



RANCHO PALOS VERDES

TO: HONORABLE MAYOR & CITY COUNCIL MEMBERS
FROM: CITY CLERK
DATE: NOVEMBER 18, 2008
SUBJECT: ADDITIONS/REVISIONS AND AMENDMENTS TO AGENDA

Attached are revisions/additions and/or amendments to the agenda material presented for tonight's meeting:

Item No.	Description of Material
4	Letter from Ken Dyda
9	Workshop Invitation
11	Answers to questions posed by Councilman Wolowicz; email from Bob Nelson
12A	Response letter from City Attorney Lynch to Mr. E. Bruce Butler; Rancho Palos Verdes Religious Facilities Comparison Table
12B	Emails/Letters in Opposition from: E. Bruce Butler; Dr. Stuart H. Cole; Donna Hulbert with attachment letter from Kenneth L. Simpson; Bruce Butler; Kerry and Bob Peterson; Anonymous multiple page submittal
12C	Emails/Letters in Support from: Councilwoman Janice Hahn; the Aglipay Family; Larry and Rose Barlock; the Baumgartner Family; Lenée Bilski; Dr. and Mrs. William Bjorndahl; Sheila A. Bloodgood and Family; David and Sheila Bloodgood; the Boland Family; Joanne Chang; Dr. Clayton A. Cobb; Mike Cotter; Marella D. Diokno; Tommy Draffen; John and Rosemaire Grablewski; Patricia Callegari; Ofie Galvez; Consuelo and Thomas Haire; David and Lauren Haponski; Mary C. Herrera; Mary Elizabeth Jensch; Keith and Judy Kamholz; Mary and Paul Kearney; Christopher La Puma;

Deborah La Puma; Friday Laurio; Joe Linkogle; Dr. James McBride; Dan McCaskill; Florence J. McTaggart; Mr. and Mrs. John G. Miller; CeCe Nahin; Curt and Karen Negrinelli; Susan Noerper; Sister Mary Angela O'Connor; Bea Osborne; Cecilia K. Park; Sam and Cindy Pheng; Carlyn Quinto; Tami Reyes; Dr. Carlos A. Rosales; Stephanie Rosales; Gino and Julianne Sasso; Lisa Traynor and Family; Lenore (Mitzie) Vasey; Abbey Wagner; Don Wynne; Sam and Wendy Yee; Wendi Zapanta

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Answers to questions posed by Councilman Wolowicz;
Revised Professional Technical Services Agreement; email
from Barry Hildebrand

Respectfully submitted,


Carla Morreale
Carla Morreale

20081118 additions revisions to agenda.doc



November 16, 2008

SUBJECT: Crestridge LLC Development

In order for Crestridge LLC to develop for sale Condos and Town Homes are they still required to provide property for a senior Center to qualify for Institutional zoning? If so then the most recent application I have seen and the information in the contract for an EIR by RBF has what I believe to be significant errors and should be modified prior to contracting for the effort. These errors are:

1. The original size of the Senior Center was 12,00 square feet. After extensive redesign and some compromise in function it was reduced to a minimum of 10,600 square feet. The size identified in the contract is only 9,000 square feet.
2. I have repeatedly asked Crestridge LLC as to when they were going to submit an application satisfactory to the city so that I could provide the information necessary for the application and the subsequent EIR as to size, floor plan etc. The application was submitted without that information.
3. The site plan has the senior center pad so low that it requires a 19-foot retaining wall on the south side to provide a pad sufficient for the center building. Further, the west side begins at the height of the south wall and becomes lower to meet the wall on the south side. The south side wall is on the order of 12 feet due to the grade of the adjoining property. This puts the building in a hole reminiscent of a military bunker. It negates any ability for the profitable use of the building to sustain the operation.

Both Crestridge LLC and RBF need more definitive information to accurately assess the impacts on view, drainage, parking, traffic etc.

The Seniors are prepared, with the proper assurances, to expend the funds with the architect to develop and provide the necessary information.

Ken Dyda

5715 Capeswood Drive
Rancho Palos Verdes, CA 90275-1725
Home - (310) 375-3932 Cell - (310) 386-0285
Email kendyda@verizon.net

4.

Stretching Community Dollars Workshops – April 30, 2009

Is your community ready to explore the benefits of cross-jurisdictional collaboration? Would it be helpful to learn what hurdles other communities overcame and how they did it? Does your team need time to find common ground and explore specific possibilities?

At the invitation of local communities, CCS provides hands-on workshops for local leadership teams. Workshops include examples, case studies, and "how-to" technical assistance on joint planning and joint-use.

Typical workshops include teams of two or more participants from each. The team would include one or more members of the city council and one or more school board members from the cities who participate.

The workshop is 5-6 hours including lunch. A typical agenda might look something like the following:

Agenda

- Welcome and Introductions
- Background and Purpose of the Meeting
- Group Exercise: Defining individual core values
- Presentation of Collaborative Success Stories
- Discussion of Ideas in teams
- Presentation on Understanding the Collaborative Processes
- Team Exercise: Establishing a joint Strategic Plan for collaboration
 - Develop a shared Vision
 - Establish Goals for collaboration
 - Brainstorm ideas for collaboration
 - Establish objectives/strategies for implementing Goals
 - Prioritize objectives/strategies
 - Develop a plan of action
 - Commit to a follow-up meeting to review plan and discuss resources needed to implement plan
- Teams report out
- Wrap-up

RANCHO PALOS VERDES

MEMORANDUM

TO: Joel Rojas and Carol Lynch
FROM: Steve Wolowicz
CC: Carolyn Lehr
DATE: November 17, 2008
SUBJECT: cc meeting 11-18-08 item #11 Terranea revision J

QUESTIONS AND COMMENTS:

Temporary Certificates of Occupancy

1. Will the time needed for issuance of temporary and then final certificates create additional burdens on staff which will compete with other job demands; should such conflicts warrant increased fees to compensate the City?

The issuance of temporary certificates of occupancy is not expected to generate a significant burden on staff thus warranting additional fees. Currently, the building inspections are being conducted by a consulting firm that the City hired and the applicant is paying for. The City, primarily the City's Building Official, oversees this consultant. Both the City's Building Official and the Building Inspector (consultant) will orchestrate the issuance of both the temporary and final certificates of occupancy.

2. Although Staff has stated that the change of wording from "any" to "final" will not compromise the City's leverage are there any proposals that will allow the City to suspend these temporary certificates should there be disputes or unforeseen delays?

It is Staff's intent to issue the temporary certificates of occupancy with conditions that will enable the City to suspend/revoke the temporary certificates.

The Council may certainly add language to the project's conditions of approval for Revision J that explicitly state

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that the issuance of a temporary certificate of occupancy is conditional and may be revoked or suspended by the City.

3. Has the Developer indicated an acceptance of staff's proposal?

The Developer has reviewed the City Council Staff Report and is suggesting some additional changes that Staff is currently reviewing. In summary, some of the changes requested by the Developer include the deletion of Condition No. 27 to allow the casitas and the bungalows to be occupied by paying guests immediately and to have the Resolution updated by explicitly allowing the soft opening of the Terranea Resort.

Any changes to the conditions or approval or resolution resulting from the developer's request will be explained and provided to the Council at this evening's meeting.

Formation of the Non Profit Corporation – Responses are pending from the Developer's Attorney

Carol Lynch did provide some preliminary comments and phone call to the Developer's attorney who did call me. The attorney said that she will try to obtain answers to my questions. Based on our conversation and her preliminary comments I have focused on the following questions which should probably best be answered by the Developer's attorney:

4. How many other properties and for what length of time has the Developer implemented this plan of a non-profit entity (what type of 501 entity)?
5. What has been their experience in terms of compliance during subsequent property sales (has the requirement been challenged by property owners)?
6. Even though this is not to be a 501(c) (3) entity, can the fact that the donation is a requirement of property ownership negate the voluntarily contribution and thus disallow the donation as a deduction by the contributor?
7. Would such a donation or payment be considered to be Unrelated Business Income subject to income taxes? If so this will be a significant decrease of the fees to the City.
8. If this is deemed unacceptable by the courts (tax or otherwise) what recourse or remedies for payments are available to the City?

Soft-opening of the Hotel

9. What leverage is available to the City should the soft-opening be unexpectedly extended, or would staff just recommend the set time period?

Staff is currently exploring establishing a time period for the resort to operate under a soft opening (that is prior to the issuance of final certificates of occupancy). At this time, the deadline being considered is August 1, 2009 (but this may change before tonight's meeting).

10. Is there a maximum percent of occupancy for the hotel to ensure that the hotel hasn't effectuated a permanent opening without all of the other conditions having been completed?

No. Staff did consider establishing a maximum percentage of occupancy for the Hotel but eventually thought it would be too difficult to regulate/enforce. Rather, Staff is now considering recommending that the Council establish a time period for the applicant to obtain a final certificate of occupancy for the resort.

Teri Takaoka

From: Carolynn Petru [carolynn@rpv.com]
Sent: Monday, November 17, 2008 9:26 AM
To: carlam@rpv.com
Cc: 'Teri Takaoka'
Subject: FW: Nov. 18 Meeting: Item 11 (Terranea): Sea Bluff HOA Favors

From: Nelsongang@aol.com [mailto:Nelsongang@aol.com]
Sent: Saturday, November 15, 2008 1:17 PM
To: cc@rpv.com
Subject: Nov. 18 Meeting: Item 11 (Terranea): Sea Bluff HOA Favors

Mayor Stern, Mayor ProTem Clark, distinguished Council members,

Briefly, Sea Bluff HOA, Terranea's closest neighbor, favors Revision 'J.'

We have written a more detailed response which hopefully you will receive as 'Late Correspondence.' And, at this time, I plan to attend to verbalize our support and answer any of your questions.

Bob Nelson
Secretary/Treasurer
SBHOA

You Rock! One month of free movies delivered by mail from blockbuster.com
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11/17/2008

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RICHARDS | WATSON | GERSHON

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November 17, 2008

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(1916–1988)

GLENN R. WATSON
(RETIRED)

HARRY L. GERSHON
(1922–2007)

STEVEN L. DORSEY
WILLIAM L. STRAUSS
MITCHELL E. ABBOTT
GREGORY W. STEPANICICH
ROCHELLE BROWNE
WILLIAM B. RUDELL
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DEBORAH R. HAKMAN
D. CRAIG FOX
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GINETTA L. GIOVINCO
TRISHA ORTIZ
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MELISSA M. CROTHWAITE
MARICELA E. MARROQUIN
GENA M. STINNETT
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Mr. E. Bruce Butler
30 Santa Barbara Drive
Rancho Palos Verdes, CA 90275

Re: St. John Fisher church project

Dear Mr. Butler:

This letter is in response to your correspondence dated November 13, 2008 discussing the St. John Fisher church project.

The City’s Municipal Code requires the Planning Commission to consider numerous specific factors when deciding whether to grant or deny a conditional use permit. Muni. Code § 17.60.050.A. These include whether the site is adequate in size and shape to accommodate the use, whether the use is consistent with the general plan, whether the streets can accommodate the traffic generated by the use, and whether there will be a significant adverse effect on adjacent properties. Similarly, the City must consider a variety of factors when approving a grading permit or sign permit, including the effects on the landscape, the visual relationships with other properties, and “the public health, safety and welfare.” (§§ 17.76.040, 17.76.050.) The Planning Commission must consider all of these factors when making its decisions.

At the July Planning Commission meeting, a Commissioner inquired whether the Commission had the authority to deny a CUP based solely upon the potential economic impacts of the project. As I generally recall the discussion at the meeting (I have not reviewed the tape), I responded that economic impacts could not be the sole factor in the decision, given the numerous factors that the Commission must consider under the Municipal Code.

The courts have recognized that a city must examine all of the factors stated in its Municipal Code when deciding whether to grant or deny a permit, rather than focusing on one specific factor. For example, in *Harris v. City of Costa Mesa*, a court of appeal upheld a City’s decision to deny a CUP, based upon the fact that the record contained numerous findings supporting the denial. 25 Cal.App. 4th 963 (1994). In that case, much of the testimony at the Council meeting had focused on one narrow aspect of the proposed project, and the City Attorney cautioned the Council that additional findings on the other factors in the Municipal Code would be necessary

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E. Bruce Butler
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prior to reaching a decision. Following that advice, the City ultimately had “several reasons underlying the inconsistency finding,” and based on those multiple findings, the Court found that the City complied with its Code requirements.

Nevertheless, economic impacts may be *relevant* to a determination of whether there will be a significant adverse effect on adjacent properties. The California Courts have recognized that in considering whether a proposed use will affect the public welfare, “the concept of public welfare encompasses a broad range of factors, including aesthetic values as well as monetary and physical ones.” *Desmond v. County of Contra Costa*, 21 Cal. App. 4th 330, 337 (1993); *see also Berman v. Parker*, 348 U.S. 26 (1954). Consequently, although economics may not be the sole factor in the determination, the City may consider economic impacts as a part of its findings on the effect of a project on other properties and on the general welfare of the City’s residents.

Turning to the CEQA issue, the regulation that you have cited, § 15382, states that: “a social or economic change related to a physical change may be considered in determining whether the physical change is significant.” This language is permissive, rather than a mandate that economic impacts be considered. In a recent case, *Regency Outdoor Advertising, Inc. v. City of West Hollywood*, a court of appeal upheld the City’s use of the catch-all CEQA exemption, § 15061(b)(3), in approving an ordinance related to the permissible image area of billboards. A billboard company challenged the use of the exemption, given the adverse economic impact the ordinance would have on the company, but the court found that the economics were irrelevant to CEQA:

“CEQA does not create standing to pursue those interests. As Waste Management explained:

“CEQA is not a fair competition statutory scheme. Numerous findings and declarations were made by the Legislature with respect to CEQA. None of them suggest a purpose of fostering, protecting, or otherwise affecting economic competition among commercial enterprises. Thus, the petitioner’s commercial and competitive interests are not within the zone of interests CEQA was intended to preserve or protect and cannot serve as a beneficial interest for purposes of the standing requirement.”

E. Bruce Butler
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153 Cal. App. 4th 825, 830 (citing *Waste Management v. County of Alameda*, 79 Cal. App. 4th 1223, 1235 (2000)).

Accordingly, for all of these reasons, economic impacts by themselves cannot be the sole basis for the City Council's determination, although they may be considered as part of the analysis and decision whether to issue a conditional use permit.

I trust that I have addressed your concerns.

Very truly yours,

Carol W. Lynch
City Attorney, City of Rancho Palos Verdes

cc: Mayor Stern and Members of the City Council
Carolynn Petru
Joel Rojas
Leza Mikhail

Rancho Palos Verdes Religious Facilities Comparison

Religious Facility	Sanctuary Height	Tower Height	Religious Symbol	Sanctuary Seating Capacity	Bells	Tower/Sanctuary Lighting	On-site Parking
Ascension Lutheran Church (and preschool): 26231 Silver Spur (310) 373-0454 (lot size: 157,900 sq.ft.)	27.5**	n/a	2.5* (above ridgeline)	200**	n/a	One light on stained glass**	92***
Christ Lutheran (K-8th grade): 28850 Western Ave (310) 831-0848 (lot size: 161,653 sq.ft.)	28*	43*	24*	360***	yes (broken)	Tower and security lighting (24 hours)**	143***
Church of Jesus Christ Latter Day Saints (Hs - 1 hour): 5845 Crestridge (310) 541-0614 (lot size: 177,892 sq.ft.)	26**	53*	15* (above tower)	900**	n/a	Light up building façade; tower and parking**	290***
Community Christian Church (Montessori School - non-affiliated): 1903 Summerland (310) 832-7304 (lot size: 87,731 sq.ft.)	20**	n/a	30* (above ridgeline)	150**	n/a	flood safety lights along walkways**	71***
Congregation Ner Tamid (and preschool, plus M-Th, K-12 religious education): 5721 Crestridge (310) 377-6986 (lot size: 104,648 sq.ft.)	28**	n/a	n/a	1500**	n/a	landscape lighting and structure lighting**	90***

Rancho Palos Verdes Religious Facilities Comparison

Religious Facility	Sanctuary Height	Tower Height	Religious Symbol	Sanctuary Seating Capacity	Bells	Tower/Sanctuary Lighting	On-site Parking
Mt. Olive Lutheran Church (and preschool): 5975 Armaga Spring Rd (310) 377-8541 (lot size: 151,617 sq.ft.)	20*	n/a	12* (above ridge-line)	176***	from organ	structure (24 hours)**	70***
Pacific Unitarian Church (and preschool): 5621 Montemalaga Dr. (310) 378-9449 (95,639 sq.ft.)	20*	n/a	n/a	225**	keyboard carol on Sundays (before service)	under-eave lighting of sanctuary**	52***
Peninsula Community Church (and preschool): 5640 Crestridge (310) 377-4661 (lot size: 154,466 sq.ft.)	25*	42*	12* (above tower)	400**	n/a	steeple lighting (3 lights)**	121**
St. Paul's Lutheran Church (Sunday school): 31290 PVDW (310) 377-6806 (lot size: 42,557 sq.ft.)	32*	n/a	30* (free-standing)	225**	n/a	floodlights on cross**	29***

Rancho Palos Verdes Religious Facilities Comparison

Religious Facility	Sanctuary Height	Tower Height	Religious Symbol	Sanctuary Seating Capacity	Bells	Tower/Sanctuary Lighting	On-site Parking
St. Peter's By the Sea Presbyterian Church (and preschool): 6410 PVDS (310) 377-6882 (lot size: 145,519 sq.ft.)	50*	56*	12* (above tower)	450-500**	every hr. 8am-8pm (also at services, memorials and weddings)* *	bell tower, entrance and security (24 hours)**	182**
Wayfarers Chapel: 5755 PVDS (310) 377-1650 (lot size: 196,555 sq.ft.)	24*	62*	12* (above tower)	100**	9am-9pm (4 chimes at the 1/4 hr., 8 chimes at the 1/2 hr., 12 chimes at the 1/4 of hr., and 12 chimes + hour chime at the hour**	sanctuary and tower lighting (24 hours)**	100**

* This information was obtained by Staff conducted site visits and measured heights of sanctuary, tower and/or religious symbol via laser

** This information was obtained by Staff contacting the Religious Facility to answer questions relating to bells, school operations, lighting, seating and parking

*** This information was obtained or verified through researching the address file

E. Bruce Butler
30 Santa Barbara Drive
Rancho Palos Verdes, CA 90275
310-265-2215

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PLANNING, BUILDING AND
CODE ENFORCEMENT

November 13, 2008

Ms Carol Lynch, City Attorney
Rancho Palos Verdes, CA 90275
30940 Hawthorne Blvd.
Delivered by Hand

Dear Ms. Lynch

I am one of the Appellants in the St. John Fisher matter. Before addressing my concern with a statement you made at the second hearing on this matter, I want to compliment you on a job well done. As you know, Island View was inflicted with a group of animal rights terrorists who were protesting against one of our residents whose company had a tangential relationship with a company in England which did perform tests on animals. You drafted for the City Council Rancho Palos Verdes Municipal Code Title 9, Chapter 9.32 an ordinance which prohibited "targeted residential picketing" or "loud or raucous noise" within 300 feet of a residence where the intent was to harass, threaten or intimidate. We submitted this ordinance to the Lomita Sheriff's Department with a memorandum that your draft was clearly constitutional. At Christmas time last year the terrorists appeared and were cited by the Sheriff. The last of the group and its leader plead guilty recently and told the District Attorney that she never wanted to see RPV again. Thank you for your bullet-proof ordinance.

Now to the matter at hand, you stated at the July hearing that it was the City's position that it could not take a diminution in property value into consideration in evaluating the impact of the project on homeowners. I assume, but would ask for clarification, that you were relying on CEQA Guidelines Section 15382 which provides: "Significant effect on the environment" means a substantial...adverse change in any of the physical conditions within the area affected by the project, including land...ambient noise...aesthetic significance. A social or economic change by itself shall not be considered a significant effect on the environment."

The Guideline goes on to provide: "A social or economic change related to a physical change may be considered in determining whether the physical change is significant." The church's project clearly has an impact on the land of adjacent property owners, on the ambient noise of the neighborhood, and on the aesthetic character of the rural atmosphere envisioned by the City's General Plan. Appellant intends to submit analysis of the church's project on the decrease in value of property owners in the vicinity and I would like to understand why you believe that the Council can not consider it.

Respectfully submitted,



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From: Leza Mikhail [LezaM@rpv.com]
Sent: Monday, November 17, 2008 11:13 AM
To: 'Carla Morreale'; 'Teresa Takaoka'
Subject: late correspondence response

Leza Mikhail
Associate Planner

City of Rancho Palos Verdes
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30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.palosverdes.com/rpv/planning/planning-zoning/index.cfm
(310) 544-5228 – (310) 544-5293 f
lezam@rpv.com

From: Joel Rojas [mailto:joelr@rpv.com]
Sent: Monday, November 17, 2008 8:29 AM
To: 'Leza Mikhail'
Subject: FW: St. John Fisher Proposal

From: Tom Long [mailto:tomlong@palosverdes.com]
Sent: Saturday, November 15, 2008 5:15 PM
To: Stuart Cole
Cc: clehr@rpv.com; joelr@rpv.com
Subject: Re: St. John Fisher Proposal

Dear Dr. Cole,

I have not copied the other councilmembers because of the Brown Act. I notice that you copied your reply to all of them. I ask that you please not do so again. They will receive copies of this exchange in late correspondence. Councilmembers are not permitted to discuss items on our agendas outside of public hearings (except between just two of us) even indirectly through e-mail. I should have mentioned this in my earlier reply to you.

There have been as I understand it sound studies indicating that the decibel level of the bells will be less than the sound of a human voice at the property line. In addition examples of the bells were actually rung during the planning commission meeting and I have spoken to one of the planning commission members about it.

I am open to considering all views. I am sorry that you are displeased with my tone and my disagreement with some of your views, but I do think it may be helpful for you to hear what some of my thoughts are so you can respond to them. While I understand that you find it difficult to believe that the bells will be lower in decibel level than a human voice, that is the evidence currently before me. There is no "bell clapper" involved because the system is electronic. The system can be dialed down to lower the sound if what is implemented proves unsuitable. The city retains the right under the proposed conditions to conduct periodic reviews and direct adjustments as necessary. Because of this (and until I hear evidence to the contrary) I do not share your concerns about noise. In

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my view it is not reasonable to ask that the bells not be audible at all. If we impose such a requirement on one property owner in fairness it should ne imposed on all and you should be allowed no use of your property that is audible to anyone else. You would find such a restriction very limiting.

As for size and scope of the structure I am visting the site for a second time this weekend and the council may schedule a site visit for all of us at once to better evaluate the issue. I note that many other churches (as depicted in the appeal papers) have towers of similar size and that the church is in an institutional zone. That being said I will look at how the proposal potentially impacts other properties' views, access to light pollution, etc.

The church's religious freedom here entitles it to be treated in the same way as any other property owner in an institutional zone and as the neighboring properties. Thus I don't think we are entitled to ask whether what they want is "necessary" to the practice of their religion. Instead, our decisions must be objective and must treat the bhurch just the same as we would treat others with similar property. I didn't think you were suggesting anything else. But I do think the question of how we would handle a mosque is an interesting one that we may face someday.

As sometimes happens with some projects before the council the opposition to the project here seems to believe that the best approach is to raise every possible argument on the rationale that more is better. I think it may be helpful if opponents of the project understood that at least one decision maker on this issue does not think that more is always better and that at times some weaker arguments (like concerns about noise here) detract from what could otherwise be persuasive arguments. These are just my thoughts and, of course, you and others are free to ignore them. But I do think they are pretty conventional thoughts as to what is persuasive and what isn't.

Tom Long

Councilmember, Rancho Palos Verdes

-----Original Message-----

From: "Stuart Cole" <stuartcole@cox.net>

Sent 11/15/2008 3:39:20 PM

To: "Tom Long" <tomlong@palosverdes.com>

Cc: "RPV City Council" <cc@rpv.com>, clehr@rpv.com, joelr@rpv.com

Subject: Re: St. John Fisher Proposal

Thank you, Mr. Long for your prompt response to my letter.

I would like clarification on your statement related to noise level. If I understand correctly, you state that the noise level at the property line will measure 16 decibels softer than a human voice. If this is so, it will not be audible from even Crenshaw Blvd. One has to be careful regarding noise measurement, as distance from the source (vocal cord vs. bell clapper) is essential to that measurement. I find it very difficult to believe that the ringing of bells from a massive bell tower will be similar in volume to a normal human voice at the same distance. A more appropriate measure of noise would be the distance radius of audibility. Please have the sound engineer certify that the bells will not be audible in the Island View neighborhood.

It is also confusing to me that you feel that my opposition to this monolithic structure and unnecessary noise would violate the religious freedom of the congregants of St. John Fischer Church. To my knowledge the Catholic religion requires neither massive structures nor voluminous bells to achieve its purpose. All personal freedoms are guaranteed only to the extent that they do not infringe on the personal freedoms of others.

The tone of your letter concerns me, Mr. Long. I urge you as a member of the RPV City Council to consider the views of all the citizens you represent despite your own views and preferences in this matter.

Sincerely,
Stuart H. Cole MD

----- Original Message -----

From: Tom Long

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11/17/2008

To: Stuart Cole
Cc: joelr@rpv.com ; clehr@rpv.com
Sent: Saturday, November 15, 2008 6:50 AM
Subject: Re: St. John Fisher Proposal

Dear Dr. Cole,

I will be visiting the site a second time and reading all the materials for the appeal this weekend. But as for noise were you aware that the sound measures 49 decibels at the property line? A normal human voice is 65 decibels. How quiet is your neighborhood? Are normal human voices a disruption? What should we do to enforce a peaceful sound level in your neighborhood? Ban all noise including conversation?

What if the congregation were Muslim and required a call to prayer 5 times a day broadcast loudly from tall minarets precisely to attract more worshippers? Your statement that worship should be a quiet and personal affair is just your personal view. While I may agree with you in terms of my personal preference, I am sworn to uphold the constitution and it grants freedom of religion to all, even those whose religious views are very different from my own. To me that is a very important precedent to maintain.

Other issues like the time of the bells, the lights, the size of the structure, etc. are legitimate land use issues that we should consider as such. But I think you need to remember that the property at issue is zoned institutional not residential.

Tom Long

Councilmember, Rancho Palos Verdes

-----Original Message-----

From: "Stuart Cole" <stuartcole@cox.net>

Sent 11/14/2008 5:54:13 PM

To: cc@rpv.com

Subject: St. John Fisher Proposal

I was shocked to hear of the planning commission's approval of the St John Fisher project in its present form. We in the neighborhood will be severely impacted by the size, scope, and visibility of the project. I personally am upset regarding the noise which will be introduced into our quiet neighborhood. There is truly no need for a project like this to be approved at all. What is the purpose of broadcasting the presence of this church? Are they trying to attract new members? Worship should be a quiet and personal affair. Certainly the other houses of worship in the area have no need to advertise their presence in this manner. The precedent to be set is not a pleasant prospect.

I STRONGLY URGE YOU TO VOTE NO AND SEND THE PROPOSAL BACK FOR A MORE MODEST EXPANSION PROPOSAL.

Thank You for giving your most serious attention to this matter.

Stuart H. Cole MD
44 Santa Catalina Dr.
Rancho Palos Verdes, Ca. 90275

3 of 3

11/17/2008

From: Leza Mikhail [LezaM@rpv.com]
Sent: Monday, November 17, 2008 11:07 AM
To: 'Carla Morreale'; 'Teresa Takaoka'
Subject: late correspondence from tom long

Leza Mikhail
Associate Planner

City of Rancho Palos Verdes
Planning Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.palosverdes.com/rpv/planning/planning-zoning/index.cfm
(310) 544-5228 – (310) 544-5293 f
lezam@rpv.com

From: Tom Long [mailto:tomlong@palosverdes.com]
Sent: Friday, November 14, 2008 12:27 PM
To: donna hulbert
Cc: lezam@rpv.com
Subject: Re: Letter re property values relative to the SJF project

Dear Donna,

Every time we have a height variation permit issue the owner whose view is affected argues that their property value will decline if anyone is allowed to build anything that blocks any portion of their view. But that's not an issue we can take into account. The other owner is allowed to build to 16 feet regardless of the impact it has on view and may build above that unless the portion above that is impaired is significant. If we took view into account here (even though I don't think the ordinances would allow us to do so) I think we would need to there as well. And if we take value into account it would have to be based on actual forensic appraisals, not just opinion letters.

Personally I think your efforts are better spent focusing on what you feel are the undesirable impacts that would justify denying or conditioning the projects and what can and should be done to mitigate those impacts through conditions. You should focus on the applicable findings and ordinances referenced in the staff report since that is what we must base our decision on.

Tom Long

-----Original Message-----

From: "Donna Hulbert" <donna@thehulberts.com>
Sent: 11/14/2008 11:53:01 AM
To: CC@rpv.com
Cc: lezam@rpv.com

11/17/2008

1 of 2

12

Subject: Letter re property values relative to the SJF project

Dear Council Members

Attached is a letter from Kenneth Simpson regarding the effect on property values due to the building plan of St. John Fisher.

As one of the appellants, I believe that in an adjudicatory setting such as approval of a CUP effects on neighboring property values need to be considered in order for those affected to have a full and fair hearing. I also believe that under CEQA a social or economic change related to a physical change may be considered in determining whether the physical change is significant. Finally decrease in property values are really just a means of quantifying the "adverse effect referred to in the Development Code. Mr. Simpson has mailed the signed document, and it will be brought to the hearing.

Thank you for your consideration,

Sincerely,

Donna Hulbert

11/17/2008

2 of 2

November 9, 2008

To: Rancho Palos Verdes City Council Members

Dear City Council:

My name is Kenneth L. Simpson and I am a licensed real estate broker in the state of California, and have been since 1974. I have a BA from Claremont Men's College and a MA from California State University at Fullerton. As a member of the Society of Industrial and Office Realtors (SIOR), much of my real estate experience has been in the field of commercial real estate. In the 34 years I have practiced real estate I have also had experience in residential real estate sales as an expert witness, as a salesman, in the leasing and valuation, as well as direct experience in zoning and assessing its impact on proximity to non-conforming neighborhood uses. Commercial projects abutting or near residential areas have been known to impact the neighboring residential properties' use and values, and vice versa. The fact that zoning and planning exists in city governments and that land use has been studied for decades demonstrates governments need to regulate the best use of land for the benefit of the families and businesses in their community.

I was contacted by residents of Rancho Palos Verdes to assess what effects the building project proposed by St. John Fisher Church could have on the property values of the houses in the surrounding neighborhood.

I have been specifically informed about the following facts: (1) the church is located in an area surrounded primarily by residential properties; (2) the proposed building is directly across the street from a development known as the Island View; (3) the tower associated with the proposed new church building would rise 60 feet above the ground; (4) the building pad for the church would be elevated an additional 20 feet above the street; (5) the houses in Island View have building pads below street level; (6) that a 14 foot cross would top the tower; (7) the church intends to light the 14 foot cross until 1 AM; and (8), that the church would be broadcasting the sound of carillon bells three times per day Monday through Saturday and 6 times on Sunday.

For my review, I have been provided photographs prepared by an architect hired by the neighbors depicting what the church tower will look like from 3 of the Island View Properties closest to the church, a photograph showing how the Church will appear from a point on Santa Barbara Street in the Island View neighborhood, an aerial map of the neighborhood showing homes in the Island View, the homes on Valley View and the homes in an area known as Villa Verde, a sound study performed for the church by Dudek indicating that the study that

was performed measured the sound level of the bells at points in these neighborhoods at between 45 and 50 decibels, and, some pages of the General Plan from the City of Rancho Palos Verdes, discussing the city's goals regarding noise in the community which indicated that decibel levels of 35-45 would disturb a sleeping person.

As part of my assignment I looked at real estate values in the immediate area and visited some of the properties which would be affected by the construction. Based on the information I have been provided, my knowledge and experience as a real estate broker, and common sense, it is my opinion there is substantial evidence that the proposed new church building will adversely affect the property values of the nearby homes, especially those in the Island View development.

More specifically, it is my opinion that the four homes directly across the street suffer the biggest loss in value, and this is conservatively estimated at between 10-15%. My opinion is based on the facts below that the structure will tower over the neighboring properties and have an impact on their views and their sense of personal privacy. The sounds of bells emanating from the church and the lighting of the cross until the early morning hours will further contribute to such diminished values.

Houses further down the street may also be impacted, although not as significantly, and likely to be in the range of reducing fair market value in the range of 3 - 8%. The sounds of the bells will affect many more properties than those in the Island View. Fifty or more homes will be affected, and it is reasonable to conclude that property values for those homes could decrease from \$5,000 to \$40,000 each, depending on how near they are to the Church.

My conclusions are in part based on the fact that in its General Plan Rancho Palos Verdes touts its quiet, serene, and rural like atmosphere; and, in part that its reputation in Southern California is that this area is viewed as a quiet neighborhood . Given the choice, buyers of high-end residential real estate prefer to live away from loud noises, traffic and other nuisance disturbances, and will pay more to do so. The homes in the affected area are higher end homes, and buyers who can afford luxury homes typically are very selective when choosing a home. Families who can afford these high-end homes have choices in a number of desirable locations and may choose to pay more for those without issues concerning traffic, noise, light emissions, and reduced views.

The proposed building so close to the Island View homes may dissuade some people from even looking at a home when it goes on the market. Fewer prospects may make the home more difficult to sell. With certainty there are no buyers who will be willing to pay the same amount for these homes than similar homes situated in an area without the sound of the bells, the light and the structure in the horizon. Some may be willing to tolerate these things if the price is substantially reduced from what it would be otherwise.

According to California Real Estate law, any broker listing one of the affected homes would have to disclose in writing to a prospective purchaser that there are plans to build this church and the plans include ringing the bells. Even at this point in time it is a material fact that this project may be approved, and brokers have a duty to disclose any material fact that might affect the value and decision of the buyer. Therefore a disclosure to the client of the proposed plans is a current duty.

In conclusion, it is my opinion that when these homes are sold, if the proposed structure is built, then the property owners will suffer a significant decrease in the sales price of the property over what it would have been without this structure.

Kenneth L. Simpson, SIOR

From:Carolynn Petru [carolynn@rpv.com]
Sent: Monday, November 17, 2008 4:23 PM
To:'Carla Morreale'
Cc:'Teri Takaoka'
Subject: FW: Saint John Fisher expansion project

From: docblond@aol.com [mailto:docblond@aol.com]
Sent: Monday, November 17, 2008 4:17 PM
To: Douglas.Stern@rpv.com
Cc: BruceButler@cox.net; cc@rpv.com
Subject: Re: Saint John Fisher expansion project

Dear Mayor Stern,

Sorry to add another e-mail to your inbox, but one of the appellants in our group is having trouble sending the following e-mail to you. Hopefully, I'll have better success. We were hoping to condense the 25-30 speakers in our group to one speaker, who would be given extra time. Thanks so much for your consideration of the request:

Dear Mr. Mayor

I am writing to you as one of the Appellants in the St. Jean Fisher matter. I have a suggestion which I believe will expedite and clarify our appeal. We request that the Appellants be granted 30 minutes at the start of the hearing. In our discussions with various members of the Council, each has recommended that we set forth our concerns and objections clearly for the Council. This can be accomplished most efficiently in one coherent presentation. The person who would make this 30 minute presentation would be Mark Easton, a partner at O'Melveny and Meyers, as a member of the Appellant group and not as our representative. If this request is granted, the other Appellants will urge its members and supporters to waive their right to comment on the project unless some issue is raised by the church which can not be adequately addressed in the rebuttal period.

Finally, staff has indicated that in rebuttal the Appellants speak first and that the church has the final rebuttal. In any proceeding of which we are aware, the Appellants have the final word.

While I believe that this request is within your discretion, I have copied other Council members in case it is not within your discretion.

Respectfully submitted
Bruce Butler

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11/17/2008

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12.

From:Carolynn Petru [carolynn@rpv.com]
Sent: Tuesday, November 18, 2008 11:45 AM
To: 'Carla Morreale'
Cc: 'Teri Takaoka'
Subject: FW: St. John Fisher Project

From: kerry peterson [mailto:kjpeterson21@verizon.net]
Sent: Monday, November 17, 2008 8:16 PM
To: CC@rpv.com
Subject: St. John Fisher Project

Dear Council Members,

I am writing once again to express our opposition to the St. John Fisher church expansion project. We live in the Island View community and while we welcome upgrades to any property that enhance the community as a whole, we continue to believe that the scope of this project is truly excessive. We do not believe that adequate compromises have been made by the church to demonstrate sensitivity to the legitimate concerns of their neighbors. We are particularly concerned about traffic safety issues, particularly during the construction phase, and we urge you to apply appropriate oversight to protect neighboring residents. We are unable to attend the hearing regarding this matter on November 18th, but we would like our opposition to the project recognized.

Thank you,

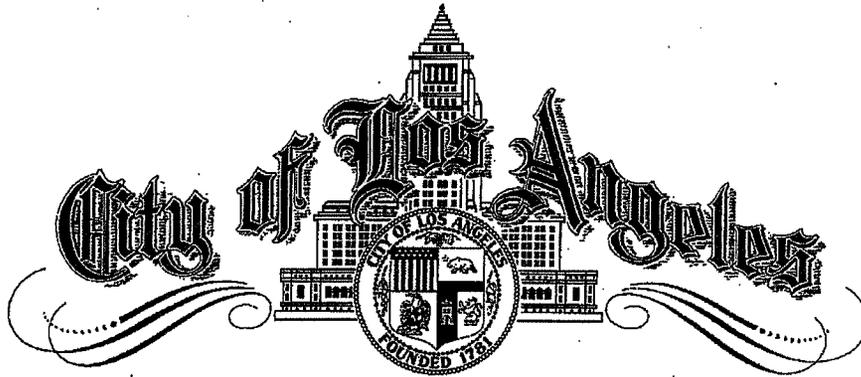
Kerry and Bob Peterson
24 San Clemente Drive
Rancho Palos Verdes, Ca 90275

1 of 1

11/18/2008

12.

CITY HALL
200 N. Spring Street
Room 435
Los Angeles, CA 90012
(213) 473-7015
Fax (213) 628-5431



JANICE HAHN
Councilwoman
Fifteenth District

November 18, 2008

Mayor Douglas Stern
City of Rancho Palos Verdes
30940 Hawthorne Boulevard
Rancho Palos Verdes, CA 90275

Dear Mayor Stern and Members of the City Council:

I am writing you to offer my support for St. John Fisher Parish's application to re-build their church facility at its current location in Rancho Palos Verdes.

St. John Fisher has a long history of reaching out to people in need in Los Angeles. Many of my constituents who have had a direct experience with the church have expressed their support for this project.

The outreach efforts of the Parish's Peace and Justice Council have provided vital financial support to non-profit organizations, including Harbor Interfaith Shelter, the Toberman Settlement House, St. Peter and Paul Parish, Peace4Kids in Watts, and the Presentation Learning Center.

The parishioners of St. John Fisher deserve this new house of worship as an expression of their religious freedom. I also know that land use issues can be controversial, and I trust you to make the right decision. I want to add my support on behalf of my constituents who are members of St. John Fisher.

Sincerely,


JANICE HAHN
Councilwoman, 15th District
City of Los Angeles

Cc: Mayor Pro-Tem Larry Clark
Councilmember Peter C. Gardener
Councilmember Thomas D. Long
Councilmember Steve Wolowicz

DISTRICT OFFICES:

HARBOR CITY/HARBOR GATEWAY
19401 S. Vermont Ave.
#G104
Torrance, CA 90502
310-516-7933

SAN PEDRO OFFICE
638 S. Beacon Street
Suite 552
San Pedro, CA 90731
310-732-4515
Fax 310-732-4500

WATTS OFFICE
10221 Compton Ave.
Suite 200
Los Angeles, CA 90012
213-473-5128
Fax 213-473-5132

WILMINGTON OFFICE
544 N. Avalon Blvd.
Wilmington, CA 90744
310-233-7201

From: Carolynn Petru [carolynn@rpv.com]
Sent: Monday, November 17, 2008 3:17 PM
Cc: 'Carla Morreale'
'Teri Takaoka'
Subject: FW: We support SJF

From: Lynn Aglipay [mailto:laglipay@verizon.net]
Sent: Monday, November 17, 2008 2:09 PM
To: cc@rpv.com
Subject: We support SJF

SJF has our full support in their expansion.

The Aglipay Family

1 of 1

From: Leza Mikhail [LezaM@rpv.com]
Sent: Monday, November 17, 2008 8:18 AM
'Teresa Takaoka'; 'Carla Morreale'
Subject: late correspondence

Leza Mikhail
Associate Planner

City of Rancho Palos Verdes
Planning Department
30940 Hawthorne Blvd.
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www.palosverdes.com/rpv/planning/planning-zoning/index.cfm
(310) 544-5228 – (310) 544-5293 f
lezam@rpv.com

From: LBarlock@aol.com [mailto:LBarlock@aol.com]
Sent: Sunday, November 16, 2008 1:16 PM
To: cc@rpv.com; lezam@rpv.com
Subject: SJF Project

Request that you vote against the appeal to the Planning Commission's approval of the SJF Project. The Commission heard the objections of the surrounding community, and St John Fisher took action to direct changes to the Project that mitigated the stated adverse effects.

Our Parish, composed of over 3,000 families, urges you to vote against this appeal.

Larry and Rose Barlock

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From:Carolynn Petru [carolynn@rpv.com]
Sent:Monday, November 17, 2008 2:00 PM
'Carla Morreale'
Cc:'Teri Takaoka'
Subject:FW: SJF expansion

From:fritz baumgartner [mailto:f.baumgartner@earthlink.net]
Sent:Monday, November 17, 2008 10:41 AM
To:cc@rpv.com
Cc:"mailto:????????????????"
Subject:SJF expansion

This is to reiterate how strongly we as a RPV family feel that the SJF expansion is a vital necessity and crucial for the continued service that the SJF Parish and School provide to our community. To deny this project would be nothing short than denying the future of the children and families of Rancho Palos Verdes. Thank you for your support and listening to this vital request.

Sincerely,
Fritz John Baumgartner
Natlia Olegovna Baumgartner
Erika Nataly Baumgartner
Alana Stefanie Baumgartner

f. baumgartner
f.baumgartner@earthlink.net
Why Wait? Move to EarthLink.

1 of 1

12

From: Lenée Bilski [mailto:lenee910@intergate.com]
Sent: Tuesday, November 18, 2008 8:20 AM
To: CC@rpv.com
Cc: lezam@rpv.com; citymanager@rpv.com
Subject: Info for Nov.18 City Council agenda item - Appeal

Nov. 17, 2008

Dear Mayor Stern and Council members,

Here's another piece of information you might consider:

The Public Correspondence for Sept. 23 has 64 letters in Support of the SJF project, all original letters; whereas

there were only 12 original letters expressing concerns against the project, the other 40 were "form letters".

The Late Correspondence for Sept. 23 includes 50 letters of support and 9 opposing.

Although SJF sent out 800 invitations to neighbors for on-site tour/meetings on 3 different dates, only 50 attended - Total for all 3 dates.

There are only 10 individual Appellants. None of the HOA's are part of the Appeal of the P.C. decision.

Thank you for your consideration of these facts.

L. Bilski

This message was sent using IMP, the Internet Messaging Program.

From: Carolynn Petru [carolynn@rpv.com]
nt: Monday, November 17, 2008 8:12 AM
o: 'Carla Morreale'
Cc: 'Teri Takaoka'
Subject: FW: We Support the Planning Commission's Approval of SJF Project

-----Original Message-----

From: William Bjordahl [mailto:wbjorn@sbcglobal.net]
Sent: Sunday, November 16, 2008 8:18 PM
To: cc@rpv.com
Subject: We Support the Planning Commission's Approval of SJF Project

Dr. and Mrs. William Bjordahl

1 of 1

12.

From: Dave Bloodgood [mailto:dabldgd@cox.net]
Sent: Wednesday, November 12, 2008 9:15 PM
To: cc@rpv.com
Cc: pc@rpv.com
Subject: Fw: Supporting Letter for SJF Building Plan

Dear members of the RPV City Council,
I would like to reiterate my support for the Saint John Fisher building plan and church construction that has already been approved by the RPV Planning Commission. My understanding is that the nature of the latest protest centers around "neighborhood incompatibility" with the church function, mission, and activities. Given that the SJF parish has existed in the same location for nearly 50 years, and has been a center for Catholic activities across the Palos Verdes peninsula for all of that time, the assertion of neighborhood incompatibility seems both inappropriate and inconsistent with the facts. Regarding other aspects of the protest, such as size, parking, noise levels, etc., I believe these aspects have been not only addressed and fully dispositioned by the SJF Building Committee to the satisfaction of a reasonable person, but have in fact have further been both reviewed and approved by the Planning Committee. Enclosed below is my previous letter of support sent prior to the Planning Commission approval of the plan.

Again, I strongly support the SJF building project, and request that the RPV City Council uphold the decision of the Planning Commission and allow SJF's building project plans to proceed.

Sincerely,

Sheila A. Bloodgood and family
SJF Parishoners

----- Original Message -----

From: Dave Bloodgood
To: LezaM@rpv.com ; pc@rpv.com ; jeff@jefflewislaw.com ; pltetreault@netzero.com ; davidltomblin@sbcglobal.net
Sent: Sunday, September 14, 2008 7:45 PM
Subject: Supporting Letter for SJF Building Plan

Dear Members of the Rancho Palos Verdes Planning Commission,

I am a member of the St. John Fisher Parish community, and I am writing to express my support for the construction of the new church and SJF's overall building plan. I have reviewed a summary of the main issues raised by the opposition neighborhood groups, and I believe that the SJF building committee has responded to and dispositioned those issues appropriately, by either adjusting the plan to mitigate concerns or by performing necessary studies to demonstrate compliance with reasonable expectations. Several of the concerns expressed by the neighborhood groups are valid and reasonable, such as concerns over parking and traffic impact. In this example, the SJF building committee has shown that the parking accommodations are consistent with city regulations, and in fact exceed those requirements to accommodate needs beyond those of mass attendees, such as the religious education activities. I also believe that concerns about view obstruction and lighting obstruction have been more than adequately addressed, again through both modifications to the plan and formal independent studies. In this instance, I

feel the height and view adjustments have been very accommodating to the expressed concerns.

As an active parish member, building fund contributor, and member of the RPV community, I feel that the construction of an improved facility will provide significantly more benefits to the community than detriments. When completed, this facility will both enhance and beautify the local community. I strongly support the SJF building project, and request that the planning commission vote to approve the project.

Sincerely,

Sheila A. Bloodgood & family
SJF Parishoners

From: Dave Bloodgood [mailto:dabldgd@cox.net]
Sent: Sunday, November 16, 2008 5:22 PM
To: pc@rpv.com; cc@rpv.com
Cc: David Sork; Lisa Counts
Subject: Support St John Fisher Church plan

Dear City Council:

I am quite surprised by the points being raised by the ten people who are protesting St John Fishers expansion plan. I note that more than 700 families have contributed to this project and that the Parish has approximately 3000 families registered. Would we let the opinions of ten people overrule the process established by and executed by the Planning Commission over the course of the Summer and Fall ?

1st: The process used by the planning commission and the church to arrive at the current design, that has been approved by the planning commission considered many, if not all the points raised by the protestors :
The MND provides strict requirements on lighting, as well as parking on the St John Fisher site. It also requires construction materials and vehicles to not be parked on Crest or Crenshaw and addresses the overall noise levels in the area. Over this last summer, the Church made many changes to the design of the proposed new church, to minimize impacts to the neighbors - In particular, the tower was lowered and the building was moved further away from corner of Crest and Crenshaw. While it is easy to show alternate locations, by cutting and pasting the footprints of the existing school and Barrett hall onto other locations, to make room for the new church on top of the current Barrett hall location, it is extremely impractical (Impossible) to physically move these buildings from their current locations. I suppose it would be possible to place the new church on the South-East corner of the site, where it would have significantly more impact on the residents of Valley View.

2nd: With the downsizing and movement of the building discussed in the previous paragraph (and the commitment to adequately screen the building from the street) the visual impact has been managed and minimized.

3rd: With the downsizing and movement of the building discussed in paragraph 1, these issues have been addressed.

4th: The parking analysis has been completed using the currently acceptable methodology and provides sufficient spots for the expected population. The project includes provisions for overflow parking on turf areas as well. The arrangement the adjacent retreat center simply adds capacity to an already adequate and compliant plan.

5th (# 1): The noise study performed measured sound levels between 45 and 49 dBA at the various sites, at least 10 dB

lower than (one-tenth of) automobile traffic at several of the sites. It is hard to imagine that Carrillion bells at levels well below traffic noise levels creates an "unbearable nuisance"

5th (# 2): With the constraints on lighting provided in the MND, it is difficult to understand the remaining "constant significant adverse environmental impact" of lighting the steeple and cross.

6th: The existing, mature trees at the corner of Crest and Crenshaw appear to be quick growing foilage, which are not that attractive, and in my opinion, are not worthy of preservation. The MND requires adequate screening once the new building is in place.

I recommend that the City Council proceed with an appropriate review of the proposed plan, including holding a public session on site.

I believe that once the City Council properly reviews this matter, you will dis-allow this protest and approve the MND that has already been approved by the Planning Commission.

IF the City Council decides to modify the MND, I specifically recommend that:

- a) No additional restrictions be placed on the height, bulk and mass of the proposed sanctuary structure - The plan approved by the Planning Commission reduces these impacts to an acceptable level.
- b) The planned Carrillion bells be allowed, at levels consistent with those measured during the sound study (less than 50 dBA). The proposed 35 dBA limit at the property line is impossibly low.
- c) Allow "appropriate" "up-lighting" of the steeple and cross, with no spillover onto or into neighboring properties.
- d) Monitor parking on Crenshaw and Crest after the project is completed and make whatever adjustments that may be necessary to assure public safety. It is reasonable to expect the Church to "encourage" visitors to park on the property whenever possible.
- e) It is not necessary to remand any of this back to the planning commission.

Thank-you for your consideration.

Our family remains strong supporters of the proposed St John Fisher building project.

David and Sheila Bloodgood
6869 Vallon Dr
Rancho Palos Verdes, Ca

From: Carolynn Petru [carolynn@rpv.com]
Sent: Tuesday, November 18, 2008 11:45 AM
: 'Carla Morreale'
Cc: 'Teri Takaoka'
Subject: FW: SJF Family in Support of Construction

From: SensibiliTeas@aol.com [mailto:SensibiliTeas@aol.com]
Sent: Monday, November 17, 2008 7:32 PM
To: cc@rpv.com
Subject: SJF Family in Support of Construction

To whom it may concern,

I am a St. John Fisher Parishioner and school parent who is completely in favor of this much needed construction. As a Parishioner it becomes quite disheartening trying to find, not only parking, but a place to sit within the church once I arrive at mass. A new larger church will answer those problems. There are many improvements to the school included in this plan that should not be dismissed or overlooked. The children are in dire need of a proper facility for gym activities, and a playground. How can anyone object to something that is going to help improve the student lives and experience at St. John Fisher? This is a community that is rich in family and faith. Any element that caters to that dynamic can not possibly be considered a detriment to any neighborhood. Please support and allow to go forward this much needed plan.

Sincerely,
The Boland Family

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From:Carolynn Petru [carolynn@rpv.com]
Sent: Tuesday, November 18, 2008 1:10 PM
Cc:'Carla Morreale'
Subject: FW: sjf

From: joanne chow [mailto:joannechang29@hotmail.com]
Sent: Tuesday, November 18, 2008 1:01 PM
To: cc@rpv.com
Subject: sjf

To whom it may concern,

I am a faithful member of SJF parish since 1982. I fully support the constuction of the new church. I hope the planning commission will approve the project soon.

Joanne Chang

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1 of 1

11/18/2008

12.

November 4, 2008

Dear Members of the Rancho Palos Verdes City Council,

As the pastor of St. Peter's by the Sea Presbyterian Church I wanted to write this letter in support of St. John Fisher Catholic Church and their proposed facility expansion. St. Peter's and St. John Fisher have had a long relationship together for almost 50 years – a partnership and a presence in this community even before we became a city. We cherish their presence in our community and want to say we believe the presence of churches and congregations is to be encouraged and supported at all times. The values we lift up every week in worship are to lived out in the love of neighbor as well as the love of God – a message that will always bless a community.

Specifically, I wanted to speak to the proposed bell tower and the concerns expressed by the neighbors. For the past 35 years our bell tower has chimed every quarter hour from 8 am until 8 pm. In addition we toll our bells before every worship service, every wedding, and every funeral. They are the symbol that invites the community into join us.

In my 14 years here at St. Peter's I have never received any complaints regarding the tolling of our bells. However during the period of the construction of our nursery/toddler expansion when the bells were turned off because of the new for new electrical lines, I did receive calls from neighbors who were distressed because the bells were silenced. The calls all inquired when they would be returning. Apparently, for our neighbors they had become a helpful, comforting sound, not a distressing one.

I can only hope the same gift would be for the neighbors of St. John Fisher Church, that they would be blessed by the sound of bells, would rejoice in beautiful structure (the cross atop our bell tower is lit until 11:00 p.m. each night), and would be encourage to see car loads of families coming to worship to offer their praise to God and their prayers for the community.

As I offer my encouragement and support I write to ask you all to do the same.

Grace and Peace to us all,

Dr. Clayton A. Cobb, Pastor

1 of 1

12.

From: Carolynn Petru [carolynn@rpv.com]
Sent: Monday, November 17, 2008 1:59 PM
To: 'Carla Morreale'
Cc: 'Teri Takaoka'
Subject: FW: St. John Fisher Church

From: mike [mailto:mike@cotters.com]
Sent: Monday, November 17, 2008 11:00 AM
To: cc@rpv.com
Cc: 'Cotter Household'
Subject: St. John Fisher Church

Dear Council Members,

urge you to accept the Planning Commission recommendation that the St. John Fisher project be approved.

My family and I were founding members of St. John Fisher church and have been Peninsula residents since 1962. Besides the services that the Church provides to the local community, it has many programs that benefit neighboring areas. These programs are vital to enhance the image and respect of all Peninsula residents with the nearby communities. It is a pity that a small group would selfishly impede all the good works performed by one of the Peninsula's most venerable institutions.

I am sure you will agree that greater good that St. John Fisher provides should trump the narrow self interests of a few residents.

Sincerely,

Mike Cotter
14 Golden Spur Lane
Rancho Palos Verdes, CA 90275

Teri Takaoka

From: Joel Rojas [joelr@rpv.com]
Sent: Tuesday, November 18, 2008 4:42 PM
To: 'Carla Morreale'
Cc: 'Teri Takaoka'
Subject: FW: We support St. John Fisher Master Plan Project - Nov. 18, 2008 meeting at 7:00pm
Importance: High

From: Diokno, Marella [mailto:mdiokno@cityofpasadena.net]
Sent: Tuesday, November 18, 2008 4:02 PM
To: planning@rpv.com; Greg Pfof; lezam@rpv.com
Cc: ahudani@sjf.org; Joanne Selvaggio
Subject: We support St. John Fisher Master Plan Project - Nov. 18, 2008 meeting at 7:00pm
Importance: High

City of Rancho Palos Verdes
Planning & Zoning Department

Please to let you know that my husband and I sincerely support St. John Fisher Master Plan Project. St. John Fisher Church is the place where we got married 10 yrs. ago, where all our children baptized and studying at SJF-School. SJF Community is the best place that's why more families are now going – structure expansion is the best way to accommodate the capacity.

Thank you.

Marella D. Diokno

Associate Engineer

City of Pasadena DWP - Power Engineering

1055 E. Colorado Blvd., Suite 350

Pasadena, California 91106

TEL: (626) 744-4435

FAX: (626) 744-7048

mdiokno@cityofpasadena.net

From: Leza Mikhail [LezaM@rpv.com]
Sent: Thursday, November 13, 2008 11:35 AM
To: 'Carla Morreale'; 'Teresa Takaoka'
Subject: Late Correspondence

Leza Mikhail
Associate Planner

City of Rancho Palos Verdes
Planning Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.palosverdes.com/rpv/planning/planning-zoning/index.cfm
(310) 544-5228 - (310) 544-5293 f
lezam@rpv.com

-----Original Message-----

From: Tommy Draffen [mailto:tommy@draffen.com]
Sent: Wednesday, November 12, 2008 1:28 PM
To: tom.long@rpv.com; stevew@rpv.com; clark@rpv.com; peter.gardiner@rpv.com;
lezam@rpv.com; Douglas.Stern@rpv.com
Subject: St. John Fisher plans

Dear City Council Members,

I am writing in support of the St. John Fisher Church plan. I am disheartened by the loud and angry voice of a handful of neighbors who would try and dictate how and when I can worship. As St. John Fisher has planned the site in accordance with all city requirements and ordinances and after modifications in an effort to appease the same neighbors I trust you will expeditiously pass the proposal and deny the appeal. These same neighbors (I believe approximately 10) all purchased their homes after the Church was built and masses have been going on for decades there. The church serves over 3000 families, all taxpayers and voters, who have the right to worship and the new church will only add beauty and warmth to the community, not detract.

Thank you.

Tommy Draffen
30215 Avenida Selecta
Rancho Palos Verdes, CA 90275

1 of 1

12

From:Carolynn Petru [carolynn@rpv.com]
Sent: Monday, November 17, 2008 3:14 PM
'Carla Morreale'
Cc: 'Teri Takaoka'
Subject: FW: St. John Fisher Master Plan

From: cljtg@aol.com [mailto:cljtg@aol.com]
Sent: Monday, November 17, 2008 2:53 PM
To: cc@rpv.com
Subject: St. John Fisher Master Plan

Gentlemen:

My wife and I, residents of Rancho Palos Verdes since 1986, along with our family and friends, strongly support the RPV Planning Commission's decision to approve the St. John Fisher Master Plan.

The comprehensive site plan was developed to improve all of the many aspects of parish life. Probably the primary driving force was the need to provide for parish youth. Among other things, it will provide a safe, attractive and faith-based place for all our youth to interact and socialize.

We urge the City Council to deny the appeal and to approve the Planning Commission's decision to approve the St. John Fisher Master Plan.

With best regards, John & Rosemarie Grablewski, 22 Hilltop Circle, RPV 90275

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1 of 1

12

From: Carolynn Petru [carolynn@rpv.com]
Sent: Monday, November 17, 2008 8:13 AM
Cc: 'Carla Morreale'
'Teri Takaoka'
Subject: FW: Letter of Support

From: pcburton@hotmail.com [mailto:pcburlton@hotmail.com]
Sent: Sunday, November 16, 2008 7:50 PM
To: cc@rpv.com
Subject: Letter of Support

Dear Council,

I am writing to express my support to the Saint John Fisher project.

Regards,

Patricia Callegari

From: Leza Mikhail [LezaM@rpv.com]
Sent: Thursday, November 13, 2008 11:34 AM
'Carla Morreale'; 'Teresa Takaoka'
Subject: Late Correspondence

Leza Mikhail
Associate Planner

City of Rancho Palos Verdes
Planning Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.palosverdes.com/rpv/planning/planning-zoning/index.cfm
(310) 544-5228 – (310) 544-5293 f
lezam@rpv.com

From: ofelia galvez [mailto:malolena@yahoo.com]
Sent: Thursday, November 13, 2008 10:58 AM
To: Douglas.Stern@rpv.com
Cc: lezam@rpv.com; peter.gardiner@rpv.com; pat divine mercy; donwynne@yahoo.com
Subject: SAINT JOHN FISHER CHURCH DEVELOPMENT PROJECT

Dear Mr. Stern and All,

Good Morning and God 's Blessing.

I would like to take a few minutes of your precious time to ask you to please help the project of Saint John Fisher Church come to reality.

This church has helped so many souls and have created a beautiful safe neighborhood for for our City. The city is so blessed that you have all those dedicated parishioners coming together with hard earned money and effort to build a bigger church to bring GOD to every souls.

Of all the new structure that will be build in a city I believe the church should be a welcome one and should be given priority. THose that complained and is opposed to this construction may have their best personal interest only as priority not the neighborhood in general. In every public places there will always be traffic and noise, I 'd rather have a traffic that bring about people that worship and praise GOD ., Than the traffic brought about by commercial establishments and big parties . The noise of a bell should be music to the ears of those that knows GOD. A church can't harm any souls. This church is there for so many years and have not caused any trouble to the community. It has attracted good, law abiding ,God fearing and God loving citizenry. THis helps makes Palos Verdes Peninsula be called a safe community , a dreamable city to live in.

It is one of the best rewarding structure in the whole of the Palos verdes Peninsula.The church bring about healing, hone, refuge , conversion to those that seek HIM the giver of life and saviour.

I am very sorry to know that there are some opposing parties to the structure. It is beyond belief that there are some people whose only concern is for themselves. Their own personal concern. It does not speak for the majority of the neighborhood. We once allowed one person to remove praying in

11/13/2008

1 of 2

12.

public offices. It did not helped the country. It only kept them away from remembering who their creator is. It
offended some souls to pray and it is costing us now more crimes.hardship, lack of compassion and hardened heart
and souls.

There are very few people now that will take an extra time to praise and thank God and do the ministry of GOD.
By one wanted to make the presence of GOD be known less and less. THis is exactly what this opposing people
are doing to make the ministry of GOD in the expansion of Saint John Fisher be stopped.

I appeal to your good heart Mr. Stern and to all of you in the planning commisssion to please help in the approval
of the expansion of a worthy church SAINT JOHN FISHER CHURCH so that more souls will be touched.
HEALING, HOPE AND FAITH will abound and there will be PEACE and LOVE to all.

If you show support and encouragement to uphold GOD's presence in your community then you will have more
GOD believing, GOD fearing and GOD loving community.In your capacity now in this commission please allow
GOD's presence in you and all be your guiding spirit.

PLEASE BE INSTRUMENTAL IN MAKING THIS EXPANSION PROJECT OF SAINT JOHN FISHER
CHURCH COME TO REALITY.

May the Mercy and Love of Jesus Christ who is our redeemer be with you always.

In Christ,
OFIE GALVEZ
3103376300

From: Carolynn Petru [carolynn@rpv.com]
Sent: Monday, November 17, 2008 4:23 PM
'Carla Morreale'
Cc: 'Teri Takaoka'
Subject: FW: A vote to deny the appeal of the opponent of the Saint John Fisher project

From: consuelo haire [mailto:consuelo_haire@yahoo.com]
Sent: Monday, November 17, 2008 4:20 PM
To: cc@rpv.com
Cc: John Barbieri
Subject: A vote to deny the appeal of the opponent of the Saint John Fisher project

To the Members of the Rancho Palos Verdes City Council,

We are 30 year residents of Rancho Palos Verdes, and members of the Saint John Fisher Catholic Community. We have witnessed the growth in volunteer ministries within the Catholic Community in the many years we have belonged to this parish. With the impending retirement of many baby boomers, we foresee an increased involvement in the volunteer projects that we as Catholics are drawn to, Because of this, an expansion of our current church facilities is sorely needed.

We strongly urge the denial of the appeal by the opponents of the Saint John Fisher project.

Consuelo and Thomas Haire
29020 Indian Valley Road
Rancho Palos Verdes
(310) 541-2039

1 of 1

12.

From:Carolynn Petru [carolynn@rpv.com]
Sent:Monday, November 17, 2008 3:17 PM
'Carla Morreale'
Cc:'Teri Takaoka'
Subject:FW: St. John Fisher project

From:dlbhaponski@aol.com [mailto:dlbhaponski@aol.com]
Sent:Monday, November 17, 2008 2:19 PM
To:cc@rpv.com
Subject:St. John Fisher project

We are backing your decision to allow the St. John Fisher project to proceed. We hope to be physically present for the meeting on Tuesday, November 18 to show our support.

David and Lauren Haponski

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1 of 1

12

From: Carolyn Petru [carolynn@rpv.com]
Sent: Monday, November 17, 2008 8:16 AM
: 'Carla Morreale'
Cc: 'Teri Takaoka'
Subject: FW: St. John Fisher Project

From: Herrera [mailto:theherrerass@earthlink.net]
Sent: Sunday, November 16, 2008 6:17 PM
To: cc@rpv.com
Subject: St. John Fisher Project

Dear City Council,

I am writing to urge you to approve St. John Fisher's plan to build a new church and make other improvements to the property at Crenshaw and Crest. I am confident that this would be a benefit to the community.

Sincerely,

Mary C. Herrera

Parishoner, Teacher, Mother

310 514-3976

From: Carolyn Petru [carolynn@rpv.com]
ent: Monday, November 17, 2008 8:17 AM
o: 'Carla Morreale'
Cc: 'Teri Takaoka'
Subject: FW: new Church at St. John Fisher's property

-----Original Message-----

From: Mary Jensch, DMJ [mailto:maryjenschdmj@earthlink.net]
Sent: Sunday, November 16, 2008 5:33 PM
To: cc@rpv.com
Subject: new Church at St. John Fisher's property

Dear members of the Planning Commission,

This is to let you know that I, as a home owner, in Rancho Palos Verdes for over forty years support the project at St. John Fisher Church, the building of a permanent church. I can not attend the meeting this Tuesday night, as I will be out of town. I would like to see the end of these minute ideas such as the construction will shade my flower garden. I have known the present congregation to be good neighbors, and I consider the new Church to be one more place of beauty in our neighborhood. In this troubled national and state debts, we need all we can to ask for God's blessings on our lives and those of our children.

Sincerely,

A long time resident of Rancho Palos Verdes,
Mary Elizabeth Jensch

1 of 1

12

From: Leza Mikhail [LezaM@rpv.com]
Sent: Tuesday, November 18, 2008 7:40 AM
o: 'Carla Morreale'; 'Teresa Takaoka'
Subject: late correspondence

Leza Mikhail
Associate Planner

City of Rancho Palos Verdes
Planning Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.palosverdes.com/rpv/planning/planning-zoning/index.cfm
(310) 544-5228 - (310) 544-5293 f
lezam@rpv.com

-----Original Message-----

From: Keith Kamholz [mailto:krkamholz@earthlink.net]
Sent: Monday, November 17, 2008 6:31 PM
To: pc@rpv.com; lezam@rpv.com
Subject: RPV Resident in favor of St. John Fisher site plan as approved by planning commission

Dear Planning Commission Director,

Firstly, thank you for your help during the approval process for the St. John Fisher site plan. As a 5 year resident of Rancho Palos Verdes, I continue to be in favor of the St. John Fisher site plan as approved by the planning commission.

St John Fisher serves an important role in the RPV community, plus a larger role within the overall Palos Verdes/Southbay community. The improvements to the St. John Fisher site, will provide the space to allow the parishioners of St. John Fisher to better serve the parish, plus allow better outreach to the community with their many ministries supporting the elderly, the home-bound, the poor, and the many other groups the parish serves.

The new site plan will include a new church that will serve the needs of the parishioners for the decades to come. The new plan allows the parish grow locally and provides more space for outreach programs. As a RPV resident I recommend that the planning commission approve the St. John Fisher site plan.

Thank you for your consideration,

Keith and Judy Kamholz
30246 Via Victoria
Rancho Palos Verdes

1 of 1

12.

From:Carolynn Petru [carolynn@rpv.com]
Sent:Tuesday, November 18, 2008 1:11 PM
'Carla Morreale'
Cc:'Teri Takaoka'
Subject:FW: St. John Fisher Master Plan

From:Paul Kearney [mailto:paulkearney@cox.net]
Sent:Tuesday, November 18, 2008 12:58 PM
To:cc@rpv.com
Subject:St. John Fisher Master Plan

RPV City Council:

My wife and I have been residents of RPV since its inception and residents for a period prior to that time and have been members of St. John Fisher Church during the entire period. We have followed with great interest the application of the Church for the new Master Plan and the considerations of the RPV Planning commission.

We have appreciated the information on the issues involved that was available through your website and have read the Staff Report on the pending Appeal.

First, we have been impressed with the careful consideration by the Planning Commission of all the suggestions or objections raised and the positive approach taken on these matters. Second, although we looked forward to completion of the original proposed Master Plan, we recognize the necessity to address all the suggestions or objections and provide changes as necessary. Third, we believe that there has been a thorough consideration of these matters and a positive response by St. John Fisher to propose modifications to the Master Plan or to accept modifications or conditions arising out of the process by the Planning Commission.

The November 13, 2008 Staff Report makes it clear that all the matters raised in the appeal have been a part of the detailed process carried out by the Planning Commission and full consideration of these matters, where necessary, has been made in reaching the decision to conditionally approve the St. John Fisher Master Plan.

As we compare this process to the elements of the Appeal, we are driven to the view that the Appeal is primarily an expression of a "not in my backyard" attitude. It raises no new issues nor provides any new information but repeats prior objections, apparently seeking to force an extension of the process just to prevent the revised plan from completion. In particular, we find it disturbing that the Appeal seeks to infer requirements not applicable to this plan and ignores the detailed process addressing all the issues raised.

But we, two of the residents of RPV and members of St. John Fisher Church, have the right to a rational consideration and decision on the proposed plan. We believe that the process to date has been open to all interested parties, comprehensive in its consideration of all the issues raised and fair and reasonable in its conclusions. We ask that the RPV City Council ratify the decision of the Planning Commission.

Mary Kearney

Paul Kearney

1 of 1

12.

From:Carolynn Petru [carolynn@rpv.com]
Sent:Monday, November 17, 2008 1:26 PM
To:'Carla Morreale'
Cc:'Teri Takaoka'
Subject:FW: St. John Fisher Appeal

-----Original Message-----

From:Deborah Wicks La Puma [mailto:dwlapuma@stanfordalumni.org]
Sent:Monday, November 17, 2008 11:55 AM
To:cc@rpv.com
Cc:Christopher.LaPuma@Mattel.com
Subject:St. John Fisher Appeal

Dear City Council:

I am writing in support of the St. John Fisher building plan. I am a parishioner at St. John Fisher, and a Rancho Palos Verdes resident. I also regularly drive past the corner of Crest and Crenshaw on my way on and off the hill.

The primary objections from the church's immediate neighbors appear to be based on sight and sound (with other objections being raised as a means to simply stop or delay the project). The appeal even describes church bells as an "unbearable nuisance." I'm not sure why someone would have such an aversion to churches, or why, given such aversion, they would choose to live next to a church. But St. John Fisher is not incompatible with our neighborhood. It is the foundation of our neighborhood.

In your review, please consider that St. John Fisher has been and will continue to be a good neighbor. St. John Fisher has provided many decades of service to this community, including to its parishioners, students, and others. The church's construction plans are intended to enhance the church's ability to continue that record of service. The church cares about its immediate neighbors too and has already made a number of changes to address their concerns.

Please respect the determination of the planning commission, which has thoroughly evaluated this project and determined that St. John Fisher's plans for the use of its property are appropriate.

Thank you,

Christopher La Puma
30315 Calle de Suenos
Rancho Palos Verdes, CA 90275

1 of 1

12

From: Leza Mikhail [LezaM@rpv.com]
Sent: Monday, November 17, 2008 8:24 AM
To: 'Carla Morreale'; 'Teresa Takaoka'
Subject: Late Correspondence

This is addressed to the Planning Commission, however it is for the City Council.

Leza Mikhail
Associate Planner

City of Rancho Palos Verdes
Planning Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.palosverdes.com/rpv/planning/planning-zoning/index.cfm
(310) 544-5228 - (310) 544-5293 f
lezam@rpv.com

-----Original Message-----

From: Greg Pfof [mailto:gregp@rpv.com]
Sent: Monday, November 17, 2008 8:22 AM
To: 'Leza Mikhail'
Subject: FW: Support of St. John Fisher Master Plan

Sincerely,
Gregory Pfof, AICP
Deputy Planning Director
City of Rancho Palos Verdes
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
(310) 544-5228

-----Original Message-----

From: Deborah La Puma [mailto:debbie.lapuma@verizon.net]
Sent: Saturday, November 15, 2008 5:49 PM
To: planning@rpv.com
Subject: Support of St. John Fisher Master Plan

Dear planning commission -

I am writing in support of the St. John Fisher building plan. I am a parishoner at St. John Fisher, and a Rancho Palos Verdes resident.

The service that this church provides to the community is immeasurable, and it is an important part of our neighborhood.

The church has respectfully done all it can to meet the needs of its neighbors.

Please don't let a few bad apples hold up this process any further.

Thank you,
Deborah La Puma
30315 Calle de Suenos
Rancho Palos Verdes, CA 90275

From: Carolynn Petru [carolynn@rpv.com]
nt: Monday, November 17, 2008 8:37 AM
Subject: 'Carla Morreale'
'Teri Takaoka'
FW: Approval for St John Fisher Building Project

-----Original Message-----

From: Friday Laurio [mailto:friday@the-laurios.com]
Sent: Sunday, November 16, 2008 12:28 PM
To: CC@RPV.COM
Subject: Approval for St John Fisher Building Project

Dear City Council

My family and I are parishioners of St John Fisher Catholic Church and will be unable to attend the appeals meeting at Hesse Park this week. I am sending this email in the hopes that it will help sway the Council into approving the SJF building project.

Of particular interest to me is the new playground for the parish children. Currently these kids are playing in a section of the parking lot between the school and the church. As a whole, the kids don't complain; they are just happy to run around. But a parking lot is not ideal, nor is it particularly safe. Cars, on occasion, still drive into areas that are sectioned off for the play area.

I know there will be opposition from the neighbors who feel they will be inconvenienced by this construction. In reality, it will be the students that attend the parish school that will be most adversely affected by this. At most of them are willing to endure the dust because they know in the end it will all be worth it.

Thank you
Friday Laurio

1 of 1

12

From:Carolynn Petru [carolynn@rpv.com]
Sent: Monday, November 17, 2008 1:59 PM
'Carla Morreale'
Cc: 'Teri Takaoka'
Subject: FW: St. John Fisher

From: Linkogle, Joseph [mailto:JLinkogle@downneysavings.com]
Sent: Monday, November 17, 2008 11:03 AM
To: cc@rpv.com
Subject: St. John Fisher

I have been a resident of Rancho Palos Verdes and/or the County of Los Angeles for the last 40 years. During that time I have been a parishioner of St. John Fisher. I support the physical changes that St. John Fisher is pursuing as a completion of the parish facilities which were temporary at the time the parish was opened. I understand that some of the neighbors want to be sure that the new church and administration buildings will not constitute a nuisance but I feel St. John Fisher has a right to use their space for which it was zoned and contemplated. I support the position of St. John Fisher and ask that the City of Rancho Palos Verdes also be supportive. Thank you very much

 Linkogle
20817 Ella Road
Rancho Palos Verdes, CA 90275
310-377-3658.

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From:Carolynn Petru [carolynn@rpv.com]
Sent:Monday, November 17, 2008 8:12 AM
'Carla Morreale'
Cc:'Teri Takaoka'
Subject:FW: RPV City Councils support on church project

From:Nancy and Jim McBride [mailto:turpen310@cox.net]
Sent:Sunday, November 16, 2008 8:21 PM
To:cc@rpv.com
Subject:RPV City Councils support on church project

RPV City Council,
I support the council's approval on the St. John Fisher Church building plan.
Sincerely, Dr. James McBride
2316 Paseo del Mar.

Information from ESET NOD32 Antivirus, version of virus signature database 3616 (20081117)

The message was checked by ESET NOD32 Antivirus.

<http://www.eset.com>

From: Leza Mikhail [LezaM@rpv.com]
Sent: Tuesday, November 18, 2008 10:03 AM
To: 'Carla Morreale'; 'Teresa Takaoka'
Subject: late correspondence

Leza Mikhail
Associate Planner

City of Rancho Palos Verdes
Planning Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.palosverdes.com/rpv/planning/planning-zoning/index.cfm
(310) 544-5228 - (310) 544-5293 f
lezam@rpv.com

-----Original Message-----

From: Dan McCaskill [mailto:dan547@cox.net]
Sent: Tuesday, November 18, 2008 9:57 AM
To: cc@rpv.com
Cc: LezaM@rpv.com; dKurt@sjf.org; Lhunt-counts@aol.com
Subject: St. John Fisher Master Plan Appeal

To all RPV City Council Members:

I support the Planning Commission's vote in favor of the proposed St. John Fisher Master Plan. I believe that the 40 conditions of approval set by the

Commission will protect the interests of all surrounding neighbors. I respectfully ask that City Council reject the appeal made by some neighbors to the St. John Fisher property.

Sincerely,
Dan McCaskill
28630 Roan Rd.
Rancho Palos Verdes, CA 90275

From:Carolynn Petru [carolynn@rpv.com]
Sent:Monday, November 17, 2008 8:19 AM
To:'Carla Morreale'
Cc:'Teri Takaoka'
Subject:FW: Phony claims about parking at St. John Fisher Parish

From:Florence McTaggart [mailto:flomctagg@palosverdes.com]
Sent:Sunday, November 16, 2008 2:04 PM
To:cc@RPV.com
Subject:Phony claims about parking at St. John Fisher Parish

Dear Mayor and Councilmen,

I have been attending St. John Fisher Parish for over **FORTY-FIVE** years. During that time, I have served on over six ministries, taught Confraternity of Christian Doctrine classes for more than twenty years, and attend several masses per week. Currently I serve as the leader of the Berevement Ministry and coordinate and arrange all of the funerals and Funeral Masses celebrated at the parish.

During my tenure at St. John Fisher Parish, I have **NEVER** found it necessary to park off site on the street, nor have I seen others doing so. I do not understand how the opponents of our improved church which we have waited so long to see come to fruition could lie so blatantly. They complain about a problem that does not exist. The parking lot has been nearly full at Christmas and Easter, but I have always found a parking place on site. Do they just hate Catholics so much that they would lie?

Does anyone really believe that our parishoners would walk a block or more to go to church when there is adequate parking and always has been on site. We thank the city for putting limited parking of two hours along Crest Road. It eliminated the blight on the neighborhood of the "Used Car Lot" that formerly existed there. I believe that some of our neighbors sold their used cars there. Shame on them for lying about our parishoners.

Thank you for your consideration of my perspective on the parking issue.

Florence J. McTaggart

6916 Purple Ridge Drive,

Rancho Palos Verdes, CA 90275

1 of 1

12.

27123 Mesaba Dr.
Rich Palos Vrd. CA 90275
11/01/10, 2008

City of Rancho Palos Verdes
Planning Commission
30940 Hawthorne Blvd
Rancho Palos Verdes, Ca 90275

Regarding \$2 from taxes
Please to replace the built.
ing are are grow using for
church services, the church
will be a credit to the
community as it has
been there many years.
We support the building
of this church.

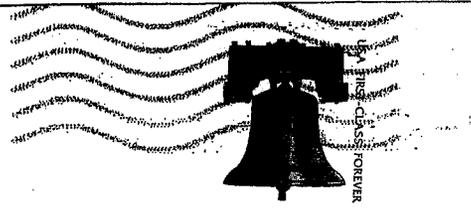
Respectfully

John G Miller

RECEIVED

NOV 12 2008

PLANNING, BUILDING AND
CODE ENFORCEMENT



LOS ANGELES CA 900

Mr & Mrs John G Miller

27123 Mesaba Dr

Rich Palos Vrd CA 90275-2223

10 NOV 2008 PM 3 T

City of Rancho Palos Verdes
30940 Hawthorne Blvd
Rancho Palos Verdes, Ca
90275



Leza Mikhail

1071

12

From: Leza Mikhail [LezaM@rpv.com]
Sent: Thursday, November 13, 2008 11:39 AM
To: 'Carla Morreale'; 'Teresa Takaoka'
Subject: Late Correspondence

Leza Mikhail
Associate Planner

City of Rancho Palos Verdes
Planning Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.palosverdes.com/rpv/planning/planning-zoning/index.cfm
(310) 544-5228 - (310) 544-5293 f
lezam@rpv.com

-----Original Message-----

From: Carolyn Petru [mailto:carolynn@rpv.com]
Sent: Wednesday, November 12, 2008 11:48 AM
To: 'Joel Rojas'; lezam@rpv.com
Subject: FW: St. John Fisher Church project

-----Original Message-----

From: Mom [mailto:cecenahin@gmail.com]
Sent: Wednesday, November 12, 2008 11:12 AM
To: cc@rpv.com
Subject: St. John Fisher Church project

To whom it may concern, There is nothing so powerful than to see a parish bound together in prayer and unity over this very special project.

My children have been attending SJF for the last 13 years. One has moved on to P.V High and he always said that the feeling of community and support that he received at SJF school/church has molded him into the confident individual he is today. I know to some it just another church but it is so much more than that. It is a place of gathering to worship and in friendship the God we all know and love. I have been involved with SJF for many years before my children started attending the school. I was blessed to know Sister Theresa, Sister Edward Francis (past principle) and Sister Rachel. Their love of life and respect of others was one of the main reason I chose to send my children there.

Many don't know this but the current church was never meant to be a church, but a hall. It was used for a church until the new church was built, I don't know if it was lack of funds or time that prevented the church from being constructed- but we are still using that hall for a church today. So we have needed a new church for some time now. The current church will be turned into a gym, which is something that the community (and of course my children involved in sports at SJF) have needed for a long time.

I don't understand why this has not been approved yet? I know the funds are in place, and certainly the support from the entire 3,000 or so parishioners at SJF. I don't see why the few in Island View complaints are valid. They should see this as an opportunity to increase there property values in there area. And with the conditions

of the housing markets today we are all looking for stability. Please know that the values we instill in our children through our place of worship are the main backbones of the future of our great nation. And family and community should be first and foremost on everyone minds. Please approve this project so we can get it underway and we can all enjoy the benefits of this wonderful project. Thank you for your time
CeCe Nahin

From: Carolynn Petru [carolynn@rpv.com] :
Sent: Monday, November 17, 2008 9:34 AM
: carlam@rpv.com
Cc: 'Teri Takaoka'
Subject: FW: St. John Fisher Parish

From: GOKCTOY@aol.com [mailto:GOKCTOY@aol.com]
Sent: Monday, November 17, 2008 9:28 AM
To: cc@rpv.com
Subject: St. John Fisher Parish

Attn: Planning Commission

I would like to express my approval of your decision to approve the project that St. John Fisher Parish has submitted. This Parish has many needs and the plans that have been approved will meet the needs of this parish. This parish handles not just needs for its parishioners but that of the community as well. Please allow the project to go through as scheduled.

Sincerely,
Curt and Karen Negrinelli

Get the [Moviefone Toolbar](#). Showtimes, theaters, movie news & more!

From:Carolynn Petru [carolynn@rpv.com] :
Sent: Tuesday, November 18, 2008 11:45 AM
Cc: 'Carla Morreale'
'Teri Takaoka'
Subject: FW: St. John Fisher Church

From: From Susan [mailto:thephoenix23@hotmail.com]
Sent: Monday, November 17, 2008 6:43 PM
To: cc@rpv.com
Subject: St. John Fisher Church

I approve and support the St. John Fisher Church Plan! The plan would greatly improve the church and school. Please consider approving the plans.

Thank you,

Susan Noerper

From: Carolyann Petru [carolyann@rpv.com]
ent: Monday, November 17, 2008 9:26 AM
o: carlam@rpv.com
Cc: 'Teri Takaoka'
Subject: FW: (no subje

-----Original Message-----

From: Angela O'Connor [mailto:maoconnor@dmjca.org]
Sent: Saturday, November 15, 2008 12:03 PM
To: cc@rpv.com
Subject: (no subje

Dear Members of the Rancho Palos Verdes City Council,

I strongly support your decision last month to approve Saint John Fisher Master Plan for our new church. Already the members of St. John Fisher Planning Commission have bent over backwards, and spent a huge sum of money to accommodate our neighbors' requests as regards our new church..

Remember our temporary church and parish were in existence many, many years before these people moved into our neighborhood. Truly I am appalled at some of the outlandish demands they have made on us.

I urge you to approve our plans again, and make our dream of having a very necessary new church come true.

Gratefully and sincerely yours,

Sister Mary Angela O'Connor, D.M.J.

1 of 1

12.

Teri Takaoka

From: Carolynn Petru [carolynn@rpv.com] :
Sent: Monday, November 17, 2008 5:34 PM
'Carla Morreale'
Cc: 'Teri Takaoka'
Subject: FW: Support of the Building Project at St. John Fisher

From: Bea Osborne [mailto:osborbe@cox.net]
Sent: Monday, November 17, 2008 5:21 PM
To: cc@rpv.com
Subject: Support of the Building Project at St. John Fisher

I have lived in Palos Verdes and have been a member of the St. John Fisher Parrish since 1965. I attended St. John Fisher School in the '70's, and my 3 children attend school there now. This Parrish is not only important to me, it is an integral part of the Palos Verdes community, and I completely support the rebuilding project.

It is time to tear out the 40 year old ivy and rusty chain-link fence and display the beauty of our church at the corner of Crenshaw and Crest Rd. What a glorious way to welcome everyone into our community. The sound of church bells on Sunday will only add beauty to the community.

I will do my utmost to be at the meeting tomorrow evening in support of this project.

Sincerely,

Bea Osborne

1 of 1

12.

From: Carolynn Petru [carolynn@rpv.com]
Sent: Monday, November 17, 2008 9:15 AM
carlam@rpv.com
Cc: 'Teri Takaoka'
Subject: FW: St. john fisher church .

From: Cecilia Park [mailto:ceciliapr@yahoo.com]
Sent: Saturday, November 15, 2008 10:29 PM
To: cc@rpv.com
Subject: St. john fisher church .

I am supporting St John Fisher church construction project.

Cecilia K. Park

1 of 1

12.

RECEIVED

NOV 14 2008

PLANNING, BUILDING AND
CODE ENFORCEMENT

November 12, 2008

City Council
City of Rancho Palos Verdes
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275

Dear City Council,

We are active parishioners and school parents of our three children. We're writing to support the building of our new church, St. John Fisher, the only Catholic community on the hill. St. John Fisher needs to expand and improve its existing facilities to better serve the parishioners, the school children, and the local communities in which it has served for over many years.

St. John Fisher opens its facilities to many different organizations on the hill. The perfect example is the girlscouts and boy Scouts from all over the hill use our Barrette Hall every year for their bridging ceremonies and we see more troops than the present facility can accommodate. On top of that we currently have no walkways to our church or school area. On many occasions we have seen incidents that could lead to serious accidents right on our church property. The children have no safe play ground like many others and presently playing on our parking lot during recess and lunch time.

The City Planning Commission has approved our initial steps for the project and for a handful of our neighbors to appeal the commission's decisions is very outrage to us. St. John Fisher has done everything to compromise with our neighbors and it appears that they don't want us to build our new church on our own property. These are unreasonable individuals and we ask that you will not and should not let them interfere with our rights in

1 of 2

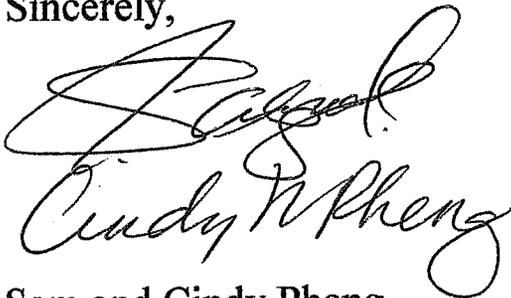
12.

building a much needed place of worship for ourselves and our future generations. You must not let them stop us from doing God's work to serve thousands of others.

We attended all the meetings and heard those who came to oppose our project and complain about the present operations of our church activities. Council, we have a few things to say in this whole opposition: (1) A church is not a residential property. It is a place of worship and it should look like one to be known. (2) The church has been there for many years and as with any other institutions it must be improved as needed to better serve its followers. (3) Those who chose to buy their properties around the church should not expect everything to remain the same since its inception. (4) Changes are difficult to accept but they always turn out to benefit many people in the end. Their children or grandchildren might be using our facilities in the near future! (5) Wherever we have youths or small children there will be noise during the days as part of their development and growth. (6) All organizations have reasonable rules and regulations for all to follow so NOISE after hours as appellants claimed should not be any issues. (7) These individuals exaggerate more than what the whole project is and the way we see it, there are always people that complain about everything around them no matter what.

We thank you for your most considerate decision in this building project for our new church.

Sincerely,



Cindy Pheng

Sam and Cindy Pheng

From: Leza Mikhail [LezaM@rpv.com]
Sent: Tuesday, November 18, 2008 7:45 AM
'Carla Morreale'; 'Teresa Takaoka'
Subject: late correspondence
Importance: High

Leza Mikhail
Associate Planner

City of Rancho Palos Verdes
Planning Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.palosverdes.com/rpv/planning/planning-zoning/index.cfm
(310) 544-5228 – (310) 544-5293 f
lezam@rpv.com

From: Carlyn Quinto [mailto:carlynquinto@earthlink.net]
Sent: Tuesday, November 18, 2008 1:15 AM
To: Douglas.Stern@rpv.com; tom.long@rpv.com; stevew@rpv.com; clark@rpv.com; peter.gardiner@rpv.com; lezam@rpv.com
Subject: Request for your approval of the Proposed St. John Fisher (SJF) Project
Importance: High

Dear Council Members:

I would appreciate if you could consider the following in your review and final decision regarding the planned renovation/remodeling of St. John Fisher Church which the Planning Commission has after four public hearings and thorough scrutiny, voted in favor of the SJF project:

1. The proposed St. John Fisher (SJF) Project will not just benefit the parishioners but the neighbors as well since the new Saint John Fisher Church could definitely be a new attraction in Palos Verdes. Apparently, more people might even decide to live in Palos Verdes because of the new improved church which could help increase the values of houses considering the theory of supply and demand. In addition, new people in the community would create more income for the city.
2. Our pastor, Msgr. Sork, and our pastoral council decided on the new SJF Project because they want to assist more people in their spirituality for them to have better lives. Also, many parishioners have been contributing to this SJF Project to let others experience the spirituality that we have. Personally, as a parishioner, I myself have been touched by our church that I could definitely say that St. John Fisher Church makes Palos Verdes a better place to live. I have been a Catholic all my life, but I have never found a church like SJF that have really increased my faith and have really made me totally connected with God. Further, I am grateful to Saint John Fisher since I have found my real joy and peace in heart. The camaraderie and blessings at St. John Fisher Church are incomparable because of the many group ministries for the needy, prayer groups especially the Divine Mercy Society, and the daily masses that St. John Fisher is offering. Indeed, a bigger and enhanced Saint John Fisher Church could accomodate more people and would enable the church to give more people the much-needed spiritual guidance.

3. As far as I know, Saint John Fisher is the only church in the South Bay that has daily confession aside from its daily masses. Hence, if we could have a renovated church that is larger and eye-catching, then more people will be able to hear mass and go to confession. Note that God wanted to give more graces to clean hearts. Should you approve the SJF project, I am sure many people will be grateful to all of you for having them experience more graces and/or blessings, real joy and peace in their hearts as what the current parishioners are experiencing.

4. Canon Law states that the tabernacle in Church is to be in a place "distinguished, conspicuous, beautifully decorated, and suitable for prayer." We have a tabernacle, but the way it is built now is that the noise around could be heard. It is not also as superb as in other churches. Additionally, the Blessed Sacrament is reserved to be administered as "food for the journey" (Viaticum) for the dying. It is also used for the sick of the community and for those who were, for some good reason, unable to be present for the community celebration. Hence, the Blessed Sacrament needs greatest reverence. Apparently, the SJF project would enable our church to have a better place for the Blessed Sacrament.

5. St. Peter's Basilica, the largest church in the world symbolizes the center of Christianity. The building itself is truly impressive that is why Christians and Non-Christians visit the Basilica. We could look on this reasoning too in considering the new SJF project. Once approved and the renovation is done, we could consider the new St. John Fisher Church as one of the largest church here in South Bay which could invite more visitors and/or more new homeowners. The new SJF could be a new splendor of Palos Verdes.

Your approval on the Saint John Fisher Project would be greatly appreciated.

Sincerely,

Carlyn Quinto

Co-Publisher

California Journal For Filipino Americans

18039 Crenshaw Blvd. #306

Torrance, CA 90504

Mailing Address: P.O. Box 8119

Torrance, CA 90504

Tel. # (310) 532-6238

email: carlynquinto@earthlink.net

Website: www.cjfilam.com

2 of 2

From: Carolynn Petru [carolynn@rpv.com]
ent: Monday, November 17, 2008 8:13 AM
o: 'Carla Morreale'
Cc: 'Teri Takaoka'
Subject: FW: Support of Saint John Fisher Church

-----Original Message-----

From: tamreyes@cox.net [mailto:tamreyes@cox.net]
Sent: Sunday, November 16, 2008 7:05 PM
To: cc@rpv.com
Subject: Support of Saint John Fisher Church

To All Concerned,
Please continue with the approved Master Plan for the Saint John Fisher Church. The improvements will be a benefit to our community as a whole. The plans will make some much needed changes and will not have a negative impact on the residents near the church. Please allow the church to move forward with the plans.

Sincerely,
Tami Reyes
310-339-0061

1 of 1

12.

From: Leza Mikhail [LezaM@rpv.com]
Sent: Thursday, November 13, 2008 11:35 AM
'Carla Morreale'; 'Teresa Takaoka'
Subject: Late Correspondence

Leza Mikhail
Associate Planner

City of Rancho Palos Verdes
Planning Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.palosverdes.com/rpv/planning/planning-zoning/index.cfm
(310) 544-5228 – (310) 544-5293 f
lezam@rpv.com

From: carosales47@aol.com [mailto:carosales47@aol.com]
Sent: Thursday, November 13, 2008 12:19 AM
To: douglas.stern@rpv.com; tom.long@rpv.com; stevew@rpv.com; clark@rpv.com; peter.gardiner@rpv.com; lezam@rpv.com
Subject: Fwd: Please support the St. John Fisher Building Project

Your favorable vote for the SJF Building Project will be appreciated.

-----Original Message-----

From: carosales47@aol.com
To: lezam@rpv.com
Sent: Tue, 11 Nov 2008 12:26 pm
Subject: Please support the St. John Fisher Building Project

I am writing to appeal that at the next City Planning Commission meeting next week that you vote favorably for the St. John Fisher Building Project. I have attended three of the last four Planning Commission Meetings and have listened to all the information that has been brought against the project by the surrounding neighbors. I have listened with an opened mind and heart and with concern. Suggestions have been made and SJF has complied to the recommendations. Recently after a lengthy meeting I was thankful of the commissions wisdom to grant a favorable vote for the SJF Building Project. I was recently informed that the subject is now under appeal and will be discussed next week at the Planning Commission meeting. At this time I am writing to ask that you and the rest of the planning commission vote in favor of the Project. I trust that your wisdom will prevail and a favorable vote will assure our community a beautiful and sacred place to worship. Please vote in favor this Building Project.

Sincerely, Carlos A. Rosales, MD

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11/13/2008

1 of 1

12.

From: Leza Mikhail [LezaM@rpv.com]
Sent: Monday, November 17, 2008 1:32 PM
'Carla Morreale'; 'Teresa Takaoka'
Subject: late correspondece

Leza Mikhail
Associate Planner

City of Rancho Palos Verdes
Planning Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.palosverdes.com/rpv/planning/planning-zoning/index.cfm
(310) 544-5228 – (310) 544-5293 f
lezam@rpv.com

From: Stephanie Rosales [mailto:stephanierosales@gmail.com]
Sent: Monday, November 17, 2008 12:06 PM
To: douglas.stern@rpv.com; tom.long@rpv.com; stevew@rpv.com; clark@rpv.com; peter.gardiner@rpv.com; lezam@rpv.com
Subject: St. John Fisher Building Plan

Dear RPV City Council Members,
I'm writing to ask you to vote in favor for the proposed St. John Fisher Building Plan that is being appealed tomorrow evening. I have been part of the St. John Fisher community since my baptism in 1984. The community has updated and upgraded the current church over the years, but we are seeking a new space for the community to worship in. The suggestions and recommended changes have been made to the plans as requested by the city council over the last several months. I ask that you vote favorably for the St. John Fisher Building Plan so that the community can begin moving forward to the next stage of this process.
Thank you for your time and consideration,
Stephanie Rosales

--
54 Misty Acres Road
Rolling Hills Estates, CA 90274
stephanierosales@gmail.com
srosales@alumni.nd.edu

Happy moments, praise God.
Difficult moments, seek God.
Quiet moments, worship God.
Painful moments, trust God.
Every moment... thank God.

10/1

12.

From: Leza Mikhail [LezaM@rpv.com]
Sent: Tuesday, November 18, 2008 10:39 AM
: 'Carla Morreale'; 'Teresa Takaoka'
Subject: late correspondence

Leza Mikhail
Associate Planner

City of Rancho Palos Verdes
Planning Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.palosverdes.com/rpv/planning/planning-zoning/index.cfm
(310) 544-5228 – (310) 544-5293 f
lezam@rpv.com

From: gjsasso [mailto:gj.sasso@cox.net]
Sent: Tuesday, November 11, 2008 1:54 PM
To: Douglas.Stern@rpv.com; tom.long@rpv.com; stevew@rpv.com; peter.gardiner@rpv.com; lezam@rpv.com
Subject: SJF church remodel

have been members of Saint John Fisher Church for over twenty years and have seen a need for an expansion for at least the past ten years. We are 100% in support of the remodeling project currently proposed by our church. It is our understanding that this was the vision from the time that the first plans were drawn for our church, so we do not understand why this proposal is so challenging to pass the cities approval. Please approve the plans and let's move forward in building a more beautiful and larger church for our parishioners.

Thank you,
Gino and Julianne Sasso
1737 Palos Verdes Drive West
Palos Verdes Estates, California 90274
310.375.8811

From: Carolynn Petru [carolynn@rpv.com]
Sent: Monday, November 17, 2008 9:15 AM
carlam@rpv.com
Cc: 'Teri Takaoka'
Subject: FW: Sjf parish remodel

From: Lisa Traynor [mailto:lisalajo@cox.net]
Sent: Sunday, November 16, 2008 8:35 AM
To: cc@rpv.com
Subject: re: Sjf parish remodel

Hello,

My name is Lisa Traynor and I am a parishoner of St. John Fisher Church. My children also attend SJF.

I am in full support of the new renovations because they are desperately needed. The children have no gym and no playground. The classrooms need updatting and the church cannot accomodate the numbers of parishioners that attend regularly.

Our family would love to have this remodel be approved.

Thank you for listening..Lisa Traynor and Family

1 of 1

11/17/2008

12.

From: Carolyn Petru [carolynn@rpv.com]
Sent: Monday, November 17, 2008 9:34 AM
carlam@rpv.com
Cc: 'Teri Takaoka'
Subject: FW: St John Fisher Master Plan

From: mitzie vasey [mailto:mitzievasey@yahoo.com]
Sent: Monday, November 17, 2008 9:31 AM
To: cc@rpv.com
Subject: St John Fisher Master Plan

Dear RPV City Council Members:

I strongly support the SJF building project.. The site has been in use since 1961 and sits high above its neighbors. It is difficult to understand the opposition from some of the neighbors. Many of the homes were not even built when the original church was constructed. The SJF parishioners did not object to their residential expansion. Now it is time to update the facilities . I strongly urge you to approve the plan as did the Planning Commission.

Thankfully,
Lenore(Mitzie) Vasey

From: Carolynn Petru [carolynn@rpv.com]
Sent: Monday, November 17, 2008 4:17 PM
To: 'Carla Morreale'
Cc: 'Teri Takaoka'
Subject: FW: St. John Fisher School

-----Original Message-----

From: Abbey Wagner [mailto:abbeywagner@aol.com]
Sent: Monday, November 17, 2008 4:10 PM
To: cc@rpv.com
Subject: St. John Fisher School

To whom it may concern:

In behalf of our family, we are supporting the RPV Planning Committee in regards to the approved plan for the school. It would bring so much joy to the students of the school having grass for their playtime.

Sincerely,

Abbey Wagner
Mother of 2 Students of SJFS
Parishioner of St. John Fisher Church

1 of 1

12.

FAX TO: 310-544-5293

City Council
Rancho Palos Verdes
Ref: CUP 96, St John Fisher Church

Dear City Council,

Please accept this letter in support of the proposed re-development of the St. John Fisher Church site.

Though we had heard of this project some time ago, it is good to finally see it moving forward. Our house is right across the street from this site, where we have lived for 28 years. As we turn that corner a couple times a day, it is clear that it is a perfect location for a church. Further it has been our experience for all these years that this congregation has been a very good neighbor.

But we were interested in what would be happening there. So last year we actually went to a planning session, where their architect, Shelly Hyndman presented the designs and lay out for the property. It was very informative. Their detailed presentation explained how the property could best be re-developed, and the alternative designs were displayed with models. It was impressive to see such an elaborate process going on in the parish to arrive at a well-vetted and most suitable design. This is the best part; the new church on the corner is an impressive structure and an excellent use of the site. The design of the church building is beautiful and will become an outstanding addition to that corner.

Those who speak against it, probably have not seen the model and don't understand the studies and planning that has been going on. The posts, flags, and balloons may cause some concern, but the high points represent the steeple and the cross on top of that. It is an outstanding design. I can't see how this blocks any ones view, just because you can see something does not mean it is a significant view impairment.

Just a note about parking and traffic, which others will certainly bring up. But that's because they don't understand that this is an existing church and school property. It has services and other teaching activities happening at different times and days. Like other schools, car-pooling is a common practice. We know from first hand experience, there is no legitimate basis for concern. Speculation by uninformed public does not over ride the reality of the facts. In 28 years NEVER have I not been able to find a parking space in the lot. On Christmas and Easter there may be a few on the street for a Mass, where is the hardship? If someone were to park in front of my house on a holiday I would think they were attending a party, so what is the problem?

Finally, it is important to note that this development has followed the city's required development process and it will be built according to the approved ordinances, standards, and building codes.

We are in favor of the application. Please do the right thing and approve the project. Thanks for listening,

Don Wynne
9 Mela Lane
Rancho Palos Verdes, CA 90275

Donald Wynne

From: Don Wynne [mailto:donwynne@yahoo.com]
Sent: Saturday, November 15, 2008 6:04 PM
To: douglas.stern@rpv.com; tom.long@rpv.com; stevew@rpv.com; clark@rpv.com;
peter.gardiner@rpv.com; lezam@rpv.com
Subject: Fw: religious expression

--- On **Mon, 11/10/08, Don Wynne** <donwynne@yahoo.com> wrote:
From: Don Wynne <donwynne@yahoo.com>
Subject: religious expression
To: douglas.stern@rpv.com
Cc: "Don Wynne" <donwynne@yahoo.com>
Date: Monday, November 10, 2008, 1:04 PM

Good morning Mayor Stern,
For 28 years I've lived across the street from St. John Fisher Church. There has never been any kind of negative inpack, in fact the benefits to our city are enormous, though unnoticed.

Please refer the letter to you dated Nov 10Th, from Msgr. Sork. This is an honest and real summary of the application process. He talks of facts, not opinion.

For two years, I have attended 23 meetings about the planning of this redevelopment. At the neighborhood gathering of the "Committee for Neighborhood Compatibility" held at the Library, I was asked to leave. They were not interested in facts, just speculation and opinion. What I learned there was that they didn't care about compliance with codes and laws, rather just how these few could stop what the Catholic Church does with their property rights and religious expression.

We expect you will see the CEQA process, laws, and codes have been followed and complied with in this case.

We believe you will make the right decision. Please call me if you need any further information.
Office 377-1330 Cell 613-7629 Home 377-3426

Thanks for listening,
Don Wynne
9 Mela Lane
Rancho Palos Verdes, CA

1 of 1

12.

From: Carolynn Petru [carolynn@rpv.com]
Sent: Monday, November 17, 2008 1:22 PM
To: 'Carla Morreale'
Cc: 'Teri Takaoka'
Subject: FW: St. John Fisher Church and School.

From: sam yee [mailto:cdsgrpinc@gmail.com]
Sent: Monday, November 17, 2008 12:27 PM
To: cc@rpv.com
Subject: St. John Fisher Church and School.

Dear Sir/Madam,

I am writing to you to show my support of the Planning Commission's decision to approve the St. John Fisher Church and school project.
Thank you.

--

Regards,
Sam and Wendy Yee.
CDS Group Inc.

1 of 1

12

Teri Takaoka

From: Carolynn Petru [carolynn@rpv.com]
Sent: Tuesday, November 18, 2008 4:19 PM
To: 'Carla Morreale'
Cc: 'Teri Takaoka'
Subject: FW: Support for SJF campaign

From: WENV999@aol.com [mailto:WENV999@aol.com]
Sent: Tuesday, November 18, 2008 4:11 PM
To: cc@rpv.com
Subject: Support for SJF campaign

To whom it may concern,

I'm writing this letter in support of the building of SJF's new church. My name is Wendi Zapanta! I live in the Countryside. Thank You!

Sincerely,

Wendi Zapanta

[Get the Moviefone Toolbar.](#) Showtimes, theaters, movie news & more!

1 of 1

PROFESSIONAL/TECHNICAL SERVICES AGREEMENT

THIS AGREEMENT is made and entered into this 18th day of November, by and between CITY OF RANCHO PALOS VERDES hereinafter referred to as "CITY", and Charles Abbott Associates, Inc. hereinafter referred to as "CONSULTANT".

IN CONSIDERATION of the covenants hereinafter set forth, the parties hereto mutually agree as follows:

ARTICLE 1 SCOPE OF SERVICES

1.1 Project Description

The Project is described as follows:

Provide inspection services for CITY Public Works Department associated with the emergency repairs to the Altamira Canyon Storm Drain.

1.2 Description of Services

CONSULTANT shall perform inspection services for concrete invert lining and associated outlet channel repairs at the Altamira Canyon Storm Drain system at Palos Verdes Drive South. CONSULTANT shall provide written daily reports and photographs documenting work attempted and completed each day of the project work including materials used and equipment on the job daily.

1.3 Schedule of Work

Upon receipt of written Notice to Proceed from the CITY, CONSULTANT shall perform with due diligence the services requested by the CITY and agreed on by CONSULTANT. CONSULTANT shall not be responsible for delay, nor shall CONSULTANT be responsible for damages or be in default or deemed to be in default by reason of strikes, lockouts, accidents, or acts of God, or the failure of CITY to furnish timely information or to approve or disapprove CONSULTANT'S work promptly, or delay or faulty performance by CITY, other consultants/contractors, or governmental agencies, or any other delays beyond CONSULTANT'S control or without CONSULTANT'S fault.

ARTICLE 2 COMPENSATION

2.1 Fee

(a) CITY agrees to compensate CONSULTANT a not to exceed amount of \$10,000 for services as described in ARTICLE 1.

(b) CITY may request additional specified work under this agreement. All such work must be authorized in writing by the Director of Public Works prior to commencement.

2.2 Payment Address

All payments due CONSULTANT shall be paid to:

Charles Abbott Associates, Inc.
2601 Airport Drive, Suite 110
Torrance, CA 90505

2.3 Terms of Compensation

CONSULTANT will submit invoices monthly for the percentage of work completed in the previous month. CITY agrees to authorize payment for all undisputed invoice amounts within thirty (30) days of receipt of the invoice. CITY agrees to use its best efforts to notify CONSULTANT of any disputed invoice amounts or claimed completion percentages within ten (10) days of the receipt of each invoice. However, CITY's failure to timely notify CONSULTANT of a disputed amount of claimed completion percentage shall not be deemed a waiver of CITY's right to challenge such amount or percentage.

Additionally, in the event CITY fails to pay any undisputed amounts due CONSULTANT within forty-five (45) days after invoices are received by CITY then CITY agrees that CONSULTANT shall have the right to consider said default a total breach of this Agreement and be terminated by CONSULTANT without liability to CONSULTANT upon ten (10) working days advance written notice.

2.4 Additional Services

CITY may request in writing that CONSULTANT perform additional services not covered by the specific Scope of Work set forth in this Agreement, and CONSULTANT shall perform such services and will be paid for such additional services in accordance with CONSULTANT'S Proposal and included Schedule of Hourly Rates attached hereto as Exhibit A and incorporated herein by reference. The schedule of hourly rates shall be in effect through the end of this Agreement or December 31, 2009 whichever occurs first.

2.5 Term of Agreement:

This Agreement shall commence on November 19, 2008 and shall terminate when the emergency repairs are completed to the satisfaction of City.

ARTICLE 3
INDEMNIFICATION AND INSURANCE

3.1 Indemnification

CONSULTANT will defend, indemnify and hold harmless CITY, its Boards and its officers, employees and agents (collectively "CITY"), against any claim, loss or liability that arises because of the sole or primary negligence or willful misconduct of CONSULTANT, its agents, officers, directors or employees, in performing any of the services under this Agreement.

3.2 General Liability

CONSULTANT shall at all times during the term of the Agreement carry, maintain, and keep in full force and effect, a policy or policies of Commercial General Liability Insurance, with minimum limits of One Million (\$1,000,000) Dollars for each occurrence and in the aggregate, combined single limit, against any personal injury, death, loss or damage resulting from the wrongful or negligent acts by CONSULTANT. Said policy or policies shall be issued by an insurer admitted to do business in the State of California and rated in Best's Insurance Guide with a rating of A VII or better.

3.3 Professional Liability

CONSULTANT shall at all times during the term of this Agreement, carry, maintain, and keep in full force and effect a policy or policies of professional liability insurance with a minimum limit of one million (\$1,000,000) dollars. Said policy or policies shall be issued by an insurer admitted to do business in the State of California and rated in Best's Insurance Guide with a rating of A VII or better.

3.4 Automobile Liability

CONTRACTOR shall at all times during the term of this Agreement obtain, maintain, and keep in full force and effect, a policy or policies of Automobile Liability Insurance, with minimum combined single limits coverage of One Million (\$1,000,000) covering any vehicle utilized in the performance of services under this Agreement.

3.5 Worker's Compensation

CONSULTANT agrees to maintain in force at all times during the performance of work under this Agreement worker's compensation insurance as required by the law. CONSULTANT shall require any subcontractor similarly to provide such compensation insurance for their respective employees.

3.6 Notice of Cancellation

A. All insurance policies shall provide that the insurance coverage shall not be canceled by the insurance carrier without thirty (30) days prior written notice to CITY. CONSULTANT agrees that it will not cancel or reduce said insurance coverage.

B. CONSULTANT agrees that if it does not keep the aforesaid insurance in full force and effect, CITY may either immediately terminate this Agreement or, if insurance is available at a reasonable cost, CITY may take out the necessary insurance

and pay, at CONSULTANT'S expense, the premium thereon.

3.7 Certificate of Insurance

At all times during the term of this Agreement, CONSULTANT shall maintain on file with the CITY Clerk a certificate of insurance showing that the aforesaid policies are in effect in the required amounts. The commercial general liability shall contain endorsements naming the CITY, its officers, agents and employees as additional insured.

3.8 Primary Coverage

The commercial general liability insurance provided by CONSULTANT shall be primary to any coverage available to city. The insurance policies (other than workers' compensation and professional liability) shall include provisions for waiver of subrogation.

ARTICLE 4 TERMINATION

4.1 Termination of Agreement

(a) This Agreement may be terminated at any time, with or without cause, by either party upon sixty (60) days prior written notice. Notice shall be deemed served upon deposit in the United States Mail of a certified or registered letter, postage prepaid, return receipt requested, addressed to the other party, or upon personal service of such notice to the other party, at the address set forth in Article 6.12.

(b) In the event of termination or cancellation of this Agreement by CONSULTANT or CITY, due to no fault or failure of performance by CONSULTANT, CONSULTANT shall be paid compensation for all services performed by CONSULTANT, in an amount to be determined as follows: for work done in accordance with all of the terms and provisions of this Agreement, CONSULTANT shall be paid an amount equal to the percentage of services performed prior to the effective date of termination or cancellation in accordance with the work items; provided, in no event shall the amount of money paid under the foregoing provisions of this paragraph exceed the amount which would have been paid to CONSULTANT for the full performance of the services described in Article 2.1.

ARTICLE 5 OWNERSHIP OF DOCUMENTS

5.1 Ownership of Documents and Work Product

All plans, specifications, reports, photographs and other design documents prepared by CONSULTANT pursuant to this Agreement are instruments of service which shall be deemed the property of the CITY. CITY acknowledges and agrees that all plans, specifications, reports, photographs and other design documents prepared by CONSULTANT pursuant to this Agreement shall be used exclusively on this Project and shall not be used for any other work without the written consent of CONSULTANT. In the event CITY and CONSULTANT permit the reuse or other use of the plans, specifications,

reports or other design documents, CITY shall require the party using them to indemnify and hold harmless CITY and CONSULTANT regarding such reuse or other use, and CITY shall require the party using them to eliminate any and all references to CONSULTANT from the plans, specifications, reports, photographs and other design documents. If a document is prepared by CONSULTANT on a computer, CONSULTANT shall prepare such document in a Microsoft® Word Office 2003 or lower format; in addition, CONSULTANT shall provide CITY with said document both in a printed format and in an acceptable electronic format.

ARTICLE 6 GENERAL PROVISIONS

6.1 Representation

A CITY representative shall be designated by the City Manager and a CONSULTANT representative shall be designated by CONSULTANT as the primary contact person for each party regarding performance of this Agreement.

6.2 Fair Employment Practices/Equal Opportunity Acts

In the performance of this Agreement, CONSULTANT shall comply with all applicable provisions of the California Fair Employment Practices Act (California Government Code Sections 12940-48) and the applicable equal employment provisions of the Civil Rights Act of 1964 (42 U.S.C. 200e-217), and the Americans with Disabilities Act of 1992 (42 U.S.C. § 11200, et seq.).

6.3 Personnel

CONSULTANT represents that it has, or shall secure at its own expense, all personnel required to perform CONSULTANT'S services under this Agreement. Any person who performs engineering services pursuant to this Agreement shall be licensed as a Civil Engineer by the State of California and in good standing. CONSULTANT shall make reasonable efforts to maintain the continuity of CONSULTANT'S staff who are assigned to perform the services hereunder and shall obtain the approval of the Director of Public Works of all proposed staff members who will perform such services. CONSULTANT may associate with or employ associates or subcontractors in the performance of its services under this Agreement, but at all times shall be responsible for their services.

6.4 Conflicts of Interest

CONSULTANT agrees not to accept any employment or representation during the term of this Agreement or within twelve (12) months after completion of the work under this Agreement which is or may likely make CONSULTANT "financially interested" (as provided in California Government Code Section 1090 and 87100) in any decisions made by CITY on any matter in connection with which CONSULTANT has been retained pursuant to this Agreement.

6.5 Legal Action

(a) Should either party to this Agreement bring legal action against the other, the case shall be brought in a court of competent jurisdiction in Los Angeles County, California, and the party prevailing in such action shall be entitled to recover its costs of litigation, including reasonable attorneys' fee which shall be fixed by the judge hearing the case and such fee shall be included in the judgment.

(b) Should any legal action about the Project between CITY and a party other than CONSULTANT require the testimony of CONSULTANT when there is no allegation that CONSULTANT was negligent, CITY shall compensate CONSULTANT for its testimony and preparation to testify at the hourly rates in effect at the time of such testimony.

6.6 Assignment

This Agreement shall not be assignable by either party without the prior written consent of the other party.

Notwithstanding the above, CONSULTANT may use the services of persons and entities not in CONSULTANT'S direct employ, when it is appropriate and customary to do so. Such persons and entities include, but are not necessarily limited to, surveyors, specialized CONSULTANTS, and testing laboratories. CONSULTANT'S use of subcontractors for additional services shall not be unreasonably restricted by the CITY provided CONSULTANT notifies the CITY in advance.

6.7 Independent Contractor

CONSULTANT is and shall at all times remain, as to the CITY, a wholly independent CONSULTANT. Neither the CITY nor any of its agents shall have control over the conduct of CONSULTANT or any of the CONSULTANT'S employees, except as herein set forth. CONSULTANT expressly warrants not to, at any time or in any manner, represent that it, or any of its agents, servants or employees, are in any manner agents, servants or employees of CITY, it being distinctly understood that CONSULTANT is, and shall at all times remain to CITY, a wholly independent CONSULTANT and CONSULTANT'S obligations to CITY are solely such as are prescribed by this Agreement.

6.8 Hazardous Materials

Unless otherwise provided in this Agreement, CONSULTANT and its subcontractors and/or contractors and shall have no responsibility for the discovery, presence, handling, removal or disposal of, or exposure of persons to hazardous materials in any form at the site of the Project.

6.9 Titles

The titles used in this Agreement are for general reference only and are not part of the Agreement.

6.10 Extent of Agreement

This Agreement represents the entire and integrated Agreement between CITY and CONSULTANT and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be modified or amended only by a subsequent written agreement signed by both parties.

6.11 Notices

All notices pertaining to this Agreement shall be in writing and addressed as follows:

If to CONSULTANT:

Mr. Allan Rigg, Vice President
2601 Airport Drive, Suite 110
Torrance, CA 90505

If to CITY:

Mr. Jim Bell, PE, Director of Public Works
City of Rancho Palos Verdes
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date and year first above written.

Dated: _____

CHARLES ABBOTT ASSOCIATES, INC.

BY: _____

BY: _____

Dated: _____

CITY OF RANCHO PALOS VERDES
A Municipal Corporation

BY: _____

MAYOR
City of Rancho Palos Verdes

ATTEST:

CITY CLERK

RANCHO PALOS VERDES

MEMORANDUM

TO: Jim Bell and Ron Dragoo
FROM: Steve Wolowicz
CC: Carolyn Lehr
DATE: November 17, 2008
SUBJECT: cc meeting 11-18-08 item #14 Altamira Canyon

QUESTIONS AND COMMENTS:

Jim,

Here are some questions on this topic

1. Understanding that emergency repairs do unexpectedly emerge would obtaining at least two bids in this situation have caused delays in the start time of the work?

Public Works Response: The process staff followed is consistent with the City's informal bid process where three contractors are contacted, the review the site and proposals to complete the repairs. Two of the contractors staff contacted submitted informal proposals to complete the work. Subject to the Council's approval, Staff expects that this emergency project will be completed prior to the peak winter season.

2. Note that my concern is not over the specific contractor rather that a \$100,000 contract is awarded without a range of reasonableness to be available for guidance. To preclude likely recurrences, can emergency streamlined procedures be set in place that will have at least two similar contractors called upon at the same time to bid on such emergency tasks?

Public Works Response: The current process includes obtaining three bids from contractors. Again, two of the contractors staff contacted submitted informal proposals to complete the work. The purchasing ordinance enables Staff to establish a short time requirement for contractors to submit their proposals. Contractors have been asked to keep current insurance certificates on file with the City.

3. Are there any similar segments elsewhere which should be re-inspected for potential emergency repairs?

Public Works Response: Staff maintains a pro-active inspection program of high-risk storm drain facilities. Staff has inspected large City owned drains

at Altamira Canyon, Agua Amarga Canyon and Malaga Canyon. These high risk facilities are inspected following larger storms.

4. As we learned from Tarapaca canyon, are there any adjoining jurisdictions which may be impacted in terms of source disposal and funding?

Public Works Response: In an email to the City Council, a resident appears to suggest that funding for this repair should be through Abalone Cove Landslide Abatement District (ACLAD). The emergency repairs to the CMP running under PVDS that will be performed include repairing holes in the invert of the pipe located near the outlet, repairs to the concrete lining within the pipe, and repairing the outlet configuration. The proposed emergency action item is for the portion of the system that is owned and maintained by the City and runs coincident with the roadway right of way at PVDS. There is a portion of the system that is upstream which is owned and maintained by ACLAD.

From: Bjhilde@aol.com [mailto:Bjhilde@aol.com]
Sent: Monday, November 17, 2008 1:44 PM
To: CC@rpv.com
Cc: publicworks@rpv.com; citymanager@rpv.com
Subject: Item 14 on 11/18/08 Agenda

Dear Mayor and Council:

In reviewing Item 14 on your agenda for tomorrow night, I find it incredible to hear that you are being asked to approve another No-Bid contract under the guise of an "emergency." This one involves repairs to a 10 foot CMP that was inspected in 2006 (page 14-2) and found to be in "fair" condition. The next paragraph implies that another inspection occurred, but does not indicate just when.

Of course, the motivation in asking for an "emergency" contract is to avoid having to do the proper thing and go public to solicit bids. Since the rainy season officially started last month (October 15th according to a later paragraph on page 14-2), I am positive that you will approve the request, and under the circumstances, I would have to agree with that. The large paragraph on 14-2 tells you of all the potential calamities that might befall the city if a "No" vote were to prevail. Every evil known to mankind is included there except venereal disease and hangnails.

But the larger question that you should be asking yourselves and the staff is: Why is this coming to light NOW? Was the "fair" condition of that pipe forgotten for over 2 years? That doesn't sound like real preventative maintenance to me. Why is this request before you a month AFTER the rainy season began? Think of the potential liability. Had a specification been written in July the work could be starting NOW, after selecting the lowest responsive bidder. The rest of the first 4 pages of the report are filled with repair details that most of you don't need to be bored with.....but it looks impressive. Had that much diligence been applied in July there would be no need for this letter.

However, another facet of this also has me wondering. That is, the suggested source of funds is the storm drain fund (Water Quality and Flood Protection). In doing a little searching, I discovered the following in a City Council agenda item of October 7, 2006 relating to ACLAD (Abalone Cove Landslide Abatement District) and its responsibilities. It states:

Drainage facilities

ACLAD maintains two storm drain culverts: the 10 ft CMP culvert in Altamira Canyon that runs beneath lower Narcissa Drive and connects to the culvert beneath PV Drive South and a CMP drainage channel that runs from the end of Figtree to Altamira Canyon. These culverts are part of the storm drainage system and require regular maintenance and repair due to damage from storm runoff. In a joint project with the City, ACLAD has relined the bottom of the culvert beneath Narcissa Drive

and at some point in time the culvert will have to be replaced.
(Emphasis mine)

If the subject 600 foot long CMP and the one identified in the above citation are one and the same, then why aren't the funds for the repairs coming from ACLAD, and not from the storm drain account? ACLAD was formed to "abate" landslides in the Abalone Cove community including the drainage collection system to prevent storm water from entering the sub-surface. Thus, its funds should be used for these repairs.

Barry Hildebrand
3560 Vigilance Drive
RPV, CA 90275
310-377-0051

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