

**MEMORANDUM**

**TO: RANCHO PALOS VERDES CITY COUNCIL**  
**FROM: DOUG WILLMORE, CITY MANAGER**  
**DATE: DECEMBER 20, 2017**  
**SUBJECT: ADMINISTRATIVE REPORT NO. 17-50**

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ADMINISTRATIVE REPORT

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## **CITY MANAGER**

Holiday Public Safety Tips: City Staff created a holiday-themed series of public safety tips, including how to prevent package theft and residential burglary, to continue to inform residents about important public safety information, which have been posted on the City's Facebook page, public safety listserv and Nextdoor. Package theft is an ongoing public safety issue and the Daily Breeze recently published an article about it that is available at <https://www.dailybreeze.com/2017/12/18/how-to-foil-porch-pirates-yes-theres-even-an-app-for-that/>.

Proposed Legislation to Address Package Theft: Assemblymember Al Muratsuchi intends to submit a bill during the 2018 legislative session to address package theft rings and to include activities in existing Racketeer Influenced and Corrupt Organizations (RICO) Act statutes. The bill will make organized package theft a felony. For additional information visit the Assemblymember's website at <https://a66.asmdc.org/news/state-assembly-muratsuchi-bill-targets-porch-pirates>. Staff will monitor this legislation once it is introduced early next year.

City Los Angeles Commercial Cannabis Regulations: Los Angeles Mayor Eric Garcetti has signed the recently-approved [Commercial Cannabis Location Restriction \(CCLR\) Ordinance](#). The CCLR Ordinance went into effect on December 19th. In the meantime, the Los Angeles City Planning Commission (CPC) will consider the proposed Commercial Cannabis Signage (CCS) Ordinance on December 21st. The purpose of the CCS Ordinance is to limit children's exposure to advertising of cannabis and cannabis products; to reduce the illegal purchase and consumption of cannabis by children; and to reduce the likelihood of children suffering potential negative impacts as a result of consuming cannabis at an early age. The proposed ordinance includes a prohibition against a variety of signs in the public right-of-way, such as sandwich board, spinners and digital signs. Click [here](#) to review the December 21st CPC report.

With the enactment of legal commercial cannabis sales in the City of Los Angeles starting on January 1st, Staff will closely monitor the Western Avenue corridor for evidence of any adverse impacts upon neighborhoods and businesses in Rancho Palos Verdes. As the City Council is aware, all commercial cannabis activities are prohibited in Rancho Palos Verdes (Ordinance Nos. [600U](#) and [601U](#)), as is outdoor cultivation for personal use (Ordinance No. [590U](#)).

## **FINANCE**

Pongo Visitor Data: There have been 114 visits to the site over the past 90 days with each visit lasting approximately two minutes. Based on the data, 77% of users were visiting the site for the first time and 23% were returning users. As a reminder, Pongo can be accessed on the City's website here: <http://www.rpvca.gov/895/OpenGov-Financial-Data>.

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

## **PUBLIC WORKS**

**Lower Hesse Park, Park Improvements:** This project consists of various improvements to Lower Hesse Park including landscaping, trail improvements and new picnic nodes. This project is currently in the construction phase. Work this week consisted of watering areas of the park to get weeds to grow for removal. The goal of this is to deplete the seed bank in the soil. Currently the contractor is having trouble getting weeds to grow and we are continuing our efforts. Construction is on schedule to be completed in February 2018.

**ADA Improvements at City Hall Project:** This project consists of constructing a new ADA compliant sidewalk through the City Hall parking lot to connect to the nearest bus stop on Hawthorne Blvd. Work this week consisted of removals of asphalt and soil to make room for the new sidewalk. Construction is scheduled to be completed by the end of December 2017.



**ADA Access Improvements Fred Hesse Park Project:** This project includes installing ADA ramps and sidewalk to create ADA-compliant pedestrian linkage from the parking lot to the Community Building entrance. Additional ADA-specific modifications will include correcting the elevations at the brick paving fronting the building and numerous interior building modifications, such as relocating light switches, modifying interior doors and addressing access barriers to ADA-approved standards. Work this week included installing new brick paving in front of the building. Construction is scheduled to last through January 2017.

**Pedestrian Safe Bus Stop Linkage on Hawthorne Blvd. Project:** This project is substantially completed. Some of the remaining items include the installation of the bus shelters' plexiglass, road striping and signs.



Maintenance: Maintenance Staff/Crewmembers completed Work Orders as assigned and assisted City Engineering with various CIP Projects. Recently oversaw Weed Abatement operations at the following:

- Palos Verdes Drive East (The Switchbacks) conducted by City Maintenance Service Contractor, StayGreen.
- Fuel Modification Areas as regulated by LA County Department of Agriculture being performed by California Conservation Corps of Long Beach.

Senior Engineer Promotions: The Public Works Department is pleased to announce promotion of Natalie Chan and Charles Eder as Senior Engineers. Both engineers went through a competitive recruitment process through an outside recruiting firm, Peckham & McKinney, and came out as the most qualified and top candidates. Please join the Public Works Department in congratulating Natalie and Charles on their well-deserved promotions!

Recycle and Reuse of Asphalt Roadway Grindings: Public Works strives to recycle and reuse unwanted inert material on construction projects when and where possible. On a recent residential road resurfacing project along Crest Road from Palos Verdes Drive East to Ganado Drive, approximately 180 loads (3,060 tons) of asphalt grindings from the old roadway surface was transported to Point Vincente Interpretative Center (PVIC) and the City Hall Overflow parking lots. This material was placed and compacted to create a better parking lot surface at the overflow parking lots at PVIC and City Hall.

## **COMMUNITY DEVELOPMENT**

Welcome Code Enforcement Officer Rudy Monroy: The Community Development Department is pleased to welcome Rudy Monroy as its new Code Enforcement Officer. Rudy has nearly 10 years of code enforcement experience and will bring valuable insight to the Code Enforcement Division especially in the areas of short-term rentals and administrative citations. Please take a moment and introduce yourself to our newest team member!

Green Hills Neighborhood Advisory Committee (NAC) Meeting: City Council Condition No. 17 requires that Green Hills establish a NAC comprised of representatives from the Peninsula Verde and Rolling Riviera HOAs, City Staff, and Green Hills Staff. The NAC is required to meet every quarter to review operational and neighborhood concerns. The fourth quarterly meeting was held on Tuesday, December 12, 2017 at City Hall and followed an agenda prepared by City Staff based on input from the Committee representatives. The meeting agenda and summary are attached.

Planning Commission Approves a New Residence at 48 Cinnamon: On December 13, 2017, the Planning Commission, based on a Settlement Agreement between the City Council and the Property Owner (Andrea Joannou), certified a Mitigated Negative Declaration and approved a Site Plan Review and Minor Grading Permit for the construction of a 1,917ft<sup>2</sup> manufactured single-family residence, a 600ft<sup>2</sup> detached garage, a water storage tank, and 50yd<sup>3</sup> of grading to accommodate the improvements (ZON2016-00401). If no appeal is filed, the decision will be final and the Applicant may submit plans for plan check review. The Notice of Decision is attached and the Planning Commission-approved Resolutions, Staff Reports, and Plans are available to the public at City Hall.

Planning Commission Approves After-the-Fact Grading at 5500 PVDS: On December 13, 2017, the Planning Commission certified a Mitigated Negative Declaration and approved an after-the-fact Major Grading Permit and Coastal Development Permit for 6,414yd<sup>3</sup> of earth movement including 794yd<sup>3</sup> of export to regrade the contours where unpermitted grading occurred over the 5500 Palos Verdes Drive South property and the City-owned Abalone Cove Reserve Property. If no appeal is filed, the decision will be final and the Applicant may submit plans for plan check review. The Planning Commission-approved Resolutions, Staff Reports, and Plans are available on the City's webpage: <http://www.rpvca.gov/378/5500-Palos-Verdes-Drive-South>.

Appeal of the Planning Commission's Approval of a Lot Split/Residential Development at 27581 PVDE: On November 28, 2017, the Planning Commission approved a subdivision of an existing lot into two separate lots to accommodate the development of one, two-story, single-family residence on each lot. On December 13, 2017, an appeal was filed by the adjacent neighbor in Rolling Hills Estates (see attachment). The appeal hearing is tentatively scheduled with the City Council in March.

California Water Service Conditional Use Permit at 5837 Crest Road: On December 12, 2017, the Planning Commission, after considering information including public testimony, regarding the Applicant's request to install a 1,000 gallon above-ground diesel fuel tank to fuel Water Service (CWS) vehicles and to memorialize/permit the on-site facilities and operations, provided the Applicant and Staff with direction regarding the draft Conditions of Approval. The public hearing was continued to the January 9, 2018 meeting. Staff will be working with the Applicant and the neighbors to refine the draft Conditions of Approval prior to the January 9th meeting.

2950 Crownview Drive Update: On December 14, 2017, the property owner advised Staff that they were close to obtaining the access easements from the two neighboring property owners to allow the widening of the private driveway required by the Fire Department. Once

the neighbors grant authorization for the work, the Applicant may proceed with obtaining a permit to commence construction.

Sol y Mar-Buildings 5 and 6 Finalized by Planning & Building Staff: On December 14, 2017, the Certificates of Occupancy (attached) were issued for Building Nos. 5 and 6 at the Sol y Mar development on Crestridge Road.

Appeal of Fence/Wall Permit for 32 Via Del Cielo: On November 10, 2017, a Fence/Wall permit was approved by the Director for a fence along the top of the transition slope along the north-easterly property line at 32 Via Del Cielo, in the Oceanfront Estates tract. On November 22, 2017, an appeal was filed by the upslope property owner at 70 Calle Cortada claiming potential view impairment (see attachment). The appeal hearing is tentatively scheduled for the February 13, 2018 Planning Commission meeting.

Planning Commission Meeting: The Regular Meeting of the Planning Commission scheduled for Tuesday, December 26, 2017 has been cancelled due to a lack of a quorum. The next Regular Meeting of the Planning Commission will be held on Tuesday, January 9, 2018 at 7:00 P.M. at the Fred Hesse Community Park.

Applications of Note: See attached table with a summary of the Applications of Note that were submitted to the Department between Wednesday, December 13, 2017 and Tuesday, December 19, 2017.

Attachments:

Green Hills NAC Meeting Summary – Page 34

48 Cinnamon Notice of Decision – Page 45

27581 PVDE Appeal Letter – Page 46

Sol y Mar Building Nos. 5 & 6 Certificates of Occupancy – Page 73

32 Via Del Cielo Appeal Letter – Page 75

Applications of Note – Page 97

**RECREATION & PARKS**

Volunteer Program: Saturday, December 16th, 20 volunteers met staff at the public parking lot at Trump Golf Club and hiked down to the RPV beach to pick up litter. Sunday, December 17, volunteers chose between two different events for the City! 25 volunteers cleaned up Abalone Cove Beach, while other volunteers worked at PVIC's Native Plant Garden, hauling and spreading almost 150 bags of mulch throughout the garden, protecting the native plants for the winter.



## ADMINISTRATIVE REPORT

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Hesse Park: The facilities are rented this week for nine indoor recreation classes, three non-profit group rentals, and two Peninsula Seniors activities. Little Critter Storytime was again a great success last Wednesday, with 18 adults and 21 children enjoying a story and fun crafts. The Hesse Park building will be closed on Christmas Eve and Christmas Day.



Ladera Linda Park: The facilities are rented this week for three indoor recreation classes and two non-profit rentals.

Ryan Park: The facilities are rented this week for three indoor recreation classes, two outdoor recreation classes, three days of youth sports camps, and three private rentals.

PVIC/Founders Park: Little Fish Tales By the Sea enrichment program will be held on Thursday December 20th at PVIC. Founders Park has been rented for a one hour stand-up ceremony on Saturday, December 23rd.

Healthy RPV Program: Tuesday, December 12 was the last free yoga for the public. Long time R&P employee and yoga instructor, Gretchen Kamrath is moving to Sweden, leaving an opening for a yoga instructor.



# December 2017

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2 Rolling Hills Estates Parade of Lights @ 6pm
3	4 6:00 pm – City Holiday Party @ PVIC	5 7:00 pm – City Council Meeting @ Hesse Park	6	7 7:00 pm – Finance Advisory Committee Meeting @ City Hall Community Room	8	9 9:00 am—10:30 am – Breakfast with Santa @ Hesse Park
10	11 7:00 pm – Traffic Safety Committee @ City Hall Community Room	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 8:00 am—Mayor’s Breakfast @ Trump National Golf Club/Golfer’s Lounge (Brooks/Alegria)	16
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 (Mayor Brooks) 1:30 pm – Sanitation District Meeting (Mayor Brooks)	21 7:00 pm – Emergency Preparedness Committee @ City Hall Community Room	22	23
24	25	26	27	28	29	30
<b>Winter Holiday Break City Hall Closed</b>						
31						



# January 2018

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1 New Year's Day <b>Winter Holiday Break – City Hall Closed</b>	2 7:00 pm – City Council Meeting @ Hesse Park – <b>CANCELLED</b>	3	4	5	6
7	8	9 7:00 pm – Planning Commission Meeting @ Hesse Park	10 7:30 pm – ACLAD Board Meeting @ City Hall Community Room	11 6:00 pm – IMAC Meeting @ Hesse Park	12	13
14	15	16 7:00 pm – City Council Meeting @ Hesse Park	17 12:00 pm – Mayor's Lunch @ The Depot (Mayor Brooks) 1:30 pm – Sanitation District Meeting (Mayor Brooks)	18 7:00 pm – Emergency Preparedness Committee @ City Hall Community Room	19	20
21	22 7:00 pm – Traffic Safety Committee @ City Hall Community Room	23 7:00 pm – Planning Commission Meeting @ Hesse Park	24	25 6:00 pm – IMAC Meeting @ Hesse Park 6:00 pm – PV Transit Board Meeting @ RHE Council Chambers 6:00pm – Civic Center Advisory Committee @ City Hall Community Room	26 8:00 am – Mayor's Breakfast @ Trump National Golf Club/Golfer's Lounge (Brooks/Duhovic)	27
28	29	30	31			



# February 2018

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
4	5	6 7:00 pm – City Council Meeting @ Hesse Park)	7 7:30 pm – ACLAD Board Meeting @ City Hall Community Room	8 6:00 pm – IMAC Meeting @ Hesse Park	9	10
11	12	13 7:00 pm – Planning Commission Meeting @ Hesse Park	14	15 7:00 pm – Emergency Preparedness Committee @ City Hall Community Room	16	17
18	19 <b>Presidents' Day – City Hall Closed to Public</b>	20 7:00 pm – City Council Meeting @ Hesse Park	21 12:00 pm – Mayor's Lunch @ The Depot (Mayor Brooks) 1:30 pm – Sanitation District Meeting (Mayor Brooks)	22 6:00pm – Civic Center Advisory Committee @ City Hall Community Room	23 8:00 am—Mayor's Breakfast @ Trump National Golf Club/Golfer's Lounge (Brooks/Cruikshank)	24
25	26 7:00 pm – Traffic Safety Committee/Miraleste Drive Arterial Roads Workshop @ Miraleste Intermediate School TAB Room	27 7:00 pm – Planning Commission Meeting @ Hesse Park	28			

## TENTATIVE AGENDAS

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DEPARTMENT	AGENDA SECTION	AGENDA TITLE	ESTIMATED TIME
<b>January 2, 2018</b>	<b>CANCELED</b>	<b>CITY COUNCIL REGULAR MEETING - CLOSED SESSION</b>	
		THIS MEETING HAS BEEN CANCELED DUE TO THE WINTER HOLIDAYS	
<b>January 2, 2018</b>	<b>CANCELED</b>	<b>CITY COUNCIL REGULAR MEETING</b>	
		THIS MEETING HAS BEEN CANCELED DUE TO THE WINTER HOLIDAYS	
<b>January 16, 2018</b>	<b>6:00 PM</b>	<b>CITY COUNCIL REGULAR MEETING - CLOSED SESSION/STUDY SESSION</b>	
	CLOSED SESSION		
	STUDY SESSION	Study Session Discussion	
<b>January 16, 2018</b>	<b>7:00 PM</b>	<b>CITY COUNCIL REGULAR MEETING</b>	<b>3:30</b>
	MAYOR PRESENTATION	Boy Scout Troop 658	0:15
ADMIN	CONSENT CALENDAR	Minutes - 12/5/17, 12/19/17	1:00
ADMIN	CONSENT CALENDAR	Receive donation from Ginsburg Family	
FINANCE	CONSENT CALENDAR	Warrant Register	
FINANCE	CONSENT CALENDAR	Business License Renewal Tax	
PUBLIC WORKS	CONSENT CALENDAR	Consider Approval of HHW/Siting Agreement with Sanitations District	
CDD	CONSENT CALENDAR	29425 PVDE Slope Easement Agmt Amendment	
CDD	PUBLIC HEARING	An appeal to overturn the Planning Commission's approval of a grading permit application (Case No. ZON2017-00324)	0:45
ADMIN/CITY ATTORNEY	REGULAR BUSINESS	Update Council Policies/Procedure	0:30
FINANCE	REGULAR BUSINESS	Portuguese Bend Landflow Feasibility Study	1:00

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<b>February 6, 2018</b>				
	<b>6:00 PM</b>	<b>CITY COUNCIL REGULAR MEETING - CLOSED SESSION</b>		
	CLOSED SESSION	NO ITEMS SCHEDULED AT THIS TIME		
<b>February 6, 2018</b>				
	<b>7:00 PM</b>	<b>CITY COUNCIL REGULAR MEETING</b>	<b>3:55</b>	
	AGENCY MEETING	Improvement Authority Meeting	0:05	
	AGENCY MEETING	Successor Agency Meeting	0:05	
ADMIN	CONSENT CALENDAR	Minutes		
FINANCE	CONSENT CALENDAR	Warrant Register		
FINANCE	CONSENT CALENDAR	Treasury Report		
FINANCE	CONSENT CALENDAR	Budget Calendar		
PUBLIC WORKS	CONSENT CALENDAR	Approval of Notice of Completion for the Pedestrian Safe Bus Stop linkage on Hawthorne Blvd.		
PUBLIC WORKS	CONSENT CALENDAR	Award of On-Call Professional Services Contract for Federal, State, and Labor Compliance		
PUBLIC WORKS	CONSENT CALENDAR	Award of Contract for Professional School Flagging Services		
CDD	CONSENT CALENDAR	Increase penalty fine for feeding coyotes and peafowl		
				1:00
CDD	PUBLIC HEARING	Green Hills Annual Review	1:30	
CDD	REGULAR BUSINESS	Code amendment for Short Term Rental definition	0:15	
ADMIN	REGULAR BUSINESS	ALPR Status Update	0:15	
ADMIN	REGULAR BUSINESS	Review of City's Film Ordinance including filming activities and regulations	0:30	
<b>February 15, 2018</b>				
	<b>TBD</b>	<b>CITY COUNCIL SPECIAL MEETING [TENTATIVE]</b>		
		Wireless Telecommunication Facility Permit Appeals		
		<b>**THIS MEETING HAS NOT YET BEEN CONFIRMED**</b>		
<b>February 20, 2018</b>				
	<b>6:00 PM</b>	<b>CITY COUNCIL REGULAR MEETING - CLOSED SESSION/STUDY SESSION</b>		
	CLOSED SESSION	NO ITEMS SCHEDULED AT THIS TIME		
	STUDY SESSION	Study Session Discussion		

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<b>February 20, 2018</b>		<b>7:00 PM</b>	<b>CITY COUNCIL REGULAR MEETING</b>	<b>4:10</b>
ADMIN	CONSENT CALENDAR	Minutes		
FINANCE	CONSENT CALENDAR	Warrant Register		
PUBLIC WORKS	CONSENT CALENDAR	Consider Approval of CO to Coastal Bluff Fencing		
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		
PUBLIC WORKS	CONSENT CALENDAR	Award of On-Call Professional Services Contract for Federal, State, and Labor Compliance		1:00
PUBLIC WORKS	PUBLIC HEARING	Encroachment Permit for installation of a Gate at 3867 Crest Road East		0:15
PUBLIC WORKS	PUBLIC HEARING	Intro/1st reading of Ordinance amending RPV Municipal Code Ch. 12.04 - Highway Permits		0:10
CDD	PUBLIC HEARING	Appeal re. 27581 Palos Verdes Drive East lot split		1:00
ADMIN	REGULAR BUSINESS	Public Safety Strategic Plan		0:30
ADMIN	REGULAR BUSINESS	City Council Goals Update		0:30
PUBLIC WORKS	REGULAR BUSINESS	Park Place parking options		0:30
<b>February 22, 2018</b>		<b>TBD</b>	<b>CITY COUNCIL SPECIAL MEETING [TENTATIVE]</b>	
		Wireless Telecommunication Facility Permit Appeals		
		<b>**THIS MEETING HAS NOT YET BEEN CONFIRMED**</b>		
<b>March 6, 2018</b>		<b>6:00 PM</b>	<b>CITY COUNCIL REGULAR MEETING - CLOSED SESSION</b>	
		CLOSED SESSION	NO ITEMS SCHEDULED AT THIS TIME	
<b>March 6, 2018</b>		<b>7:00 PM</b>	<b>CITY COUNCIL REGULAR MEETING</b>	<b>3:45</b>
	AGENCY MEETING	Improvement Authority Meeting		0:05
	AGENCY MEETING	Successor Agency Meeting		0:05
ADMIN	CONSENT CALENDAR	Minutes		
FINANCE	CONSENT CALENDAR	Warrant Register		
FINANCE	CONSENT CALENDAR	Treasury Report		
PUBLIC WORKS	CONSENT CALENDAR	Adoption/2nd reading of Ordinance amending RPV Municipal Code Ch. 12.04 - Highway Permits		
				1:00
CDD	REGULAR BUSINESS	Overlay district 26919 Western Ave		0:20
REC & PARKS/CDD	PUBLIC HEARING	Adoption of NCCP		2:00

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<b>March 20, 2018</b>			
<b>6:00 PM</b>		<b>CITY COUNCIL REGULAR MEETING - CLOSED SESSION/STUDY SESSION</b>	
	CLOSED SESSION	NO ITEMS SCHEDULED AT THIS TIME	
	STUDY SESSION	Study Session Discussion	
<b>March 20, 2018</b>			
<b>7:00 PM</b>		<b>CITY COUNCIL REGULAR MEETING</b>	
			<b>4:15</b>
ADMIN	CONSENT CALENDAR	Minutes	
FINANCE	CONSENT CALENDAR	Warrant Register	
			1:00
	PUBLIC HEARING	NO ITEMS SCHEDULED AT THIS TIME	
REC & PARKS/PW	REGULAR BUSINESS	Intro/1st reading of Revisions to the Special Event Permit Process Ordinance	0:20
REC & PARKS	REGULAR BUSINESS	Consideration of Ladera Linda Draft Master Plan	0:45
REC & PARKS	REGULAR BUSINESS	Options for Preserve Access	0:20
REC & PARKS	REGULAR BUSINESS	Preserve Permitted Uses	0:20
REC & PARKS	REGULAR BUSINESS	Options for Conqueror Trail Security	0:45
REC & PARKS	REGULAR BUSINESS	Public Drinking and Smoking Ordinances	0:30
<b>April 3, 2018</b>			
<b>6:00 PM</b>		<b>CITY COUNCIL REGULAR MEETING - CLOSED SESSION</b>	
	CLOSED SESSION	NO ITEMS SCHEDULED AT THIS TIME	
<b>April 3, 2018</b>			
<b>7:00 PM</b>		<b>CITY COUNCIL REGULAR MEETING</b>	
			<b>3:15</b>
	AGENCY MEETING	Improvement Authority Meeting	0:05
	AGENCY MEETING	Successor Agency Meeting	0:05
ADMIN	CONSENT CALENDAR	Minutes	
FINANCE	CONSENT CALENDAR	Warrant Register	
FINANCE	CONSENT CALENDAR	Treasury Report	
REC & PARKS/PW	REGULAR BUSINESS	Adoption/2nd reading of Revisions to the Special Event Permit Process Ordinance	
			1:00
	PUBLIC HEARING	NO ITEMS SCHEDULED AT THIS TIME	
ADMIN	REGULAR BUSINESS	Cable Company Enforcement Ordinance	0:30
ADMIN	REGULAR BUSINESS	Health Insurance Options	0:30
ADMIN	REGULAR BUSINESS	Employer/Employee Relations (EER) Resolution	0:20
CDD	REGULAR BUSINESS	ASG 36	0:05
CDD	REGULAR BUSINESS	ASG 48	0:05
CDD	REGULAR BUSINESS	General Plan Annual Update	0:10
CDD	REGULAR BUSINESS	Housing Element Annual Update	0:10

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<b>April 17, 2018</b>			
<b>6:00 PM</b>		<b>CITY COUNCIL REGULAR MEETING - CLOSED SESSION/STUDY SESSION</b>	
	CLOSED SESSION	NO ITEMS SCHEDULED AT THIS TIME	
	STUDY SESSION	Study Session Discussion	
<b>April 17, 2018</b>		<b>7:00 PM</b>	
<b>CITY COUNCIL REGULAR MEETING</b>		<b>3:15</b>	
ADMIN	CONSENT CALENDAR	Minutes	
FINANCE	CONSENT CALENDAR	Warrant Register	
			1:00
CDD	PUBLIC HEARING	General Plan Update	2:00
	REGULAR BUSINESS	NO ITEMS SCHEDULED AT THIS TIME	
<b>FUTURE AGENDA ITEMS - Identified at Council meetings &amp; pending receipt of memo from Councilmember</b>			
<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	
9/19/2017	Dyda	Statement of Intent for Ordinances	
<b>FUTURE AGENDA ITEMS AGENDIZED OR OTHERWISE BEING ADDRESSED</b>			<b>0:15</b>
<u>Request Date:</u>	<u>Requested By:</u>	<u>Item:</u>	<u>Agendized Date:</u>
3/7/2017	Brooks	Public Drinking Ordinance	3/20/2018
3/7/2017	Brooks	Special Events Permit Enforcement Ordinance	3/20/2018
3/7/2017	Brooks	Preserve Permitted Uses	3/20/2018
4/18/2017	Dyda	Update Council Policies/Procedures	1/16/2018
5/16/2017	Dyda	Options for Preserve Access	3/20/2018
6/6/2017	Brooks	Health Insurance- Review other options for staff and City Council	4/3/2018
10/3/2017	Brooks	Review of City's Film Ordinance including filming activities and regulations	2/6/2018
12/6/2017	Duhovic	ALPR Status Update	2/6/2018
12/6/2017	Alegria	Public Safety Strategic Plan update	2/20/2018

RPVtv Cox 33 / FIOS 38 Programming Schedule Guide Schedule -12/24/17 - 12/30/17

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	December 24, 2017	December 25, 2017	December 26, 2017	December 27, 2017	December 28, 2017	December 29, 2017	December 30, 2017
6:00 AM - 6:30 AM	Fitness Programming	Fitness Programming	Fitness Programming	Fitness Programming	Fitness Programming	Fitness Programming	Fitness Programming
6:30 AM - 7:00 AM	Fitness Programming	Fitness Programming	Fitness Programming	Fitness Programming	Fitness Programming	Fitness Programming	Fitness Programming
7:30 AM - 8:00 AM	Around the Peninsula - Ken Dyda	Around the Peninsula - Ken Dyda	Around the Peninsula - Ken Dyda	Around the Peninsula - Ken Dyda	Around the Peninsula - Ken Dyda	Around the Peninsula - Ken Dyda	Around the Peninsula - Ken Dyda
8:00 AM - 8:30 AM	RPV City Talk - Special edition with Captain Beringer of Lomita Station	RPV City Talk - Special edition with Captain Beringer of Lomita Station	RPV City Talk - Special edition with Captain Beringer of Lomita Station	RPV City Talk - Special edition with Captain Beringer of Lomita Station	RPV City Talk - Special edition with Captain Beringer of Lomita Station	RPV City Talk - Special edition with Captain Beringer of Lomita Station	RPV City Talk - Special edition with Captain Beringer of Lomita Station
8:30 AM - 9:00 AM							
09:00 AM - 9:30 AM	Fitness Programming	Fitness Programming	Fitness Programming	Fitness Programming	Fitness Programming	Fitness Programming	Fitness Programming
9:30 AM - 10:00 AM	Fitness Programming	Fitness Programming	Fitness Programming	Fitness Programming	Fitness Programming	Fitness Programming	Fitness Programming
10:00 AM - 10:30AM	Palos Verdes Symphonic Band Concert	Palos Verdes Symphonic Band Concert	Palos Verdes Symphonic Band Concert	Palos Verdes Symphonic Band Concert	Palos Verdes Symphonic Band Concert	Palos Verdes Symphonic Band Concert	Palos Verdes Symphonic Band Concert
11:00 AM - 11:30 AM							
11:30 AM - 12:00PM							
12:00 PM - 12:30PM	History of the Neighborhood Church Dana Graham	History of the Neighborhood Church Dana Graham	Founder's Park -- A Success Story D. Conforti, G. Pfost, & Scott Yarnall	Buffalo Bill Cody Kendel Cornwell			
12:30 PM - 1:00PM							
1:00 PM - 1:30PM	Peninsula Beat - Holiday Show	Peninsula Beat - Holiday Show	Peninsula Beat - Holiday Show	Peninsula Beat - Holiday Show	Peninsula Beat - Holiday Show	Peninsula Beat - Holiday Show	Peninsula Beat - Holiday Show
1:30 PM - 2:00PM	Around the Peninsula - Ken Dyda	Around the Peninsula - Ken Dyda	Around the Peninsula - Ken Dyda	Around the Peninsula - Ken Dyda	Around the Peninsula - Ken Dyda	Around the Peninsula - Ken Dyda	Around the Peninsula - Ken Dyda
2:00 PM - 2:30PM	Fitness Programming	Fitness Programming	Fitness Programming	Fitness Programming	Fitness Programming	Fitness Programming	Fitness Programming
2:30 PM - 3:00PM	Fitness Programming	Fitness Programming	Fitness Programming	Fitness Programming	Fitness Programming	Fitness Programming	Fitness Programming
3:00 PM - 4:00PM	RPV City Talk - Special edition with Captain Beringer of Lomita Station	RPV City Talk - Special edition with Captain Beringer of Lomita Station	RPV City Talk - Special edition with Captain Beringer of Lomita Station	RPV City Talk - Special edition with Captain Beringer of Lomita Station	RPV City Talk - Special edition with Captain Beringer of Lomita Station	RPV City Talk - Special edition with Captain Beringer of Lomita Station	RPV City Talk - Special edition with Captain Beringer of Lomita Station
4:00 PM - 4:30PM	Playing the Field - World Series	Playing the Field - World Series	Playing the Field - World Series	Playing the Field - World Series	Playing the Field - World Series	Playing the Field - World Series	Playing the Field - World Series
5:00 PM - 5:30PM	Fitness Programming	Fitness Programming	Fitness Programming	Fitness Programming	Fitness Programming	Fitness Programming	Fitness Programming
5:30 PM - 6:00PM	Fitness Programming	Fitness Programming	Fitness Programming	Fitness Programming	Fitness Programming	Fitness Programming	Fitness Programming
6:00 PM - 6:30PM	Around the Peninsula - Ken Dyda	Around the Peninsula - Ken Dyda	Around the Peninsula - Ken Dyda	Around the Peninsula - Ken Dyda	Around the Peninsula - Ken Dyda	Around the Peninsula - Ken Dyda	Around the Peninsula - Ken Dyda
6:30 PM - 7:00PM							
7:00 PM - 7:30PM	Buffalo Bill Cody Kendel Cornwell	Buffalo Bill Cody Kendel Cornwell	Buffalo Bill Cody Kendel Cornwell	The Kelp Project Brian Meux			
7:30 PM - 8:00PM							
8:00 PM - 8:30PM	Peninsula Symphonic Winds Concert	Peninsula Symphonic Winds Concert	Peninsula Symphonic Winds Concert	Peninsula Symphonic Winds Concert	Peninsula Symphonic Winds Concert	Peninsula Symphonic Winds Concert	Peninsula Symphonic Winds Concert
8:30 PM - 9:00PM							
9:00 PM - 9:30PM							
9:30 PM - 10:00PM							
10:00 PM - 10:30PM	Peninsula Beat - Holiday Show	Peninsula Beat - Holiday Show	Peninsula Beat - Holiday Show	Peninsula Beat - Holiday Show	Peninsula Beat - Holiday Show	Peninsula Beat - Holiday Show	Peninsula Beat - Holiday Show
10:30 PM - 11:00PM	Around the Peninsula - Ken Dyda	Around the Peninsula - Ken Dyda	Around the Peninsula - Ken Dyda	Around the Peninsula - Ken Dyda	Around the Peninsula - Ken Dyda	Around the Peninsula - Ken Dyda	Around the Peninsula - Ken Dyda
11:00 PM - 11:30PM	The Vintage Vehicle Show	The Vintage Vehicle Show	The Vintage Vehicle Show	The Vintage Vehicle Show	The Vintage Vehicle Show	The Vintage Vehicle Show	The Vintage Vehicle Show
11:30 PM - 12:00 AM							
12:00 AM - 1:00 AM	Community Announcements	Community Announcements	Community Announcements	Community Announcements	Community Announcements	Community Announcements	Community Announcements
1:00 AM - 6:00 AM	Community Announcements	Community Announcements	Community Announcements	Community Announcements	Community Announcements	Community Announcements	Community Announcements

Comments or questions? Please email us at [RPVtv@rpv.com](mailto:RPVtv@rpv.com)

PVPTV Cox 35 / FIOS 39 Programming Schedule Guide Schedule - 12/24/17 - 12/30/17

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	December 24, 2017	December 25, 2017	December 26, 2017	December 27, 2017	December 28, 2017	December 29, 2017	December 30, 2017
6:00 AM - 6:30 AM	RHE Parade	RHE Parade	RHE Parade	RHE Parade	RHE Parade	RHE Parade	RHE Parade
6:30 AM - 7:00 AM							
7:00 AM - 7:30 AM	The City of Rancho Palos Verdes City Council Meeting, Dec 19th, 2017	The City of Rancho Palos Verdes City Council Meeting, Dec 19th, 2017	The City of Rancho Palos Verdes City Council Meeting, Dec 19th, 2017	The City of Rancho Palos Verdes City Council Meeting, Dec 19th, 2017	The City of Rancho Palos Verdes City Council Meeting, Dec 19th, 2017	The City of Rancho Palos Verdes City Council Meeting, Dec 19th, 2017	The City of Rancho Palos Verdes City Council Meeting, Dec 19th, 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 - 10:30 AM							
10:30 AM - 11:00 AM							
11:00 AM - 11:30 AM	The City of Rancho Palos Verdes Planning Commission Meeting, December 12, 2017	The City of Rancho Palos Verdes Planning Commission Meeting, December 12, 2017	The City of Rancho Palos Verdes Planning Commission Meeting, December 12, 2017	The City of Rancho Palos Verdes Planning Commission Meeting, December 12, 2017	The City of Rancho Palos Verdes Planning Commission Meeting, December 12, 2017	The City of Rancho Palos Verdes Planning Commission Meeting, December 12, 2017	The City of Rancho Palos Verdes Planning Commission Meeting, December 12, 2017
11:30 AM - 12:00 PM							
12:00 PM - 12:30 PM							
12:30 PM - 1:00 PM							
1:00 PM - 1:30 PM							
1:30 PM - 2:00 PM							
2:00 PM - 2:30 PM	RHE Parade	RHE Parade	RHE Parade	RHE Parade	RHE Parade	RHE Parade	RHE Parade
2:30 PM - 3:00 PM							
3:00 PM - 3:30 PM	Community Announcements	Community Announcements	Community Announcements	Community Announcements	Community Announcements	Community Announcements	Community Announcements
3:30 PM - 4:00 PM							
4:00 PM - 4:30 PM							
4:30 PM - 5:00 PM							
5:00 PM - 5:30 PM							
5:30 PM - 6:00 PM							
6:00 PM - 6:30 PM	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 - 7:00 PM							
7:00 PM - 7:30 PM	RHE Parade	The Palos Verdes Peninsula Unified School District (PVPUSD) Board of Education Meeting	RHE Parade				
7:30 PM - 8:00 PM	The City of Rancho Palos Verdes City Council Meeting, Dec 19th, 2017			The City of Rancho Palos Verdes City Council Meeting, Dec 19th, 2017	The City of Rolling Hills Estates City Council Meeting December 12th, 2017	The City of Rancho Palos Verdes City Council Meeting, Dec 19th, 2017	The City of Rolling Hills Estates City Council Meeting - December 12th, 2017
8:00 PM - 8:30 PM							
8:30 PM - 9:00 PM							
9:00 PM - 9:30 PM							
9:30 PM - 10:00 PM							
10:00 PM - 10:30 PM							
10:30 PM - 11:00 PM							
11:00 PM - 11:30 PM	Community Announcements	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							

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**LOS ANGELES COUNTY SHERIFF'S DEPARTMENT- LOMITA STATION  
REPORTED CRIMES & ARRESTS BETWEEN 12/10/17 - 12/16/17**



**LOMITA:**

CRIME	FILE #	RD	DATE	TIME	LOCATION	METHOD OF ENTRY	LOSS	ADDITIONAL INFORMATION
BURGLARY (RESIDENTIAL)	17-04684	1713	12/8/2017- 12/10/2017	1230- 1645	26200 BLK ESHelman AV	KEYS	CONCRETE SAW, JACKHAMMER	SUSPECT(S) UNKNOWN
PETTY THEFT (BICYCLE)	17-04692	1713	12/9/2017- 12/11/2017	1900- 1030	25800 BLK NARBONNE AV	LOCK CUT	BICYCLE	SUSPECT(S) UNKNOWN
PETTY THEFT (UNLOCKED VEHICLE)	17-04696	1713	12/10/2017- 12/11/2017	1630- 1500	26200 BLK MONTE VISTA AV	UNLOCKED VEHICLE	U.S. CURRENCY	SUSPECT(S) UNKNOWN
GRAND THEFT (AUTO)	17-04723	1714	12/13/2017	0330	1900 BLK PCH	N/A	2004 GRY FORD RANGER TRUCK	SUSPECT(S) UNKNOWN. VEH RECOVERED.
GRAND THEFT (UNLOCKED VEHICLE)	17-04737	1712	12/13/2017- 12/14/2017	1800- 0720	1700 BLK 256TH ST	UNLOCKED VEHICLE	BACKPACK, GAMING HEADPHONES, MEDICATIONS, SCARF	SUSPECT(S) UNKNOWN
GRAND THEFT (UNLOCKED VEHICLE)	17-04735	1713	12/13/2017- 12/14/2017	1915- 0645	26000 BLK NARBONNE AV	UNLOCKED VEHICLE	MACBOOKS, BACKPACK, IPHONE CHARGERS, TOOL KIT, CAR CHARGER, MISC CREDIT CARD	SUSPECT(S) UNKNOWN
PETTY THEFT (PACKAGE)	17-04738	1710	12/14/2017	0739	24300 BLK ALLIENE AV	FRONT PORCH	(2) KID BOOKS	S1 MW, 508, 150 RIDING A SKATEBOARD STOLE A PACKAGE FROM THE FRONT PORCH.
PETTY THEFT (PACKAGES)	17-04758	1712	12/14/2017	1222- 2015	2100 BLK 255TH ST	FRONT PORCH	BOX CONTAINING SWEATERS	SUSPECT(S) UNKNOWN STOLE PACKAGES LEFT ON THE FRONT PORCH.
PETTY THEFT (PACKAGES)	17-04777	1711	12/16/2017- 12/17/2017	0800- 1000	25300 BLK PENNSYLVANIA AV	FRONT PORCH	ENGLISH MUFFIN VARIETY PACK, AMAZON BOXES CONTAINING UNK ITEMS, ENVELOPES CONTAINING MOVIE DISCS	SUSPECT(S) UNKNOWN STOLE PACKAGES.
<b>ARRESTS: DOMESTIC VIOLENCE-1, DRUGS-5, LMC-1, VEHICLE VIOLATION-4, WARRANTS-4</b>								

**RANCHO PALOS VERDES:**

CRIME	FILE #	RD	DATE	TIME	LOCATION	METHOD OF ENTRY	LOSS	ADDITIONAL INFORMATION
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BURGLARY (VEHICLE)	17-04699	1734	12/8/2017-12/11/2017	2230-0900	28100 BLK PEACOCK RIDGE DR	NO SIGNS OF FORCED ENTRY	RADAR DETECTOR, GOLF CLUBS IN GOLF BAG	SUSPECT(S) UNKNOWN
PETTY THEFT (UNLOCKED VEHICLE)	17-04685	1734	12/9/2017-12/10/2017	2330-1630	28100 BLK PEACOCK RIDGE DR	UNLOCKED VEHICLE	VEH KEY, IPHONE	SUSPECT(S) UNKNOWN
BURGLARY (VEHICLE)	17-04698	1734	12/9/2017-12/10/2017	1030-1500	28100 BLK PEACOCK RIDGE DR	NO SIGNS OF FORCED ENTRY	SUNGLASSES, U.S. CURRENCY, PLASTIC BOX CONTAINING MISC CD's	SUSPECT(S) UNKNOWN
PETTY THEFT (PACKAGES)	17-04681	1734	12/10/2017	1330-1450	VIA LA ROCCA	FRONT PORCH	SECURITY CAMERA, TABLE TENNIS SET, THROW, MILK	WITN SAW A TAN COLORED VEH POSS A TOYOTA DRIVE PAST HIM AND A PASSENGER S2 F/30's WAS THROWING BOXES OUT THE WINDOW. S1 M/30's WAS THE DRIVER.
PETTY THEFT (UNLOCKED VEHICLE)	17-04760	1734	12/10/2017	1220	28100 BLK PEACOCK RIDGE DR	UNLOCKED VEHICLE	STAPLE GUN, HAT, U.S. CURRENCY, GPS	SUSPECT UNKNOWN
BURGLARY (RESIDENTIAL)	17-04706	1731	12/12/2017	1248	26500 BLK DEEPBROOK DR	SLIDING GLASS DOOR SMASHED	IPADS, COINS, WATCH	SUSP FW, 30-35, MEDIUM BUILT, WRG A BLK LONG SLEEVE SWEATER WITH A HOODIE AND A LONG SCARF WRAPPED AROUND HER HEAD WAS CAUGHT ON THE RING VIDEO SURVEILLANCE AT THE VICT'S DOOR, RINGING THE DOOR BELL AND LOOKING AROUND.
BURGLARY (VEHICLE)	17-04715	1732	12/12/2017	1805-1845	5800 BLK SCOTWOOD DR	NO SIGNS OF FORCED ENTRY	GARAGE REMOTE, U.S. CURRENCY	SUSPECT(S) UNKNOWN
ATTEMPT GRAND THEFT (AUTO)	17-04748	1746	12/15/2017	0205-0215	2000 BLK TRUDIE DR	DRIVER'S DOOR LOCK BROKEN AND IGNITION WAS PUNCHED	2011 FORD ECONOLINE	SUSP MALE WRG DARK CLOTHING WAS SEEN RUNNING AWAY FROM THE VICT'S VEH.
PETTY THEFT / VANDALISM	17-04774	1733	12/16/2017-12/17/2017	2100-0830	5300 BLK CREST RD	N/A	UNK AMOUNT OF U.S. CURRENCY	SUSPECT(S) UNKNOWN

ARRESTS: VEHICLE VIOLATIONS-2, WARRANTS-3

**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
PETTY THEFT (SHOPLIFTING)	17-04710	1724	12/12/2017	1922	PENINSULA CENTER	OPEN FOR BUSINESS	LAUNDRY BASKET, BLANKET, LAUNDRY DETERGENT	S1 MH, 20-25, 509, 140-145, BRO HAIR ENTERED THE LOC AND STOLE ITEMS. S1 EXITED THE LOC AND ENTERED THE PASSENGER SIDE OF A BLK 4DR SEDAN W/DARK TINTED WINDOWS DRIVEN BY UNK S2.
PETTY THEFT (UNLOCKED VEHICLE)	17-04754	1723	12/14/2017	2000-1000	VIA GRANADA	UNLOCKED VEHICLE	SUNGLASSES, VEH CELL PHONE DOCKING STATION	SUSPECT(S) UNKNOWN
GRAND THEFT (AUTO)	17-04739	1723	12/14/2017	0300	MISTY ACRES RD	N/A	2017 BURGUNDY 4DR MERCEDEZ-BENZ S550	SUSPECT(S) UNKNOWN. VEH RECOVERED.
<b>ARRESTS: WARRANTS-1</b>								

**SAN PEDRO:**

CRIME	FILE #	RD	DATE	TIME	LOCATION	METHOD OF ENTRY	LOSS	ADDITIONAL INFORMATION
BURGLARY (COMMERCIAL)	17-04689	1750	12/8/2017-12/11/2017	1630-0630	1300 BLK W 6TH ST	KEY	TONER CARTRIDGES, LOCK BOX	SUSPECT(S) UNKNOWN
<b>NO ARRESTS DURING THIS TIME</b>								

**PVP:**

CRIME	FILE #	RD	DATE	TIME	LOCATION	METHOD OF ENTRY	LOSS	ADDITIONAL INFORMATION
<b>NO CRIMES DURING THIS TIME</b>								
<b>ARRESTS: WARRANTS-1</b>								

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. Zwezig sent email response with responsive documents. 14 day extension letter sent for remaining documents. 2/6/17 Admin Asst. Zwezig 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. Zwezig 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. Completed.
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. Completed.
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 Takoka 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. 4/24/2017 AAll Cloke sent final determination letter sent. Completed.
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.

PUBLIC RECORDS ACT REQUESTS - TRACKING LOG 2017

DATE OF REQUEST	DATE RECEIVED	REQUESTOR	SUBJECT	ACTION TAKEN
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.
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. Completed.
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 AAll Cloke responded. Completed. 6/23/17 City Atty and C. Eder have addt'l info for review. New deadline 6/30/17. 6/27/17 Payment rec'd for disc. Completed.
6/2/2017	6/2/2017	Shilpa Bodiwala	PRA for 28402 Pontevedra Drive surveyor/geologist info	6/12/17 City Atty sent response. Completed.

PUBLIC RECORDS ACT REQUESTS - TRACKING LOG 2017

DATE OF REQUEST	DATE RECEIVED	REQUESTOR	SUBJECT	ACTION TAKEN
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.
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 Trump National Gold Club taxes	6/21/17 AA Zweizig responded. Waiting to receive June remittances. 8/16/17 AA Zweizig responded. Completed.
6/21/2017	6/21/2017	Cynthia Washicko	PRA for golf taxes	6/22/17 AA Zweizig responded. Waiting to receive June remittances. 8/16/17 AA Zweizig responded. Completed.
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 Zweizig responded. Completed.
6/23/2017	6/23/2017	Tom Dreisbach	Request for all Campaign Stmtns 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 Zweizig sent 14-day extension letter via email/mail. 7/19/17 DCC Takaoka sent extension letter with production dates via email/mail. 8/9/2018 AAll Cloke documents sent. Completed.
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. 8/16/17 AA Zweizig responded. Completed.
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 Zweizig 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 Zweizig responded. Completed.

PUBLIC RECORDS ACT REQUESTS - TRACKING LOG 2017

DATE OF REQUEST	DATE RECEIVED	REQUESTOR	SUBJECT	ACTION TAKEN
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 Zweizig responded. Community Leaders' Breakfast video provided. City to get quote for conversion of interview tapes. 9/7/17 Notified Mr. Driesbach of cost and that the City will send tapes out for conversion. 10/17/17 Notified requestor the interview tapes couldn't be converted. Completed.
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. Case No.: 01-15-0004-2236	7/24/17 14-day determination letter sent. 8/7/2017 Followup Correspondence sent. 8/10/2017 Correspondence Disk mailed to requestor. 8/25/2017 Responsive documents sent. Plans to be reviewed by appointment; requestor to schedule appt. 9/7/2017 Followup email with attorney regarding payment and scheduling for plans review. Review of Plans scheduled for 9/14/2017. 9/14/2017 Review of Plans by third party complete. Awaiting requestor's response. 09/25/2017 Requestor stated in email no copies of plans are needed. Completed.
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.

PUBLIC RECORDS ACT REQUESTS - TRACKING LOG 2017

DATE OF REQUEST	DATE RECEIVED	REQUESTOR	SUBJECT	ACTION TAKEN
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. 8/4/17 AA Zweizig responded. Left voicemail requesting email address. 8/7/17 AA Zweizig responded. Completed.
7/27/2017	7/27/2017	Cindy Spigao (VSS International)	Request for copy of entire bid submitted by American Asphalt South for the Residential Street Rehabilitation Project Phase II Area 7 Pavement Rehabilitation.	7/27/17 Associate Engineer Chan forwarded documents for review. 8/17/17 AA Zweizig followup with Attorney's office. 8/17/17 AA Zweizig responded. Completed.
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	8/10/17 AA Zweizig responded. Completed.
8/3/2017	8/3/2017	Justine Desmond (MuckRock)	Accela contract(s)	8/14/17 DCC Takoaka responded. Completed.
8/7/2017	8/7/2017	Ben Elgin (Bloomberg News)	PRA Mayor's email and attachments	8/7/2017 IT Mgr forwarded emails to City Attorney (JT) for review. 8/17/2017 AAll Cloke sent Determination Letter. Requestor responded to email stating would send payment for disk and postage. 8/21/17 Rec'd payment, disc mailed. Completed.
8/8/2017	8/8/2017	Sean Kim (PricewaterhouseCoopers LLP)	PRA Unclaimed, undeliverable, overdue, and/or outstanding funds or obligations	8/8/2017 AAll Cloke forwarded to Finance. 8/17/2017 AAll Cloke emailed response. Completed.
8/9/2017	8/9/2017	Anna Luke-Jones City of MB	PRA for digital copies of refuse contracts and their amendments	8/10/2017 AAll Cloke provided hyperlink to Laserfiche documents and instructions. Completed.
8/10/2017	8/10/2017	Aaron Scott	PRA for Traffic Engineering Survey PVDE (between PVDW and Vista Del Mar)	8/10/2017 AAll Cloke forwarded request to DDPW Jules. 8/18/17 DDPW Jules responded. Completed.
8/10/2017	8/10/2017	Bela Christensen (Accutrend Data Corporation)	Request list of July 2017 Business License Applicants	8/16/17 AA Zweizig responded. Notified Requestor that the list would be available August 25, 2017. 8/17/17 Finance staff provided list to Clerk's Office. 8/18/17 Provided cost for disk and postage. 8/31/17 Check received and Disc was mailed. Completed.

PUBLIC RECORDS ACT REQUESTS - TRACKING LOG 2017

DATE OF REQUEST	DATE RECEIVED	REQUESTOR	SUBJECT	ACTION TAKEN
8/15/2017	8/15/2017	Aaron Snyder (Crown Castle)	Crown Castle NG West LLC Apps and Telecom Law Firm PC	9/8/17 DCC Takaoka responded- awaiting payment from requestor. P9/20/17 Payment rec'd - docs sent. Completed.
7/27/2017	8/3/2017	PBLA Engineering Inc (Heather Bateman)	PRA for Underground Facilities As Builts	8/17/2017 AAll Cloke notified requestor responsive records would be available via a link on 8/21/2017. 8/18/17 AA Zwezig responded. Completed.
8/21/2017	8/21/2017	Jeffrey Lewis	Correspondence 4/29/17 to present for Grandview Park - undeveloped property Montemalaga Drive (Via Panorama-Grayslake)	8/31/17 DCC Takaoka responded - completed.
8/25/2017	8/25/2017	Andrew Lehren (NY Times)	Request for Trump National Golf Club from 2005 to present: Golf taxes paid, property taxes, filming permits, wedding permits at nearby public park.	8/25/2017 AAll Cloke notified requestor property tax records available through LA County. 9/5/2017 Provided 2012-2017 records. 14-day extension notice provided for the remaining records. 9/8/2017 2010 and 2011 Film Permits provided. 9/18/2017 Final documents ready. Awaiting payment.
8/21/2017	Request was revised 9/11/17	David J Myers	2950 Crownview Lane aka 29664 Grandpoint Lane	9/11/17 - the requestor revised the initial request. 9/15/17 AA Zwezig emailed determination letter. 9/28/17 Requestor came to CDD reviewed documents with Associate Planner Seeraty- Completed.
9/1/2017	9/1/2017	John Koo (ENCON Solutions Inc)	Building records for 27774 Hawthorne Blvd	9/6/17 Staff Asst Bailiff responded - waiting for requestor to set appointment to view documents. 9/7/17 requestor viewed files. Completed.
9/9/2017	9/11/2017	Jeff Calvagna	List of a Wireless Telecommunication Facility Administrative Permits	9/12/2017 Responsive record provided. Completed.
9/12/2017	9/12/2017	David Fahrenthold	Request for film permits issued for filming at Trump National Golf Club since 5/1/17 and number of permits issued for weddings at Founders Park for clients of Trump National Golf Club since 5/1/17.	9/12/17 AA Zwezig responded. Completed.
9/19/2017	9/19/2017	Wage Justice Center (Zachary Genduso)	Certified Copy of Agenda Report dated Nov. 4, 2014 Authorize an Amendment to the Agreement Between the City and Great Cleaning Services Inc.	9/20/2017 AAll Cloke responded. Completed.

PUBLIC RECORDS ACT REQUESTS - TRACKING LOG 2017

DATE OF REQUEST	DATE RECEIVED	REQUESTOR	SUBJECT	ACTION TAKEN
9/19/2017	9/19/2017	Jeff Lewis	1) Email communication between dwillmore@rpvca.gov and anyone dated between July 15, 2017 and Sept. 18, 2017. 2) All Communications between the City and PVPLC within last year. 3) Information furnished by PVPLC to the City within the last two years as evidence of their expenditures.	9/20/2017 AAll Cloke acknowledged receipt of request. 9/29/2017 AA Zweizig emailed determination letter. 12/8/17 requesting additional time for the second batch of documents. New deadline is December 15th. 12/15/17 12/15/17 DCC Takaoka let requestor know 2nd batch ready.
9/25/2017	9/25/2017	Bill Meagher	Request for golf taxes paid from Trump National Golf Club from 2014 to present	9/25/17 AA Zweizig responded. Completed.
9/27/2017	9/27/2017	Sharon Loveys	Amount of money the City of RPV spent against Vista Verde HOA	10//23/17 CC Colborn sent determination letter. 10/31/17 CA Aleshire responded. Completed.
10/9/2017	10/9/2017	Sharon Yarber	Elkmont Canyon writings	10/14/17 Requestor paid for and was mailed disc with initial 1st batch of responsive documents for Elkmont Canyon as provided in Jeff Lewis' PRA dated 5/11/17. 2nd batch of documents burned to disc. 11/8/17 requestor paid for and received documents. Completed.
10/10/2017	10/10/2017	David Farenthold Washington Post	Trump National Golf taxes	10/10/2017 AAll Cloke responded. 10/19/2017 AAll Cloke responded. Completed.
10/12/2017	10/12/2017	Andrea Vona PVPLC	copy of files as noted in Jeff Lewis PRA above	10/16/17 first part of documents as included in Mr. Lewis' determination letter sent. 10/18/17 emailed requestor with tentative due date on 1st batch of responsive emails. 12/15/17 DCC Takaoka let requestor know 2nd batch ready.
10/17/2017	10/17/2017	SmartProcure	PO/Vendor Information	10/24/17 DCC Takaoka responded. Completed.
10/16/2017	10/16/2017	Krista Johnson	Copies of Campaign stmts 2013, 2015, and 2017 elections	10/16/2017 AA Zweizig responded. Requestor paid for and picked up copies. Completed.
10/19/2017	10/19/2017	David Farenthold	Request for film permits issued for filming at Trump National Golf Club since 9/12/17 and number of permits issued for weddings at Founders Park for clients of Trump National Golf Club since 9/12/17.	10/19/17 AA Zweizig responded. Completed.

PUBLIC RECORDS ACT REQUESTS - TRACKING LOG 2017

DATE OF REQUEST	DATE RECEIVED	REQUESTOR	SUBJECT	ACTION TAKEN
10/19/2017	10/19/2017	Nicholas Santos (Center for Contract Compliance)	Request for certified payrolls and fringe benefit statement for the California Landscape & Design Inc. Pedestrian Sade Bus Stop Linkage on Hawthorne Blvd Project.	10/25/17 AA Zweizig responded. Completed.
10/20/2017	10/20/2017	April Steiger	Request for all emails sent to and received from Taylor Morrison (T.M.) including, but not limited to, the City's initial communication / request to T.M. (Per CDD Director Mihranian beginning September 13, 2017).	10/20/2017 DCC Takaoka contacted CA Office re: PRA for emails. CA's office to review emails. 10/30/17 DCC Takaoka sent determination letter. Awaiting payment from requestor.
10/20/2017	10/20/2017	Jonah Breslau	Request for emailed copies of film and special event permits, from January 1, 2014 to present, requested and / or granted pertaining to the Terranea Resort, 100 Terranea Way, Rancho Palos Verdes, CA 90275.	10/23/17 AA Zweizig requested date range to narrow request.AA Zweizig responded. Completed.
10/23/2017	10/23/2017	David Fahrenthold	Trump National Golf taxes from 2006-2013	10/23/17 AA Zweizig responded. Completed.
10/23/2017	10/23/2017	Andres Amaro (K&B Engineering)	Request for As-builts (Sewer, Storm Drain, Street Imps, Water, Street Light and Traffic Signals) along Crenshaw Blvd between Crest Road and Valley View Road.	10/23/2017 AAll Cloke forwarded request to PW. 10/27/17 Asst Engineer Flannigan responded. Completed.
10/25/2017	10/25/2017	Bela Christensen (Accutrend Data Corporation)	Request for list of September 2017 Business License Applicants	10/25/17 AA Zweizig responded. Completed.
10/30/2017	10/30/2017	Zachary Genduso	Request for ongoing janitorial contracts with the City.	10/30/17 AA Zweizig responded. Completed.
11/3/2017	11/6/2017	Gregory Svorinich (Svorinich Government Affairs)	Request for current towing, taxi, and waste removal contracts.	11/6/2017 AAll Cloke sent requestor a detailed email with a link to the City's Current Contracts and instructions on how to find the desired documents. Completed.
11/6/2017	11/6/2017	Marisol Hernandez (Center for Contract Compliance)	PRA for documents related to Eastview Park Improvements and Dog Park Construction	11/9/17 AA Zweizig responded. Completed.
11/6/2017	11/6/2017	Stan Miner (DataArc)	Request for Document Conversion and Scanning RFP documents to include electronic copy of full ranking documentation and complete proposals of top three ranked companies.	11/6/2017 AAll Cloke sent requestor electronic copy of Matrix Imaging (winning proposal) contract. 11/15/2017 Remaining responsive documents sent. Completed.

PUBLIC RECORDS ACT REQUESTS - TRACKING LOG 2017

DATE OF REQUEST	DATE RECEIVED	REQUESTOR	SUBJECT	ACTION TAKEN
11/10/2017	11/10/2017	Michael Huang	Request for emails received and sent by Brian Campbell from all email accounts from 01/01/2009 to present pertaining to various terms such as City Council elections, Planning Commissioners, other City Committee Members, and Short-Term Rentals .	11/11/17 - comprehensive search of emails was conducted. Over 19,000 emails were retrieved. Narrowed down PRA with assistance from Mr. Huang. Requested emails from all personal email accounts from B. Campbell. 11/21/17 - requested 14-day extension to retrieve, review, and redact privilege information. 12/8/17 - Final Determination Re 2017 Batch of Records sent. Records ready for pick up. Mr. Huang to notify Clerk if he would like to continue retrieval of docs for 2016 and older.
11/14/2017	11/14/2017	George Bandarian (AMI)	Request for Document Conversion and Scanning RFP documents to include electronic copy of full ranking documentation and complete proposals of top three ranked companies.	11/15/2017 AAll Cloke responded. Responsive documents sent. Completed.
11/20/2017	11/20/2017	David Fahrenthold (Washington Post)	PRA for Trump National Gold Club golf taxes for September and October 2017	11/30/17 AA Zweig responded there are no responsive documents. Completed.
11/22/2017	11/22/2017	Zachary Genduso	Request for past or ongoing janitorial contracts with the City.	11/27/17 AA Zweig responded. Completed.
11/27/2017	11/27/2017	Bela Christensen (Accutrend Data Corporation)	Request for list of October 2017 Business License Applicants	11/28/17 AA Zweig responded. Awaiting payment. 12/11/17 Payment received. Completed.
11/29/2017	11/29/2017	April Sandell	PRA for 28402 Pontevedra Drive surveyor/geologist info	11/29/2017 AAll Cloke provided request to Engineer Dragoo. 12/11/2017 AAll Cloke forwarded PW responsive documents to requestor. Completed.
11/29/2017	11/30/2017	Lauren Teukolsky (Teukolsky Law, APC)	Teukolsky Law, APC requests records re: Terranea Resort	11/30/2017 AAll Cloke sent requestor notice their online PRA Submittal was received. PRA forwarded to appropriate staff. 12/7/17 AA Zweig left voicemail with requestor trying to narrow search. 12/11/17 Requestor responded to narrow request. 14-Day Extension Letter sent.
11/30/2017	11/30/2017	David Fahrenthold (Washington Post)	PRA for Trump National Gold Club golf taxes for September and October 2017	11/30/2017 AAll Cloke sent requestor notice their online PRA Submittal was received. Golf tax for September 2017 was received and provided. Completed.

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DATE OF REQUEST	DATE RECEIVED	REQUESTOR	SUBJECT	ACTION TAKEN
12/4/2017	12/5/2018	Greenberg Traurig, LLP (Ellen Berkowitz)	Communication records regarding Green Hills Memorial Park	12/5/2017 AAll Cloke sent requestor notice their PRA submittal was received. 12/5/2017 Request forwarded to appropriate City staff.
12/15/2017	12/15/2017	David Farenthold (Washington Post)	PRA for for Trump National Golf Club Taxes for October 2017	12/15/2017 AAll Cloke confirmed receipt of PRA. Notified requestor of CH Holiday closure.
12/18/2017	12/18/2017	Center for Contract Compliance	Requests certified payroll and fringe benefit statements from Sub-Contractor G B Landscape Design for work on Eastview Park Imps and Dog Park Construction.	12/18/2017 AAll Cloke confirmed receipt of PRA and forwarded to PW Staff.

**GREEN HILLS NEIGHBORHOOD ADVISORY COMMITTEE**

**Summary Report of the December 12, 2017 Quarterly Meeting**

**Members Present**

Ara Mihranian, Director of Community Development  
So Kim, Deputy Director/Planning Manager  
Nick Resich, Green Hills Director of Buildings and Park Maintenance  
Thomas Frew, Green Hills CFO – General Manager  
Steven Espolt, Green Hills Manager of Strategic Planning and Compliance  
Leigh Kramer, Cerrell (Green Hills Public Relations Firm)  
Glenn Cornell, Rolling Riviera HOA  
Joe Gualeni, Rolling Riviera HOA  
Vince Reher, Peninsula Verde HOA  
Bernadette Sabath, Peninsula Verde HOA

**Summary of Discussion**

**I. Introductions and opening remarks**

So Kim welcomed the Committee and opened the meeting.

**II. Topographic baseline surveys prepared by Bolton Engineering Corp.**

So Kim presented topographic baseline surveys and City-approved grading plans dated 1998, 2011, 2016, and 2017, explaining the differences and similarities. Vince Reher asked if the City has the ability to approve plans at any given time. So Kim explained that prior to the adoption of City Council-approved Resolution No. 2017-03, the City did have the ability to approve certain plans over-the-counter. However, similar proposals now require at least Director-level review, which is appealable to the Planning Commission. Glenn Cornell asked when drainage review is done and asked if the public may look at drainage plans. So Kim explained that drainage review is typically required during plan check review, which is after Planning Division approval. She further explained that any plans submitted to the City, including drainage plans, are considered a public record and available to view.

**III. Current conditions of Areas 5 and 6.**

Glenn Cornell stated that stockpile of vaults in Area 6 are visible from residences along the southerly border and has never seen this at other cemeteries, questioning why this is occurring at Green Hills. He explained that trees and other shrubbery to screen the area is just a bandage to the situation and requested that it be cleaned up. Tom Frew presented a picture of the area that was taken days prior and explained that the stockpile area is at least 100' way

from the properties along the southern border. Nick Resich stated that it's likely 600' to 700' away. Joel Gualeni stated that it appears to be 200' away. Glenn Cornell questioned the need for stockpiling vaults. Tom Frew explained that the cemetery has only 1 or 2 suppliers, who are only able to provide a small number of vaults per day. Therefore, Green Hills need to accumulate enough vaults to bury it in needed areas at a single time. Vince Reher asked if Rose Hills cemetery also stockpiles vaults. Steve Espolt explained that this is common practice for all cemeteries, and most of them stockpile near the construction area. Joe Gualeni asked when Area 6 would be developed. Tom Frew responded that he will likely not be around when it needs to be developed. Nick Resich asked if Area 6 is visible only from the second floor of the residences and that Green Hills recently planted additional foliage along the southern border to screen the site. Joe Gualeni confirmed that the view of the stockpile is from his second floor and stated that it's too close and visible. Tom Frew mentioned that Chris Martin and Glenn Cornell were supposed to work with Green Hills to figure out necessary screening. Joe Gualeni mentioned that he was not aware. Glenn Cornell stated that his understanding of the landscape planting was to screen future mausoleums. Ara Mihranian stated that the Neighborhood Advisory Committee has been trying to work this out since the 1<sup>st</sup> quarterly meeting. Green Hills has been proactive and has been waiting for Rolling Riviera HOA to obtain consensus with its neighborhood and reach out to Green Hills. He suggested that perhaps Joe Gualeni take the lead as there has been no process with Rolling Riviera HOA. Joe Gualeni agreed. Nick Resich stated that he provided Jane Gualeni with various tree options and has yet to hear from her. Ara Mihranian stated that unlike Rolling Riviera HOA, the Peninsula Verde HOA has been diligently working with Green Hills since the 1<sup>st</sup> meeting and has come to an agreement on the type of barrier along the north border. Glenn Cornell stated that shrubbery can only do so much, and it's about what's going on behind the shrubbery and how the construction and stockpile will be monitored. Ara Mihranian explained that the inspectors will conduct inspections throughout the construction process and the Applicant is required to submit an as-built topographical survey to ensure consistency with the approved plans. He further noted that stockpile is allowed in Area 6, provided the area is property screened. If it's unsightly, the residents should call the City. Vince Reher reiterated to Glenn Cornell that both HOAs were invited to participate in the proactive process. Ara Mihranian urged the Rolling Riviera HOA to work with Green Hills regarding the barrier and landscaping screening along the southerly border. Tom Frew invited Joe Gualeni to work with them to move forward with the new management team. He stated that the new team spent a lot of time to clean up Area 6 as well as other matters.

#### **IV. Estimated timeline and plans for the construction of the southern border wall.**

Tom Frew stated that if Rolling Riviera HOA desires the wall to be constructed now, Green Hills will do it. He urged Rolling Riviera HOA to begin discussions with Green Hills.

#### **V. Status of soils testing protocol.**

Tom Frew stated that their attorney Ellen Berkowitz is reviewing the final draft. Once the review is complete, Green Hills will provide the draft to the City to review, well in advance of the annual review meeting in January 2018. He also clarified that this document is a soils testing protocol. Ara Mihranian clarified that a soils testing protocol, not soils testing, is required to be submitted to the City prior to the next annual review.

## **VI. Grading Permit application (ZON2017-00324).**

Glenn Cornell stated that the recently approved Grading Permit is not consistent with the number of interments listed on the 2007 Master Plan. So Kim explained that the 2007 Master Plan is a conceptual document that illustrates the long-term vision of the built-out scenario for the Green Hill cemetery. Actual development of individual areas require separate review by the City as reflected in the Council-adopted Conditions of Approval. As a result, the number of earth interments and design of buildings, for example, are subject to change based on a more in-depth review of separate applications. Additionally, the Master Plan acknowledges a gradual increase in the number of interments over time. As a result, there is no maximum number of interments set by the Council-approved Master Plan. Ara Mihranian further explained that the City does not look at density because of this very issue and that as there appears to be some confusion about the purpose of the Master Plan, it will be clarified better at the next annual review.

## **VII. Letter of acknowledgement to Peninsula Verde HOA residents.**

Vince Reher moved this topic to the next quarterly meeting due to time constraints.

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Vince Reher distributed a letter (attached) and stated that there is a confusion about the City's application process. He noted that the public doesn't have a clear understanding of various documents, especially the Master Plan, and requested a better clarification of the planning process. Tom Frew asked if the process Green Hills is going through is any different from other applications. Bernadette Sabath asked if this process can be explained using Airbnb as a comparison. Ara Mihranian explained that Airbnb is a use issue and not construction related. From a construction standpoint, Green Hills is not treated any differently than other applications. The Planning Division looks at aesthetics, compliance with the Code, operation impacts, and mitigation measures. If all looks good, the application is approved. Then the application is submitted for structural plan review with the Building and Safety Division, which includes engineering. Vince Reher stated that individual construction is clear cut as it's guided by the current Municipal Code and view assessments, while Green Hills is based on a conditions tied to a Conditional Use Permit. Ara Mihranian stated that the Master Plan will be clarified better at the next annual review.

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Vince Reher asked about Green Hills' future plan after complete buildout and clarification of maintenance if the cemetery was to be bankrupt. Tom Frew stated that the cemetery is governed by Department of Consumer Affairs and the endowment care has a rough balance of \$35 million for the property. He further explained that the Department of Consumer Affairs has a formula for end care and that there is a brief description of what an endowment care is on their website, although not in greatest detail. He noted that he will work on a better explanation to provide to the public. Vince Reher asked if there was a pre-application process that requires public review and input for applications. So Kim provided a brief step-by-step process, using the recently approved Grading Permit as an example. She further clarified that the City is subject to a 30-day Permit Streamlining Act, which means that the City must deem a project incomplete or complete within the timeframe. Until an application is deemed complete, the City is not required to solicit public input on applications. Vince Reher stated that this was not made clear in the recent application and that it should be explained in future Staff

Reports. So Kim replied that this is standard information that is included in all Staff Reports under the 'Background Information' section. Ara Mihranian offered to explain the entire planning process at future HOA meetings upon request.

#### **X. Next Green Hills Conditional Use Permit review.**

Vince Reher asked if Green Hills will be proposing any Conditional Use Permit revisions other than Area 4. Tom Frew responded that Green Hills may propose a change in operation hours for consistency with seasonal time changes. Ara Mihranian requested that the HOAs and Green Hills provide comments to the existing Conditions of Approval in preparation of the annual review.

#### **VI. Questions and Comments**

None.

#### **VII. Adjournment**

The meeting adjourned at 5:27pm.

## ***Agenda Item VIII***

### Clarification of current planning and approval process for large projects.

There seems to be a lot of confusion by members of the public as to how the planning and approval process works. Using Green Hills development of Area 5 as an example, here are some questions and observations:

1. Many people have treated the *Green Hills Master Plan* as a document that describes scope, and at the same time, puts boundaries on long-term development at Green Hills. This impression is reinforced by the very specific metrics present in the document and by the references to "consistency" and "compliance" with the master plan throughout the *Conditions of Approval*. Others have affirmed that the document is no more than a "conceptual document that illustrates the long-term vision" of Green Hills development. Clearing up this ambiguity once and for all will be beneficial for all stakeholders.
2. Do permit requests such as the recent one for Area 5 build-out go through an advance vetting process with RPV staff before being formally submitted to the Director? Such advance vetting, in addition to advance deep dive discussions with adjacent HOAs, might have the beneficial effect of minimizing the frequency of post-decision appeals.
3. When evaluating a permit request such as the one made for Area 5 development, what documentation or published standards guide and inform the Director and staff during the decision-making process?
  - a) Does the Green Hills Master Plan contain any specific elements that are taken into account (see item 1)? If so, which ones are considered seriously and which ones are ignored?
  - b) The permit application for Area 5 was titled a "grading permit application" but involved more than movement of dirt. Permission was being sought for a complete build-out of the area, including vault installation, gardens, walls, et cetera. Other than grading quantities, what other aspects of the permit application were evaluated during the approval process?
  - c) Did approval of the permit automatically imply approval for use after the build-out is completed?
    - If so, should the impact of future utilization of Area 5 on neighboring residents have been evaluated and mitigation measures imposed in advance of approval?
    - If not, when would permission to use be granted, and when would impact be assessed and mitigated?

## **Agenda Item VIII (Continued)**

4. Regarding the periodic review of the *Green Hills Conditional Use Permit* by the RPV City Council:
- a) The permit review takes place on an approximately annual basis.
    - Who determines the timing of the CUP review?
    - Is there any reason that the CUP review cannot take place more frequently, if circumstances necessitate that?
  - b) It has been stated that in order to modify the *Conditions of Acceptance*, the entire CUP must be "opened up".
    - What is the basis for this "all or nothing" approach? This approach invites way too many parties with widely varying interests to compete for the RPV City Council's attention. It is a guarantee that important matters will slip through the cracks and errors will occur.
    - Why can't specific modifications or amendments be considered and reviewed in a much more timely fashion?

The above list of questions and comments is exemplary of the kind of confusion we believe prevails. In order to address this, we are requesting that the entire planning and approval process be documented "end-to-end" in a single place.

We believe that establishing such documentation would go a long way toward level-setting the expectations of all stakeholders and would greatly assist in preventing inaccurate or misleading information from being disseminated. We do not have a specific time frame for the requested documentation. We are happy to assist with its creation.

We also plan to request in the future certain modifications to the current process that address what we perceive to be gaps or deficiencies.

## **Agenda Item IX - Background**

### Long-term plan for cemetery maintenance.

This topic has been brought up by several HOA members during the past 2 years and can be summarized by the following quote from one of them:

*In the Master Plan, dated January 29, 2007, it is stated that earth interments would last about 26 years from the date of the plan and that adequate mausoleum space for 50 years beyond that time is planned. I assume that would mean about 76 years from January 2007. The City needs to begin planning for ... the termination of development at Green Hills. This requires Green Hills to have a business model that operates in perpetuity. There may be such a plan at present, but I am not aware of it. If there is a plan, the plan and its fiscal parameters should be advertised to the public and regularly reviewed by the City. When the revenue stream slows in the future, Green Hills will still need to maintain the grounds and buildings, allow for and monitor visitations, patrol the property, pay staff, and pay property taxes, in perpetuity. If they should fail in this, we know where the burden will fall: on the City of Rancho Palos Verdes, that is, the tax payers, in perpetuity.*

The text above articulates a concern as well as a request for information and documentation from both Green Hills and the RPV. We are requesting a response that addresses this concern at a some reasonable but unspecified time in the future.

**GREEN HILLS NEIGHBORHOOD ADVISORY COMMITTEE**

**Summary Report of the December 12, 2017 Quarterly Meeting**

**Members Present**

Ara Mihranian, Director of Community Development  
So Kim, Deputy Director/Planning Manager  
Nick Resich, Green Hills Director of Buildings and Park Maintenance  
Thomas Frew, Green Hills CFO – General Manager  
Steven Espolt, Green Hills Manager of Strategic Planning and Compliance  
Leigh Kramer, Cerrell (Green Hills Public Relations Firm)  
Glenn Cornell, Rolling Riviera HOA  
Joe Gualeni, Rolling Riviera HOA  
Vince Reher, Peninsula Verde HOA  
Bernadette Sabath, Peninsula Verde HOA

**Summary of Discussion**

**I. Introductions and opening remarks**

So Kim welcomed the Committee and opened the meeting.

**II. Topographic baseline surveys prepared by Bolton Engineering Corp.**

So Kim presented topographic baseline surveys and City-approved grading plans dated 1998, 2011, 2016, and 2017, explaining the differences and similarities. Vince Reher asked if the City has the ability to approve plans at any given time. So Kim explained that prior to the adoption of City Council-approved Resolution No. 2017-03, the City did have the ability to approve certain plans over-the-counter. However, similar proposals now require at least Director-level review, which is appealable to the Planning Commission. Glenn Cornell asked when drainage review is done and asked if the public may look at drainage plans. So Kim explained that drainage review is typically required during plan check review, which is after Planning Division approval. She further explained that any plans submitted to the City, including drainage plans, are considered a public record and available to view.

**III. Current conditions of Areas 5 and 6.**

Glenn Cornell stated that stockpile of vaults in Area 6 are visible from residences along the southerly border and has never seen this at other cemeteries, questioning why this is occurring at Green Hills. He explained that trees and other shrubbery to screen the area is just a bandage to the situation and requested that it be cleaned up. Tom Frew presented a picture of the area that was taken days prior and explained that the stockpile area is at least 100' way

from the properties along the southern border. Nick Resich stated that it's likely 600' to 700' away. Joel Gualeni stated that it appears to be 200' away. Glenn Cornell questioned the need for stockpiling vaults. Tom Frew explained that the cemetery has only 1 or 2 suppliers, who are only able to provide a small number of vaults per day. Therefore, Green Hills need to accumulate enough vaults to bury it in needed areas at a single time. Vince Reher asked if Rose Hills cemetery also stockpiles vaults. Steve Espolt explained that this is common practice for all cemeteries, and most of them stockpile near the construction area. Joe Gualeni asked when Area 6 would be developed. Tom Frew responded that he will likely not be around when it needs to be developed. Nick Resich asked if Area 6 is visible only from the second floor of the residences and that Green Hills recently planted additional foliage along the southern border to screen the site. Joe Gualeni confirmed that the view of the stockpile is from his second floor and stated that it's too close and visible. Tom Frew mentioned that Chris Martin and Glenn Cornell were supposed to work with Green Hills to figure out necessary screening. Joe Gualeni mentioned that he was not aware. Glenn Cornell stated that his understanding of the landscape planting was to screen future mausoleums. Ara Mihranian stated that the Neighborhood Advisory Committee has been trying to work this out since the 1<sup>st</sup> quarterly meeting. Green Hills has been proactive and has been waiting for Rolling Riviera HOA to obtain consensus with its neighborhood and reach out to Green Hills. He suggested that perhaps Joe Gualeni take the lead as there has been no process with Rolling Riviera HOA. Joe Gualeni agreed. Nick Resich stated that he provided Jane Gualeni with various tree options and has yet to hear from her. Ara Mihranian stated that unlike Rolling Riviera HOA, the Peninsula Verde HOA has been diligently working with Green Hills since the 1<sup>st</sup> meeting and has come to an agreement on the type of barrier along the north border. Glenn Cornell stated that shrubbery can only do so much, and it's about what's going on behind the shrubbery and how the construction and stockpile will be monitored. Ara Mihranian explained that the inspectors will conduct inspections throughout the construction process and the Applicant is required to submit an as-built topographical survey to ensure consistency with the approved plans. He further noted that stockpile is allowed in Area 6, provided the area is property screened. If it's unsightly, the residents should call the City. Vince Reher reiterated to Glenn Cornell that both HOAs were invited to participate in the proactive process. Ara Mihranian urged the Rolling Riviera HOA to work with Green Hills regarding the barrier and landscaping screening along the southerly border. Tom Frew invited Joe Gualeni to work with them to move forward with the new management team. He stated that the new team spent a lot of time to clean up Area 6 as well as other matters.

#### **IV. Estimated timeline and plans for the construction of the southern border wall.**

Tom Frew stated that if Rolling Riviera HOA desires the wall to be constructed now, Green Hills will do it. He urged Rolling Riviera HOA to begin discussions with Green Hills.

#### **V. Status of soils testing protocol.**

Tom Frew stated that their attorney Ellen Berkowitz is reviewing the final draft. Once the review is complete, Green Hills will provide the draft to the City to review, well in advance of the annual review meeting in January 2018. He also clarified that this document is a soils testing protocol. Ara Mihranian clarified that a soils testing protocol, not soils testing, is required to be submitted to the City prior to the next annual review.

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#### **VI. Questions and Comments**

None.

#### **VII. Adjournment**

The meeting adjourned at 5:27pm.

December 13, 2017

**NOTICE OF DECISION**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rancho Palos Verdes has adopted P.C. Resolution Nos. 2017-47 and 2017-48, thereby certifying a Mitigated Negative Declaration and approving a Site Plan Review and Minor Grading Permit for the construction of a 1,917ft<sup>2</sup> manufactured single-family residence, a 600ft<sup>2</sup> detached garage, a water storage tank, and 50yd<sup>3</sup> of grading to accommodate the improvements (ZON2016-00401).

**LOCATION:** 48 Cinnamon Lane

**APPLICANT & LANDOWNERS:** Andrea Joannou

Said decision is subject to the Mitigation Measures and Conditions of Approval set forth in the attached P.C. Resolution Nos. 2017-47 and 2017-48.

This decision may be appealed, in writing, to the City Council. The appeal must be filed with the City, in writing, setting forth the grounds of the appeal and any specific actions requested by the Appellant, and accompanied by a \$2,275 appeal fee, no later than 15 days following December 12, 2017, the date of the Planning Commission's final action.

If you would like the opportunity to review the approved Staff Report and approved plans, they are on file in the Community Development Department at 30940 Hawthorne Boulevard, Rancho Palos Verdes, and are available for review from 7:30 AM to 5:30 PM Monday through Thursday, and from 7:30 AM to 4:30 PM Friday. Please note that City Hall will be closed from December 25, 2017 and will re-open for regular business on January 2, 2017.

If you have any questions regarding this application, please contact So Kim, Deputy Director/Planning Manager at (310) 544-5228 or via email at [sok@rpvca.gov](mailto:sok@rpvca.gov).



Ara Mifranian, AICP  
Community Development Director

Enclosure

Community Development Department  
City of Rancho Palos Verdes  
30940 Hawthorne Boulevard  
Rancho Palos Verdes, CA 90275

December 13, 2017

City Council  
City of Rancho Palos Verdes  
30940 Hawthorne Boulevard  
Rancho Palos Verdes, CA 90275

**RECEIVED**

**DEC 13 2017**

RE: P.C. Resolution No. 2017-43  
27581 Palos Verdes Drive East Redevelopment  
Rancho Palos Verdes, CA

**COMMUNITY DEVELOPMENT  
DEPARTMENT**

Dear Gentlemen,

This letter accompanies our request to appeal the Rancho Palos Verdes Planning Commission recommendation to approve the above referenced project. The meeting and decision occurred on November 28, 2017 at the Hesse Park Community Center. This letter outlines the basis for our appeal and request that the approval be rescinded.

- In August 2016, approval was denied and the project was returned to the RPV Planning Department for revisions in response to neighborhood criticism from both residents of Rancho Palos Verdes and Rolling Hills Estates (which borders the site) regarding its lack of compatibility to the neighborhood, sheer size and scale, view plane interruptions, privacy concerns, shadowing of neighbor properties and its impact on the open feel of the community. The project was supposed to be revised in keeping with these comments and with the input of all the neighbors. This was not done for the revised application. No residents of RHE were contacted and none of their views were collected or considered. This is discriminatory to the residents of RHE and ignores the reciprocity shared by both cities in matters that affect both regardless of where the project is located.
- The revised plan scaled the project back a little, but it is still a large, massive development that has the same impact as the earlier plan. The developers did nothing to address the specific concerns of its RHE neighbors immediately to the north. It sits on the border of our two cities and resembles no other homes except for one adjacent to it to the south.
- The planned development involves splitting a parcel of just under an acre into two parcels over 20,000 square feet. The two houses will each be about 4,500 square feet above ground plus large finished basements. The two houses will measure 24 and 26 feet in height, respectively, with maximum heights 29 feet and 30 feet above the lowest finished grades adjacent to the structures according to the RPV staff report. The two

houses will be built on a grade over 10 feet above the neighboring homes to the north which further adds to their height and mass impacts. The front house will loom over PVDE and stand above any other residence in the area. The rear house will be built against the hillside, backfilled and have a swimming pool in the elevation above that.

- Both houses block harbor views from 4 and 6 Harbor Sight Drive, and also have view impacts for a number of other residents in our Harbor Sight Homeowner's Association. They also loom over 2 and 4 Harbor Sight Drive, removing any privacy on the south side (back yards) of those houses. Although there are slightly expanded setbacks to the RHE border, these houses will still be imposing due to their overall height, massing and significantly higher grade differential above the Harbor Sight lots. Interviews with real estate professionals have indicated a very substantial loss of value to the affected Harbor Sight homes due to the view loss and privacy issues.
- We have attached data, photo illustrations and analytics to this letter that were presented to the RPV Planning Commission demonstrating the lack of compatibility of this project with the neighborhood. Update details have also been attached. The main points of these data are:
  - Almost 90% of the homes in the area, comprising a half-mile ring around the project are less than 3,500 square feet with a greater percentage of them being single story. In the RPV section that number is 82%.
  - Larger homes have larger lots areas than the subject proposed lots.
  - All of the area's larger lots (over 40,000 square feet) are in RPV. This project sets a dangerous precedent for the remaining 38 lots to be equally subdivided and developed with McMansions similar to the proposed project. This is not a trend anyone wants to see.
- The staff report and the Planning Commission determined that the project met all of their zoning code requirements, did not block anyone's views and was compatible with surrounding properties, in RPV. There was no consideration of RHE properties and views in their conclusion. RPV PD staff did visit the neighboring home at 6 Harbor Sight and witnessed and acknowledged the view obstruction, privacy concerns and sheer massing of the project against 2, 4 and 6 Harbor Sight Drive, but none of this information was presented in the staff report.
- The staff report to the PC included general information about the neighborhood in order to demonstrate the compatibility of the project. Only a handful of properties adjacent to the subject were considered and none in RHE. The staff report cites that 70% of adjacent landowners within 100 feet and 25% within 500 feet provided signatures on the project. Excluding RHE, this is only 4 homes and less than 10 homes, respectively, hardly an adequate sampling size for such a prominent development.

- While the total lot area is just under an acre, the RPV planners determined that the buildable area (due to slopes and slope setbacks) is 20,500 located in the center of the parcel. This places both large houses closer together and exaggerating their scale. This translates to about 11,000 square feet of homes on less than a half-acre of level land and exaggerates the single building appearance of development.
- In order for the site to accommodate the proposed development, substantial grading and excavation are required. In fact, 3,300 cubic yards of earth needs to be moved; 2,250 cubic yards have to be removed from the parcel. This includes general grading, basement excavations, building the rear house into the slope and installing a swimming pool in the upper rear section of the rear parcel. This is an incredible amount of earth movement and approximates the capacity of a 160 standard dump trucks. We are concerned about the geologic stability of the properties above this project. In fact, the back yard and swimming pool of 6 Harbor Sight was flooded with mud, costing thousands of dollars in repairs. One could mitigate the view issue of the front lot by grading it down 15 feet closer to the street grade, but that would require more earth removal.
- From almost any view, except directly from the north, the two houses appear as a massive single structure despite being about 50 feet apart. See the attached photos.
- The RPV Planning Department staff report presented pictures of three massive residences as evidence of the area's typical residential development. These were hand-picked to give this impression when, in fact, there are very few of these residences in the area. The research data shows that houses of this size are by far not typical and not compatible with the balance of the neighborhood homes. Moreover, none of these "demonstration" houses are as massive and imposing on their respective lots as the proposed development. In fact they are, as many of the few oversized homes in the area, not nearly as obvious as the subject because they are on larger parcels or are hidden away from neighbors and PVDE.
- For reasons we do not understand, the Planning Commissioners refused to even look at photos showing view losses in a letter given to them before the start of the proceedings and testimony by Robert Bennet. This is also attached.
- When rendering their decision, the RPV Planning Commission actually told those present that people who bought into the low-density country lifestyle were going to have to face the fact that people want larger homes and that their neighborhoods were going to change. They even drew a connection between their residents who protested the Trump Golf Course development and now are happy looking at all the greenspace. Frankly, we do not see how an in-fill two-residence McMansion redevelopment compares.

- This meeting was not recorded; no video, audio, minutes or written transcripts exist. Reportedly there were technical difficulties. Our investigation indicated that there were means to do either a video or audio recording from back-up devices, but it was not done. This makes it difficult to document what testimony and opinions were presented by the applicant, PD staff and speakers. More importantly, there is no record of the decisions and points of view of the Planning Commissioners other than what is written in the Notice of Decision.

As a result, we feel that the approval was not substantiated or justified. This appeal is based on the fact that the project that is so obviously incompatible with the combined RPV and RHE neighborhood and threatens to change the landscape of the community from its current quiet, rural equestrian neighborhood to a more urban, higher density “McMansioned” neighborhood. The impression is that the project was pushed through without a balanced perspective and consideration of opposing views regarding how this massive project will affect both cities. By ignoring the concerns of adjacent RHE residents, the approval threatens the comity between our two cities in working through issues that affect both whether a project is in one or the other jurisdiction.

Respectfully submitted,

Vince Vassallo  
6 Harbor Sight Drive  
Rolling Hills Estates

Robert Bennet  
16 Deerhill Drive  
Rolling Hills Estates

Scott Ramsey  
1 Harbor Sight Drive  
Rolling Hills Estates

Glenn Komae, HOA President  
Harbor Sight HOA  
3 Harbor Sight Drive  
Rolling Hills Estates

Art Viewig  
2 Harbor Sight Drive  
Rolling Hills Estates

Reg Lowell  
4 Harbor Sight Drive  
Rolling Hills Estates

Attachments

Data provided at the PC meeting  
Illustrations of view, height, mass and privacy concerns

November 27, 2017

Robert E. and JoAnn L. Bennett  
16 Deerhill Drive  
Rolling Hills Estates, CA 90274

Octavios Silva  
Community Development Department  
City of Rancho Palos Verdes  
30940 Hawthorne Blvd  
Rancho Palos Verdes, CA 90275-5391

**RE: OPPOSITION TO PROPOSED PATEL RESIDENCES – REVISED, 27581 PALOS VERDES DRIVE EAST**

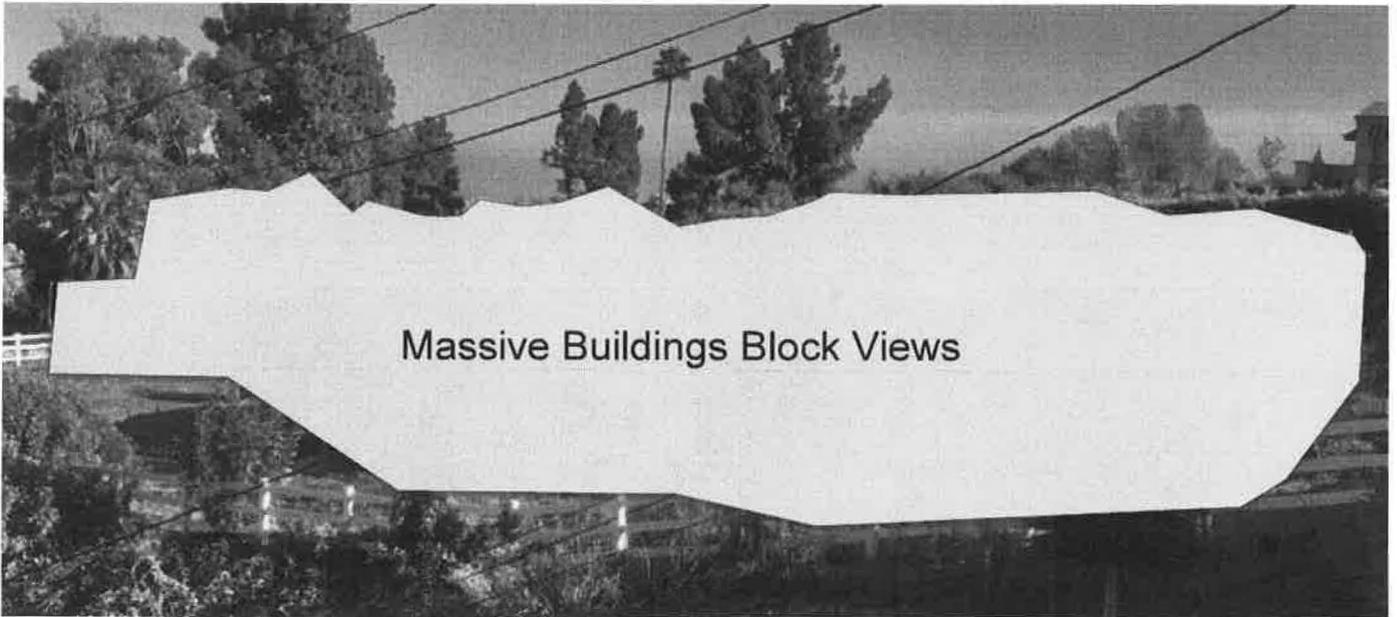
Dear Mr. Silva and Rancho Palos Verdes Planning Commissioners:

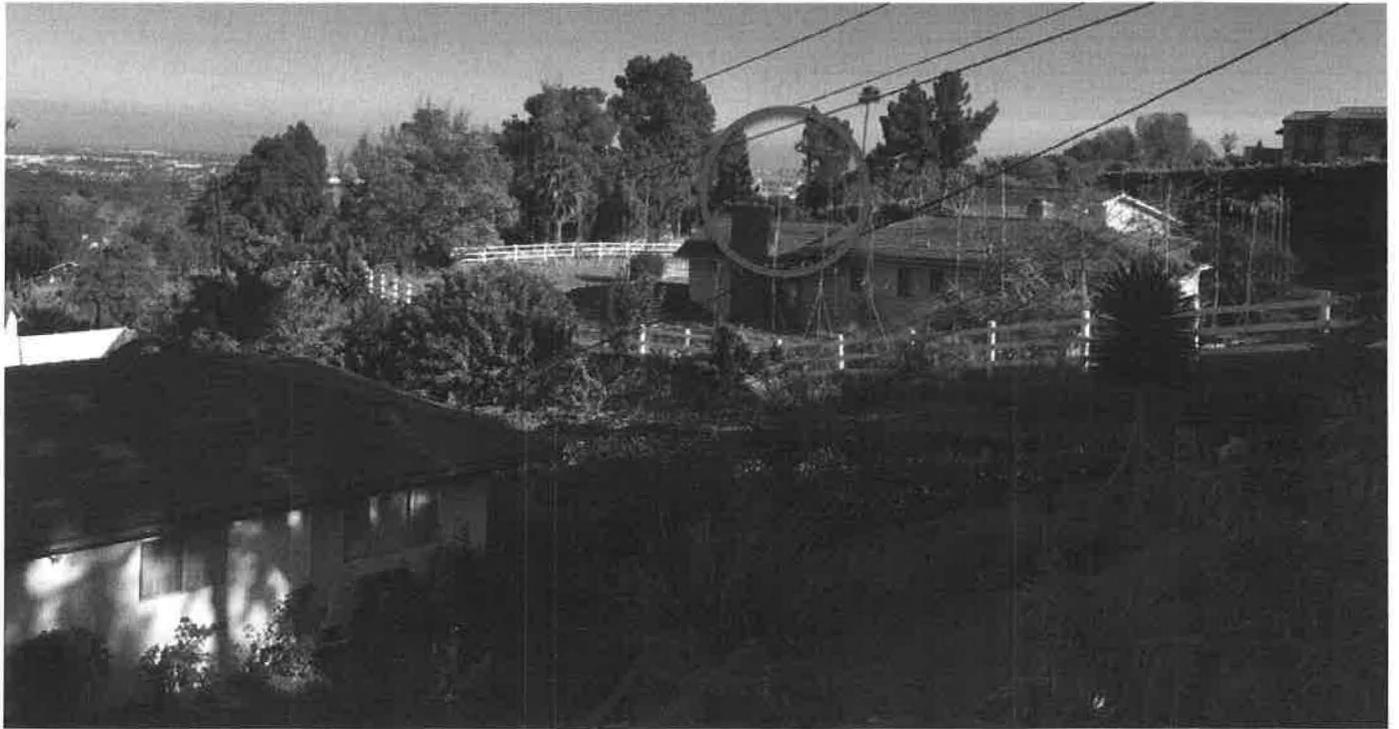
Thank you for dedicated service to the residents of RPV and the Palos Verdes Peninsula. We appreciate your receptiveness to hearing from all of the citizens impacted by this proposed development.

In addition to personally observing the flags outlining the shape of the proposed development, there are substantial facts and data that are most helpful to us in understanding the proposed scope and scale of this development. So you understand our position, I want to share my evaluation of this data as well as photographs so you can visualize the gross incompatibility with the surrounding neighborhood.

1. The most obvious argument against this project is its total lack of neighborhood compatibility, for which I offer the following evidence and illustrative photographs:
  - a. The two proposed houses total almost 13,000 square feet—immediately adjacent to homes typically in the 2,500 to 3,000 square foot range, about 5 times larger! The perception will be even worse, and the two separate oversized homes sharing a common motor court common back yard pool area on a single lot with a proposal to split into two lots. From several angles, these two houses appear like one large apartment building. Additionally, the over-code heights and location on grade uphill from the neighboring homes create an overwhelming presence.
  - b. Additionally, the architectural style is highly incompatible with the next-door ranch style homes of Rolling Hills Estates.
  - c. Neighbors have commented that it is difficult to assess the impact on views and compatibility because the flags provide only an outline of the proposed building's shapes. Therefore on the next four pages I have provided photos showing the current view through the flagged areas, and then superimposed a solid image showing how massive and obstructive this neighborhood incompatible development will be.

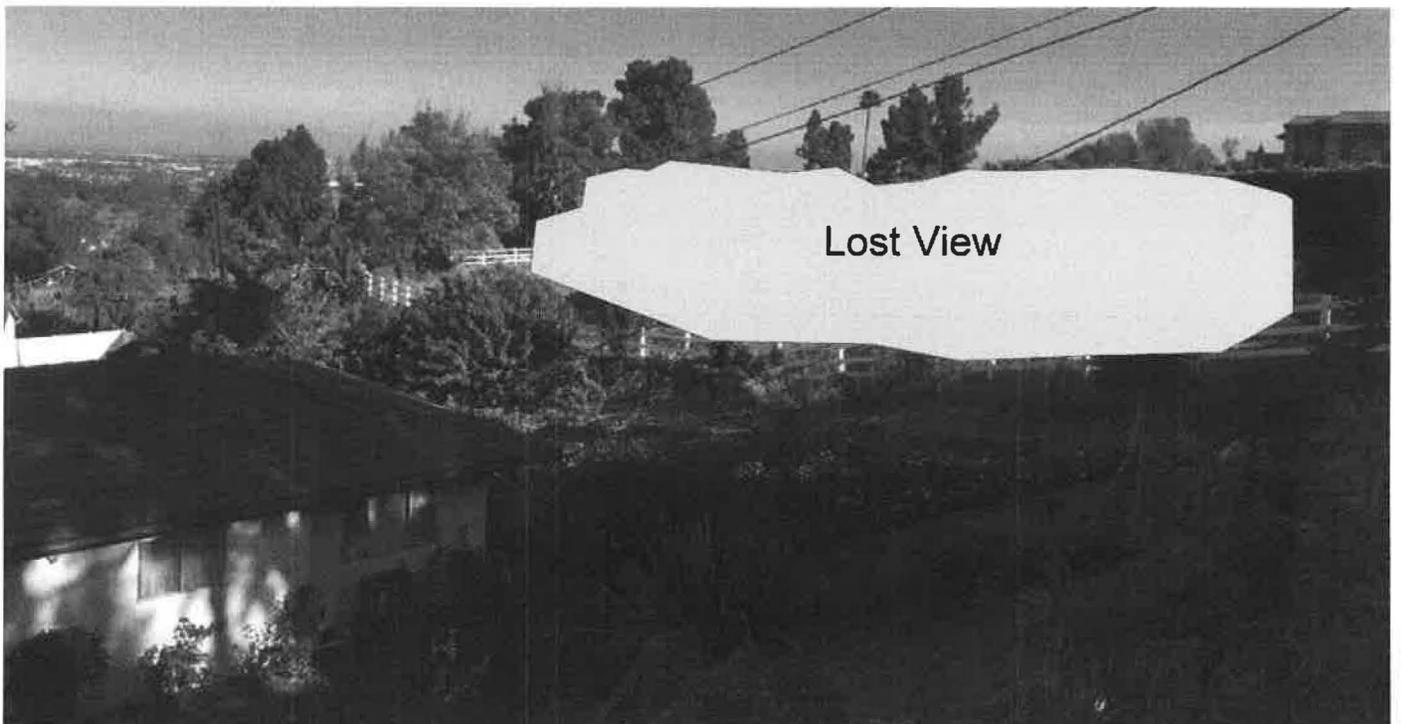
These photos illustrate how this massive nearly 13,000 square foot complex will block harbor views (a key source of both enjoyment and value for which our "Harbor Sight" development is named):



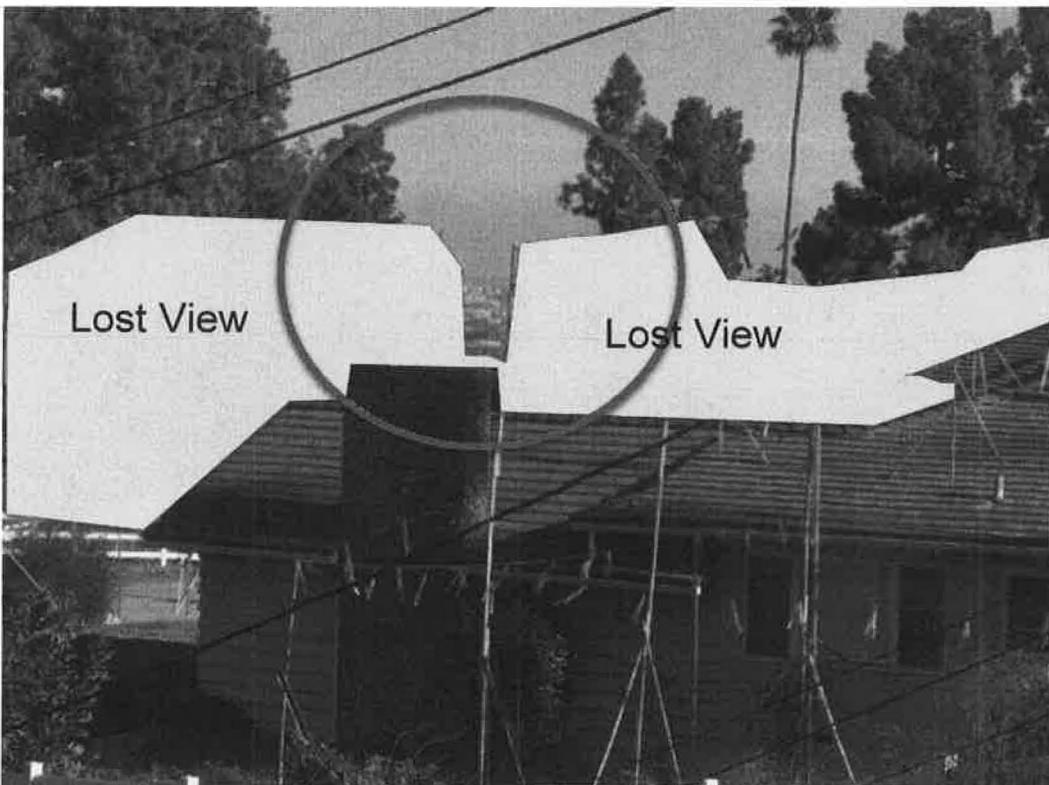


While the Peninsula's growing "urban forest" has reduced ocean views, this project will block what little view remains for our Harbor Sight Drive neighbors. Pruning trees across PV Drive East would open a fantastic ocean view, but the proposed oversize structure would block much of the new view.

This picture shows the view loss for #6 Harbor Sight Dr. homeowners:



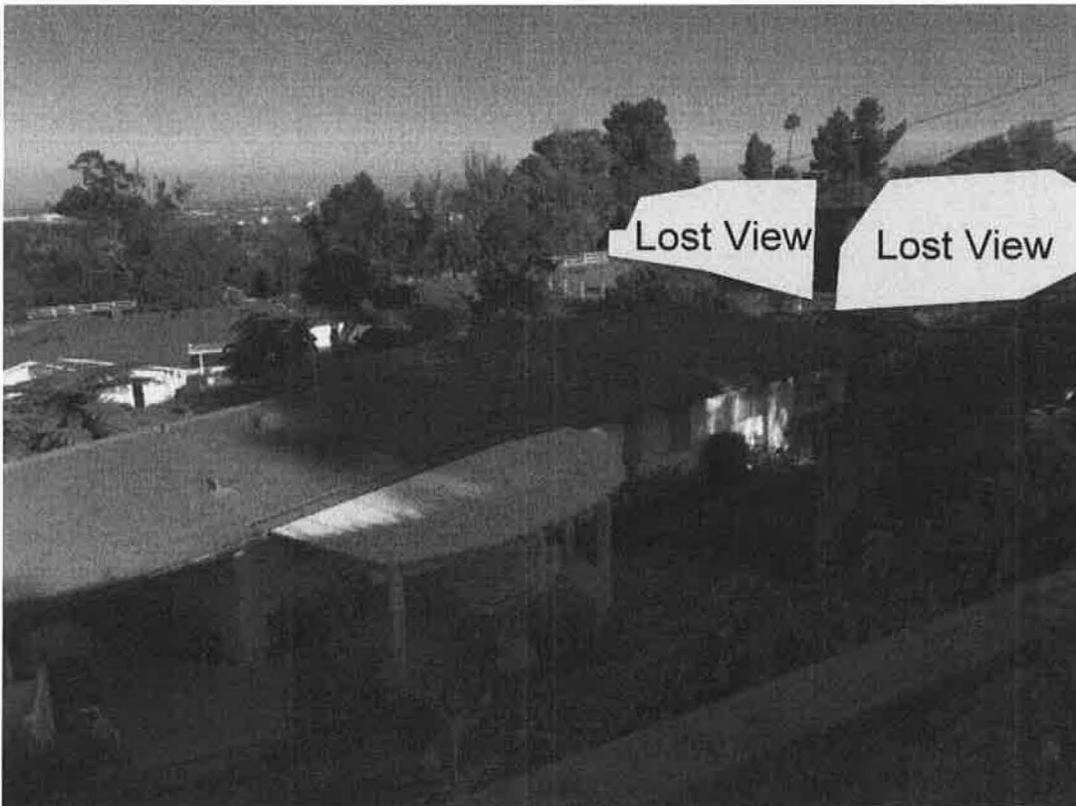
View from #4 Deerhill Drive front yard and house includes portion of San Pedro harbor area, with future opportunity to improve view by pruning large trees across PV Drive East



There is a substantial view impact for #6 Harbor Sight Drive.



Excessive height of very large, houses lacking neighborhood compatibility adds to neighbors concerns.



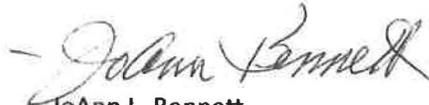
2. There are a number of ways that this proposed development appears to not meet the code requirements of RPV, including:
  - a. Given the large shared motor court and the shared rear pool, combined with the size of the houses, I question whether RPV lot coverage maximums are exceeded—as they certainly exceed by far the lot coverages of the neighboring homes.
  - b. The proposed height variance requests seem totally unjustified, especially given the already stated impacts on views and neighborhood compatibility.
3. Finally, it appears to many that the developer is attempting to circumvent RPV general plan and building codes by applying to split their one acre lot to build two separate buildings, with common front motor court and yard and common back yard with a shared pool and recreation area on the adjacent lots—appearing very much like one monstrous mansion.

For all of these reasons, we strongly request you deny approval of this project.

Respectfully submitted,



Robert E. Bennett  
16 Deerhill Drive  
Rolling Hills Estates, CA 90274



JoAnn L. Bennett  
16 Deerhill Drive  
Rolling Hills Estates, CA 90274

November 27, 2017

Octavio Silva  
Associate Planner  
City of Rancho Palos Verdes  
30940 Hawthorne Boulevard  
Rancho Palos Verdes, CA 90275

RE: Proposed Patel Residences - Revised  
27581 Palos Verdes Drive East

Dear Mr. Silva,

I am writing this letter as my formal position against this project as it is proposed. I have researched the project, the site (which my home borders), RPV zoning and the neighborhood in arriving at the conclusion that the project as described in the notification letter dated October 26, 2017 is not suited to the neighborhood. The attached notes and observations detail my reasons for this conclusion. I plan to be at the public hearing on November 28<sup>th</sup>, and I would like this letter and attachments entered into the record and project file.

Last year the project was reviewed in a different configuration. The developer was seeking variances for lot split and building height. The conclusion was that the lot split did not meet zoning requirements as presented, but staff suggested an alternative. With reference to the building height variance, it was determined that the project's buildings were too large and too tall in consideration of the surrounding neighborhood and it was recommended that they be scaled down.

The current proposal incorporates staff's lot split recommendation, but reduced the proposed buildings by a mere 25% in size and nothing in height.

In general, I find that the project attempts to put too large of residential structures together on too small building pads. While the petitioner has separated them further, the net effect of the project still creates a large scale residential complex, sharing two parcels intended to be used by a single family. The size and scale of the buildings is like nothing we have ever seen in the neighborhood and it does not meet the test of neighborhood compatibility in any form, even in its updated and scaled down format revision.

The neighborhood is comprised of very low density single family residential development. Many homes' living areas are a fraction of their lot sizes – the area average is 12%. The subjects are almost double this. Almost all the homes in the neighborhood are single story or story and a half, terraced down or into a slope. This project is two-story on a level site that is about 24 feet tall. Views will be affected from my house. Moreover, the height of the project still threatens my neighbors' homes at 2 and 4 Harbor Sight Drive (to the north) with a lack of privacy, excessive shade and loss of open space to the south.

Although represented as a development of two separate homes, this project will, in fact result in a 2-building single family complex as evidenced by a single perimeter rear and side retaining wall spanning both lots, a single driveway, a common motor court and driveway apron, a swimming pool in one back yard, with outdoor entertaining in the other back yard. No one has addressed the potential of a perimeter privacy wall and entry gate, which I feel is highly likely given the previous observations. While the two 24-foot high buildings will be about 50 feet apart, from the street this will not be readily noticeable due to elevation and setback and they will continue to appear to be a single residential compound to the casual observer, which is what the petitioners intend them to be. From both my back yard and house they also still appear as a single building.

A simple tour of the neighborhood easily reveals that this project is not only inconsistent, but it is the antithesis of existing development; further, it is abusive and threatens to change the composition of the neighborhood if approved. Worse, it establishes a precedent for other owners and potential buyers/developers of larger lots to subdivide and do the same type of incompatible redevelopment. This is an equestrian, bucolic and low density neighborhood. It reflects easy county-style living. These large, imposing Santa Barbara-style homes that are typically found in the beach communities are inconsistent with the existing neighbor homes in both Rolling Hills Estates and Rancho Palos Verdes.

Lastly, based on my updated conversations with the City of Rolling Hills Estates, such a project, as revised, could never be approved in our city in this area. Given the very low density of the RHE Harbor Sight tract, this project should be viewed with an eye for transitional zoning because it is on the boundary of both cities. There is nothing transitional about 13,000 square feet of residential buildings on a site less than an acre.

Lastly, I am very concerned with the grading plan and relocation of the rear house towards the back of the property. In order to accommodate the homes' size, basements, setbacks, site improvements and slope requirements, there will be over 3,000 cu. yds. of grading of which 2,200 cu. yds. will be exported. This is an unprecedented amount of grading and removal for a project in this area. I am pretty sure that the city of RHE would never allow me to remove a corresponding amount of material from my property nor would I ask.

For these reasons, I am opposed to the plan for a variance and development with two homes as outlined in the notice. I encourage permit denial or a recommendation for a project redesign and a further reduction in scale, more consistent with the character and existing homes in the neighborhood. This would be entail lower density and single story homes.

Respectfully submitted,

Vince Vassallo  
6 Harbor sight Drive  
Rolling Hills Estates

## NEIGHBORHOOD CHARACTERISTICS

<u>Study Area</u>	<u>RPV/RHE Neighborhood</u>	<u>Rancho Palos Verdes</u>	<u>¼ Mile Circle</u>	<u>Rancho PV ¼ Mile Circle</u>
Total No. Homes	364	164	120	64
Average Home Size	2,530 SF	2,898 SF	3,025 SF	3,308 SF
Average Lot Area	22,938 SF	29,400 SF	27,286 SF	31,938 SF
% Homes < 3000 SF	79%	68%	65%	58%
% Homes < 3500 SF	89%	82%	78%	72%
% Homes > 5000 SF	2.5% (9 homes)	5.0% (8 homes)	6.0% (7 homes)	9.4% (6 homes)
Average Lot Size of These Homes	32,598 SF	34,133 SF	34,569 SF	36,944 SF
% Lots > 40,000 SF	11% (39 lots) <sup>1</sup>	23% (38 lots) <sup>1</sup>	20% (25 lots) <sup>1</sup>	37.5% (24 lots) <sup>1</sup>
Bldg Area / Lot Area Average	12.2%	10.9%	12.1%	11.3%
<u>% Homes &gt; 25%</u>	2.2% (8 homes)	2.4% (4 homes)	4.2% (5 homes)	4.7% (3 homes) <sup>2</sup>
Average Size of These Homes	4,313 SF	4,564 SF	4,846 SF	4,893 SF <sup>2</sup>
Average Lot Size of These Homes	16,356 SF (3 > 5000 SF)	17,207 SF (2 > 5000 SF)	18,342 SF (3 > 5000 SF)	18,296 SF (2 > 5000 SF)

For comparative purposes, the subjects have 4,490 and 4,493 SF on 20,649 and 23,029 SF lots, respectively. The lot usage is 22% and 20%. This does not include garages and basement living areas.

<sup>1</sup> 3 home sites composed of 2 lots. Lots over 40,000 SF have the potential for subdivision, based on the precedent set by the proposed lot split and redevelopment.

<sup>2</sup> Only 4 homes > 20%; average home size is 6,034 SF and the average lot size is 24,612 SF.

### Observations:

1. 97.5% of all the homes in the neighborhood are less than 5,000 SF in size and almost 90% of them are less than 3,500 SF.
2. As the study area decreases, the size of homes increases and the percentage of homes less than 3,500 SF increases. However, the total number of homes over 5,000 SF is still minute.
3. Of the homes over 5,000 SF, the average lots size is over 50% greater than the proposed lot split result, meaning that larger homes tend to have larger home sites.
4. There are a number of larger home sites in the area (39), and the ¼ mile RPV neighborhood (24) to warrant concern of setting a precedent with the proposed subdivision. Is this the future of the Eastview neighborhood, subdivision and redevelopment? Consider the issues that go with this (traffic, utilities, view loss, quality of life, a change in neighborhood character).
5. The average land utilization (bldg. area ÷ lot area) in the neighborhood is very small at around 12%.
6. There are very few homes that have as high lot utilization as the proposed subject. The average lot size for these higher use properties is less than 20,000 SF but all study areas have an average home size less than 3,500 SF.

## Comments:

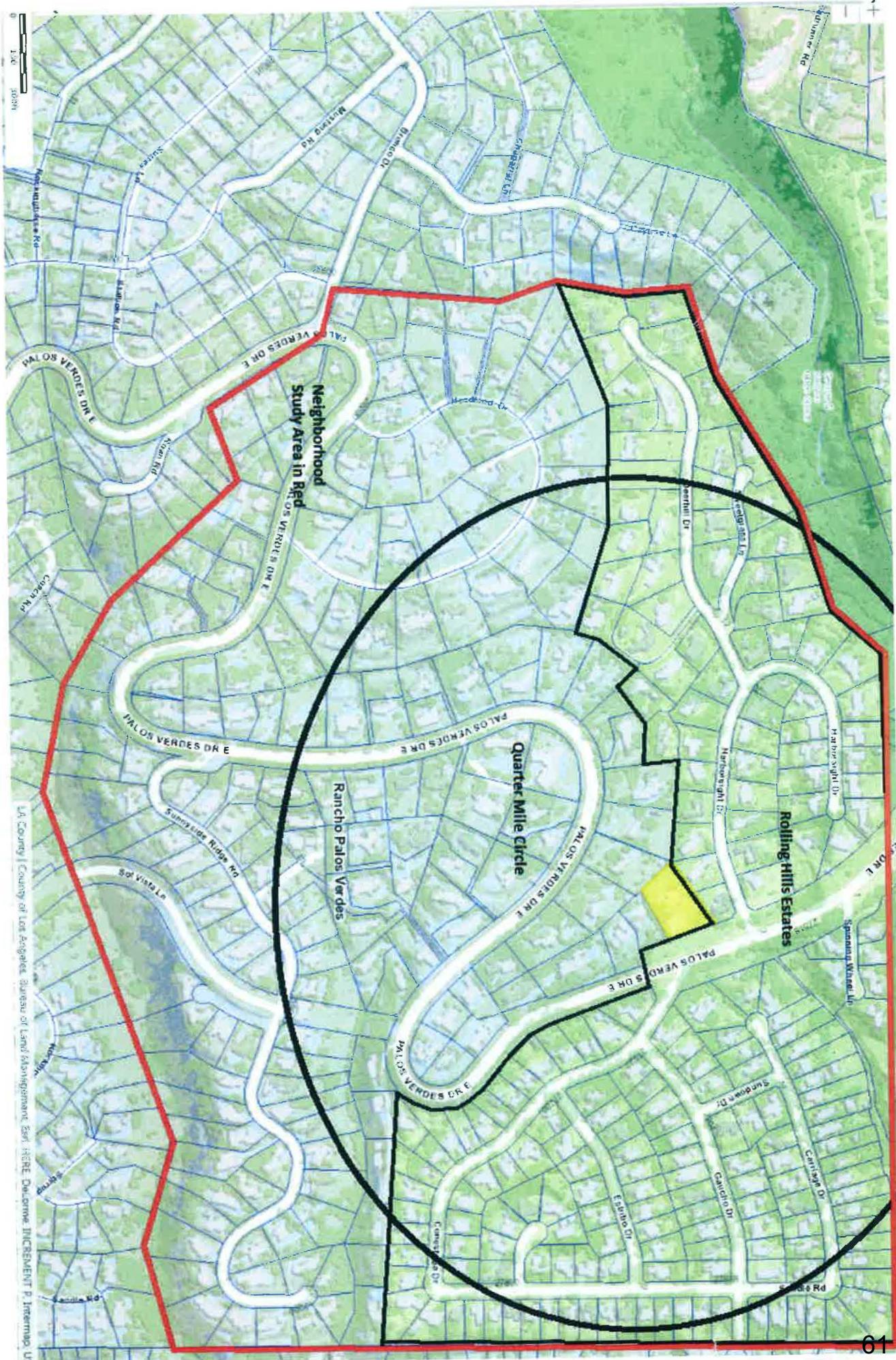
The subject neighborhood is characterized by smaller homes on larger lots consistent with the bucolic, equestrian nature intended by the original planners for both Rolling Hills Estates and Rancho Palos Verdes. There are very few homes in the size category of the proposed subjects with respect to overall size and land utilization. The preponderance of data suggests that higher land utilization tends to be on smaller lots, not larger ones. Given the number of larger lots in the Rancho Palos Verdes portion of the neighborhood, setting a precedent with this lot split and redevelopment could have serious repercussions. How many of these larger lots are candidates for similar redevelopment? How will this affect the neighborhood? These are important questions. Also important is the relationship between the two jurisdictions; RHE and RPV. The average home size is greater in RPV, but so is the average home site. The proposed lot split and redevelopment encourages greater land utilization than the area currently reflects.

## PATEL SUBDIVISION AND REDEVELOPMENT TALKING POINTS

- The proposed subdivision will be parallel to PV Dr. E, creating a front parcel and a back parcel. The back parcel will be land locked and requires an access easement of about 2,000 SF over the front parcel.
- The two homes will be only 50 feet apart, but 24 feet in height. Moreover, they are arranged front to back from PV Dr. E. This will exaggerate the appearance of a single building from all sides except directly from the north. Approaching from PV Dr. E. from either the north or south, the project will still appear as a substantial single building. **This is unchanged from the previous proposal.**
- The two homes have a total architectural living area of about 9,000 SF, however, they will both have an additional 2,250 SF of finished basement space. This increases the total building area to approximately 11,250 SF. Adding overhangs and balconies yields the city's total building area of 12,618 SF. **This is a reduction of approximately 25% from the previous proposal, although the combined basement area has been increased by 40%.**
- The 2 homes will share a driveway, a common motor court, a swimming pool and outside entertainment area. Given the shared facilities, it is apparent that this is not 2 separate homes, but, in fact, a single-family complex composed of two substantial residential buildings. **This is unchanged from the previous proposal.**
- The development shows a single perimeter retaining wall around the back half of the properties. There are no walls between the two residences. What is not shown are perimeter walls that might continue around the rest of the properties, including the front yard and an entry gate. It is more than likely that these will be installed at some point, either during or just after construction. Can this be simply done during construction without any neighborhood feedback? Obviously enclosing the homes with a single wall will define them as a single residence of two homes. **This remains a concern – the creation of a family compound.**
- The two structures have been set back to the south and the rear one is further set back to the west so that now its ground level will be semi-subterranean.
- The flags and frame currently on the property only give an outward impression of the buildings' envelopes. Because one can see through them, it is difficult to project what a solid structure will look like in their place. **Still, it is evident that views of some neighbors will be affected still.**
- Construction traffic and noise will be in the area for months, possibly a year or more, given the size of the development. The proposed development will require moving 3,294 cubic yards of

earth. Of this, about 1,000 cu. yds. will be used on-site while over 2,250 cu. yds. will be exported. The standard dump truck holds about 14 cu. yds. This equates to the capacity of about 160 standard sized dump trucks. This seems like a great deal of earth movement and is obviously due to trying to accommodate 2 homes with substantial basements on what is currently a single home site.

- The neighborhood, including both RHE and RPV, is an equestrian community. Neither proposed residence maintains this historic character. In fact, they do just the opposite in detracting from it and they will be among the only homes in the area do to do so overtly. They look more like beach community homes than equestrian residences, mostly due to their size (area and height). **This is unchanged from the previous proposal.**
- The proposed residences are substantial improvements, placed prominently on an elevated lot that is highly visible to the surrounding area and PV Dr. E. The massive northern and eastern faces of the structures will be highly visible to residents and visitors traveling on PV Dr. E. in either direction. These structures will end up being defining edifices for the neighborhood, which in fact, they are not. They bear little resemblance to the homes in the neighborhood; resembling instead the types of “mcmansions” one sees in RPV on the other side of the hill, in PVE or the beach communities.
- The proposed density (bldg. area ÷ lot area) is significantly more than what is in the surrounding neighborhood. Regardless of zoning, the data show that the average lot usage is substantially less than what is planned for the subjects. In general, the area average is just under 50% of the subjects’ (12% versus 22% and 20%), that is, the subjects are greater than twice as intensive of a use as reflected in the surrounding community. Moreover, the number of homes at the subject’s proposed density is minimal and not at all reflective of the area.
- Conclusion – this proposal appears to be a warmed over revision that converts the lot subdivision to staff’s recommendations, reduces the proposed buildings only slightly, shuffles them on the development sites, but otherwise ignores the requirement for development that is compatible with the existing neighborhood. The project still appears to be an oversized (for the area) 2-building family compound that interrupts views, detracts from the country lifestyle we enjoy on the Palos Verdes Peninsula and sets up precedent for conversion of all of the larger equestrian lots in the area into mcmansion sites.

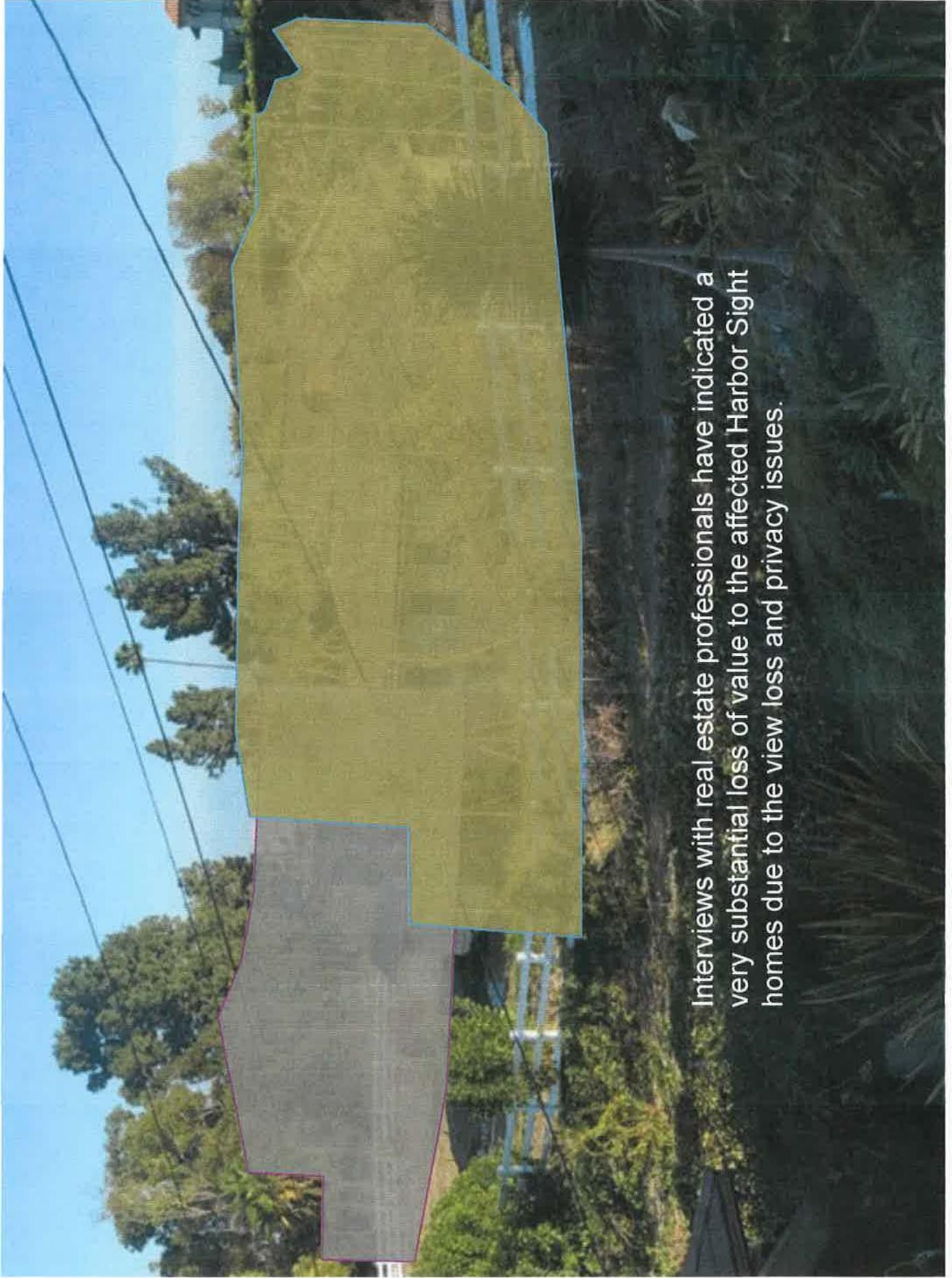


LA County | County of Los Angeles, Bureau of Land Management, San JERE Dalcome, INCIDENT P, Intermap, US

**View Losses:** 1. Current Valuable Harbor View from #6 Harbor Sight Drive Living Room Window



**Views Lost:** 1. Obstruction of Harbor View from #6 Harbor Sight Drive Living Room Window

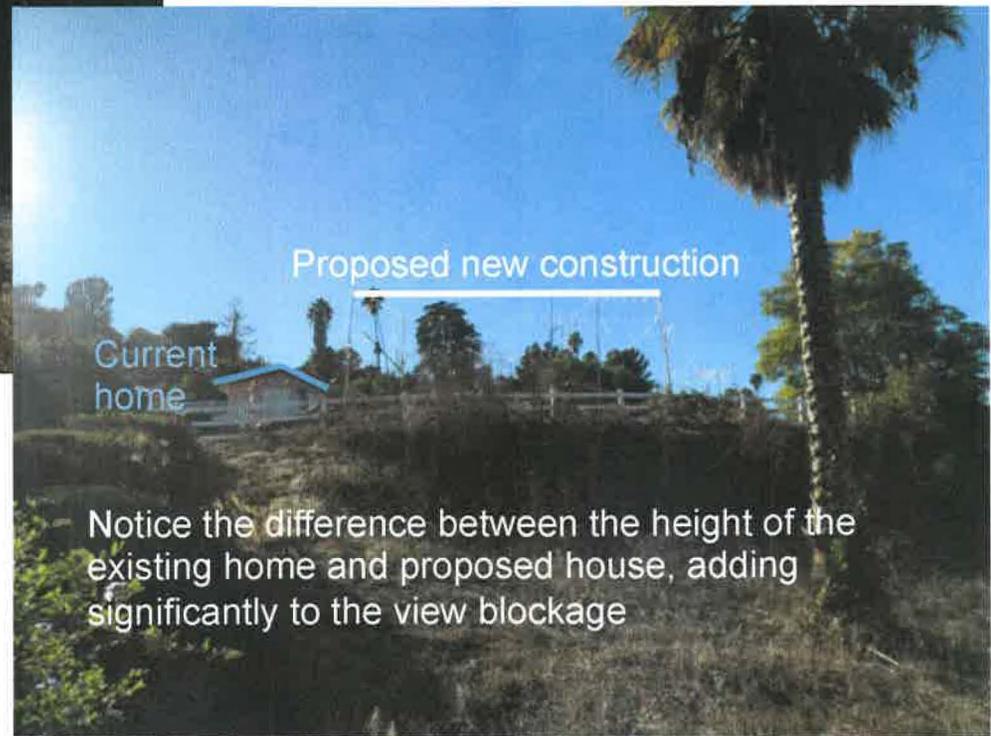


Interviews with real estate professionals have indicated a very substantial loss of value to the affected Harbor Sight homes due to the view loss and privacy issues.

2. View obstruction from front yard of 4 Harbor Sight Dr. east/northeast.



3. Viewed from PV Drive E., Lot 2's 2-story house on the front of the development is on the top high slope creates the appearance of significant mass and height. This also adds significantly to the blockage of harbor views from the residences to the west and northwest.

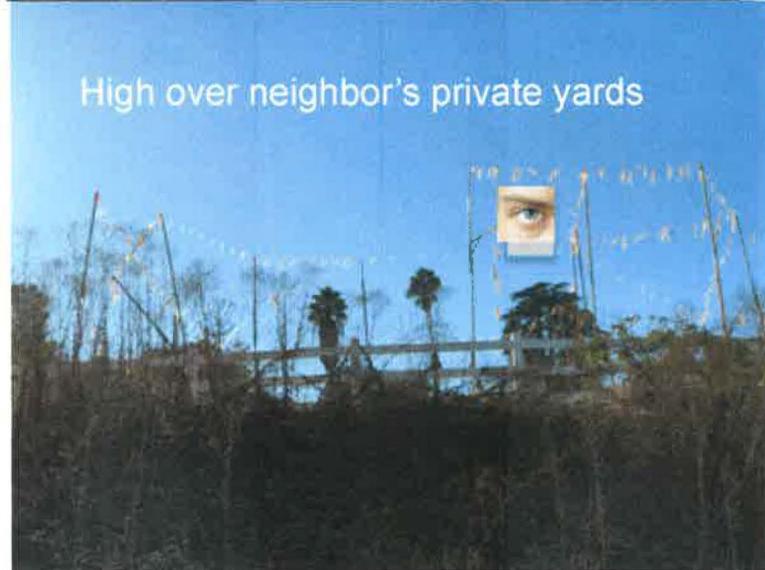
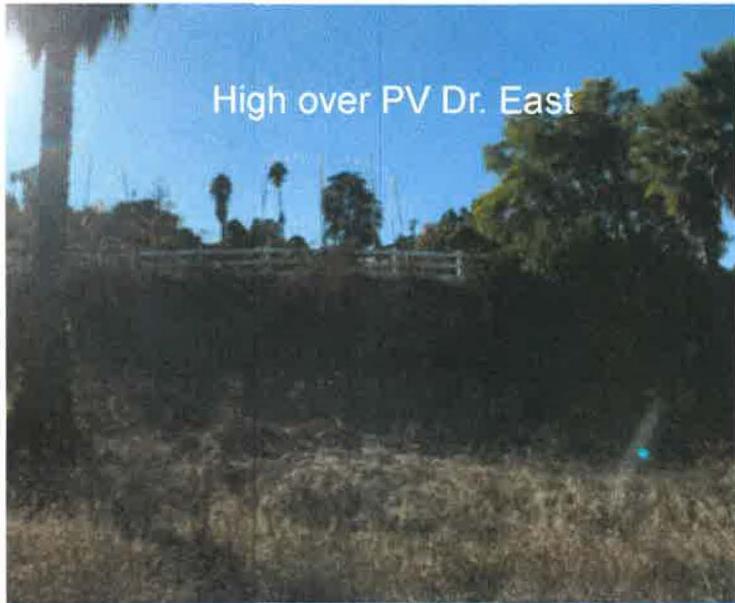


4. Which other uphill residents to the south and west will have views blocked by this height?





2 Buildings up to 30 feet above grade in height on pads 6 feet to 10.5 feet above the level of the neighboring homes to the North create a height appearance clearly out of character with the neighborhood.



### Scale incompatible with the neighborhood

The planned development involves splitting a parcel of just under an acre into two parcels over 20,000 square feet. The two houses will each be about 4,500 square feet above ground plus large finished basements. The two houses will measure 24 and 26 feet in height, respectively, with maximum heights 29 feet and 30 feet above the lowest finished grades adjacent to the structures according to the RPV staff report. The two houses will be built on a grade over 10 feet above the neighboring homes to the north which further adds to their height and mass impacts. The front house will loom over PVDE and stand above any other residence in the area. The rear house will be built against the hillside, backfilled and have a swimming pool in the elevation above that.

3. Massive homes squeezed onto small level buildable pad between front and rear slopes forces building to be too close to property lines for privacy.



**Privacy Loss**

1. Very high North-facing second story windows of house on Lot 2, which is 10.5 feet above grade from the 2 Harbor Sight Drive residence below totally destroys the back yard privacy for this RHE family neighbor.

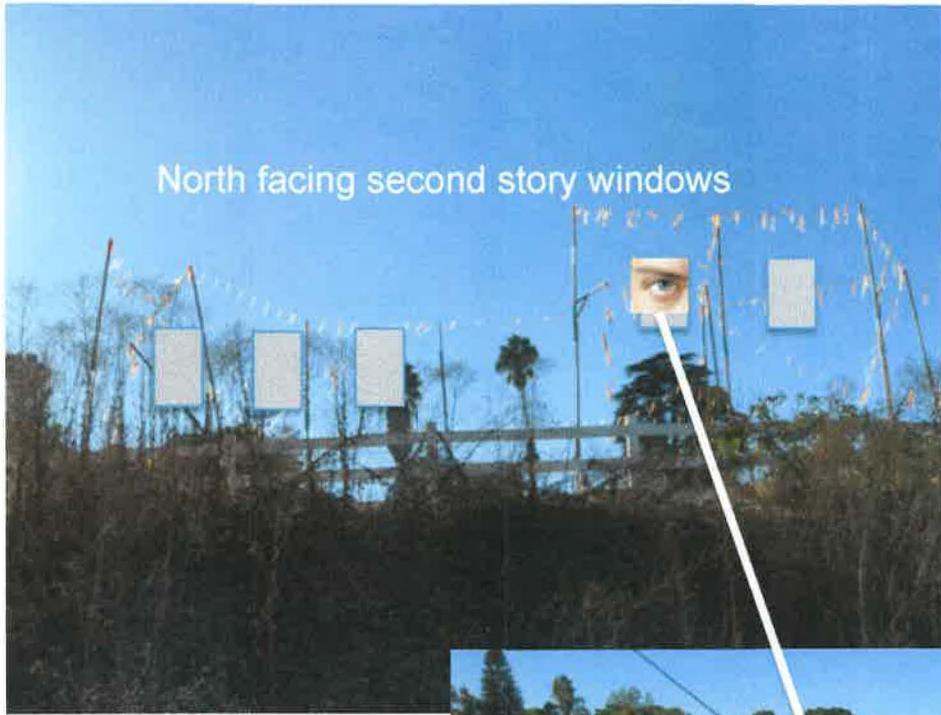
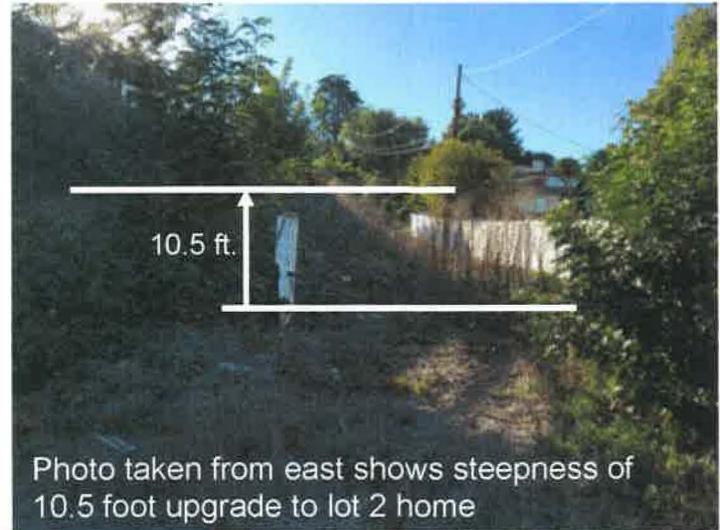


Photo taken from east shows steepness of 10.5 foot added height upgrade to lot 2 home pad



**Privacy Loss**

2. High North-facing second story windows of house on Lot 1, which is 6 feet above grade from the 2 Harbor Sight Drive residence below significantly reducing the back and side yard privacy for this RHE family neighbor.



**Privacy Loss**

3. Massive homes squeezed onto small level buildable pad between front and rear slopes forces building to be too close to property lines for privacy.





**City of Rancho Palos Verdes  
Community Development Department  
CERTIFICATE OF OCCUPANCY**

The following structure has been inspected and approved for occupancy as described below.

Address: (Building #5) 1024,1026,1028 Estrella Del Mar

Occupant Group (s): R-3/U  
APN# 7589013009

Construction Type (s) 5-B w/Sprinklers  
Use: Three Dwelling Units w/ attached garages

Assembly Occupant Load: N/A  
Permit #: BLD2015-00418

No. of Dwelling Units: 3  
Application Date: 05/18/2015

No. of Guest Rooms N/A  
Permit Issuance Date: 05/26/2015

Description of Work and Structure Inspected: New Two Story 8009sf 3 Unit Duplex Dwelling Units with attached Garages

Current Property Owner's Name / Address: Taylor Morrison Services Inc. 8105 Irvine Center Drive #1450 Irvine, CA 92618

The current and future property owners shall maintain this structure in a safe and sanitary condition in conformance with 2013 Edition of the California Building Code. Issuance of this Certificate shall not be construed as an approval of any violation of local, state, or federal law

**This Certificate of Occupancy may be revoked**

By:   
Tom DeFazio,  
Interim Building Official

Date: 12/14/17

**POST IN A CONSPICUOUS PLACE**



**City of Rancho Palos Verdes  
Community Development Department  
CERTIFICATE OF OCCUPANCY**

The following structure has been inspected and approved for occupancy as described below.

Address: (Building #6) 1033,1035,1037 Calle Stellare

Occupant Group (s): R-3/U  
APN# 7589013009

Construction Type (s) 5-B w/Sprinklers  
Use: Three Dwelling Units w/ attached garages

Assembly Occupant Load: N/A  
Permit #: BLD2015-00417

No. of Dwelling Units: 3  
Application Date: 05/15/2015

No. of Guest Rooms N/A  
Permit Issuance Date: 05/26/2015

Description of Work and Structure Inspected: New Two Story 8009sf 3Unit Duplex Dwelling Units with attached Garages

Current Property Owner's Name / Address: Taylor Morrison Services Inc. 8105 Irvine Center Drive #1450 Irvine, CA 92618

The current and future property owners shall maintain this structure in a safe and sanitary condition in conformance with 2013 Edition of the California Building Code. Issuance of this Certificate shall not be construed as an approval of any violation of local, state, or federal law

**This Certificate of Occupancy may be revoked**

By:  Date: 12/14/12  
Tom DeFazio,  
Interim Building Official

**POST IN A CONSPICUOUS PLACE**

# Tom and Kim Vice

70 Calle Cortada • Rancho Palos Verdes, California 90275 • Phone: (661) 609-3033  
E-Mail: kimvice@cfl.rr.com

Date: November 17, 2017

Ara Mihranian  
Director of Community Development  
City of Rancho Palos Verdes  
30940 Hawthorne Boulevard  
Rancho Palos Verdes, California 90275

Copy: Amy Seeraty, Associate Planner

Dear Ara Mihranian:

We are in receipt of your letter, dated November 10, 2017, regarding the approval, with conditions, of the installation of a wrought iron fence at the top of the slope along the east property line of the residence at 32 Via Del Cielo. Our property, 70 Calle Cortada, is the abutting upslope property.

This letter is to inform you that we are appealing this decision under the grounds that the views of the ocean, Catalina Island, and Santa Monica Mountains from our property will be significantly impaired. This letter details the specific areas that form the grounds of our appeal, as well as the specific actions requested.

It is our belief, that the specific actions that we are requesting will not impact the landowners at 32 Via Del Cielo. However, the two issues detailed below will have significant ocean, Catalina Island, and Santa Monica mountain view impairment consequences from our property; effecting the value of our property, and our quality of living that our beautiful community currently offers.

## **Grounds for appeal – issue #1**

We appreciate the city's approval of a 4' fence from the rear (south) of the property line to a length of 163'. We also appreciate the drop down from 4' to 3.5' at the 163' point. However, by allowing the 3.5' fence to extend 44' all the way to the front property line, our views of the ocean, Catalina Island, and Santa Monica mountains will be severely impaired.

The approval of the 3.5' fence all the way to the front (north) property line on top of the upslope was based upon the level of view impairment from a standing viewing position, as stated in the approval recommendation from Amy Seeraty. The approval recommendation letter stated, "*As the views of the ocean from the viewing area would typically be enjoyed in a standing position, the view assessment for this application was conducted in a standing position. A viewing area is established by determining which area of the structure or lot that the best and most important views exists.*"

The first ground of our appeal, is that the best primary viewing area is more suitable to viewing in a seated position, not in a standing position. Rancho Palos Verdes' municipal code states "*Views shall be taken from a standing position, unless the primary viewing area is more suitable to viewing in a seated position.*" It is definitely the case, that the primary viewing area is more suitable to viewing in a seated position. We spend the vast majority of our time in our living room,

and on a section of the property lot just off the living area where we have patio chairs and table. The significant amount of time we spend in these areas is from a seated position, as we enjoy the panoramic and majestic views of the ocean, Catalina island, and the Santa Monica Mountains for extended periods throughout the day, including late afternoon and at sunset.

To show the substantial level of viewing impairment and harm that this fence would cause, I constructed a section of a 3.5' wrought iron fence, and placed it at the front of the property line on the east upslope of 32 Via Del Cielo. As you can see from the included photos, there will be significant impairment of our ocean view if the fence were constructed. You can also see that the top of the proposed fence exceeds, and many cases blocks, the horizon (sky/ocean) line. Allowing this fence to be installed would put the entire remaining ocean view below the top of the fence, or completely block the horizon line.

As just one example as to the significance of the proposed fence, on many afternoons, extending into sunset, our family sits in our living room, or the outside patio off our living room, and watches the gorgeous California sunsets, often wondering if we will see the majestic and very brief green flash that sometimes occurs as the sun just touches the sky/ocean horizon line. If the proposed fence is installed, we will never be able to sit in many of our favorite positions and watch the sun as it dips down on the horizon - the top rail of the 3.5' fence from several seated viewing positions will now obscure the sky/ocean line. Throughout the day, as well as at sunset, in the other seated positions the ocean views will be significantly impaired below the fence height, with much of the viewing area blocked by the type of wrought iron fence constructed, the fence top rail, down rails, as well as railheads, and ornament leaves.

The approval recommendation letter states, "*Additionally, wrought iron fencing is generally designed to allow at least 80% transmission of light, air or vision.*" We disagree with this as a general statement. In fact, wrought iron fence designs can, and do, have a significant level of design variability. Wrought iron fencing can vary greatly as to the height (thickness) of the horizontal top header bar and the width of the vertical bars. Wrought iron fence design vary greatly on how narrow the distance is between the vertical bars; having a significant influence on the percentage of light, and viewing allowed through the fence. Wrought iron fence designs also vary significantly with the type and thickness of railheads, and the size and shape of the ornament leaves on the vertical bars. All of these factors will add significantly to the already substantially impaired ocean view from our property. It is also the case, that the homeowners at 32 Via Del Cielo may very likely be highly motivated to allow as little viewing through this fence as possible, as they don't have any impact to ocean views, like we would. Instead, the homeowners could install the most restricted-opening wrought iron fence design possible in order to achieve their desire for a complete level of privacy – again, significantly impairing our views of the ocean, Catalina Island, and Santa Monica mountains.

#### **Specific action request #1 – in regards to issue #1**

The specific action we are requesting is to have the proposed fence angled along the upslope from the property at 32 Via Del Cielo. Our detailed proposed solution is as follows: The fence for the property at 32 Via Del Cielo would start at its current northern position at the bottom of the upslope, angle up the east upslope in a south/east direction, and intersect with the top of the upslope property line 20' back from the north upslope property line. See attached figure 1. There would not be any fencing along the top of the upslope property from the front property line extending south for 20'. At 20' the 3.5' high fence would run south for 24', then step up to the 4' high and extended south for a length of 163'.

This solution would represent little if any impact to the homeowners, as little homeowner activity would, could or should occur on the very steep slope. There is no planned building in this area, and no reasonable concerns over privacy. Making this minor change would allow us to continue all of the beauty of the ocean views, the beautiful sunsets, Catalina Island, and the Santa Monica mountains, while it does not result in the landowner at 32 Via Del Cielo to sacrifice any backyard living area, or privacy. The only change this would represent is a small triangular section of the steep slope on the north/east upslope of their property would not be in the fenced-in area. This would have little impact to their quality of life or living/playing backyard area – you can't safely play on the steep slope nor would you want to. But the impact to installing the fence in this area would have a substantial impact to our quality of life.

#### **Specific action request #2 – in regards to issue #1**

As is the condition as specified above in regards to the design of the wrought iron fence, a second specific action being requested is that the remaining wrought iron fence (4' fence from the south of the property line for 163' and the 3.5' fence for the next 24') be specified to comply with the following design parameters: ½ inch width for the fence top bar, ¼ inch width for the vertical bars, 5 inch separation between vertical bars, no ornamental leaves on the vertical bars, and any railheads to comply with 4' and 3.5' height restrictions.

#### **Grounds for appeal – issue #2**

The second area is the height of the trees on the property at 32 Via Del Cielo. The municipal code states that all foliage (that impairs a view from the viewing area of another parcel) on the applicant's lot can not exceed 16 feet or the ridgeline of the primary structure, whichever is lower. The trees on the slope of the east property line of residence 32 Via Del Cielo significantly exceeds the ridgeline of the primary structure. As seen from the attached photos, the trees significantly obscure our views of the ocean, Catalina Island, and Santa Monica mountains.

In Amy Seeraty's April 20, 2017 email, it stated "*their [homeowners at 32 Via Del Cielo] landscape plan for the backyard improvements indicates they [the pepper trees] will be removed, but I [Amy Serraty] will still measure them to see if there are any portions over 16' in height that significantly impair your view. If there are, those portions of the tree would be trimmed prior to approval of the fence/wall permit.*" Although the trees exceed 16 feet, the correct measurement in this case, is the ridgeline of the primary structure as the code actually states that foliage can not exceed 16 feet or the ridgeline of the primary structure, whichever is lower. The trees significantly exceed the ridge of the primary structure, and have continued to grow significantly since Amy's April site visit.

Since the trees both exceeded a height of 16 feet and the ridgeline of the primary structure, and based upon Amy's April 20, 2017 email, we expected this issue to be resolved, however, in the conditions for permit approval, received with your November 10, 2017 letter, it states that "*no foliage removal is required.*" The conditions for permit approval states that several pepper trees exceeded the ridgeline of the primary structure, but the trees only obscure views the sky. Although, we and the city both agree that trees exceed both 16' and the ridgeline of the primary structure, we disagree vigorously with this assertion the trees only obscure views of the sky. From the attached photographs, you can see that this this is not the case. The pepper trees obscure views of the ocean, Catalina Island, and Santa Monica mountains from several viewpoints.

**Specific action request #1 – in regards to issue #2**

We are not requesting as part of this appeal that the pepper trees, or any foliage, be removed. The specific action being requested is that the heights of the existing pepper trees are brought back within compliance to the existing city municipal code. Specifically, that the height of the trees do not exceed the ridgeline of the primary structure.

In addition, we are requesting that the trees are maintained so that they are not allowed to grow beyond the ridgeline of the primary structure.

**Specific action request #2 – in regards to issue #2**

In addition to maintaining the current trees on the property within existing city code, we are requesting that the specific action be taken by the city to ensure that no additional trees or foliage are planted on the property, including the slope on the east property line, of 32 Via Del Cielo, that would block any view of the ocean, Catalina Island, or Santa Monica mountains.

Thank you for your careful consideration of our appeal.

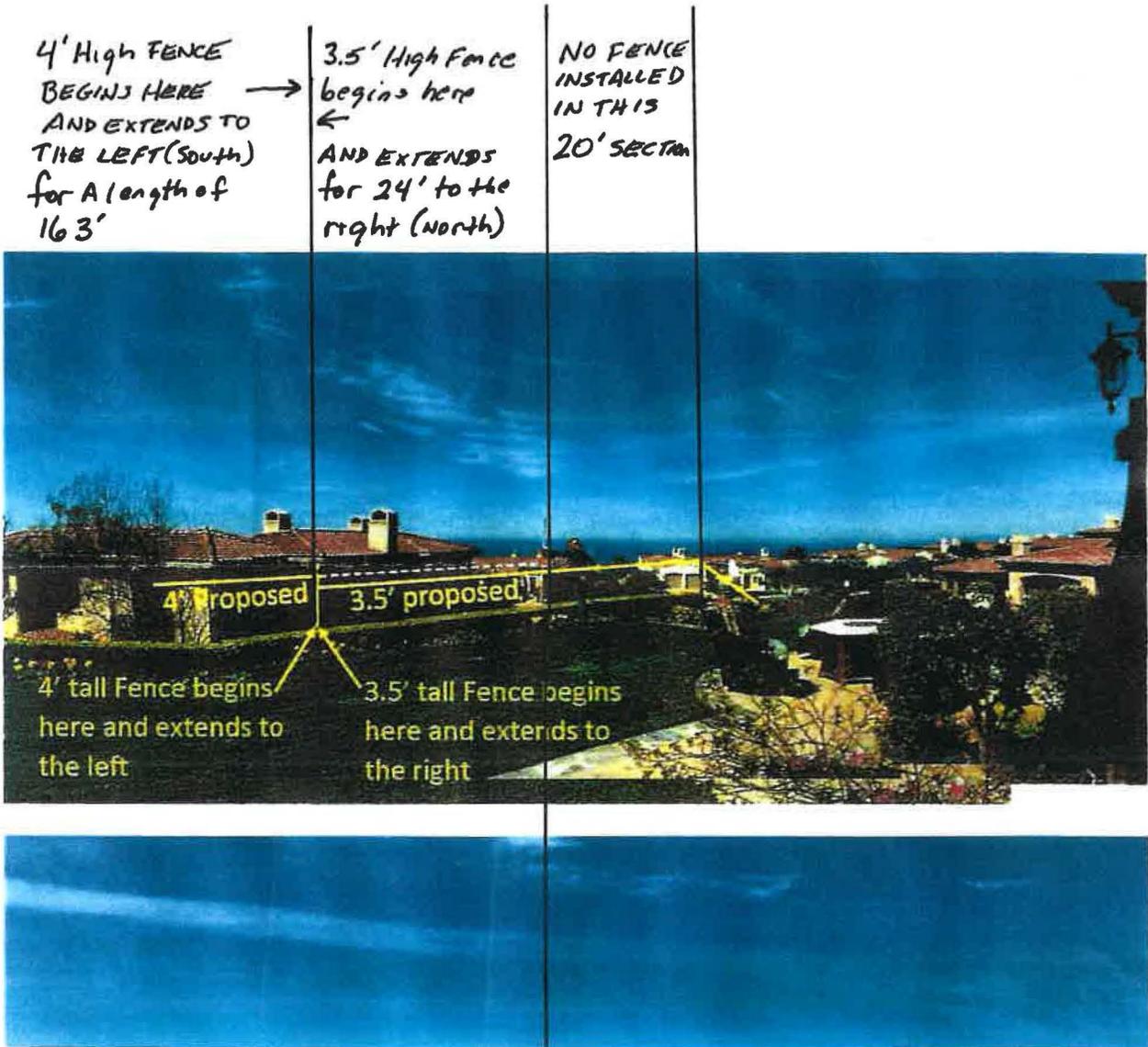
Sincerely,



Tom and Kim Vice

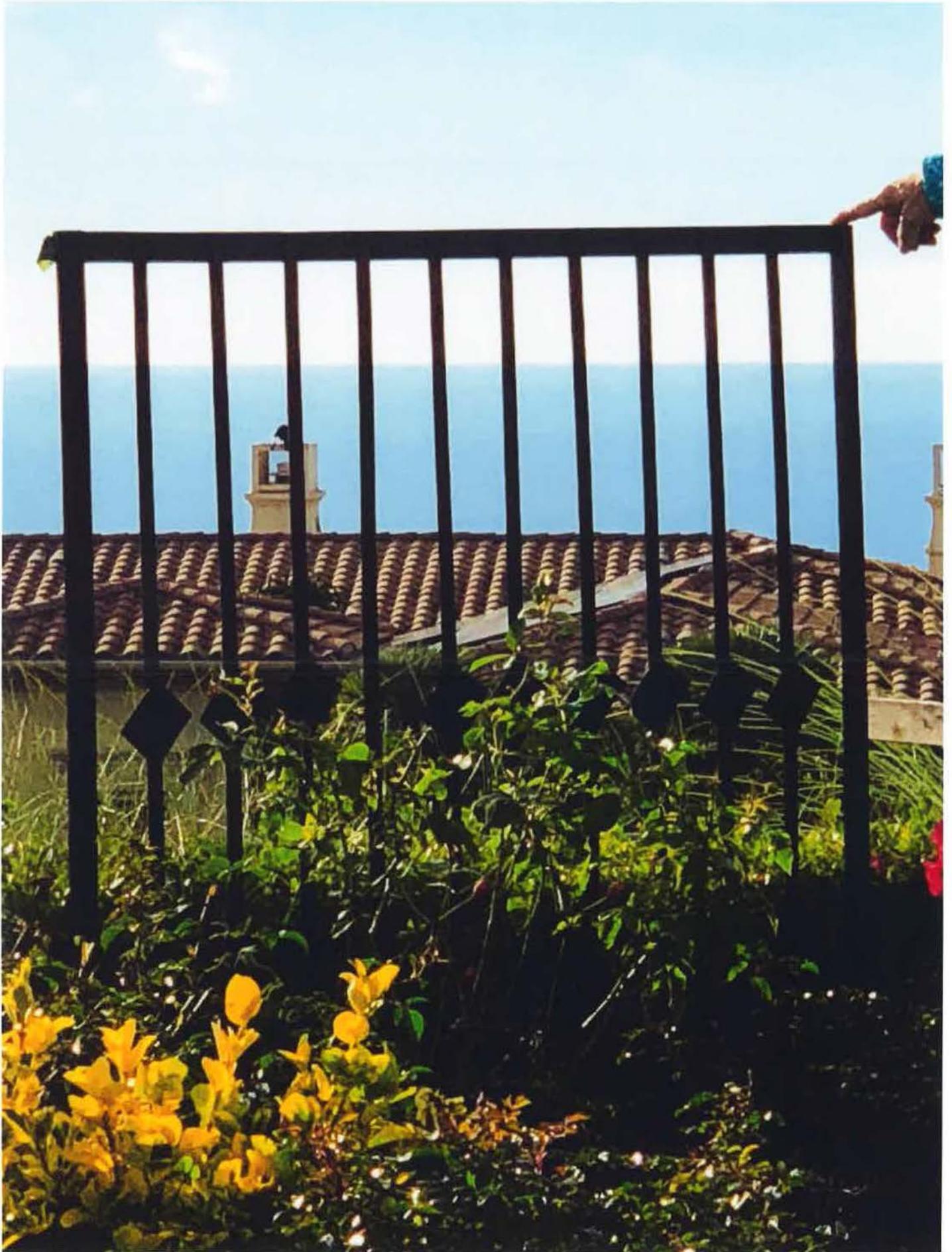
# FIGURE 1

SPECIFIC ACTION REQUESTED #1 IN REGARDS TO ISSUE #1



THE 3.5' High  
FENCE FROM  
THIS LOCATION  
←  
ON the EAST  
UPSLOPE Angles  
Down the slope  
North/WEST To  
INTERSECT with  
the existing starting  
position point on the  
BOTTOM OF the slope  
AT the Bottom North  
point.











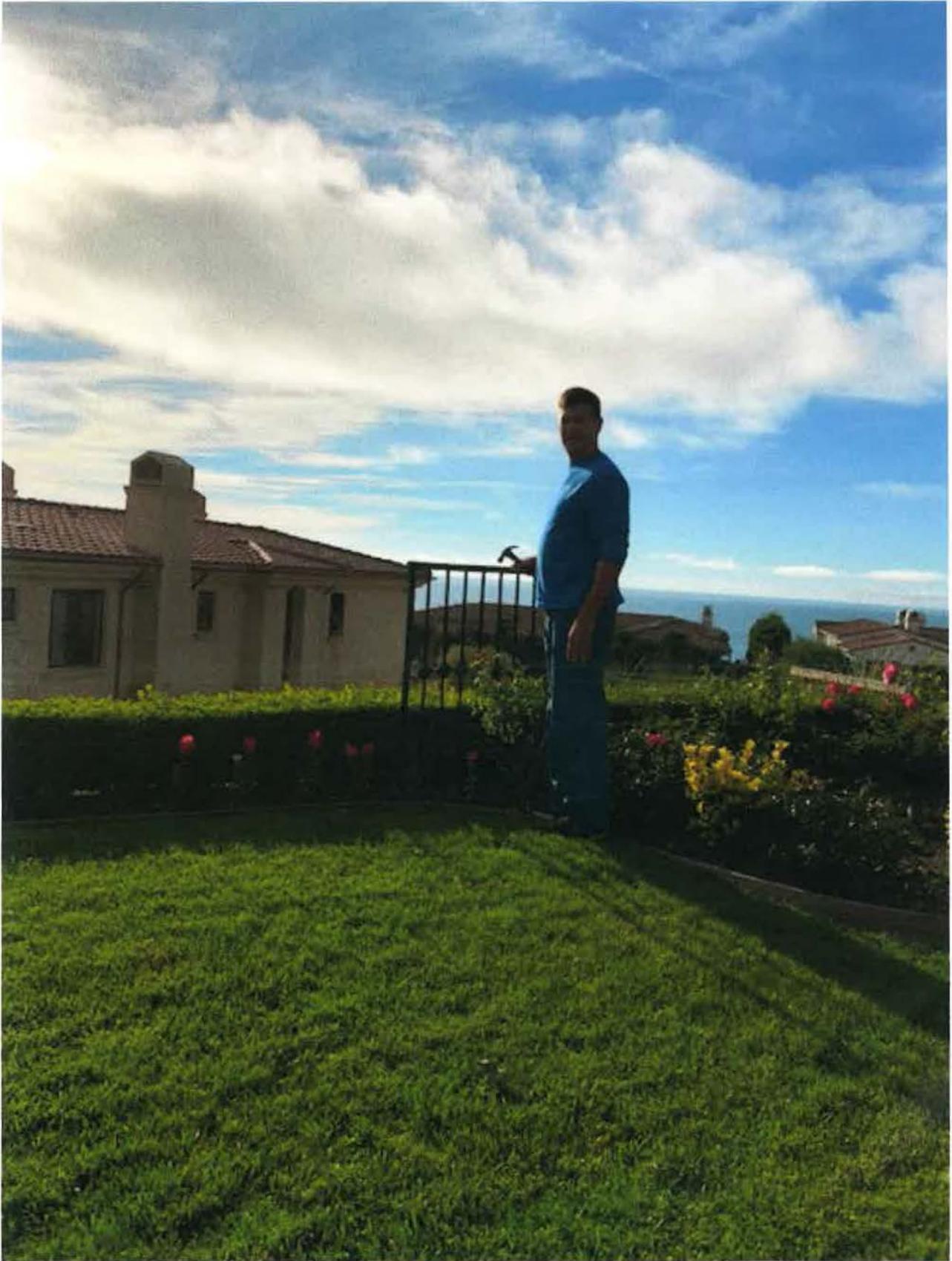


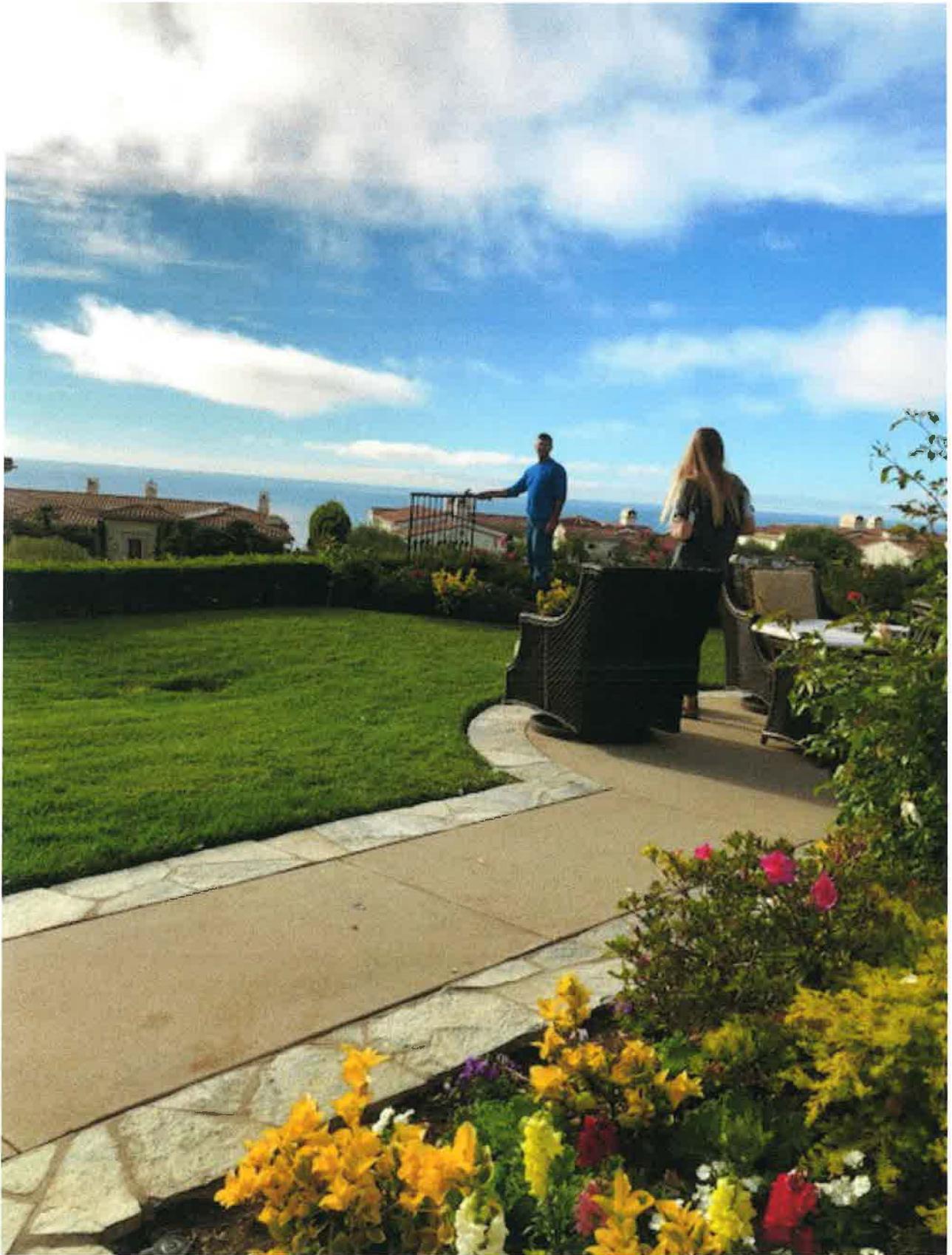








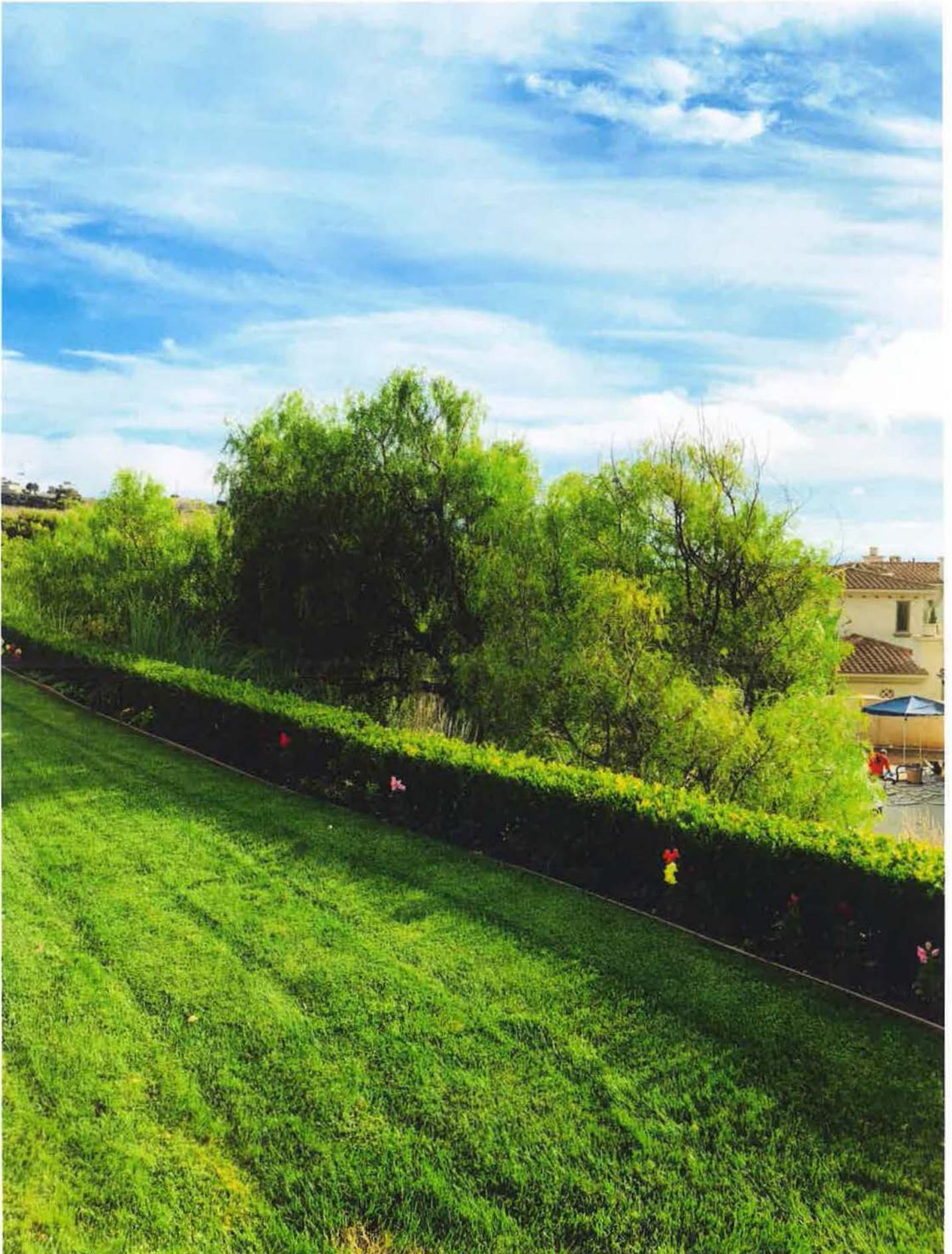
















## Applications of Note as of December 20, 2017

<b>Case No.</b>	<b>Owner</b>	<b>Street Address</b>	<b>Project Description</b>	<b>Submitted</b>
<b>ZON2017-00582</b>	PAK, KITOK & SOON U	26 SAIL VIEW AVE	Landscape Review for the rear yard.	12/14/2017
<i>Landscape Plan Review</i>				
<b>ZON2017-00585</b>	PLUT, JOHN D & KAREN B	30843 CARTIER DR	Proposal to install a Juliette balcony along the rear of the residence.	12/15/2017
<i>Site Plan Review</i>				
<b>ZON2017-00587</b>	YOSHIMURA, ROY I & BETTE S	LOT 2P3795 HEADLAND DR	New SFR 3,488SF with basement level of 1,542SF and 1,114SF garage; grading associated to the construction of new SFR, patio, retaining walls.	12/15/2017
<i>Neighborhood Compatibility Analysis</i> <i>Grading Approval</i> <i>Site Plan Review</i>				
<b>ZON2017-00591</b>	KIT SONG	4220 ADMIRABLE DR	Proposal to alter existing lot coverage; new trellis patio structure; new garage door; new patio doors and windows; new extension to garage patio cover.	12/19/2017
<i>Site Plan Review</i> <i>Foliage Analysis</i>				
<b>ZON2017-00594</b>	GIRGIS LIVING TRUST GIRGIS	31031 RUE LANGLOIS	New 2 story addition	12/19/2017

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<b>Case No.</b>	<b>Owner</b>	<b>Street Address</b>	<b>Project Description</b>	<b>Submitted</b>
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*Site Plan Review*  
*Height Variation*  
*Foliage Analysis*

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