the Director and subject to appeal to the Planning Commission and then to the City Council. A public notice of the application will be mailed to all property owners within a 500' radius of the cemetery, issued in the *Peninsula News*, and announced via list-serve in the upcoming weeks. Furthermore, the proposed plans will be posted on the City's website.
- Green Hills Special Events for 2017: Pursuant to Council-adopted Condition No. 20.b. adopted at the January 31, 2017 meeting, Green Hills has submitted a letter to the City identifying the dates and locations of the following events for 2017 (see attachment): Easter Sunrise, Memorial Day, Let It Snow, Harvest Festival, and Shakespeare in the Park. Based on the submitted letter, Green Hills has satisfied this condition requirement

for 2017.

- Follow-up Planning Commission Meeting: See the attached follow-up agenda for the PC Adjourned Regular meeting held on Tuesday, February 14, 2017.
- Applications of Note: See attached table with a summary of the Applications of Note that were submitted to the department between Wednesday, February 8, 2017 and Tuesday, February 14, 2017.

Attachments:

- Revised Single-Family Residential Silhouette Construction Criteria and the “Non-Single Family Residential Silhouette Construction Criteria – Page 47
- Green Hills 2017 Special Events Letter – Page 53
- PC Follow-up Agenda – Page 55
- Applications of Note – Page 59

RECREATION & PARKS

- Story Time Programs: *Little Fish Tales by the Sea* will be held Thursday morning at PVIC from 10 am to 11 am. This free program for parents and children ages 2 to 5 years old is led by Recreation staff and features music, stories and a craft.
- Healthy RPV Program: On Tuesday morning, a free yoga class was held at Ryan Park outside on the grass lawn.
- Volunteer Program: On Sunday morning, volunteers will meet to maintain the Native Plant Garden at PVIC. This monthly event is organized by Megan Roy with the local Native Plant Society chapter.
- REACH Therapeutic Recreation Program: On Wednesday evening, REACH will head to dinner at Y-Not Burger, then enjoy a few games of bowling at Palos Verdes Bowl.
- Hesse Park: The facilities are rented this week for twelve indoor recreation classes, six non-profit meetings, four Peninsula Seniors activities, and one private rental.
- Ladera Linda Park: The facilities are rented this week for nine indoor recreation classes.
- Ryan Park: The facilities are rented this week for three outdoor recreation classes and five youth sports league field rentals.
- PVIC and Docents: One docent-led museum tour will be held this week. The junior docent training program will meet this Saturday morning. Staff will attend the LA Gift Show this Friday to shop for merchandise for the gift shop.



February 2017

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2 2:00 pm-4:00 pm – Portuguese Bend Landslide Symposium @ City Hall Community Room	3	4
5	6	7 8:00 am – Peninsula Regional Law Enforcement @ RH City Hall (Brooks & Misetich) 7:00 pm – City Council Meeting @ Hesse Park	8 7:30 pm – ACLAD Board Meeting @ City Hall Community Room	9 8:00 am – Peninsula Regional Law Enforcement @ RH City Hall (Brooks & Misetich) 6:00 pm – IMAC Meeting @ Hesse Park	10	11 8:15 am – Hike With Mayor Campbell— Families Welcome Contact campbell.rpv@gmail.com for each month's starting location
12 1:30 pm–3:30 pm – Docent-Led Hike @ Ocean Trails Reserve	13	14 7:00 pm – Planning Commission Meeting @ Hesse Park	15 12:00 pm – Mayor's Lunch @ The Depot (Campbell) 1:30 pm – Sanitation District Meeting (Brooks)	16 7:00 pm – Emergency Preparedness Committee @ City Hall Community Room 6:00 pm – PV Transit Authority @ RHE City Hall (Duhovic & Brooks)	17 7:30 am—Mayor's Breakfast @ Trump National Golf Club/Golfer's Lounge (Campbell/Brooks)	18
19 10:00 am–12:00 pm – Native Plant Garden Volunteer Event @ PVIC	20 Presidents' Day – City Hall Closed	21 7:00 pm – City Council Meeting @ Hesse Park	22	23	24	25 1:30 pm – Docent-Led Hike @ Abalone Cove
26	27 5:00 pm – Klondike Board Meeting @ Ladera Linda Community Center 7:00 pm – Traffic Safety Committee/Miraleste Drive Arterial Roads Workshop @ Miraleste Intermediate School TAB Room	28 7:00 pm – Planning Commission Meeting @ Hesse Park				



March 2017

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4
5	6	7 7:00 pm – City Council Meeting @ Hesse Park	8	9 6:00 pm – IMAC Meeting @ Hesse Park	10	11 8:15 am – Hike With Mayor Campbell— Families Welcome Contact campbell.rpv@gmail.com for each month's starting location 10:00 am–4:00 pm – Whale of a Day @ PVIC
12	13	14 7:00 pm – Planning Commission Meeting @ Hesse Park	15 12:00 pm – Mayor's Lunch @ The Depot (Campbell) 1:30 pm – Sanitation District Meeting (Brooks)	16 7:00 pm – Emergency Preparedness Committee @ City Hall Community Room	17 7:30 am—Mayor's Breakfast @ Trump National Golf Club/Golfer's Lounge (Campbell/Misetich)	18 12:00 pm–3:00 pm – Abalone Cove Volunteer Day @ Abalone Cove
19	20	21 7:00 pm – City Council Meeting @ Hesse Park	22	23	24	25 1:30 pm – Docent-Led Hike @ Abalone Cove
26	27 7:00 pm – Traffic Safety Committee @ City Hall Community Room	28 7:00 pm – Planning Commission Meeting @ Hesse Park	29	30	31	



April 2017

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4 7:00 pm – City Council Meeting @ Hesse Park	5	6	7	8 8:15 am – Hike With Mayor Campbell— Families Welcome Contact campbell.rpv@gmail.com for each month's starting location 9:00 am–3:00 pm – HHW/E-Waste Roundup @ City Hall/City Yard
9	10	11 7:00 pm – Planning Commission Meeting @ Hesse Park	12	13 6:00 pm – IMAC Meeting @ Hesse Park	14 7:30 am—Mayor's Breakfast @ Trump National Golf Club/Golfer's Lounge (Campbell/Dyda)	15 9:30 am–11:00 am – Beginning's Composting Workshop @ Hesse Park (Fireside Room) 10:00 am–11:30 am – Egg Hunt Eggstravaganza @ Ladera Linda
16	17	18 7:00 pm – City Council Meeting @ Hesse Park	19 12:00 pm – Mayor's Lunch @ The Depot (Campbell) 1:30 pm – Sanitation District Meeting (Brooks) 6:00 pm – Preserve Public Forum @ City Hall Community Room	20 7:00 pm – Emergency Preparedness Committee @ City Hall Community Room	21	22 8:00 am–11:00 am – Document Shredding Event @ City Hall Parking Lot
23 10:00 am–12:00 pm – Native Plant Garden Volunteer Event @ PVIC	24 7:00 pm – Traffic Safety Committee @ City Hall Community Room	25 7:00 pm – Planning Commission Meeting @ Hesse Park	26	27 6:00 pm – PV Transit Authority @ RHE City Hall (Duhovic & Brooks)	28	29 10:00 am – Docent-Led Hike @ Forrestal Nature Reserve
30						

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).

Mar. 7, 2017 – (Time Est. – 3 hrs 20 mins)

5:30 P.M. Closed Session:

Mayor's Announcements: Whale of a Day (WOAD) Poster Contest Winner

City Manager Report:

Consent

Consider Award Hawthorne Blvd Safe Bus Stop Linkage

Consider Award of Contract Inspection Svcs PVDS Landslide Area

Consider Award of As Needed Maintenance Agmt with At-Risk Youth Organization

Public Hearings

Regular Business

Consider Introduction Ord. Ch. 5.04 (Bus Lic Fee CPI Adjustment) (5 mins)

Consider Update on "Bubbles" (20 mins)

Consider Review of Survey Results (10 mins)

Consider Brown Act Summary Workshop (30 mins)

Consider Review Vista Verde Homeowners Settlement Agreement (30 mins)

Consider Preserve Trail Project - Conqueror Trail (30 mins)

Consider Western Ave Infrastructure ALPR Costs (30 mins)

March 21, 2017 – (Time Est. – 2 hrs 30 mins)

Closed Session:

Study Session: (15 mins)

Mayor's Announcements:

City Manager Report:

Consent

Consider Award of Contract for PVDS Bicycle Compatible Lane Imp Project

Consider Approval NOC Sunnyside Ridge Segment Trail

Consider App. Deed Restrictions Meas. A Funded City Open Space Acquisitions

Consider Adoption of Ord Ch. 5.04 (Bus Lic Fee CPI Adjustment)

Public Hearings

Regular Business

Consider General Plan and Housing Element Update (10 mins)

Consider Review IT 5-year Strategic Plan (20 mins)

Consider Review Records Retention Schedules by Department (30 mins)

Consider Review Records Retention Schedules by Department (30 mins)

Consider Appointment of Chairs for Committees/Commission (10 mins)

April 4, 2017 – (Time Est. – hrs 55 mins)

Closed Session:

Mayor's Announcements:

City Manager Report:

Consent

Public Hearings

Regular Business

Consider Agmt Environmental Consultant Salvation Army (10 mins)

April 18, 2017 – (Time Est. – 1 hrs 0 mins)

Closed Session:

Study Session: (15 mins)

Mayor's Announcements:

City Manager Report:

Consent

Public Hearings

Regular Business

May 2, 2017 – (Time Est. – hrs 45 mins)

Closed Session:

Mayor's Announcements:

City Manager Report:

Consent

Consider EDCO Rate Adjustment for FY 17-18

Public Hearings

Regular Business

May 17, 2017 – (Time Est. – 1 hrs 0 mins)

Closed Session:

Study Session: (15 mins)

Mayor's Announcements:

City Manager Report:

Consent

Consider Initiation of Proceedings Annual Levy (LLMD)

Public Hearings

Regular Business

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

March 15, 2016 – Renaming Shoreline Park (Duhovic)

December 20, 2016 – Study Session defining short term rentals (Dyda); Review Special Event Permit (Campbell)

Future Agenda Items Agendized or Otherwise Being Addressed

January 17, 2017—Summary Brown Act Workshop (Campbell) [Agendized 03/21/17]

RPVtv Cox 33 / FIOS 38 Programming Schedule Guide
Schedule - 02/19/17 - 02/25/17

	Sunday 02/19	Monday 02/20	Tuesday 02/21	Wednesday 02/22	Thursday 02/23	Friday 02/24	Saturday 02/25
6:00 AM - 6:30 AM	Fitness Programming						
6:30 AM - 7:00 AM	Fitness Programming						
7:00 AM - 7:30 AM	Peninsula Beat 78: Cell Phone Laws, Sandbags, Catalina Kitchen, 13 Hours & Kris "Tonto" Paronto, Kids Cooking Classes, Basketball at Peninsula High	Peninsula Beat 78: Cell Phone Laws, Sandbags, Catalina Kitchen, 13 Hours & Kris "Tonto" Paronto, Kids Cooking Classes, Basketball at Peninsula High	Peninsula Beat 78: Cell Phone Laws, Sandbags, Catalina Kitchen, 13 Hours & Kris "Tonto" Paronto, Kids Cooking Classes, Basketball at Peninsula High	Peninsula Beat 78: Cell Phone Laws, Sandbags, Catalina Kitchen, 13 Hours & Kris "Tonto" Paronto, Kids Cooking Classes, Basketball at Peninsula High	Peninsula Beat 78: Cell Phone Laws, Sandbags, Catalina Kitchen, 13 Hours & Kris "Tonto" Paronto, Kids Cooking Classes, Basketball at Peninsula High	Peninsula Beat 78: Cell Phone Laws, Sandbags, Catalina Kitchen, 13 Hours & Kris "Tonto" Paronto, Kids Cooking Classes, Basketball at Peninsula High	Peninsula Beat 78: Cell Phone Laws, Sandbags, Catalina Kitchen, 13 Hours & Kris "Tonto" Paronto, Kids Cooking Classes, Basketball at Peninsula High
7:30 AM - 8:00 AM	Around the Peninsula						
8:00 AM - 8:30 AM	Playing the Field: Peninsula Panther Boys Basketball 2017	Playing the Field: Peninsula Panther Boys Basketball 2017	Playing the Field: Peninsula Panther Boys Basketball 2017	Playing the Field: Peninsula Panther Boys Basketball 2017	Playing the Field: Peninsula Panther Boys Basketball 2017	Playing the Field: Peninsula Panther Boys Basketball 2017	Playing the Field: Peninsula Panther Boys Basketball 2017
8:30 AM - 9:00 AM							
09:00 AM - 9:30 AM	Fitness Programming						
9:30 AM - 10:00 AM	Fitness Programming						
10:00 AM - 10:30AM	Peninsula Beat 78						
10:30 AM - 11:00AM	Around the Peninsula						
11:00 AM - 11:30 AM	Playing the Field: Peninsula Panther Boys Basketball 2017	Playing the Field: Peninsula Panther Boys Basketball 2017	Playing the Field: Peninsula Panther Boys Basketball 2017	Playing the Field: Peninsula Panther Boys Basketball 2017	Playing the Field: Peninsula Panther Boys Basketball 2017	Playing the Field: Peninsula Panther Boys Basketball 2017	Playing the Field: Peninsula Panther Boys Basketball 2017
11:30 AM - 12:00PM							
12:00 PM - 12:30PM	Peninsula Seniors: Palos Verdes Concours d'Elegance 2015	Peninsula Seniors: Palos Verdes Concours d'Elegance 2015	Peninsula Seniors: Palos Verdes Concours d'Elegance 2015	Peninsula Seniors: Robinson Helicopter History Kurt Robinson	Peninsula Seniors: Robinson Helicopter History Kurt Robinson	Peninsula Seniors: Robinson Helicopter History Kurt Robinson	Peninsula Seniors: Palos Verdes Concours d'Elegance 2015
12:30 PM - 1:00PM							
1:00 PM - 1:30PM	Playing the Field: Peninsula Panther Boys Basketball 2017	Playing the Field: Peninsula Panther Boys Basketball 2017	Playing the Field: Peninsula Panther Boys Basketball 2017	Playing the Field: Peninsula Panther Boys Basketball 2017	Playing the Field: Peninsula Panther Boys Basketball 2017	Playing the Field: Peninsula Panther Boys Basketball 2017	Playing the Field: Peninsula Panther Boys Basketball 2017
1:30 PM - 2:00PM							
2:00 PM - 2:30PM	Fitness Programming						
2:30 PM - 3:00PM	Fitness Programming						
3:00 PM - 3:30PM	Peninsula Beat 78						
3:30 PM - 4:00PM	Around the Peninsula						
4:00 PM - 4:30PM	Peninsula Beat 78						
4:30 PM - 5:00PM	Around the Peninsula						
5:00 PM - 5:30PM	Fitness Programming						
5:30 PM - 6:00PM	Fitness Programming						
6:00 PM - 6:30PM	Peninsula Beat 78						
6:30 PM - 7:00PM	Around the Peninsula						
7:00 PM - 7:30PM	Peninsula Seniors: Robinson Helicopter History Kurt Robinson	Peninsula Seniors: Robinson Helicopter History Kurt Robinson	LIVE - The City of Rancho Palos Verdes Planning Commission Meeting - February 14th, 2017	Peninsula Seniors: George Washington Performed by Peter Small	Peninsula Seniors: George Washington Performed by Peter Small	Peninsula Seniors: George Washington Performed by Peter Small	Peninsula Seniors: George Washington Performed by Peter Small
7:30 PM - 8:00PM				Peninsula Beat 78	Peninsula Beat 78	Peninsula Beat 78	Peninsula Beat 78
8:00 PM - 8:30PM	Peninsula Beat 78	Peninsula Beat 78		Around the Peninsula	Around the Peninsula	Around the Peninsula	Around the Peninsula
8:30 PM - 9:00PM	Around the Peninsula	Around the Peninsula		Playing the Field: Peninsula Panther Boys Basketball 2017	Playing the Field: Peninsula Panther Boys Basketball 2017	Playing the Field: Peninsula Panther Boys Basketball 2017	Playing the Field: Peninsula Panther Boys Basketball 2017
9:00 PM - 9:30PM				Peninsula Beat 78	Peninsula Beat 78	Peninsula Beat 78	Peninsula Beat 78
9:30 PM - 10:00PM	Peninsula Beat 78	Peninsula Beat 78		Around the Peninsula	Around the Peninsula	Around the Peninsula	Around the Peninsula
10:00 PM - 10:30PM	Around the Peninsula	Around the Peninsula		Peninsula Beat 78	Peninsula Beat 78	Peninsula Beat 78	Peninsula Beat 78
10:30 PM - 11:00PM	Around the Peninsula	Around the Peninsula		Around the Peninsula	Around the Peninsula	Around the Peninsula	Around the Peninsula
11:00 PM - 11:30PM	Peninsula Beat 78	Peninsula Beat 78		Around the Peninsula	Around the Peninsula	Around the Peninsula	Around the Peninsula
11:30 PM - 12:00 AM	Around the Peninsula	Around the Peninsula		Community Announcements	Community Announcements	Community Announcements	Community Announcements
12:00 AM - 1:00 AM	Community Announcements						
1:00 AM - 6:00 AM	Community Announcements						

PVPTV Cox 35 / FIOS 39 Programming Schedule Guide							
Schedule - 02/19/17 - 02/25/17							
	Sunday 02/19	Monday 02/20	Tuesday 02/21	Wednesday 02/22	Thursday 02/23	Friday 02/24	Saturday 02/25
6:00 AM - 6:30 AM	RPV City Talk: RPV Mayor Brian Campbell January 2017	RPV City Talk: RPV Mayor Brian Campbell January 2017	RPV City Talk: RPV Mayor Brian Campbell January 2017	RPV City Talk: RPV Mayor Brian Campbell January 2017	RPV City Talk: RPV Mayor Brian Campbell January 2017	RPV City Talk: RPV Mayor Brian Campbell January 2017	RPV City Talk: RPV Mayor Brian Campbell January 2017
6:30 AM - 7:00 AM							
7:00 AM - 7:30 AM							
7:30 AM - 8:00 AM	The City of Rancho Palos Verdes Planning Commission Meeting - February 14th, 2017	The City of Rancho Palos Verdes Planning Commission Meeting - February 14th, 2017	The City of Rancho Palos Verdes Planning Commission Meeting - February 14th, 2017	The City of Rancho Palos Verdes Planning Commission Meeting - February 14th, 2017	The City of Rancho Palos Verdes City Council Meeting February 21, 2017	The City of Rancho Palos Verdes City Council Meeting February 21, 2017	The City of Rancho Palos Verdes City Council Meeting February 21, 2017
8:00 AM - 8:30 AM							
8:30 AM - 9:00 AM							
9:00 AM - 9:30 AM							
9:30 AM - 10:00 AM							
10:00 AM -10:30AM	RPV City Talk: RPV Mayor Brian Campbell January 2017	RPV City Talk: RPV Mayor Brian Campbell January 2017	RPV City Talk: RPV Mayor Brian Campbell January 2017	RPV City Talk: RPV Mayor Brian Campbell January 2017	RPV City Talk: RPV Mayor Brian Campbell January 2017	RPV City Talk: RPV Mayor Brian Campbell January 2017	RPV City Talk: RPV Mayor Brian Campbell January 2017
10:30 AM -11:00AM							
11:00 AM -11:30 AM	The City of Rancho Palos Verdes Planning Commission Meeting - February 14th, 2017	RPV Public Safety Meeting Update	RPV Public Safety Meeting Update	RPV Public Safety Meeting Update	RPV Public Safety Meeting Update	RPV Public Safety Meeting Update	The City of Rancho Palos Verdes City Council Meeting February 21, 2017
11:30 AM -12:00PM							
12:00 PM -12:30PM							
12:30 PM - 1:00PM							
1:00 PM - 1:30PM							
1:30 PM - 2:00PM							
2:00 PM - 2:30PM							
2:30 PM - 3:00PM							
3:00 PM - 3:30PM	RPV Public Safety Meeting Update	Palos Verdes Library District Board of Trustees Meeting	RPV Public Safety Meeting Update	RPV Public Safety Meeting Update	RPV Public Safety Meeting Update	RPV Public Safety Meeting Update	RPV Public Safety Meeting Update
3:30 PM - 4:00PM							
4:00 PM - 4:30PM							
4:30 PM - 5:00PM							
5:00 PM - 5:30PM	RPV City Talk: RPV Mayor Brian Campbell January 2017	RPV City Talk: RPV Mayor Brian Campbell January 2017	RPV City Talk: RPV Mayor Brian Campbell January 2017	RPV City Talk: RPV Mayor Brian Campbell January 2017	RPV City Talk: RPV Mayor Brian Campbell January 2017	RPV City Talk: RPV Mayor Brian Campbell January 2017	RPV City Talk: RPV Mayor Brian Campbell January 2017
5:30 PM - 6:00PM							
6:00 PM - 6:30PM	Palos Verdes Peninsula Coordinating Council	Palos Verdes Peninsula Coordinating Council	Palos Verdes Peninsula Coordinating Council	Palos Verdes Peninsula Coordinating Council	Palos Verdes Peninsula Coordinating Council	Palos Verdes Peninsula Coordinating Council	Palos Verdes Peninsula Coordinating Council
6:30 PM - 7:00PM							
7:00 PM - 7:30PM							
7:30 PM - 8:00PM							
8:00 PM - 8:30PM							
8:30 PM - 9:00PM	The City of Rolling Hills Estates City Council Meeting - February 14th, 2017	The Palos Verdes Peninsula Unified School District (PVPUSD) Board of Education Meeting	LIVE - The City of Rancho Palos Verdes City Council Meeting February 21, 2017	The City of Rolling Hills Estates City Council Meeting - February 14th, 2017	The City of Rancho Palos Verdes City Council Meeting February 21, 2017	The City of Rolling Hills Estates City Council Meeting - February 14th, 2017	The City of Rancho Palos Verdes City Council Meeting February 21, 2017
9:00 PM - 9:30PM							
9:30 PM - 10:00PM							
10:00 PM -10:30PM	RPV City Talk: RPV Mayor Brian Campbell January 2017	RPV City Talk: RPV Mayor Brian Campbell January 2017		RPV City Talk: RPV Mayor Brian Campbell January 2017	RPV City Talk: RPV Mayor Brian Campbell January 2017	RPV City Talk: RPV Mayor Brian Campbell January 2017	RPV City Talk: RPV Mayor Brian Campbell January 2017
10:30 PM -11:00PM							
11:00 PM -11:30PM	RPV Public Safety Meeting Update	RPV Public Safety Meeting Update		RPV Public Safety Meeting Update	RPV Public Safety Meeting Update	RPV Public Safety Meeting Update	RPV Public Safety Meeting Update
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 02/05/17 - 02/11/17**



LOMITA:

CRIME	FILE #	RD	DATE	TIME	LOCATION	METHOD OF ENTRY	LOSS	ADDITIONAL INFORMATION
PETTY THEFT	17-00511	1710	2/5/2017	1800-1930	2300 BLK LOMITA BL	OPEN FOR BUSINESS	U.S. CURRENCY, WALLET, MISC BANK CARDS, SCHOOL ID	SUSPECT(S) UNKNOWN
PETTY THEFT (SHOPLIFTING)	17-00502	1713	2/5/2017	0320	1800 BLK PCH	OPEN FOR BUSINESS	CONDOMS (RECOVERED)	1 SUSPECT ARRESTED
BURGLARY (RESIDENTIAL)	17-00515	1712	2/6/2017	0745-1206	2000 BLK 250TH ST	REAR WINDOW SMASHED	NO LOSS	SUSPECT(S) UNKNOWN
PETTY THEFT (SHOPLIFTING)	17-80011	1714	2/6/2017	1500-1600	1900 BLK PCH	OPEN FOR BUSINESS	HAIR CURLERS	SUSP FH, 25-30, 502, 130-135, BRO HAIR IN A 2013 GRY FORD FLEX SUV STOLE ITEMS FROM THE LOC.
GRAND THEFT (AUTO)	17-00520	1712	2/6/2017-2/7/2017	1730-0200	1800 BLK 255TH ST	N/A	1999 GRN 4DR HONDA CIVIC	2 SUSPECTS ARRESTED. VEH RECOVERED.
BURGLARY (VEHICLE)	17-00546	1713	2/7/2017-2/8/2017	1900-0730	26000 BLK OAK ST	DRIVER'S SIDE DOOR PRIED OPEN	BREIFCASE, MISC PAPERWORK, CHECKS	SUSPECT(S) UNKNOWN
PETTY THEFT (SHOPLIFTING)	17-00555	1714	2/8/2017	1700-1800	2100 BLK PCH	OPEN FOR BUSINESS	BATTERY CASE, HEADPHONES	SUSP MB, 35, 508, 145, WRG A RED HAT, RED JACKET, JEAN SHORTS STOLE ITEMS FROM LOC.
ROBBERY	17-00554	1751	2/9/2017	1440	26900 BLK WESTERN AV	DRIVER SIDE DOOR WINDOW PUNCHED	IPHONES, U.S. CURRENCY	VICT WAS MAKING A KEY FOR THE SUSP MB, 23, 601, 190, BLK BRAIDED HAIR, WRG A RED SHIRT, BLK CARGO PANTS , HOWEVER SUSP GOT UPSET AND PHYSICALLY ASSAULTED THE VICT. THE SUSP LEFT IN A 1997 NISSAN MAXIMA .
GRAND THEFT (AUTO)	17-00564	1710	2/10/2017	0430-0715	2300 BLK LOMITA BL	N/A	2012 ZHONG RED SCOOTER M/C	SUSPECT(S) UNKNOWN
GRAND THEFT (AUTO)	17-00578	1711	2/10/2017	1900-0530	25800 BLK NARBONNE AV	N/A	2000 WHI GMC YUKON SUV	SUSPECT(S) UNKNOWN
PETTY THEFT (SHOPLIFTING)	17-00579	1711	2/11/2017	1200-1300	24600 BLK NARBONNE AV	OPEN FOR BUSINESS	FISHING REEL	SUSPECT(S) UNKNOWN

ARRESTS: DRUGS-2, GTA-2, RECEIVING STOLEN PROPERTY-1, VANDALISM-1, VEHICLE VIOLATION-9, WARRANTS-8

RANCHO PALOS VERDES:

CRIME	FILE #	RD	DATE	TIME	LOCATION	METHOD OF ENTRY	LOSS	ADDITIONAL INFORMATION
BURGLARY (VEHICLE)	17-00582	1737	2/10/2017	1700-1945	CALLE ENTRADERO	FRONT DRIVER'S SIDE WINDOW SMASHED	BACKPACKS CONTAINING MISC CLOTHING, SHOES, SKATEBOARD, PRESCRIPTION MEDICATION	SUSPECT(S) UNKNOWN
PETTY THEFT (SHOPLIFTING)	17-00577	1736	2/11/2017	0752	30000 BLK HAWTHORNE BL	OPEN FOR BUSINESS	BABY FORMULA (RECOVERED)	3 SUSPECTS ARRESTED
BURGLARY (VEHICLE)	17-00587	1742	2/11/2017	1200-1400	TRUMP NATIONAL DR	DRIVER'S FRONT SIDE KEY HOLE PUNCHED	GOLF CLUBS, BACKPACK, SUNGLASSES, U.S. CURRENCY, WALLET, MISC GIFT CARDS, MISC CREDIT CARDS, CDL	SUSPECT(S) UNKNOWN
PETTY THEFT	17-00601	1739	2/11/2017-2/12/2017	1530-0830	30400 BLK CARTIER DR	N/A	CHRISTMAS WREATHS	SUSPECT(S) UNKNOWN
ARRESTS: CONSPIRACY-3, GTA-1, VEHICLE VIOLATION-8, VIOLATION OF COURT ORDER-1, WARRANTS-6, WEAPONS-3								

ROLLING HILLS:

CRIME	FILE #	RD	DATE	TIME	LOCATION	METHOD OF ENTRY	LOSS	ADDITIONAL INFORMATION
NO CRIMES DURING THIS TIME								
ARRESTS: DOMESTIC VIOLENCE-1								

ROLLING HILLS ESTATES:

CRIME	FILE #	RD	DATE	TIME	LOCATION	METHOD OF ENTRY	LOSS	ADDITIONAL INFORMATION
PETTY THEFT	17-00575	1721	2/10/2017	2245	BUCKSKIN LN	N/A	VIDEO SURVEILLANCE CAMERA	S1 MW, 35, 508, 150, THIN BUILD, MOHAWK HAIR STYLE, WRG DK JACKET, DK PANTS AND S2 MW, 35, 508, 150, SHAVED HAIR, WRG DK JACKET, DK PANTS IN A DARK COLORED TRUCK.
BURGLARY (VEHICLE)	17-00570	1724	2/10/2017	0845-1500	500 BLK DEEP VALLEY DR	PASSENGER SIDE WINDOW SHATTERED	UNK AT TIME OF REPORT	SUSPECT(S) UNKNOWN
ARRESTS: BURGLARY-1, DOMESTIC VIOLENCE-1, DRUGS-1, DRUNK IN PUBLIC-1								

SAN PEDRO:

CRIME	FILE #	RD	DATE	TIME	LOCATION	METHOD OF ENTRY	LOSS	ADDITIONAL INFORMATION
PETTY THEFT (VEH PARTS)	17-00538	1750	2/7/2017- 2/8/2017	1600- 1500	900 BLK W 2ND ST	NO SIGNS OF FORCED ENTRY	VEH BATTERY	SUSPECT(S) UNKNOWN
ARRESTS: TRESPASSING-1								

PVP:

CRIME	FILE #	RD	DATE	TIME	LOCATION	METHOD OF ENTRY	LOSS	ADDITIONAL INFORMATION
ATTEMPT BURGLARY (RESIDENTIAL)	17-00537	1753	2/8/2017	0730- 1245	3600 BLK W HIDDEN LN	PRY MARKS ON FRONT DOOR AND SLIDING GLASS DOOR	NO LOSS	SUSPECT(S) UNKNOWN
ARRESTS: WARRANT-1								

PUBLIC RECORDS ACT REQUESTS - TRACKING LOG 2017

DATE OF REQUEST	DATE RECEIVED	REQUESTOR	SUBJECT	ACTION TAKEN
12/27/2016	1/3/2017	Smart Procure	PRA for PO Vendor Info	1/3/2017 Accounting Tech Amundson provided info. Completed.
1/7/2017	1/7/2017	Bill West	PRA for attorney contracts and statements	1/16/17 DCC Takaoka sent response to requestor. Awaiting payment.
1/12/2017	1/12/2017	Center for Contract Compliance (Nick Santos)	PRA for certified payroll documents for the Pro Tech Engineering Corporation - Hawthorne Blvd. Signal Synchronization Project	1/23/17 Admin Asst. Zweizig sent email response with responsive documents. 14 day extension letter sent for remaining documents. 2/6/17 Admin Asst. Zweizig responded. Completed.
1/13/2017	1/13/2017	Center for Contract Compliance (Nick Santos)	PRA for Portuguese Bend Landslide Dewatering Wells	1/19/17 DCC Takaoka responded- completed.
1/12/2017	1/13/2017	Law Office Lisa Herzog	PRA for Willdan documents	01/16/2017 AAll Cloke sent response re Request No. 1. 01/18/2017 AAll Cloke sent 14 day extension letter. 2/2/2017 AAll Cloke sent letter to requestor with date the documents (request nos. 2 & 3) will be ready for review. 2/6/2017 PWDD Jules notified the City Clerk's office that we have no responsive documents to this request. AAll Cloke sent letter to requester. Completed.
1/17/2017	1/17/2017	Matt Pearce	PRA for Trump National Golf Course golf tax	1/25/17 DCC Takaoka responded. Completed.
1/23/2017	1/23/2017	Valencia Harkless (CA Department of Industrial Relations)	PRA for copies of any building permits for the residence: 30437 Rhone Drive	2/1/17 DCC Takaoka responded to requestor. Awaiting payment.
1/26/2017	1/26/2017	Center for Contract Compliance (Marisol Hernandez)	PRA for Abalone Cove Sewer System Cleaning and Inspection	1/31/17 Admin Asst. Zweizig responded. Completed.
1/26/2017	1/26/2017	Center for Contract Compliance (Nick Santos)	PRA for Southwest Pipeline and Trenchless Corp and Performance Pipeline Technologies	1/26/17 ACC Takaoka sent PRA to Public Works Dept for their review and action. 2/6/2017 ACE Eder found Southwest (Performance Pipeline) needs additional time. AAll Cloke sent 14-day extension letter.
1/27/2017	1/27/2017	North American Procurement Council	PRA AB Cove Sewer Manhole Rehab Fy 16-17 bid docs	1/27/17 Asst Mitchell responded. Completed.
1/30/2017	1/30/2017	Roberto Ortega (Farmers Insurance)	PRA for Construction Permits from 2003-2004 for AIN 7581004020	2/8/2017 CDD responded. AAll Cloke emailed records to requestor. Completed.
2/3/2017	2/3/2017	Latham & Watkins	PRA for docs from Baron & Budd; Port of Long Beach	2/13/17 DCC Takaoka responded. Completed.
2/8/2017	2/8/2017	Accutrend Data Corporation (Colin Yost)	PRA for List of NewBusiness Licenses Filed in January 2017	2/15/2017 AAll Cloke responded. Completed.



Department of Toxic Substances Control
9211 Oakdale Avenue, Chatsworth, CA 91311



COMMUNITY PROFILE

Ladera Linda Site
32201 Forrestal Drive
Rancho Palos Verdes, CA



Approved by:

January 2017

Mary Sue Maurer
Public Participation Specialist
Department of Toxic Substances Control
9211 Oakdale Avenue
Chatsworth, CA, 91311

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APPENDIX A

Key Contact List

APPENDIX B

CalEnviroScreen Results Map

1.0 INTRODUCTION

1.1 Purpose of the Community Profile

A Community Profile is created in order to describe the project and identify community concerns with regard to a Consent Agreement between the Department of Toxic Substances Control (DTSC) and Palos Verdes Peninsula Unified School District (PVUSD) and Palos Verdes American Youth Soccer Organization (PV AYSO), in the community of Rancho Palos Verdes, Los Angeles County, California.

1.2 Sources for the Community Profile

- Demographic information from U.S. Census Data
- CalEnviroScreen
- Interviews with community members
- Media coverage
- Site visits

1.3 DTSC Oversight Responsibilities

The mission of DTSC is to protect Californians and their environment from exposure to hazardous waste. As a state regulatory department under the California Environmental Protection Agency (CalEPA), DTSC is responsible for overseeing environmental review and cleanup actions throughout the state. DTSC informs community members about environmental investigations and cleanup actions and provides the public and stakeholders with an opportunity to be involved in DTSC's decision-making process.

2.0 SITE DESCRIPTION

2.1 Site Location and History

The Site is located at the southern corner of the intersection of Forrestal Drive and Main Sail Drive, along a gated section of Forrestal Drive. The Site is an undeveloped area containing stockpiled soil, approximately 400-foot by 60-foot, located adjacent to and north of the soccer field known as “Upper Ladera Field.” The Site is part of Ladera Linda Fields, which is currently owned by PVPUSD and licensed and operated by PV AYSO for its youth soccer program



Based on information that pieces of construction debris, containing asbestos, were collected from the surface of soil stockpiled at the Site, DTSC issued an Order to Fence and Post the Site on August 1, 2016. The Order to Fence and Post required (1) installing a fence around the stockpiled soil area, (2) covering stockpiled soil with plastic sheeting, and (3) locking the existing fence surrounding Upper Ladera Field.

2.2 Surrounding Land Uses

The Site is situated in the City of Rancho Palos Verdes located on the Palos Verdes Peninsula in Los Angeles County. The site is surrounded by the 155-acre Forrestral Nature Preserve with hiking trails and wildlife. The nearest Home Owner Associations are Seaview and Ladera Linda.

2.3 Consent Agreement

The Consent Agreement requires PVUSD and PV AYSO to investigate, characterize, and/or remediate a release or threatened release of hazardous substances at or from the Site under the oversight of DTSC.

3.0 COMMUNITY PROFILE

3.1 CalEnviroScreen Score: 6-10%

CalEnviroScreen is a screening tool that evaluates the burden of pollution from multiple sources in communities while accounting for potential vulnerability to the adverse effects of pollution. CalEnviroScreen ranks census tracts in California based on potential exposures to pollutants, adverse environmental conditions, socioeconomic factors and prevalence of certain health conditions. The higher the score, the more burdened the census tract is from multiple sources of pollution. The CalEnviroScreen score for the Upper Ladera Field site is 6-10% which is among the lowest scores in the state.

3.2 Demographics

The 2010 United States Census reported that Rancho Palos Verdes had a population of 41,643. The population density was 3,092.6 people per square mile (1,194.1/km²). The racial makeup of Rancho Palos Verdes was 25,698 (61.7%) White (56.0% Non-Hispanic White), 1,015 (2.4%) African American, 80 (0.2%) Native American, 12,077 (29.0%) Asian, 41 (0.1%) Pacific Islander, 748 (1.8%) from other races, and 1,984 (4.8%) from two or more races. Hispanic or Latino of any race were 3,556 persons (8.5%).

The census reported that 41,303 people (99.2% of the population) lived in households, 313 (0.8%) lived in non-institutionalized group quarters, and 27 (0.1%) were institutionalized.

There were 15,561 households, of which 5,187 (33.3%) had children under the age of 18 living in them, 10,465 (67.3%) were opposite-sex married couples living together, 1,218 (7.8%) had a female householder with no husband present, and 460 (3.0%) had a male householder with no wife present. There were 304 (2.0%) unmarried opposite-sex partnerships and 85 (0.5%) same-sex married couples or partnerships. 2,936

households (18.9%) were made up of individuals, and 1,810 (11.6%) had someone living alone who was 65 years of age or older. The average household size was 2.65. There were 12,143 families (78.0% of all households); the average family size was 3.03.

The population was diverse in age terms, with 9,248 people (22.2%) under the age of 18, 2,352 people (5.6%) aged 18 to 24, 7,045 people (16.9%) aged 25 to 44, 13,344 people (32.0%) aged 45 to 64, and 9,654 people (23.2%) aged 65 or older. The median age was 47.8 years. For every 100 females, there were 94.3 males. For every 100 females aged 18 and over, there were 90.1 males.

There were 16,179 housing units, at an average density of 1,201.5 per square mile (463.9/km²), of which 12,485 (80.2%) were owner occupied and 3,076 (19.8%) were occupied by renters. The homeowner vacancy rate was 0.6%; the rental vacancy rate was 6.4%. 33,015 people (79.3% of the population) lived in owner-occupied housing units, and 8,288 people (19.9%) lived in rental housing units.

According to the 2010 United States Census, Rancho Palos Verdes had a median household income of \$118,893, with 4.5% of the population living below the federal poverty line.

3.3 Concerns and Issues

Interviews were conducted with HOA representatives, community leaders, government officials as well as individuals that phoned into the DTSC office with concerns or questions. All participants expressed a high awareness of the site due to media coverage (*Daily Breeze*, *Palos Verdes Peninsula News* and *Random Length News*), the social media outlet *Nextdoor*, and through HOA newsletters (Seaview HOA and Ladera Linda HOA). There was strong interest expressed in conducting public meetings or workshops and receiving mailed updates. It was suggested that meetings be conducted at the City of Rancho Palos Verdes' council chamber to accommodate video-taping for replay on the local cable channel and to manage overflow capacity in adjacent room. Another suggested venue option is the Ladera Linda Community Center which is conveniently located in the neighborhood of the site. Below are the concerns and questions raised during the interviews:

- Where did the soil come from? Have there been historic contaminated deliveries?
- What chemicals are present and how toxic are they?
- Concerned that covered plastic could come loose or break and contaminated dust could be released.
- Can wildlife or pets be exposed to the contaminants?
- Can hikers be exposed to the contaminants?
- Can children get cut by the debris pieces?
- What is the protocol for sampling the soil?
- Where can all test results be found?
- Was soil used for maintenance on other sites and was it contaminated?

3.4 Recommended Public Participation Activities

- Community Updates and/or Work Notices will be mailed to residents within a one mile radius of the

site, government officials and agencies, local media, and other stakeholders; and in electronic form to PV AYSO and the school district for communications to parents and staff.

- DTSC will provide an opportunity for the public and stakeholders to contribute suggestions to the PEA report prior to DTSC approval.
- DTSC will conduct a public meeting and provide project background and updates.
- DTSC will brief media outlets on status of project.
- DTSC staff will attend community meeting(s) when invited and provide project background and updates.
- DTSC will provide key documents to a local repository and maintain on an online library called Envirostor.

4.0 INFORMATION REPOSITORIES

Site related documents are available at the following locations and on the DTSC website:

http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60002419

CONTACT	HOURS	ADDRESS	PHONE
Peninsula Center Library	Mon.--Thurs. 9:00 a.m. - 8:00 p.m. Fri. 9:00 a.m. - 6:00 p.m. Sat. 10:00 a.m. - 5:00 p.m. Sun. 1:00 p.m. - 5:00 p.m.	701 Silver Spur Road Rolling Hills Estates, CA	(310) 377-9584
DTSC Ms. Jone Barrio Jone.Barrio@dtsc.ca.gov	Monday--Friday: 8:00 a.m. - 5:00 p.m. <i>By appointment only</i>	5796 Corporate Ave. Cypress, CA 90630	(714) 484-5336

5.0 KEY CONTACTS

5.1 Department of Toxic Substances Control

Triss M. Chesney DTSC Project Manager 5796 Corporate Avenue Cypress, CA 90630 (714) 484-5447 Triss.Chesney@DTSC.ca.gov	Zenzi Poindexter DTSC Public Participation 9211 Oakdale Avenue Chatsworth, CA 91311 (818) 717-6568 Zenzi.Poindexter@DTSC.ca.gov	Sanford (Sandy) Nax DTSC Media Information Officer 1001 I Street Sacramento, CA 95814 (916) 327-6114 Sandy.Nax@dtsc.ca.gov
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5.2 Contact Lists

A mailing list of residences within a one-mile radius of the Site is kept on file and are sent information about the project. Additionally, a Key Contacts mailing list of elected officials, local government representatives, media, and other stakeholders is updated on a regular basis (Appendix A).

APPENDIX A

Key Contacts Mailing List

Key Contacts

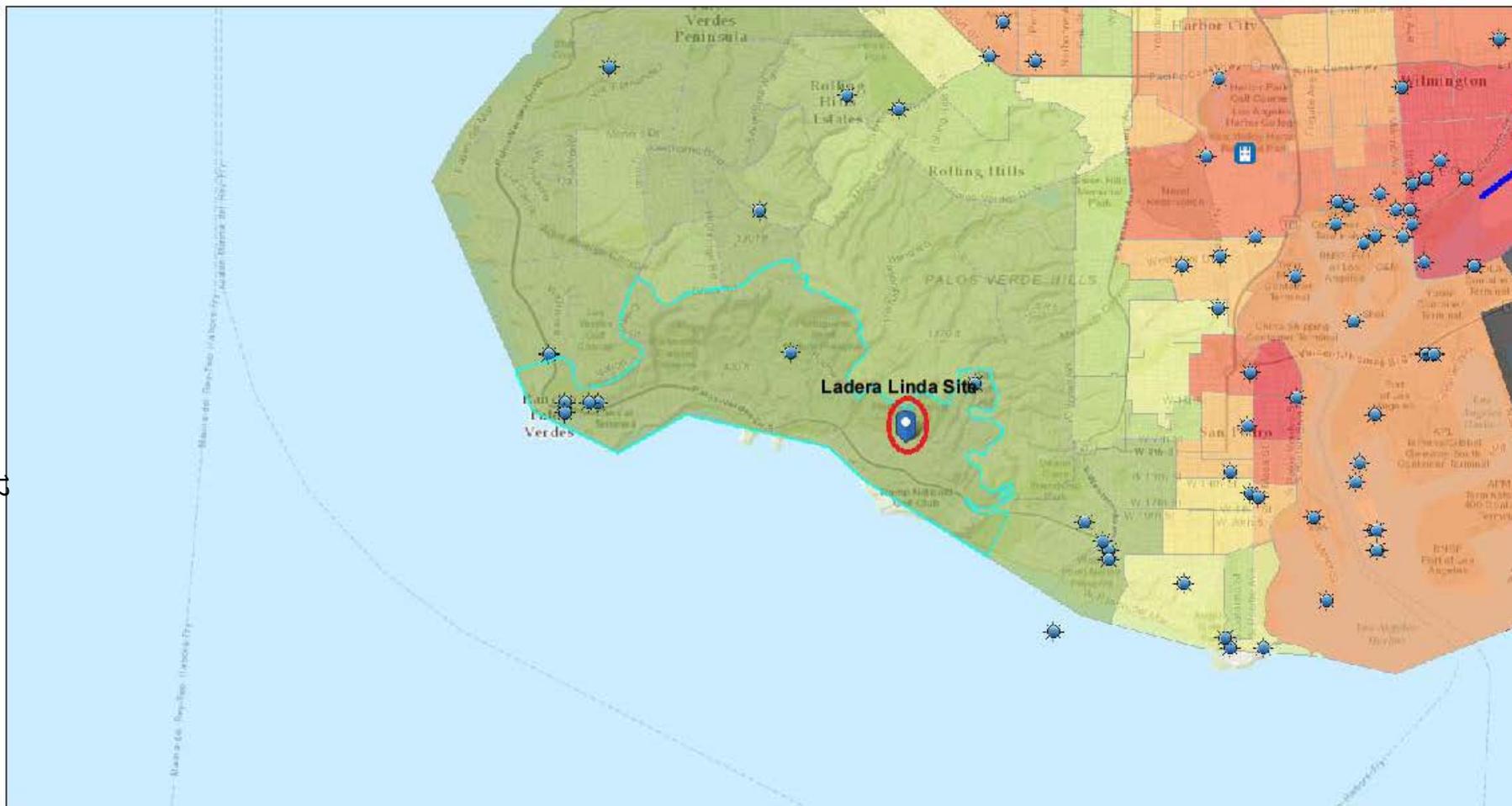
NAME	TITLE	AFFILIATION	ADDRESS	PHONE	EMAIL
Don Austin	Superintendent	Palos Verdes Peninsula Unified School District	375 Via Almar Palos Verdes Estates, CA 90274	(310) 378-9966	austind@pvpusd.net
Malcolm Sharp	Board Member	Palos Verdes Peninsula Unified School District	375 Via Almar Palos Verdes Estates, CA 90274	(310) 896-3402	sharpm@pvpusd.net
Anthony Collatos	President	Palos Verdes Peninsula Unified School District	375 Via Almar Palos Verdes Estates, CA 90274	(310) 896-3402	collatosa@pvpusd.net
Linda Reid	Vice President	Palos Verdes Peninsula Unified School District	375 Via Almar Palos Verdes Estates, CA 90274	(310) 896-3402	reidl@pvpusd.net
Barbara Lucky	Board Member	Palos Verdes Peninsula Unified School District	375 Via Almar Palos Verdes Estates, CA 90274	(310) 896-3402	luckyb@pvpusd.net
Suzanne Seymour	Clerk	Palos Verdes Peninsula Unified School District	375 Via Almar Palos Verdes Estates, CA 90274	(310) 896-3402	seymours@pvpusd.net
Jennifer Taggart	Partner	Demetriou, Del Guercio, Springer & Francis, LLP	915 Wilshire Blvd., #2000 Los Angeles, CA 90017	(213) 624-8407	jtaggart@ddsffirm.com
Terry Tao	AIA/Partner	Atkinson, Andelson, Loya, Ruud & Romo	12800 Center Court Dr., #300 Cerritos, CA 90703	(562) 653-3200	ttao@aalrr.com
Cher Snyder	Assistant Deputy Executive Officer	SCAQMD	21865 Copley Drive Diamond Bar, CA 9165	(909) 396-2430	csnyder@aqmd.gov
John Anderson	AQ Analysis & Compliance Supervisor	SCAQMD	21865 Copley Drive Diamond Bar, CA 9165	(909) 396-2499	janderson@aqmd.gov
Garrett Kakishita	Supervising AQ Inspector	SCAQMD	21865 Copley Drive Diamond Bar, CA 91765	(909) 396-3267	gkakashita@aqmd.com
Michal Haynes	AQ Inspector III	SCAQMD	21865 Copley Drive Diamond Bar, CA 91765	(951) 830-8880	mhaynes@aqmd.com
Nicolas Rodriquez	Congressman Ted Lieu	33 rd District	5055 Wilshire Blvd., #310 Los Angeles, CA 90036	(323)-651-1040	nicolas.rodriquez@mail.house.gov
Nick Ippolito	Supervisor Janice Hahn	4 th District	500 W. Temple Street #822 Los Angeles CA 90012	(213) 974-4444	nippolito@bos.lacounty.gov
Mark Waronek	Supervisor Janice Hahn	4 th District	825 Maple Avenue #150 Torrance, CA 90503	((310) 222-3015	mwaronek@bos.lacounty.gov
Lila Kalaf	Senator Ben Allen	26th Senate District	2512 Artesia Blvd., #320 Redondo Beach, CA 90278	(310) 318-6994	lila.kalaf@sen.ca.gov
Andrew Deblock	Assemblymember Al Muratsuchi	66th Assembly District	23211 Hawthorne Blvd., #200A Torrance, CA 90505	(310) 375-0691	andrew.deblock@asm.ca.gov
Douglas Willmore	City Manager	City of Rancho Palos Verdes	30940 Hawthorne Blvd. Rancho Palos Verdes, CA 90275	(310) 544-5207	dwillmore@rpvca.gov
Dave Aleshire	City Attorney	City of Rancho Palos Verdes	30940 Hawthorne Blvd. Rancho Palos Verdes, CA 90275	(310) 377-0360	daleshire@awattorneys.com
Kit Fox	Sr. Administrative Analyst	City of Rancho Palos Verdes	30940 Hawthorne Blvd. Rancho Palos Verdes, CA 90275	(310) 544-5217	kitf@rpvca.gov
Carla Morreale	City Clerk	City of Rancho Palos Verdes	30940 Hawthorne Blvd. Rancho Palos Verdes, CA 90275	(310) 544-5217	carlam@rpvca.gov
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Brian Campbell	Mayor	City of Rancho Palos Verdes	30940 Hawthorne Blvd. Rancho Palos Verdes, CA 90275	(424) 227-2108	brian.campbell@rpvca.gov
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APPENDIX B

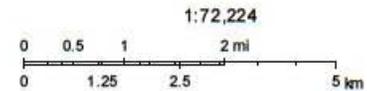
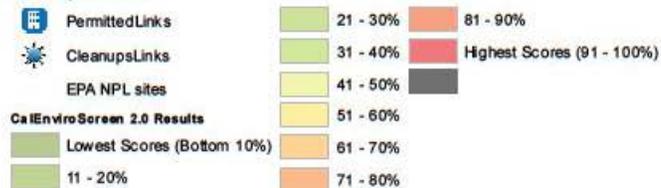
CalEnviroScreen Results Map

Ladera Linda Site : CalEnviroScreen Score 6-10%



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January 6, 2017



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS

Proposed legislation calls for more affordable overnight accommodations along the California coast



Visitors stroll along Torrey Pines State Beach in San Diego. (Allen J. Schaben / Los Angeles Times)



By **Dan Weikel**

FEBRUARY 1, 2017, 6:40 PM

Going to the beach may become more affordable if state legislators pass an Assembly bill introduced this week to increase inexpensive lodging along the coast.

The measure by Assemblywoman Lorena Gonzalez (D-Chula Vista) calls on the California State Coastal Conservancy to create a program that would preserve and add to the number of low-cost hotels, motels and hostels in coastal areas, particularly on parkland.

The bill would require the conservancy to work with the California Department of Parks and Recreation and to develop a separate pilot program to explore the development, maintenance and operation of affordable accommodations by the private sector and nonprofit organizations.

“I grew up in a working-class family and got to enjoy the beach. There was easy access then,” said Gonzalez, who introduced the bill on Monday. “Now, people who grow up like I did don’t have that opportunity. Even for a middle-class family it can be cost-prohibitive to enjoy the beach.”

Equitable access to coastline has emerged as a major concern of organizations that represent low-income people of color and the California Coastal Commission, which is responsible for protecting public access to the state’s beaches.

According to the commission, a room at a budget hotel in beach areas costs between \$135 and \$260 a night during the summer — an expense that many low-income families cannot afford.

The commission also reports that since 1989, about 24,720 economy rooms have been lost along the coast because of hotel and motel closures and remodels. Such affordable accommodations now make up only 5% of the rooms available in coastal areas.

Recent polling by UCLA and San Francisco State University indicates that the expense of travel, parking and overnight accommodations is becoming too much for many potential visitors, making the coast inaccessible to ordinary people, especially low-income families that live inland.

“In our research we found that the cost of staying overnight at the coast can be a real burden for some Californians,” said Jon Christensen, a researcher at UCLA’s Institute of the Environment and Sustainability. Gonzalez’s bill “addresses our recommendations to find a way to stop the loss of low-cost overnight accommodations and increase the supply of rooms.”

Adding affordable units at state parks in coastal areas is probably the easiest to accomplish, Gonzalez said. About a third of the coast is state parkland, where there is already a good record of providing low-cost campgrounds and cabins.

“The most successful of our lower-cost accommodations are in state parks,” Gonzalez said. “We need to work within that success. We need public investment in campgrounds and cabins. The investment works. We need more of it.”

Robert Garcia, the founding director of the City Project, has long worked on equal access to California’s parks and recreational facilities. He praised the bill and offered to work with Gonzalez to make her legislation as strong as possible.

“We do agree with the thrust of this bill and the steps that are suggested,” he said. “But we think the devil is in the details.”

Garcia said the measure does not address people of color or minorities specifically, and the bill needs to stress compliance with state civil rights laws, including equal justice provisions recently added to the California Coastal Act, which is enforced by the Coastal Commission.

“If you use a euphemism, such as under-served communities or low-income communities, it is not effective,” he said. “People of color can be left behind.”

Two previous bills to increase affordable lodging at the beach, including one last year by Gonzalez, failed to pass at the committee level. Gonzalez said her current measure has been revised and is “ready to go.”

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This article is related to: [Poverty](#)

ASSEMBLY BILL

No. 250

Introduced by Assembly Member Gonzalez Fletcher

January 30, 2017

An act to amend Section 15853 of the Government Code, and to add Chapter 10 (commencing with Section 31411) to Division 21 of the Public Resources Code, relating to coastal resources.

LEGISLATIVE COUNSEL'S DIGEST

AB 250, as introduced, Gonzalez Fletcher. State Coastal Conservancy: Lower Cost Coastal Accommodations Program.

(1) Existing law establishes the State Coastal Conservancy in state government, and prescribes the membership and functions and duties of the conservancy with regard to the protection, preservation, and enhancement of specified coastal lands in the coastal zone, as defined.

This bill would require the conservancy to develop and implement a specified Lower Cost Coastal Accommodations Program intended to facilitate improvement of existing, and development of new, lower cost accommodations within the coastal zone and a specified geographic area along the coast adjacent to the coastal zone. The bill would require the conservancy to take specified actions to develop and implement the program, as prescribed. The bill would require the conservancy to prepare a lower cost coastal accommodations plan containing specified information relating to specific opportunities to improve existing, and generate new, lower cost coastal accommodations, and to update the plan not less every 5 years. The bill would also authorize the conservancy to develop and implement a pilot program for the purposes of identifying and testing measures that support development, improvement, maintenance, and the operation of lower cost coastal

accommodations by private entities, and would require the conservancy to establish criteria for the selection of projects to be included in the pilot program.

(2) Existing law authorizes the State Public Works Board to select and acquire, in the name of and on behalf of the state, with the consent of the state agency concerned, the fee or any lesser right or interest in any real property necessary for any state purpose or function. Existing law requires that all land and other real property to be acquired by or for any state agency, except for specified state agencies including the State Coastal Conservancy with respect to acceptance of offers to dedicate public accessways made pursuant to the California Coastal Act of 1976, be acquired by the state board.

This bill would exempt land acquired by the conservancy for the purposes of the program from that requirement.

Vote: majority. Appropriation: no. Fiscal committee: yes.
 State-mandated local program: no.

The people of the State of California do enact as follows:

1 SECTION 1. Section 15853 of the Government Code is
 2 amended to read:
 3 15853. (a) The board may select and acquire, in the name of
 4 and on behalf of the state, with the consent of the state agency
 5 concerned, the fee or any lesser right or interest in any real property
 6 necessary for any state purpose or function.
 7 (b) If moneys are appropriated by the Budget Act for any fiscal
 8 year or by any other act for the acquisition of land or other real
 9 property, either (1) subject to this part or (2) for any state agency
 10 for whom property is acquired by the board, the moneys and
 11 acquisitions are subject to this part and the moneys shall be
 12 expended in accordance with this part, notwithstanding any other
 13 law.
 14 (c) Notwithstanding any other law, all land and other real
 15 property to be acquired by or for any state agency, other than the
 16 Department of Transportation, the Department of Water Resources,
 17 the State Reclamation Board, the Department of Fish and Game,
 18 the Wildlife Conservation Board, the Public Employees'
 19 Retirement System, the State Teachers' Retirement System, the
 20 Department of Housing and Community Development, the State
 21 Lands Commission, except for property to be acquired for the State

1 Lands Commission pursuant to an appropriation from the General
2 Fund, and the State Coastal Conservancy with respect to acceptance
3 of offers to dedicate public accessways made pursuant to Division
4 20 (commencing with Section ~~30000~~ of 30000), and for the
5 purposes of Chapter 10 (commencing with Section 31411) of, the
6 Public Resources Code, shall be acquired by the State Public Works
7 Board in accordance with this part.

8 (d) (1) Notwithstanding subdivision (a), the board shall acquire,
9 on behalf of and for the Department of Parks and Recreation, in
10 accordance with this part, any interests in real property, including
11 options to purchase, which have been appraised, selected, and
12 settled through purchase negotiations by the Department of Parks
13 and Recreation pursuant to subdivision (b) of Section 5006 of the
14 Public Resources Code. Out of moneys appropriated for the
15 acquisition of options to purchase, no more than ten thousand
16 dollars (\$10,000) may be expended for the acquisition of any single
17 option unless otherwise provided by the Legislature.

18 (2) Notwithstanding Section 15854, purchase negotiations for
19 interests in real property for the state park system pursuant to
20 subdivision (d) of Section 5006 of the Public Resources Code shall
21 be initiated within six months of the effective date of the act that
22 appropriates funds for the acquisition. Purchase negotiations on
23 all projects not proposed pursuant to subdivision (d) of Section
24 5006 of the Public Resources Code shall be initiated within 12
25 months of the effective date of the act appropriating funds for the
26 acquisition. Either title shall be conveyed or a written agreement
27 to transfer title shall be executed within the appropriate
28 authorization period unless the Department of Parks and Recreation
29 formally abandons the acquisition prior to the conclusion of the
30 appropriate authorization period. For the purposes of this section,
31 in order for the Department of Parks and Recreation to “formally
32 abandon” an acquisition, it shall transmit written notification to
33 the board of its intent not to proceed with the acquisition.

34 (3) The board, at any time during the periods specified in
35 paragraph (2), may commence condemnation proceedings if it
36 finds it to be appropriate. However, if, during the appropriate
37 authorization period, title is not conveyed or a written agreement
38 to transfer title is not signed, the acquisition has not been formally
39 abandoned, or condemnation proceedings have not been
40 commenced, the Department of Parks and Recreation shall notify,

1 by letter, the chair of the committee in each house of the
 2 Legislature that considers appropriations, the Chair of the Joint
 3 Legislative Budget Committee, and the Members of the Legislature
 4 within whose district any part of the land or other real property is
 5 located of the status of the acquisition. For the purpose of this
 6 paragraph, condemnation proceedings shall be deemed to be
 7 commenced as of the date the board authorizes acquisition by
 8 condemnation.

9 (4) The board may schedule special meetings as are necessary
 10 to expedite the acquisition of options to purchase real property for
 11 the state park system.

12 (e) The board may acquire furnishings that the owner thereof
 13 agrees to sell and that are contained within improvements acquired
 14 by the board. Cost of acquisition of furnishings shall be charged
 15 to the appropriation available for acquisition of the real property.

16 (f) This section shall not apply to the acquisition of conservation
 17 easements made pursuant to the California Forest Legacy Program
 18 Act of 2007 (Division 10.5 (commencing with Section 12200) of
 19 the Public Resources Code).

20 SEC. 2. Chapter 10 (commencing with Section lookup) is added
 21 to Division 21 of the Public Resources Code, to read:

22

23 CHAPTER 10. LOWER COST COASTAL ACCOMMODATIONS
 24 PROGRAM
 25

26 31411. The Legislature finds and declares all of the following:

27 (a) The right of access to the coast is guaranteed to the people
 28 of California by the California Constitution and the California
 29 Coastal Act of 1976 (Division 20 (commencing with Section
 30 30000)), which requires that coastal development be regulated,
 31 and public access rights to our state’s beaches be protected.

32 (b) California’s Parks Forward Commission has emphasized
 33 the need to expand access to parks and public lands throughout
 34 California to ensure that all Californians and visitors to the state,
 35 including those from low-income and underserved communities,
 36 are able to benefit from outdoor experiences.

37 (c) Lower cost accommodations, including hotels, motels,
 38 hostels, and camping opportunities, are essential elements of coastal
 39 and park access because they enable Californians and visitors from
 40 a variety of backgrounds, including those of low and moderate

1 income, to enjoy California’s beaches and parks and experience
2 the full range of recreational, educational, spiritual, and other
3 experiences offered.

4 (d) A lack of affordable accommodations remains a barrier to
5 coastal access. California’s historic supply of lower cost coastal
6 accommodations has been reduced, and continues to be diminished,
7 as a result of high coastal property values and economic pressures
8 to develop new coastal accommodations that are too expensive to
9 be affordable to most visitors.

10 (e) California should invest in new strategies and partnerships
11 to improve the availability of lower cost accommodations along
12 the coast, particularly for low-income and middle-income families.
13 A strategic program to provide affordable accommodations in
14 appropriate areas of our coastal parks and public lands can play
15 an important role in improving public access to the coast. California
16 should also support innovative pilot projects that enable the state
17 to partner with the private sector to provide access.

18 31412. (a) The conservancy shall develop and implement a
19 Lower Cost Coastal Accommodations Program to facilitate
20 improvement of existing, and the development of new, lower cost
21 accommodations within the coastal zone and a one mile area along
22 the coast adjacent to the coastal zone. In implementing the program,
23 the conservancy may undertake projects and award grants, and
24 shall be guided by the lower cost accommodations plan required
25 to be developed pursuant to Section 31413.

26 (b) The program shall include both of the following:

27 (1) Clear and measurable objectives.

28 (2) Implementation measures designed to ensure that new or
29 improved accommodation projects supported by the program will
30 be affordable and available to low-income and middle-income
31 families, nonprofit organizations, and public entities that provide
32 young or at-risk populations with education, service learning,
33 healthy living, recreational, or similar opportunities.

34 (c) The conservancy shall take both of the following actions to
35 develop and implement the program:

36 (1) Consult and collaborate with the Department of Parks and
37 Recreation, the California Coastal Commission, local and regional
38 park agencies, open-space districts, and other public agencies
39 regarding development of the accommodations plan and selection

1 and funding of specific projects to improve existing and new lower
2 cost coastal accommodations.

3 (2) Engage with parks, conservation, and community groups to
4 ensure that program activities reflect and address community needs
5 and interests.

6 31413. (a) The conservancy shall prepare a lower cost coastal
7 accommodations plan that includes, at a minimum, all of the
8 following elements:

9 (1) A description of specific opportunities to improve existing
10 and develop new lower cost accommodations on coastal public
11 lands and coastal lands owned or operated by nonprofit
12 organizations, including a list of potentially suitable sites for the
13 location of these accommodations such as state, regional, local
14 parks, lands held by harbor or open-space districts, and public
15 lands not yet designated as parks.

16 (2) Estimates of daily occupancy or rental rates, based on
17 geographic location, seasonality, and other relevant factors, that
18 the conservancy will use for purposes of identifying existing lower
19 cost accommodations as well as potential future projects for
20 program support. Any estimates developed pursuant to this
21 paragraph shall not be interpreted to conflict with any rights and
22 responsibilities of the Department of Parks and Recreation to
23 establish rental rates or fees for accommodations within its
24 jurisdiction.

25 (3) Data and analysis regarding the existing supply of lower
26 cost coastal accommodations within the program area, as well as
27 an analysis of the supply of low-cost accommodations relative to
28 population within 150 miles of the California coast.

29 (4) An assessment of demand for, and opportunities to establish,
30 new or expanded lower cost accommodations within the program
31 area.

32 (5) Criteria for prioritizing investment of program funds in
33 accommodation projects, such as any applicable legal requirements
34 that may apply to those funds, geography, existing disparities in
35 park or coastal access, availability of public agency or nonprofit
36 partners, adequacy of existing infrastructure and services, and
37 financial feasibility.

38 (6) A description of needed and anticipated measures to ensure
39 that accommodation projects that may be supported by the program
40 will be consistent with the purposes of this chapter.

1 (7) A list of appropriate public and private funding sources and
2 potential financing mechanisms to support development and
3 operation of lower cost accommodation projects.

4 (b) (1) The conservancy shall update the plan not less than
5 every five years, and maintain a current list of potential lower cost
6 accommodation projects that may be implemented, subject to
7 available funding.

8 (2) Each five-year update of the plan shall include an evaluation
9 of the conservancy's implementation of the program and plan over
10 the preceding five years, and shall describe any recommended
11 changes that may be needed to improve the program's
12 effectiveness.

13 (c) For purposes of this section, lower cost accommodations
14 may include, but are not limited to, campgrounds, cabins,
15 limited-stay RV parks, hostels, motels, and hotels.

16 31414. (a) The conservancy may develop and implement a
17 pilot program for the purposes of identifying and testing measures
18 that support development, improvement, maintenance, and
19 operation of lower cost accommodations by private entities. The
20 conservancy shall establish criteria for selection of projects that
21 are eligible to receive assistance under the pilot program.

22 (b) In carrying out a pilot program, the conservancy may do all
23 of the following:

24 (1) Purchase existing low-cost accommodations and operate
25 those accommodations through leases or operating agreements
26 with qualified regional or local park agencies, concessionaires, or
27 nonprofit organizations.

28 (2) Purchase and resell existing accommodations to willing
29 buyers, including private entities.

30 (3) Provide loans, grants, or other financial assistance to private
31 entities for purposes of acquiring or improving accommodations.

32 (c) (1) Any project or transaction undertaken pursuant to this
33 section shall be subject to terms and conditions prescribed the
34 conservancy to ensure that the project or transaction advances the
35 purposes of the program, is based upon the economic soundness
36 of the project itself, and provides a reasonable expectation that all
37 financial obligations of the project can be met by participating
38 parties.

39 (2) Any sale of real property to a private entity pursuant to this
40 section shall be subject to deed restrictions or other legally

1 enforceable instruments that require the property to be used for
2 the provision of lower cost coastal accommodations for at least 30
3 years following the date of sale.

4 (3) Any purchase of property by the conservancy pursuant to
5 this chapter shall not be subject to the Property Acquisition Law
6 (Part 11 (commencing with Section 15850) of Division 3 of Title
7 2 of the Government Code).

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WATERSHED UPDATE:

The City of
Rancho Palos Verdes
February 1, 2017

LOCAL INSPECTIONS

Commercial Inspections: The City has implemented the Clean Bay Restaurant Inspections, restaurants are required to be inspected once year. The 2017 inspections are planned to take place later this year.

Construction Inspections: Construction sites with more than 1 acre of disturbed soil must be inspected monthly. There are currently four active sites. Follow-up inspections and illicit discharge investigations are conducted as-needed to correct any issues of noncompliance. Corrections noted during the time of inspections have been made, but new corrections are a common occurrence.



Site: On Crestridge Road
Compliance: BMPs used for effective sediment control



Site: On Western Ave
Compliance: BMPs used for effective sediment control

NEXT MS4 PERMIT

NPDES Permits have a nominal 5-year lifespan, but continues in effect until the next permit is adopted. The current permit was issued December 28, 2012 thus, it expires on December 28, 2017. All cities are required to submit an application for a new MS4 permit. This application is called “Report of Waste Discharge” (ROWD) and must be submitted to the Regional Board by June 28, 2017. The watersheds are currently working to prepare the ROWD.

HARBOR TOXICS

Rancho Palos Verdes is part of a 11 agency group monitoring DDT and PCB in the Harbor. Last year detectable levels were found in: sediment, water, and fish tissues.

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NEWSLETTER DISCLAIMER

The content of this newsletter is a summary that has been prepared specifically for the use of clients of John L. Hunter & Associates, Inc. Reliance on the information herein should be done only after consulting the source documents.

ANNUAL REPORTS

Rancho Palos Verdes’s annual report was submitted to the Regional Board on December 15, 2016. The Regional Board reported that they have received annual reports from every city.

VARIANCE POLICY

A Variance Policy is being considered and if adopted at state level, could possibly allow for an extension of the compliance deadline, up to five years, for certain pollutants. Variances could be very helpful for cities with discharge exceedances of wet weather bacteria and metals. At this time no variances are in place, but they can be issued based on current EPA’s regulations.

LOCAL OUTREACH: POINT OF PURCHASE

During the annual point of purchase outreach campaign The City distributed stormwater brochures and pet waste bags to four local businesses including auto shops and pet shops.



NRDC 2012 MS4 PERMIT LAWSUIT

A decision has been issued by the Courts effectively dismissing the NRDC's lawsuit challenging the 2012 MS4 Permit. The NRDC filed this lawsuit because the 2012 MS4 Permit makes it difficult for 3rd parties to file lawsuits against municipalities, a so called "safe-harbor", as long as the Watershed Management Programs (WMPs) are being adequately implemented.

In their ruling the court said instead of policing the Regional Boards enforcement (or failure to enforce) quantitative water quality levels, environmental groups like Petitioners must monitor municipalities' compliance with promises and commitments made in WMPs and EWMPs and, if appropriate, sue to compel compliance. The judge advised environmental groups (such as the NRDC and LA Waterkeeper) to check each cities' compliance with measures each city committed to in the WMPs and EWMPs.

A related lawsuit (lead by a group of municipalities) challenging the MS4 Permit as too costly is being heard by a separate court district. A decision is not expected until Fall 2017.



RANCHO PALOS VERDES

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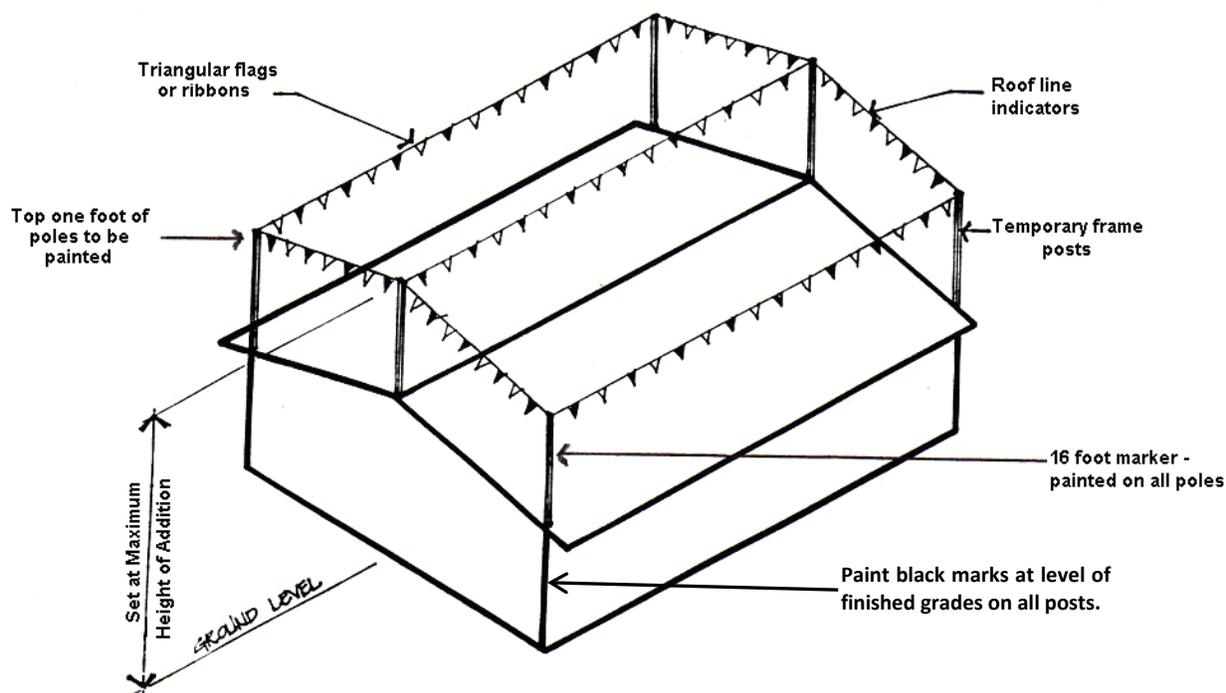


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SINGLE FAMILY RESIDENTIAL SILHOUETTE CONSTRUCTION CRITERIA

If a residential development project requires a Height Variation application or a Neighborhood Compatibility analysis, the property owner/applicant will be required to construct a certified silhouette that depicts the proposed project. **In order to minimize costs involved in constructing a silhouette, please do not construct the silhouette until directed to do so by the case planner.** It is important to note that a residential development project which requires a silhouette will not be deemed “complete” for processing without a silhouette plan (described below) and certification of the silhouette by a licensed land surveyor or a licensed engineer.

PLEASE FOLLOW THESE DIRECTIONS EXACTLY



1. The temporary silhouette shall, at a minimum, consist of wood posts (or other sturdy and rigid material - 2" x 4"s are typical) at all corners of the structure(s) and/or main building masses and at either end of all proposed ridgelines, with a taut rope (of ½" diameter), marked by **triangular flagging or ribbons** connecting the posts (see above diagram). If ribbons are used, the ribbons should be bright colored at a minimum width of 3-inches and should be affixed to string at 12-inch increments.
2. The top one foot of the posts shall be **painted red or orange** to better demarcate the height of the proposed structure in photo analyses.
3. If the project proposes to exceed the “by-right” height limit of the underlying zoning designation for the property, a **similar mark shall be painted a yellow color on the posts at the “by-right” height limit**, as measured pursuant to the City’s code.

SINGLE-FAMILY RESIDENTIAL SILHOUETTE CONSTRUCTION CRITERIA
PAGE 2

Please consult with your case planner regarding the applicable method for determining the “by-right” height limit for your project.

4. If any grading is proposed such that the finished grade adjacent to the structure is **higher** than the existing (preconstruction) grade, the applicant shall **paint a black mark** on all posts at the elevation(s) of the proposed grade(s).
5. The applicant shall, at the time of submittal of an application to the City, sign a waiver (see Uniform Planning Application) which absolves the City of any liability associated with construction of, or damage by, the temporary silhouette. **The applicant shall not construct the temporary silhouette until the waiver form is submitted to the City.** The applicant shall notify the case planner when the silhouette is in place.
6. Once the project silhouette is constructed, a licensed engineer or surveyor shall certify that the silhouette accurately depicts the location and height (including the color demarcation on the silhouette posts) of the proposed development. (See attached certification form.) **A project will not be deemed “complete” for processing without the required certification.**
7. The Silhouette Certification Form **shall be accompanied by a silhouette plan** that identifies the location of the silhouette posts, the existing grade elevation call-outs for the base of the posts (if posts touch existing grade), and the elevation call-outs for the top of the posts. If the silhouette is constructed entirely above an existing structure so that the posts supporting the silhouette do not touch existing grade, then the silhouette plan must include the existing grade elevation closest to the existing structure and the supporting silhouette posts. **A project will not be deemed “complete” for processing without the required silhouette plan.**
8. City Staff will conduct a site inspection to review the adequacy of the silhouette’s depiction of the proposed project. Adequacy will be based on an accurate depiction of the proposed project’s envelope, accurate delineation of ridgelines, and the proper flagging.
9. **The silhouette must remain in place and be maintained in good condition throughout the required notice period for the Height Variation application or the Neighborhood Compatibility analysis process, the decision process and, if necessary, any appeal periods.** The frame may not be removed until the City’s appeal process has been exhausted and a final decision has been rendered. **The applicant must remove the frame within seven (7) days after a final decision has been rendered and the City’s appeal process has been exhausted.**

SEE NEXT PAGE FOR SILHOUETTE CERTIFICATION FORM



SILHOUETTE CERTIFICATION FORM

THIS CERTIFICATION FORM MUST BE COMPLETED BY A LICENSED LAND SURVEYOR OR A LICENSED ENGINEER. THIS FORM MUST BEAR AN ORIGINAL WET STAMP AND SIGNATURE IN ORDER TO BE VALID. THIS FORM MUST ALSO BE ACCOMPANIED BY A SILHOUTTE PLAN THAT IDENTIFIES THE LOCATION OF THE SILHOUETTE POSTS, THE EXISTING GRADE OR SUPPORTING STRUCTURE ELEVATION CALL-OUTS AT THE BASE OF THE POSTS, AND THE ELEVATION CALL-OUTS FOR THE TOP OF THE POSTS. ANY MISSING INFORMATION WILL RENDER THE SUBJECT APPLICATION “INCOMPLETE” FOR PROCESSING.

I have measured the location and height (including the color demarcation) of the silhouette posts located at the project site (address) _____
_____ on (date) _____ and I have found that
the project silhouette accurately depicts the location and height (including the color demarcation) of the proposed structure presented on the architectural plans prepared by
(name of architectural firm) _____ on
(date) _____ for the proposed project currently being considered by
the City of Rancho Palos Verdes (Planning Case No. _____).

Signature _____

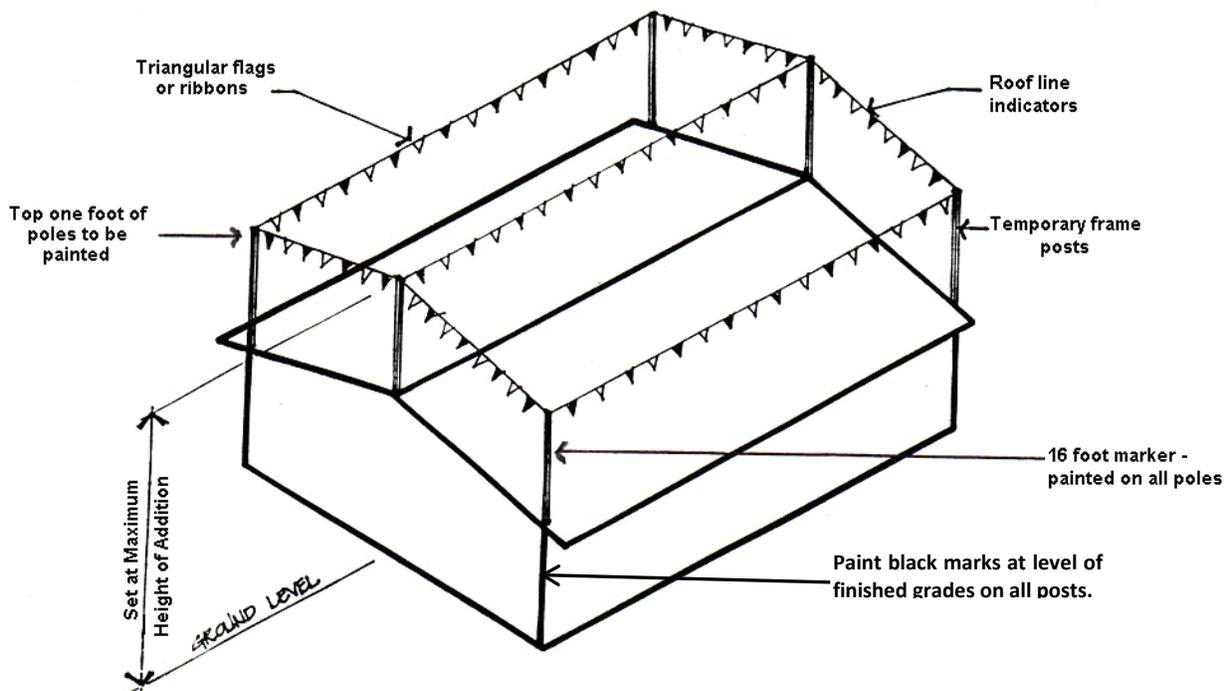
LS/RCE _____

Date _____

NON-SINGLE-FAMILY RESIDENTIAL SILHOUETTE CONSTRUCTION CRITERIA

If a non-single-family-residential development project requires a Conditional Use Permit application, the property owner/applicant will be required to construct a certified silhouette that depicts the proposed project some time prior to the public hearing on the application. **In order to minimize costs involved in constructing a silhouette, please do not construct the silhouette until directed to do so by the case planner.** It is important to note that a non-single-family-residential development project that requires a silhouette will not be deemed “complete” for processing without the submittal of a signed statement by the property owner that they agree to construct the required silhouette, provide a silhouette plan, and obtain certification of the silhouette by a licensed land surveyor or a licensed engineer.

The silhouette shall be constructed exactly as these guidelines describe unless the applicant can demonstrate to the Director that strict adherence to these guidelines will adversely impact the operation of the existing non-residential use and/or public safety. The Director has the authority to allow deviations from these criteria, so long as the intent of providing the silhouette to assist, Staff, the general public and decision makers is reasonably satisfied.



1. The temporary silhouette shall, at a minimum, consist of wood posts (or other sturdy and rigid material - 2" x 4"s are typical) at all corners of the structure(s) and/or main building masses and at either end of all proposed ridgelines, with a taut rope (of ½" diameter), marked by **triangular flagging or ribbons** connecting the posts (see above diagram). If ribbons are used, the ribbons should be bright colored at a minimum width of 3-inches and should be affixed to string at 12-inch increments.

NON-SINGLE-FAMILY RESIDENTIAL SILHOUETTE CONSTRUCTION CRITERIA
PAGE 2

2. The top one foot of the posts shall be **painted red or orange** to better demarcate the height of the proposed structure in photo analyses.
3. If the project proposes to exceed the “by-right” height limit of the underlying zoning designation for the property, a **similar mark shall be painted a yellow color on the posts at the “by-right” height limit**, as measured pursuant to the City’s code. Please consult with your case planner regarding the applicable method for determining the “by-right” height limit for your project.
4. If any grading is proposed such that the finished grade adjacent to the structure is **higher** than the existing (preconstruction grade), the applicant shall **paint a black mark** on all posts at the elevation(s) of the proposed grade(s).
5. The applicant shall, at the time of submittal of an application to the City, sign a waiver (see project application) which absolves the City of any liability associated with construction of, or damage by, the temporary silhouette. **The applicant shall not construct the temporary silhouette until instructed to do so by the case planner and the waiver form is submitted to the City.** The applicant shall notify the case planner when the silhouette is in place.
6. Once the project silhouette is constructed, a licensed engineer or surveyor shall certify that the silhouette accurately depicts the location and height (including the color demarcation on the silhouette posts) of the proposed development. (See attached certification form.)
7. The Silhouette Certification Form **shall be accompanied by a silhouette plan** that identifies the location of the silhouette posts, the existing grade elevation call-outs for the base of the posts (if posts touch existing grade), and the elevation call-outs for the top of the posts. If the silhouette is constructed entirely above an existing structure so that the posts supporting the silhouette do not touch existing grade, then the silhouette plan must include the existing grade elevation closest to the existing structure and the supporting silhouette posts. **A project will not be deemed “complete” for processing without the required silhouette plan.**
8. City Staff will conduct a site inspection to review the adequacy of the silhouette’s depiction of the proposed project. Adequacy will be based on an accurate depiction of the proposed project’s envelope, accurate delineation of ridgelines, and the proper flagging.

The silhouette must remain in place and be maintained in good condition throughout the required 15-day public notice period for the Conditional Use Permit, the decision process and, if necessary, any appeal periods. The frame may not be removed until the City’s appeal process has been exhausted and a final decision has been rendered. **The applicant must remove the frame within seven (7) days after a final decision has been rendered and the City’s appeal process has been exhausted.**

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the project silhouette accurately depicts the location and height (including the color demarcation) of the proposed structure presented on the architectural plans prepared by
(name of architectural firm) _____ on
(date) _____ for the proposed project currently being considered by
the City of Rancho Palos Verdes (Planning Case No. _____).

Signature _____

LS/RCE _____

Date _____



Community Events 2017

Easter Sunrise Sunday

Location: Memorial Site

Date: April 16, 2017

Time: 6:00 AM – 9:00 AM

Memorial Day Observance

Location: Memorial Site

Date: May 29, 2017

Time: 10:00 AM – 1:00 PM

Shakespeare in the Park

Location: Memorial Site

Date: July 26, 2017

Time: 7:00 PM – 9:00 PM

Harvest Festival

Location: Area 5

Date: October 15, 2017

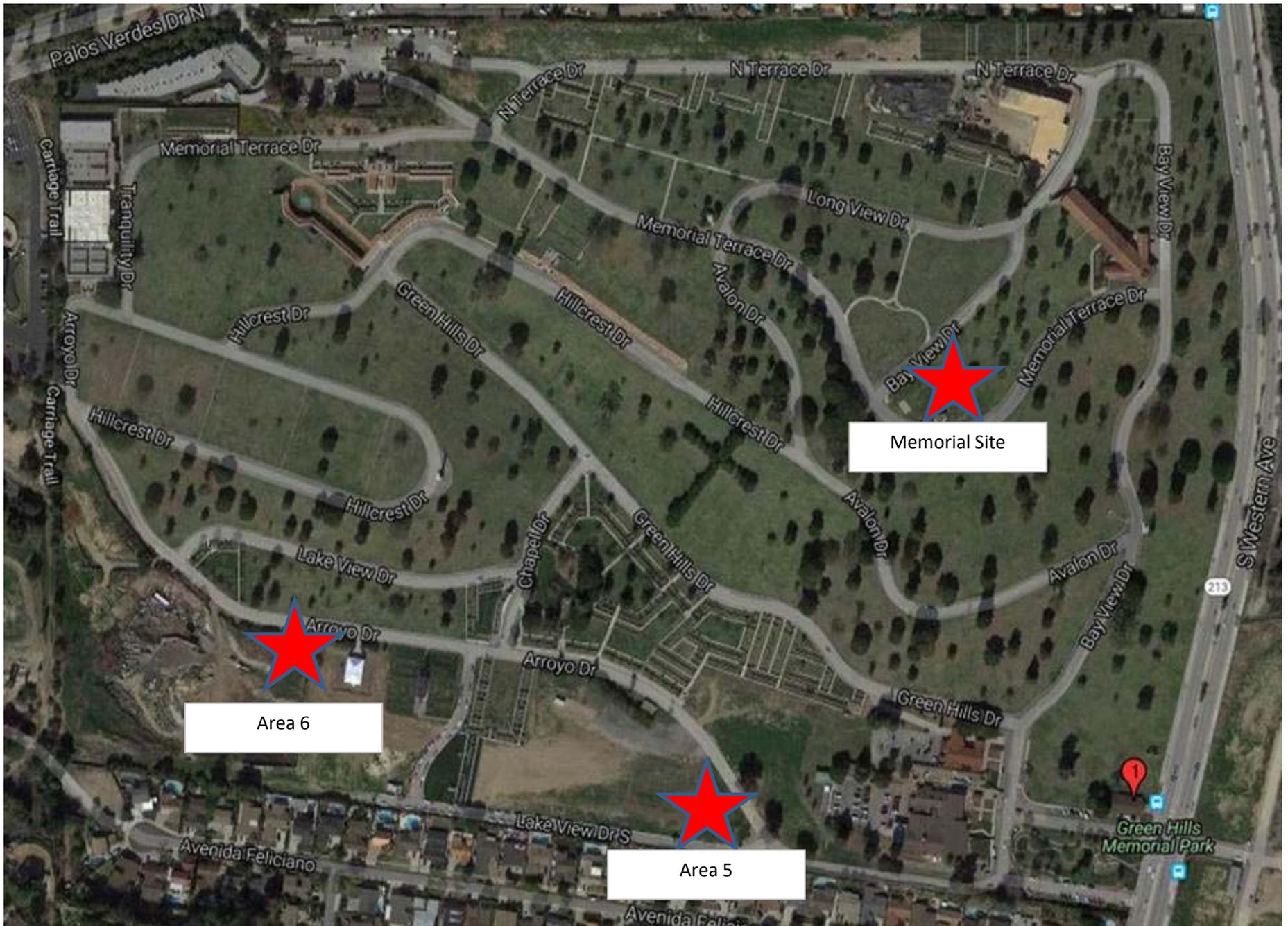
Time: 12:00 PM – 3:00 PM

Let it Snow Festival

Location: Area 6

Date: December 10, 2017

Time: 3:00 PM – 5:30 PM



FOLLOW-UP AGENDA

**RANCHO PALOS VERDES PLANNING COMMISSION
TUESDAY, FEBRUARY 14, 2017
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. 2017-04

CALL TO ORDER: **7:01 PM**

PLEDGE OF ALLEGIANCE: **LED BY VICE-CHAIRMAN CRUIKSHANK**

ROLL CALL: **COMMISSIONER LEON EXCUSED ABSENCE**

APPROVAL OF AGENDA: **APPROVED AS PRESENTED**

COMMUNICATIONS:

City Council Items: **DIRECTOR MIHRANIAN REPORTED THAT THE CITY COUNCIL CONDUCTED THE GREEN HILLS ANNUAL COMPLIANCE REVIEW AT ITS JANUARY 31, 2017 MEETING AND ADOPTED AMENDED CONDITIONS OF APPROVAL THAT NOW REGULATE THE CONSTRUCTION AND OPERATIONS AT GREEN HILLS. HE ADDED THAT THE FOLLOWING DAY, THE CITY CONDUCTED MEDIATION WITH THE VISTA VERDE CONDOMINIUM OWNERS AND THAT A SETTLEMENT IS UNDER CONSIDERATION THAT WILL BE REPORTED TO THE CITY COUNCIL AT ITS MARCH 7TH MEETING.**

DIRECTOR MIHRANIAN INFORMED THE COMMISSION THAT THE CITY COUNCIL, AT ITS FEBRUARY 21ST MEETING, WILL CONSIDER THE COMMISSION'S RECOMMENDATIONS REGARDING THE MINOR MODIFICATION CODE AMENDMENT

AND THE EXTENSION OF THE CONDITIONAL LARGE DOMESTIC ANIMAL PERMIT FOR THE PONY CLUB. HE ALSO REPORTED THAT THE COUNCIL WILL CONSIDER TOPICS TO BE INCLUDED IN THE CITY'S DRAFT COMPREHENSIVE NOISE ORDINANCE.

Staff: DIRECTOR MIHRANIAN DISTRIBUTED LATE CORRESPONDENCE BETWEEN STAFF AND COMMISSIONER NELSON REGARDING AGENDA ITEM NO. 3. HE THEN NOTED THAT PURSUANT TO COMMISSION DIRECTION, STAFF WORKED WITH THE BUSINESS OWNER OF THE 7-11 LOCATED AT THE CORNER OF HAWTHORNE BLVD. AND PALOS VERDES DRIVE SOUTH TO ENSURE THE WINDOW SIGNS COMPLY WITH THE CONDITIONS OF APPROVAL AND DEVELOPMENT CODE. HE REMINDED THE COMMISSION THAT THE COUNCIL OF HOMEOWNER'S ASSOCIATION WILL HOLD AN EXPO ON WEDNESDAY, FEBRUARY 15th BETWEEN 6PM AND 9PM AT HESSE PARK THAT WILL FEATURE, AMONG OTHER THINGS, REPRESENTATIVES FROM THE VARIOUS DEPARTMENTS AT CITY HALL INCLUDING THE COMMUNITY DEVELOPMENT DEPARTMENT.

Commission: COMMISSIONER EMENHISER ACKNOWLEDGED THE COMMISSION'S ATTENDANCE AT TONIGHT'S MEETING.

COMMENTS FROM THE AUDIENCE (regarding non-agenda items): MR. DAVID TURNER INQUIRED WHETHER THE COMMISSION OR STAFF IS AWARE IF A TRAFFIC SIGNAL WILL BE INSTALLED AT THE INTERSECTION OF WESTERN AVENUE AND PENINSULA VERDE DRIVE AS PART OF THE DEVELOPMENT PROJECT ACROSS THE STREET FROM GREEN HILLS IN THE CITY OF LOS ANGELES.

CONSENT CALENDAR:

1. APPROVAL OF THE JANUARY 24, 2017 MINUTES

ACTION: APPROVED, AS AMENDED PER VICE-CHAIRMAN CRUIKSHANK, ON A VOTE OF 6-0.

CONTINUED PUBLIC HEARINGS:

2. APPEAL OF VIEW PRESERVATION NOTICE OF DECISION - (CASE NO. ZON2016-00015): 59 Paseo De Castana (JA)

Request: A request from the appellant, Rancho Palos Verdes Estates Homeowners' Association (Association), to modify the Community Development Director's determination of the City's view preservation tree trimming requirements for the Association's seven (7) common area Pine trees located between 12 Paseo De Pino and the applicant's property at 59 Paseo De Castana.

ACTION: CONTINUED THE PUBLIC HEARING TO MARCH 28, 2017 TO ALLOW THE APPELLANT AND THE APPLICANT ADDITIONAL TIME TO REACH AN AGREEMENT AS TO WHICH TREES ARE TO BE TRIMMED AND REMOVED AND THE TYPE OF

REPLACEMENT FOLIAGE NEEDED TO PROVIDE PRIVACY SCREENING; VOTE OF 6-0.

CONTINUED BUSINESS:

NONE

NEW PUBLIC HEARINGS:

3. SITE PLAN REVIEW – (CASE NO. ZON2017-00033): 5933 Ocean Terrace Drive (AS)

Request: A request to construct a new swimming pool and spa with associated equipment, a 3' tall retaining wall (136' in length), and 19yd³ of associated grading (cut) in the rear yard.

ACTION: ADOPTED P.C. RESOLUTION NO. 2017-04; THEREBY CONDITIONALLY APPROVING, WITH THE DELETION OF CONDITION NO. 22, A NEW SWIMMING POOL AND SPA WITH ASSOCIATED EQUIPMENT, A 3' TALL RETAINING WALL (136' IN LENGTH), AND 19YD³ OF ASSOCIATED GRADING (CUT) IN THE REAR YARD (OUTSIDE THE BUILDING/GRADING RESTRICTION LINE) AT 5933 OCEAN TERRACE DRIVE, ON A VOTE OF 6-0.

4. HEIGHT VARIATION/SITE PLAN REVIEW - (CASE NO. ZON2016-00416): 30830 Via La Cresta. (ML)

Request: A request to construct a 742 square foot, second-story, addition over an existing garage of a single family residence at an overall proposed structure height of 25.65', as measured from the point where the lowest foundation or slab meets finished grade (98.61') to the highest roof ridgeline (124.26').

ACTION: ADOPTED STAFF ALTERNATIVE NO. 1, THEREBY CONDITIONALLY APPROVING THE APPLICANTS' HEIGHT VARIATION REQUEST WITH DIRECTION THAT THE RESOLUTION APPROVING THE PROJECT COME BACK ON THE FEBRUARY 28, 2017 CONSENT CALENDAR, ON A VOTE OF 6-0.

NEW BUSINESS:

5. GENERAL PLAN UPDATE: City wide (SK)

Request: Receive and file a status report for the General Plan Update.

ACTION: RECEIVED AND FILED A STATUS REPORT FOR THE GENERAL PLAN UPDATE, ON A VOTE OF 5-1 WITH COMMISSIONER EMENHISER DISSENTING.

ITEMS TO BE PLACED ON FUTURE AGENDAS:

6. PRE-AGENDA FOR THE MEETING ON FEBRUARY 28, 2017

ACTION: ACCEPTED AS PRESENTED WITH THE 30803 VIA LA CRESTA ITEM ADDED TO THE CONSENT CALENDAR AND THE POSSIBILITY OF ADDING THE APPEAL OF THE RETAINING WALL FOR THE GREEN HILLS INSPIRATION SLOPE MAUSOLEUM.

ADJOURNMENT: 8:24 PM

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 February 15, 2017

Case No.	Owner	Street Address	Project Description	Submitted
ZON2017-00057	TUAN HO	28017 LOBROOK DR	Proposed 194.40 SF first floor addition; 194.40 SF 2nd floor addition (total 388.8 SF of total new floor area); 193 SF 2nd story balcony/deck; installation of (N) A/C unit.	2/10/2017
<i>Site Plan Review</i> <i>Neighborhood Compatibility Analysis</i> <i>Foliage Analysis</i>				
ZON2017-00059	FERNANDEZ, ROBERT D & LORIE A	2019 BEECHAM DR	Proposed 223 SF patio enclosure to the rear of the property.	2/10/2017
<i>Site Plan Review</i> <i>Foliage Analysis</i>				
ZON2017-00060	GREEN HILLS MEMORIAL PARK	27501 WESTERN AVE	Monuments up to 6' in height in certain areas of the cemetery.	2/13/2017
<i>Site Plan Review</i>				

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