

MEMORANDUM

TO: RANCHO PALOS VERDES CITY COUNCIL

FROM: DOUG WILLMORE, CITY MANAGER

DATE: AUGUST 2, 2017

SUBJECT: ADMINISTRATIVE REPORT NO. 17-31

TABLE OF CONTENTS - CITY MANAGER AND DEPARTMENT REPORTS

- **CITY MANAGER – PAGE 3**
 - Ring.com Security Products Incentive Program Extended
 - November 7, 2017 General Municipal Election
 - State Lands Commission to Discuss Rancho LPG Rail Spur on August 17th
 - Butcher-Solana Residential Development Project in Torrance
 - Overnight Closures of I-405 Freeway
- **FINANCE – PAGE 4**
 - FY2017-18 Budget in Brief
- **PUBLIC WORKS – PAGE 4**
 - Storm Drain Point Repair
 - Miraleste Drive Arterial Rehabilitation Project
 - Maintenance
 - Special Event Permit Processing
 - SEED Awards Application Deadline Closes
 - Recyclers of Month Entry Cards
 - Annual AB 939 Report 2016 to CalRecycle Submitted
 - Public Works Encroachment Permit Report – July 2017
- **COMMUNITY DEVELOPMENT – PAGE 8**
 - Nantasket Subdivision Update
 - Cal Water Conditional Use Permit Revision Update
 - Sprint Antennas at the 7-11 Building (28041 Hawthorne Blvd.)
 - Planning Division Monthly Activity
 - View Restoration/Preservation Applications Monthly Activity
 - Right-of-Way Permit Monthly Activity
 - Code Enforcement Division Monthly Activity
 - Building and Safety Division Monthly Activity
 - Planning Commission Agenda

ADMINISTRATIVE REPORT

August 2, 2017

Page 2

- Applications of Note

- **RECREATION & PARKS – PAGE 10**
 - Movie in the Park Wrap Up
 - Healthy RPV Program
 - Volunteer Events
 - Park Events
 - PVIC and Docents
 - Palos Verdes Nature Preserve July 2017 Summary

- **CORRESPONDENCE AND INFORMATION RECEIVED (See Attachments)**
 - Calendars – Page 14
 - Tentative Agendas – Page 17
 - Channel 33 & 38 Schedule – Page 22
 - Channel 35 & 39 Schedule – Page 23
 - Crime Report – Page 24
 - PRA Log – Page 27

CITY MANAGER

Ring.com Security Products Incentive Program Extended: As part of the City's updated Public Safety Plan, one of the solutions the City continues to work towards is utilizing technology to make neighborhoods safer. The City and Sheriff's Department have negotiated a subsidy with Ring.com to provide RPV residents with a discount. A total of 1,048 promotion codes have been issued to RPV residents since the start of program as of mid-May 2017.

Due to the continued strong interest in the program, a grace period has been allotted for RPV residents to use their promotion codes until August 10, 2017. Ring will provide a \$50 subsidy on the Ring Video Doorbell (original version) and Stick Up Cam and a \$175 subsidy on the Ring Video Doorbell Pro version. The device limit for Ring's discount is three units per household. In addition to Ring's discount, the City will provide one \$50 incentive on the Ring video doorbell (either version) or the Stick Up Cam. The City incentive is limited as the City Council allocated \$100,000 for the program and is based on a first come, first serve basis. The discount and incentive provide a significant savings as the products are regularly the following prices: Ring Video Doorbell (original version) and Stick Up Cam are regularly \$179 each and the Ring Video Doorbell Pro is regularly \$249. For additional information contact Administrative Analyst, Jacqueline Ruiz at (310) 544-5305 or jruiz@rpvca.gov.

November 7, 2017 General Municipal Election: As of this writing, nomination papers have been issued to six potential City Council candidates for the November 7, 2017 General Municipal Election: Krista Johnson, Ben Kelly, Dave Emehiser, John Cruikshank, Matthew Lee Vitalich, and Eric Alegria.

Of the six, three have submitted nomination papers and have officially qualified as candidates for the upcoming election: Dave Emehiser, John Cruikshank, and Matthew Lee Vitalich. The nomination filing period continues through Friday, August 11, 2017 at 4:30 p.m. The City Clerk's Office will continue to update the City's election web page as new information becomes available at the following link: <http://www.rpvca.gov/1034/2017-General-Municipal-Election>

State Lands Commission to Discuss Rancho LPG Rail Spur on August 17th: At its upcoming meeting on Thursday, August 17th, the State Lands Commission (SLC) expects to review an agenda item that provides an update on issues related to the revocable permit issued by the Port of Los Angeles to Rancho LPG Holdings, LLC., for use of a railroad spur on property owned by the Port. The Commission will be meeting in San Diego, but a satellite location is being provided at the Ports o' Call Restaurant in San Pedro so that interested members of the public can more easily participate. The meeting starts at 1:00 PM. Additional information will be posted on the SLC website (<http://www.slc.ca.gov>) by Thursday, August 10th.

Butcher-Solana Residential Development Project in Torrance: On Thursday, July 27th, the City of Torrance released the attached Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the Butcher-Solana Residential Development Project. The project

ADMINISTRATIVE REPORT

August 2, 2017

Page 4

proposes a 248-unit apartment complex on a 5.71-acre portion of a 24.68-acre former quarry site located at the southwesterly corner of Hawthorne Blvd. and Via Valmonte in the City of Torrance. The project site abuts city-owned parkland in Palos Verdes Estates and Ernie Howlett Park in Rolling Hills Estates. The 30-day public comment period ends on Monday, August 28th and a public scoping meeting will be held at Torrance City Hall on Thursday, August 10th. Click [here](#) for additional information on the City of Torrance's website.

Overnight Closures of I-405 Freeway: Metro's Crenshaw/LAX Transit Project would like you to stay up to date with their construction activities affecting traffic on I-405 at Florence Ave. and La Cienega Blvd. Metro will implement full directional nightly closures of northbound and southbound traffic on I-405 for the safe removal of the existing falsework (framing) of the future Crenshaw/LAX Transit Project bridge over La Cienega Blvd. and I-405. The closures are scheduled to last for three weeks, starting on July 31st. The first week of closures will affect all northbound lanes; the second week will affect the northbound and southbound HOV lanes and left lanes; the third week will affect all southbound lanes (see attached detour map). The closures will be implemented one direction at a time and will be performed only at night, Mondays through Fridays.

For detailed information about the closures, including detour routes, please click [here](#). For questions, please contact Metro at crenshawcorridor@metro.net or (213) 922-2736.

Attachment:

NOP for Butcher-Solana project – Page 33

I-405 closure map – Page 34

FINANCE

FY 2017-18 Budget in Brief: Finance is currently updating the FY2017-18 Budget in Brief brochure and expects to have it completed and printed by the end of the month. The Budget in Brief provides an abridged overview of the 2017-18 budget for the general public and incorporates charts and graphs to aid in the presentation of the material. A link will be provided in an upcoming weekly report where one can view and/or download the Budget in Brief on the City's website.

PUBLIC WORKS

Storm Drain Point Repair: Construction has begun to repair storm drain pipes at seven different locations on the east side of the City. The first location between the Lorraine Trail and N. Enrose Avenue is continuing this week with the pipe installation between two properties and construction of the parkway drain.

Miraleste Drive Arterial Rehabilitation Project: Removal of the existing asphalt along the north and southbound portions of Miraleste Drive began last week. Construction for the bus pad adjacent to Palos Verdes Drive East is scheduled for the end of this week to early next week. See below.

ADMINISTRATIVE REPORT

August 2, 2017

Page 5



Maintenance: The maintenance division is performing maintenance grading on Burma Rd. this week to restore the road to a passable condition for maintenance, preserve staff, utilities and emergency services. The grading is expected to be completed by Friday, August 4th.

In addition, the maintenance division has finished the installation of Statice plants along the medians of Hawthorne Blvd. Maintenance crew members have been watering the newly installed plants to aide in their establishment. A regularized watering plan has been developed to support the restoration and cultivation of the lawns at Fred Hesse Jr. while strictly adhering to Cal Water's watering restriction guidelines.



ADMINISTRATIVE REPORT

August 2, 2017

Page 6



Special Event Permit Processing: July was a busy month with three (3) block parties concluded and applications closed out. Staff is working closely with CDD on the permits for Trump's upcoming 9th Wine and Beer Festival on 8/20 and the PV Half Marathon on 11/18th.

SEED Awards Application Deadline Closes: The South Bay Business Environmental Coalition's (SBBEC) 10th annual South Bay Environmental Excellence (SEED) Award application period closed on July 31st. Staff continues to work with the award's subcommittee on publicizing and planning this awards event.

Recyclers of Month Entry Cards: The City has received over 1,500 completed Recyclers of the Month entry cards. Starting August 15th, these new cards will be used for the drawings at the City Council meetings.

Annual AB 939 Report 2016 to CalRecycle Submitted: The City is a member of Los Angeles Regional Agency (LARA). All 18 cities work together to insure their city meets and exceeds the mandates set by State Assembly Bill 939 related to solid waste compliance and diversion programs. The annual report submitted to CalRecycle was on time and shows LARA in compliance with state mandates. See

ADMINISTRATIVE REPORT

August 2, 2017

Page 7

below:

Annual Report Summary: Los Angeles Area Integrated Waste Management Authority (2016)

	Population		Employment	
	Target	Annual	Target	Annual
Disposal Rate without Transformation (pounds/person/day):		5.4		13.5
Transformation Rate (pounds/person/day):	1.4	0.1	3.5	0.3
The Calculated Disposal Rate (pounds/person/day)	7.1	5.3	17.5	13.2

Public Works Encroachment Permit Report – July 2017

The Public Works Department is responsible for control of work performed within the City Public “Rights of Way”. An Encroachment Permit is required to insure that any applicant working in our streets or parkways is properly licensed, insured and in compliance with the NPDES requirements.

The following are the Public Works Permits issued for the month:

So Calif Edison	12
Hot Line Construction (sce)	8
Hampton Tedder (sce)	3
Herman Weissker (sce)	1
California Water Service	5
The Gas Company	4
Cox Communications	1
Bouchard (Crown Castle)	4
HHS Construction (Crown Castle)	2
HP Communication (Crown Castle)	4
Miscellaneous & Dumpster	16
TOTAL	60

Excavation/Drainage/Hydrology/Traffic Control Plans Received for Review

The Public Works Department is responsible for control of work performed within the City Public “Rights of Way”. A review of Excavation, Grading, Maintenance, Traffic Control, and Drainage is required to insure that any applicant working in our streets or parkways is in compliance with City and State Standards.

The following are the plans received for review and approval for the month.

33 Cinnamon Ln – Sump Pump, Drainage, Hydrology
5375 Rolling Ridge Rd - Drainage, Hydrology
5075 Silver Arrow – SCE - r/r pedestal, Excavation, Trenching
Crenshaw Blvd: Crest Rd to Silver Spur – Calif Water Service – pot holing
28300 S. Western Ave – Review of landscaping within intersection visibility triangle
7155 Crest Rd – Landscaping, driveway approach, walkway
30 Mustang Rd – Drainage, Hydrology
32025 Cape Point Dr – Drainage, Curb Cuts
6501 PVDE – Grading, Site Plan
7131 Avenida Altisma – New driveway approach
589 Silver Spur Rd - Traffic Control Plan
5504 Bayridge Rd - Traffic Control Plan
26447 Basswood Ave – Traffic Control Plan
9 Barkentine Rd - Traffic Control Plan
Silver Spur s/o Hawthorne - Traffic Control Plan

COMMUNITY DEVELOPMENT

Nantasket Subdivision Update: On July 27, 2017 the City's Coastal Hearings Officer (Director of Community Development) approved two Coastal Development Permits and Site Plan Reviews for various ancillary structures, including swimming pools, outdoor kitchens, and other yard improvements at 31 and 41 Nantasket Drive properties. Notices of Decision (NOD) were sent out to the applicant, interested parties, and the Coastal Commission the same day with a 15-day appeal period expiring on Friday August 11, 2017 at 4:30pm. Within seven calendar days of the expiration of the appeal period, Final NODs will be provided by first-class mail to the Coastal Commission and to any persons who specifically requested notice of such final action. The Final NODs will include written findings and the procedures for appeal of the local decision to the coastal commission.

Cal Water Conditional Use Permit Revision Update: At the July 25th meeting, the Planning Commission received a status report on Cal Water's proposed landscape and fencing plan ("plan") intended to address some of the neighbors' operational concerns expressed throughout the public review process. That evening, Cal Water presented a revised plan in response to the neighbors' earlier comments. However, since City Staff and the neighbors did not have time to review the revised plan, Staff will be conducting additional meetings with Cal Water and the neighbors to finalize these plans. Once the plan has been accepted as final, the following phases will occur to implement the plan: 1) reconfigure the existing earthen berms, 2) install screening fence on top of the berm, 3) install an irrigation system, and 4) install landscaping. That evening, Staff also advised the Commission that additional time may be needed to review the overall operations of the site, and if so, will recommend that the scheduled September 12th public hearing meeting be continued to a future meeting.

ADMINISTRATIVE REPORT

August 2, 2017

Page 9

Sprint Antennas at the 7-11 Building (28041 Hawthorne Blvd.): In April 2017, City Staff received a complaint that some of the existing antennas on the rooftop of the 7-11 building have been removed and replaced with new antennas. The City's Code Enforcement Officer investigated the complaint and confirmed the allegation. The property owner was notified in writing that City approvals and permits are required to legalize the unpermitted work. On July 21, 2017, the Planning Division approved Sprint's request to legalize their after-the-fact roof-mounted antennas and ground-mounted support equipment through an administrative review process (Minor Site Plan Review application) rather than a discretionary review process (Conditional Use Permit) based on the Federal Communications Commission's ("FCC") regulations Section 6409(a). According to these regulations, there are federal and state limitations on local control, which in general, do not allow a state or local government to deny, and shall approve, any eligible facility request for a modification of an existing wireless tower or base station that does not substantially change the physical appearance of such tower or base station. A substantial change in physical dimensions is defined as, among other things, an increase in the height of a tower or base station the facilities are located on by more than 10% or 10', whichever is greater. As Sprint's antennas on the rooftop does not increase the height of the base station (i.e. 7-11 building) by more than 10% or 10', the request is eligible to be approved administratively under Section 6409(a) without being subject to an appeal.

Planning Division Monthly Activity: Attached is the Planning Division's Monthly Activity Report for July 2017. The report contains a brief summary of the Division's activities during this last month regarding: 1) New applications received; 2) Staff, Director, Planning Commission and City Council decisions rendered; and 3) Number of decisions made, including median processing time. As indicated in the report, the division received 49 applications during the month and took action on 46 submitted applications.

View Restoration/Preservation Applications Monthly Activity: Attached is the View Restoration Division's Monthly Activity Report for July 2017. The report contains: 1) A brief summary of the Division's activities during this last month; 2) A summary of pre-application meetings; 3) A summary of cases resolved by mediation; and 4) A summary of the Division's activities year-to-date. The Division received 4 new applications in the month of July 2017.

Right-of-Way Permit Monthly Activity: Attached is the Right of Way Permit Monthly Activity Report for July 2017. The Department issued 2 right of-way permit.

Code Enforcement Division Monthly Activity: Attached is the Code Enforcement Division's Monthly Activity Report for July 2017. The report contains: 1) A brief summary of the Division's activities during this last month; 2) A summary of sign abatement activity; and 3) Number of cases closed including median processing time. As indicated in the report, the Division conducted 89 field inspections and brought 47 cases to closure.

Building and Safety Division Monthly Activity: Attached is the Building and Safety Division's Monthly Activity Report for July 2017. The report provides information on: 1) The types and number of permits issued; 2) The number of plan checks performed; 3) The number of inspections performed; and 4) The total amount of fees collected. Each of these items is

ADMINISTRATIVE REPORT

August 2, 2017

Page 10

compared to the activities during the same month of the previous year. In addition, a comparison of the activities for this fiscal year to those of the previous year is also provided. As shown on the report, the Division issued 166 permits during the month of July 2017.

Planning Commission Agenda: See attached draft agenda for the Planning Commission meeting on Tuesday, August 8, 2017.

Applications of Note: There were no Applications of Note submitted to the department between Wednesday, July 26, 2017 and Tuesday, August 1, 2017.

Attachments:

NOD for Coastal Development Permit and Site Plan Review for 31 Nantasket – Page 35

NOD for Coastal Development Permit and Site Plan Review for 41 Nantasket – Page 51

Planning Division Activity Summary for July 2017 – Page 67

View Activity Summary for July 2017 – Page 68

Right-of-Way Activity Summary for July 2017 – Page 69

Code Enforcement Activity Summary for July 2017 – Page 70

Building & Safety Division Activity Summary Report for July 2017 – Page 71

Building Activity Monthly Report for July 2017 – Page 72

Draft P.C. Agenda for August 8, 2017 – Page 73

RECREATION & PARKS

Movie in the Park Wrap up: The second of three Movies in the Park series was held last Saturday at City Hall. About 315 people attended the event and the children enjoyed pre-movie activities provided by Recreation staff and ElectriKIDS. The feature movie was *Lego Batman*. Two food trucks were on site for attendees to purchase dinner and treats.



Healthy RPV Program: Open Gym – Opportunities are available for drop-in basketball at the following times and locations this week:

Miraleste Intermediate Gym:

Sunday, 10 am to 12 pm & Wednesday, 7 pm to 9 pm

Peninsula High Gym:

Sunday, 2 pm to 4 pm

Recreation staff is on-site during open gym hours and all participants sign waivers.

Twelve participants enjoyed a free Yoga in the Park class held at Ryan Park on Tuesday morning.

Volunteer Events: Twenty volunteers helped staff at the second Movie in the Park last Saturday at City Hall. The High School volunteers were busy setting up canopies, tables, and chairs, assisting the public, and taking down the event equipment. They also helped with the distribution of surveys and flyers.



Hesse Park: The facilities are rented this week for twelve indoor recreation classes, a five-day youth sports camp, two non-profit group rentals, two Peninsula Seniors activities, and two private rentals.

Ladera Linda Park: The facilities are rented this week for four indoor recreation classes, one non-profit group meeting, and one private rental. Flutterby Story Time was held last Friday, July 28th and eleven people attended.

Ryan Park: The facilities are rented this week for three outdoor recreation sports classes and two private rentals.

PVIC and Docents: The Sunset Room will be rented both Saturday and Sunday for wedding receptions and the amphitheater will be rented on Saturday for a wedding ceremony.

Palos Verdes Nature Preserve July 2017 Activity Summary:

Meetings:

1. Monthly Preserve Management Meeting (July 6th): PVPLC staff, Recreation & Parks and Public Works staff met to discuss maintenance and operational management projects and priorities.
2. Volunteer Trail Watch Coordination Meeting (July 26th): PVPLC staff, Volunteer Trail Watch leaders, City staff and L. A. Co. Sheriff deputies met to discuss public use, maintenance observations as well as to coordinate efforts.

ADMINISTRATIVE REPORT

August 2, 2017

Page 12

Preserve/Open Space Staff Activities:

Public Contacts: the Preserve Staff encountered many people while conducting trail patrols (Abalone Cove Reserve figures are included for July)

- Public Contacts: **3625** (hikers -- 3173; dog walkers -- 312; bike users -- 132; equestrians -- 8)
- Public Use Issues: **450** (including dogs off leash 12; people off trail -- 438)
- Public Information: **64** (sharing Preserve/Interpretive information – 29; recommending a route -- 35)
- Public Safety: **42** (patrons requesting direction – 40; patrons having health problems – 2).

Maintenance and Operations: The Preserve and Abalone Cove Shoreline Park Staffs removed numerous bags of litter picked up while hiking the trails. The Preserve Staff delivered tools & mulch for a volunteer project at the Point Vicente Interpretive Center. Their activities in July included:

- Alta Vicente Reserve -- removed old fencing protruding onto Nike Trail as well as a broken steel post
- Filiorum Reserve – cleaned graffiti off the pipe along Ford Trail
- Forrester Reserve -- removed overhanging limbs on Mariposa Trail near the bridge
- Ocean Trails Reserve -- picked up 2 bags of litter from RPV beach
- Portuguese Bend Reserve – filled in erosion gullies along upper Peppertree Trail; cut up & removed large pieces of discarded plastic pipe left along Peppertree Trail; picked up lots of litter near the Burma Road / Barn Owl Trail junction; cleaned graffiti off the water pipe along Burma Road at the Rim Trail junction; cleaned off graffiti from the Burma Road portable toilet; manned trail closures during the Burma Road grading project; cleaned graffiti from a post & cable fence along lower Ishibashi Trail and joined the Deputies in repairing the erosion gully on the portion of Vanderlip Trail east of Water Tank Trail
- San Ramon Reserve – picked up over 6 bags of litter at the turnouts along PV Drive East
- Vicente Bluffs Reserve – cut & removed 2 old cables protruding from the beach path west of Toveemor Trail and replaced decals on California Coastal Trail markers.

ADMINISTRATIVE REPORT

August 2, 2017

Page 13



Open Space Management regularly checks on closures of the Preserve Trails resulting from storm damage. The following trails are currently closed in the Portuguese Bend Reserve: lower Peppertree, Sandbox, the eastern segment of Ishibashi Farm, Rim's lower portion and the lower segment of Klondike Canyon. Sunset Trail in the Ocean Trails Reserve is also closed until repairs can be made. In the Abalone Cove Reserve, the following trails are closed: Cave, Cliffside, Inspiration Point and Sacred Cove View.

Preserve/Open Space Management cooperates closely with the Public Works Department to discover, submit and complete work orders to repair problems and improve conditions in the Preserve. In July, Public Works responded to service requests for a broken picnic table at Founders Park, a broken landscape light fixture at the Burma Road gate in the Portuguese Bend Reserve, replacing a missing *Walk Your Bike Zone Ends* sign along Zote's Cutacross Trail in the Filiorum Reserve and replacing two missing *No Animals on the Beach or in the Ocean* signs along Sunrise Trail in the Ocean Trails Reserve. Concerns regarding repair of Flowerfield Trail and accumulating litter near the Pelican Cove parking lot were forwarded to the Terranea Resort maintenance staff. Several trail repair concerns along Dudleya, Sunrise, Catalina and Coastal Switchback Trails in the Ocean Trails Reserve were forwarded to the Trump National Golf Club maintenance staff.

The City's graffiti contractor responded to 30 incidents of tagging that were reported by Open Space Management. Thank you to the Public Works Department and the PVP Land Conservancy's Volunteer Trail Watch members for their help reporting maintenance issues.



August 2017

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1 7:00 pm – City Council Meeting @ Hesse Park	2	3	4	5
6	7	8 6:00 pm – Planning Commission Meeting @ Hesse Park	9 7:00 pm – ACLAD Meeting @ City Hall Community Room	10 8:00 am – Peninsula Regional Law Enforcement @ RH City Hall (Brooks & Misetich) 6:00 pm – IMAC Meeting @ Hesse Park	11	12 8:15 am – Hike With Mayor Campbell— Families Welcome Contact campbell.rpv@gmail.com for each month's starting location 10:00 am–12:00 pm – Docent-Led Hike @ Pt. Vicente Lighthouse/ PVIC/Vicente Bluff Reserve
13	14	15 7:00 pm – City Council Meeting @ Hesse Park	16 12:00 pm – Mayor's Lunch @ The Depot (Campbell) 1:30 pm – Sanitation District Meeting (Campbell)	17 7:00 pm – Emergency Preparedness Committee @ City Hall Community Room	18	19
20 10:00 am–12:00 pm – Native Plant Garden Volunteer Event @ PVIC	21	22 6:00 pm – Planning Commission Meeting @ Hesse Park	23 6:00 pm – PV Nature Preserve Subcommittee @ City Hall Community Room (Dyda/Misetich)	24	25 7:30 am—Mayor's Breakfast @ Trump National Golf Club/Golfer's Lounge (Campbell/Brooks)	26 6:30 pm – Movie in Park Family Activities, Movie Begins at 8:15 pm (Rogue One: A Stars Wars Story) @ Hesse Park
27	28 5:00 pm-Klondike Canyon Meeting @Ladera Linda Community Center 7:00 pm – Traffic Safety Committee @ City Hall Community Room	29 7pm-Finance Advisory Committee @ City Hall Community Room	30 6:00 pm – Planning Commission Meeting @ Hesse Park	31		



September 2017

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4 Labor Day – City Hall Closed	5 7:00 pm – City Council Meeting @ Hesse Park	6	7	8	9 8:15 am – Hike With Mayor Campbell— Families Welcome Contact campbell.rpv@gmail.com for each month’s starting location
10	11	12 7:00 pm – Planning Commission Meeting @ Hesse Park	13 7:00 pm – ACLAD Meeting @ City Hall Community Room	14 6:00 pm – IMAC Meeting @ Hesse Park	15 7:30 am—Mayor’s Breakfast @ Trump National Golf Club/Golfer’s Lounge (Campbell/Duhovic)	16 9:00 am–12:00 pm – Coastal Cleanup Day @ Abalone Cove
17 10:00 am–12:00 pm – Native Plant Garden Volunteer Event @ PVIC	18	19 7:00 pm – City Council Meeting @ Hesse Park	20 12:00 pm – Mayor’s Lunch @ The Depot (Campbell) 1:30 pm – Sanitation District Meeting (Campbell)	21 7:00 pm – Emergency Preparedness Committee @ City Hall Community Room	22	23
24	25 5:00 pm-Klondike Canyon Meeting @Ladera Linda Community Center 7:00 pm – Traffic Safety Committee @ City Hall Community Room	26 7:00 pm – Planning Commission Meeting @ Hesse Park	27	28	29	30



October 2017

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3 7:00 pm – City Council Meeting @ Hesse Park	4	5	6	7
8	9	10 7:00 pm – Planning Commission Meeting @ Hesse Park	11 7:00 pm – ACLAD Meeting @ City Hall Community Room	12 6:00 pm – IMAC Meeting @ Hesse Park	13 7:30 am—Mayor’s Breakfast @ Trump National Golf Club/Golfer’s Lounge (Campbell/Dyda)	14 8:00 am-EDCO Paper Shredding Event @ City Hall 8:15 am – Hike With Mayor Campbell— Families Welcome Contact campbell.rpv@gmail.com for each month’s starting location
15 10:00 am–12:00 pm – Native Plant Garden Volunteer Event @ PVIC	16	17 7:00 pm – City Council Meeting @ Hesse Park	18 12:00 pm – Mayor’s Lunch @ The Depot (Campbell) 1:30 pm – Sanitation District Meeting (Campbell)	19 7:00 pm – Emergency Preparedness Committee @ City Hall Community Room	20	21
22	23 5:00 pm-Klondike Canyon Meeting @Ladera Linda Community Center 7:00 pm – Traffic Safety Committee @ City Hall Community Room	24 7:00 pm – Planning Commission Meeting @ Hesse Park	25	26	27	28
29	30	31				

TENTATIVE AGENDAS

Agenda items listed below will be presented to the City Council for their consideration. This list is a tool used by City staff to plan and coordinate Council agendas. As a working document, items on this list are subject to frequent changes. Time estimates include an hour for the first section of the agenda (Mayor's Announcements, Public Comments, etc. through the Consent Calendar) and 15 minutes for the last section (Future Agenda Items through Adjournment).

DEPARTMENT	AGENDA SECTION	AGENDA TITLE	ESTIMATED TIME
August 15, 2017	5:30 PM	CITY COUNCIL SPECIAL MEETING - CLOSED SESSION	
	CLOSED SESSION		
August 15, 2017	6:00 PM	CITY COUNCIL REGULAR MEETING - STUDY SESSION	
IMMEDIATELY FOLLOWING CS	STUDY SESSION	Study Session Discussion	
August 15, 2017	7:00 PM	CITY COUNCIL REGULAR MEETING	3:30
	MAYOR ANNOUNCEMENTS	NO ITEMS SCHEDULED AT THIS TIME	
ADMIN	CONSENT CALENDAR	Minutes	
ADMIN	CONSENT CALENDAR	Settlement Agreement with Rocco Sigona	
FINANCE	CONSENT CALENDAR	Warrant Register	
FINANCE	CONSENT CALENDAR	HdL Consulting Agmt (as amended at 8/1/17 CC mtg)	
CDD	CONSENT CALENDAR	Code Amendment Title 15.20 - 2nd Reading and Adoption	
CDD	CONSENT CALENDAR	Interwest Consulting Agreement	
PUBLIC WORKS	CONSENT CALENDAR	Second Amendment to Graffiti Removal Contract	
PUBLIC WORKS	CONSENT CALENDAR	Second Amendment to Catch Basin Cleaning Contract	
PUBLIC WORKS	CONSENT CALENDAR	Award of On-Call Professional Services Contract for Project Management and/or Engineering Design Services	
PUBLIC WORKS	CONSENT CALENDAR	Amendment to Stay Green Contract	1:00
CDD	PUBLIC HEARING	Appeal re: 30717 Rue Langlois	0:15
CDD	PUBLIC HEARING	Noise Ordinance	0:45
CDD	PUBLIC HEARING	Grading Permit Revision for Crownview Drive	0:15
PUBLIC WORKS	PUBLIC HEARING	Setting Annual Levy of Assessments for the Existing Citywide Landscaping & Lighting Maintenance District (LLMD) at Zero for FY 17-18	0:05
CDD	REGULAR BUSINESS	Dudek Service Agreement	0:10
ADMIN	REGULAR BUSINESS	Appointments for Civic Center Committee members	0:15
ADMIN	REGULAR BUSINESS	Appoint second voting delegate-alternate to the League Annual Business meeting	0:10
ADMIN	REGULAR BUSINESS	Advise the City's Voting Delegate on the City Council's position regarding the League of California Cities' 2017 Annual Conference Resolutions	0:20

TENTATIVE AGENDAS

Agenda items listed below will be presented to the City Council for their consideration. This list is a tool used by City staff to plan and coordinate Council agendas. As a working document, items on this list are subject to frequent changes. Time estimates include an hour for the first section of the agenda (Mayor's Announcements, Public Comments, etc. through the Consent Calendar) and 15 minutes for the last section (Future Agenda Items through Adjournment).

DEPARTMENT	AGENDA SECTION	AGENDA TITLE	ESTIMATED TIME
September 5, 2017 6:00 PM CITY COUNCIL REGULAR MEETING - CLOSED SESSION			
	CLOSED SESSION	NO ITEMS SCHEDULED AT THIS TIME	
September 5, 2017 7:00 PM CITY COUNCIL REGULAR MEETING 5:10			
	AGENCY MEETING	Improvement Authority Meeting	0:05
	AGENCY MEETING	Successor Agency Meeting	0:05
	MAYOR ANNOUNCEMENTS	NO ITEMS SCHEDULED AT THIS TIME	
ADMIN	CONSENT CALENDAR	Minutes	
FINANCE	CONSENT CALENDAR	Warrant Register	
FINANCE	CONSENT CALENDAR	Treasury Report	
PUBLIC WORKS	CONSENT CALENDAR	Use Restriction Running with the Land Against Certain Open Space Properties in the Vicinity of Portuguese Bend that Were Acquired Using Measure A Funds	
REC & PARKS	CONSENT CALENDAR	Portuguese Bend Nursery School Lease	
PUBLIC WORKS	CONSENT CALENDAR	Security Options at Marilyn Ryan Park	
			1:00
CDD	REGULAR BUSINESS	Coyotes report on options other cities are using	0:30
CDD	REGULAR BUSINESS	Fire Code Information and possible First Reading and Intro of Ordinance for Fire Code adoption	0:15
PUBLIC WORKS	REGULAR BUSINESS	First Reading of Ordinance Modifying the Municipal Code for Haul Route Permits	0:10
PUBLIC WORKS	REGULAR BUSINESS	Acquisition of Citywide Street Lighting System	0:45
REC & PARKS	REGULAR BUSINESS	PVIC Lighting and Parking Solutions	0:20
REC & PARKS	REGULAR BUSINESS	Options for Preserve Access	0:20
REC & PARKS	REGULAR BUSINESS	Options for Conqueror Trail Security	0:45
REC & PARKS	REGULAR BUSINESS	Public Drinking and Smoking Ordinances	0:20
REC & PARKS	REGULAR BUSINESS	Preserve Permitted Uses	0:20
September 19, 2017 6:00 PM CITY COUNCIL REGULAR MEETING - CLOSED SESSION/STUDY SESSION			
	CLOSED SESSION	NO ITEMS SCHEDULED AT THIS TIME	
	STUDY SESSION	Study Session Discussion	

TENTATIVE AGENDAS

Agenda items listed below will be presented to the City Council for their consideration. This list is a tool used by City staff to plan and coordinate Council agendas. As a working document, items on this list are subject to frequent changes. Time estimates include an hour for the first section of the agenda (Mayor's Announcements, Public Comments, etc. through the Consent Calendar) and 15 minutes for the last section (Future Agenda Items through Adjournment).

DEPARTMENT	AGENDA SECTION	AGENDA TITLE	ESTIMATED TIME
September 19, 2017 7:00 PM CITY COUNCIL REGULAR MEETING			3:20
	MAYOR ANNOUNCEMENTS	NO ITEMS SCHEDULED AT THIS TIME	
ADMIN	CONSENT CALENDAR	Minutes	
FINANCE	CONSENT CALENDAR	Warrant Register	
PUBLIC WORKS	CONSENT CALENDAR	Second Reading and Adoption of Ordinance Modifying the Municipal Code for Haul Route Permits	1:00
CDD	PUBLIC HEARING	Consideration Fire Code Ordinance	0:10
CDD	REGULAR BUSINESS	Overlay district 26919 Western Ave	0:20
ADMIN	REGULAR BUSINESS	Health Insurance Options	0:30
ADMIN	REGULAR BUSINESS	Presentation by Los Angeles County Sheriff regarding AB109 (Early Release Program)	0:30
ADMIN	REGULAR BUSINESS	First Reading and Into of Ord for Cable Company Enforcement	0:15
ADMIN	REGULAR BUSINESS	RPVTV Program Options	0:20
October 3, 2017 6:00 PM CITY COUNCIL REGULAR MEETING - CLOSED SESSION			
	CLOSED SESSION	NO ITEMS SCHEDULED AT THIS TIME	
October 3, 2017 7:00 PM CITY COUNCIL REGULAR MEETING			3:35
	AGENCY MEETING	Improvement Authority Meeting	0:05
	AGENCY MEETING	Successor Agency Meeting	0:05
	MAYOR ANNOUNCEMENTS	NO ITEMS SCHEDULED AT THIS TIME	
ADMIN	CONSENT CALENDAR	Minutes	
FINANCE	CONSENT CALENDAR	Warrant Register	
FINANCE	CONSENT CALENDAR	Treasury Report	
			1:00
	PUBLIC HEARING	NO ITEMS SCHEDULED AT THIS TIME	
PUBLIC WORKS	REGULAR BUSINESS	Financing Options for Abalone Cove Sewer Maintenance District	0:30
FINANCE	REGULAR BUSINESS	ACLAD finance options for Abalone Cove Sewer District	0:30
ADMIN	REGULAR BUSINESS	Update Council Policies/Procedure (Aleshire)	0:20
ADMIN	REGULAR BUSINESS	City Council Goals Update	0:30
ADMIN	REGULAR BUSINESS	Employer/Employee Relations (EER) Resolution	0:20

TENTATIVE AGENDAS

Agenda items listed below will be presented to the City Council for their consideration. This list is a tool used by City staff to plan and coordinate Council agendas. As a working document, items on this list are subject to frequent changes. Time estimates include an hour for the first section of the agenda (Mayor's Announcements, Public Comments, etc. through the Consent Calendar) and 15 minutes for the last section (Future Agenda Items through Adjournment).

DEPARTMENT	AGENDA SECTION	AGENDA TITLE	ESTIMATED TIME
October 17, 2017	6:00 PM	CITY COUNCIL REGULAR MEETING - CLOSED SESSION/STUDY SESSION	
	CLOSED SESSION	NO ITEMS SCHEDULED AT THIS TIME	
	STUDY SESSION	Study Session Discussion	
October 17, 2017	7:00 PM	CITY COUNCIL REGULAR MEETING	2:05
	MAYOR ANNOUNCEMENTS	NO ITEMS SCHEDULED AT THIS TIME	
ADMIN	CONSENT CALENDAR	Minutes	
FINANCE	CONSENT CALENDAR	Warrant Register	1:00
	PUBLIC HEARING	NO ITEMS SCHEDULED AT THIS TIME	
ADMIN	REGULAR BUSINESS	City Council Goals Update	0:30
REC & PARKS	REGULAR BUSINESS	Revisions to the Special Event Permit Process	0:20
November 8, 2017	6:00 PM - WEDNESDAY	CITY COUNCIL REGULAR MEETING - CLOSED SESSION	
	THIS MEETING HAS BEEN RESCHEDULED TO WEDNESDAY DUE TO THE CITY'S MUNICIPAL ELECTION		
	CLOSED SESSION	NO ITEMS SCHEDULED AT THIS TIME	
November 8, 2017	7:00 PM - WEDNESDAY	CITY COUNCIL REGULAR MEETING	1:10
	THIS MEETING HAS BEEN RESCHEDULED TO WEDNESDAY DUE TO THE CITY'S MUNICIPAL ELECTION		
	AGENCY MEETING	Improvement Authority Meeting	0:05
	AGENCY MEETING	Successor Agency Meeting	0:05
	MAYOR ANNOUNCEMENTS	NO ITEMS SCHEDULED AT THIS TIME	
ADMIN	CONSENT CALENDAR	Minutes	
FINANCE	CONSENT CALENDAR	Warrant Register	
FINANCE	CONSENT CALENDAR	Treasury Report	1:00
	PUBLIC HEARING	NO ITEMS SCHEDULED AT THIS TIME	
	REGULAR BUSINESS	NO ITEMS SCHEDULED AT THIS TIME	

TENTATIVE AGENDAS

Agenda items listed below will be presented to the City Council for their consideration. This list is a tool used by City staff to plan and coordinate Council agendas. As a working document, items on this list are subject to frequent changes. Time estimates include an hour for the first section of the agenda (Mayor's Announcements, Public Comments, etc. through the Consent Calendar) and 15 minutes for the last section (Future Agenda Items through Adjournment).

DEPARTMENT	AGENDA SECTION	AGENDA TITLE	ESTIMATED TIME	
November 21, 2017 6:00 PM CITY COUNCIL REGULAR MEETING - CLOSED SESSION/STUDY SESSION				
	CLOSED SESSION	NO ITEMS SCHEDULED AT THIS TIME		
	STUDY SESSION	Study Session Discussion		
November 21, 2017 7:00 PM CITY COUNCIL REGULAR MEETING 1:00				
	MAYOR ANNOUNCEMENTS	NO ITEMS SCHEDULED AT THIS TIME	1:00	
ADMIN	CONSENT CALENDAR	Minutes		
FINANCE	CONSENT CALENDAR	Warrant Register		
REC & PARKS	CONSENT CALENDAR	Special Event Enforcement Ordinance - 2nd Reading		
PUBLIC WORKS	CONSENT CALENDAR	Award of Commercial Trash Hauler Contracts		
	PUBLIC HEARING	NO ITEMS SCHEDULED AT THIS TIME		
	REGULAR BUSINESS	NO ITEMS SCHEDULED AT THIS TIME		
FUTURE AGENDA ITEMS - Identified at Council meetings & pending receipt of memo from Councilmember				
<u>Request Date:</u>	<u>Requested By:</u>	<u>Item:</u>		
6/20/2017	Dyda	Consider study session as work session with discussion on specific topic of interest		
FUTURE AGENDA ITEMS AGENDIZED OR OTHERWISE BEING ADDRESSED 0:15				
<u>Request Date:</u>	<u>Requested By:</u>	<u>Item:</u>	<u>Agendized Date:</u>	
3/7/2017	Brooks	Public Drinking Ordinance	9/5/2017	
3/7/2017	Brooks	Special Events Permit Enforcement Ordinance	10/17/2017	
3/7/2017	Brooks	Preserve Permitted Uses	9/5/2017	
4/18/2017	Dyda	Update Council Policies/Procedures	10/3/2017	
5/16/2017	Misetich	Presentation by Los Angeles County Sheriff regarding AB109 (Early Release Program)	9/19/2017	
5/16/2017	Dyda	Options for Preserve Access	9/5/2017	
6/6/2017	Brooks	RPVTV Program Report options to expand programming	9/19/2017	
6/6/2017	Brooks	Health Insurance- Review other options for staff and City Council	9/19/2017	
6/7/2017	Brooks	Coyotes- Report on options other cities are using	9/5/2017	
8/1/2017	Duhovic	Full cost recovery on CUPs	8/15/2017	
8/1/2017	Duhovic	Security options at Marilyn Ryan Park	9/5/2017	
8/1/2017	Duhovic	Accessory Dwelling Units (ADU) requirements	TBD	
8/1/2017	Misetich/Duhovic	Attorney research on SB-649 Wireless telecommunications facilities	TBD	
8/1/2017	Brooks	City Attorney memo addressing rules on Conflict of Interest and recusals on agenda items	TBD	

RPVtv Cox 33 / FIOS 38 Programming Schedule Guide
Schedule - 08/06/17 - 08/12/17

	Sunday 08/06	Monday 08/07	Tuesday 08/08	Wednesday 08/09	Thursday 08/10	Friday 08/11	Saturday 08/12
6:00 AM - 6:30 AM	Fitness Programming						
6:30 AM - 7:00 AM	Fitness Programming						
7:00 AM - 7:30 AM	Peninsula Beat 84 - Bing, The Bay Foundation, Belmont Village, Carson Animal Shelter & the Epidemic of Human Trafficking	Peninsula Beat 84 - Bing, The Bay Foundation, Belmont Village, Carson Animal Shelter & the Epidemic of Human Trafficking	Peninsula Beat 84 - Bing, The Bay Foundation, Belmont Village, Carson Animal Shelter & the Epidemic of Human Trafficking	Peninsula Beat 84 - Bing, The Bay Foundation, Belmont Village, Carson Animal Shelter & the Epidemic of Human Trafficking	Peninsula Beat 84 - Bing, The Bay Foundation, Belmont Village, Carson Animal Shelter & the Epidemic of Human Trafficking	Peninsula Beat 84 - Bing, The Bay Foundation, Belmont Village, Carson Animal Shelter & the Epidemic of Human Trafficking	Peninsula Beat 84 - Bing, The Bay Foundation, Belmont Village, Carson Animal Shelter & the Epidemic of Human Trafficking
7:30 AM - 8:00 AM	Around the Peninsula - Summer time fun at the Library	Around the Peninsula - Summer time fun at the Library	Around the Peninsula - Summer time fun at the Library	Around the Peninsula - Summer time fun at the Library	Around the Peninsula - Summer time fun at the Library	Around the Peninsula - Summer time fun at the Library	Around the Peninsula - Summer time fun at the Library
8:00 AM - 8:30 AM	Children's Programming						
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 84						
10:30 AM -11:00AM	Around the Peninsula - Summer time fun at the Library	Around the Peninsula - Summer time fun at the Library	Around the Peninsula - Summer time fun at the Library	Around the Peninsula - Summer time fun at the Library	Around the Peninsula - Summer time fun at the Library	Around the Peninsula - Summer time fun at the Library	Around the Peninsula - Summer time fun at the Library
11:00 AM -11:30 AM	Children's Programming						
11:30 AM -12:00PM							
12:00 PM -12:30PM	Peninsula Seniors: Edmond Doak Aviation Pioneer Part 1	Peninsula Seniors: Edmond Doak Aviation Pioneer Part 1	Peninsula Seniors: Edmond Doak Aviation Pioneer Part 1	Peninsula Seniors: Edmond Doak Aviation Pioneer Part 2	Peninsula Seniors: Edmond Doak Aviation Pioneer Part 2	Peninsula Seniors: Edmond Doak Aviation Pioneer Part 2	Peninsula Seniors: Edmond Doak Aviation Pioneer Part 2
12:30 PM - 1:00PM							
1:00 PM - 1:30PM	Children's Programming						
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 84						
3:30 PM - 4:00PM	Around the Peninsula -						
4:00 PM - 4:30PM	Peninsula Beat 84						
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 84						
6:30 PM - 7:00PM	Around the Peninsula -						
7:00 PM - 7:30PM	Peninsula Seniors: Edmond Doak Aviation Pioneer Part 2	Peninsula Seniors: Edmond Doak Aviation Pioneer Part 2	LIVE MEETING - The City of Rancho Palos Verdes Planning Commission Meeting, August 8th, 2017	Peninsula Seniors: Goodyear Blimp			
7:30 PM - 8:00PM				Children's Programming	Children's Programming	Children's Programming	Children's Programming
8:00 PM - 8:30PM	Children's Programming	Children's Programming					
8:30 PM - 9:00PM							
9:00 PM - 9:30PM	Peninsula Beat 84	Peninsula Beat 84					
9:30 PM - 10:00PM	Around the Peninsula - Summer time fun at the Library	Around the Peninsula - Summer time fun at the Library					
10:00 PM -10:30PM	Peninsula Beat 84	Peninsula Beat 84					
10:30 PM -11:00PM	Around the Peninsula -	Around the Peninsula -					
11:00 PM -11:30PM	Peninsula Beat 84	Peninsula Beat 84					
11:30 PM -12:00 AM	Around the Peninsula -	Around the Peninsula -					
12:00 AM - 1:00 AM	Community Announcements	Community Announcements					
1:00 AM - 6:00 AM	Community Announcements	Community Announcements					

PVPtv Cox 35 / FIOS 39 Programming Schedule Guide							
Schedule - 08/06/17 - 08/12/17							
	Sunday 08/06	Monday 08/07	Tuesday 08/08	Wednesday 08/09	Thursday 08/10	Friday 08/11	Saturday 08/12
6:00 AM - 6:30 AM							
6:30 AM - 7:00 AM							
7:00 AM - 7:30 AM	The City of Rancho Palos Verdes City Council Meeting, August 1st, 2017	The City of Rancho Palos Verdes City Council Meeting, August 1st, 2017	The City of Rancho Palos Verdes City Council Meeting, August 1st, 2017	The City of Rancho Palos Verdes City Council Meeting, August 1st, 2017	The City of Rancho Palos Verdes Planning Commission Meeting, August 8th, 2017	The City of Rancho Palos Verdes Planning Commission Meeting, August 8th, 2017	The City of Rancho Palos Verdes Planning Commission Meeting, August 8th, 2017
7:30 AM - 8:00 AM							
8:00 AM - 8:30 AM							
8:30 AM - 9:00 AM							
9:00 AM - 9:30 AM							
9:30 AM - 10:00 AM							
10:00 AM -10:30AM							
10:30 AM -11:00AM							
11:00 AM -11:30 AM	The City of Rancho Palos Verdes City Council Meeting, August 1st, 2017						The City of Rancho Palos Verdes Planning Commission Meeting, August 8th, 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	The City of Rancho Palos Verdes City Council Meeting, August 1st, 2017	Palos Verdes Library District Board of Trustees Meeting					
3:30 PM - 4:00PM							
4:00 PM - 4:30PM							
4:30 PM - 5:00PM							
5:00 PM - 5:30PM							
5:30 PM - 6:00PM							
6:00 PM - 6:30PM	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		The Palos Verdes Peninsula Unified School District (PVPUSD) Board of Education Meeting	LIVE MEETING - The City of Rancho Palos Verdes Planning Commission Meeting, August 8th, 2017				
7:30 PM - 8:00PM							
8:00 PM - 8:30PM	The City of Rolling Hills Estates City Council Meeting - July 25th, 2017						
8:30 PM - 9:00PM							
9:00 PM - 9:30PM							
9:30 PM - 10:00PM							
10:00 PM -10:30PM							
10:30 PM -11:00PM							
11:00 PM -11:30PM	Community Announcements	Community Announcements		Community Announcements	Community Announcements	Community Announcements	Community Announcements
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 07/23/17 - 07/29/17**



LOMITA:

CRIME	FILE #	RD	DATE	TIME	LOCATION	METHOD OF ENTRY	LOSS	ADDITIONAL INFORMATION
GRAND THEFT (AUTO)	17-02926	1712	7/23/2017	0136	1800 BLK LOMITA BL	N/A	2008 WHI CARSON 7X12 SIDE DOOR 12 FT ENCLOSED TRAILER	SUSPECT(S) UNKNOWN
BURGLARY (VEHICLE)	17-02904	1714	7/23/2017	1000-1100	2100 BLK PCH	WINDOW SLIGHTLY OPEN	PURSE, WALLET	SUSPECT(S) UNKNOWN
ATTEMPT GRAND THEFT (AUTO)	17-02909	1711	7/23/2017-7/24/2018	1800-0245	24600 BLK WOODWARD AV	NO SIGNS OF FORCED ENTRY, STEERING COLUMN PUNCHED	DEBIT CARD, VEH INSURANCE CARD	SUSPECT(S) UNKNOWN
ATTEMPT GRAND THEFT (AUTO)	17-02912	1711	7/23/2017-7/24/2017	1500-0900	2200 BLK 248TH ST	DRIVER'S SIDE KEY HOLE PUNCHED	NO LOSS	SUSPECT(S) UNKNOWN
BURGLARY (RESIDENTIAL)	17-02923	1713	7/24/2017	2038	2400 BLK WITTICK COURT	REAR GARAGE DOOR. NO SIGNS OF FORCED ENTRY	UNK AT TIME OF REPORT	SUSPECT(S) UNKNOWN
GRAND THEFT (AUTO)	17-02928	1710	7/24/2017-7/25/2017	2000-0700	24300 BLK LOMITA DR	N/A	2000 WHI 4DR FORD E250	SUSPECT(S) UNKNOWN. VEH RECOVERED.
GRAND THEFT (AUTO)	17-02925	1711	7/25/2017	1320-1545	24600 BLK NARBONNE AV	N/A	2003 BLK CHEVY TAHOE (RECOVERED)	SUSP MW, 25-35, 510, HEAVY SET, WRG A WHI SHIRT, BLK SHORTS, BLK SHOES
BURGLARY (SHOPLIFTING)	17-02930	1714	7/25/2017	1212	25800 BLK NARBONNE AV	OPEN FOR BUSINESS	(37) DOVE DEODORANT PRODUCTS	S1-S5 FB's, 18-25, THIN BUILD IN A 2008 WHI HONDA CIVIC
PETTY THEFT	17-02937	1714	7/25/2017	1830	1800 BLK PCH	OPEN FOR BUSINESS	PACKS OF SKITTLES, BAGS OF CHIPS, COOKIES	S1 MB, 18-25, 508-511, 150-180, SHORT BLK HAIR, WRG A LONG SLEEVED SHIRT, DK JEANS
BURGLARY (OTHER)	17-02957	1713	7/26/2017	0655-0705	25800 BLK WALNUT ST	UNLOCKED DOORS	UNK OBJECT	SUSP MALE ADULT, 508-510, 150-170, BLK HAIR, WRG A BLU SHIRT
GRAND THEFT (AUTO)	17-02960	1711	7/26/2017-7/26/2017	2100-0230	2300 BLK 250TH ST	N/A	2012 SIL 4DR NISSAN VERSAL S/SL HATCHBACK	SUSPECT(S) UNKNOWN
GRAND THEFT (UNLOCKED VEHICLE)	17-02991	1710	7/28/2017-7/29/2017	2000-0200	1800 BLK LOMITA BL	UNLOCKED VEHICLE	BRIEFCASE, LUGGAGE BAG	SUSPECT(S) UNKNOWN

ARRESTS: DRUGS-6, GRAND THEFT-1, VEHICLE VIOLATIONS-2, WARRANTS-7

RANCHO PALOS VERDES:

CRIME	FILE #	RD	DATE	TIME	LOCATION	METHOD OF ENTRY	LOSS	ADDITIONAL INFORMATION
GRAND THEFT (TOOLS)	17-02927	1740	7/21/2017-7/25/2017	1800-0725	6600 BLK BEACHVIEW DR	LOCK CUT TO A FENCE FROM AN OPEN PARKING GARAGE	AIRLESS SPRAYER, PRESSURE WASHER & LINES, DRILL	SUSPECT(S) UNKNOWN
BURGLARY (RESIDENTIAL)	17-02907	1735	7/23/2017	1200-2137	SEA BREEZE AV	GLASS PANELS TO THE UPSTAIRS DOORS WERE SHATTERED	MISC JEWELRY	SUSPECT(S) UNKNOWN
GRAND THEFT (AUTO)	17-02924	1747	7/24/2017	1100	1500 BLK TOSCANINI DR	N/A	1996 WHI 2DR HONDA CIVIC	SUSPECT(S) UNKNOWN
BURGLARY (CONTAINER)	17-02942	1736	7/25/2017-7/26/2017	1400-0400	7000 BLK LOS VERDES DR	LOCKS CUT	LAWN EDGERS, LEAF BLOWERS, TREE TRIMMER, CHAINSAW	SUSPECT(S) UNKNOWN
BURGLARY (VEHICLE)	17-02951	1741	7/26/2017	1414-1530	5900 BLK PV DR S	DRIVER'S SIDE WINDOW BROKEN	PURSE, WALLET, U.S. CURRENCY, MISC CREDIT CARDS	SUSPECT(S) UNKNOWN
BURGLARY (RESIDENTIAL)	17-02986	1742	7/28/2017	0700-2000	3800 BLK PIRATE DR	WINDOW SHATTERED	PASSPORTS	SUSPECT(S) UNKNOWN
ATTEMPT BURGLARY (OTHER)	17-02994	1743	7/26/2017-7/28/2017	0800-0900	3600 BLK CLIFFSITE DR	WINDOW WAS DISLODGED	NO LOSS	SUSPECT(S) UNKNOWN
ATTEMPT BURGLARY (RESIDENTIAL)	17-02965	1736	7/20/2017-7/27/2017	1000-1130	6900 BLK CREST RD	REAR SLIDING GLASS WINDOW SHATTERED	NO LOSS	SUSPS 2 MALES WRG HOODIES AND PANTS
ADW (BATTERY)	17-02971	1740	7/27/2017	0130-0200	32600 BLK NANTASKET DR	N/A	N/A	NAMED SUSPECT
GRAND THEFT	17-02997	1747	7/29/2017-7/30/2017	2000-0800	1900 BLK REDONDELA DR	N/A	CATALYTIC CONVERTER	SUSPECT(S) UNKNOWN
ARRESTS: GTA-1, RECEIVING STOLEN PROPERTY-1, WARRANTS-3, WEAPON-1								

ROLLING HILLS:

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

ROLLING HILLS ESTATES:

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

SAN PEDRO:

CRIME	FILE #	RD	DATE	TIME	LOCATION	METHOD OF ENTRY	LOSS	ADDITIONAL INFORMATION
NO CRIMES DURING THIS TIME								
ARRESTS: VANDALISM-1, WARRANTS-2								

PVP:

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

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	1/9/2017	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.
1/12/2017	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.
1/13/2017	1/13/2017	Center for Contract Compliance (Nick Santos)	PRA for Portuguese Bend Landslide Dewatering Wells	1/19/17 DCC Takaoka responded- completed.
1/17/2017	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. 2/22/2017 AAll Cloke sent second letter extending time to respond. 2/28/2017 AAll Cloke emailed records. Completed.
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.

PUBLIC RECORDS ACT REQUESTS - TRACKING LOG 2017

DATE OF REQUEST	DATE RECEIVED	REQUESTOR	SUBJECT	ACTION TAKEN
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.
2/13/2017	2/13/2017	Carl Sheriff PE Michael Johnson	PRA for docs and plans as related to 6510 Ocean Crest Drive	2/15/2017 AAll Cloke sent CDD response. Completed. 2/27/17 resent docs using dropbox. Completed.
2/13/2017	2/15/2017	Jeanetta Wright	PRA for residential code enforcement violations written between 1/1/2016 and 2/13/2017.	2/15/2017 AAll Cloke request forwarded to CDD Director Mihranian. 2/27/17 DCC Takaoka responded. Completed.
2/23/2017	2/23/2017	SBA Alyssa Frank	PRA copies of plans for cell site tower	2/23/17 DCC Takaoka responded. Completed.
2/23/2017	2/23/2017	Professional Finders	PRA for Uncashed checks/ bonds etc	3/6/17 DCC Takaoka responded. Completed.
3/6/2017	3/6/2017	Matt Pearce LA Times	PRA for Film permits at Trump National	3/6/17 Senior Admin Analyst Fox responded. Completed.
3/6/2017	3/7/2017	Dennis Romero LA Weekly	PRA for records/contracts for affordable housing Trump National	3/15/17 DCC Takaoka responded. Completed. DCC Takaoka left two messages seeking clarification on latest voicemail- to date no response.
3/8/2017	3/8/2017	California River Watch	PRA for record relating to RPV Sewer Collection	3/13/17 City Atty is responding to the requestor
3/10/2017	3/10/2017	Lisa Herzog	PRA for Notices of Completion for Anderson-Penna Partners, Inc.	3/13/17 Admin Asst. Zweizig responded. Completed.
3/13/2017	3/13/2017	Bill Crawford	PRA for a copy of the Traffic Control Plan and the associated Encroachment Permit associated with the Edison work being performed today, March 13, 2017, on Sauna Street/Drive off of Miraleste Drive	3/23/17 Admin Asst. Zweizig responded. Completed.
3/15/2017	3/15/2017	Brian Tseng	PRA for all building permits and records for 3726 Coolheights Drive, RPV.	3/16/2017 CDD provided responsive records. AAll Cloke forwarded to Mr. Tseng via email. Complete.
3/16/2017	3/16/2017	Robert Davis (BuildZoom)	PRA for REPORT of all building permits processed by department to date. Requests REPORT covers last 10 years at a minimum.	3/16/2017 AAll Cloke forwarded request to CDD. SA Fox assisted with data. 6/28/17 Received check from requestor. Data mailed. Completed.
3/16/2017	3/16/2017	Center for Contract Compliance (Marisol Hernandez)	PRA for Palos Verdes Drive East Traffic Safety Guardrails Project	3/21/17 Asst. Engineer Carrasco responded. Complete.
3/17/2017	3/17/2017	Linda Albertoni	PRA for a certified copy of Municipal Code Section 17.76.040	3/17/17 Admin Asst. Zweizig responded. Completed.
3/24/2017	3/24/2017	Accutrend Data Corporation (Colin Yost)	PRA for List of NewBusiness Licenses Filed in January 2017	3/30/2017 Acct Supervisor Ramos provided data. AAll Cloke responded. Completed.

PUBLIC RECORDS ACT REQUESTS - TRACKING LOG 2017

DATE OF REQUEST	DATE RECEIVED	REQUESTOR	SUBJECT	ACTION TAKEN
9/22/2016	3/28/2017	Law Office of Lisa Herzog	PRA for Anderson Penna Partners, Inc (APP) certified payroll documents. (Also requested Contracts, Invoices, and Checks. This portion is complete.)	3/27/2017 Herzog Check (\$13.25) to APP received. 3/28/2017 Herzog Check mailed to APP Attorney Morris Polich & Purdy LLP. 4/24/17 Received APP certified payroll documents. 4/25/2017 Mailed documents to Lisa Herzog. Sent email requesting Herzog provide check for \$7.20 to cover postal fees.
3/28/2017	3/28/2017	Bill Crawford	PRA for plans, permits, and any and communications associated with Southern California Edison for work performed on March 28, 2017 on Kingsridge Drive.	4/6/2017 Asst. Engineer Carrasco responded. Complete.
3/27/2017	3/29/2017	Alfredo Roman (Dept. of Industrial Relations - Div. of Labor Standards Enforcement)	PRA for Portuguese Bend Landslide Dewatering Wells	4/3/17 Asst Engineer Flannigan responded. Completed.
	3/31/2017	Center for Contract Compliance Marisol Hernandez	PRA for Sewer Manhole Rehabilitation FY 16/17	4/5/17 Asst Engineer Carrasco responded. Completed.
4/4/2017	4/4/2017	SmartProcure	PRA PO Vendor Information	4/12/17 DCC Takaoka responded. Completed.
4/4/2017	4/4/2017	Noel Weiss	PRA for indemnity Agreement Green Hills (amounts paid)	4/13/2017 City Attorney's Office responded. Complete.
4/5/2017	4/5/2017	John Cruikshank	List of all City current city contractors for all departments including contact information.	4/13/2017 AA Zweizig responded. Completed.
4/4/2017	4/7/2017	Lisa Herzog	PRA Willdan Engineering On-Call Traffic Engineering	4/13/2017 AAll Cloke sent determination Letter to Herzog with City request of for Willdan Cert Payroll. 4/13/2017 Letter and Email sent to Willdan requesting Payroll.
4/7/2017	4/7/2017	Alyssa Frank for SBA Communications	PRA for Site Plans, Permits, Applications to construct brand new Wireless Communication Towers SINCE 2/1/2017.	4/13/2017 AAll Cloke sent determination letter request \$5.98 for disk and postage. AE Edner gathered electronic files. Check received week of 5/15/2017. Disk mailed. Completed.
4/10/2017	4/10/2017	Accutrend Data Corporation (Bela Christensen)	Business licenses filed in March 2017	4/11/2014 DCC responded. Completed.
4/10/2017	4/10/2017	Robert Fellner (records@transparentcalifornia.com)	RPV Employee Compensation Report for 2016	4/20/2017 DCC Takaoka responded. Completed.
4/10/2017	4/11/2017	Charles F. Peterson, Esq.	Request for documents related to restoration/preservation claims	4/21/2017 DCC Takaoka forwarded on info. Completed.- Follow up- Senior Planner Alvarez reached out to requestor for addt'l clarification. To date no response.
4/11/2017	4/13/2017	Lisa Herzog	PRA Vali Cooper NOC FY 12/13 13/14 Residential St Area 1 5B	4/20/17 DCC Takaoka responded. Completed.

PUBLIC RECORDS ACT REQUESTS - TRACKING LOG 2017

DATE OF REQUEST	DATE RECEIVED	REQUESTOR	SUBJECT	ACTION TAKEN
4/20/2017	4/20/2017	Hisano Hamada	PRA for Housing Element docs	4/24/17 DCC responded. Completed.
4/21/2017	4/21/2017	Mike Katz-Lacabe	PRA for info purchase of license plate readers etc	5/1/17 DCC Takaoka responded. Completed.
4/27/2017	4/27/2017	Ben Casteel (Fisher & Phillips LLP)	PRA for Public Works On-Call Contracts dated 6/1/16 with Annealta Group and/or Timothy D'Zmura	5/1/17 AA Zweizig responded. Completed.
5/3/2017	5/3/2017	Bill Crawford	PRA requesting documents related to SCE work performed on 5/16/17 on Sunnyside Ridge Road	5/15/2017 AAll Cloke sent 14-day extension letter via email to Mr. Crawford. 5/30/17 AA Zweizig responded. Completed
5/8/2017	5/8/2017	Bela Christensen for Accutrend Data Corporation	Listing of New Businesses that filed in April 2017.	5/8/2017 AAll Cloke notified requestor that requested data is being processed and will be likely be available by June 1, 2017. Requestor was asked to resubmit their request at that time. Completed.
5/10/2017	5/10/2017	Center for Contract Compliance (Nick Santos)	PRA for certified payroll documents for the Pro Tech Engineering Corporation - Hawthorne Blvd. Signal Synchronization Project	5/22/2017 AA Zweizig sent 14-day extension letter via email to Mr. Santos. 6/5/17 CPR's provided to Mr. Santos. 6/15/17 emailed FBS. Completed.
5/11/2017	5/11/2017	Broedlow Lewis LLB (Jeff Lewis)	PRA for Elkmont Canyon Records (records produced for July 17, 2016 request should not be produced a second time).	5/19/2017 14-day extension letter sent via email and us mail. 6/2/2017 Determination letter sent via email and us mail. 6/6/17 requestor paid for production.
5/11/2017	5/11/2017	Alexus Carpenter	PRA for Current Plan Holder's List - Storm Drain Improvements FY 2016-17	5/11/2017 PW Responded. Complete.
5/12/2017	5/12/2017	Shingler Law (Mark Riepling)	PRA for documents identifying electrical equipment in "Generator Building that was part of former Nike Missile site. Records related to asbestos surveys, assessments, sampling and abatement of site.	5/22/17 Principal Civil Engineer Dragoo responded. Completed.
5/16/2017	5/16/2017	Rachel Vogel American Transparency	PRA for Employee Compensation 2016	5/22/17 DCC Takaoka responded to requestor. Completed.
6/2/2017	6/2/2017	Youngsoo Kwon	All drawings, application, reports for Cell site ASG08 submitted to PW Department and information and report received from attorney and engineer requested by PW regarding cell site ASG 08	6/9/2017 AdminAnalyst Cloke responded. Completed. 6/23/17 City Atty and C. Eder have addt'l info for review. New deadline 6/30/17
6/2/2017	6/2/2017	Shilpa Bodiwala	PRA for 28402 Pontevedra Drive surveyor/geologist info	6/12/17 City Atty sent response. Completed.
6/5/2017	6/5/2017	Gene Paul Steiger	PRA for All referenced applications and documents relating to cell site at 28809 Crestridge Road, RPV. All reports, studies, consultant reviews, city reviews.	6/5/2017 Received by ACE Eder. 6/6/2017 ACE Eder forward link via email to requestor. Completed.
6/6/2017	6/6/2017	Alyssa Frank for SBA Communications	Copy of site plans for the wireless telecom facility located at approx 6410 PVDS	6/6/2017 Forwarded request to ACE Eder. 6/16/17 Completed.

PUBLIC RECORDS ACT REQUESTS - TRACKING LOG 2017

DATE OF REQUEST	DATE RECEIVED	REQUESTOR	SUBJECT	ACTION TAKEN
6/7/2017	6/7/2017	Bela Christensen for Accutrend Data Corporation	New Business Licenses filed in May of 2017	6/8/2017 Electronic file supplied by Finance. Emailed to requestor. Completed.
6/5/2017	6/19/2017	David Fahrenthold	PRA for golf taxes	6/21/17 AA Zwezig responded. Waiting to receive June remittances.
6/21/2017	6/21/2017	Cynthia Washicko	PRA for golf taxes	6/22/17 AA Zwezig responded. Waiting to receive June remittances.
6/22/2017	6/22/2017	Bill Crawford	Request for application, Traffic Control Plan, Traffic Control Permit, and other related documents related to road closure on PVDE on June 28, 2017.	6/29/17 AA Zwezig responded. Completed.
6/23/2017	6/23/2017	Tom Dreisbach	Request for all Campaign Stmtms 2001-2015	6/28/17 Requestor partially reviewed documents. 6/30/17 Requestor is coming in to review remaining documents. 6/30/17 Requestor completd review of documents and paid for copies. Completed.
6/25/2017	6/25/2017	Michael Tracey	Request for Trump National confidential Agmt 2012	7/5/17 AA Zwezig sent 14-day extension letter via email/mail. 7/19/17 DCC Takaoka sent extension letter with production dates via email/mail.
6/29/2017	6/29/2017	David Fahrenthold	Request for copies of film permits at Trump National	6/29/17 Senior Admin Analyst Fox responded. Completed.
6/30/2017	6/30/2017	Tom Dreisbach	Request for golf taxes paid and property taxes paid by Trump National Golf Club from 2002 to present.	7/10/17 Senior Admin Analyst Kaufman responded. Waiting to receive June remittances.
7/4/2017	7/4/2017	David Fahrenthold	Request for # of permits issued to Trump National Golf Club for wedding events at Founders Park.	7/6/17 AA Zwezig responded. 7/13/17 Completed.
7/5/2017	7/5/2017	Nicholas Santos (Center for Contract Compliance)	Request for inspector logs and daily reports for the Hawthorne Blvd. Signal Synchronization project.	7/17/18 AA Zwezig responded. Completed.
7/5/2017	7/5/2017	Tom Dreisbach	Request for video recording of November 9, 2002 Community Leaders' Breakfast with Donald Trump & video recording of Interview with Donald Trump from 2002 discussing plans for Ocean Trails Golf Club.	7/6/17 AA Zwezig responded. Community Leaders' Breakfast video provided. City to get quote for conversion of interview tapes.

PUBLIC RECORDS ACT REQUESTS - TRACKING LOG 2017

DATE OF REQUEST	DATE RECEIVED	REQUESTOR	SUBJECT	ACTION TAKEN
7/7/2017	7/7/2017	George Figueroa (Construction Laborers Trust Funds for Southern California)	PRA for certified payroll documents; Labor and material Payment Bonds by Prime Contractor or Subcontractor; and Notice of Completion for the Pro Tech Engineering Corporation - Hawthorne Blvd. Signal Synchronization Project	7/17/18 AA Zweizig responded. Completed.
7/10/2017	7/10/2017	ACQData (Accutrend Data Corp) Bela Christensen	Request list of June 2017 Business License Applicants	7/10/2017 AAll Cloke responded. Notified Requestor that the list would be available July 25, 2017. Provided cost for disk and mailing. 7/17/2017 City Clerk's Office received payment for disk and postage. 7/25/2017 Disk mailed to party. Request completed.
7/10/2017	7/10/2017	Marita Daly	Request for copy of the Wireless Telecommunications Facility Permit Application for the proposed cell site at 26807 Grayslake Road.	7/12/2017 AA Zweizig responded. Notified requestor the disc is ready to be picked up. Completed.
7/13/2017	7/13/2017	Lewis Brisbois Bisgaard & Smith (Jonathan Kepko)	Glenmont Cal-Coast RPV, LLC v. Tricorp Construction, Inc. AAA Case No.: 01-15-0004-2236	7/24/17 14 day determination letter sent.
7/17/2017	7/17/2017	Smart Procure	Open Purchase orders - line item info	7/18/17 DCC Takaoka responded. Completed.
7/17/2017	7/17/2017	Kimberly Porter	Stale dated checks/property tax info	7/26/17 DCC Takoaka responded. Completed.
7/19/2017	7/19/2017	Albert E. Peacock	Engineering/Traffic studies PVDS -Seacove Dr etc	7/27/17 DCC Takaoka responded. Completed.
7/20/2017	7/20/2017	Tom Dreisbach	Request for video recording of the January 14, 2005 groundbreaking for Trump National Golf Club.	7/22/17 AA Zweizig responded. Completed.
7/26/2017	7/26/2017	Kenny Lam	Fuel contracts	7/26/17 DCC Takaoka responded. Completed.
7/27/2017	7/27/2017	William A Johnson	A full list containing all business licenses for businesses operating within the City including business type (NAICS/SIC/CITY CODES), business location (address and phone), contact name and other public available information.	7/27/2017 AAll Cloke forwarded request to Finance Dept.
8/1/2017	8/1/2017	Jeneva Ellis Alianza Recycling and Recovery LLC	Contracts for E-waste recycling collected 2016-present	8/1/17 Senior Admin Analyst Ramezani responded. Completed.
8/2/2017	8/2/2017	Nicholas Santos (Center for Contract Compliance)	Request for documents related to the Pedestrian Safe Bus Stop Linkage on Hawthorne Blvd. Project #018515	



NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT AND SCOPING MEETING

Butcher-Solana Residential Development Project

TO: Area Residents, Agencies, Organizations, and Interested Parties **DATE:** July 27, 2017

FROM: City of Torrance – Community Development Department (Lead Agency)

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report in Compliance with Title 14, Section 15082(a) of the California Code of Regulations and Notice of Scoping Meeting

The City of Torrance Community Development Department (City) has prepared an Initial Study for the Butcher-Solana Residential Development Project. The City of Torrance will serve as the Lead Agency for the proposed project in accordance with the California Environmental Quality Act (CEQA), Section 15051(c) in the preparation of the Environmental Impact Report (EIR) for the Butcher-Solana Residential Project (project) as described below. The City is requesting identification of environmental issues and information that you or your organization believes should be considered in the EIR.

PROJECT TITLE: Butcher-Solana Residential Project

PUBLIC REVIEW PERIOD: July 27, 2017 – August 28, 2017

RESPONSES AND COMMENTS: Please send your responses and comments* with the subject heading “Butcher-Solana Residential Project” to:

Danny Santana – Planning and Environmental Manager
 City of Torrance, 3031 Torrance Boulevard Torrance, CA 90503
 310.618.5990 / DSantana@TorranceCA.gov

*Please include the name, phone number, and e-mail address of a contact person in all responses submitted.

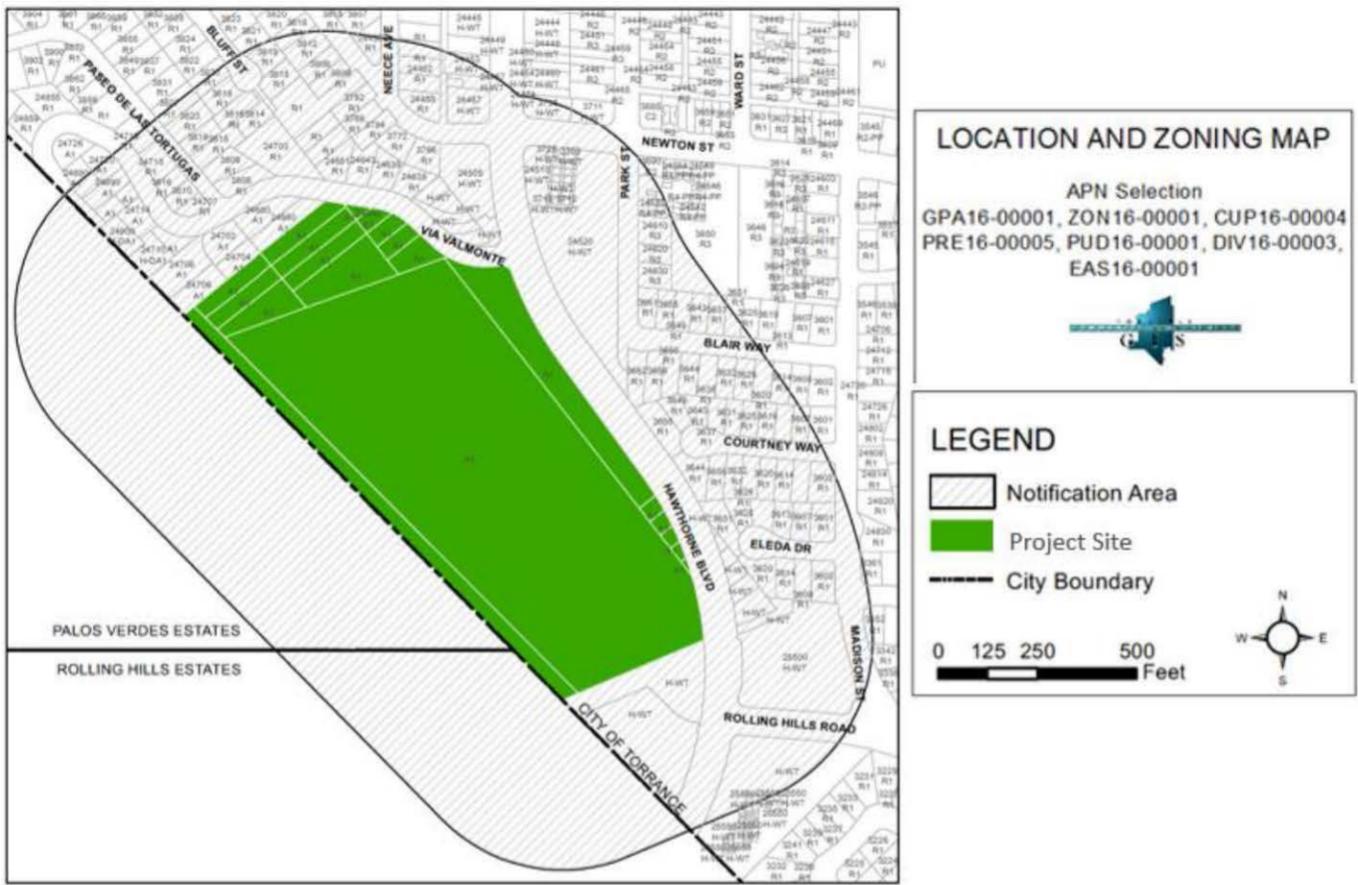
SCOPING MEETING: The City will host a Scoping Meeting for the project to receive comments on the scope and content of the proposed EIR. You are welcome to attend and present environmental information that you believe should be considered in the EIR. The meeting is scheduled for:

Date: August 10, 2017
Time: 6:30 p.m. – 8:00 p.m.
Place: Torrance City Hall Council Chambers
 3031 Torrance Blvd., Torrance, CA 90503

AGENCIES: The City requests your agency's views on the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the proposed project, in accordance with California Code of Regulations, Title 14, Section 15082(b). Your agency will need to use the EIR prepared by the District when considering your permit or other approval for the project.

AREA RESIDENTS, ORGANIZATIONS AND INTERESTED PARTIES: The City of Torrance requests your comments and concerns regarding the environmental issues associated with construction and operation of the proposed project.

PROJECT LOCATION: The project site is a 24.68-acre former diatomaceous earth quarry located at the southwest corner of Hawthorne Boulevard and Via Valmonte. The nearest freeway to the site is Interstate 110 (I-110 or the Harbor Freeway) approximately 3.9 miles to the east via Pacific Coast Highway (State Route 1). The north half of the southwest site boundary is bounded by the City of Palos Verdes Estates, and the south half by the City of Rolling Hills Estates.



PROJECT DESCRIPTION: The project consists of development of 248 apartment units in three 5-story buildings, each consisting of four residential floors above a ground-level parking garage. The units would be one- and two-bedroom. The project would provide a total of 484 parking spaces in one 6-story parking structure, in ground-level parking garages in the three apartment buildings, and surface parking. The apartment buildings, parking structure and surface parking, and approximately 2.2 acres of landscaping, would all be developed in a 5.71-acre development area mostly in the northeast quadrant of the site. The remaining 18.97 acres would be preserved as open space: approximately 0.99-acre fuel management zone, 0.05 acres of street dedication and 17.98 acres natural open space.

POTENTIAL ENVIRONMENTAL EFFECTS: An EIR will be prepared to evaluate the project's potential impacts on the environment and analyze alternatives. The topics anticipated to be discussed in the EIR include aesthetics, air quality, cultural resources, geology and soils, greenhouse gas emissions, land use, noise, public services, transportation/traffic, tribal cultural resources and utilities and services. The project's potential environmental effects are further described in the project's Initial Study, which is available for review as detailed below.

DOCUMENT AVAILABILITY: The Initial Study is available for public review at the following locations (physical locations during normal business hours):

- City of Torrance City Clerk's Office and Permit Center, 3031 Torrance Boulevard, Torrance, CA 90503
- Katy Geissert Civic Center Library, 3301 Torrance Boulevard, Torrance, CA 90503
- WALTERIA LIBRARY, 3815 W 242nd Street, Torrance, CA 90505
- City of Torrance Community Development Department website:
<http://www.torranceca.gov/our-city/community-development/planning/butcher-solana>

If you require additional information, please contact Nina Lang at 310.618.5835.

Crenshaw/LAX Transit Project

Nightly Closures of I-405 Fwy, July 31 - August 19, 2017



To facilitate the safe removal of framing for the future Crenshaw/LAX Transit Project bridge over La Cienega Bl and I-405, three weeks of nightly closures are scheduled this summer, Mon-Thu, 10pm-5am, and Fri, 11pm-7am. For the most up-to-date information, please visit metro.net/crenshaw.

July 27, 2017

NOTICE OF DECISION

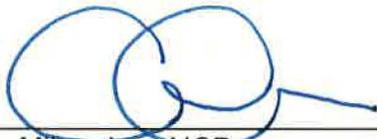
NOTICE IS HEREBY GIVEN that the Coastal Hearings Officer (Director of Community Development) of the City of Rancho Palos Verdes has **approved, with conditions**, a request to construct ancillary improvements on the property located at 31 Nantasket Drive, which is located within the appealable area of the City's Coastal Zone.

LOCATION: 31 Nantasket Drive
LANDOWNER: Global Mason Group LTD
APPLICANT: Envirotechno Architecture, Inc. (Luis de Moraes)

Said decision is subject to the Conditions of Approval set forth in the attached Exhibit 'A.'

This decision may be appealed, in writing, to the Planning Commission. The appeal shall set forth the grounds for appeal and any specific action being requested by the appellant. Any appeal letter must be filed within fifteen (15) calendar days of the date of the July 27, 2017 decision, or by 4:30 PM on Friday, August 11, 2017. If no appeal is filed, the Director's decision will be final at 4:30 PM on Friday, August 11, 2017.

If you have any questions regarding this permit, please contact Amy Seeraty, Associate Planner, at (310) 544-5231 or via e-mail at amys@rpvca.gov.



Ara Mihranian, AICP
Director of Community Development

Attachment:
Staff Report & Exhibit 'A'-Revised

CC: Applicant
Property Owner

STAFF REPORT



TO: RANCHO PALOS VERDES
COASTAL HEARINGS OFFICER *AS*

DATE: JULY 27, 2017

SUBJECT: COASTAL DEVELOPMENT PERMIT AND SITE
PLAN REVIEW (CASE NO. ZON2017-00262)

PROJECT
ADDRESS: 31 NANTASKET DRIVE

APPLICANT: LUIS DE MORAES
(ENVIROTECHNO ARCHTECTURE)

LANDOWNER: GREAT MASON GROUP LTD

PROJECT
MANAGER: AMY SEERATY
ASSOCIATE PLANNER *AS*

REQUESTED ACTION: CONSTRUCT ANCILLARY IMPROVEMENTS ON THE PROPERTY LOCATED AT 31 NANTASKET DRIVE.

RECOMMENDATION: APPROVE, WITH CONDITIONS, THE REQUESTED COASTAL DEVELOPMENT PERMIT AND SITE PLAN REVIEW TO ALLOW CONSTRUCTION OF A SWIMMING POOL AND SPA WITH RELATED MECHANICAL EQUIPMENT; AN OUTDOOR BBQ AND KITCHEN; A 6' TALL GAS FIREPLACE; TWO AIR CONDITIONING CONDENSING UNITS; A 42" TALL FOUNTAIN; AND A MOTOR FOR THE 42" TALL MECHANIZED ENTRY GATE, VIA MINUTE ORDER.

REFERENCES:

ZONING: SINGLE-FAMILY RESIDENTIAL (RS-3), SOCIO-CULTURAL OVERLAY CONTROL DISTRICT (OC-2), URBAN DESIGN OVERLAY CONTROL DISTRICT (OC-3)

LAND USE: RESIDENTIAL

CODE SECTIONS: 17.02, 17.40, 17.48, 17.70, 17.72

GENERAL PLAN: RESIDENTIAL (2-4 DU/ACRE)

TRAILS PLAN: FLOWERFIELD TRAIL (E-2)

SPECIFIC PLAN: COASTAL SPECIFIC PLAN – SUBREGION 2

CEQA: CATEGORICALLY EXEMPT SECTION 15303 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES)

ACTION DEADLINE: AUGUST 25, 2017

BACKGROUND

On February 2, 2010, the City Council approved Vesting Tentative Parcel Map No. 69928 along with the related Environmental Assessment, General Plan Amendment, Coastal Specific Plan amendment, Zone Change, Variance, Grading Permit, Height Variation, and Coastal Permit to allow the subdivision of an existing 1.41-acre parcel into 4 residential lots and the development of a single-family residence and associated grading on each lot.

On August 13, 2010, the Coastal Commission approved the project, including a modification to the Coastal Specific Plan. On September 21, 2010, the City Council adopted Resolution No. 2010-87, approving the modified policies and language to the City’s certified Coastal Specific Plan. A Notice of Final Decision was issued to the Coastal Commission and to all interested parties. No appeals were filed with the Coastal Commission and the project entitlements became effective on December 11, 2010.

On April 7, 2014, the Final Vesting Parcel Map No. 69928 was recorded.

On May 5, 2015, the City Council approved a one-year time extension, setting the new expiration date of April 7, 2016 for the Planning Entitlements. On March 15, 2016, the applicant submitted rough grading plans for all 4 lots to the Building & Safety Division, which is currently under review.

On June 26, 2017, the applicant (Luis de Moraes, Envirotechno Architecture) representing the current landowner of 31 Nantasket Drive (Great Mason Group LTD) submitted a Coastal Development Permit and Site Plan Review application, requesting approval to construct ancillary structures in the yard areas of the subject property. The application was deemed complete on the same day.

On June 30, 2017, a public hearing notice was mailed to the 10 closest properties to the subject site and published in the *Palos Verdes Peninsula News* on July 13, 2017. Staff received one voicemail and spoke with one person at the public counter in response to the public notice. This communication is discussed in more detail in the “Public Correspondence” section below

SITE DESCRIPTION

The subject property is a 14,081ft² vacant lot on the west side of Nantasket Drive. The site is surrounded by residentially-zoned vacant lots to the north and south, the Terranea Hotel and Resort to the west, and the Avana Apartments to the east. The site’s General Plan land use and zoning designations are Residential 2-4 DU/acre and RS-3, respectively. The site is also located within an appealable portion of Subregion 2 of the City’s Coastal Specific Plan.

PROJECT DESCRIPTION

The applicant is requesting approval to construct the following ancillary site improvements:

- A swimming pool and spa with related mechanical equipment within the

rear yard;

- An outdoor BBQ and kitchen within the rear yard;
- A 6' tall gas fireplace within the rear yard;
- Two air conditioning condensing units within the side yard (north);
- A 42" tall fountain within the front yard (east);
- A motor for the 42" tall mechanized entry gate within the front yard; and
- Built-in benches (18"), planters (2.6'), on-grade decks and patios.

The proposed project complies with the development standards for the RS-3 zoning district and the approved City Council Resolution No. 2010-87:

Development Standard	Permitted	Existing	Proposed
Maximum Height for Accessory Structures	12' (6' within side and rear setbacks; some allowed up to 42" within front setback)	n/a	6' (within side and rear setbacks); 42" (within front setback)
Maximum Lot Coverage (Only includes residence, garage, driveway and parking areas, porches and balconies, and courtyards)	45%	n/a	36%
Minimum Front Setback	20' (Some minor structures allowed within setback per RPVDC 17.48.030.E.5)	n/a	20' (Fountain and gate motor located within front setback per RPVDC 17.48.030.E.5)
Minimum Rear Setback	15' (3' for pools and minor structures per RPVDC 17.48.030.E.5)	n/a	3' (Outdoor kitchen, fireplace, pool & spa located within rear setback per RPVDC 17.48.030.E.5)
Minimum Side Setbacks for Accessory Structure	10' each side (3' for pools and minor structures per RPVDC 17.48.030.E.5)	n/a	7.25' north side (A/C units located within side setback per RPVDC 17.48.030.E.5) 5' south side (pool, spa and associated equipment located within side setback per RPVDC 17.48.030.E.5)
Grading Quantity	N/A	n/a	Per separate permit.

CODE CONSIDERATION & ANALYSIS

Coastal Development Permit

The subject site is located entirely within the appealable area of the City's Coastal Zone and therefore, requires the processing of a Coastal Permit for the structural improvements. Pursuant to Development Code §17.72.090, the Coastal Hearings Officer (Director of Community Development) may grant a Coastal Development Permit, only if it finds (RPVDC language is **boldface**, followed by Staff's analysis in normal type):

A. **The proposed development is consistent with the Coastal Specific Plan.**

There are several policies listed in the Coastal Specific Plan particular to Subregion 2. It should be noted that several of these policies were amended and one policy was added via the previously approved project, which included a Coastal Specific Plan Amendment. These policies are listed in **bold italics** below, with Staff's analysis in normal type.

1. ***Encourage the county to incorporate native plant materials beneficial to migratory and resident bird species into the landscaping plan for Point Vicente Beach Park.***

This policy is not applicable to this project, as the subject lot is not within or directly adjacent to Point Vicente Beach Park.

2. ***Encourage establishment of designated intertidal areas as marine reserves and apply strict enforcement of the regulations of the reserves.***

This policy is not applicable to this project, as the subject lot is not within or directly adjacent to adjacent to any marine reserves.

3. ***Encourage restoration of kelp beds off Point Vicente.***

This policy is not applicable to this project, as the subject lot is not within or directly adjacent to adjacent to any kelp beds.

4. ***Encourage the inclusion of point Vicente Lighthouse in the national register of Historic places.***

This policy is not applicable to this project, as the subject lot is not within or directly adjacent to adjacent to the Pointe Vicente Lighthouse property.

5. ***Ensure that impacts such as noise, outdoor lighting, etc., are mitigated at the point of origin.***

The proposed project includes various mechanical equipment and minor structures including pool equipment, air conditioning condensers, and fountains that will generate noise. However, these minor structures will be conditioned to limit the noise levels to

65 dBA at the property line, which will be verified prior to permit issuance. Regarding lighting, the proposed project will be conditioned to comply with RPVMC Section 17.56.030, which regulates wattage and requires that no outdoor lighting shall be permitted where the light source is directed toward or results in direct illumination of a parcel of property or properties other than that upon which such light source is physically located. A lighting plan will also be required for review and approval prior to building permit final to ensure compliance. With the incorporation of these conditions, Staff believes that potential impacts will be mitigated and the proposed project is consistent with this policy.

6. Encourage mass transit systems to service subregion 2, especially during peak use periods, in order to reduce the amount of auto intrusion onto the Peninsula.

This policy is not applicable to this project as it does not involve the expansion of any mass transit systems, nor any project that will generate excessive auto intrusion onto the Peninsula.

7. Encourage actions deemed necessary or appropriate in the upgrading of Marineland and its activities so long as such action(s) is not- detrimental and does not result in an adverse effect on surrounding areas.

This policy is not applicable to this project as Marineland no longer exists (was replaced by the Terranea Hotel Resort).

8. Change the primary land use on the 1.42 acre site, which was subdivided from the former Abalone cove school site, located on the west side of Nantasket Drive adjacent to the Terranea Hotel Resort site from agriculture to residential.

Parcels adjacent to the natural habitat areas created as mitigation for development of the Terranea Resort Hotel including the residential parcels along Nantasket Drive to the east shall be required to use only non-invasive plant species, as identified by the California invasive pest council (cal-IPC) or the Santa Monica Mountains Chapter handbook entitled Recommended List of Native Plants for Landscaping in the Santa Monica Mountains. In addition, all landscaping shall be required to consist of primarily native, drought resistant species and all landscaping within 15 feet of the rear property line adjacent to the natural habitat area shall consist of noninvasive, native plant species only. Fuel modification for parcels adjacent to the Terranea Resort Hotel shall not be carried out in native habitat zones created as a part of the Terranea Resort."

The proposed landscape plans are currently being reviewed by the City's landscape consultant to ensure compliance with this policy, which was also incorporated into the original conditions of approval for the previously-approved project. The proposed project will be conditioned so that the landscape plans are approved prior to building permit issuance and the landscape be installed prior to building permit final. The property owner will also be required to maintain the installed landscaping in perpetuity. With the incorporation of these conditions, the proposed project is consistent with this policy.

9. Require the Point Vicente Beach Park site plan to reflect city concerns with regard to shoreline access and prohibit any stairway.

This policy is not applicable to this project, as the subject lot is not within or directly adjacent to Point Vicente Beach Park.

10. The sidewalk along Nantasket Drive, which connects to the Flowerfield trail on the Terranea Resort site shall remain open to the public and no physical obstructions such as gates or guardhouses or signs that restrict public access to the trail shall be allowed on or fronting Nantasket Drive."

The proposed ancillary improvements do not include any physical obstructions to the sidewalk along Nantasket Drive, therefore the proposed project is consistent with this policy.

As the proposed project is consistent with the applicable policies listed above, Staff believes that the proposed project is consistent with the City's Coastal Specific Plan and this finding can be made.

B. The proposed development, when located between the sea and the first public road, is consistent with applicable public access and recreation policies of the Coastal Act.

As discussed above, the project site lies within an appealable portion of Subregion 2 of the City's Coastal Specific Plan. It is located between the sea and the first public road (i.e., Palos Verdes Drive South). However, the proposed ancillary site improvements do not impact the public's access to the sea, as there are no trails or public access across the property at 31 Nantasket Drive, and no obstructions are proposed within the sidewalk or public street along Nantasket Drive, which connects to the Flowerfield trail on the Terranea Resort site. The proposed addition also does not impact any of the recreational marine activities in Subregion 2. Therefore, this finding can be made.

SITE PLAN REVIEW

Per RPVDC Chapter 17.70, the proposed ancillary improvements also require approval of a Site Plan Review application. These improvements meet all of the general development guidelines such as setbacks, lot coverage and height requirements. Although some of the proposed improvements are located within the front, side and rear setbacks, this is permitted per Development Code §17.48.030, which allows for certain exceptions to these setback regulations. The lot coverage typically required in the RS-3 zoning district allows for a maximum lot coverage of 45%, but includes all paving and structures. At the time the planning entitlements for the house, garage and site grading were approved with the original subdivision, the Development Code required that only a residence, garage, driveway and parking areas, porches and balconies, and courtyards be counted towards lot coverage. Therefore, the proposed lot coverage of 36% consists of only these aforementioned items. Also, outside the required setbacks, these improvements do not exceed 12' in height as measured from adjacent grade. They also do not exceed 6' within the side and rear yard setbacks, nor 42" within the front yard setback, required per Development Code §17.48.050.

ADDITIONAL INFORMATION

Coastal Commission Appeal Jurisdiction

The Director's decision of the proposed project is appealable to the Planning Commission, then to the City Council. As the subject property is located within the appealable portion of the City's coastal zone, an appeal of the City's final decision may be filed by an applicant, any aggrieved person or any two members of the Coastal Commission. Any action taken by the Coastal Commission at an appeal hearing will supersede the final decision by the City.

Overlay Control District Consistency

The entirety of the City's Coastal Zone is subject to the Socio-Cultural (OC-2) and Urban Appearance (OC-3) overlay control districts, as established pursuant to Sections 17.40.050 and 17.40.060, respectively, of the City's Municipal Code.

Socio-Cultural (OC-2) Overlay Control District – The purpose of the OC-2 District is to preserve, protect and maintain land and water areas, structures and other improvements which have significant historical, archaeological or cultural importance; and provide for the designation, protection and maintenance of land and water areas and improvements which may be of unique scientific or educational value. Projects within the OC-2 District are subject to review for consistency with specified performance criteria to ensure that they will not:

1. Result in the blockage or impeding of views and controlled physical access by easement or passage to land and water areas, as well as improvements, covered by this Chapter 17.40 when such views or access are deemed to be critical to the historical, archaeological, paleontological, scientific or educational value of the designated site, areas or improvement;
2. Be related to the development of otherwise permitted uses in lands adjacent to and surrounding those areas in the District in such a way as to prevent the proper functioning of these permitted uses without significant exception to these performance standards, thus tying this District to other uses in a non-severable manner;
3. Result in modifications to terrain, vegetation or other natural features which serve to protect designated archaeological and paleontological sites and sensitive areas from the effects of wind and other climatic factors, including natural or manmade water runoff or which would similarly alter adjacent lands within two hundred feet of the boundaries of lands covered by this District in such a way as to render lands within the District susceptible to such impacts;
4. Result in the use or conversions of such designated historical, archaeological, paleontological, scientific or educational lands, water or improvements as commercial profit-making ventures open to the general public without the application of specific approval and control by the City over hours, types, intensities, purposes, fees and other operations of such areas or facilities, including organized tours by motor vehicle, bicycle, pedestrian or boat; and,

5. Result in the provision of inadequate security protection against vandalism or uncontrolled public exposure to archaeological or paleontological sites under excavation or study, historic structures, or areas undergoing renovation or maintenance, or scientific or educational research being conducted on-site.

As described above, the subject property is an undeveloped lot. The Initial Study for the Environmental Document (Mitigated Negative Declaration) stated that although no paleontological or archaeological resources are known to occur on the project site, it is an undeveloped property that has never been constructed upon. As such, it is possible that subsurface cultural resources may exist on the property and thus the following mitigation measure was added to the project to reduce the impact of the proposed project related to cultural resources to a less-than-significant level:

CR-1: Prior to the commencement of grading, the applicant shall retain a qualified paleontologist and archeologist to monitor grading and excavation. In the event undetected buried cultural resources are encountered during grading and excavation, work shall be halted or diverted from the resource area and the archeologist and/or paleontologist shall evaluate the remains and propose appropriate mitigation measures.

With the implementation of this condition, Staff believes that the proposed project is consistent with the performance criteria of the OC-2 District.

Urban Appearance (OC-3) Overlay Control District – The purpose of the OC-3 District is to preserve, protect and maintain land and water areas, structures and other improvements which are of significant value because of their recreational, aesthetic and scenic qualities, as defined in the Visual Aspects portion of the General Plan and the Corridors Element of the Coastal Specific Plan; preserve, protect and maintain significant views and vistas from major public view corridors and public lands and waters within the City which characterize the City's appearance as defined in the Visual Aspects portion of the General Plan and the Corridors Element of the Coastal Specific Plan; ensure that site planning, grading and landscape techniques, as well as improvement planning, design and construction will preserve, protect and enhance the visual character of the City's predominant land forms, urban form, vegetation and other distinctive features, as identified in the General Plan and the Coastal Specific Plan; and preserve, protect and maintain significant views of and from slope areas within the community which characterize the City's dominant land form appearance. Projects within the OC-3 District are subject to review for consistency with specified performance criteria to ensure that they will not:

1. Result in the change in elevation of the land or construction of any improvement which would block, alter or impair major views, vistas or viewsheds in existence from designated view corridors, view sites or view points at the dates of adoption of the General Plan and the Coastal Specific Plan in such a way as to materially and irrevocably alter the quality of the view as to arc (horizontal and vertical), primary orientation or other characteristics;
2. Cause the removal or significant alteration of structural focal points and natural focal points, as defined and designated in the General Plan;

3. Cause the mass and finish grading or any topographic alteration which results in uniform, geometrically terraced building sites which are contrary to the natural land forms, which would substantially detract from the scenic and visual quality of the City, which would be contrary to the grading criteria contained in Section 17.76.040 (Grading Permit) or which would substantially change the natural characteristics of a drainage course, identified natural vegetation or wildlife habitat area;
4. Create site plans, building or other improvement designs which would result in other significant changes to the natural topography or which would prevent or hinder the use of naturalized minimum grading techniques to restore an area to its natural contours;
5. Grade any area or remove vegetation from such an area without replacing such areas with properly drained, impervious surfaces or suitable vegetation within six months of the commencement of such activities;
6. Propose the use of any vegetative materials which are not compatible with the visual, climatic, soil and ecological characteristics of the City or which require excessive water;
7. Create a cut or embankment with a slope greater than three feet horizontal to one foot vertical (3:1) and more than fifteen feet in total elevation which is located adjacent to a publicly maintained right-of-way or area unless an agreement with the City for the vegetation and perpetual maintenance of such slope at no cost to the City is executed and bonded; and
8. Result in changes in topography or the construction of improvements which would block, alter or otherwise materially change significant views, vistas and viewshed areas available from major private residential areas of the community which characterize the visual appearance, urban form and economic value of these areas.

As the proposed ancillary improvements will not exceed 6' in height, the proposed project will not result in adverse impacts upon public or private views, nor will it result in alteration of a significant topographic or visual feature in the neighborhood. Additionally, the original City Council Resolution included a condition requiring that the landscaping for each parcel use only non-invasive plant species, consist of primarily native, drought resistant species, and that all landscaping within 15 feet of the rear property line adjacent to the natural habitat area on the Terranea property consist of non-invasive, native plant species only. As such, Staff believes that the proposed project is consistent with the performance criteria of the OC-3 District.

Trails

Condition No. 60 of City Council Resolution 2010-87 for the originally approved planning entitlements states:

The sidewalk along Nantasket Drive, which connects to the Flowerfield trail on the Terranea Resort site shall remain open to the public and no physical obstructions

such as gates or guardhouses or signs that restrict public access to the trail shall be allowed on or fronting Nantasket Drive.

No physical obstructions are proposed as part of the current project, and thus there will be no impacts to the Flowerfield trail connection.

Public Correspondence

City Staff was contacted by two residents in response to the public notice mailed on June 30, 2017. One resident left a voicemail regarding potential view impairment and potential property damage to the new homes from the golf balls flying over from the Terranea Hotel Resort golf course. Staff returned this call within 24 hours but has yet to speak with the caller. It should be noted that the previously approved subdivision which created the subject lot at 31 Nantasket Drive required recordation of a hold harmless agreement, which stated that the Owner and City recognize that there is a risk that golf balls from the neighboring Terranea Hotel and Resort golf course may enter the property and the lots. Additionally, the golf course was designed to protect golfers and the general public in accordance with common safety standards and practices in the industry, and the golf course plan was reviewed and approved by the City's Golf Safety Consultant at that time.

Mr. Philip Martiens, the Director of Design and Capital Projects for the Terranea Hotel and Resort, also contacted Staff with concerns about potential impacts to the berm located on the Terranea property that runs north-south along the rear of the subject property; and the connection to the main sewer line by the soon to be developed properties on Nantasket Drive. Staff informed Mr. Martiens that City will require the applicant to install temporary construction fencing prior to the start of rough grading on the property, thereby separating the grading work on the site from the berm, and any other improvements on the Terranea property. Regarding the connections to the main sewer line, Staff informed Mr. Martiens that he would need to contact the Los Angeles County Sanitation District to obtain information regarding the main sewer line where the Nantasket properties are proposing their sewer connections.

CEQA Compliance

Staff has determined that the proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA), under Article 19, Section 15303.e (Class 3 Exemption) of the California *Guidelines for Implementation of the CEQA*. Specifically, the project includes accessory structures such as swimming pools, outdoor kitchens and a freestanding fireplace.

CONCLUSION

Based upon the discussion above, Staff believes all the required findings can be made and therefore recommends that the Coastal Hearings Officer approve the Coastal Development Permit and Site Plan Review to construct ancillary improvements on the property located at 31 Nantasket Drive, subject to the Conditions of Approval contained in the attached Exhibit 'A' (Case No. ZON2017-00262).

ALTERNATIVES

Staff Report (Case No. ZON2017-00262)

July 27, 2017

Page 11 of 15

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

1. Approve the Coastal Development Permit and Site Plan Review (Case No. ZON2017-00262) with modifications.
2. Deny the Coastal Development Permit and Site Plan Review (Case No. ZON2017-00262) without prejudice.
3. Identify any issues of concern with the proposed project, provide Staff and/or the applicant with direction in modifying the project, and continue the public hearing to a date certain.

Attachments:

- Conditions of Approval (Exhibit 'A')
- Project Plans

EXHIBIT 'A'
CONDITIONS OF APPROVAL
COASTAL DEVELOPMENT PERMIT (ZON2017-00262)
31 NANTASKET DRIVE

General Conditions:

1. All conditions of City Council Resolutions 2010-08, 2010-09, and 2010-87 shall remain in full force and effect.
2. Prior to the submittal of plans into Building and Safety plan check, the applicant and the property owner shall submit to the City a statement, in writing, that they have read, understand, and agree to all conditions of approval contained in this Resolution. Failure to provide said written statement within ninety (90) days following the date of this approval shall render this approval null and void.
3. The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, lawsuits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures) (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project.
4. Prior to conducting any work in the public right of way, such as for curb cuts, dumpsters, temporary improvements and/or permanent improvements, the applicant shall obtain an encroachment permit from the Director of Public Works.
5. Approval of this permit shall not be construed as a waiver of applicable and appropriate zoning regulations, or any Federal, State, County and/or City laws and regulations. Unless otherwise expressly specified, all other requirements of the City of Rancho Palos Verdes Municipal Code shall apply.
6. Pursuant to Section 17.78.040, the Director of Community Development is authorized to make minor modifications to the approved plans and any of the conditions of approval if such modifications will achieve substantially the same results as would strict compliance with the approved plans and conditions. Substantial changes to the project shall be considered a revision and require approval by the final body that approved the original project, which may require new and separate environmental review and public notification.
7. The project development on the site shall conform to the specific standards contained in these conditions of approval or, if not addressed herein, shall conform to the residential development standards of the City's Municipal Code, including but not limited to height, setback and lot coverage standards.

8. Failure to comply with and adhere to all of these conditions of approval may be cause to revoke the approval of the project pursuant to the revocation procedures contained in Section 17.86.060 of the City's Municipal Code or administrative citations as described in Section 1.16 of the City's Municipal Code.
9. If the applicant has not submitted an application for a building permit for the approved project or not commenced the approved project as described in Section 17.86.070 of the City's Municipal Code within six months of the final effective date of this decision, approval of the project shall expire and be of no further effect unless, prior to expiration, a written request for extension is filed with the Community Development Department and approved by the Director.
10. In the event that any of these conditions conflict with the recommendations and/or requirements of another permitting agency or City department, the stricter standard shall apply.
11. Unless otherwise designated in these conditions, all construction shall be completed in substantial conformance with the plans stamped APPROVED by the City with the effective date of this Resolution.
12. This approval is only for the items described within these conditions and identified on the stamped APPROVED plans and is not an approval of any existing illegal or legal non-conforming structures on the property, unless the approval of such illegal or legal non-conforming structure is specifically identified within these conditions or on the stamped APPROVED plans.
13. The construction site and adjacent public and private properties and streets shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes. Such excess material may include, but not be limited to: the accumulation of debris, garbage, lumber, scrap metal, concrete asphalt, piles of earth, salvage materials, abandoned or discarded furniture, appliances or other household fixtures.
14. All construction sites shall be maintained in a secure, safe, neat and orderly manner, to the satisfaction of the City's Building Official. All construction waste and debris resulting from a construction, alteration or repair project shall be removed on a weekly basis by the contractor or property owner. Existing or temporary portable bathrooms shall be provided during construction. Portable bathrooms shall be placed in a location that will minimize disturbance to the surrounding property owners, to the satisfaction of the City's Building Official.
15. Permitted hours and days for construction activity are 7:00 AM to 6:00 PM, Monday through Friday, 9:00AM to 5:00PM on Saturday, with no construction activity permitted on Sundays or on the legal holidays specified in Section 17.96.920 of the Rancho Palos Verdes Development Code. During demolition, construction and/or grading operations, trucks shall not park, queue and/or idle at the project site or in the adjoining street rights-of-way before 7AM Monday through Friday and before 9AM on Saturday, in accordance with the permitted hours of construction stated in this condition. When feasible to do so,

the construction contractor shall provide staging areas on-site to minimize off-site transportation of heavy construction equipment. These areas shall be located to maximize the distance between staging activities and neighboring properties, subject to approval by the building official.

16. All grading, landscaping and construction activities shall exercise effective dust control techniques, either through screening and/or watering.
17. **PRIOR TO THE ISSUANCE OF GRADING OR BUILDING PERMITS**, the applicant shall demonstrate the project's compliance with the South Coast Air Quality Management District Rule 445 and the City Municipal Code requirements regarding wood-burning devices.
18. **PRIOR TO ISSUANCE OF GRADING OR BUILDING PERMITS** all applicable soils/geotechnical reports, if required by the Building and Safety Division, shall be approved by the City's Geologist.
19. Construction projects that are accessible from a street right-of-way or an abutting property and which remain in operation or expect to remain in operation for over 30 calendar days shall provide temporary construction fencing, as defined in Section 17.56.020(C) of the Development Code.
20. Unless modified by the approval of future planning applications, the approved project shall maintain a maximum of 45% lot coverage (36% proposed).
21. Maximum hardscape coverage within the 20-foot front-yard setback area shall not exceed 50%.
22. **PRIOR TO BUILDING AND/OR GRADING PERMIT ISSUANCE**, haul routes to transport soil shall be approved by the Public Works Department.

Project Specific Conditions:

23. This approval allows for the following improvements on the subject property:
 - A swimming pool and spa with related mechanical equipment within the rear yard;
 - An outdoor BBQ and kitchen within the rear yard;
 - A 6' tall gas fireplace within the rear yard;
 - Three air conditioning condensing units.
 - A 42" tall fountain within the front yard (east);
 - A motor for the 42" tall mechanized entry gate within the front yard; and
 - Built-in benches (18"), planters (2.6'), on-grade decks and patios.
24. The swimming pool and spa shall maintain setbacks of at least 3' from the side and rear property lines.
25. The height of the proposed accessory structures shall not exceed 12' in height as measured from adjacent grade outside the required setbacks, shall not exceed 6' within

the side and rear yard setbacks, and shall not exceed 42" within the front yard setback.

26. **PRIOR TO INSTALLATION OF MECHANICAL EQUIPMENT IN THE SETBACK**, the applicant shall provide specifications that the pool equipment, air conditioning condensers and all other mechanical equipment shall not exceed 65 dBA at the closest property line. No mechanical equipment shall be located within 3' of the side and rear property line.
27. Decks over 30" in height shall not be located within of the 10' side yard and 15' rear yard setbacks.
28. **PRIOR TO FINAL BUILDING INSPECTION**, a lighting plan shall be submitted to the Director for review and approval prior to building permit final to ensure compliance with the standards of Section 17.56.030 of the Rancho Palos Verdes Development Code. No outdoor lighting shall be permitted where the light source is directed toward or results in direct illumination of a parcel of property or properties other than that upon which such light source is physically located.
29. **PRIOR TO BUILDING AND/OR GRADING PERMIT ISSUANCE**, the project shall be reviewed for compliance with the City's LID Ordinance per RPVMC Chapter 15.34 and/or the NPDES requirements for a SUSMP and SWPPP as required per the original City Council approval. The plans shall be revised as needed for compliance with this condition.
30. **PRIOR TO BUILDING AND/OR GRADING PERMIT ISSUANCE**, a landscape plan shall be submitted for review and approval.
31. **PRIOR TO FINAL BUILDING INSPECTION**, the foliage shown on the landscape plan approved by the City's landscape consultant shall be installed.
32. The foliage installed per the approved landscape plan shall be maintained in perpetuity.

July 27, 2017

NOTICE OF DECISION

NOTICE IS HEREBY GIVEN that the Coastal Hearings Officer (Director of Community Development) of the City of Rancho Palos Verdes has **approved, with conditions**, a request to construct ancillary improvements on the property located at 41 Nantasket Drive, which is located within the appealable area of the City's Coastal Zone.

LOCATION: 41 Nantasket Drive
LANDOWNER: Great Mason Group LTD
APPLICANT: Envirotechno Architecture, Inc. (Luis de Moraes)

Said decision is subject to the revised Conditions of Approval set forth in the attached Exhibit 'A.'

This decision may be appealed, in writing, to the Planning Commission. The appeal shall set forth the grounds for appeal and any specific action being requested by the appellant. Any appeal letter must be filed within fifteen (15) calendar days of the date of the July 27, 2017 decision, or by 4:30 PM on Friday, August 11, 2017. If no appeal is filed, the Director's decision will be final at 4:30 PM on Friday, August 11, 2017.

If you have any questions regarding this permit, please contact Amy Seeraty, Associate Planner, at (310) 544-5231 or via e-mail at amys@rpvca.gov.



Ara Mihanian, AICP
Director of Community Development

Attachment:
Staff Report & Exhibit 'A'-Revised

CC: Applicant
Property Owner

STAFF REPORT



TO: RANCHO PALOS VERDES
 COASTAL HEARINGS OFFICER *JA*

DATE: JULY 27, 2017

SUBJECT: COASTAL DEVELOPMENT PERMIT AND SITE
 PLAN REVIEW (CASE NO. ZON2017-00263)

PROJECT ADDRESS: 41 NANTASKET DRIVE

APPLICANT: LUIS DE MORAES
 (ENVIROTECHNO ARCHTECTURE)

LANDOWNER: GLOBAL MASON GROUP LTD

PROJECT MANAGER: AMY SEERATY *AS*
 ASSOCIATE PLANNER

REQUESTED ACTION: CONSTRUCT ANCILLARY IMPROVEMENTS ON THE PROPERTY LOCATED AT 41 NANTASKET DRIVE.

RECOMMENDATION: APPROVE, WITH CONDITIONS, THE REQUESTED COASTAL DEVELOPMENT PERMIT AND SITE PLAN REVIEW TO ALLOW CONSTRUCTION OF A SWIMMING POOL AND SPA WITH RELATED MECHANICAL EQUIPMENT; AN OUTDOOR BBQ AND KITCHEN; AN OUTDOOR FIREPLACE ATTACHED TO THE WEST FAÇADE OF THE RESIDENCE; A 5' TALL WATER FEATURE; TWO AIR CONDITIONING CONDENSING UNITS; A 6' TALL FOUNTAIN; A 42" TALL FOUNTAIN; A 18" TALL RAISED FIRE PIT; AND A MOTOR FOR THE 42" TALL MECHANIZED ENTRY GATE, VIA MINUTE ORDER.

REFERENCES:

ZONING: SINGLE-FAMILY RESIDENTIAL (RS-3), SOCIO-CULTURAL OVERLAY CONTROL DISTRICT (OC-2), URBAN DESIGN OVERLAY CONTROL DISTRICT (OC-3)

LAND USE: RESIDENTIAL

CODE SECTIONS: 17.02, 17.40, 17.48, 17.70, 17.72

GENERAL PLAN: RESIDENTIAL (2-4 DU/ACRE)

TRAILS PLAN: FLOWERFIELD TRAIL (E-2)

SPECIFIC PLAN: COASTAL SPECIFIC PLAN – SUBREGION 2

CEQA: CATEGORICALLY EXEMPT SECTION 15303 (NEW CONSTRUCTION OR

CONVERSION OF SMALL STRUCTURES)

ACTION DEADLINE: AUGUST 25, 2017

BACKGROUND

On February 2, 2010, the City Council approved Vesting Tentative Parcel Map No. 69928 along with the related Environmental Assessment, General Plan Amendment, Coastal Specific Plan amendment, Zone Change, Variance, Grading Permit, Height Variation, and Coastal Permit to allow the subdivision of an existing 1.41-acre parcel into 4 residential lots and the development of a single-family residence and associated grading on each lot.

On August 13, 2010, the Coastal Commission approved the project, including a modification to the Coastal Specific Plan. On September 21, 2010, the City Council adopted Resolution No. 2010-87, approving the modified policies and language to the City's certified Coastal Specific Plan. A Notice of Final Decision was issued to the Coastal Commission and to all interested parties. No appeals were filed with the Coastal Commission and the project entitlements became effective on December 11, 2010.

On April 7, 2014, the Final Vesting Parcel Map No. 69928 was recorded.

On May 5, 2015, the City Council approved a one-year time extension, setting the new expiration date of April 7, 2016 for the Planning Entitlements. On March 15, 2016, the applicant submitted rough grading plans for all 4 lots to the Building & Safety Division, which is currently under review.

On June 26, 2017, the applicant (Luis de Moraes, Envirotechno Architecture) representing the current landowner of 41 Nantasket Drive (Global Mason Group LTD) submitted a Coastal Development Permit and Site Plan Review application, requesting approval to construct ancillary structures in the yard areas of the subject property. The application was deemed complete on the same day.

On June 30, 2017, a public hearing notice was mailed to the 10 closest properties to the subject site and published in the *Palos Verdes Peninsula News* on July 13, 2017. Staff received one voicemail and spoke with one person at the public counter in response to the public notice. This communication is discussed in more detail in the "Public Correspondence" section below.

SITE DESCRIPTION

The subject property is a 17,704ft² vacant lot on the west side of Nantasket Drive. The site is surrounded by a residentially-zoned vacant lots to the north, the Terranea Hotel and Resort to the south and west, and the Avana Apartments to the east. The site's General Plan land use and zoning designations are Residential 2-4 DU/acre and RS-3, respectively. The site is also located within an appealable portion of Subregion 2 of the City's Coastal Specific Plan.

PROJECT DESCRIPTION

The applicant is requesting approval to construct the following ancillary site improvements:

- Swimming pool and spa with related mechanical equipment within the side yard;
- An outdoor BBQ and kitchen within the rear yard;
- An outdoor fireplace attached to the west façade of the residence;
- A 5' tall water feature on the west side of the pool;
- Two air conditioning condensing units within the side yard;
- A 6' tall fountain in the side yard;
- A 42" tall fountain within the front yard;
- A 18" tall raised fire pit;
- A motor for the 42" tall mechanized entry gate within the front yard; and
- Built in benches (18"), planters (3'), and on-grade decks and patios.

The proposed project complies with the development standards for the RS-3 zoning district and the approved City Council Resolution No. 2010-87:

Development Standard	Permitted	Existing	Proposed
Maximum Height for Accessory Structures	12' (6' within side and rear setbacks; some allowed up to 42" within front setback)	n/a	6' (within side and rear setbacks); 42" (within front setback)
Maximum Lot Coverage (Only includes residence, garage, driveway and parking areas, porches and balconies, and courtyards)	45%	n/a	32%
Minimum Front Setback	20' (Some minor structures allowed within setback per RPVDC 17.48.030.E.5)	n/a	20' (Fountain and gate motor located within front setback per RPVDC 17.48.030.E.5)
Minimum Rear Setback	15' (3' for pools and minor structures per RPVDC 17.48.030.E.5)	n/a	3' (Outdoor kitchen, fountain, pool & spa, and fire pit located within rear setback per RPVDC 17.48.030.E.5)
Minimum Side Setbacks for Accessory Structure	10' each side (3' for pools and minor structures per RPVDC 17.48.030.E.5)	n/a	17' north side 5' south side (pool equipment located within side setback per RPVDC 17.48.030.E.5)
Grading Quantity	N/A	n/a	Per separate permit.

CODE CONSIDERATION & ANALYSIS

Coastal Development Permit

The subject site is located entirely within the appealable area of the City's Coastal Zone and therefore, requires the processing of a Coastal Permit for the structural improvements. Pursuant to Development Code §17.72.090, the Coastal Hearings Officer (Director of Community Development) may grant a Coastal Development Permit, only if it finds (RPVDC language is **boldface**, followed by Staff's analysis in normal type):

A. The proposed development is consistent with the Coastal Specific Plan.

There are several policies listed in the Coastal Specific Plan particular to Subregion 2. It should be noted that several of these policies were amended and one policy was added via the previously approved project, which included a Coastal Specific Plan Amendment. These policies are listed in **bold italics** below, with Staff's analysis in normal type.

1. Encourage the county to incorporate native plant materials beneficial to migratory and resident bird species into the landscaping plan for Point Vicente Beach Park.

This policy is not applicable to this project, as the subject lot is not within or directly adjacent to Point Vicente Beach Park.

2. Encourage establishment of designated intertidal areas as marine reserves and apply strict enforcement of the regulations of the reserves.

This policy is not applicable to this project, as the subject lot is not within or directly adjacent to adjacent to any marine reserves.

3. Encourage restoration of kelp beds off Point Vicente.

This policy is not applicable to this project, as the subject lot is not within or directly adjacent to adjacent to any kelp beds.

4. Encourage the inclusion of point Vicente Lighthouse in the national register of Historic places.

This policy is not applicable to this project, as the subject lot is not within or directly adjacent to adjacent to the Pointe Vicente Lighthouse property.

5. Ensure that impacts such as noise, outdoor lighting, etc., are mitigated at the point of origin.

The proposed project includes various mechanical equipment and minor structures including pool equipment, air conditioning condensers, and fountains that will generate noise. However, these minor structures will be conditioned to limit the noise levels to 65 dBA at the property line, which will be verified prior to permit issuance. Regarding lighting, the proposed project will be conditioned to comply with RPVMC Section 17.56.030, which regulates wattage and requires that no outdoor lighting shall be permitted where the light source is directed toward or results in direct illumination of a parcel of property or properties other than that upon which such light source is

physically located. A lighting plan will also be required for review and approval prior to building permit final to ensure compliance. With the incorporation of these conditions, Staff believes that potential impacts will be mitigated and the proposed project is consistent with this policy.

6. Encourage mass transit systems to service subregion 2, especially during peak use periods, in order to reduce the amount of auto intrusion onto the Peninsula.

This policy is not applicable to this project as it does not involve the expansion of any mass transit systems, nor any project that will generate excessive auto intrusion onto the Peninsula.

7. Encourage actions deemed necessary or appropriate in the upgrading of Marineland and its activities so long as such action(s) is not- detrimental and does not result in an adverse effect on surrounding areas.

This policy is not applicable to this project as Marineland no longer exists (was replaced by the Terranea Hotel Resort).

8. Change the primary land use on the 1.42 acre site, which was subdivided from the former Abalone cove school site, located on the west side of Nantasket Drive adjacent to the Terranea Hotel Resort site from agriculture to residential.

Parcels adjacent to the natural habitat areas created as mitigation for development of the Terranea Resort Hotel including the residential parcels along Nantasket Drive to the east shall be required to use only non-invasive plant species, as identified by the California invasive pest council (cal-IPC) or the Santa Monica Mountains Chapter handbook entitled Recommended List of Native Plants for Landscaping in the Santa Monica Mountains. In addition, all landscaping shall be required to consist of primarily native, drought resistant species and all landscaping within 15 feet of the rear property line adjacent to the natural habitat area shall consist of noninvasive, native plant species only. Fuel modification for parcels adjacent to the Terranea Resort Hotel shall not be carried out in native habitat zones created as a part of the Terranea Resort."

The proposed landscape plans are currently being reviewed by the City's landscape consultant to ensure compliance with this policy, which was also incorporated into the original conditions of approval for the previously-approved project. The proposed project will be conditioned so that the landscape plans are approved prior to building permit issuance and the landscape be installed prior to building permit final. The property owner will also be required to maintain the installed landscaping in perpetuity. With the incorporation of these conditions, the proposed project is consistent with this policy.

9. Require the Point Vicente Beach Park site plan to reflect city concerns with regard to shoreline access and prohibit any stairway.

This policy is not applicable to this project, as the subject lot is not within or directly adjacent to Point Vicente Beach Park.

10. The sidewalk along Nantasket Drive, which connects to the Flowerfield trail on the Terranea Resort site shall remain open to the public and no physical obstructions such as gates or guardhouses or signs that restrict public access to the trail shall be allowed on or fronting Nantasket Drive."

The proposed ancillary improvements do not include any physical obstructions to the sidewalk along Nantasket Drive, therefore the proposed project is consistent with this policy.

As the proposed project is consistent with the applicable policies listed above, Staff believes that the proposed project is consistent with the City's Coastal Specific Plan and this finding can be made.

B. The proposed development, when located between the sea and the first public road, is consistent with applicable public access and recreation policies of the Coastal Act.

As discussed above, the project site lies within an appealable portion of Subregion 2 of the City's Coastal Specific Plan. It is located between the sea and the first public road (i.e., Palos Verdes Drive South). However, the proposed ancillary site improvements do not impact the public's access to the sea, as there are no trails or public access across the property at 41 Nantasket Drive, and no obstructions are proposed within the sidewalk or public street along Nantasket Drive, which connects to the Flowerfield trail on the Terranea Resort site. The proposed addition also does not impact any of the recreational marine activities in Subregion 2. Therefore, this finding can be made.

SITE PLAN REVIEW

Per RPVDC Chapter 17.70, the proposed ancillary improvements also require approval of a Site Plan Review application. These improvements meet all of the general development guidelines such as setbacks, lot coverage and height requirements. Although some of the proposed improvements are located within the front, side and rear setbacks, this is permitted per Development Code §17.48.030, which allows for certain exceptions to these setback regulations. The lot coverage typically required in the RS-3 zoning district allows for a maximum lot coverage of 45%, but includes all paving and structures. At the time the planning entitlements for the house, garage and site grading were approved with the original subdivision, the Development Code required that only a residence, garage, driveway and parking areas, porches and balconies, and courtyards be counted towards lot coverage. Therefore, the proposed lot coverage of 32% consists of only these aforementioned items. Also, outside the required setbacks, these improvements do not exceed 12' in height as measured from adjacent grade. They also do not exceed 6' within the side and rear yard setbacks, nor 42" within the front yard setback, required per Development Code §17.48.050.

ADDITIONAL INFORMATION

Coastal Commission Appeal Jurisdiction

The Director's decision of the proposed project is appealable to the Planning Commission, then to the City Council. As the subject property is located within the appealable portion of the City's coastal zone, an appeal of the City's final decision may be filed by an applicant, any aggrieved person or any two members of the Coastal Commission. Any action taken by the Coastal Commission at an appeal hearing will supersede the final decision by the City.

Overlay Control District Consistency

The entirety of the City's Coastal Zone is subject to the Socio-Cultural (OC-2) and Urban Appearance (OC-3) overlay control districts, as established pursuant to Sections 17.40.050 and 17.40.060, respectively, of the City's Municipal Code.

Socio-Cultural (OC-2) Overlay Control District – The purpose of the OC-2 District is to preserve, protect and maintain land and water areas, structures and other improvements which have significant historical, archaeological or cultural importance; and provide for the designation, protection and maintenance of land and water areas and improvements which may be of unique scientific or educational value. Projects within the OC-2 District are subject to review for consistency with specified performance criteria to ensure that they will not:

1. Result in the blockage or impeding of views and controlled physical access by easement or passage to land and water areas, as well as improvements, covered by this Chapter 17.40 when such views or access are deemed to be critical to the historical, archaeological, paleontological, scientific or educational value of the designated site, areas or improvement;
2. Be related to the development of otherwise permitted uses in lands adjacent to and surrounding those areas in the District in such a way as to prevent the proper functioning of these permitted uses without significant exception to these performance standards, thus tying this District to other uses in a non-severable manner;
3. Result in modifications to terrain, vegetation or other natural features which serve to protect designated archaeological and paleontological sites and sensitive areas from the effects of wind and other climatic factors, including natural or manmade water runoff or which would similarly alter adjacent lands within two hundred feet of the boundaries of lands covered by this District in such a way as to render lands within the District susceptible to such impacts;
4. Result in the use or conversions of such designated historical, archaeological, paleontological, scientific or educational lands, water or improvements as commercial profit-making ventures open to the general public without the application of specific approval and control by the City over hours, types, intensities, purposes, fees and other operations of such areas or facilities, including organized tours by motor vehicle, bicycle, pedestrian or boat; and,
5. Result in the provision of inadequate security protection against vandalism or uncontrolled public exposure to archaeological or paleontological sites under excavation or study, historic structures, or areas undergoing renovation or maintenance, or scientific or educational research being conducted on-site.

As described above, the subject property is an undeveloped lot. The Initial Study for the Environmental Document (Mitigated Negative Declaration) stated that although no paleontological or archaeological resources are known to occur on the project site, it is an undeveloped property that has never been constructed upon. As such, it is possible that subsurface cultural resources may exist on the property and thus the following mitigation measure was added to the project to reduce the impact of the proposed project related to cultural resources to a less-than-significant level:

CR-1: Prior to the commencement of grading, the applicant shall retain a qualified paleontologist and archeologist to monitor grading and excavation. In the event undetected buried cultural resources are encountered during grading and excavation, work shall be halted or diverted from the resource area and the archeologist and/or paleontologist shall evaluate the remains and propose appropriate mitigation measures.

With the implementation of this condition, Staff believes that the proposed project is consistent with the performance criteria of the OC-2 District.

Urban Appearance (OC-3) Overlay Control District – The purpose of the OC-3 District is to preserve, protect and maintain land and water areas, structures and other improvements which are of significant value because of their recreational, aesthetic and scenic qualities, as defined in the Visual Aspects portion of the General Plan and the Corridors Element of the Coastal Specific Plan; preserve, protect and maintain significant views and vistas from major public view corridors and public lands and waters within the City which characterize the City’s appearance as defined in the Visual Aspects portion of the General Plan and the Corridors Element of the Coastal Specific Plan; ensure that site planning, grading and landscape techniques, as well as improvement planning, design and construction will preserve, protect and enhance the visual character of the City’s predominant land forms, urban form, vegetation and other distinctive features, as identified in the General Plan and the Coastal Specific Plan; and preserve, protect and maintain significant views of and from slope areas within the community which characterize the City’s dominant land form appearance. Projects within the OC-3 District are subject to review for consistency with specified performance criteria to ensure that they will not:

1. Result in the change in elevation of the land or construction of any improvement which would block, alter or impair major views, vistas or viewsheds in existence from designated view corridors, view sites or view points at the dates of adoption of the General Plan and the Coastal Specific Plan in such a way as to materially and irrevocably alter the quality of the view as to arc (horizontal and vertical), primary orientation or other characteristics;
2. Cause the removal or significant alteration of structural focal points and natural focal points, as defined and designated in the General Plan;
3. Cause the mass and finish grading or any topographic alteration which results in uniform, geometrically terraced building sites which are contrary to the natural land forms, which would substantially detract from the scenic and visual quality of the City, which would be contrary to the grading criteria contained in Section 17.76.040

(Grading Permit) or which would substantially change the natural characteristics of a drainage course, identified natural vegetation or wildlife habitat area;

4. Create site plans, building or other improvement designs which would result in other significant changes to the natural topography or which would prevent or hinder the use of naturalized minimum grading techniques to restore an area to its natural contours;
5. Grade any area or remove vegetation from such an area without replacing such areas with properly drained, impervious surfaces or suitable vegetation within six months of the commencement of such activities;
6. Propose the use of any vegetative materials which are not compatible with the visual, climatic, soil and ecological characteristics of the City or which require excessive water;
7. Create a cut or embankment with a slope greater than three feet horizontal to one foot vertical (3:1) and more than fifteen feet in total elevation which is located adjacent to a publicly maintained right-of-way or area unless an agreement with the City for the vegetation and perpetual maintenance of such slope at no cost to the City is executed and bonded; and
8. Result in changes in topography or the construction of improvements which would block, alter or otherwise materially change significant views, vistas and viewshed areas available from major private residential areas of the community which characterize the visual appearance, urban form and economic value of these areas.

As the proposed ancillary improvements will not exceed 6' in height, the proposed project will not result in adverse impacts upon public or private views, nor will it result in alteration of a significant topographic or visual feature in the neighborhood. Additionally, the original City Council Resolution included a condition requiring that the landscaping for each parcel use only non-invasive plant species, consist of primarily native, drought resistant species, and that all landscaping within 15 feet of the rear property line adjacent to the natural habitat area on the Terranea property consist of non-invasive, native plant species only. As such, Staff believes that the proposed project is consistent with the performance criteria of the OC-3 District.

Trails

Condition No. 60 of City Council Resolution 2010-87 for the originally approved planning entitlements states:

The sidewalk along Nantasket Drive, which connects to the Flowerfield trail on the Terranea Resort site shall remain open to the public and no physical obstructions such as gates or guardhouses or signs that restrict public access to the trail shall be allowed on or fronting Nantasket Drive.

No physical obstructions are proposed as part of the current project, and thus there will be no impacts to the Flowerfield trail connection.

Public Correspondence

City Staff was contacted by two residents in response to the public notice mailed on June 30, 2017. One resident left a voicemail regarding potential view impairment and potential property damage to the new homes from the golf balls flying over from the Terranea Hotel Resort golf course. Staff returned this call within 24 hours but has yet to speak with the caller. It should be noted that the previously approved subdivision which created the subject lot at 41 Nantasket Drive required recordation of a hold harmless agreement, which stated that the Owner and City recognize that there is a risk that golf balls from the neighboring Terranea Hotel and Resort golf course may enter the property and the lots. Additionally, the golf course was designed to protect golfers and the general public in accordance with common safety standards and practices in the industry, and the golf course plan was reviewed and approved by the City's Golf Safety Consultant at that time.

Mr. Philip Martiens, the Director of Design and Capital Projects for the Terranea Hotel and Resort, also contacted Staff with concerns about potential impacts to the berm located on the Terranea property that runs north-south along the rear of the subject property; and the connection to the main sewer line by the soon to be developed properties on Nantasket Drive. Staff informed Mr. Martiens that City will require the applicant to install temporary construction fencing prior to the start of rough grading on the property, thereby separating the grading work on the site from the berm, and any other improvements on the Terranea property. Regarding the connections to the main sewer line, Staff informed Mr. Martiens that he would need to contact the Los Angeles County Sanitation District to obtain information regarding the main sewer line where the Nantasket properties are proposing their sewer connections.

CEQA Compliance

Staff has determined that the proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA), under Article 19, Section 15303.e (Class 3 Exemption) of the California *Guidelines for Implementation of the CEQA*. Specifically, the project includes accessory structures such as swimming pools, outdoor kitchens and a freestanding fireplace.

CONCLUSION

Based upon the discussion above, Staff believes all the required findings can be made and therefore recommends that the Coastal Hearings Officer approve the Coastal Development Permit and Site Plan Review to construct ancillary improvements on the property located at 41 Nantasket Drive, subject to the Conditions of Approval contained in the attached Exhibit 'A' (Case No. ZON2017-00263).

ALTERNATIVES

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

1. Approve the Coastal Development Permit and Site Plan Review (Case No. ZON2017-00263) with modifications.

Staff Report (Case No. ZON2017-00263)

July 27, 2017

Page 11 of 15

2. Deny the Coastal Development Permit and Site Plan Review (Case No. ZON2017-00263) without prejudice.
3. Identify any issues of concern with the proposed project, provide Staff and/or the applicant with direction in modifying the project, and continue the public hearing to a date certain.

Attachments:

- Conditions of Approval (Exhibit 'A')
- Project Plans

EXHIBIT 'A'
CONDITIONS OF APPROVAL
COASTAL DEVELOPMENT PERMIT (ZON2017-00263)
41 NANTASKET DRIVE

General Conditions:

1. All conditions of City Council Resolutions 2010-08, 2010-09, and 2010-87 shall remain in full force and effect.
2. Prior to the submittal of plans into Building and Safety plan check, the applicant and the property owner shall submit to the City a statement, in writing, that they have read, understand, and agree to all conditions of approval contained in this Resolution. Failure to provide said written statement within ninety (90) days following the date of this approval shall render this approval null and void.
3. The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, lawsuits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures) (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project.
4. Prior to conducting any work in the public right of way, such as for curb cuts, dumpsters, temporary improvements and/or permanent improvements, the applicant shall obtain an encroachment permit from the Director of Public Works.
5. Approval of this permit shall not be construed as a waiver of applicable and appropriate zoning regulations, or any Federal, State, County and/or City laws and regulations. Unless otherwise expressly specified, all other requirements of the City of Rancho Palos Verdes Municipal Code shall apply.
6. Pursuant to Section 17.78.040, the Director of Community Development is authorized to make minor modifications to the approved plans and any of the conditions of approval if such modifications will achieve substantially the same results as would strict compliance with the approved plans and conditions. Substantial changes to the project shall be considered a revision and require approval by the final body that approved the original project, which may require new and separate environmental review and public notification.
7. The project development on the site shall conform to the specific standards contained in

these conditions of approval or, if not addressed herein, shall conform to the residential development standards of the City's Municipal Code, including but not limited to height, setback and lot coverage standards.

8. Failure to comply with and adhere to all of these conditions of approval may be cause to revoke the approval of the project pursuant to the revocation procedures contained in Section 17.86.060 of the City's Municipal Code or administrative citations as described in Section 1.16 of the City's Municipal Code.
9. If the applicant has not submitted an application for a building permit for the approved project or not commenced the approved project as described in Section 17.86.070 of the City's Municipal Code within six months of the final effective date of this decision, approval of the project shall expire and be of no further effect unless, prior to expiration, a written request for extension is filed with the Community Development Department and approved by the Director.
10. In the event that any of these conditions conflict with the recommendations and/or requirements of another permitting agency or City department, the stricter standard shall apply.
11. Unless otherwise designated in these conditions, all construction shall be completed in substantial conformance with the plans stamped APPROVED by the City with the effective date of this Resolution.
12. This approval is only for the items described within these conditions and identified on the stamped APPROVED plans and is not an approval of any existing illegal or legal non-conforming structures on the property, unless the approval of such illegal or legal non-conforming structure is specifically identified within these conditions or on the stamped APPROVED plans.
13. The construction site and adjacent public and private properties and streets shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes. Such excess material may include, but not be limited to: the accumulation of debris, garbage, lumber, scrap metal, concrete asphalt, piles of earth, salvage materials, abandoned or discarded furniture, appliances or other household fixtures.
14. All construction sites shall be maintained in a secure, safe, neat and orderly manner, to the satisfaction of the City's Building Official. All construction waste and debris resulting from a construction, alteration or repair project shall be removed on a weekly basis by the contractor or property owner. Existing or temporary portable bathrooms shall be provided during construction. Portable bathrooms shall be placed in a location that will minimize disturbance to the surrounding property owners, to the satisfaction of the City's Building Official.
15. Permitted hours and days for construction activity are 7:00 AM to 6:00 PM, Monday through Friday, 9:00AM to 5:00PM on Saturday, with no construction activity permitted on Sundays or on the legal holidays specified in Section 17.96.920 of the Rancho Palos Verdes Development Code. During demolition, construction and/or grading operations,

trucks shall not park, queue and/or idle at the project site or in the adjoining street rights-of-way before 7AM Monday through Friday and before 9AM on Saturday, in accordance with the permitted hours of construction stated in this condition. When feasible to do so, the construction contractor shall provide staging areas on-site to minimize off-site transportation of heavy construction equipment. These areas shall be located to maximize the distance between staging activities and neighboring properties, subject to approval by the building official.

16. All grading, landscaping and construction activities shall exercise effective dust control techniques, either through screening and/or watering.
17. **PRIOR TO THE ISSUANCE OF GRADING OR BUILDING PERMITS**, the applicant shall demonstrate the project's compliance with the South Coast Air Quality Management District Rule 445 and the City Municipal Code requirements regarding wood-burning devices.
18. **PRIOR TO ISSUANCE OF GRADING OR BUILDING PERMITS** all applicable soils/geotechnical reports, if required by the Building and Safety Division, shall be approved by the City's Geologist.
19. Construction projects that are accessible from a street right-of-way or an abutting property and which remain in operation or expect to remain in operation for over 30 calendar days shall provide temporary construction fencing, as defined in Section 17.56.020(C) of the Development Code.
20. Unless modified by the approval of future planning applications, the approved project shall maintain a maximum of 37% lot coverage (36% proposed).
21. Maximum hardscape coverage within the 20-foot front-yard setback area shall not exceed 50%.
22. **PRIOR TO BUILDING AND/OR GRADING PERMIT ISSUANCE**, haul routes to transport soil shall be approved by the Public Works Department.

Project Specific Conditions:

23. This approval allows for the following improvements on the subject property:
 - Swimming pool and spa with related mechanical equipment within the side yard;
 - An outdoor BBQ and kitchen within the rear yard;
 - An outdoor fireplace attached to the west façade of the residence;
 - A 5' tall water feature on the west side of the pool;
 - Three air conditioning condensing units.
 - A 6' tall fountain in the side yard;
 - A 42" tall fountain within the front yard;
 - A 18" tall raised fire pit;
 - A motor for the 42" tall mechanized entry gate within the front yard; and
 - Built in benches (18"), planters (3'), and on-grade decks and patios.

24. The swimming pool and spa shall maintain setbacks of at least 3' from the side and rear property lines.
25. The height of the proposed accessory structures shall not exceed 12' in height as measured from adjacent grade outside the required setbacks, shall not exceed 6' within the side and rear yard setbacks, and shall not exceed 42" in the front yard setback.
26. **PRIOR TO INSTALLATION OF MECHANICAL EQUIPMENT IN THE SETBACK**, the applicant shall provide specifications that the pool equipment, air conditioning condensers and all other mechanical equipment shall not exceed 65 dBA at the closest property line. No mechanical equipment shall be located within 3' of the side and rear property line.
27. Decks over 30" in height shall not be located within the 10' side yard and 15' rear yard setbacks.
28. **PRIOR TO FINAL BUILDING INSPECTION**, a lighting plan shall be submitted to the Director for review and approval prior to building permit final to ensure compliance with the standards of Section 17.56.030 of the Rancho Palos Verdes Development Code. No outdoor lighting shall be permitted where the light source is directed toward or results in direct illumination of a parcel of property or properties other than that upon which such light source is physically located.
29. **PRIOR TO BUILDING AND/OR GRADING PERMIT ISSUANCE**, the project shall be reviewed for compliance with the City's LID Ordinance per RPVMC Chapter 15.34 and/or the NPDES requirements for a SUSMP and SWPPP as required per the original City Council approval. The plans shall be revised as needed for compliance with this condition.
30. **PRIOR TO BUILDING AND/OR GRADING PERMIT ISSUANCE**, a landscape plan shall be submitted for review and approval.
31. **PRIOR TO FINAL BUILDING INSPECTION**, the foliage shown on the landscape plan approved by the City's landscape consultant shall be installed.
32. The foliage installed per the approved landscape plan shall be maintained in perpetuity.



City of Rancho Palos Verdes

Monthly Planning Activity Summary For the Month of July 2017

New Cases Received	Staff Approvals	Staff Denials	Director Approvals	Director Denials	Planning Commission Approvals	Planning Commission Denials	City Council Approvals	City Council Denials	Appeals Heard
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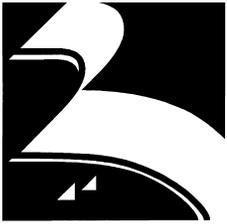
49 46 0 3 0 1 0 0 0 0

New ZON* Applications by Type	
Application Type	Number
Site Plan Review	29
Foliage Analysis	2
Grading Approval	4
Sign Permit	10
Conditional Use Permit	1
Coastal Permit	1
Fence, Wall & Hedge Permit	1
Exotic Animal Permit	1
Landscape Plan Review	1
Advance Planning Project	1
Permit Revision/Amendment	2
Number of Unique Applications:	53
Number of New ZON Cases:	49

New SUB* Applications by Type	
Application Type	Number
Number of Unique Applications:	
Number of New SUB Cases:	

Closed Case Summary
Staff Decisions
Number of Cases Closed: 46 Median Processing Time: 0 days
Director Decisions
Number of Cases Closed: 3 Median Processing Time: 164 days
PC/CC Decisions
Number of Cases Closed: 1 Median Processing Time: 111 days
All Planning Cases
Number of Cases Closed: 50 Median Processing Time: 18 days

* ZON = Zoning, SUB = Subdivision



City of Rancho Palos Verdes

Monthly View Activity Summary For the Month of July 2017

New Cases Received	Director Approvals	Director Denials	Planning Commission Approvals	Planning Commission Denials	City Council Approvals	City Council Denials	Appeals Heard
4	0	0	0	0	0	0	0

New View Cases (MTD)	
Application Type	Number
View Restoration Permit	1
View Preservation Permit	2
City Tree Review Permit	1
Number of New Cases:	4

Pre-Application Meetings (MTD)	
Application Type	Number
View Restoration Permit	1
Number of Pre-Application Meetings:	1

Resolved By Mediation (MTD)	
Application Type	Number
Number of Cases:	

New View Cases (YTD)	
Application Type	Number
View Restoration Permit	13
View Preservation Permit	7
City Tree Review Permit	19
View Maintenance	13
Number of New Cases:	52

Pre-Application Meetings (YTD)	
Application Type	Number
View Restoration Permit	11
Number of Pre-Application Meetings:	11

Resolved By Mediation (YTD)	
Application Type	Number
View Restoration Permit	5
Number of Cases:	5



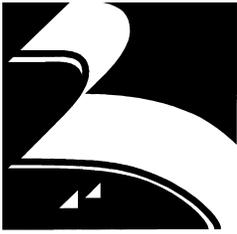
Rancho Palos Verdes Monthly Right-of-Way Permits

Issued During July 2017 by Community Development Department

Case #	Issued	Fee	Street Address	Owner	Type	Permittee	Expires
Case Type ROW							
ROW2017-00008	7/6/17	\$98.00	4 AMBER SKY DR	LUTHI, ROBERT & BONNIE	Dumpster/Roll-off	EDCO Corporation	8/6/17
ROW2017-00009	7/24/17	\$98.00	30405 CAMINO PORVENIR	JOHN & KATHY WU FAMILY TRUST	Dumpster/Roll-off	EDCO Corporation	8/24/17

Number of **ROW** cases issued: 2

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City of Rancho Palos Verdes

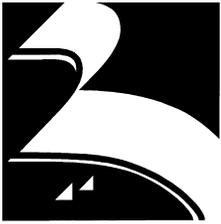
Monthly Code Enforcement Activity Summary For the Month of July 2017

Complaints Received	Field Inspections	First Notices Issued	Second Notices Issued	Final Notices Issued	Administrative Hearings Conducted	Referral to City Attorney	Other Referrals	Case Closed	Complaint Unfounded
49	89	34	6	6	0	1	0	47	6

New Complaints by Violation Category	
Expired Building Permit	1
Fence, Wall & Hedge	2
Illegal Grading	1
Non-Permitted Construction	13
Non-Permitted Use	1
Other Violation	4
Property Maintenance	25
Structures in Public Right-of-Way	1
Illegal Signs	2
Trash Cans	1
Total:	51

Closed Case Summary
Municipal Code Violations
Number of Cases Closed: 33
Median Processing Time: 30 days
Zoning Code Violations
Number of Cases Closed: 14
Median Processing Time: 6 days

Illegal Sign Abatement Summary	
Street Name	Signs Removed
Total Signs Removed:	



City of Rancho Palos Verdes

Monthly Building & Safety Activity Summary

For the Month of July 2017

New Cases Received	Permits Issued	Permit Fees (\$)	Plan Check Fees (\$)	Other Fees* (\$)	Total Valuation (\$)	New Plan Checks	New SFRs	Total Inspections	Average Daily Inspections
181	166	103,811	34,665	43,067	729,700	36	2	657	35

New BLD** Applications by Type	
Application Type	No.
Addition	1
Alteration	32
Addition & Remodel	11
Demolition	2
New Construction	6
Repair	6
Reroof	22
Remodel	23
Solar Panels	12
Pool/Spa	1
Tenant Improvement	5
New BLD Cases:	121

New ELE** Applications by Type	
Application Type	No.
Alteration	1
Changeout	2
New Construction	4
Service Upgrade	8
Temporary Power	2
Other	1
New ELE Cases:	18

New MEC** Applications by Type	
Application Type	No.
Changeout	9
New Construction	9
New MEC Cases:	18

New PLM** Applications by Type	
Application Type	No.
Changeout	4
New Construction	1
Repair	8
Remodel	2
Repipe	8
Other	1
New PLM Cases:	24

Issued Permit Summary
Over-the-Counter Permits
No. of Permits Issued: 135
Median Processing Time: 0 days
Plan Checked Permits
No. of Permits Issued: 31
Median Processing Time: 21 days

* Other fees include SMIP, data processing, historic data input and geology review fees

** BLD = Building, ELE = Electrical, MEC = Mechanical, PLM = Plumbing

Building Activity Report for Rancho Palos Verdes July 2017

Fiscal Year 2016-2017	Total # of Permits	Total Permit Fees	Total Fees	Total Valuation for Permits	Total # of New Plan Checks	Total Plan Check Fees	# of SFRs	Total # of Inspections	Average # of Inspections per Day	Fiscal Year 2016-2017
July	145	\$ 70,569.00	\$ 85,651.00	\$ 700,600.00	24	\$ 27,388.00	0	721	36	July
August	158	\$ 168,018.00	\$ 194,628.00	\$ 1,174,600.00	16	\$ 23,838.00	1	788	34	August
September	167	\$ 125,243.00	\$ 176,815.00	\$ 788,200.00	29	\$ 33,091.00	3	694	33	September
October	135	\$ 97,971.00	\$ 122,289.00	\$ 553,700.00	15	\$ 19,473.00	1	737	34	October
November	133	\$ 63,803.00	\$ 83,267.00	\$ 1,465,300.00	25	\$ 19,464.00	0	720	36	November
December	98	\$ 94,420.00	\$ 135,582.00	\$ 469,600.00	18	\$ 22,586.00	4	630	33	December
January 2017	127	\$ 73,528.00	\$ 86,193.00	\$ 678,500.00	18	\$ 19,399.00	1	467	22	January
February	94	\$ 54,452.00	\$ 72,940.00	\$ 297,000.00	10	\$ 20,990.00	0	513	26	February
March	166	\$ 80,494.00	\$ 97,111.00	\$ 701,300.00	26	\$ 31,826.00	0	760	33	March
April	142	\$ 78,213.00	\$ 90,312.00	\$ 598,100.00	19	\$ 38,440.00	0	645	32	April
May	146	\$ 105,600.00	\$ 130,971.00	\$ 1,393,600.00	26	\$ 28,623.00	3	746	34	May
June	154	\$ 87,029.00	\$ 108,243.00	\$ 998,600.00	37	\$ 63,150.00	0	731	33	June
YTD	1665	\$ 1,099,340.00	\$ 1,384,002.00	\$ 9,819,100.00	263	\$ 348,268.00	13	8152	386	YTD

Fiscal Year 2017-2018	Total # of Permits	Total Permit Fees	Total Fees	Total Valuation for Permits	Total # of New Plan Checks	Total Plan Check Fees	# of SFRs	Total # of Inspections	Inspections per Day	Fiscal Year 2017-2018
July	166	\$ 103,811.00	\$ 146,867.00	\$ 729,700.00	36	\$ 34,665.00	2	657	36	July
August										August
September										September
October										October
November										November
December										December
January 2018										January
February										February
March										March
April										April
May										May
June										June
YTD	166	\$ 103,811.00	\$ 146,867.00	\$ 729,700.00	36	\$ 34,665.00	2	657	36	YTD

Previous YR	145	\$70,569.00	\$85,651.00	\$700,600.00	24	\$27,388.00	0	721	36	Previous YR
<u>% Change/YTD</u>	<u>14%</u>	<u>47%</u>	<u>71%</u>	<u>4%</u>	<u>50%</u>	<u>27%</u>	<u>200%</u>	<u>-9%</u>	<u>0%</u>	<u>% Change YTD</u>

DRAFT AGENDA

**RANCHO PALOS VERDES PLANNING COMMISSION
TUESDAY, AUGUST 8, 2017
FRED HESSE COMMUNITY PARK, 29301 HAWTHORNE BOULEVARD
ADJOURNED REGULAR MEETING
6:00 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. 2017-18

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

APPROVAL OF AGENDA:

COMMUNICATIONS:

City Council Items:

Staff:

Commission:

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

CONSENT CALENDAR:

1. AFTER-THE-FACT ANTENNAS AT THE 7-11 BUILDING: 28041 Hawthorne Blvd. (SK)

Request: Receive and file a report on the after-the-fact Sprint Wireless antennas on the rooftop of the 7-11 building at 28041 Hawthorne Blvd.

Action Deadline: None

Recommendation: Receive and file a report on the after-the-fact Sprint Wireless antennas on the rooftop of the 7-11 building at 28041 Hawthorne Blvd.

CONTINUED PUBLIC HEARINGS:

2. TELECOMMUNICATIONS FACILITY PERMIT NO. ASG 10: Los Verdes Drive west of Avenida Classica (CE)

Request: Replace an existing street light pole to accommodate the installation of a new 17' tall street light pole with a Wireless Telecommunication Facility and associated mechanical equipment.

Action Deadline: September 1, 2017

Recommendation: Continue the public hearing for the proposed Wireless Telecommunications Facility – ASG 10 to August 22, 2017.

3. TELECOMMUNICATIONS FACILITY PERMIT NO. ASG 33: Across from 6480 Chartres Drive (CE)

Request: Replace an existing street light pole to accommodate the installation of a new 14' tall street light pole with a Wireless Telecommunication Facility and associated mechanical equipment.

Action Deadline: September 1, 2017

Recommendation: Continue the public hearing for the proposed Wireless Telecommunication Facility – ASG 33 to August 22, 2017.

CONTINUED BUSINESS:

NONE

NEW PUBLIC HEARINGS:

4. TELECOMMUNICATIONS FACILITY PERMIT NO. ASG 8: Across from 30505 Calle de Suenos (CE)

Request: Replace an existing street light pole to accommodate the installation of a new 25' tall street light pole with a Wireless Telecommunication Facility and associated mechanical equipment.

Action Deadline: September 17, 2017

Recommendation: Continue the public hearing for the proposed Wireless Telecommunication Facility – ASG 8 to August 30, 2017.

5. TELECOMMUNICATIONS FACILITY PERMIT NO. ASG 09: 30452 Camino Porvenir (CE)

Request: Replace an existing street light pole to accommodate the installation of a new 24' tall street light pole with a Wireless Telecommunication Facility and associated mechanical equipment.

Action Deadline: August 29, 2017

Recommendation: Continue the public hearing for the proposed Wireless Telecommunications Facility – ASG 09 to August 30, 2017.

6. TELECOMMUNICATIONS FACILITY PERMIT NO. ASG 32: Scotwood Drive next to 29504 Whitley Collins Drive (CE)

Request: Replace an existing street light pole to accommodate the installation of a new 25' tall street light pole with a Wireless Telecommunication Facility and associated mechanical equipment.

Action Deadline: August 29, 2017

Recommendation: Continue the public hearing for the proposed Wireless Telecommunication Facility – ASG 32 to August 30, 2017.

7. CONDITIONAL USE PERMIT RENEWAL (CASE NO. ZON2017-00108): 29661 Western Ave. (JC)

Request: Renew an expired Conditional Use Permit for an existing T-Mobile wireless telecommunication facility located on an existing building of the Palos Verdes Villa Retirement Home that was originally approved by the Planning Commission on June 26, 2007.

Action Deadline: September 12, 2017

Recommendation: Adopt P.C. Resolution No. 2017-___; extending a Conditional Use Permit to allow the continued operation of an existing T-Mobile wireless telecommunication facility located on an existing building at 29661 Western Avenue (Palos Verdes Villa Retirement Home) until June 26, 2027.

8. CONDITIONAL USE PERMIT RENEWAL (CASE NO. ZON2017-00074): 30359 Hawthorne Blvd - RYAN PARK (IA)

Request: Extend a Conditional Use Permit for an existing T-Mobile wireless telecommunication facility located on an existing light standard that was originally approved by the Planning Commission on February 14, 2006.

Action Deadline: September 4, 2017

Recommendation: Adopt P.C. Resolution No. 2017-___; extending a Conditional Use Permit to allow the continued operation of an existing T-Mobile wireless telecommunications facility located on an existing light standard at 30359 Hawthorne Blvd. (Robert E. Ryan Community Park) until February 14, 2026.

9. STREET VACATION FOR 3825 AND 3807 CREST ROAD: (NJ)

Request: Find that the City's consideration to vacate 25' of the public right-of-way adjacent to 3825 and 3807 Crest Road is consistent with the General Plan.

Action Deadline: None

Recommendation: Adopt P.C. Resolution No. 2017-___, finding the right-of-way vacation adjacent to 3825 and 3807 Crest Road is consistent with the General Plan.

NEW BUSINESS:

NONE

ITEMS TO BE PLACED ON FUTURE AGENDAS:

10. PRE-AGENDA FOR THE MEETING ON AUGUST 22, 2017

11. PRE-AGENDA FOR THE MEETING ON AUGUST 30, 2017

ADJOURNMENT:

Americans with Disabilities Act: In compliance with the Americans with Disabilities Act of 1990, if you require a disability-related modification or accommodation to attend or participate in this meeting, including auxiliary aids or services, please

call the Community Development Director at 310 544-5228 at least 48 hours prior to the meeting.

Notes:

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

DRAFT