

MEMORANDUM

TO: RANCHO PALOS VERDES CITY COUNCIL

FROM: DOUG WILLMORE, CITY MANAGER

DATE: SEPTEMBER 18, 2019

SUBJECT: ADMINISTRATIVE REPORT NO. 19-38

TABLE OF CONTENTS - CITY MANAGER AND DEPARTMENT REPORTS

- **CITY MANAGER – PAGE 3**
 - Ready RPV
 - Upcoming Candidate Debates/Forums
- **FINANCE – PAGE 4**
 - 2nd Quarter Home Sale Value Trends
 - OpenGov Financial Reporting
- **PUBLIC WORKS – PAGE 4**
 - Maintenance Activities
- **COMMUNITY DEVELOPMENT – PAGE 5**
 - 6th Cycle Regional Housing Needs Assessment (RHNA) Update
 - Peafowl Trapping and Relocation Program Update
 - Point View Subdivision of Land Request (Case No. PLTM2018-0001)
 - September 11th LAX/Community Noise Roundtable Meeting Summary
 - Palos Verdes Estate’s Wireless Telecommunication Facilities Summit Update
 - Planning Commission
- **RECREATION & PARKS – PAGE 6**
 - Park Events
 - PVIC/Docents
 - Healthy RPV Open Gym
 - Volunteer

ADMINISTRATIVE REPORT

September 18, 2019

Page 2

- **CORRESPONDENCE AND INFORMATION RECEIVED (See Attachments)**
 - Calendars – Page 8
 - Tentative Agendas – Page 11
 - Channel 33 & 38 Schedule – Page 16
 - Channel 35 & 39 Schedule – Page 17
 - Crime Reports – No report
 - PRA Log – Page 18

CITY MANAGER

Ready RPV: There's still time to take the **Ready RPV Challenge** for a chance to win!



This new contest runs during the month of September, National Preparedness Month, and **ends October 12**, the final day of Fire Prevention Week.

RPV residents who prepare or purchase an emergency kit, complete the Los Angeles County Fire Department's "Ready! Set! Go!" Personal Wildfire Action Plan and post a photo or video showing each completed part of the challenge on social media with the hashtag **#ReadyRPV** will be entered into a drawing to **win a one-night stay in an Ocean View King Guest Room at Terranea Resort with either golf or spa day passes for two; plus breakfast for two at Catalina Kitchen.** The winner will be announced at the end of the campaign.

For contest details and a link to download the "Ready! Set! Go!" Personal Wildfire Action Plan, visit bit.ly/2zuDnfm

The City has also partnered with the Palos Verdes Peninsula Unified School District on a separate contest for elementary schools, the **Ready RPV Classroom Challenge**. At each elementary school, the class with the highest percentage of students whose families prepare or purchase an emergency kit and complete the "Ready! Set! Go!" Personal Wildfire Action Plan by October 12 will win a pizza party paid for by the City.

If you have questions about either contest, please contact Senior Administrative Analyst Megan Barnes at 310-544-5226 or mbarnes@rpvca.gov.

Upcoming Candidate Debates/Forums: The Palos Verdes Peninsula League of Women Voters will be hosting two election forums/debates for the November 5 election. The first forum will be a candidate debate and the second will be a presentation of the pros/cons on Measure B. Also, the LWV has announced that they will be partnering with the RPV Council of Home Owners Association (CHOA) for an additional forum. All forums/debates will be at

Hesse Community Park in McTaggart Hall. Please note that some start times have changed.

- Thursday, October 10 at 7:00 p.m. at Hesse Park – **updated time**
Fred Hesse Community Park, McTaggart Hall, 29301 Hawthorne Blvd., Rancho Palos Verdes.
- Thursday, October 17 at 7:00 p.m. at Hesse Park – **updated time**
Fred Hesse Community Park, McTaggart Hall, 29301 Hawthorne Blvd., Rancho Palos Verdes. This event is a forum for the proposed hospitality measure, Measure B.
- Wednesday, October 23 at 6:30 p.m. at Hesse Park (**CHOA**)
Fred Hesse Community Park, McTaggart Hall, 29301 Hawthorne Blvd., Rancho Palos Verdes.

FINANCE

2nd Quarter Home Sale Value Trends: Despite lower mortgage rates and a healthy economic background, home sales in Southern California were sluggish. Analysts suggest that many would-be buyers remained priced out or concerned about buying near a possible price peak.

The median price paid for all Southern California homes sold in June was \$541,250, up 2.5 percent from \$528,000 in the prior month, and up 1.2 percent from \$535,000 in June 2018. Home sales of \$500,000 or more accounted for 56.9 percent of all sales, up from 54.6 percent this time last year.

Information provided by HdL

OpenGov Financial Reporting: Did you know that you can view the City's monthly financial reports on OpenGov? OpenGov is an easy to use website that allows visitors to view monthly revenue and expenditure details using interactive charts and graphs. Information can be viewed by fund, program and expense type. Visit <http://www.rpvca.gov/895/OpenGov-Financial-Data> to learn more.

PUBLIC WORKS

Maintenance Activities: This week Public Works continues its regular scheduled maintenance in Parks and Medians throughout the City. Several memorial plaques were installed at PVIC along the amphitheater. On the main median on Silver Spur Rd., irrigation was re-established and the plants in this section began to come back to life. Residents had reached out to PW and the system was inspected the next day. Public Works is also focusing on finishing the last of the established fuel modifications for the season. Some of these areas are difficult to access and require residents cooperation to access in order to perform work. The City is also hard at work in identifying new fuel modification sites and revisiting previously cleared areas to help maintain fuel loads low. Another component to fuel modification this season has been the removal of tumbleweed before it gets a chance to mature and create road obstructions.

In the Right of way at Palos Verdes Drive South and Seahill Dr., PW cleared brush that was blocking motorists' view when turning in on this intersection. PW also continues to respond to emergency calls. On Hawthorne Blvd., a vehicle collision took out a crosswalk bar. PW responded to the collision, cleaned up the debris and restored the downed crosswalk bar the next day.

COMMUNITY DEVELOPMENT

6th Cycle Regional Housing Needs Assessment (RHNA) Update: As previously reported, the Southern California Association of Governments (SCAG) is in the process of selecting a methodology option by which 1.3 million housing units, allocated by the California Department of Housing and Community Development (HCD), will be distributed to local jurisdictions as part of the 6th RHNA cycle. As part this process, SCAG conducted public hearings and collected comments regarding the proposed methodology options. The public comment period ended on September 13th. SCAG reported receiving over 300 comments (including two comments letters that the City submitted) and had more than 250 people participate in the public hearing process. The cities of Palos Verdes Estates and Rolling Hills also submitted comments letters (attached) to SCAG expressing some similar concerns as RPV's with the proposed methodology options and calling for more local input in the 6th RHNA cycle process. In addition, on September 12th, the South Bay Cities Council of Governments (SBCCOG) submitted a comment letter (attached) to SCAG, which outlines recommendations to improve the RHNA process and ensure a more collaborative approach between the state and local jurisdictions.

On September 23rd, SCAG will be sharing its recommended allocation methodology at an information workshop at SCAG's Los Angeles Office. For more information about the workshop and how to participate via webcast please visit the following link:

<http://www.scag.ca.gov/programs/Pages/Housing.aspx>

On September 26th, the SBCCOG will host a workshop for its board members at the Torrance Civic Center Library at 4:30 p.m. to further discuss the SBCCOG's position on the RHNA methodology options.

Peafowl Trapping and Relocation Program Update: Since last week's report, two additional traps were set-up in the Sunnyside Ridge and Vista Grande neighborhoods, resulting in a total of 4 traps now in operation. The fifth trap is still being repaired and should be installed this weekend. For the first week, 1 bird was trapped. The City is documenting weekly activity on the City's website at the following link: <https://www.rpvca.gov/1253/Peafowl-Activity-Report>

Point View Subdivision of Land Request (Case No. PLTM2018-0001): On Thursday, September 12th, revised plans were resubmitted to the Planning Division for the proposed subdivision of the 94.1 acre Point View property. The project involves the subdivision of the property to create 37 single family residential lots, 1 estate lot, 11 landscape lots, 6 private streets, and 1 detention basin with site grading, landscaping and infrastructure improvements. The resubmitted plans and related application materials are available for review with the City's Planning Division. Inquiries should be directed to Octavio Silva,

Senior Planner, at (310)544-5234 or via email at octavios@prvca.gov. Staff will review the resubmitted plans and application for completeness and will provide an update as more information becomes available.

September 11th LAX/Community Noise Roundtable Meeting Summary: At the September 11th Roundtable meeting, the Los Angeles World Airport (LAWA) Staff reported a 22% decrease in Palos Verdes Peninsula passenger jet overflights during the month of August 2019. According to LAWA Staff, 353 jet overflights were recorded in August 2019, which represents a significant decrease over the last couple of months when compared to the year's peak of 452 overflights that occurred in June 2019 (see attachment). The Roundtable committee also provided an update to the filing of a lawsuit against the FAA by the City of Los Angeles where the U.S. 9th Circuit Court of Appeals recently granted permission for Culver City to join the City of Los Angeles' lawsuit against the FAA. [Click here](#) at LAWA's website to review their Agendas and Recaps. The next Roundtable meeting is scheduled for Wednesday, November 13th at 6:30 p.m. at the Los Angeles International Airports (LAX) Clifton A. Moore Administration Building at 1 World Way.

Palos Verdes Estate's Wireless Telecommunication Facilities Summit Update: As previously reported, the City of Palos Verdes Estates (PVE) held a wireless telecommunication facilities public workshop on September 11th at the Palos Verdes Golf Club. Speakers at this workshop included PVE City Staff and Wireless Counsel, Columbia Telecommunications Corporation (RPV's RF Consultants), elected and appointed officials, community stakeholders, and representatives from Crown Castle. The discussion primarily focused on existing and future technology, aesthetic impacts, the recent Federal Communications Commission (FCC) order, and PVE's current ordinance which has yet to be updated based on the FCC's order. The general consensus at the workshop was an interest in creating a masterplan for PVE, similar to what is being considered for Rancho Palos Verdes (RPV), and to consider requiring the installation of a mock-up as a pre-application requirement. In regards to the mock-up, RPV Staff is consulting with the City Attorney's office to determine whether such a pre-application requirement can be required without triggering the "shot-clock," and if so, Staff will proceed with a code amendment.

Planning Commission: The Planning Commission's September 24, 2019 meetings has been canceled due to a lack of agenda items. The next regular scheduled meeting will be on October 8, 2019 at 7:00 P.M. at Fred Hesse Community Park, 29301 Hawthorne Boulevard.

Attachments:

Palos Verdes Estates' Comment Letter to SCAG – Page 25

Rolling Hill's Comment Letter to SCAG – Page 27

SBCCOG's Comment Letter to SCAG – Page 30

Passenger jet Peninsula overflight and altitude data for July and August, 2019. – Page 42

RECREATION & PARKS

Hesse Park: The facilities are rented this week for ten indoor recreation classes, three non-profit group rentals, three Peninsula Seniors activities, one City meeting, one Girl Scout

meeting, and one private rental. AYSO will be using the field for soccer matches on Saturday. The Lower Hesse Volunteer event will take place on Saturday, October 5th from 10am to 12pm.



Ladera Linda Park: The facilities are rented this week for four indoor recreation classes, and one non-profit rental.

Ryan Park: The facility is rented this week for five indoor recreation classes, a Scout meeting and a birthday party.

PVIC/Docents: A nonprofit event was held on Tuesday morning. The new Docent class met Wednesday afternoon for their second training class. On Thursday morning, Little Fish Tales by the Sea enrichment program for kids takes place from 10:30am-11:30am. The Sunset room is rented on Sunday for a private event.

Healthy RPV Open Gym: Open gym was held at Miraleste Intermediate School last Wednesday, -six people attended. Nine people attended this past Sunday at Miraleste, and thirteen attended at Peninsula High.

Volunteer: Volunteers picked up litter along the trails, pulled weeds, trimmed native plants, and paved trails with decomposed granite at Abalone Cove Park area on September 14. Please go to rpvca.gov/Recreation and Parks/volunteers for more information about future volunteer events for the City and to sign up.





September 2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 City Hall Closed	3 7:00 pm – City Council Meeting @ Hesse Park	4	5	6	7
8	9	10 7:00 pm – Planning Commission Meeting @ Hesse Park CANCELLED	11 7:30 pm – ACLAD Board Meeting @ City Hall Community Room	12	13	14
15	16 6:00 pm – IMAC Meeting @ City Hall Community Room CANCELLED	17 5:00 pm – Civic Center Advisory Committee Special Meeting @ City Hall Community Room 7:00 pm – City Council Meeting @ Hesse Park	18 11:45 am – Mayor’s Lunch @ The Depot (Mayor Duhovic) 1:30 pm – Sanitation District Meeting (Councilwoman Brooks)	19 7:00 pm – Emergency Preparedness Committee @ City Hall Community Room	20	21
22	23 5:00 pm-Klondike Canyon Meeting @Ladera Linda Community Center 6:30 pm – TSC Meeting @ City Hall Community Room	24 7:00 pm – Planning Commission Meeting @ Hesse Park CANCELLED	25	26 6:00pm – Civic Center Advisory Committee @ City Hall Community Room 7:00 pm – FAC Meeting @ Hesse Park, Fireside Room	27 8:00 am – Mayor’s Breakfast @ Trump National Golf Club/Golfer’s Lounge (Duhovic/Alegria)	28
29	30					



October 2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1 7:00 pm – City Council Meeting @ Hesse Park	2	3	4	5
6	7	8 7:00 pm – Planning Commission Meeting @ Hesse Park	9 7:30 pm – ACLAD Board Meeting @ City Hall Community Room	10	11	12
13	14	15 7:00 pm – City Council Meeting @ Hesse Park	16 11:45 am – Mayor’s Lunch @ The Depot (Mayor Duhovic) 1:30 pm – Sanitation District Meeting (Councilwoman Brooks)	17 7:00 pm – Emergency Preparedness Committee @ City Hall Community Room	18	19
20	21 6:00 pm – IMAC Special Meeting @ City Hall Community Room	22 7:00 pm – Planning Commission Meeting @ Hesse Park	23	24 6:00pm – Civic Center Advisory Committee @ City Hall Community Room	25 8:00 am—Mayor’s Breakfast @ Trump National Golf Club/Golfer’s Lounge (Duhovic/Brooks)	26
27	28 5:00 pm-Klondike Canyon Meeting @Ladera Linda Community Center	29	30	31		



November 2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4	5 RPV General Municipal Election	6 7:00 pm – City Council Meeting @ Hesse Park	7	8	9
10	11 City Hall Closed to Public	12 7:00 pm – Planning Commission Meeting @ Hesse Park	13 7:30 pm – ACLAD Board Meeting @ City Hall Community Room	14	15	16
17	18 6:00 pm – IMAC Meeting @ City Hall Community Room	19 7:00 pm – City Council Meeting @ Hesse Park	20 11:45 am – Mayor’s Lunch @ The Depot (Mayor Duhovic) 1:30 pm – Sanitation District Meeting (Councilwoman Brooks)	21 TENTATIVE: 6:00pm – Civic Center Advisory Committee @ City Hall Community Room 7:00 pm – Emergency Preparedness Committee @ City Hall Community Room	22 8:00 am – Mayor’s Breakfast @ Trump National Golf Club/Golfer’s Lounge (Duhovic/Cruikshank)	23
24	25 5:00 pm-Klondike Canyon Meeting @Ladera Linda Community Center 6:30 pm – TSC Meeting @ City Hall Community Room	26 7:00 pm – Planning Commission Meeting @ Hesse Park	27	28 Thanksgiving Holiday – City Hall Closed	29 	30

TENTATIVE AGENDAS

Agenda items listed below will be presented to the City Council for their consideration

DEPARTMENT	AGENDA SECTION	AGENDA TITLE	ESTIMATED TIME
October 1, 2019		6:00 PM	
		CITY COUNCIL REGULAR MEETING - CLOSED SESSION	
	CLOSED SESSION	NO ITEMS SCHEDULED AT THIS TIME	
October 1, 2019		7:00 PM	
		CITY COUNCIL REGULAR MEETING	
	AGENCY MEETING	Successor Agency Meeting (SA)	0:05
	AGENCY MEETING (IA)	Improvement Authority Meeting (IA)	0:05
	AGENCY MEETING (IA)	IA Treasurer Report	
ADMIN	CONSENT CALENDAR	Minutes	1:00
ADMIN	CONSENT CALENDAR	License agreement amendment with T-Mobile Communications for an antenna at Ryan Park	
ADMIN	CONSENT CALENDAR	Ring resident camera incentive agreement	
ADMIN	CONSENT CALENDAR	Move CC meeting to November 6 (Wednesday) due to election	
ADMIN/HR	CONSENT CALENDAR	Peckham & McKenney agreement for City Manager recruitment	
FINANCE	CONSENT CALENDAR	Warrant Register	
FINANCE	CONSENT CALENDAR	Treasurer Report	
FINANCE	CONSENT CALENDAR	ICMA broker agreement	
PUBLIC WORKS	CONSENT CALENDAR	Notice of Completion for Storm Drain Deficiency Improvement Project	
PUBLIC WORKS	CONSENT CALENDAR	Award of Contract for Catch Basin Cleaning and Maintenance	
PUBLIC WORKS	CONSENT CALENDAR	Award of Construction Contract for Rehab Areas 3 & 4- Phase 2	
CDD	PUBLIC HEARING	Appeal - 5325 Bayridge Road Height Variation (ZON2016-00358)	
CDD	PUBLIC HEARING	1st Reading/Into ordinance to amend the ADU code Chapter 17.10	0:30
CDD	PUBLIC HEARING	Compliance Review Sol y Mar	0:30
	REGULAR BUSINESS	NO ITEMS SCHEDULED AT THIS TIME	

TENTATIVE AGENDAS

Agenda items listed below will be presented to the City Council for their consideration

DEPARTMENT	AGENDA SECTION	AGENDA TITLE	ESTIMATED TIME
October 15, 2019		6:00 PM	
CITY COUNCIL REGULAR MEETING - CLOSED SESSION/STUDY SESSION			
	CLOSED SESSION		
	STUDY SESSION	Study Session Discussion	
October 15, 2019		7:00 PM	
CITY COUNCIL REGULAR MEETING			4:20
ADMIN	CONSENT CALENDAR	Minutes	
ADMIN	CONSENT CALENDAR	Vigilant Solutions contract for Phase 2 of ALPR cameras	
FINANCE	CONSENT CALENDAR	Warrant Register	
PUBLIC WORKS	CONSENT CALENDAR	Award contract for annual landslide survey	
PUBLIC WORKS	CONSENT CALENDAR	Award contract for fuel modification and engineering services	
CDD	CONSENT CALENDAR	2nd Reading/Adopt ordinance to amend the ADU code Chapter 17.10	
			1:00
	PUBLIC HEARING	NO ITEMS SCHEDULED AT THIS TIME	
CDD	REGULAR BUSINESS	Intro/1st reading of ordinance to adopt proposed changes to the California Building Standards Code	0:10
CDD	REGULAR BUSINESS	Regional Housing Needs Assessment (RHNA)	0:20
REC & PARKS	REGULAR BUSINESS	Ladera Linda alternative roof design options	0:20
PUBLIC WORKS	REGULAR BUSINESS	Award design contract for PVIC Park Improvement Master Plan	0:15
ADMIN	REGULAR BUSINESS	Presentation by Civic Center Advisory Committee	1:00
CITY ATTORNEY	REGULAR BUSINESS	Brown Act investigation final report	0:45
CITY ATTORNEY	REGULAR BUSINESS	Revisions to Council email policy and City ordinance based on Brown Act recommendations	0:15
October 29, 2019		6:00 PM	
CITY COUNCIL SPECIAL MEETING - CLOSED SESSION			
CDD	CLOSED SESSION		
October 29, 2019		7:00 PM	
CITY COUNCIL SPECIAL MEETING [TENTATIVE]			2:00
CDD	PUBLIC HEARING	Consideration of NCCP/HCP Adoption	2:00

TENTATIVE AGENDAS

Agenda items listed below will be presented to the City Council for their consideration

DEPARTMENT	AGENDA SECTION	AGENDA TITLE	ESTIMATED TIME
November 6, 2019 (Wednesday) 6:00 PM		CITY COUNCIL REGULAR MEETING - CLOSED SESSION	
	CLOSED SESSION		
November 6, 2019 (Wednesday) 7:00 PM		CITY COUNCIL REGULAR MEETING	
	AGENCY MEETING	Successor Agency Meeting (SA)	0:05
	AGENCY MEETING (IA)	Improvement Authority Meeting (IA)	0:05
ADMIN	CONSENT CALENDAR	Minutes	1:00
FINANCE	CONSENT CALENDAR	Warrant Register	
PUBLIC WORKS	CONSENT CALENDAR	Award of seven commercial hauler contracts	
PUBLIC WORKS	CONSENT CALENDAR	Award of Contract Storm Drain Point Repair	
REC & PARKS	CONSENT CALENDAR	"Bubbles"	
CDD	PUBLIC HEARING	Adopt/2nd reading of ordinance to adopt by reference, the 2019 California Building Standards Code	0:10
REC & PARKS	REGULAR BUSINESS	Tongva Memorial	0:20
PUBLIC WORKS	REGULAR BUSINESS	Tree Master Plan policy for arterials	0:40
FINANCE	REGULAR BUSINESS	Abalone Cove Sewer Financing Options	1:00
CDD	REGULAR BUSINESS	Climate Adaptation Plan/Vulnerability Assessments	0:15
CDD	REGULAR BUSINESS	Resolution supporting balance and local control of energy solutions	0:20
November 19, 2019 6:00 PM		CITY COUNCIL REGULAR MEETING - CLOSED SESSION/STUDY SESSION	
	CLOSED SESSION	NO ITEMS SCHEDULED AT THIS TIME	
	STUDY SESSION	Study Session Discussion	
November 19, 2019 7:00 PM		CITY COUNCIL REGULAR MEETING	
ADMIN	CONSENT CALENDAR	Minutes	1:00
ADMIN	CONSENT CALENDAR	Cancel January 7, 2020 CC meeting due to city hall holiday closure	
FINANCE	CONSENT CALENDAR	Warrant Register	
CDD	PUBLIC HEARING	Certification of Zone 2 EIR (final draft)	1:00
PUBLIC WORKS	REGULAR BUSINESS	Engineering recommendations re. PB Landslide	1:30
CDD	REGULAR BUSINESS	Review private property encroachment on City property	0:15

TENTATIVE AGENDAS

Agenda items listed below will be presented to the City Council for their consideration

DEPARTMENT	AGENDA SECTION	AGENDA TITLE	ESTIMATED TIME
December 3, 2019 6:00 PM CITY COUNCIL REGULAR MEETING - CLOSED SESSION			
	CLOSED SESSION	NO ITEMS SCHEDULED AT THIS TIME	
December 3, 2019 7:00 PM CITY COUNCIL REGULAR MEETING 2:50			
	AGENCY MEETING	Successor Agency Meeting (SA)	0:05
	AGENCY MEETING (IA)	Improvement Authority Meeting (IA)	0:05
ADMIN	ELECTION	Presentation to outgoing Council Members	0:20
ADMIN	ELECTION	Certification of November 5 election results	0:05
ADMIN	ELECTION	Swearing in and Seating of Newly Elected Council Members	0:10
ADMIN	ELECTION	Council Reorganization - Selection of Mayor and Mayor Pro Tem	0:05
ADMIN	ELECTION	Reception for outgoing and incoming Council Members	0:30
ADMIN	CONSENT CALENDAR	Minutes	1:00
ADMIN/HR	CONSENT CALENDAR	Minimum wage increase	
FINANCE	CONSENT CALENDAR	Warrant Register	
CDD	CONSENT CALENDAR	Short Term Rental enforcement update	
	PUBLIC HEARING	NO ITEMS SCHEDULED AT THIS TIME	
CDD	REGULAR BUSINESS	Coyote Management Program update	0:15
December 17, 2019 6:00 PM CITY COUNCIL REGULAR MEETING - CLOSED SESSION/STUDY SESSION			
	CLOSED SESSION	NO ITEMS SCHEDULED AT THIS TIME	
	STUDY SESSION	Study Session Discussion	
December 17, 2019 7:00 PM CITY COUNCIL REGULAR MEETING 3:45			
ADMIN	CONSENT CALENDAR	Minutes	1:00
FINANCE	CONSENT CALENDAR	Warrant Register	
	PUBLIC HEARING	NO ITEMS SCHEDULED AT THIS TIME	
CDD	REGULAR BUSINESS	Community Choice Aggregation options	0:45
PUBLIC WORKS	REGULAR BUSINESS	PVDE Roadway Widening from Bronco to Headland	0:30
PUBLIC WORKS	REGULAR BUSINESS	Traffic light at Via Rivera and Hawthorne Blvd intersection	0:30
REC & PARKS	REGULAR BUSINESS	Forrestal security options	0:45

TENTATIVE AGENDAS

Agenda items listed below will be presented to the City Council for their consideration

DEPARTMENT	AGENDA SECTION	AGENDA TITLE	ESTIMATED TIME
FUTURE AGENDA ITEMS - Identified at Council meetings and pending receipt of memo from Councilmember			
<u>Request Date:</u>	<u>Requested By:</u>	<u>Item:</u>	
7/16/2019	Brooks	Mayor's Breakfast policy	
7/16/2019	Cruikshank	Satellite locations for Council meetings	
8/6/2019	Dyda	Policy on recording/memorializing Council's requests/direction for future agenda items.	
9/17/2019	Duhovic	Study Session policy	
FUTURE AGENDA ITEMS AGENDIZED OR OTHERWISE BEING ADDRESSED			0:15
<u>Request Date:</u>	<u>Requested By:</u>	<u>Item:</u>	<u>Agendized Date:</u>
4/2/2019	Brooks	Tree Master Plan Policy for Arterials	11/6/2019
4/16/2019	Dyda	Review private property encroachment on City property	11/19/2019
6/18/2019	Duhovic	Consider Resolution amending City Council Protocols Rule 11.2	10/15/2019
7/16/2019	Dyda	Abalone Cove Sewer Financing Options	11/19/2019
9/3/2019	Brooks	Policy for tree replacement (using flame resistant trees)	12/17/2019
9/3/2019	Alegria	Eastview beautification plans/options	TBD
9/18/2019	Brooks	Bubbles	11/6/2019
9/18/2019	Alegria	Regional Housing Needs Assessment (RHNA)	TBD
9/18/2019	Dyda	Consideration of Tongva Memorial Plaque	11/6/2019
9/18/2019	Cruikshank	Resolution supporting balance and local control of energy solutions	11/6/2019

RPVtv Cox 33 / FIOS 38 Programming Schedule Guide Schedule - 09/22/2019 to 09/28/2019

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	September 22, 2019	September 23, 2019	September 24, 2019	September 25, 2019	September 26, 2019	September 27, 2019	September 28, 2019
6:00 AM - 6:30 AM	Fitness Programming						
6:30 AM - 7:00 AM	Fitness Programming						
7:00 AM - 7:30 AM	City Talk						
7:30 AM - 8:00 AM	Around the Peninsula						
8:00 AM - 8:30 AM	Peninsula Seniors Lectures						
8:30 AM - 9:00 AM							
9:00 AM - 9:30 AM	Fitness Programming						
9:30 AM - 10:00 AM	Fitness Programming						
10:00 AM - 10:30 AM	Lectures with Lianne						
10:30 AM - 11 AM							
11:00 AM - 11:30 AM	City Talk						
11:30 AM - 12:00PM	Around the Peninsula						
12:00 PM - 12:30PM	Hughes Glomar Explorer John Evans	Hughes Glomar Explorer John Evans	Hughes Glomar Explorer John Evans	F6F Hellcat vs. Zero Rob Hertberg/ Chris Rushing			
12:30 PM - 1:00PM							
1:00 PM - 1:30PM	Peninsula Seniors Lectures						
1:30 PM - 2:00PM							
2:00 PM - 2:30PM	Fitness Programming						
2:30 PM - 3:00PM	Fitness Programming						
3:00 PM - 3:30PM	City Talk						
3:30 PM - 4:00 PM	Playing the Field- Local Edition						
4:00 PM - 4:30PM	City Talk						
4:30 PM - 5:00PM	Around the Peninsula						
5:00 PM - 5:30PM	Playing the Field- Local Edition						
5:30 PM - 6:00PM	Fitness Programming						
6:00 PM - 6:30PM	City Talk						
6:30 PM - 7:00PM	Playing the Field- Local Edition						
7:00 PM - 7:30PM	F6F Hellcat vs. Zero Rob Hertberg/ Chris Rushing	F6F Hellcat vs. Zero Rob Hertberg/ Chris Rushing	F6F Hellcat vs. Zero Rob Hertberg/ Chris Rushing	B-2 Flight Test Don Weiss/ Troy Johnson			
7:30 PM - 8:00PM							
8:00 PM - 8:30PM	City Talk						
8:30 PM - 9:00PM	Playing the Field- Local Edition						
9:00 PM - 9:30PM	City Talk						
9:30 PM - 10:00PM	Around the Peninsula						
10:00 PM - 10:30PM	Lectures with Lianne						
10:30 PM - 11:00PM							
11:00 PM - 11:30PM	LA Sheriff Town hall						
11:30 PM - 12:00 AM							
12:00 AM - 1:00 AM	Community Announcements						
1:00 AM - 6:00 AM	Community Announcements						

PVPTV Cox 35 / FIOS 39 Programming Schedule Guide Schedule - 09/22/19 - 09/28/19

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	
	September 22, 2019	September 23, 2019	September 24, 2019	September 25, 2019	September 26, 2019	September 27, 2019	September 28, 2019	
6:00 AM - 6:30 AM								
6:30 AM - 7:00 AM								
7:00 AM - 7:30 AM	The City of Rancho Palos Verdes City Council Meeting, September 17, 2019	The City of Rancho Palos Verdes City Council Meeting, September 17, 2019	The City of Rancho Palos Verdes City Council Meeting, September 17, 2019	The City of Rancho Palos Verdes City Council Meeting, September 17, 2019	The City of Rancho Palos Verdes City Council Meeting, September 17, 2019	The City of Rancho Palos Verdes City Council Meeting, September 17, 2019	The City of Rancho Palos Verdes City Council Meeting, September 17, 2019	
7:30 AM - 8:00 AM								
8:00 AM - 8:30 AM								
8:30 AM - 9:00 AM								
9:00 AM - 9:30 AM								
9:30 AM - 10:00 AM								
10:00 AM - 10:30AM								
10:30 AM - 11:00AM								
11:00 AM - 11:30 AM	The City of Rancho Palos Verdes Planning Commission Meeting, August 27, 2019	The City of Rancho Palos Verdes Planning Commission Meeting, August 27, 2019	The City of Rancho Palos Verdes Planning Commission Meeting, August 27, 2019	The City of Rancho Palos Verdes Planning Commission Meeting, August 27, 2019	The City of Rancho Palos Verdes Planning Commission Meeting, August 27, 2019	The City of Rancho Palos Verdes Planning Commission Meeting, August 27, 2019	The City of Rancho Palos Verdes Planning Commission Meeting, August 27, 2019	
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6:30 PM - 7:00PM								
7:00 PM - 7:30PM		The Palos Verdes Peninsula Unified School District (PVPUSD) Board of Education Meeting						
7:30 PM - 8:00PM								
8:00 PM - 8:30PM	The City of Rancho Palos Verdes City Council Meeting, September 17, 2019			The City of Rancho Palos Verdes City Council Meeting, September 17, 2019	The City of Rolling Hills Estates City Council Meeting	The City of Rancho Palos Verdes City Council Meeting, September 17, 2019	The City of Rolling Hills Estates City Council Meeting	The City of Rancho Palos Verdes City Council Meeting, September 17, 2019
8:30 PM - 9:00PM								
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11:00 PM - 11:30PM								
11:30 PM - 12:00 AM								
12:00 AM - 1:00 AM								
1:00 AM - 6:00 AM								

Comments or questions? Please email us at RPVtv@rpvca.gov

PUBLIC RECORDS ACT REQUESTS - TRACKING LOG 2019

DATE OF REQUEST	DATE RECEIVED	REQUESTOR	SUBJECT	ACTION TAKEN
12/22/2018	1/2/2019	Five Brothers Management	Inquiry on vacant /distressed properties	1/2/19 AA Zweizig responded. Completed.
12/27/2018	1/2/2019	Jameel A. Pickens	Property information regarding several properties on Beachview Drive, Nantasket Drive, and Seacove Drive.	1/2/19 AA Zweizig forwarded request to staff. 1/14/19 14 day determination ltr sent. 1/15/19 Request was withdrawn.
1/3/2019	1/3/2019	David Fahrenthold (Washington Post)	Trump National Golf Club & Terranea Resort golf tax fees for Oct., Nov., and Dec. 2018	1/3/19 AA Zweizig forwarded request to Finance staff. 1/15/19 AA Zweizig responded. Completed.
1/4/2019	1/4/2019	Jared Maciej (The Claims Center on behalf of SCE)	Request for Certificate of Insurance for Buchholz Construction	1/4/19 AA Zweizig forwarded request to PW staff. 1/15/19 AA Zweizig responded. Completed.
1/7/2019	1/10/2019	Oluchi Iwuoha, State Labor Commissioner, Department of Industrial Relations, Division of Labor Standards Enforcement	Request for Information for the ADA Access Improvements Fred Hesse Park Project with the contractor Abny General Engineering, Inc	1/10/19 AA Zweizig forwarded request to PW staff. 1/15/19 AA Zweizig left voicemail with requestor notifying them that the documents are ready. 1/21/19 AA Zweizig mailed responsive documents. Completed.
1/7/2019	1/14/2019	Municipal Auditing Services LLC	Business license information	1/21/19 DCC Takaoka responded. Completed.
1/15/2019	1/15/2019	Joanna Jones Reed	Green Hills request for communications beginning 10/1/17	1/16/19 DCC Takaoka called to clarify request. 1/25/19 DCC Takaoka left message. Awaiting payment/response. Completed.
1/22/2019	1/22/2019	Five Brothers Management	Inquiry on vacant /distressed properties	1/23/19 AA Zweizig responded. Completed.
1/25/2019	1/25/2019	Jeffrey Falbo	Uncashed checks	1/29/18 DCC Takaoka responded. Completed.
1/25/2019	1/25/2019	Marisol B Hernandez CCC	Ladera Linda Residential Rehab project	2/4/19 DCC Takaoka responded. Completed.
1/31/2019	1/13/2019	Zach Kopowski	Sewer documentation c. 1972-73.	2/6/19 DCC responded. Completed.
2/1/2019	2/1/2019	David Fahrenthold (Washington Post)	Trump National Golf Club golf tax fees for Nov-Dec. 2018 and January 2019	2/1/19 AA Zweizig forwarded request to Finance staff. 2/11/19 14-Day extension request sent. 2/12/19 AA Zweizig responded. Completed.
2/13/2019	2/12/2019	Smart Procure	Purchase order info	2/21/19 DCC Takaoka responded. Completed.
2/15/2019	2/15/2019	Open Mapping Karen Ellenberger	GIS mapping info	2/21/19 DCC Takaoka responded. Completed.
2/17/2019	2/18/2019	Sunshine	Design Program - trail design PVDE Roadway Safety Master Plan	2/21/19 DCC Takaoka responded. Completed.
2/20/2019	2/19/2019	Lori Brown	Green Hills Inspiration View and Morning Light Valley	2/22/19 DD Kim responded. Completed.
2/20/2019	2/20/2019	David Fahrenthold (Washington Post)	Trump National Golf Club golf tax fees for Dec. 2018 and January 2019	2/20/19 AA Zweizig forwarded request to Finance staff. 3/4/19 AA Zweizig responded. Completed.
2/21/2019	2/21/2019	Larry Maizlish	Copies of warrant or traffic studies re: intersection of Hawthorne Blvd and Via Rivera (2014-2019)	2/25/19 DCC Takaoka responded. Completed.
2/22/2019	2/22/2019	Noel Weiss /Lori Brown	Green Hills Inspiration View and Morning Light Valley communications	3/4/19 DCC Takaoka responded. Completed.
2/25/2019	2/25/2019	Yuan Shao	address file 2032 Van Karajan Drive	2/25/19 DCC Takaoka responded. Completed.
2/28/2019	2/28/2019	Center for Contract Compliance (Marisol Hernandez)	ADA Access Improvements - Crosswalks in Area 1 information	2/28/19 AA Momoli forwarded request to PW staff. 3/4/19 AA Momoli responded. Completed.
3/8/2019	3/8/2019	Washington Post	Trump National Lot information	3/8/19 DD Kim responded. Completed.
3/11/2018	3/11/2019	Kasia Craig	Deed info Ocean Crest	3/12/2019 DCC Takaoka responded. Completed.
3/8/2019	3/8/2019	Chris Collins	Completed/final residential solar (photovoltaic – PV) permits from 2016-2018 or all permits	3/12/19 AA Momoli forwarded request to CDD staff. 3/14/19 AA Momoli responded. Completed
3/12/2019	3/12/2019	Victoria Tice (Kasa Construction)	Request for all proposals from Trail Connection for Deadman's Curve Segment bid opening.	3/14/19 EA O'Neill and CC Colborn are working on request. Completed

PUBLIC RECORDS ACT REQUESTS - TRACKING LOG 2019

DATE OF REQUEST	DATE RECEIVED	REQUESTOR	SUBJECT	ACTION TAKEN
3/14/2019	3/14/2019	Larry Maizlish	Business License information including all businesses licensed by RPV, contact details including addresses, type of business (trade), license fee, and if their license fee is currently paid.	3/14/19 AA Momoli responded. Completed.
3/14/2019	3/14/2019	Jean Eaglesham (Wall Street Journal)	All financial records, including greens fees from Trump National Golf Club from 2015 to present	3/14/19 AA Zweizig forwarded request to staff. 3/25/19 AA Zweizig responded. Completed.
3/14/2019	3/14/2019	Chris Collins	Completed/final residential solar (photovoltaic – PV) permits from 2010-2019	3/18/19 AA Momoli responded.Completed
3/18/2019	3/18/2019	Nick Santos	the Palos Verdes Drive West median beautification project with Contractor United GLI Inc.	3/18/19 AA Momoli responded.Completed
3/14/2019	3/14/2019	Victoria Yee, (Wage Justice Center)	Certified copy Zachary Genduso PRA 11/22/17	3/14/19 DCC Takaoka responded, awaiting payment. 3/21/19 received payment, completed.
3/27/2019	3/27/2019	David Fahrenthold (Washington Post)	Trump National Golf Club golf tax fees February 2019	3/27/19 AA Zweizig forwarded request to staff. 3/27/19 AA Zweizig responded. Completed.
3/28/2019	3/28/2019	Nick Santos	the Palos Verdes Drive West median beautification project with Contractor United GLI Inc, requesting unredacted CPR's which include workers names and addresses.	3/28/19 AA Momoli responded.Completed.
3/28/2019	3/28/2019	Roxana Aslan (Unite Here 11)	Terranea Resort Golf Tax Remittances for 2017	3/28/19 AA Zweizig forwarded request to staff. 3/28/19 AA Zweizig responded. Completed.
4/1/2019	4/1/2019	Center for Contract Compliance (Marisol Hernandez)	Bid information regarding the signage improvements at various locations project	4/1/19 AA Zweizig forwarded request to staff. 4/2/19 AA Zweizig responded. Completed.
4/6/2019	4/6/2019	Craig Magnusen	construction, grading permits for 19 Saddle Road, Rancho Palos Verdes, CA 90275	4/8/19 AA Momoli forwarded request to staff.Completed
4/10/2019	4/10/2019	Center for Contract Compliance (Nick Santos)	information regarding the PVDW Median Beautification project.	4/10/19 AA Zweizig forwarded request to staff. 4/10/19 AA Zweizig responded. Completed.
4/15/2019	4/15/2019	Matt Stiles	electronic listing of parkway (or street) trees in your city	4/15/19 AA Momoli forwarded request to staff.Completed
4/17/2019	4/17/2019	April Sandell	Information regarding case settlement for Eric Mark and Anoja Wickramarachchi	4/17/19 AA Momoli forward request to staff. 4/24/19 AA Momoli responded. Awaiting payment.4/25/19 received payment, Complete
4/18/2019	4/18/2019	Noel Weiss	Correspondence between CH Staff and CC and Green Hills	4/29/19 Determination letter sent. Mr. Weiss picked up and paid for disc at 5/4 CC meeting. Completed.
4/19/2019	4/19/2019	Lianne LaReine	RPVTV information	4/23/19 DCC Takaoka clarified request and sent 14- day ext letter. 5/14/19 DCC Takaoka responded. Completed.
4/22/2019	4/22/2019	Claudia Romero	Geotechnical Soils Report for the property at 3432 Palo Vista Drive	4/22/19 AA Zweizig forwarded request to staff. 5/2/19 AA Zweizig responded. Awaiting payment. 5/15/19 AA Zweizig called and left a message and emailed to follow up on request. 6/12/19 Check received and documents were mailed out. Completed.
4/24/2019	4/24/2019	Tim Schepman	Agreement for Neopost	4/25/19 AA Momoli forwarded request to staff.4/29/19 Complete

PUBLIC RECORDS ACT REQUESTS - TRACKING LOG 2019

DATE OF REQUEST	DATE RECEIVED	REQUESTOR	SUBJECT	ACTION TAKEN
4/25/2019	4/25/2019	David Fahrenthold (Washington Post)	Trump National Golf Club golf tax fees March 2019	4/25/19 AA Zweizig forwarded request to staff. 4/30/19 AA Zweizig responded. Completed.
4/27/2019	4/27/2019	Mickey Rodich	CalPERS contracts and Amendments	4/27/19 and 5/20/19 Staff responded and Director Cullen offered to discuss information.
4/29/2019	4/29/2019	Downapha Britton	Requesting for original house floor plan as a buyer	4/29/19 AA Momoli forwarded request to staff.4/30/19 Complete
5/1/2019	5/1/2019	Marisol B Hernandez CCC	Deadman's Curve Trail listing of name and license number of the awarded general/multi- prime contractor, copy of sub contractors with license numbers of the awarded general/multi prime contractor submitted at time of bid, and copy of original bid advertisement with proof of publication.	5/1/19 AA Momoli forwarded request to staff.5/2/19 Complete
5/2/2019	5/2/2019	Craig Ziegler	Information on soils, geologic engineering, original tract grading reports that may exist for the incorporated tract, maps, cross sections, and oversized documents that may be associated with the subject site or tract for the address of 3340 Palos Verdes Drive East	5/2/19 AA Momoli forwarded request to staff. 5/10/19 complete. Awaiting payment. Non responsive, closed
5/6/2019	5/6/2019	Adam Bouman	Requesting information in regards to project start date, bid date, and TR201701 for Deadmans curve trail.	5/6/19 AA Momoli forwarded request to staff.5/6/19 Complete
5/12/2019	5/12/2019	Phil Deng	Requesting documents for 28068 Braidwood Drive, Rancho Palos Verdes, reports, permits or other history documents of this property	5/13/19 AA Momoli forwarded request to staff.5/13/19 Complete
5/22/2019	5/22/2019	Clay Wilkinson (Bradley & Gmelich LLP)	26708 Indian Peak Road	5/22/19 DCC working with Staff and CA on responses. 6/26/19 DCC sent email- 1st batch of docs available. 8/13/19 AA Zweizig notified requestor of cost for final batch of documents.
5/28/2019	5/28/2019	Chris Warner	Claimant reported a tree branch fell in front of his vehicle as he was driving on the roadway, he drove over it causing damage to the undercarriage of the vehicle. Mr. Warner is requesting the arborists data and schedule info for the trees in question on Monte Malaga. Mr. Warner's claim was denied and deemed an "act of god".	5/28/19 Ecolborn forwarded request to Staff.
5/26/2019	5/26/2019	Samantha Lemessy	Information for all purchasing records from 2019-02-20 (yyyy-mm-dd) to current. The specific information that is requested is the purchase order number. If purchase orders are not used a comparable substitute is acceptable, i.e., invoice, encumbrance, or check number, Purchase date, Line item details (Detailed description of the purchase), Line item quantity , Line item price, and Vendor ID number, name, address, contact person and their email address.	5/29/19 AA Momoli forwarded request to staff.5/29/19 Complete
5/28/2019	5/28/2019	Dodge Data & Analytics	Requesting bid information for Western Avenue Corridor Alpr Project Phase 1 , on June 4.	5/29/19 DCC Takaoka forwarded request to staff. 5/29/19 Complete
5/30/2019	5/30/2019	Edward Nosrati	Requesting a list of new commerical building permits with date, address, value, type, contractor name, and cell number from 01/01/2019 to current.	5/30/19 AA Momoli forwarded request to staff.5/31/19Complete

PUBLIC RECORDS ACT REQUESTS - TRACKING LOG 2019

DATE OF REQUEST	DATE RECEIVED	REQUESTOR	SUBJECT	ACTION TAKEN
6/3/2019	6/3/2019	Rachel Du Mont-Greenlee	Information in regards to as-built drawings or construction documents pertaining to the Villa Capri Townhomes HOA located at Via Capri, Via Veneta, and Via San Remo in Rancho Palos Verdes, CA 90275	6/3/19 AA Momoli forwarded request to staff. Awaiting additional information from requestor in order to proceed with request. Nonresponsive,Closed
6/6/2019	6/7/2019	Albert Peacock	Copy of the last Engineering and Traffic Survey for PVDS between Seacove Dr. & Narcissa Dr. and between Narcissa Dr. & Peppertree Dr. in Rancho Palos Verdes	6/7/19 AA Zwezig forwarded request to staff. 6/13/19 AA Zwezig responded. Completed.
6/10/2019	6/10/2019	David Fahrenthold (Washington Post)	Requesting golf tax fees from Trump National for the months of April and May 2019 and any applications for filming permits at Trump National made since 7/1/18	6/10/19 AA Momoli forwarded request to staff.6/20/19 complete
6/11/2019	6/11/2019	Mathew Strange	Certified copies of All Building Permits for 29029 Sprucegrove Drive, Rancho Palos Verdes, CA 90275	6/11/19 AA Momoli forwarded request to staff.6/17/19 complete, 6/20/19 paid
6/11/2019	6/11/2019	Allen Thomas (Thomas Law Firm)	29844 Knoll View Drive	6/18/19 DCC Takaoka responded. Completed.
6/13/2019	6/13/2019	Workers' Comp	Request for personnel info	Completed by Vonetta.
6/15/2019	6/17/2019	Herbert Stark	Requesting records for the use of the facility at Hesse Park for the month of June 2019, which includes city mtgs, private parties, classes, lectures, and nonprofit organizations.	6/17/19 AA Momoli forwarded request to staff.6/19/19 complete
6/17/2019	6/17/2019	Jacob Kuenz	List of properties eligible for an ADU	6/17/19 DCC Takaoka responded. Completed.
6/18/2019	6/18/2019	recordsrequest@zwusainc.com	invoices for dog waste bags for the past two years	6/18/2019 AA Momoli forwarded request to staff.6/19/19 Complete
6/19/2019	6/19/2019	Rachel Du Mont-Greenlee	Requesting duplication of building plans for 6-68 Via Capri, 1-29 Via San Remo, and 1-11 Via Veneta Rancho Palos Verdes addresses	6/19/19 AA Momoli forwarded request to staff.7/1/19 sent 14 day extension letter ,7/15/19 two week extension ,8/6/19 complete
6/20/2019	6/20/2019	Marisol B Hernandez CCC	Requesting name and license number of awarded general/multi- prime contractor, a copy of the subcontractors list with license numbers of the awarded/multi prime contractor submitted at time of bid, and copy of the original bid advertisement with proof of publication.	6/20/19 AA Momoli forwarded request to staff.6/27/19 complete
7/3/2019	7/3/2019	Chelsea Dongelewic	Certificates of Insurance for United GLI Inc for October 2018	7/3/19 AA Zwezig responded. Completed.
7/8/2019	7/8/2019	Jon Siepmann	Requesting electronic copies of all building permit activity within the city from 1/1/17- 1/1/19. A document that outlined the address, type of permit, type of parcel (i.e. residential or commercial) and sub-type (addition, demolition, etc).	7/8/19 AA Momoli forwarded request to staff.7/10/19 complete
7/8/2019	7/8/2019	Edward Nosrati	Requesting a list of commercial building and residential permits with date, address, value, type, contractor name and Cell number for month June	7/8/19 AA Momoli forwarded request to staff.7/12/19 complete
7/10/2019	7/10/2019	Jessica Kitchen	Requesting documents for 5850 Ocean Terrace Dr. Providing copies of any active code, property maintenance, or nuisance violations, payoffs for violations with monies due, copies of any active/expired building permits, building code, and any copies of unpaid special assessments.	7/10/19 AA Momoli forwarded request to staff. 7/22/19 AA Zwezig responded. Completed.
7/12/2019	7/12/2019	Natalee Coloman	Requesting a copy of all current contracts for Multi-Function Devices (e.g. Konica Minolta, Xerox), printers, copiers including equipment costs, applicable lease agreements, maintenance agreements and cost for the City of Rancho Palos Verdes.	7/12/19 AA Momoli forwarded request to staff. Completed

PUBLIC RECORDS ACT REQUESTS - TRACKING LOG 2019

DATE OF REQUEST	DATE RECEIVED	REQUESTOR	SUBJECT	ACTION TAKEN
7/18/2019	7/19/2019	Mike Vaswani	Request for roofing permit and information for 26819 Westvale Road	7/19/19 AA Zweizig forwarded request to staff. 7/22/19 PT Molina responded. Property is not within the City. Completed.
7/22/2019	7/24/2019	Keith Beauvais	Employee compensation	7/24 DCC Takaoka responded. Completed.
7/23/2019	7/23/2019	David Fahrenthold (Washington Post)	Request for Trump National golf tax for May and June 2019; and copies of any plans or proposals submitted to City from Trump National in the last 6 months related to development plans on the west side of the golf course.	7/23/19 AA Zweizig forwarded request to staff. 8/2/19 AA Zweizig responded. Completed. 8/7/19 AA Zweizig provided information to requestor.
7/30/2019	7/30/2019	Dale A. Spiegel Jr	Active/Inactive Encroachment permits etc Crown Castle	8/6/19 DCC Takaoka responded - requestor will meet with PW staff on 8/14 at 9am to review docs. 8/14/19 Requestor reviewed documents and copies were made. Completed.
8/2/2019	8/2/2019	Amanda Pasley (Asset Management Consultants)	Request for Crown Castle USA Inc. account detail/activity from July 2017 to Augsut 2019 for trust accounts.	8/2/19 AA Zweizig forwarded request to staff. 8/12/19 AA Zweizig responded. Completed.
8/4/2019	8/5/2019	Chris Pisano	Container on Trump National property	8/5/19 DCC Kim responded with partial docs. 8/13/19 AA Zweizig responded with remaining documents. Completed.
8/6/2019	8/6/2019	Sabrina Mason	Request for Turbo Data Agreement	8/6/19 AA Zweizig responded. Completed.
7/24/2019		Oluchi Iwuoha, State Labor Commissioner, Department of Industrial Relations, Division of Labor Standards Enforcement	Request for Information for the PVDW Median Beautification Project with the contractor United Irrigation, Inc	8/5/19 Request forwarded to City Clerks office from PW. 8/7/19 AA Zweizig mailed responsive documents via disc. Completed.
8/6/2019	8/6/2019	Bryan Tung	Requesting information in regards to What Finance/ERP Software does the city currently use? When did the city acquire it?, What Land Management/Permitting Software does the city currently use? When did the city acquire it?, What Asset Management Software does the city currently use? When did the city acquire it?, What Public Records Request Software does the city currently use? When did the city acquire it?, and Please attach all contracts/staff reports associated to each software.	8/6/19 AA Momoli forwarded request to staff. 8/8/19 Complete
8/8/2019	8/8/2019	Jessica Vlaco	Number weddings and receptions (including dates and times) that were held at PVIC in 2017, 2018 and 2019.	8/8/19 AA Momoli forwarded request to staff. 8/13/19 Complete
8/9/2019	8/9/2019	David Fahrenthold (Washington Post)	Request for (1) Correspondence between Trump National Golf Club and the City regarding golf tax from 1/1/17 to present; and (2) Copies of golf tax checks submitted by Trump National Golf Club from 1/1/17 to present	8/9/19 DCC Takaoka forwarded request to staff. 8/19/19 AA Zweizig sent 14-Day extension request. 8/28/19 AA Zweizig responded. Completed.
8/12/2019	8/12/2019	Caroline Haskins	Requesting records related to the Ring Promotional Discount Agreement	8/12/19 AA Momoli forwarded request to staff. 9/9/19 complete

PUBLIC RECORDS ACT REQUESTS - TRACKING LOG 2019

DATE OF REQUEST	DATE RECEIVED	REQUESTOR	SUBJECT	ACTION TAKEN
8/15/2019	8/15/2019	Jack Beegan	Requesting information on Engineering Analysis, Evaluation, and Design for Portuguese Bend Landslide Drainage and Dewatering RFP due November 12, 2018, Design for Bubbles Monument Sign RFP due November 8, 2018, and Ladera Linda Community Park Architectural & Engineering Design Services RFP due August 28, 2018	8/15/19 AA Momoli forwarded request to staff.8/21/19 complete
8/15/2019	8/15/2019	Stephen Joseph O'Farrell	Requesting documents for tract 40640	8/15/19 AA Momoli forwarded request to staff.8/26/19 AA Zweizig sent 14-Day extension request. 9/9/19 DCC left info for requestor. Awaiting call back/payment. /9/13/19 requestor pick up and paid for docs. Completed.
8/20/2019	8/20/2019	Dale A. Spiegel Jr	Request for utility use of right-of-way from 3807-3867 Crest Rd. Request for any records for granting SCE or other communication utilities the use of ROW for any purpose.	8/21/19 AA Momoli forwarded request to staff. 8/30/19 AA Zweizig sent 14-Day extension request. 9/13/19 AA Zweizig sent determination letter.
8/20/2019	8/20/2019	Dale A. Spiegel Jr	3867 Crest encroachment request. Correspondence between property owner at 3867 Crest Road, City, SCE, Crown Castle or othe utilities. All records related for last 5 years including communications with CPUC involving fire, police or other safety officials.	8/21/19 AA Momoli forwarded request to staff. 8/30/19 AA Zweizig sent 14-Day extension request. 9/13/19 AA Zweizig sent determination letter.
8/20/2019	8/20/2019	Dale A. Spiegel Jr	Any communications and analyses addressing whether notice and inspection provisions applied in the issuing of encroachment permit ENC2019-00098.	8/21/19 AA Momoli forwarded request to staff. 8/30/19 AA Zweizig sent 14-Day extension request. 9/13/19 AA Zweizig sent determination letter.
8/22/2019	8/22/2019	Walter & Elizabeth Norwood	Request for copy of complaint of violations filed against their property	8/30/19 AA Zweizig forwarded request to staff. 9/3/19 AA Momoli sent 14-Day extension request. 9/16/19 AA Zweizig responded. Completed.
8/25/2019	8/26/2019	Jordan Buchwald	Request for election expenditures for 2015-2017	8/26/19 DCC Takaoka responded. Completed.
8/26/2019	8/26/2019	Bizhan Khaleeli	5729 Whitecliff documents	8/26/19 DCC Takaoka forwarded request to staff. 9/6/19 completed
8/28/2019	8/28/2019	Smart Procure	Purchase order info	9/9/19 DCC Takaoka responded. Completed.
8/30/2019	8/30/2019	Jessica Kitchen	Requesting documents for 5850 Ocean Terrace Dr. Providing copies of any active code, property maintenance, or nuisance violations, payoffs for violations with monies due, copies of any active/expired building permits, building code, and any copies of unpaid special assessments. (Anything new from July 10, 2019 to present)	8/30/19 AA Zweizig forwarded request to staff. 9/3/19 AA Momoli responded. Completed.
8/30/2019	8/30/2019	Thierry Montoya	Requesting documents for Altamira Creek	8/30/19 AA Momoli forwarded request to staff. 9/10/19 DCC Takaoka sent 14-Day extension request.
9/3/2019	9/3/2019	Marisol Hernandez	Requesting name and license number of awarded general/multi- prime contractor, a copy of the subcontractors list with license numbers of the awarded/multi prime contractor submitted at time of bid, and copy of the original bid advertisement with proof of publication	9/3/19 AA Momoli forwarded request to staff. 9/10/19 DCC Takaoka responded. Completed.

PUBLIC RECORDS ACT REQUESTS - TRACKING LOG 2019

DATE OF REQUEST	DATE RECEIVED	REQUESTOR	SUBJECT	ACTION TAKEN
9/3/2019	9/16/2019	Frank Dupreez	Golf Tax (tax rate, muni code, form)	9/16/19 CC Colborn responded. Completed.
9/5/2019	9/5/2019	Joshua Magpoc	Phone bills/ VOIP/ Internet data	9/12/19 DCC Takaoka sent response for deposit. 9/16/19 DCC Takaoka left v/m requesting same. To date no response.
9/12/2019	9/12/2019	Patrick Arias	Cannabis related businesses RPV	9/13/19 AA Zweizig responded. Completed.

CITY OF PALOS VERDES ESTATES



September 12, 2019

SUBMITTED ELECTRONICALLY

Honorable Peggy Huang, Chair
Regional Housing Needs Assessment Subcommittee
Southern California Association of Governments
900 Wilshire Blvd, Ste 1700
Los Angeles, CA 90017

**SUBJECT: DRAFT REGIONAL HOUSING NEEDS ASSESSMENT (RHNA)
PROPOSED METHODOLOGY**

Dear Chair Huang,

The City of Palos Verdes Estates appreciates the opportunity to provide comments on the proposed RHNA Methodology for your consideration. Since the adoption of the 2014 Housing Element, the City has actively engaged in implementing its goals and policies including the creation of dwellings working to meet designated RHNA allocations at various income levels as identified within the Housing Element, certified by the State's Housing and Community Development Department.

While the City supports the development of housing units that improve the availability of affordable and safe housing throughout the region, the City also promotes housing that reflects the City's character and recognizes development constraints and hazards. The City requests that the Southern California Association of Governments (SCAG) consider the following challenges facing the City as it considers proposed methodology options for the upcoming Sixth RHNA Cycle:

1. Very High Fire Severity Zone. Palos Verdes Estates is within the Very High Fire Severity Zone as classified by the California Department of Forestry and Fire Protection. Senate Bill 35 recognizes the hazards associated with such classifications by exempting mandatory density provisions for Very High Fire Severity Zone communities. The City requests that this designation weigh heavily on the methodology option selection.

2. Geologic Hazards. In 2015, the City was forced to demolish several homes on Bluff Cove, where a 1983 landslide destroyed several others, due to an ongoing landslide. Additionally, a series of landslides at Christmas Cove have forced Paseo Del Mar to downsize from a two-way street to just one lane. The edge of the cliff is now only ten feet from the new one-way street, surrounded by several homes. Any additional housing units in these areas could be a matter of fatal proportions.

3. Parklands & Coastal Zone. Twenty-eight percent of the city consists of City Parklands protected by deed restrictions in perpetuity. These areas are protected from development as a land conservation effort with both stormwater and health benefits. Additionally, much of City Parklands exists within the Coastal Zone, an area protected by both the Coastal Commission and the City to maintain the coastal bluffs and marine environment as delicate natural resources.

340 PALOS VERDES DRIVE WEST PALOS VERDES ESTATES, CALIFORNIA 90274-1299

(310) 378 0383

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CITY OF PALOS VERDES ESTATES



4. Topography. The City is home to several canyons, part of which are protected by deed-restricted City Parklands to remain open space in perpetuity; however numerous single-family property lines extend into these canyons. While a zoning map might imply opportunity for additional housing in these areas, once topography is added to the map, it becomes evident why this undeveloped land can not safely be replaced with additional housing units. The money required to construct sound structures upon such steep slopes would not yield affordable housing units.

5. State Objectives. The City would like to highlight the need for housing with access to high-quality transit in order to meet the State's objectives to reduce greenhouse gas emissions and vehicle miles traveled (VMT). High-quality transit does not exist inside nor within a half-mile of the boundaries of Palos Verdes Estates, so any new high-density housing required by the State to be built within the city will require residents to rely primarily upon private vehicles for transportation. Based on Options 1 and 2 proposed by SCAG's RHNA Methodologies Estimate Tool, the State-mandated housing units will result in a significant increase in greenhouse gas emissions and VMT, which is fundamentally counterproductive to the State's objectives.

The City of Palos Verdes Estates hereby recommends, at this stage in the process, selection of RHNA Methodology Option 3 as the option most aligned with the objectives of the State, the health and safety of residents, and the protection of natural resources. Thank you for considering the unique challenges and physical constraints facing Palos Verdes Estates. We look forward to continued dialogue on this matter. Please contact me with any questions or concerns at (310) 750-9801 or cpetru@pvestates.org.

Sincerely,

Carolynn Petru, City Manager
City of Palos Verdes Estates

CC: Kenneth J. Kao, Mayor
Palos Verdes Estates City Council
Ken Rukavina, Director of Community Development & Public Works
Brianna Rindge, Planning Manager



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

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Honorable Peggy Huang, Chair
Regional Housing Needs Assessment Subcommittee
Southern California Association of Governments
900 Wilshire Blvd, Suite No. 1700
Los Angeles, CA 90017

SENT VIA EMAIL: housing@scag.ca.gov

SUBJECT: 6th Cycle Proposed RHNA Methodology

Dear Chair Huang,

The City of Rolling Hills appreciates the opportunity to provide written comments to the Southern California Association of Governments (SCAG) regarding the proposed RHNA allocation methodologies. The City is submitting comments in two parts. The first part is comprised of remarks on the regional housing unit needs and additional factors that should be further developed by the California Department of Housing and Community Development (HCD) and the second part is comprised of comments related to the RHNA allocation methodology.

REGIONAL HOUSING UNIT NEEDS

The City recognizes that there is a housing shortage in the State of California and is in support of HCD and SCAG's planning efforts for more supply. While the City supports the development of housing throughout the region, the City also promotes housing that reflect the City's character and recognizes development constraints and hazards. It is important that the process encourages a model of development that helps cities solve an existing problem in a way that will not diminish the quality of life for existing residents and is realistically attainable by cities.

The recently released HCD determination of 1,134,740 total units needed for the six-county SCAG region is staggering. The City of Rolling Hills encourages SCAG to propose to HCD a regional determination of 430,000 housing units for the 6th RHNA Cycle. This number was developed and adopted for the 2020 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). Any higher need determination would potentially produce housing without the transportation network to support it, produce unintended health and safety consequences and is contrary to fundamental land use planning principles. The projected regional housing units result in excessive allocation to local jurisdictions to plan for during the 6th RHNA cycle. It is unrealistic to solve the problem by inflating the projected unit needs and expect local municipalities alone to solve the problem. The issue requires a realistic projection, a consolidated effort between jurisdictions

collaborating on housing projects where units are needed and identifying State owned properties within the SCAG region to increase housing units. As an example, the properties purchased as a part of the 710-freeway extension project are vacant and languishing. According to the Daily Breeze, there are approximately 400 housing units that have been vacated for the aforementioned project. With the elimination of the freeway extension project, the State should be looking at State owned properties to add to the desperately needed housing supply. The projected housing units for the next planning cycle should take into consideration of the number of units the State is able to plan for and reduced from the overall number to be allocated to the local municipalities.

PROPOSED RHNA ALLOCATION METHODOLOGIES

The housing needs for the City of Rolling Hills resulting from any of the three options are not realistic based on HCD's projected needs for the SCAG region. Using any of the three options would result in an allocation to the City of Rolling Hills that is far above any previous allocation (by a factor of 14x for Option 1, 18x for Option 2 and 7x for Option 3 over the 5th cycle allocation); and are absolutely unattainable, given the City's size and availability of vacant land. Out of the approximately 28 vacant parcels in the City, 8 are in an area determined to be geotechnically hazardous, which could not support multifamily development. Several other parcels are landlocked, others are very steep and unsuitable for development, especially at higher than single family residential density. These parcels are not available for additional growth and could not be "counted" as sites towards RHNA. AB 1397 specifies that housing elements can only list land as potential sites to accommodate new housing if that land has a realistic capacity for housing development.

The City questions the accuracy of the statistical data used in determining the housing needs. The 2010 U.S. Census Bureau reports homeowner vacancy rate for Rolling Hills at 1.4% and the rental vacancy rate at 3.4%, whereas the data collected for the RHNA process shows a vacancy rate for the City as 12.6%. Combining this with the cost burdened households would indicate that there is a need for affordable housing, as there are units available to be occupied. On the contrary, the City's vacancy rate aligns more with the US Census statistics. There are many property owners in the City that reside elsewhere for much of the year and do not rent out their properties; these owner-occupied properties should not be considered vacant units.

Another factor used across board for all jurisdictions is the housing cost burden factor. The data collected for the RHNA for Rolling Hills shows that 37.8% of owner households pay 30% or more of their income for housing; and 20.8% of owners pay more than 50% of their income for housing. In a community where the median household income is \$210,000, the data used in the RHNA allocation is questionable and inaccurate. Based on the affordability of the community the cost burden factor would not apply. Not considering the unique profile and characteristics of Rolling Hills results in an unnecessary projected housing need.

SCAG should solicit local feedback on the source data and initiate corrections and or adjustments to have more accurate allocated housing unit numbers. The comment period should be extended. The time extension would allow municipalities to the ability to review the statistics and validate the source data used to calculate allocations for each of the proposed methodologies.

Moreover, the entire City of Rolling Hills is located in the Very High Fire Hazard Severity Zone, (VHFHSZ), as designated by CalFire. None of the proposed methodologies consider Senate Bill 182, which is currently pending in the State Legislature. SB182, if passes, would amend the RHNA process to require that consideration be given to jurisdictions where the sites identified as adequate for higher density developments, in order to meet its RHNA allocation, be allotted a lower proportion of housing units. The City of Rolling Hills strongly urge that the final RHNA allocation methodology include consideration of jurisdictions located in the VHFHSZ consistent with SB182 proposal.

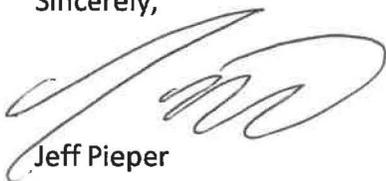
The RHNA methodologies should also include consideration of location of jobs. Adding residences near jobs reduces Vehicle Mile Travelled, (VMT) and greenhouse gas emissions, reduces cost of travel and creates much more reasonable and manageable commute. Planning for concentration of housing in job-rich areas reduces sprawl and supports state law and good planning and environmental policies. The City of Rolling Hills is a residential community with very minimal number of jobs consisting of City Hall and School District employees. The City does not have any other employment centers and there is no land available nor plans for an employment center. Placing housing in a job-poor community creates adverse impact to the environment.

There are jurisdictions that statistically cannot be grouped with larger urban cities for their allocation of housing units. Their profile is so different from the average California city that applying the same criteria or factors do not make any sense for those cities, and only lead to their failure to comply with the Housing Element law. The City of Rolling Hills is very concerned that none of the methodologies consider the unique characteristics of cities. Rolling Hills recommends that a separate methodology be developed for cities of 2,000 population or less.

In summary, the City recognizes the need to develop housing in all income categories in California and supports SCAG in its efforts to come up with a method to best address it. However, there are many factors in the process that were not considered and cause the allocations to be unrealistic and unattainable by many cities, and especially small cities. The City of Rolling Hills is looking to SCAG to strongly object to HCDs determination. The City also finds Option 3, the methodology that uses local input as the main factor in determining RHNA allocation, as a starting point to develop an alternate option that addresses data accuracy and considerations of additional factors identified above in the allocation.

If you have any comments regarding this comment letter, please contact Planning Director Yolanta Schwartz at ys@cityofrh.net or at 310 377-1521.

Sincerely,



Jeff Pieper
Mayor Pro Tem



Patrick Wilson
Councilmember

cc: Rolling Hills City Council
Elaine Jeng, P.E., City Manager
Yolanta Schwartz, Planning Director



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September 12, 2019

Mr. Kome Ajise
Executive Director
Southern California Association of Governments
900 Wilshire Blvd., Suite 1700
Los Angeles, CA 90017

SENT VIA EMAIL: housing@scag.ca.gov

Dear Mr. Ajise,

Thank you for the opportunity for the South Bay Cities Council of Governments (SBCCOG) to comment on the RHNA allocation options. While several of the South Bay cities are submitting their comments individually, the SBCCOG is taking this opportunity to widen the lens and review the bigger picture of RHNA. The State and its cities have had conflicts over the process since its introduction in 1969. This is especially true of this 6th cycle because of the aggressive totals required and increased enforcement promised.

Development of housing that addresses income restrictions while reducing carbon emissions per capita is a complex activity which is lagging for multiple reasons. City zoning practices are being held solely responsible as scapegoats. Builders' business practices, consumer preferences, the regional economy performance, uncertain futures including possible recession, and state policies are all part of the problem. These recommendations identify new and more comprehensive steps that state policy can take to improve outcomes by working closely with cities, instead of treating them as adversaries.

From an on the ground perspective based on 15 years of research and demonstration, the SBCCOG recommends that the state reform the RHNA process in two ways:

1. Develop a new collaborative process between cities and the State. Replace the current strategy of assigning targets with a process by which HCD and other state agencies collaborate with local jurisdictions so that housing actually gets built with appropriate affordable components.
2. Add a requirement that new housing developments perform sustainably. Ensure that new housing is sited consistent with a zero-emission mobility option so as to reduce GHG emissions generated by the residents' mobility choices. Reducing carbon emissions is as critically needed as building housing.

LOCAL GOVERNMENTS IN ACTION

Carson El Segundo Gardena Hawthorne Hermosa Beach Inglewood Lawndale Lomita
Manhattan Beach Palos Verdes Estates Rancho Palos Verdes Redondo Beach Rolling Hills
Rolling Hills Estates Torrance Los Angeles District #15 Los Angeles County

The following comments expand on the recommendations above and the reasoning behind them. More detailed recommendations are presented at the end.

Collaboration

What process will result in actually building the sustainable housing needed in the variety of development patterns found throughout California, mostly suburban?

The RHNA assigns housing production targets to regions based on demographic projections and political negotiations. The MPOs allocate those totals to individual cities. Local jurisdictions resist state incursion into land use policies. Failure to comply results in penalties. HCD is the sole arbiter of appeals. Conflict stalls re-zoning progress.

A process of collaboration between state agencies and local jurisdictions will produce better results with less friction at lower costs. The key is to promote a model of development that helps cities solve an existing problem in a way that will not add congestion and diminish the quality of life for existing residents.

RHNA Cycle 6 is supported by several narratives often repeated but not validated and which need to be addressed as part of the argument for a new process.

The following quote from the Los Angeles Times neatly summarizes these narratives that are repeated in the press whenever housing policy is the topic:

“For decades some local governments have looked for ways to shirk that responsibility ([for fair share housing], bending to complaints from NIMBY groups that want to minimize traffic, discourage development and preserve the region’s low-slung suburban character. That’s one reason California is in a deep housing shortage that is fueling poverty, displacement and homelessness.”

“Housing advocates are pushing SCAG to assign most of the new housing to coastal urban centers, where there are jobs and more extensive transit systems – and where housing costs have skyrocketed. These are also the areas that tend to fight density and new development most vociferously.” (“Gavin Newsom tells Southern California NIMBYs to expect new housing in their backyard,” Kerry Cavanaugh, August 23, 2019)

The main themes

- NIMBY neighborhoods and their elected representatives in local government stifle the rezoning that is necessary to accommodate each city’s fair share of the projected population growth
- The failure for coastal cities to zone for enough housing has resulted in unaffordable prices with a number of adverse outcomes.
- Borrowing from the provisions of proposed legislation SB 837 and SB 50, housing advocates have seized on the idea that single family neighborhoods present the zoning problem and that they must be up-zoned to allow more density.

Addressing the reality of those themes will lay the groundwork for a re-designed RHNA.

Theme 1: Cities are demonized as NIMBYs

NIMBY is a derisive term that has become a mantra for residents who *selfishly* oppose adding density to their neighborhood, such as through dense pockets of transit-oriented housing.

Clayton Nall, a Stanford University political scientist offers the following alternative characterization: “Established residents often see themselves as long-term shareholders in their community, As such, they feel a responsibility for protecting the community against perceived threats, which might include pollution, crime, and the undesirable effects of over-development. Indeed, back in the 1960s and 70’s, NIMBYs were the people fighting highways and oil refineries in their back yards, not fourplexes. In battling up-zoning some NIMBYs are animated by the fear of a takeover of their neighborhood by commercial interests.” (Quoted in The NIMBY Principle, Laura Bliss, CityLab July 26, 2019)

Is that irrational? Probably not when large corporate real estate investment firms are the largest owners of real estate in Los Angeles and other California markets. And, when increasing congestion and aging infrastructure is a reality in their communities.

Cities resist approving high volumes of housing for an important reason unrelated to neighborhood objections. According to leading financial consultant, Larry Kosmont, “What happens in the eyes of the city manager or city council is that housing – at almost any density – just doesn’t provide the revenue to support the services that housing requires.” (Planning Report, August 29, 2019). Cities don’t want to go broke and so resist initiatives that would move them in that direction.

The state may observe rising housing prices and a slow pace of housing construction, however there is no on-the-ground evidence that lack of multi-family zoning is responsible. There are other complex and important factors in play.

Developers are the builders and have their own problems unrelated to zoning

Housing markets are still recovering from the “once-a-century” recession of 2008. Essentially builders are concerned that they cannot make a profit, because it simply costs too much to build when considering the ability of consumers to pay. “Builders cite the high costs for land, labor materials and government fees, as well as the tariffs on many building products and appliances. Over the last year, they said, the potential profit on many new projects has shrunk to the point where it doesn’t make sense for builders or their financiers to take the risk.” “Housing crisis may worsen: Home builders pull back” (Andrew Khouri, Los Angeles Times, August 9, 2019)

The role of perceived risk cannot be overstated. While government fees are said to be the only issue, instability in labor and materials increases risk. Labor costs and in some cases outright shortages are exacerbated by federal immigration policies. Tariffs have affected the availability and cost of building materials.

Ironically, decreasing housing costs can also increase risk.

“Lots of people talk about wanting more affordable housing in California, but the creation of relative bargains with price cuts on existing homes often scares off the same house hunters who claim they want to pay less. Why? These wannabe owners can get scared of overpaying as a price slide begins. Or they’ll wait to buy, hoping the discounts only get steeper. That wait and see mentality can amplify an already souring situation.” (Bubble Watch: California’s home prices now among the nation’s biggest losers, Jonathan Lansner, Daily News, August, 2019)

Home buyers do not want to purchase in a declining market because the house is a high valued asset. Expected appreciation is essential to purchase.

Consistency of demand also factors into developer risk and foreign investment plays a role. When it appears and especially when it suddenly disappears.

“Mainland Chinese last year accounted for 34% of the home purchases in California. In the case of Irvine, Chinese investors made about half of the home purchases. Chinese home buyers would typically offer all cash over the asking price.

However, the Chinese government recently limited the cash that can leave the country for each family member. This retreat has resulted in a 1.6% decline in the median home prices in Irvine.” (See “Homes for sale: Chinese investors are purchasing fewer US houses,” Yan Zhang, USA Today, August 26, 2019).

Fear of a recession can also erode investor confidence. Builders are painfully aware that over-building housing and easing the borrowing requirements allowing unqualified buyers into the market were factors in accelerating the 2008 recession. They lost a great deal of money as a result.

Add to that the specter of Artificial Intelligence and robots replacing jobs. The period of RHNA cycle 6 may not be a time to expect a hot market for new construction, irrespective of local zoning policies.

Theme 2: The slow rate of housing construction is responsible for unaffordability

“Unaffordability” is most often used as the indicator that a housing shortage exists. This is explained by a product of simple market dynamics – demand exceeds supply and so prices increase. According to the narrative, the response is to build more housing; and the strategy for doing that is to up-zone single family neighborhoods.

The coastal counties of Orange and Los Angeles, as major job centers, are the targets for increased density as housing prices are among the highest in the state.

However, affordability is more complicated than simple gross level of supply. The millennials’ lack of resources is part of the problem. They cannot afford to pay what previous generations paid at the same age.

“For Millennials (age 22 to 38) the 2008 recession never really ended. They graduated into the worst jobs market in 80 years, resulting in a decade of lost wages. They also are carrying a

trillion dollars of educational debt. The toxic combination of lower earnings and higher student-loan balances, combined with tight credit in the recovery years – has led to millennials getting shut out of the housing market.” (“The next recession will destroy millennials,” Annie Lowrey, The Atlantic, August 26, 2019

The reality of being a job center in the digital economy is also part of the problem. A large segment of those jobs is high paying. When demand for housing is driven solely by the most affluent renters and buyers in a marketplace, home prices and rents are bound to run away to astronomical heights. A narrow focus on the supply of housing is misleading.

Large corporate investors are another source of housing price escalation. Entities with resources simply outbid those without. Cities up-zoning can’t really fix the resulting mess.

Housing affordability fluctuates by product and location

Affordability is a function of location: Perhaps it is an inconvenient truth for density advocates but a portion of those who are priced out of some markets are seeking a single-family home, the very product that residential up-zoning will replace. A recent survey of Google search terms for housing found that the top request from April, 2018 to April, 2019 was for ranch style. Tudor, Craftsman and modern style homes followed. A 1,000 square foot apartment adjacent to a rail stop apparently failed to register. (See “This is the most popular home style of 2019, according to Google,” Chrissy Callahan, Today, August 21, 2019)

In contrast, a four bedroom house with many amenities is available in the southwestern Riverside County City of Murietta for \$400,000. Families with children will opt for that option and “pay” with their time and mobility costs. That Murietta is one of the fastest growing cities in California suggests that the demand for the single family home is strong.

The land values, not the zoning, make it impossible to build affordable single family houses in Orange and Los Angeles counties. Ironically, up-zoning will reduce the supply of single family neighborhoods. In the supply-demand framework of the current discussion, the cost of single family housing in these areas will become even more unaffordable. History shows that people will still seek this product and will travel to do it. Therefore, why is working to eliminate single family housing a good idea? What interests are driving single family densification? Who benefits? Why aren’t other options being explored?

Conclusions about the narrative themes

Housing supply and affordability are complicated phenomena. Are local governments really the problem or are they the scapegoat for poor state policy, structural problems with the economy and risk averse developers?

The attack on local governments deflects attention from the other factors, especially state policies.

Blaming locals saves the state from accepting responsibility for its part of the dysfunction – pursuing a process that has consistently over decades created conflict and failed to produce target housing volumes.

The goal should be to develop a process that will actually result in housing that will meet the needs of low- and moderate-income residents while protecting the environment

Basis for collaboration: Help cities solve other growing problems

Collaboration should be based on using housing to solve other growing city problems, for example, vacancies on commercial arterials and worsening street congestion. Cities and the State can succeed out of mutual self-interest.

The chances of not only more housing zoning but also more housing construction will be maximized when the cities and the state share goals. This can be accomplished by characterizing housing development as a key component of a strategy for reducing traffic by reshaping the suburban development pattern to “complete neighborhoods” that depend on zero-emission micro-mobility rather than automobility.

The most logical place to look for land to build housing is the commercial and industrial districts in most cities that are underperforming and rapidly becoming obsolete. That land should be analyzed for potential to redevelop into housing. Rather than transit orientation, the new housing should be used to create “complete neighborhoods” with a high mode share by active transportation and zero-emission micro-mobility. Plans for “complete neighborhoods” should also speed permit approval because cities understand their local benefits.

In 2018, SCAG and the Orange County Business Council collaborated on a study of the potential for redeveloping commercial and retail structures. While .5% of the county’s total acreage is vacant, there are several thousand acres of commercial or retail zoned properties that are good candidates for repurposing. They contain structures that are 40 to 60 years old. That land has more than five times the redevelopment potential of other land use types.

The SBCCOG Land Use–Transportation Chapter of its 2018 Climate Action Plan modeled how carbon emissions can be reduced by consolidating retail, commercial, educational, government and medical destinations into a system of compact neighborhood centers now located on arterial strips and in single function centers (like retail malls). Their current locations can be re-used with housing at townhouse densities, around 10-12 dwelling units per acre. The result would be a system of neighborhoods where 25% of trips can be walked and 90% of the rest cycled or taken in a zero-emission local use vehicle. The planning study for adding sustainable housing in order to create “complete neighborhoods” is currently underway, without state support but utilizing data support from SCAG.

As an example, there are about 20,000 acres of land on arterial strips in the South Bay. Assuming only 10%, about 2,000 acres, were redeveloped by 2029, at a townhouse density of 10DU/Acre, 20,000 houses could be added VS the 21,934 total units from SCAG’s distribution Option 3 of the RHNA. The needed analysis would determine the priority locations that would contribute to complete neighborhoods and the phasing of redevelopment.

The availability of sites for housing that do not disrupt existing neighborhoods but add to their sustainability seems a clear alternative to up-zoning single family communities.

A start will be to replace the derisive word NIMBY with a complementary term as neighborhoods and cities accept housing when it is strategically sound; a term that reflects the wisdom of conditional approval – like “responsible.”

RHNA should facilitate complete neighborhoods

The RHNA and subsequent housing legislation such as SB 50, should include regulations, incentives and tools that will facilitate local jurisdictions to plan, zone and implement complete communities regardless of proximity to public transit or job centers. This is a complicated challenge so that more planning will be needed, not less. Collaboration between state agencies and local jurisdictions is the path to making that happen.

Sustainability

Housing generates trips

New housing will generate lots of trips. The SBCCOG’s electric vehicle demonstration projects, found that each participating household averaged over 40 VMT per day. If that average approximates the travel behavior in the region, the 1.3 million housing target for the SCAG region will generate 19 trillion VMT per day at build-out, and in excess of a 50 trillion VMT cumulatively over the 8 year development period of Cycle 6 – just for the new housing needed to reach the SCAG region’s RHNA target. This is counterproductive to meeting the State and Governor’s targets to reducing VMT and greenhouse gas emissions.

It is critically important to the state’s GHG reduction goal and to the global community that a large portion of those trips be walked, cycled or taken in some form of zero-emission vehicle. In other words, in order to be sustainable, a low carbon mobility strategy must accompany every housing development which recognizes the unique characteristics of each community, such as geologic and topographic conditions.

The RHNA requires housing development include a target number of affordable units (very low, low and moderate income) that address housing equity. It is now imperative to also address housing sustainability.

Proximity to public transit is not the answer

State housing policy addresses zero-emission mobility through reliance on public transit – build housing adjacent to high quality transit corridors (HQTC). That strategy may work in certain urban contexts, but not in predominantly suburban Southern California which lacks access to frequent transit service.

Trends in ridership are one indicator of why transit is a poor choice to anchor to a carbon-free mobility strategy. (See White Papers I and II for other reasons --

<http://www.southbaycities.org/sites/default/files/news/2.19%20Housing%20White%20Paper%20--%20SB%2050%20Supplement.pdf>;

www.southbaycities.org/sites/default/files/news/State%20Housing%20Policy%20White%20Paper.pdf)

Transit ridership has been declining nationally and specifically in Los Angeles County. Bus ridership is down 24% since 2013, which is significantly higher than drops in public-transit usage in other major cities like New York, Chicago, Denver and Phoenix. Metro's rail ridership declined 5% in the same period, despite the opening of new rail lines. Transit mode share in the South Bay sub-region is around 3%.

Building housing around public transit corridors made sense in earlier eras when there were less attractive on-demand alternatives, but not in the 21st Century. This policy insisting on transit-oriented housing is one of the reasons that most cities don't want to zone for it – they know it won't work.

Job center proximity is desirable but requires granular analysis

It makes good sense environmentally and socially to locate housing adjacent to job centers. The journey to work is typically the longest and most frequent trip taken by most households.

The challenge on the ground is that land proximate to job centers is often expensive with housing prices and rents unaffordable to all but the most highly compensated. While the reforms described at the conclusion to these comments propose a strategy for building affordable housing in the South Bay sub-region and its various job centers, the fact of housing product preference is also a factor.

Whatever housing is built in the South Bay is and will continue to be at a higher density and includes very few single family products. Some people simply prefer single family housing for life style reasons which mean more than job proximity. Those people choose to live further out where single family homes are affordable, and they absorb the time and cost of commuting.

Building new housing to match the ability to pay in each sub-region will require very fine-grained analysis based on workforce projections, rent schedules, redevelopment potential of parcels, and so forth. Simply building housing in general proximity to job center is too coarse a strategy to succeed.

Building housing in large scale urban centers is one way to get by with a coarse-grained approach because the large number of jobs and houses will somehow sort themselves out. A regional telework program will work for some of those who choose more distant housing (discussed further under Recommendations).

Sustainability requires electric vehicles

The path to carbon-free mobility, in new housing as well as established neighborhoods, depends on electrification of the private vehicle fleet and the vehicles used in the growing market for “mobility as a service” (MaaS). One way to stimulate electric mobility through private markets is by local

governments investing in EV infrastructure, especially for the many local use vehicles (LUVs) available in the growing micro-mobility space. Private LUVs deliver the high-quality door-to-door, on-demand service preferred by households at a fraction of the cost of automobiles, especially full-speed EVs. They also do not further congest the major arterials.

This key infrastructure consists of ubiquitous Level 1 charging and a “local travel network” to accommodate these short range, slow speed, small devices that include e-scooters, Segways, e-bikes, neighborhood electric vehicles and many others. Local use vehicles are a fast-growing market segment while transit ridership is declining. And, unlike rail transit systems that cost billions to build and more to maintain, micro-mobility infrastructure costs only a fraction and deploys in months, not decades.

Land use zoning supports fleet electrification through micro-mobility

In addition to infrastructure, land use zoning plays an important role supporting micro-mobility. The SBCCOG’s Research and Demonstration Program discovered that destination density, not residential density, is the key to a zero-emission mobility, especially through high walking and cycling modes. A system of compact neighborhood centers with many destinations per acre will also support the adoption of micro-mobility devices that provide the backbone for low carbon mobility that transit did in a previous era. Call this a system of “complete neighborhoods” (Portland has adopted a version of this model).

Ironically, RHNA redevelops the built environment into dense nodes adjacent to transit infrastructure incompatible with suburban development patterns while reducing the role of local planning essential to developing “complete neighborhoods”.

Adding density to auto neighborhoods, as proposed in SB 50, simply doubles down on auto use. For example, the Accessory Development Unit policy may add some affordable units but from the environmental perspective it also adds cars to the neighborhood which produce carbon emissions and congestion while clogging over-night street parking.

Recommendations

“To succeed at housing, the state will have to do better at directing that behavior. If they mandate it, over induce it, or over constrain approvals, it is going to result in resistance rather than cooperation. And if the state wants to deliver on achieving its own drastic clean air standards, it has another reason to help cities reach an acceptable density equation, which is to induce a reduced statewide carbon footprint.” (Larry Kosmont, Planning Report, August, 2019)

There are numerous ways to proceed; these are examples organized into four categories: technical, financial, administrative and related supporting policies. Once the frame of reference changes from target setting to collaboration and from transit related development to complete neighborhoods, new opportunities explode.

Technical

Cities, especially those that are built-out with no remaining vacant properties, along with their sub-regional COGs, need assistance identifying the retail/commercial sites with the most redevelopment potential that can be used to plan complete communities, and the policy tools for implementing those plans. The idea would be to establish a baseline of the local redevelopment potential for sustainable housing assuming 10 to 12 acre (townhouse) densities which should be more compatible with community standards.

The planning approaches and goals associated with the Land Use and Transportation Chapter of Climate Action Plans (CAP) with the Sustainable Communities Strategy Chapter of the Regional Transportation Plan and the RHNA need to be reconciled. All deal with the interplay between land use and transportation, however the CAP lends itself to sub-regional customization. Models will need to be adjusted to account for cities that prefer to develop complete communities rather than transit oriented housing.

The State should work with the MPOs and sub-regional COGs to develop sub-regional carrying capacity studies. Siting housing in high volumes in built-out cities stresses sewers, electric grids, school systems, parks, water capacity, solid waste capacity, emergency services including police and fire, as well as “other critical systems. Growth requirements should increasingly take account of the limits of carrying capacity if, for no other reason, so that funding can be provided that will help overcome the capacity limits.

Financial

The State needs to figure out how to be in a partnership with local government and help encourage special financing districts, such as enhanced infrastructure financing districts (EIFDs), CRIsAs and others, that can truly help cities use tax increment financing to support housing production. (Larry Kosmont, Planning Report, August, 2019)

- The definition of Enhanced Infrastructure Financing Districts should be amended to allow jurisdictions to finance projects within one-half mile of a designated neighborhood center in addition to the current requirement of proximity to a major transit stop.
- More granular planning will be required by cities and sub-regional COGs. The State should provide funding for these expanded responsibilities.
- The State should find equitable means for compensating cities for the added costs of providing services to additional houses. This could require tax code innovations.

Administrative

The process will be for a consortium of state agencies (to avoid silos), perhaps led by the Strategic Growth Council, to work with SCAG and the 16 sub-regional Southern California COGs to work with individual cities and unincorporated county in order to plan how to use housing to form complete

neighborhoods. State funds will be needed to support SCAG, the COGs and especially local planning capabilities.

More specific actions include:

- MPOs should convene a developers' circle to provide advice and discuss opportunities in each sub-region as well as provide guidance on how to improve the investment potential.
- Cities should be asked to identify the support needed from the State to succeed in those redevelopment efforts, i.e. tax increment financing, eminent domain to consolidate ownership when fragmented. Cities will need to identify the policies that are needed.
- Housing development should not be pursued in a silo and will require a comprehensive approach to the multiple issues that are involved. Cross disciplinary relationships are necessary for successful collaboration. The Strategic Growth Council mission and goals are compatible with this shift to city collaboration which should include creating a more robust local input process.
- More non-profit housing corporations should be involved to increase the income-limited housing volume needed.
- A statewide standard on percent of income-limited units in new housing developments should be considered. The circumstances under which 25% limited income units can be required should be assessed.
- Zero-emission VMT targets for new housing developments should be required with a set percentage that must be met.

Supporting Policies

- The continued economic development of housing rich sub-regions should be supported. Incentives should be developed to encourage new businesses to locate in housing rich areas and for businesses seeking to expand in job rich areas to similarly consider locating that expansion in housing rich areas.
- Regional telework programs should be funded to reduce congestion for those who must report to a central work station and improve the quality of life for those who don't. Telework participation rates are currently greater than public transit mode share. Telework programs are relatively inexpensive to implement resulting in high benefit-cost ratios.
- Land use planning for "complete neighborhoods" in the exurbs where agricultural land will not be affected should be encouraged.
- The Clean Vehicle Rebate Program should be expanded by making low cost vehicles such as local use vehicles eligible for the maximum subsidy. This will be far more cost-effective than the subsidy for full speed vehicle.

- “Complete neighborhoods” should also provide local resources. There should be a funding source and other support for the sub-regional development of fiber networks capable of delivering gig/sec speeds to every government facility, public school, library and neighborhood center so that trips can remain local.
- Multi-family buildings above a threshold size should be required to establish local use vehicle sharing.
- Parking maximums on new housing developments, especially in the complete neighborhood model, should be established and extensive electric charging infrastructure in parking areas should be encouraged.

The SBCCOG is eager to be a partner in working on the comprehensive programs that will be needed to make the State’s goals of housing Californians and reducing greenhouse gas emissions a reality. Please contact SBCCOG Executive Director, Jacki Bacharach @ jacki@southbaycities.org if you have any questions.

With gratitude,

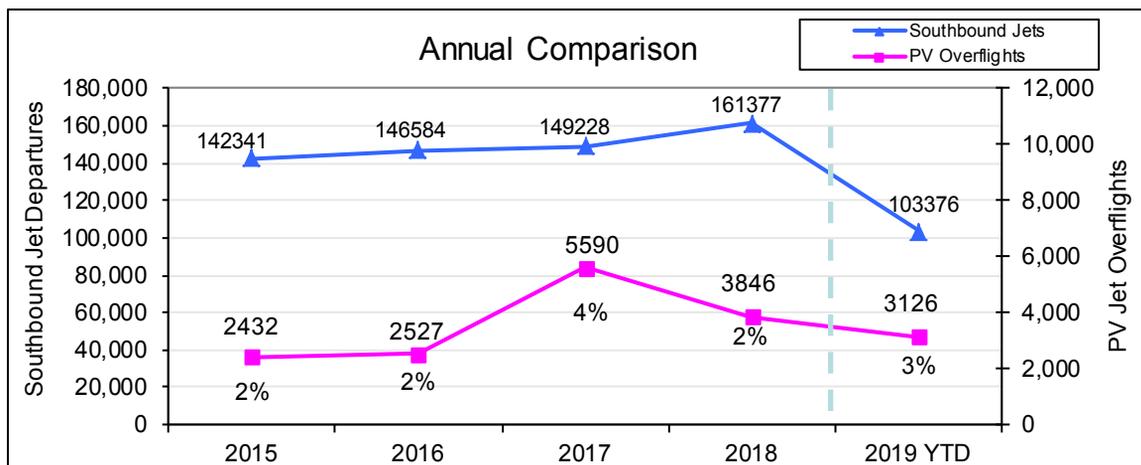
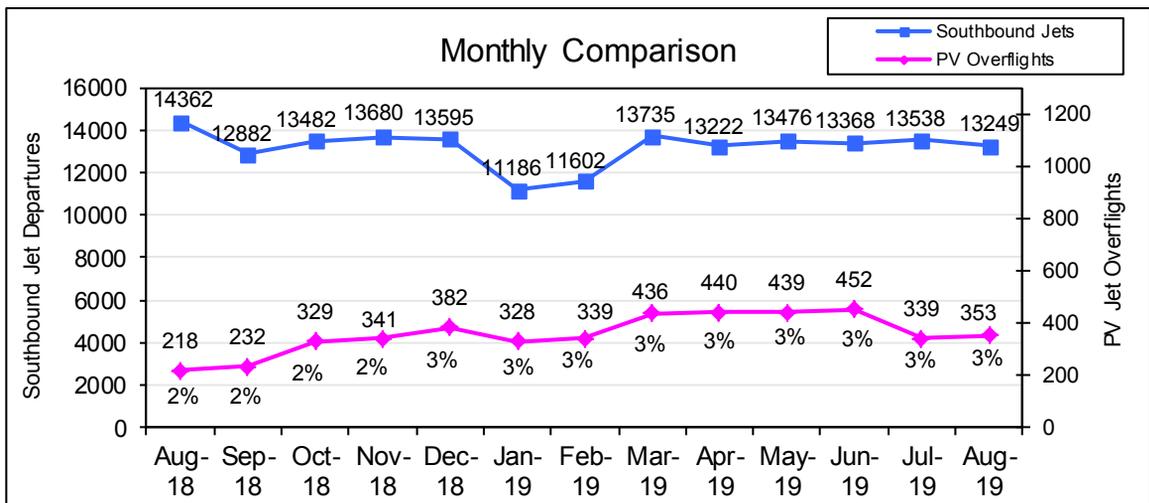
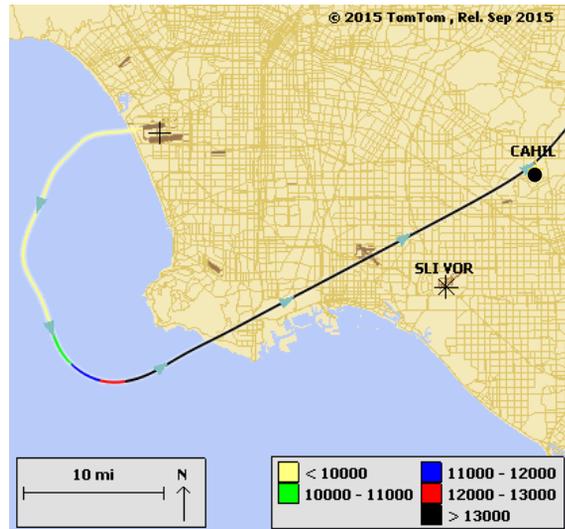
A handwritten signature in black ink, appearing to read 'Christian Horvath', with a long horizontal line extending to the right.

Christian Horvath, SBCCOG Chair
Councilman, City of Redondo Beach

Palos Verdes Peninsula – Jet Overflights

The graphs below show the total number of jets turning south upon departure from LAX and the number of those departures that fly over the Palos Verdes Peninsula.

Sample Jet Departure Flight Track Over PV Peninsula



Note: The increase in jet overflights in 2017 is due to flight procedure changes as part of the FAA So Cal Metroplex project.

Jet Altitudes over PV Peninsula

